JoHome 平台指南 / JoHome Platform Guide

平台简报 / Platform briefing · 研究核实日期：2026年10月15日 / Research checked October 15, 2026

JoHome 做什么——以及哪些内容需要登录后才能查看 / What JoHome does—and what stays behind login

温房网 / JoHome 消费者网站、房源搜索工具、移动应用、Partner Plan（合作伙伴计划）以及 JoHome Pro 公开信息的实用指南。

A practical guide to 温房网 / JoHome's consumer website, property-search tools, mobile apps, Partner Plan, and the public evidence available for JoHome Pro.

关键事实 / Key facts:

- **中文优先的房源发现 / Chinese-first discovery**：二手房、租房、楼盘、学校、地图及市场内容。/ Resale, rentals, projects, schools, maps and market content.
- **由 Nu Stream 运营 / Operated by Nu Stream**：Nu Stream Realty Inc.，成立于2015年。/ Nu Stream Realty Inc., founded in 2015.
- **双应用生态 / Two-app ecosystem**：Johome 面向消费者；Johome Pro 面向经纪人端。/ Johome for consumers; Johome Pro for agent-facing access.

> **说明 / Note:** 以下内容区分三类信息：已核实的公开功能、JoHome 官方自述的数据，以及需要登录后才能查看、尚未核实的项目。/ Claims below distinguish verified public features, JoHome's own self-reported figures, and login-gated items that remain unverified.

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01 / 概览 / Overview：JoHome 一分钟速览 / JoHome in one minute

JoHome（温房网）是一个面向华语买家和租客的中文海外房产平台。公开体验最强的部分，是覆盖加拿大房产数据的双语发现层；独立的 JoHome Pro 应用则是面向经纪人的产品。

JoHome (温房网) is a Chinese-language overseas real-estate platform aimed at Chinese-speaking buyers and renters. The public experience is strongest as a bilingual discovery layer over Canadian property data; the separate JoHome Pro app is the agent-facing product.

发展历程 / Timeline

2015 — Nu Stream Realty 成立 / Nu Stream Realty founded

About 页面显示 Nu Stream Realty Inc. 是一家加拿大持牌地产经纪公司，并披露其于2017年获得 IDG Capital（IDG资本）与 Xiaomi Tech（小米科技）的 A 轮融资。

The About page identifies Nu Stream Realty Inc. as a Canadian licensed real-estate brokerage. It reports Series A funding in 2017 from IDG Capital and Xiaomi Tech.

2019 — 全球 JoHome 上线 / Global JoHome launched

一篇被收录的 About 页面称，Nu Stream 于2018年下半年收购了原温房网平台，并于2019年1月在全球推出了 Johome.com。

An indexed About page says Nu Stream acquired the original 温房网 platform in the second half of 2018 and launched Johome.com globally in January 2019.

> **核心定位 / Core positioning**
>
> "有家的地方，就有JOHOME" —— "Where there's home, there's JoHome." 公开报道主要覆盖大温哥华和多伦多地区，提供中文与英文两种浏览选项。
>
> "有家的地方，就有JOHOME" — "Where there's home, there's JoHome." Public coverage centers on Metro Vancouver and Toronto, with Chinese and English browsing options.
>
> **⚠️ 规模数据为官方自述，各页面口径不一致 / Scale figures are self-reported and inconsistent across pages.**
>
> 首页页脚显示 39,744 / 700+ / 4.85/5；其他被收录页面提到 500+ 平台经纪人、600+ 注册经纪人、197,864 套房源，以及约 1,000 个开发项目。请将这些视为营销口径，而非核对一致的数据。
>
> The homepage footer showed 39,744 / 700+ / 4.85/5; other indexed pages referred to 500+ platform realtors, 600+ registered realtors, 197,864 listings, and about 1,000 developments. Treat these as marketing claims, not reconciled counts.

资料来源 / Sources: JoHome About · JoHome 首页 / homepage

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02 / 公开网站 / Public website：面向消费者的综合房产门户 / A broad consumer real-estate portal

主导航覆盖了从搜索到研究的完整发现路径。默认城市为温哥华，并提供英文切换选项。

The main navigation covers the full discovery path from search to research. The default city is Vancouver; an English-language toggle is available.

主要频道 / Main channels

1. **二手房 · Resale / 二手房 · Resale** 列表与地图两种模式；可按区域、价格、房型、卧室数量、面积及是否支持 VR 筛选。排序支持按时间、总价、面积和房龄。 List and map modes; search by area, price, property type, bedroom count, size and VR availability. Sorting covers time, total price, area and property age.

