

sales

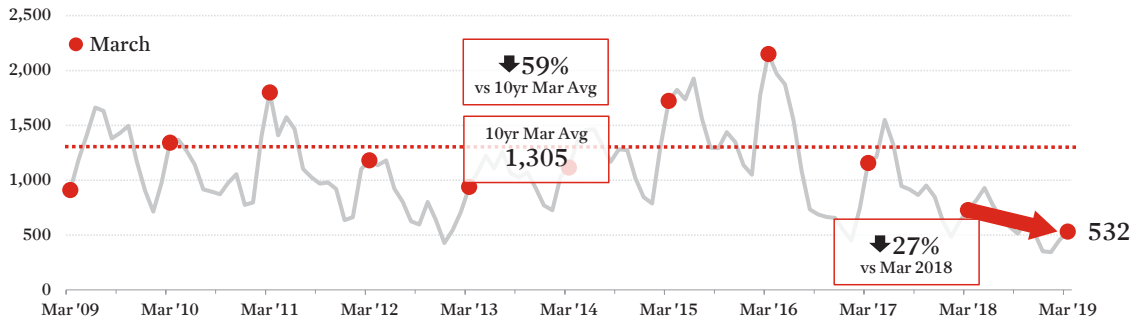
MARCH 2019

HIGHLIGHTS

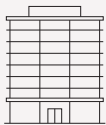
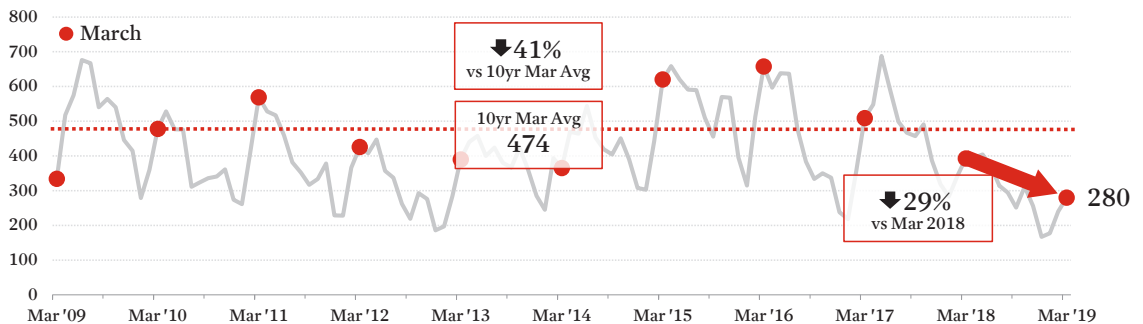
- While March 2019's 1,734 sales across the Greater Vancouver board area were the highest monthly tally since October 2018, they were lower than any March dating back to 1986.
- On a year-over-year basis, sales were down 31%, led by condos (down 35%); townhome and detached home sales were lower by 29% and 27%, respectively.
- Compared to the past 10-year March average, sales were down considerably—by 47% overall. Detached sales were 59% below the historical March average, followed by townhomes (41%) and condos (39%).



