

# News Release

FOR IMMEDIATE RELEASE:



## Home buyer activity increases in October

**VANCOUVER, BC – November 4, 2019** – The Metro Vancouver\* housing market is experiencing a fall pickup in home sale activity.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,858 in October 2019, a 45.4 per cent increase from the 1,966 sales recorded in October 2018, and a 22.5 per cent increase from the 2,333 homes sold in September 2019.

Last month's sales were 9.8 per cent above the 10-year October sales average.

“Home buyers have more confidence today than we saw in the first half of the year,” says Ashley Smith, REBGV president. “With prices edging down over the last year and interest rates remaining low, hopeful home buyers are becoming more active this fall.”

There were 4,074 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2019. This represents a 16.4 per cent decrease compared to the 4,873 homes listed in October 2018 and a 16.3 per cent decrease compared to September 2019 when 4,866 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 12,236, a 5.8 per cent decrease compared to October 2018 (12,984) and a nine per cent decrease compared to September 2019 (13,439).

For all property types, the sales-to-active listings ratio for October 2019 is 23.4 per cent. By property type, the ratio is 17.3 per cent for detached homes, 26.2 per cent for townhomes, and 29 per cent for apartments.

Generally, analysts say downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

“The recent uptick in home sales is moving us into a more historically typical market,” Smith said. “Both sale and listing activity is trending around our long-term averages in recent months.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$992,900. This represents a 6.4 per cent decrease from October 2018, a 1.7 per cent decrease over the past six months, and a 0.2 per cent increase compared to September 2019.

Sales of detached homes in October 2019 reached 938, a 47.3 per cent increase from the 637 detached sales recorded in October 2018. The benchmark price for a detached home is \$1,410,500. This represents a 7.5 per cent decrease from October 2018, a 1.3 per cent decrease over the past six months, and a 0.3 per cent increase compared to September 2019.

Sales of apartment homes reached 1,384 in October 2019, a 40.5 per cent increase compared to the 985 sales in October 2018. The benchmark price of an apartment home is \$652,500. This represents a 5.9 per cent decrease from October 2018, a 2.2 per cent decrease over the past six months, and a 0.2 per cent increase compared to September 2019.

Attached home sales in October 2019 totalled 536, a 55.8 per cent increase compared to the 344 sales in October 2018. The benchmark price of an attached home is \$771,600. This represents a 5.8 per cent decrease from October 2018, a 0.4 per cent decrease over the past six months, and a 0.5 per cent increase compared to September 2019.

\*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

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The real estate industry is a key economic driver in British Columbia. In 2018, 24,619 homes changed ownership in the Board's area, generating \$1.7 billion in economic spin-off activity and an estimated 11,720 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$26 billion in 2018.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit [www.rebgv.org](http://www.rebgv.org).

