

BEACHFRONT CONDO PRICE INDEX WEST COAST



62
PRICE INDEX

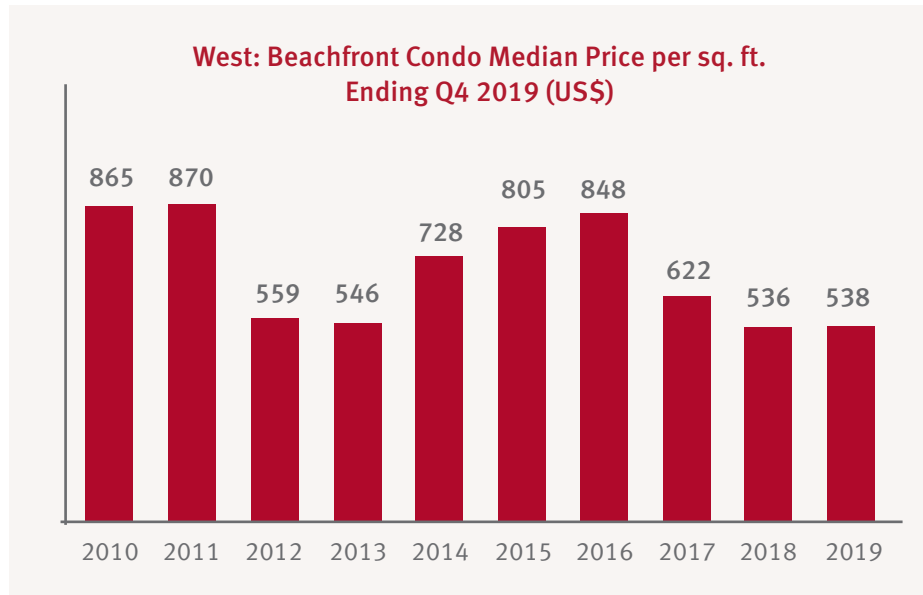
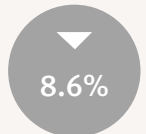


The BCPI for the west coast remained steady at 62 during 2019, a slight uptick in median price psf to US\$538. Generally, most metrics remained about the same as seen for recorded sales of 23 versus 22 in 2018. However, the average price of recorded sales has seen an improvement of 71% over the average for 2018 which translates to an average of US\$612 psf vs US\$548 psf for the previous year.

The median price is lower than the average which indicates that more units sold in the lower end of the spectrum while about 20% of sales achieved \$5M or more.

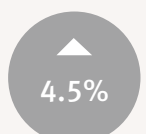
Our index has been observing a decline in median achieved prices for west coast condos since 2016, and with the levelling of this year, any return to 2016 prices seem a long way off. Additionally, the absorption rate of recently launched off-beach condominium projects have shown that purchasers are willing to sacrifice beachfront convenience for the more price accessible properties off-beach.

138
ACTIVE LISTINGS



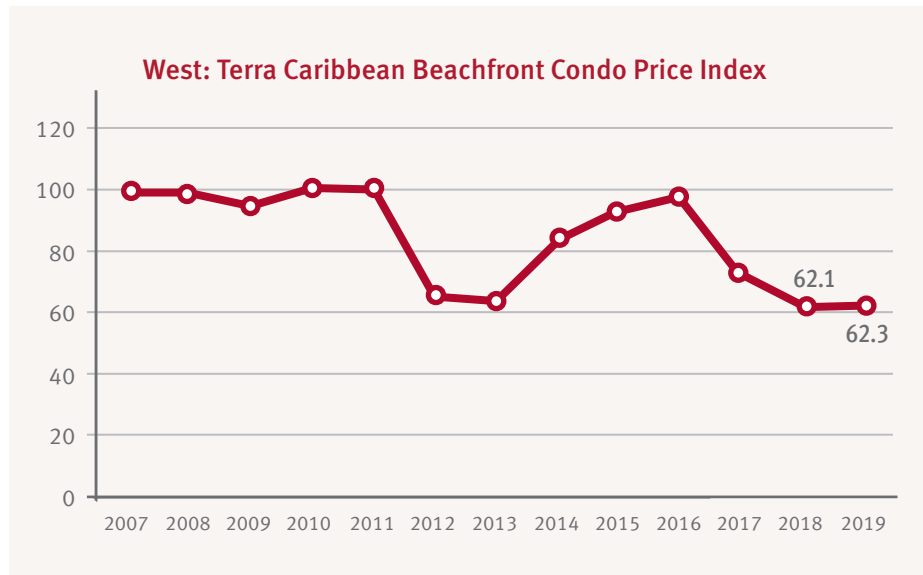
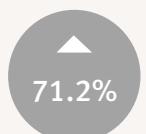
The numbers below show present West Coast Beachfront Supply by the number of bedrooms

23
NUMBER SOLD



TOTAL UNITS	480
AVAILABLE UNITS	138
1 BED	13
2 BED	9
3 BED	100
4 BED	16
SIZE LOW SQ. FT.	800
SIZE HIGH SQ. FT.	13,000

\$2.1M
AVERAGE PRICE



\$538.14
MEDIAN PRICE PSF

