



# Market at a Glance

## Greater Vancouver Real Estate Market

### Review 2018 & Forecast 2019

### 2018 年大温地产回顾和 2019 年展望

This past year has been a transition period for the Metro Vancouver housing market – steering away from the sellers' market condition we had experienced in the previous few years. New mortgage requirements, rising interest rates, new and increased taxes and high home prices all contributed to the market change we saw in 2018. Home buyers have been taking a wait-and-see approach for most of 2018. This activity is helping home prices edge down across the board.

Obviously supply and demand are key factors to determine the prices. Supply in 2019 would be an important indicator to follow. Many construction projects started a few years ago are slated to complete in 2019 which would provide additional housing options for buyers, and put pressure on home prices.

We'll watch conditions in the first quarter of 2019 to see if home buyer demand picks up ahead of the traditionally more active spring market. Please feel free to email me anytime. Thank you !

总结去年 2018 年大温地区房市概况 – 市场由连续了几年的卖方市场转向，逐步转为买方市场。各项因素造成市场的转变。其中包括房贷法规变更，资金取得不易，利率上扬，高房价和政府打房增加各项税收。大温地区房市冷却，买家在 2018 年多采取观望态度。各类房屋价格和成交量均成下滑趋势。

供需当然是影响房价的重要因素。2019 年房屋市场的供给量将是值得观察的重要指标。有许多建案在数年前开始兴建预计于 2019 完工。买家的选择将会增加，届时价格预期有下滑的压力。

我们应密切观察明年 2019 年第一季的房市，看看是否买家是否会在传统房市最旺的春季前进场买屋。免费买卖租赁咨询欢迎您随时联络。谢谢！

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