

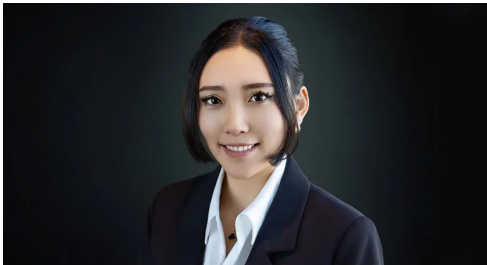
RESIDENTIAL MARKET REPORT

Vancouver

August 2024



Vancouver Specialists



Bready Wu

604 684 8844 · 711
bready@kleingroup.com



Brian Oh PREC*

M.ENG

604 684 8844 · 710
brian@kleingroup.com



Chris Di Fazio PREC*

604 684 8844 · 703
chris@vancouvercondoteam.com

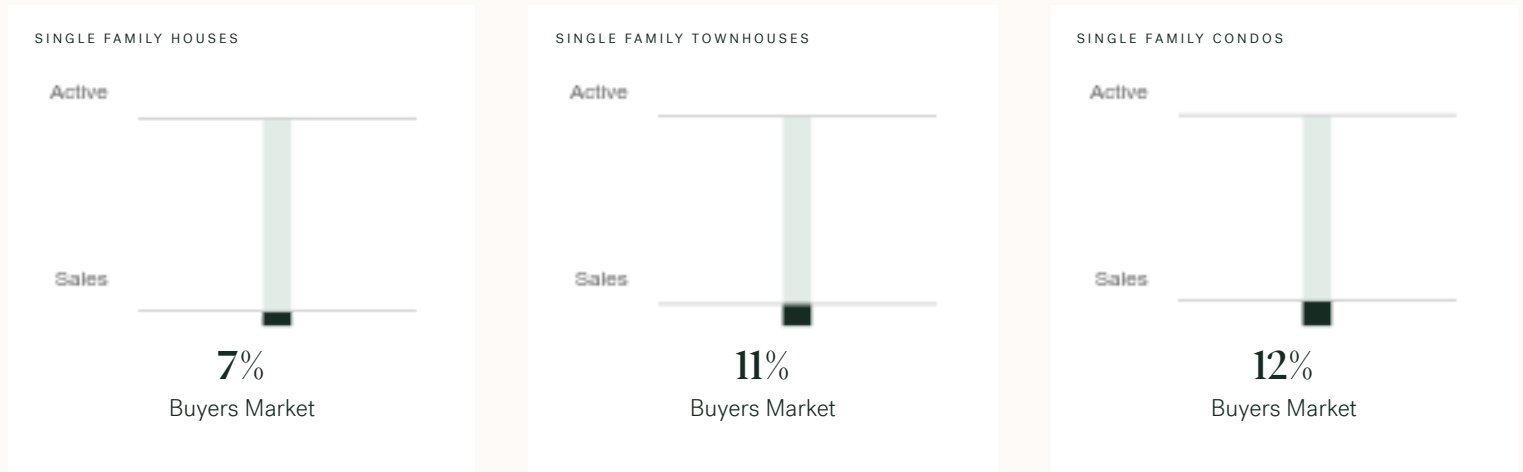
About Vancouver

Vancouver is a suburb of Vancouver, bordering Burnaby, Richmond and West Vancouver, with approximately 662,248 (2021) residents living in a land area of 662,248 (2021) square kilometers. Currently there are homes for sale in Vancouver, with an average price of 2,429,280, an average size of 1,782 sqft, and an average price per square feet of \$1,363.