2. **学区房 · School-district homes / 学区房 · School-district homes** 学校排名、学校档案及周边房源数量。公开页面在房源发现旁展示排名示例。 School rankings, school profiles and nearby listing counts. Public pages surface ranking examples alongside property discovery.

3. **地图找房 · Map search / 地图找房 · Map search** 地理化的房源浏览方式，与标准列表体验互补。 Geographic property browsing complements the standard list experience.

4. **楼盘找房 · New developments / 楼盘找房 · New developments** 可按区域、价格、项目状态及 VR 筛选；卡片展示状态、起价、项目、区域、中文介绍及开发商。 Filter by district, price, project status and VR; cards show status, starting price, project, area, Chinese description and developer.

5. **VR看房 · VR tours / VR看房 · VR tours** 专门的 VR 房源入口及房源筛选器，聚合带有虚拟看房内容的房源。 A dedicated route and listing filter for homes with virtual-tour content.

6. **租房 · Rentals / 租房 · Rentals** 公开网站与消费者应用上独立的租赁频道。 A separate rental channel on the public site and consumer app.

7. **房屋估价 · Home valuation / 房屋估价 · Home valuation** 估价页面存在，但使用工具前会跳转至会员登录。 The valuation page exists, but redirects to member login before the tool can be used.

8. **资讯 · News & guides / 资讯 · News & guides** 购房指南、每日市场动态、移民与生活资讯、教育内容及房屋维护文章。 Buying guidance, daily market updates, immigration and lifestyle news, education content and home-maintenance articles.

二手房搜索结果卡片展示内容 / What a resale result card shows

栏目 / Area	可见信息 / Visible information	操作 / Action
价格 / Price	加元价格（以"万"为单位）及人民币估算 / CAD price in 万 plus an RMB estimate	打开房源 / Open listing
房源 / Property	卧室、卫生间、厨房数量，房型，面积，建造年份或房龄 / Beds, baths, kitchens, type, square feet, build year or age	对比 / Compare

栏目 / Area	可见信息 / Visible information	操作 / Action
位置 / Location	区域及街道地址 / District and street address	收藏 / Favorite
来源 / Source	上架日期及"Courtesy of"经纪公司署名 / List date and "Courtesy of" brokerage attribution	查看详情 / View details

资料来源 / Sources: 打开二手房搜索 / Open resale search · 打开楼盘 / Open developments

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03 / 房源详情页 / Listing detail：信息最丰富的公开页面 / The richest public page

JoHome 的房源页面融合了 MLS 信息、双语展示、计算器、社区分析以及直接联系经纪人的通道。

A JoHome property page combines MLS information, bilingual presentation, calculators, neighborhood analysis and a direct agent inquiry path.

- **房源档案 / Property record**：照片集、加元价格、每平方英尺单价、房源到期日、MLS® 编号、上架日期、产权类型、 strata（分契式物业）详情、车位、壁炉、物业费、地税、PID（物业识别号）、法定描述及经纪公司署名。/ Photo gallery, CAD price, price per square foot, listing expiry, MLS® number, list date, tenure, strata details, parking, fireplace, strata fee, property tax, PID, legal description and brokerage attribution.
- **房间与描述 / Rooms & description**：逐房间尺寸，以及中英文房源描述，并提供 Google 翻译选项。/ Room-by-room dimensions plus Chinese and English listing descriptions, with a Google Translate option.
- **决策工具 / Decision tools**：贷款与税务计算器、周边学校（含距离与评分）、附近房源、道路地图，以及销售指数、挂牌价趋势、新挂牌房源量等社区图表。/ Mortgage and tax calculators, nearby schools with distances and ratings, nearby listings, a road map and neighborhood charts for sales index, listing-price trend and new inventory.
- **线索获取 / Lead capture**：挂牌经纪人姓名与电话、免费咨询按钮及询盘表单。/ Listing-agent name and phone number, a free-consultation action and an inquiry form.

> ⚠️ **三个详情栏目需要登录后查看 / Three detail areas were login-gated:**
>
> 开放日信息、BC省政府估价及房源历史记录均显示"请登录查看"（please log in to view）。

> Open-house information, BC government assessment and listing history displayed "请登录查看" (please log in to view).

