



# Market at a Glance

## Greater Vancouver Real Estate Market

1<sup>st</sup> quarter 2017

### 2017 年第一季度大溫地區地產行情

A shortage of residential property listings coupled with strong demand, particularly for condos and townhomes, continued to impact Lower mainland's housing market in March. We saw demand increase month-to-month for condos and townhomes. The sales to active listings ratio for March in Metro & Greater Vancouver is 47.2%, a 15% increase over February. Home prices will likely continue to increase until we see more housing supply coming on to the market.

In addition, a significant shift is well underway. While the baby boomers ponder housing preferences heading into their senior years, their millennial children comprise a significant generational group that are now entering their household forming years. On the supply side, there are over 37,000 units under construction in the Lower Mainland, most of which are condos, according to BCREA. This is about 10,000 units above the impressive pace of construction during the previous peak of activity in 2007. The question

### MLS Housing Price Index (March 2017)

	Price Index	1 month change%	6 month change%	1 year change%	10 year change%
<b>Single family detached</b>					
Lower Mainland	256.5	1.0%	-3.6%	12.8%	95.7%
Greater & Metro Vancouver	274.7	1.0%	-5.0%	10.9%	110.0%
<b>Townhouse</b>					
Lower Mainland	207.5	1.7%	1.9%	19.0%	58.6%
Greater & Metro Vancouver	221.4	1.4%	1.3%	16.0%	69.9%
<b>Apartment</b>					
Lower Mainland	212.7	2.4%	5.9%	17.3%	55.0%
Greater & Metro Vancouver	216.1	2.1%	5.2%	16.1%	60.0%

In January 2005, the indexes are set to 100  
Source REBGV, BCREA

may not be whether there are too many homes being built, but rather how long until these units are ready to be occupied.

3 月份强劲需求加上卖家惜售，尤其是公寓大楼和城市屋部分，反映在 3 月份房屋市場的成绩单上。公寓大楼的需求延续前时期趋势，继续增强。3 月份大溫地区的成交量為 47.2%，比前月增加 15%。预估房价会持续上升直到供给量能達到市場需求。

另外有一個重要市場趨勢逐漸形成值得關注。目前当战後嬰兒潮在考量退休老年生活居住選項時，他們的子女們也正準備成家立業，形成另一群新的買家主力。根據 BC 省地產協會資料，目前正在興建的單位有 3 萬 7 千個，大部分是公寓大樓。這個數字比前一波房市高潮 2007 年的數量多 1 萬個單位。現在的問題可能不是市場是否興建過多單位，而是何時這些房屋可以完工可以入住。請參閱溫哥華大溫地產局提供的房價指數（HPI）。免費租賃買賣諮詢歡迎隨時賜電指教。謝謝。