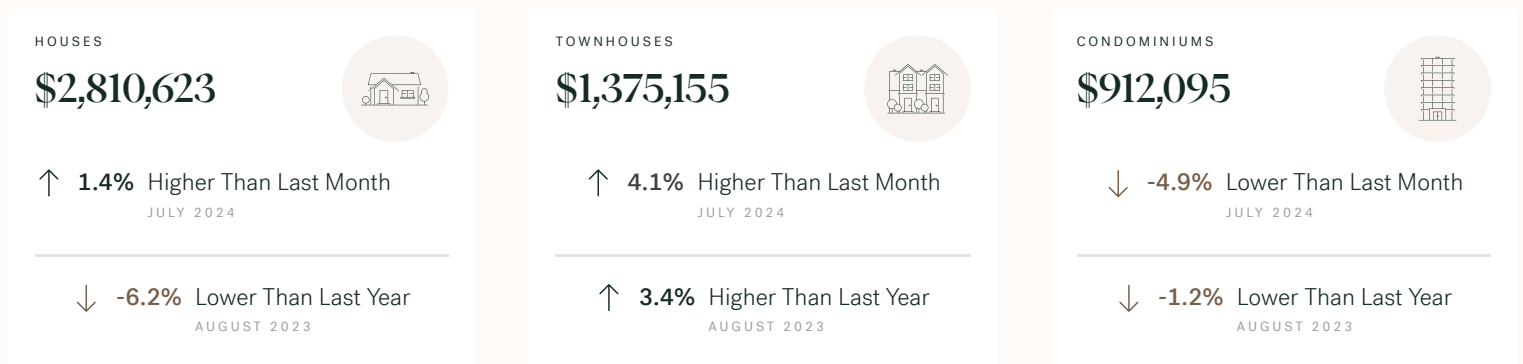
Vancouver Neighbourhoods

- Arbutus
- Cambie
- Champlain Heights
- Coal Harbour
- Collingwood
- Downtown East
- Downtown West
- Dunbar
- Fairview
- False Creek
- Fraser
- Fraserview
- Grandview Woodland
- Hastings
- Hastings Sunrise
- Kerrisdale
- Killarney
- Kitsilano
- Knight
- MacKenzie Heights
- Main
- Marpole
- Mount Pleasant East
- Mount Pleasant West
- Oakridge
- Point Grey
- Quilchena
- Renfrew
- Renfrew Heights
- Shaughnessy
- South Cambie
- South Granville
- South Marine
- South Vancouver
- Southlands
- South West Marine
- Strathcona
- University
- Victoria
- West End
- Yaletown