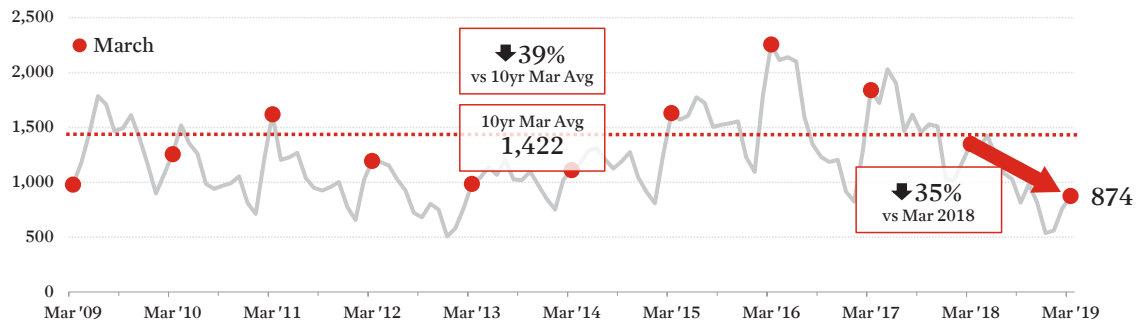
DETACHED sales



TOWNHOME sales



CONDO sales



total listings

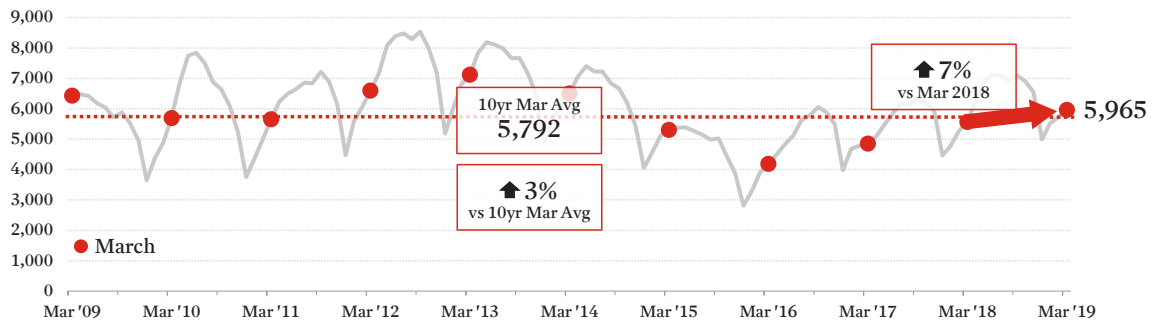
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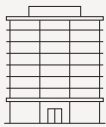
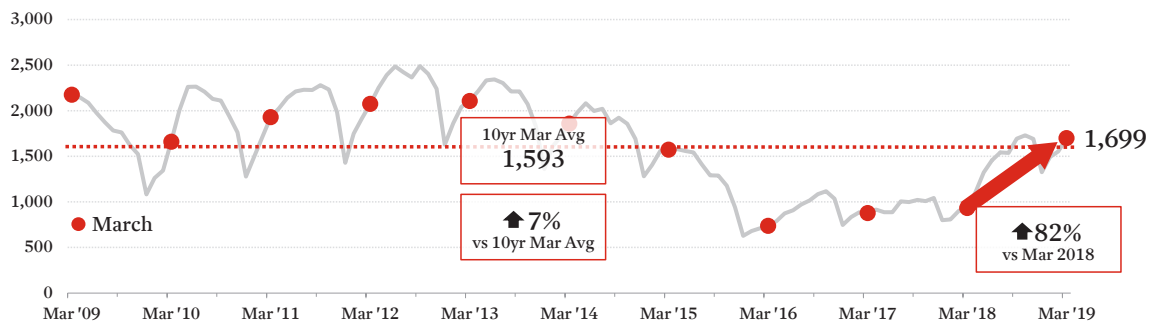
- There were 13,114 homes available for purchase in the Greater Vancouver board area in March 2019, the largest March number since 2015.
- March's inventory was 43% greater than a year ago, with condo and townhome listings having risen by 111% and 82%, respectively (detached rose by only 7%).
- Despite these increases—and reflecting the historically-low inventory from the past few years—total listings in March 2019 were only 0.1% higher than the past-decade March average; notably, condo listings were still 6% lower.
- Regionally, the multi-family market remains balanced, while conditions continue to favour buyers within the detached segment.