利率提示 / Rate caveat: 研究当日，示例页面的贷款计算器内显示 TD 3.99%、CIBC 4.39%、Scotia 4.39%、RBC 4.49%、BMO 4.39%。这些是页面快照，并非实时利率报价。

Rate caveat: the example page displayed TD 3.99%, CIBC 4.39%, Scotia 4.39%, RBC 4.49% and BMO 4.39% inside its mortgage calculator on the research date. Those are page snapshots, not a current rate quote.

数据来源说明 / Data attribution: 房源页面引用的数据机构包括 Chilliwack & District Real Estate Board（奇利瓦克及地区房地产协会）、Fraser Valley Real Estate Board（菲沙河谷房地产协会）、Real Estate Board of Greater Vancouver（大温哥华房地产协会）及 MLS®/CREA（加拿大房地产协会）。示例页面注明 BC 省住宅数据每日更新，显示时间为"Thu, 15 Oct 2026 22:57:38 GMT"。

Data attribution: listing pages cited the Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board, Real Estate Board of Greater Vancouver, and MLS®/CREA. The example stated BC residential data was updated daily and displayed "Thu, 15 Oct 2026 22:57:38 GMT."

资料来源 / Source: 查看研究的房源示例 / View researched listing example

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04 / 经纪人端 / Agent side：JoHome Pro 真实存在，但工作流程不公开 / JoHome Pro is real; its workflows are private

公开证据证实存在独立的经纪人端应用，并与 Nu Stream 的 Partner Plan（合作伙伴计划）门户相连。但公开信息并未披露记录内部挂牌或团队工作流程所需的操作手册。

The public evidence confirms a separate agent-facing app and a connection to Nu Stream's Partner Plan portal. It does not expose the operating manuals needed to document internal listing or team workflows.

经纪人功能核实情况 / Agent feature verification

栏目 / Area	公开信息 / What is public	研究状态 / Research status
经纪人应用 / Agent app	iOS 与 Android 版 JoHome Pro 已上架；宣称支持状态查询与移动端服务 / iOS and Android JoHome Pro listings; status checking and mobile service access are claimed	已确认 / Confirmed

栏目 / Area	公开信息 / What is public	研究状态 / Research status
Partner Plan（合作伙伴计划）/ Partner Plan	招募/转介计划、经纪人自我推广平台、楼花 VIP 支持 / Recruiting/referral program, realtor self-promotion platform, pre-sale VIP support	已确认 / Confirmed
房源生命周期 / Listing lifecycle	创建、编辑、修改、取消及重新挂牌 / Create, edit, amend, cancel and re-list	需登录后查看 / Login-gated
审批与签署 / Approvals & signatures	未找到公开的帮助资料 / No public help material found	未核实 / Unverified
团队管理 / Team controls	角色、经纪公司看板及团队账户行为 / Roles, brokerage dashboards and team-account behavior	未核实 / Unverified
可下载资料 / Downloadable materials	演示文稿、房源单页、宣传单、房源照片及文件 / Presentations, feature sheets, flyers, listing photos and documents	未核实 / Unverified
价格 / Pricing	无公开的经纪人或团队定价；Android 版标注含应用内购买 / No public agent or team pricing; Android flags in-app purchases	未披露 / Undisclosed

> **Partner Plan 已确认的内容 / What the Partner Plan does confirm**
>
> Nu Stream 表示，推荐经纪人（sponsoring realtors）可获得公司从被推荐经纪人销售中分成的一定比例，直至被推荐经纪人达到年度佣金上限。Nu Stream 表示该款项由公司支付，按月发放。
>
> Nu Stream says sponsoring realtors receive a percentage of the company's share of a sponsored realtor's sales until that realtor reaches the annual commission cap. Nu Stream says the payment comes from the company and is issued monthly.

资料来源 / Source: Partner Plan

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05 / 移动应用 / Apps：消费者发现 vs. 经纪人运营 / Consumer discovery vs. agent operations

JoHome 维护着独立的消费者产品与专业产品。公开网站的二维码登录与应用下载二维码指向消费者应用；JoHome Pro 则与 Partner Plan 登录绑定。

JoHome maintains separate consumer and professional products. The public site's QR login and app-download QR point to the consumer app; JoHome Pro is tied to the Partner Plan sign-in.

Johome（消费者版 / Consumer）

面向温哥华和多伦多的房源发现与市场内容。/ Property discovery and market content for Vancouver and Toronto.