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| Property Type           | Area              | Benchmark Price | Price Index | 1 Month Change % | 3 Month Change % | 6 Month Change % | 1 Year Change % | 3 Year Change % | 5 Year Change % | 10 Year Change % |
|-------------------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|------------------|
| Residential / Composite | Lower Mainland    | \$939,600       | 258.6       | 0.1%             | -0.4%            | -1.8%            | -5.6%           | 10.4%           | 59.5%           | 83.7%            |
|                         | Greater Vancouver | \$992,900       | 258.3       | 0.2%             | -0.2%            | -1.7%            | -6.4%           | 6.1%            | 52.8%           | 80.0%            |
|                         | Bowen Island      | \$973,700       | 211.1       | -0.2%            | 2.4%             | -1.8%            | 0.6%            | 22.8%           | 65.4%           | 60.4%            |
|                         | Burnaby East      | \$922,300       | 255.8       | 0.2%             | -0.8%            | -3.0%            | -8.0%           | 6.4%            | 50.1%           | 78.9%            |
|                         | Burnaby North     | \$850,800       | 256.9       | 0.1%             | -2.1%            | -2.4%            | -6.9%           | 9.0%            | 55.3%           | 80.2%            |
|                         | Burnaby South     | \$938,200       | 265.0       | -0.3%            | -0.7%            | -3.8%            | -8.0%           | 8.8%            | 54.7%           | 84.9%            |
|                         | Coquitlam         | \$883,600       | 262.1       | -0.4%            | -0.8%            | -1.6%            | -6.2%           | 12.8%           | 63.1%           | 92.7%            |
|                         | Ladner            | \$778,300       | 219.1       | 0.3%             | -1.7%            | -3.6%            | -8.8%           | -6.0%           | 39.8%           | 59.6%            |
|                         | Maple Ridge       | \$746,500       | 237.7       | 0.2%             | -0.8%            | -1.2%            | -4.7%           | 20.1%           | 72.9%           | 80.3%            |
|                         | New Westminster   | \$637,600       | 280.5       | -0.4%            | -1.4%            | -3.1%            | -8.9%           | 23.6%           | 68.4%           | 91.7%            |
|                         | North Vancouver   | \$1,019,400     | 229.1       | 0.6%             | -0.9%            | -2.3%            | -6.0%           | 1.7%            | 46.3%           | 67.3%            |
|                         | Pitt Meadows      | \$734,700       | 267.1       | 0.5%             | -0.9%            | -1.0%            | -5.2%           | 24.8%           | 76.5%           | 95.8%            |
|                         | Port Coquitlam    | \$727,700       | 249.1       | 0.5%             | -1.5%            | -1.9%            | -5.1%           | 16.3%           | 67.1%           | 78.8%            |
|                         | Port Moody        | \$894,700       | 247.3       | -0.6%            | -2.0%            | -1.2%            | -5.9%           | 16.4%           | 64.4%           | 84.6%            |
|                         | Richmond          | \$909,900       | 270.5       | 0.5%             | 0.8%             | -1.8%            | -7.7%           | 4.5%            | 54.0%           | 82.8%            |
|                         | Squamish          | \$784,800       | 249.7       | 1.0%             | 2.9%             | 1.8%             | 1.7%            | 23.2%           | 83.1%           | 99.3%            |
|                         | Sunshine Coast    | \$604,000       | 211.6       | 0.6%             | 0.4%             | -2.0%            | 0.8%            | 24.3%           | 70.0%           | 61.2%            |
|                         | Tsawwassen        | \$908,800       | 227.8       | 0.7%             | -2.2%            | -4.0%            | -8.9%           | -7.3%           | 45.3%           | 67.9%            |
|                         | Vancouver East    | \$1,038,200     | 304.8       | 0.5%             | 0.4%             | -2.3%            | -6.3%           | 2.3%            | 54.3%           | 95.9%            |
|                         | Vancouver West    | \$1,227,100     | 255.7       | 0.2%             | 0.4%             | -1.1%            | -7.8%           | -1.8%           | 39.7%           | 72.0%            |
|                         | West Vancouver    | \$2,095,300     | 230.7       | 1.1%             | -1.4%            | -1.8%            | -8.9%           | -19.4%          | 26.1%           | 70.8%            |
|                         | Whistler          | \$917,400       | 213.8       | 0.1%             | 2.7%             | 3.0%             | 2.7%            | 28.6%           | 83.5%           | 73.0%            |
| Single Family Detached  | Lower Mainland    | \$1,212,900     | 257.2       | 0.3%             | -0.5%            | -1.3%            | -5.7%           | -2.2%           | 49.9%           | 86.6%            |
|                         | Greater Vancouver | \$1,410,500     | 259.5       | 0.3%             | -0.5%            | -1.3%            | -7.5%           | -8.9%           | 41.0%           | 82.7%            |
|                         | Bowen Island      | \$973,700       | 211.1       | -0.2%            | 2.4%             | -1.8%            | 0.6%            | 22.8%           | 65.4%           | 60.4%            |
|                         | Burnaby East      | \$1,153,300     | 257.9       | -0.6%            | -2.4%            | -1.7%            | -7.8%           | -2.3%           | 45.1%           | 82.3%            |
|                         | Burnaby North     | \$1,366,200     | 264.2       | 1.6%             | -0.5%            | -1.9%            | -8.1%           | -11.8%          | 37.5%           | 84.4%            |
|                         | Burnaby South     | \$1,473,100     | 282.0       | 1.0%             | -0.3%            | -3.8%            | -9.6%           | -11.1%          | 40.6%           | 98.5%            |
|                         | Coquitlam         | \$1,151,200     | 255.5       | -0.5%            | -1.5%            | -0.5%            | -8.1%           | -3.8%           | 50.2%           | 88.4%            |
|                         | Ladner            | \$916,800       | 221.0       | -2.1%            | -3.1%            | -4.7%            | -6.9%           | -11.5%          | 40.9%           | 65.0%            |
|                         | Maple Ridge       | \$804,200       | 229.1       | -0.5%            | -2.3%            | -1.4%            | -5.7%           | 12.5%           | 68.8%           | 79.3%            |
|                         | New Westminster   | \$1,017,000     | 253.7       | -0.9%            | -2.8%            | -3.5%            | -9.3%           | -1.5%           | 44.1%           | 77.7%            |
|                         | North Vancouver   | \$1,465,700     | 230.8       | 0.2%             | -1.5%            | -3.0%            | -6.7%           | -11.7%          | 40.3%           | 70.5%            |
|                         | Pitt Meadows      | \$881,900       | 248.5       | 0.8%             | -2.0%            | -1.7%            | -2.9%           | 11.3%           | 68.4%           | 85.2%            |
|                         | Port Coquitlam    | \$914,700       | 243.9       | 0.7%             | -0.5%            | -0.2%            | -6.2%           | 3.9%            | 55.8%           | 79.3%            |
|                         | Port Moody        | \$1,394,300     | 257.5       | -1.0%            | -3.3%            | 2.1%             | -6.4%           | 1.2%            | 54.1%           | 90.9%            |
|                         | Richmond          | \$1,501,600     | 290.9       | 1.7%             | 1.8%             | -1.9%            | -8.1%           | -12.3%          | 43.7%           | 91.8%            |
|                         | Squamish          | \$986,600       | 260.0       | 1.2%             | 0.6%             | 2.2%             | 3.3%            | 21.7%           | 80.6%           | 100.0%           |
|                         | Sunshine Coast    | \$598,300       | 209.6       | 0.6%             | 0.4%             | -2.1%            | 0.1%            | 23.7%           | 69.2%           | 59.6%            |
|                         | Tsawwassen        | \$1,130,400     | 243.4       | -0.4%            | -3.6%            | -4.3%            | -8.6%           | -9.8%           | 49.4%           | 81.8%            |
|                         | Vancouver East    | \$1,360,500     | 302.6       | 0.1%             | 0.6%             | 0.3%             | -7.8%           | -10.1%          | 42.8%           | 104.6%           |
|                         | Vancouver West    | \$2,912,000     | 298.6       | 0.6%             | 0.6%             | -1.2%            | -10.7%          | -18.2%          | 26.3%           | 87.1%            |
|                         | West Vancouver    | \$2,523,300     | 238.2       | 0.1%             | -1.0%            | -2.2%            | -8.5%           | -22.9%          | 23.5%           | 77.8%            |
|                         | Whistler          | \$1,659,200     | 230.8       | 0.9%             | 0.6%             | 6.0%             | 5.1%            | 19.8%           | 67.9%           | 75.8%            |

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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In January 2005, the indexes are set to 100.

Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

| Property Type | Area              | Benchmark Price | Price Index | 1 Month Change % | 3 Month Change % | 6 Month Change % | 1 Year Change % | 3 Year Change % | 5 Year Change % | 10 Year Change % |
|---------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|------------------|
| Townhouse     | Lower Mainland    | \$662,500       | 238.7       | -0.1%            | -0.3%            | -0.7%            | -5.1%           | 17.2%           | 61.3%           | 74.2%            |
|               | Greater Vancouver | \$771,600       | 247.6       | 0.5%             | 0.2%             | -0.4%            | -5.8%           | 14.9%           | 56.8%           | 76.7%            |
|               | Burnaby East      | \$653,000       | 241.2       | 1.1%             | 0.7%             | -0.6%            | -8.3%           | 22.3%           | 51.7%           | 69.9%            |
|               | Burnaby North     | \$723,900       | 270.2       | -0.8%            | 0.1%             | 2.1%             | -4.9%           | 20.9%           | 60.5%           | 86.7%            |
|               | Burnaby South     | \$776,600       | 267.5       | 2.6%             | 2.1%             | 1.1%             | -4.3%           | 19.4%           | 60.1%           | 84.1%            |
|               | Coquitlam         | \$648,600       | 238.0       | -0.4%            | -0.7%            | -2.1%            | -4.8%           | 18.8%           | 57.9%           | 78.0%            |
|               | Ladner            | \$632,300       | 224.9       | 4.0%             | 0.2%             | -2.8%            | -13.1%          | 5.8%            | 36.6%           | 54.0%            |
|               | Maple Ridge       | \$528,800       | 245.5       | 1.2%             | 0.9%             | -2.5%            | -4.4%           | 26.2%           | 76.0%           | 80.6%            |
|               | New Westminster   | \$724,800       | 265.8       | 2.6%             | 1.5%             | -1.0%            | -6.8%           | 23.3%           | 56.5%           | 84.7%            |
|               | North Vancouver   | \$936,300       | 227.5       | -0.1%            | -0.8%            | -1.1%            | -8.8%           | 10.2%           | 50.1%           | 67.5%            |
|               | Pitt Meadows      | \$597,900       | 258.7       | 0.4%             | -0.3%            | -0.9%            | -9.7%           | 26.0%           | 81.8%           | 94.4%            |
|               | Port Coquitlam    | \$621,800       | 235.4       | -0.2%            | -1.6%            | 1.0%             | -3.8%           | 12.5%           | 60.4%           | 71.3%            |
|               | Port Moody        | \$620,200       | 209.6       | -2.3%            | -5.6%            | -6.2%            | -8.4%           | 18.4%           | 43.6%           | 55.5%            |
|               | Richmond          | \$773,400       | 253.9       | 0.8%             | 0.3%             | -0.6%            | -9.2%           | 9.3%            | 50.7%           | 77.2%            |
|               | Squamish          | \$705,900       | 232.1       | -2.0%            | 2.6%             | 4.4%             | -2.9%           | 23.1%           | 81.3%           | 94.4%            |
|               | Tsawwassen        | \$607,400       | 239.1       | 2.9%             | -1.0%            | -4.9%            | -13.6%          | 9.6%            | 42.5%           | 63.8%            |
|               | Vancouver East    | \$852,800       | 273.2       | 1.1%             | 0.6%             | -1.8%            | -1.9%           | 11.4%           | 53.9%           | 83.5%            |
|               | Vancouver West    | \$1,113,400     | 260.3       | 1.3%             | -0.1%            | 0.5%             | -4.1%           | 5.1%            | 50.7%           | 80.0%            |
|               | Whistler          | \$923,300       | 222.6       | -2.6%            | 0.9%             | 3.1%             | -2.1%           | 31.1%           | 87.2%           | 86.4%            |
| Apartment     | Lower Mainland    | \$639,300       | 268.8       | 0.1%             | -0.4%            | -2.6%            | -5.8%           | 27.9%           | 72.5%           | 83.9%            |
|               | Greater Vancouver | \$652,500       | 260.8       | 0.2%             | -0.1%            | -2.2%            | -5.9%           | 22.2%           | 65.3%           | 78.6%            |
|               | Burnaby East      | \$711,300       | 272.9       | -0.4%            | -1.4%            | -5.8%            | -6.6%           | 20.1%           | 57.7%           | 79.9%            |
|               | Burnaby North     | \$590,300       | 252.0       | -0.2%            | -3.2%            | -3.5%            | -6.5%           | 27.4%           | 70.5%           | 78.1%            |
|               | Burnaby South     | \$645,300       | 259.1       | -1.4%            | -1.3%            | -5.0%            | -8.0%           | 21.7%           | 64.7%           | 80.6%            |
|               | Coquitlam         | \$517,000       | 283.7       | -0.2%            | 0.1%             | 1.1%             | -2.3%           | 39.8%           | 88.1%           | 106.3%           |
|               | Ladner            | \$431,500       | 204.5       | 2.3%             | -0.3%            | -0.5%            | -7.2%           | 4.3%            | 37.4%           | 45.7%            |
|               | Maple Ridge       | \$350,400       | 250.2       | 0.6%             | 0.8%             | 0.5%             | -3.7%           | 39.3%           | 74.0%           | 73.4%            |
|               | New Westminster   | \$508,100       | 287.9       | -0.6%            | -1.4%            | -3.3%            | -9.3%           | 32.5%           | 77.0%           | 94.9%            |
|               | North Vancouver   | \$554,100       | 226.0       | 1.4%             | -0.1%            | -1.7%            | -5.0%           | 20.8%           | 54.4%           | 62.8%            |
|               | Pitt Meadows      | \$490,600       | 289.3       | 0.7%             | 0.4%             | 0.1%             | -4.7%           | 38.2%           | 80.5%           | 100.5%           |
|               | Port Coquitlam    | \$437,400       | 261.6       | 0.9%             | -1.9%            | -4.1%            | -4.5%           | 33.6%           | 85.5%           | 80.7%            |
|               | Port Moody        | \$630,600       | 262.8       | 0.6%             | 0.3%             | -0.4%            | -4.3%           | 32.2%           | 88.3%           | 97.7%            |
|               | Richmond          | \$625,500       | 267.8       | -0.3%            | 0.5%             | -2.2%            | -6.2%           | 29.5%           | 73.3%           | 80.9%            |
|               | Squamish          | \$511,400       | 252.1       | 4.0%             | 6.9%             | -1.3%            | 4.5%            | 32.1%           | 107.8%          | 105.6%           |
|               | Tsawwassen        | \$462,700       | 195.1       | 2.7%             | 0.9%             | -1.5%            | -6.9%           | 8.3%            | 42.8%           | 39.0%            |
|               | Vancouver East    | \$552,000       | 315.0       | 0.7%             | 0.3%             | -4.4%            | -5.9%           | 19.2%           | 70.4%           | 87.4%            |
|               | Vancouver West    | \$754,100       | 244.7       | -0.1%            | 0.2%             | -1.4%            | -6.9%           | 9.8%            | 50.5%           | 67.9%            |
|               | West Vancouver    | \$1,048,800     | 213.1       | 2.7%             | -3.4%            | -2.0%            | -9.2%           | 11.3%           | 48.5%           | 54.3%            |
|               | Whistler          | \$503,700       | 197.3       | 2.3%             | 5.8%             | 1.2%             | 5.1%            | 33.3%           | 99.9%           | 60.9%            |

