



Market at a Glance

Greater Vancouver Real Estate Market

4th Quarter / 1st Quarter 2015

2014 年回顧 / 2015 年第一季大溫地區地產行情預測

2014 has been a typical year statistically for the Greater Vancouver housing market. The region's home sales & listings numbers for 2014 both rank as 5th highest in the past 10 years. MLS data shows the number of homes sold increased by 16% compared to year 2013. Detached homes continue to be the most sought after property type in the market. Vancouver, North Vancouver and Tsawwassen have experienced the most upward pressure on home prices over the year, while price upward pressure was less felt in condos and townhomes markets.

Vacancies in metropolitan Vancouver dropped from 1.7% to 1% from a year ago, which needless to say is bad news for renters. In BC the rental business represents over 80,000 full time jobs and 10 billion dollars in economic activity each year. According to CMHC's latest rental market survey, purpose-built rental units have risen in the past year, but are still insufficient to meet the demand. Condos continue to pick up the slack. For year 2015 rent increase allowed is 2.5%. The Bank of Canada's decision to lower borrowing costs in January 2015 is important for buyers, sellers and home owners to note. Some analysts voiced their concern that the economy is in for a rough ride. The MLS statistics shows that

inventory for detached homes in many neighbourhoods is still low, and demand remains steady. Feel Free to call for advice on your next real estate move !

房屋市場過去一年總括說來是活絡的一年。大溫地區總成交量較 2013 年增加 16%，以過去 10 年統計數字來看，排列第五。獨立屋尤其更受買家的青睞。其中尤以溫哥華，北溫，及三角洲的杜華蓀價格上漲最多。無論是大溫或是菲沙河流域，獨立屋價格上漲的壓力都要比較城市屋或公寓大樓高許多。

有興趣投資房地產的買家更不要忽略租屋市場的訊息。卑斯省全年租屋市場的產值高達 100 億，提供超過 8 萬個全職工作。溫哥華空屋率更由前一年的 1.7% 降到 1%。對租客而言，當然不是好消息。幸好省府的租金控管制度對抑制租金有些幫助。

(2015 年租金准許增幅為 2.5%) 雖然在 2014 年新落成的出租大樓數量較以往增加，但供給依舊不足。2015 年 1 月央行減息的訊息值得關注。許多分析師因而擔憂加國經濟前景。大溫地產局統計資料顯示獨立屋需求依然穩定。某些社區還因供給不足造成價格持續上揚。

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