- **渠道 / Channels**：二手房、租赁及新房 / Resale, rental and new housing
- **功能 / Functions**：搜索、浏览、收藏房源 / Search, browse and save listings
- **特色 / Distinctives**："Jo push" 个性化推荐；AR 周边找房 / "Jo push" personalized recommendations; AR nearby-property finder
- **iOS**：v2.24.9 · 2026年9月24日 · 免费 / v2.24.9 · Sep 24, 2026 · free
- **下载 / Download**：iOS · Android

Johome Pro（经纪人版 / Agent-facing）

面向加拿大经纪人，以及有买卖或租赁需求的公众的专业版本。/ A professional edition for Canadian realtors and members of the public looking to buy, sell or rent.

- **承诺 / Promise**：移动端服务与状态查询 / Mobile service access and status checking
- **门户 / Portal**：Partner Plan 登录 / Partner Plan sign-in
- **Android**：100+ 次下载；含应用内购买；2026年9月3日更新 / 100+ downloads; in-app purchases; Sep 3, 2026 update
- **iOS**：v1.8.2 · 2026年9月25日 · iPad 优先 · 免费下载 / v1.8.2 · Sep 25, 2026 · iPad-first · free download
- **下载 / Download**：iOS · Android

> ⚠️ **应用商店描述的局限 / Store listing limitation**
>
> JoHome Pro 的应用商店描述非常简短，无法据此确认房源修改、取消、重新挂牌、签署、审批或团队文件下载等详细工作流程。
>
> JoHome Pro's app-store descriptions are very short. They do not establish the detailed workflows for listing amendments, cancellations, re-listings, signatures, approvals or team-document downloads.

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06 / 团队实际应用 / Practical team use：BC 团队可以放心依赖什么 / What a BC team can safely rely on

仅基于已核实的公开证据，JoHome 最准确的定位是：面向消费者的发现、展示与线索获取渠道，另有一个面向 Nu Stream 经纪人的非公开专业层。

Based only on verified public evidence, JoHome is best understood as a consumer-facing discovery, presentation and lead-capture channel, with a private professional layer for Nu Stream agents.

公开支持的工作流程 / Publicly supported workflow

1. **发布与署名 / Publish & attribute**：房源展示 MLS® 数据、"Courtesy of" 经纪公司署名及经纪人名片。/ Listings appear with MLS® data, "Courtesy of" brokerage credit and an agent card.
2. **触达华语买家 / Reach Chinese buyers**：中文房源描述、人民币估算、学区内容及中文市场文章，降低发现门槛。/ Chinese-language descriptions, RMB estimates, school content and Chinese market articles reduce discovery friction.
3. **支持研究对比 / Support research**：地图、周边学校、计算器、市场图表、VR 筛选及楼盘页面，支持对比决策。/ Maps, nearby schools, calculators, market charts, VR filters and project pages support comparison.
4. **获取询盘 / Capture inquiries**：消费者可直接致电挂牌经纪人，或从房源页面提交咨询请求。/ Consumers can call the listed agent or submit a consultation request from a listing page.

账户模式 / Account model

- **消费者账户 / Consumer account**：手机号 + 短信验证码注册。用户须接受服务协议与隐私政策。JoHome 表示，未注册的手机号将自动创建账户。应用扫码登录亦可。/ Phone number plus SMS verification code. The user must accept the service agreement and privacy policy. JoHome says an unregistered phone number will automatically create an account. QR scan login is also available through the app.

- **经纪人入口 / Agent access**：未发现独立的公开经纪人注册流程。JoHome Pro 与 Partner Plan 门户绑定，公开的经纪人招募通道指向 Nu Stream HR（人力资源部）。/ No separate public agent-registration flow was found. JoHome Pro is tied to the Partner Plan portal, and the public recruiting route directs realtors to Nu Stream HR.

> **有用的区分 / Useful distinction**
>
> 公开网站可以被完整记录；但仅凭公开页面，无法负责任地还原经纪人日常操作流程。
>
> The public site can be documented thoroughly. The day-to-day agent operating procedure cannot be responsibly reconstructed from the public pages alone.

资料来源 / Sources: 登录与注册 / Login & registration • 估价入口 / Valuation route

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07 / 待解问题 / Open questions：仍需登录后核实的内容 / What still requires authenticated access

以下主题未找到任何公开文档或教程。在通过已授权的 JoHome Pro 或 Partner Plan 账户实际观察之前，应一律标注为"未知"。

No public documentation or tutorial was found for these topics. They should remain marked "unknown" until observed inside an authorized JoHome Pro or Partner Plan account.