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In January 2005, the indexes are set to 100.

Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

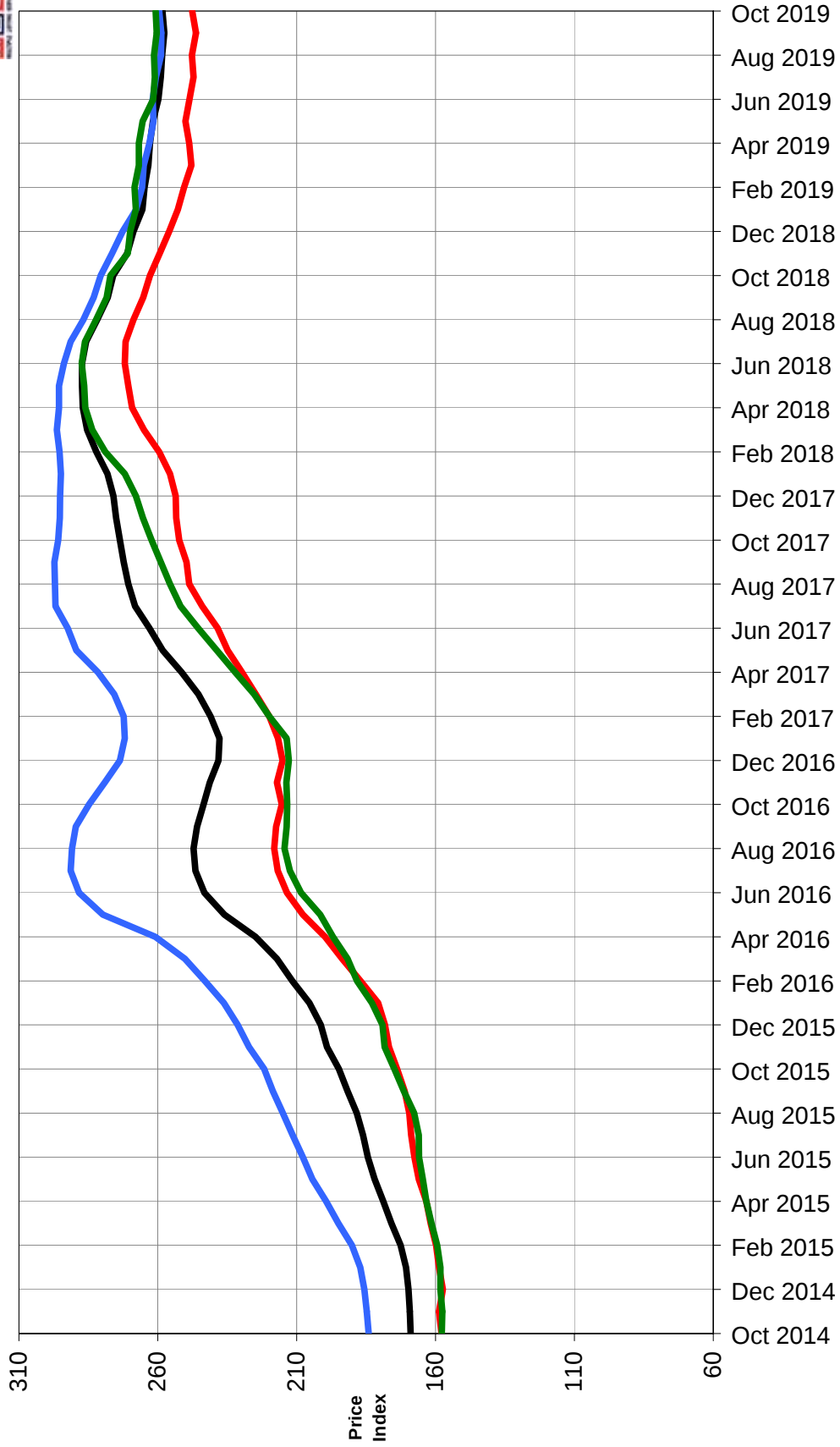
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

# Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



# MLS® SALES Facts



**October  
2019**

|                     |                            | Burnaby     | Coquitlam   | Delta - South | Islands - Gulf | Maple Ridge/Pitt Meadows | New Westminster | North Vancouver | Port Coquitlam | Port Moody/Belcarra | Richmond    | Squamish  | Sunshine Coast | Vancouver East | Vancouver West | West Vancouver/Howe Sound | Whistler/Pemberton | TOTALS |
|---------------------|----------------------------|-------------|-------------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|-------------|-----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| October<br>2019     | Number<br>of<br>Sales      | 86          | 97          | 42            | 4              | 126                      | 23              | 89              | 30             | 13                  | 108         | 24        | 52             | 108            | 78             | 46                        | 12                 | 938    |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
| September<br>2019   | Median<br>Selling<br>Price | \$1,390,000 | \$1,185,000 | \$973,500     | n/a            | \$849,980                | \$1,092,000     | \$1,540,000     | \$874,000      | n/a                 | \$1,485,000 | \$979,000 | \$595,000      | \$1,422,500    | \$3,044,444    | \$2,225,000               | n/a                | n/a    |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | \$835,000   | \$749,900   | n/a           | n/a            | \$519,000                | n/a             | \$1,008,700     | \$631,000      | \$771,500           | \$808,000   | \$712,500 | n/a            | \$1,020,000    | \$1,400,000    | n/a                       | \$1,118,000        |        |
| October<br>2018     | Median<br>Selling<br>Price | \$575,000   | \$535,000   | n/a           | n/a            | \$366,500                | \$490,750       | \$630,000       | \$390,000      | \$585,000           | \$525,000   | \$437,450 | n/a            | \$573,000      | \$728,000      | n/a                       | \$512,000          | n/a    |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | 63          | 80          | 26            | 7              | 96                       | 22              | 59              | 18             | 13                  | 72          | 22        | 46             | 109            | 61             | 35                        | 16                 | 745    |
| Jan. -<br>Oct. 2019 | Number<br>of<br>Sales      | 45          | 45          | 27            | 3              | 85                       | 14              | 68              | 17             | 11                  | 59          | 15        | 49             | 80             | 66             | 36                        | 17                 | 637    |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | 32          | 28          | 7             | 0              | 46                       | 3               | 26              | 21             | 11                  | 47          | 12        | 5              | 35             | 46             | 3                         | 22                 | 344    |
| Year-to-date        | Median<br>Selling<br>Price | \$1,565,000 | \$1,155,000 | \$1,000,000   | n/a            | \$877,000                | n/a             | \$1,580,000     | n/a            | n/a                 | \$1,598,000 | n/a       | \$589,888      | \$1,547,500    | \$3,465,000    | \$2,825,000               | n/a                | n/a    |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | \$825,000   | \$759,500   | n/a           | n/a            | \$525,000                | n/a             | \$929,000       | \$675,000      | n/a                 | \$838,000   | n/a       | n/a            | \$960,000      | \$1,131,500    | n/a                       | \$960,000          |        |
| Jan. -<br>Oct. 2018 | Number<br>of<br>Sales      | 560         | 670         | 299           | 43             | 836                      | 176             | 670             | 245            | 121                 | 665         | 179       | 423            | 820            | 628            | 354                       | 102                | 6,791  |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | 476         | 371         | 117           | 1              | 460                      | 84              | 307             | 215            | 124                 | 528         | 146       | 56             | 370            | 428            | 31                        | 160                | 3,874  |
| Year-to-date        | Median<br>Selling<br>Price | \$1,410,000 | \$1,195,000 | \$1,000,000   | \$566,000      | \$830,000                | \$1,100,000     | \$1,550,000     | \$908,500      | \$1,228,000         | \$1,465,000 | \$982,000 | \$619,524      | \$1,385,000    | \$2,820,000    | \$2,390,000               | \$1,786,650        | n/a    |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | \$760,450   | \$768,900   | \$680,000     | n/a            | \$523,000                | \$703,500       | \$985,000       | \$650,000      | \$739,500           | \$786,000   | \$659,250 | \$446,500      | \$991,250      | \$1,280,000    | \$1,600,000               | \$955,000          |        |
| Jan. -<br>Oct. 2018 | Number<br>of<br>Sales      | 515         | 609         | 320           | 45             | 863                      | 195             | 593             | 269            | 103                 | 682         | 168       | 470            | 823            | 611            | 288                       | 124                | 6,678  |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | 449         | 299         | 95            | 1              | 405                      | 96              | 297             | 203            | 129                 | 613         | 136       | 75             | 357            | 424            | 40                        | 216                | 3,835  |
| Year-to-date        | Median<br>Selling<br>Price | \$1,600,000 | \$1,305,000 | \$1,100,000   | \$485,000      | \$877,000                | \$1,250,000     | \$1,675,000     | \$1,002,500    | \$1,400,000         | \$1,680,000 | \$984,000 | \$657,500      | \$1,595,000    | \$3,100,000    | \$2,800,000               | \$1,897,000        | n/a    |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | \$790,000   | \$805,000   | \$759,900     | n/a            | \$555,000                | \$765,172       | \$990,000       | \$690,000      | \$755,000           | \$870,000   | \$685,000 | \$445,000      | \$1,059,000    | \$1,376,400    | \$1,584,000               | \$1,089,000        |        |
| Year-to-date        | Number<br>of<br>Sales      | 600,000     | \$548,000   | \$552,000     | n/a            | \$394,000                | \$510,000       | \$659,900       | \$442,000      | \$599,000           | \$580,000   | \$449,000 | \$399,450      | \$615,000      | \$815,000      | \$1,197,500               | \$397,450          |        |
|                     | Detached                   |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |
|                     | Attached<br>Apartment      | \$600,000   | \$548,000   | \$552,000     | n/a            | \$394,000                | \$510,000       | \$659,900       | \$442,000      | \$599,000           | \$580,000   | \$449,000 | \$399,450      | \$615,000      | \$815,000      | \$1,197,500               | \$397,450          |        |

Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands



# MLS® LISTINGS Facts



**October  
2019**

|                         | Burnaby                    | Coquitlam | Delta - South | Islands - Gulf | Maple Ridge/Pitt Meadows | New Westminster | North Vancouver | Port Coquitlam | Port Moody/Belcarra | Richmond | Squamish | Sunshine Coast | Vancouver East | Vancouver West | West Vancouver/Howe Sound | Whistler/Pemberton | TOTALS |
|-------------------------|----------------------------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| <b>October 2019</b>     | <b>Number of Listings</b>  | 108       | 140           | 74             | 6                        | 163             | 39              | 131            | 35                  | 23       | 145      | 28             | 61             | 144            | 170                       | 112                | 19     |
|                         | <b>% Sales to Listings</b> | 80%       | 69%           | 57%            | 67%                      | 77%             | 59%             | 68%            | 86%                 | 57%      | 74%      | 86%            | 85%            | 75%            | 46%                       | 41%                | 63%    |
| <b>September 2019</b>   | <b>Number of Listings</b>  | 106       | 72            | 18             | 0                        | 69              | 35              | 83             | 34                  | 25       | 129      | 30             | 19             | 107            | 118                       | 16                 | 29     |
|                         | <b>% Sales to Listings</b> | 48%       | 64%           | 56%            | n/a                      | 78%             | 26%             | 29%            | 65%                 | 44%      | 60%      | 57%            | 26%            | 35%            | 33%                       | 13%                | 56%    |
| <b>October 2018</b>     | <b>Number of Listings</b>  | 186       | 131           | 71             | 5                        | 164             | 45              | 176            | 48                  | 28       | 201      | 24             | 64             | 197            | 207                       | 144                | 14     |
|                         | <b>% Sales to Listings</b> | 31%       | 36%           | 22%            | n/a                      | 53%             | 9%              | 33%            | 46%                 | 85%      | 39%      | 48%            | 83%            | 48%            | 44%                       | 14%                | 71%    |
| <b>Jan. - Oct. 2019</b> | <b>Number of Listings</b>  | 1,425     | 1,636         | 821            | 82                       | 1,794           | 411             | 1,488          | 489                 | 324      | 2,072    | 336            | 900            | 1,845          | 1,894                     | 1,361              | 231    |
|                         | <b>% Sales to Listings</b> | 43%       | 49%           | 47%            | 5                        | 753             | 197             | 681            | 403                 | 244      | 1,405    | 231            | 150            | 766            | 1,164                     | 133                | 310    |
| <b>Year-to-date*</b>    | <b>Number of Listings</b>  | 2,838     | 1,518         | 355            | 1                        | 607             | 1,434           | 1,797          | 632                 | 349      | 2,664    | 209            | 148            | 2,224          | 6,202                     | 377                | 341    |
|                         | <b>% Sales to Listings</b> | 49%       | 50%           | 42%            | 0%                       | 54%             | 53%             | 46%            | 50%                 | 64%      | 43%      | 50%            | 43%            | 44%            | 33%                       | 26%                | 44%    |
| <b>Jan. - Oct. 2018</b> | <b>Number of Listings</b>  | 1,747     | 1,705         | 866            | 99                       | 1,718           | 430             | 1,762          | 627                 | 319      | 2,449    | 396            | 914            | 2,324          | 2,312                     | 1,539              | 223    |
|                         | <b>% Sales to Listings</b> | 47%       | 44%           | 48%            | 6%                       | 56%             | 48%             | 49%            | 49%                 | 60%      | 48%      | 56%            | 68%            | 46%            | 38%                       | 26%                | 64%    |
| <b>Year-to-date*</b>    | <b>Number of Listings</b>  | 2,465     | 1,524         | 267            | 1                        | 766             | 1,388           | 1,587          | 593                 | 2,730    | 2,730    | 229            | 76             | 2,378          | 6,179                     | 385                | 363    |
|                         | <b>% Sales to Listings</b> | 53%       | 52%           | 57%            | 0%                       | 67%             | 59%             | 53%            | 65%                 | 58%      | 55%      | 55%            | 66%            | 53%            | 49%                       | 41%                | 73%    |
| <b>Jan. - Oct. 2018</b> | <b>Number of Listings</b>  | 2,990     | 3,600         | 3,700          | 450                      | 500             | 450             | 340            | 430                 | 280      | 2,440    | 420            | 510            | 350            | 260                       | 190                | 560    |
|                         | <b>% Sales to Listings</b> | 47%       | 44%           | 48%            | 6%                       | 56%             | 48%             | 49%            | 49%                 | 60%      | 48%      | 56%            | 68%            | 46%            | 38%                       | 26%                | 64%    |
| <b>Year-to-date*</b>    | <b>Number of Listings</b>  | 5,300     | 5,200         | 5,700          | 0%                       | 6,700           | 5,900           | 5,300          | 6,500               | 5,800    | 5,500    | 5,500          | 6,600          | 5,300          | 4,900                     | 4,100              | 7,300  |
|                         | <b>% Sales to Listings</b> | n/a       | n/a           | n/a            | n/a                      | n/a             | n/a             | n/a            | n/a                 | n/a      | n/a      | n/a            | n/a            | n/a            | n/a                       | n/a                | n/a    |

\* Year-to-date listings represent a cumulative total of listings rather than total active listings.