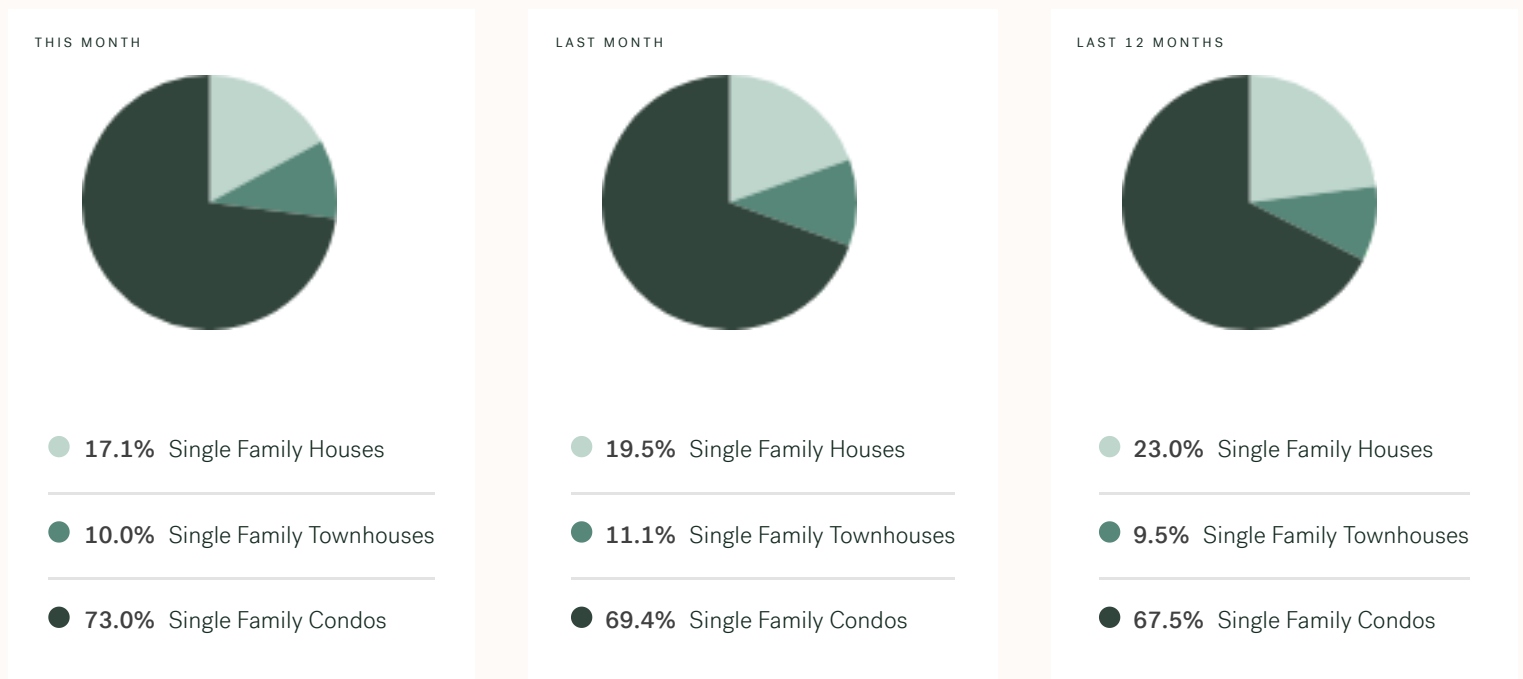
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



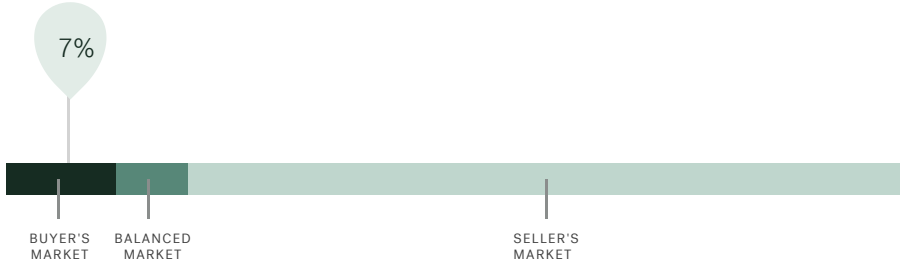
Vancouver Single Family Houses

AUGUST 2024 - 5 YEAR TREND

Market Status

Buyers Market

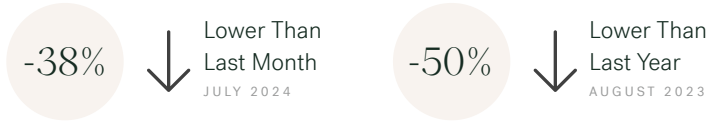
Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



Summary of Sales Price Change



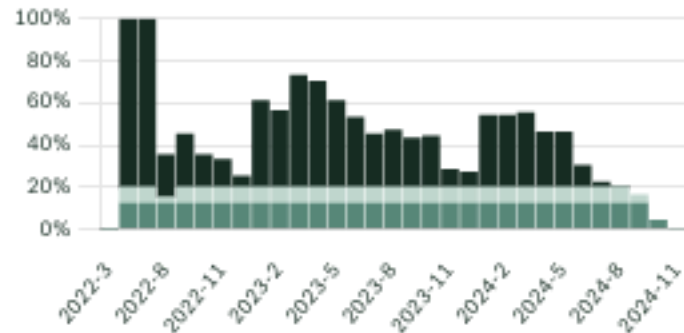
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



