

Market at a Glance

1st Quarter 2007

2007 年第一季

春天 - 地產旺季開始

Housing market gears up for busy spring cycle

In March 2007, we saw a relatively fast turnaround on the majority of properties listed on the MLS system. The average days on market dropped to 43 days in March 2007, compared to 49 days in February 2007. The consumer demand for property in the Greater Vancouver area is still very, very high and the market is heating up as a result.

Despite the price increases, buyers are still not shying away from this market. New listings are still very tight, but the increase in total listing inventory is opening new opportunity for people to make the long awaited move to their new home.

According to MLS data, sales of apartments decreased by 13.9% in March 2007, compared to sales in March 2006, while price, according to HPI, went up 14.5% from a year ago. Sales of townhomes dropped by 10.8% in March 2007 and price increased by 13.9%, compared to record in the same period last year. Sales of detached single houses have had similar situation. We saw an increase of 11.8% in price, pushing the average price for a single-family home to near record levels, while the volume dropped by 8.2%.

上個月市場上大多數的待售房屋去化的速度加快, 平均為 43 天, 比 2 月時平均 49 天快了許多. 需求不斷, 市場自然趨熱. 價格上揚並未嚇退買家. 市場上依然是好屋難求. 但整體供給量的增加使得許多購屋者終於能如願以償.

根據大溫地產局的統計資料, 2007 年 3 月公寓大樓成交量較去年同期下跌 13.9%, 價格上揚 14.5%. 城市屋銷售減少 10.8%, 價格上昇 13.9%. 獨立屋的價格上昇 11.8%, 更是幾乎達到頂點. 成交量則是下滑 8.2%.