



Market at a Glance

Greater Vancouver Real Estate Market

3rd Quarter 2018

2018 年第三季大温地区地产行情

Housing sales in Great Vancouver have fallen to the lowest level in four years. Price declines have extended beyond detached single houses to condos and townhouses. Affordability situation is definitely improving across all segments of the market.

Starting from mid 2016, carried on in 2017 and further into 2018, part of the reason for the slump of detached house prices owes its thanks to the BC provincial government's hike of property transfer tax over \$3 mio dollars, further worsen with the surtax on BC homes assessed at more than 3 mio dollar mark (0.2% on the residential portion assessed between \$3 to 4 Mio and 0.4% tax rate on over \$4 mio portion). The gap has narrowed between prices for detached houses and for townhouses in the region over the past year.

For home buyers this means they have more selections now. For sellers obviously it means more competition in the market place. High end home buyers now wait on sidelines for the right price. A lot of them waiting for the market to come down to buy. They typically move decisively when they find the right property. In the long run in-bound migration and overall economy are the two key factors to determine the real estate prices.

大温地区房屋销售数量 10 月份达到近 4 年来最低点。价格下滑已经从独立屋逐渐扩散到公寓大楼和城市屋。房价可负担性已见改善。

独立屋价格疲弱从 2016 年中开始，经过 2017 到 2018 年由于 BC 省政府的各项打压措施，包括增加房价 3 百萬元以上的物业买卖税以及 2019 年开始实施房价 3 百萬元以上的附加税 (3 至 4 百萬之间 0.2%，4 百萬以上 0.4%)。数据看来独立屋的价格和城市屋价格的差距已经逐渐缩小。

市场现况对买家有利。选择较多。而卖家自然需面对较多的竞争。高价位市场许多买家目前持观望态度。等适当价位出现时即刻进场。通常他们找到适当物业式出手快又準。但长期看来，影响市场价格最大因素还是人口增长（移民）和整体经济情况。

温馨提醒。公寓大楼城市屋业主应注意房屋住宅保险单关于水患屋主自付额的细节。免费房屋租赁买卖咨询，欢迎您随时联络。谢谢。