# Listing & Sales Activity Summary

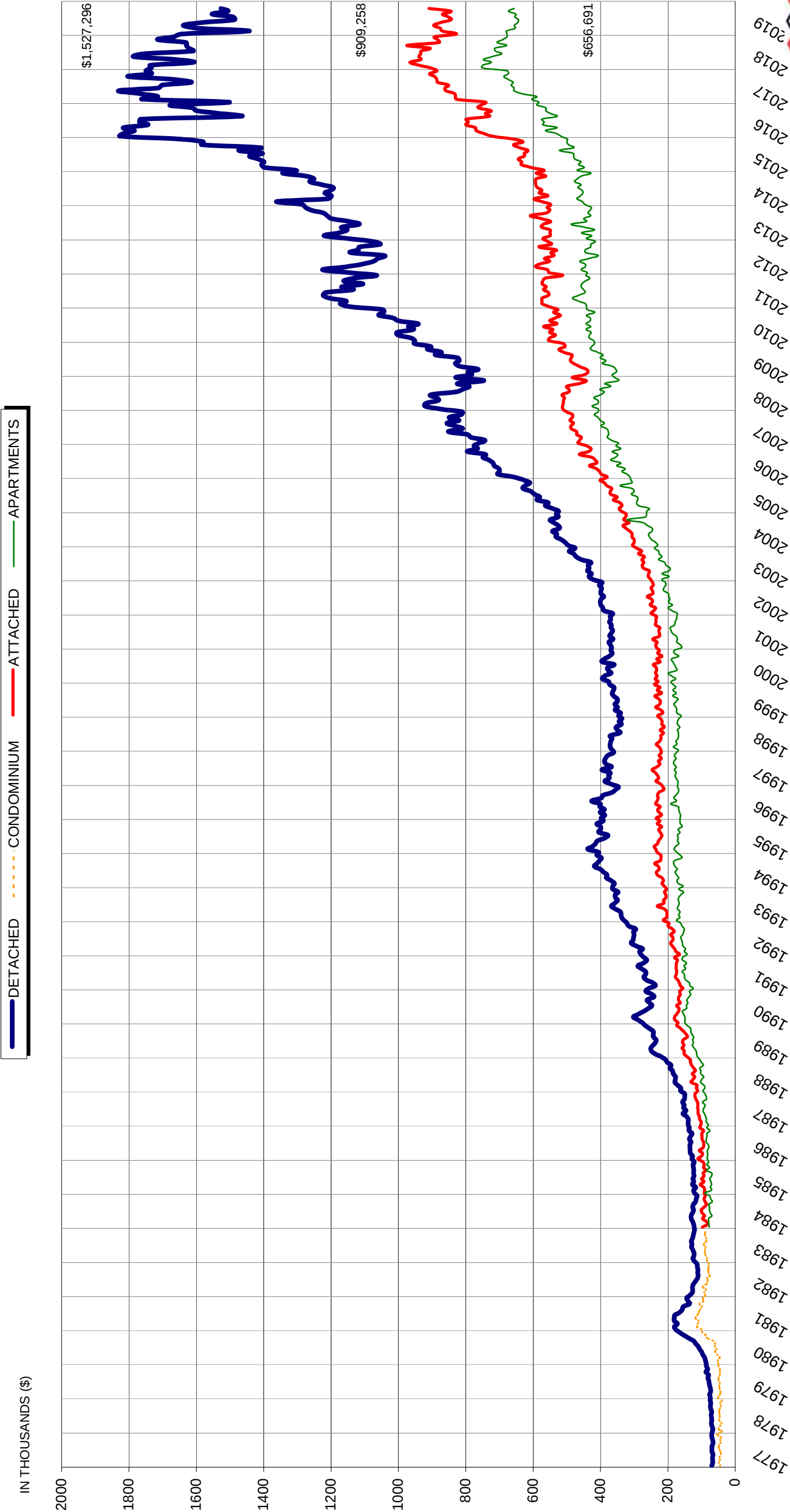
## Listings

## Sales

|                                  | 1<br>Oct<br>2018 | 2<br>Sep<br>2019 | 3<br>Oct<br>2019 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Oct<br>2018 | 6<br>Sep<br>2019 | 7<br>Oct<br>2019 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Aug 2018 -<br>Oct 2018 | 10<br>Aug 2019 -<br>Oct 2019 | Col. 9 & 10<br>Percentage<br>Variance |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 186              | 141              | 108              | -23.4                                | 45               | 63               | 86               | 36.5                                 | 124                         | 211                          | 70.2                                  |
| ATTACHED                         | 104              | 106              | 100              | -5.7                                 | 32               | 51               | 63               | 23.5                                 | 105                         | 178                          | 69.5                                  |
| APARTMENTS                       | 290              | 287              | 277              | -3.5                                 | 103              | 165              | 196              | 18.8                                 | 322                         | 521                          | 61.8                                  |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 131              | 154              | 140              | -9.1                                 | 45               | 80               | 97               | 21.3                                 | 154                         | 255                          | 65.6                                  |
| ATTACHED                         | 78               | 72               | 62               | -13.9                                | 28               | 46               | 53               | 15.2                                 | 91                          | 138                          | 51.6                                  |
| APARTMENTS                       | 152              | 155              | 126              | -18.7                                | 62               | 87               | 103              | 18.4                                 | 202                         | 271                          | 34.2                                  |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 71               | 76               | 74               | -2.6                                 | 27               | 26               | 42               | 61.5                                 | 80                          | 100                          | 25.0                                  |
| ATTACHED                         | 32               | 18               | 25               | 38.9                                 | 7                | 10               | 9                | -10.0                                | 31                          | 31                           | 0.0                                   |
| APARTMENTS                       | 27               | 40               | 43               | 7.5                                  | 12               | 18               | 15               | -16.7                                | 38                          | 52                           | 36.8                                  |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 164              | 212              | 163              | -23.1                                | 85               | 96               | 126              | 31.3                                 | 205                         | 312                          | 52.2                                  |
| ATTACHED                         | 86               | 69               | 70               | 1.4                                  | 46               | 54               | 47               | -13.0                                | 112                         | 145                          | 29.5                                  |
| APARTMENTS                       | 61               | 48               | 53               | 10.4                                 | 43               | 37               | 36               | -2.7                                 | 103                         | 109                          | 5.8                                   |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 176              | 172              | 131              | -23.8                                | 68               | 59               | 89               | 50.8                                 | 140                         | 212                          | 51.4                                  |
| ATTACHED                         | 78               | 83               | 55               | -33.7                                | 26               | 24               | 46               | 91.7                                 | 77                          | 102                          | 32.5                                  |
| APARTMENTS                       | 209              | 184              | 152              | -17.4                                | 79               | 83               | 125              | 50.6                                 | 205                         | 296                          | 44.4                                  |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 45               | 44               | 39               | -11.4                                | 14               | 22               | 23               | 4.5                                  | 42                          | 59                           | 40.5                                  |
| ATTACHED                         | 35               | 35               | 20               | -42.9                                | 3                | 9                | 15               | 66.7                                 | 13                          | 32                           | 146.2                                 |
| APARTMENTS                       | 157              | 134              | 99               | -26.1                                | 71               | 79               | 98               | 24.1                                 | 199                         | 252                          | 26.6                                  |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 28               | 28               | 23               | -17.9                                | 11               | 13               | 13               | 0.0                                  | 25                          | 38                           | 52.0                                  |
| ATTACHED                         | 13               | 25               | 28               | 12.0                                 | 11               | 11               | 26               | 136.4                                | 25                          | 48                           | 92.0                                  |
| APARTMENTS                       | 28               | 39               | 29               | -25.6                                | 14               | 24               | 25               | 4.2                                  | 49                          | 65                           | 32.7                                  |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 48               | 44               | 35               | -20.5                                | 17               | 18               | 30               | 66.7                                 | 58                          | 79                           | 36.2                                  |
| ATTACHED                         | 46               | 34               | 25               | -26.5                                | 21               | 22               | 31               | 40.9                                 | 53                          | 71                           | 34.0                                  |
