



Market at a Glance

Greater Vancouver Real Estate Market

3rd quarter 2016

2016年第三季大溫地區地產行情

The changes announced by the federal government on Monday October 3rd that would target foreign buyers and over-leveraged Canadians appear designed to slow down a frenzied real estate market in Vancouver and Toronto.

September home sales numbers in both Greater Vancouver and Fraser Valley Boards reports show drastic drop in number of detached homes sold across Lower Mainland. B.C.'s new foreign home buyer tax is seen to have worked. But other housing types in some neighbourhoods are still selling well and prices are still holding up. Good news for the buyers is supply has increased and which means the market is more balanced than it has been.

It is believed that tightening of mortgage rules will have a greater impact on cooling sales because it will make it more difficult for first time homebuyers to qualify for a mortgage. Closing the capital gains loophole will scare some foreign buyers temporarily. But whether the change would have a long-term effect on housing prices in B.C. remains to be seen because of growth in the local population and economy. The supply/demand imbalance will continue, for a while at least.

聯邦政府 10 月 3 號宣布的新貸款法則以及防堵逃避賣屋增值稅的消息應是針對大溫及多倫多過熱房市的手段。9 月份大溫地區和菲沙河流域房產銷售統計數字顯示獨立屋成交量大幅下跌。看來 BC 省府 8 月初開始實施的外國人購屋稅已見成果。但在某些城市其他類型的房屋銷售依舊熱烈價格未見下跌。對買家來說整體房市供需較以往平衡了一些。

一般看法覺得縮緊房貸法則將影響到首次購屋者，會使房市稍稍降溫。防堵逃避增值稅的法規也能占時嚇阻一部分外國買家。但這些手段能否有長期抑制本省房價的效果還需觀察。因為人口和經濟將持續成長。某些區域供需失衡的現象還會持續一段時間。歡迎隨時聯絡免費買賣租賃諮詢，謝謝。

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Source: REBGV