



## Market at a Glance

Greater Vancouver Real Estate Market

1<sup>st</sup> Quarter 2018

大温地区 2018 年第一季度市场行情

We saw less demand from buyers and fewer homes listed for sale in our region in the first quarter of the year. Higher prices, new tax regulations, rising interest rates, mortgage stress-test requirements, and uncertainty of NAFTA etc. all are factors affecting real estate activities this year.

Even with lower demand, upward pressure on prices of homes in low to medium price brackets will continue as long as the supply remain low. Inventory, particularly in the condo and townhome segments, remain below historical norms. People might wonder what happens to all the units from the condo boom everywhere. Aren't they sufficient to meet the demands? The answer is densification does not equal to livability or affordability unfortunately.

今年第一季大温地区房屋市场买卖供需显得平静。价格高企，各类新增税规，房贷压力测试要求以及北美自由贸易协定等等都是影响房屋活力的因素。

虽然需求放缓，但在中低价位房屋类，由于供给不足价格依旧有上涨的压力。尤其是中低价位的公寓大楼和城市屋，供给量依然低于历史平均数量。大家不禁要问多年来各城市不停大兴土木盖的高楼大厦单位难道还不够需求吗？答案是遗憾的现实是高密度开发并不等于适合多数人需要或是多数人可负担得起的。

各地行情详细资讯，買賣租賃諮詢，歡迎隨時聯絡。謝謝。

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