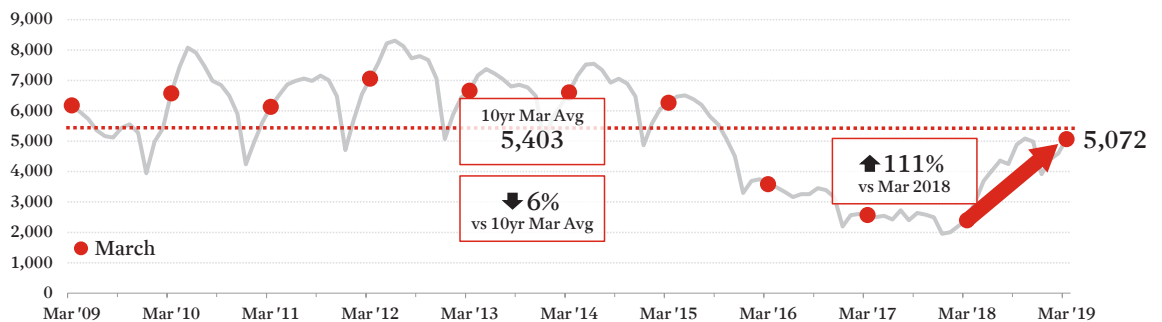
DETACHED listings



TOWNHOME listings



CONDO listings



median prices

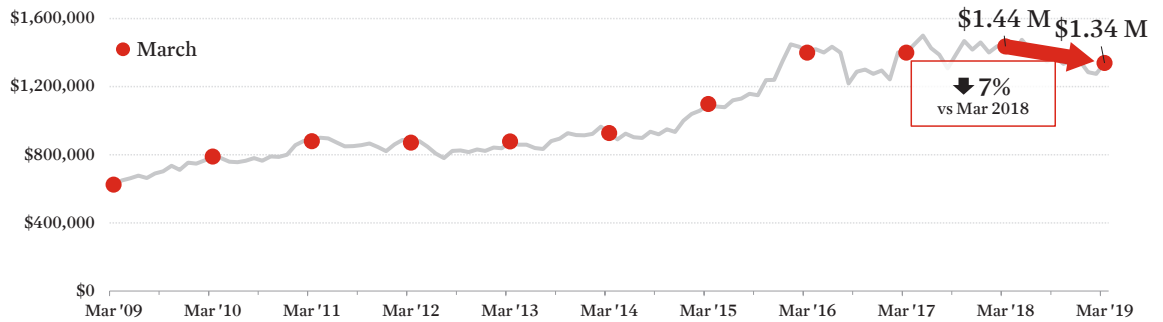
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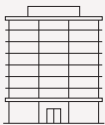
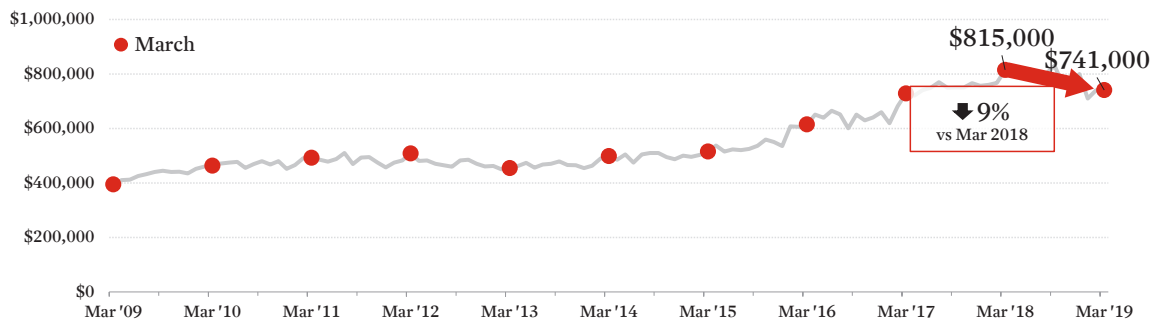
- Compared to March 2018, median sales prices across the Greater Vancouver board area were down in March 2019—by 7% for detached homes and by 9% for both townhomes and condos.
- On a month-over-month basis, the median sales price of detached properties actually surged by 5%, while virtually no change was seen in the median townhome price. The median condo price fell by 0.9%.
- Opportunities remain for potential up-sizers: the ratio of detached-townhome median prices reached 1.81 in March, 6% below the past-decade March average; meanwhile, the townhome-condo median price ratio was 1.29, down 1% versus the past 10-year average.



DETACHED
median sales price



TOWNHOME
median sales price



CONDO
median sales price