| APARTMENTS                       | 66               | 62               | 66               | 6.5                                  | 37               | 38               | 44               | 15.8                                 | 108                         | 112                          | 3.7                                   |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 201              | 195              | 145              | -25.6                                | 59               | 72               | 108              | 50.0                                 | 176                         | 247                          | 40.3                                  |
| ATTACHED                         | 120              | 129              | 126              | -2.3                                 | 47               | 77               | 85               | 10.4                                 | 140                         | 218                          | 55.7                                  |
| APARTMENTS                       | 259              | 229              | 230              | 0.4                                  | 124              | 134              | 151              | 12.7                                 | 374                         | 412                          | 10.2                                  |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 64               | 56               | 61               | 8.9                                  | 49               | 46               | 52               | 13.0                                 | 140                         | 147                          | 5.0                                   |
| ATTACHED                         | 6                | 19               | 10               | -47.4                                | 5                | 5                | 5                | 0.0                                  | 16                          | 16                           | 0.0                                   |
| APARTMENTS                       | 4                | 8                | 5                | -37.5                                | 4                | 7                | 3                | -57.1                                | 9                           | 15                           | 66.7                                  |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 24               | 35               | 28               | -20.0                                | 15               | 22               | 24               | 9.1                                  | 48                          | 66                           | 37.5                                  |
| ATTACHED                         | 25               | 30               | 15               | -50.0                                | 12               | 17               | 20               | 17.6                                 | 28                          | 52                           | 85.7                                  |
| APARTMENTS                       | 23               | 26               | 24               | -7.7                                 | 6                | 6                | 24               | 300.0                                | 30                          | 35                           | 16.7                                  |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 197              | 174              | 144              | -17.2                                | 80               | 109              | 108              | -0.9                                 | 210                         | 290                          | 38.1                                  |
| ATTACHED                         | 76               | 107              | 90               | -15.9                                | 35               | 37               | 45               | 21.6                                 | 84                          | 119                          | 41.7                                  |
| APARTMENTS                       | 254              | 293              | 198              | -32.4                                | 119              | 147              | 162              | 10.2                                 | 325                         | 433                          | 33.2                                  |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 207              | 182              | 170              | -6.6                                 | 66               | 61               | 78               | 27.9                                 | 162                         | 199                          | 22.8                                  |
| ATTACHED                         | 104              | 118              | 127              | 7.6                                  | 46               | 39               | 63               | 61.5                                 | 117                         | 151                          | 29.1                                  |
| APARTMENTS                       | 701              | 682              | 517              | -24.2                                | 268              | 303              | 363              | 19.8                                 | 751                         | 980                          | 30.5                                  |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 14               | 23               | 19               | -17.4                                | 17               | 16               | 12               | -25.0                                | 41                          | 40                           | -2.4                                  |
| ATTACHED                         | 31               | 32               | 29               | -9.4                                 | 22               | 18               | 21               | 16.7                                 | 55                          | 56                           | 1.8                                   |
| APARTMENTS                       | 39               | 30               | 33               | 10.0                                 | 28               | 26               | 27               | 3.8                                  | 71                          | 81                           | 14.1                                  |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 144              | 166              | 112              | -32.5                                | 36               | 35               | 46               | 31.4                                 | 88                          | 121                          | 37.5                                  |
| ATTACHED                         | 21               | 16               | 6                | -62.5                                | 3                | 2                | 7                | 250.0                                | 9                           | 10                           | 11.1                                  |
| APARTMENTS                       | 43               | 44               | 35               | -20.5                                | 15               | 12               | 12               | 0.0                                  | 36                          | 32                           | -11.1                                 |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 1700             | 1702             | 1392             | -18.2                                | 634              | 738              | 934              | 26.6                                 | 1693                        | 2376                         | 40.3                                  |
| ATTACHED                         | 855              | 893              | 788              | -11.8                                | 344              | 422              | 536              | 27.0                                 | 956                         | 1367                         | 43.0                                  |
| APARTMENTS                       | 2313             | 2261             | 1887             | -16.5                                | 985              | 1166             | 1384             | 18.7                                 | 2822                        | 3666                         | 29.9                                  |



# Residential Average Sale Prices - January 1977 to October 2019



NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.

