



# Market at a Glance

## Greater Vancouver Real Estate Market

### Winter 2013

### 2013 年大溫地區地產行情回顧

#### Greater Vancouver Market 2013 - Year of Stability

Home sales quietly improved last year compared to 2012, although the volume of activity did not compare to some of the record-breaking years we experienced over the last decade. Last year's home sale total ranks as the 3<sup>rd</sup> lowest annual total for the region in the last 10 years.

It was a year of stability for the Greater Vancouver housing market. Balanced conditions allowed home prices in the region to remain steady, with just a modest increase over the last 12 months in some of the municipalities.

Fraser Valley on the other hand had a very quiet year. Neither huge crash nor notable recovery came to pass in 2013. Sales volume was amongst the lowest in last decade. We didn't see significant price declines either as inventory also remained lower.

大溫地產協會統計，2013 整年度大溫地產緩緩回春。雖然市場成交量不能與過去 10 年交易澎湃的時期相比，在過去 10 年裏也只排倒數第 3 位。

但整體而言，2013 年是個供需平衡的一年。價格平穩，較少上下起伏的現象。市場已逐漸平穩，有些地區或某些類型的物件只要開價合理，很快即可達成交易。部分區域價格微揚。但幅度甚小。

菲沙河流域市場則表現平平。未見明顯好轉。但亦未崩盤。成交量為例年來最低，但市場存貨亦下降因而價格未見大跌。買家賣家勢均力敵。

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