



# Market at a Glance

## Greater Vancouver Real Estate Market

### 3rd Quarter 2014

### 2014年第三季大溫地區地產行情

#### Greater Vancouver Market

September was an active period for Greater Vancouver when we compare it against typical activity for the month, especially after July and August, relatively quieter summer months this year.

Gains in home values are being led by the detached home market. Condominium and townhome properties are not experiencing the same pressure on prices at the moment. Individual trends can vary depending on different factors in different areas.

Based on national house price index and analysis on price appreciation, yield and rental values, Vancouver's Grandview-Woodlands, Yaletown and White Rock in south Surrey, are pinpointed among the top 100 neighbourhoods in which to invest in Canada.

在經歷了今夏相對略顯平淡的夏季氛圍，九月份大溫地區物業成交相較往年同時期活絡許多。尤其是獨立屋市場在略微恢復買氣以後，價格略揚，領先其他類型物業。整體說來，九月份大溫地區各類型房產表現都較7、8月夏天活絡很多。其中又以獨立屋價格和數量成長表現最亮麗。當然各個城市不同類型產品表現不同，買家須仔細分析比較。溫哥華東區在市府的有計劃推動下，逐漸脫胎換骨，各項建設包括社區活動中心，社區整體重新規劃，市容提升等等都多有進展。有趣的是最近一期的 Canadian Real Estate Magazine 報導直指大溫地區 3 個社區 - Grandview-Woodlands, Yaletown and White Rock - 由升值潛力，投資報酬率和出租回報來評估列于全加 100 個值得投資的社區之內。是否準確 值得密切觀察。欲知各個城市房市變動詳，亦歡迎隨時告知電子郵件信箱以方便傳遞資料。謝謝。

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