



Market at a Glance

Greater Vancouver Real Estate Market 2016 Review and 2017 Forecast 回顧 2016 展望 2017 年大溫地區地產行情

The Lower Mainland housing market had its third highest selling year on record in 2016, behind only 2015 and 2005. The supply of homes for sale could not keep up with home buyer demand for much of 2016. This allowed home sellers to raise their asking price. Government intervention on housing in the 2nd half of 2016 causes Vancouver to “temporarily” freeze in its tracks, and prices began to show modest declines. However, MLS figures released show composite house benchmark prices have cooled by only 2.2% in the last 6 months of 2016.

It is anticipated that sales volumes in Greater Vancouver are likely to revive at some point in 2017. Potential buyers shouldn't read too much into the short-term trend as Vancouver real estate markets have experienced many previous pricing dips that didn't last very long.

The full impact of government and regulatory intervention taken in the latter half of 2016 won't be fully understood for some time. However, market speculation and foreign buying activities are forecasted to be gradually decelerated. In Greater Vancouver, desirable neighbourhoods are expected to enjoy continued support to prices from non-speculative demand and ongoing supply constraints.

2016 年大溫地區房屋銷售狂熱，僅次於 2015 和 2005 的成交記錄。全年度大多數時候都是供不應求，造成賣方市場，不停的抬價。政府各項干預措施確實占時冷卻了市場。到 2016 下半年時價格緩緩下滑。但是地產局的統計數字顯示平均房價指標在過去的 6 個月只下跌了 2.2%。

2017 年大溫市場成交量預估將逐漸恢復。大溫房市在過去幾十年數度經歷房價下跌，但都很快反轉，止跌回昇。2016 年下半年政府施行的各項干預的政策和法規冷卻市場的全面性效果能持續多久尚待觀察。但遏制炒樓和外國買家活動逐漸降溫已見成效。大溫地區各個好區由於供不應求仍然受到自住型買家青睞，價格預期仍繼續持高。各地行情詳細資訊，買賣租賃諮詢，歡迎隨時聯絡。謝謝。

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Source: REBGV