



Market at a Glance

Greater Vancouver Real Estate Market

2nd Quarter 2015

2015 年第二季大溫地區地產行情

Who is driving up Metro Vancouver property prices?

Housing market activity comes in cycles; we're in an up cycle right now and looks similar to the mid-2000s. It would be easy to point to one factor that's causing this cycle, but the truth is that it's a number of different factors. The sales-to-active listings ratio in June was 35.9%. This is the highest that this ratio has been since June 2006. A seller's market typically occurs when this ratio exceeds 20% for a sustained period of time.

The City says it's the lack of speculation tax and /or higher tax on luxury home transactions . The Provincial government says it's the development fees charged by the City that has worsened the affordability issue. The report from Coriolis Consulting, a study commissioned by the City, says that it's all because Vancouver "has become part of a global real estate market" with strong demand from foreign investors as well as Canadian investors and local home buyers.

大溫地區房價居高不下的原因到底是什麼?

房市起伏是一個循環。我們現在處於一個和 200-6 左右類似的高原。造成房價起伏的原因永遠不是單一的。目前平均說來成交比例在 35.9%，到達 2006 年 6 月以來最高點。通常我們認為成交率持續到達 20%以上即為賣方市場。

市政府認為省府應該徵收炒房稅和奢侈稅以便抑制房價。省府認為市府向建商徵收太多開發費間接將房價推高。溫哥華市府委任 Coriolis 顧問公司研究則認為實在因為溫哥華房地產已經和世界房市接軌。世界各國投資客，加拿大本國投資客，加上本地居民居住需求，許多因素組合使得房價下跌不易。

歡迎您隨時來電免費買賣租賃諮詢。謝謝。

www.charlotte-chang.com

Call 604-8178588

**For your next real estate move!
買賣物業租賃管理請隨時致電**

Source: REBGV