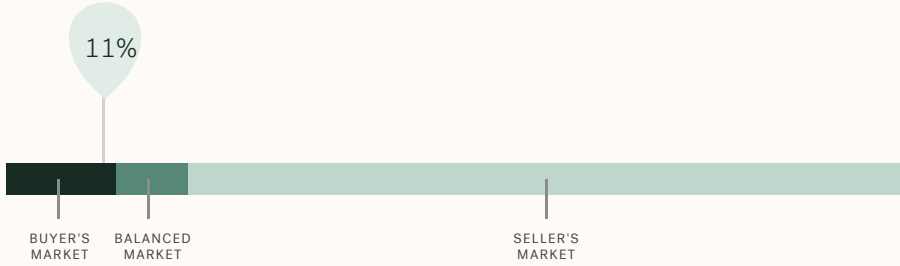
Vancouver Single Family Townhomes

AUGUST 2024 - 5 YEAR TREND

Market Status

Buyers Market

Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 11% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 360 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 38 Single Family Townhouse Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change

- 4% Higher Than Last Month JULY 2024
- 3% Higher Than Last Year AUGUST 2023

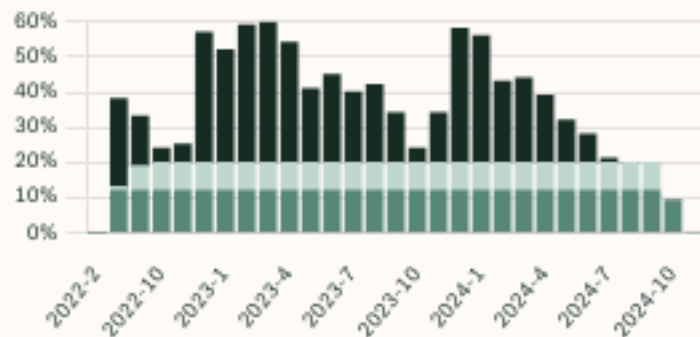
Summary of Sales Volume Change

- 36% Lower Than Last Month JULY 2024
- 30% Lower Than Last Year AUGUST 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



Vancouver Single Family Condos

AUGUST 2024 - 5 YEAR TREND

Market Status

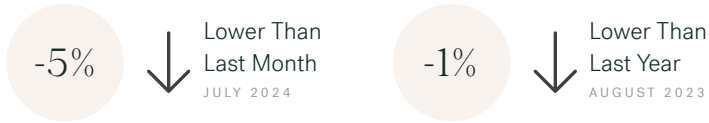
Buyers Market

Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 12% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 2,259 Active Single Family Condo Listings IN PAST 30 DAYS
- 278 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



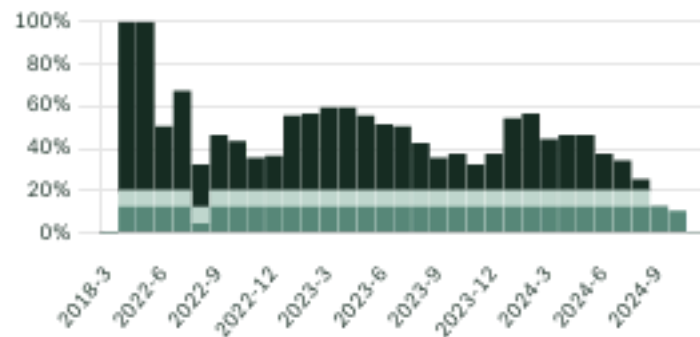
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Stay Intelligent. Join our newsletter.

Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

kleinresidential.ca

KLEIN 

Klein Group

Residential
Commercial
Pre-Sale
Property Management

Klein Group

O 604 684 8844
T 866 352 9311
F 1 855 684 8844

201 - 2468 Scotia Street
Vancouver, BC
Canada V5T 1W5

Brokerage



Royal LePage Westside
Klein Group