

Metro Vancouver: Home sales rebound strongly in April

By Daren King

Based on April data from the Real Estate Board of Greater Vancouver (REBGV), our preliminary estimate indicate that seasonally adjusted home sales jumped 21.5% from March to April, a fourth monthly increase in five months in the wake of more advantageous fixed mortgage interest rates (chart 1). This significant rebound in transactions was certainly supported by the record population growth observed in the first quarter and the tightening of the job market. Contrary to the national trend, the unemployment rate in the CMA did not increase but actually declined. Furthermore, more balanced market conditions and less vigorous price growth over the past few months have probably enabled some buyers to find what they were looking for and prompted them to act.

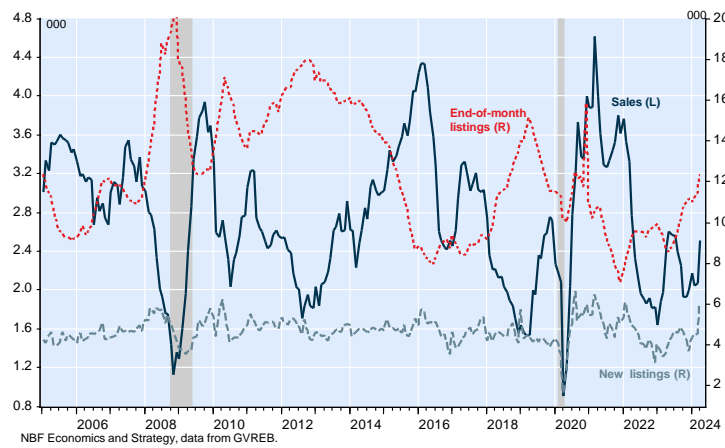
On the supply side, our preliminary estimate shows that new listing jumped 30.5% in April, a third increase in four months. As a result, new listings are now at their highest level since February 2022. One factor that may have contributed to the rise is the financial pressure on some

homeowners from rising interest rates. Overall, the level of sales that remains low on a historical basis has allowed inventory to accumulate, with active listings up by 7.8% from March to April, the tenth increase in eleven months. As a result, active listings are now at their highest level since December 2020. Overall, market conditions have tightened during the month and are roughly in line with the historical average, indicating a balanced market (chart 2).

On a year-over-year basis, sales were up 3.3% in April (chart 3) on increases in the detached home (+1.4%), attached home (+16.0%), and condo (+0.3%) segments. Overall, the level of sales was still 12.2% below the 10-year average for that period of the year. On the supply side, active listings in April jumped 42.1% compared to April 2023. For the first four months of 2024, cumulative sales were up 7.5% compared to the same period in 2023 (chart 4). Regarding prices, the MLS composite HPI in April increased 3.0% compared to April 2023, a slower growth rate than the +4.6% observed the previous month.

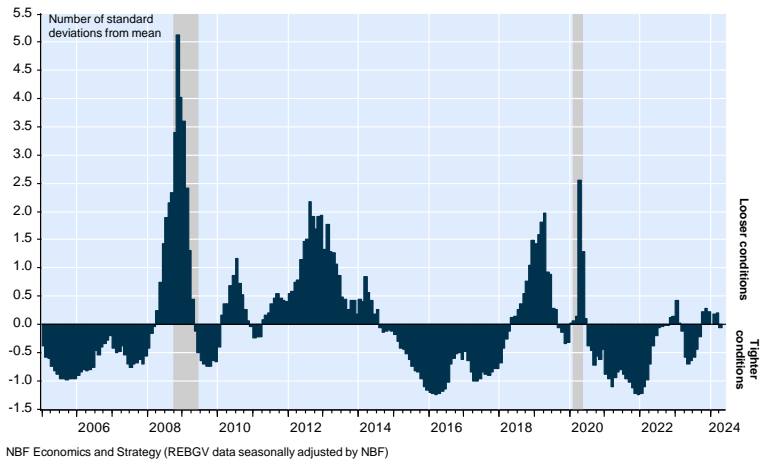
1. Vancouver: Home sales and listings

Seasonally adjusted by NBF. Last observation: April 2024



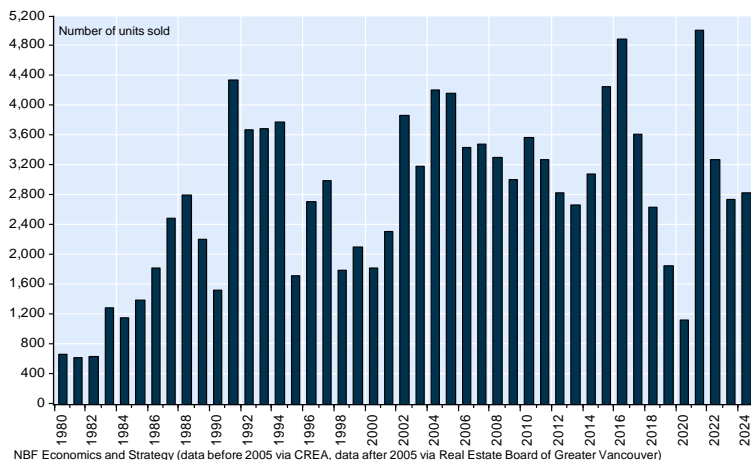
2. Greater Vancouver: Home resale market conditions

Active-listing-to-sale ratio. Last observation: April 2024

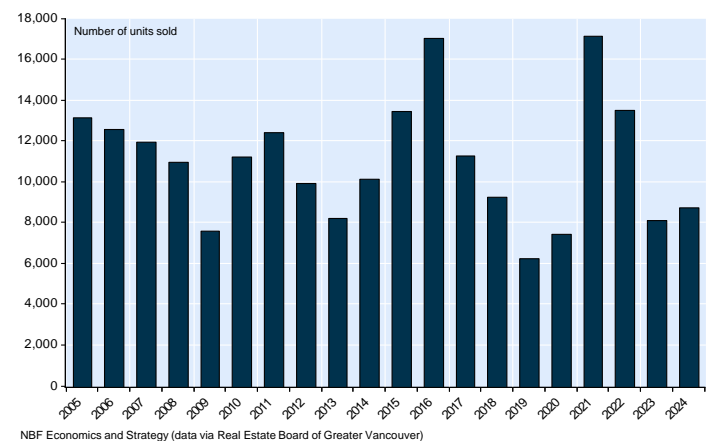


3. Vancouver: Home sales in April

Raw data, non-seasonally adjusted



4. Vancouver: Year-to-date home sales



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