1. **房源生命周期 / Listing lifecycle**：经纪人如何创建、提交、修改、取消及重新挂牌房源；变更是否需要审批。/ How agents create, submit, amend, cancel and re-list properties; whether changes require approval.
2. **签署与合规 / Signatures & compliance**：电子签署与审批环节是在 JoHome Pro 内完成，还是在其他系统中处理。/ Whether e-signature and approval steps exist in JoHome Pro or are handled in another system.
3. **团队架构 / Team structure**：角色、权限、经纪公司看板、线索分配与报表。/ Roles, permissions, brokerage dashboards, lead routing and reporting.
4. **团队资料 / Team materials**：房源演示文稿、单页、宣传单、照片及交易文件是否可下载，以及支持哪些格式。/ Whether listing presentations, feature sheets, flyers, photos and transaction documents can be downloaded—and in which formats.
5. **商业条款 / Commercial terms**：经纪人或团队定价、付费层级，以及 Android 应用内购买的具体内容。/ Agent or team pricing, paid tiers and the content of Android in-app purchases.
6. **移动网页版 / Mobile web**：m.johome.com 的 JavaScript 外壳在研究环境中未暴露可读内容。/ The m.johome.com JavaScript shell did not expose readable content in the research environment.

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08 / 已核实联系方式 / Verified contacts：公开的办公室与客服 / Published offices and support

以下信息复制自 JoHome 公开页脚或应用商店客服资料。/ These identifiers were copied from JoHome's public footer or app-store support details.

- **本拿比办公室 / Burnaby office**：#100-4555 Kingsway, Burnaby BC V5H 4T8
- **列治文办公室 / Richmond office**：#1550-4380 No.3 Rd, Richmond BC V6X 3V7
- **温哥华 / 市场部 / Vancouver / marketing**：778-999-7777 · marketing@johome.com
- **多伦多热线 / Toronto hotline**：416-333-1111
- **Partner Plan HR（人力资源）/ Partner Plan HR**：+1 (778) 823-3666 · Info@nustreamrealty.com
- **JoHome Pro 客服 / JoHome Pro support**：+1 778-251-8579 · zhan.sheng@nustreamrealty.com

- **中国热线 / China hotline**：400-969-3269
- **中国备案 / China filing**：沪ICP备18046730号-1

09 / 资料来源 / Sources：审阅的主要页面 / Primary pages reviewed

研究开展于2026年10月15日。"已实时核实"指当日已在浏览器中打开阅读；应用商店及被收录页面的信息以发布方更新为准。

Research was conducted October 15, 2026. "Verified live" means the page was read in a browser on that date; app-store and indexed claims remain subject to publisher updates.

#	页面 / Page	说明 / Note
01	https://www.johome.com/cn	首页、导航与页脚 · 已实时核实 / Homepage, navigation and footer · verified live
02	https://www.johome.com/cn/about/us	运营方与公司背景 · 已实时核实 / Operator and company background · verified live
03	https://johome.com/about/us	更长的公司历史 · 被收录版本 / Longer company history · indexed version
04	https://www.johome.com/cn/listings	二手房搜索功能 · 已实时核实 / Resale-search features · verified live
05	https://www.johome.com/cn/house/31221203	房源详情示例 · 已实时核实 / Listing-detail example · verified live
06	https://www.johome.com/cn/projects	新楼盘搜索 · 已实时核实 / New-development search · verified live
07	https://www.johome.com/cn/assessapp	房屋估价入口；需登录 · 已实时核实 / Home valuation route; login-gated · verified live
08	https://www.johome.com/cn/member/login	登录与账户创建 · 已实时核实 / Login and account creation · verified live
09	https://partnerplan.johome.com/	Nu Stream Partner Plan · 已实时核实 / Nu Stream Partner Plan · verified live
10	https://apps.apple.com/us/app/johome/id1449129259	Johome 消费者 iOS 应用 · 已实时核实 / Johome consumer iOS app · verified live

#	页面 / Page	说明 / Note
11	https://apps.apple.com/us/app/johome-pro/id6472733681	Johome Pro iOS 应用 · 已实时核实 / Johome Pro iOS app · verified live
12	https://play.google.com/store/apps/details?id=com.shanghainustream.johomeweitao	Johome 消费者 Android 应用 · 被收录版本 / Johome consumer Android app · indexed
13	https://play.google.com/store/apps/details?id=com.johome.pro	Johome Pro Android 应用 · 已实时核实 / Johome Pro Android app · verified live

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