



# Market at a Glance

## Greater Vancouver Real Estate Market

### Spring 2013

### 2013 年春季大溫地區地產行情展望

#### Greater Vancouver Market Expected to pick up in 2013

The housing sales in B.C. are expected to pick up by approx. by 5% in 2013, according to BCREA, based on domestic and international housing markets, population growth, household growth, interest rates, employment rates, housing starts and completions etc.

Prices are not expected to rise. It would mean at least buyers will be getting off the sidelines and jumping into the market again, after a stagnant fall / winter market in 2012.

Pricing is a factor in the sales boost, but mostly because prices haven't been dropping much and some buyers may just give up on the waiting game. While sales were below what's typical for March, we saw an increase of 30% compared to February. We are also seeing more balance between the number of sales & listings in

the last two months, which is having a stabilizing impact on home prices.

卑斯省地產協會統計，根據本國和國際地產市場，人口成長，房屋貸款利率，就業情況，全省新屋開工和完工等等資訊，預估認為 2013 年大溫地區房市將有 5% 的成長幅度。

價格漲跌幅度預期很小。但至少自去年中起在一旁等待觀望的買家已決定入場了。當然價格是決定性的因素。因為許多觀望的買家發現價格並未如他們預期的繼續下滑。所以他們也就放棄等待了。

大溫地產 3 月成交量比較 2 月時增加了 30%，雖仍較去年同期為低，但已是持續第 2 個月增長。平衡的市場走向有助價格穩定。預估春季市面將持續活絡。

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