

# News Release



FOR IMMEDIATE RELEASE:

## **Metro Vancouver home sales decline below historical averages in 2018**

**VANCOUVER, BC – January 3, 2019** –Metro Vancouver\* home sales in 2018 were the lowest annual total in the region since 2000.

The Real Estate Board of Greater Vancouver (REBGV) reports that sales of detached, attached and apartment properties reached 24,619 on the Multiple Listing Service® (MLS®) in 2018, a 31.6 per cent decrease from the 35,993 sales recorded in 2017, and a 38.4 per cent decrease compared to the 39,943 residential sales in 2016.

Last year's sales total was 25 per cent below the region's 10-year sales average.

“This past year has been a transition period for the Metro Vancouver housing market away from the sellers' market conditions we experienced in previous years,” Phil Moore, REBGV president said. “High home prices, rising interest rates and new mortgage requirements and taxes all contributed to the market conditions we saw in 2018.”

Home listings in Metro Vancouver reached 53,614 in 2018. This is a 1.9 per cent decrease compared to 54,655 homes listed in 2017 and a 6.9 per cent decrease compared to the 57,596 homes listed in 2016.

“The supply of homes for sale will be an important indicator to follow in 2019. We've had record building activity in recent years and many projects will complete soon. This will provide additional housing options for home buyers across the region,” Moore said.

The MLS® HPI composite benchmark price for all residential homes in Metro Vancouver ends the year at \$1,032,400. This is a 2.7 per cent decrease compared to December 2017.

“As the total supply of homes for sale began to accumulate in the spring, we began to see downward pressure on prices across all home types throughout the latter half of the year,” Moore said.

The benchmark price of detached homes in the region declined 7.8 per cent over the last 12 months and 7.3 per cent since June 2018. Apartment homes increased 0.6 per cent over the last 12 months and have declined 6.4 per cent since June 2018. The benchmark price for townhomes in Metro Vancouver have increased 1.3 per cent since December 2017 and have decreased 5.3 per cent over the last six months.

## December summary

REBGV reports that residential home sales in the region totalled 1,072 in December 2018, a 46.8 per cent decrease from the 2,016 sales recorded in December 2017, and a 33.3 per cent decrease from November 2018 when 1,608 homes sold.

Last month's sales were 43.3 per cent below the 10-year December sales average.

There were 1,407 detached, attached and apartment homes newly listed for sale on the MLS® in Metro Vancouver in December 2018. This represents a 25.6 per cent decrease compared to the 1,891 homes listed in December 2017 and a 59.3 per cent decrease compared to November 2018 when 3,461 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,275, a 47.7 per cent increase compared to December 2017 (6,958) and a 16.5 per cent decrease compared to November 2018 (12,307).

For all property types, the sales-to-active listings ratio for December 2018 is 10.4 per cent. By property type, the ratio is 7.1 per cent for detached homes, 12 per cent for townhomes, and 14.2 per cent for apartments.

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

Sales of detached homes in December 2018 reached 348, a 43.6 per cent decrease from the 617 detached sales recorded in December 2017. The benchmark price for a detached home is \$1,479,000. This represents a 7.8 per cent decrease from December 2017 and a 1.4 per cent decrease compared to November 2018.

Sales of apartment homes reached 535 in December 2018, a 34 per cent decrease compared to the 1,028 sales in December 2017. The benchmark price of an apartment home is \$664,100. This represents a 0.6 per cent increase from December 2017 and a 0.6 per cent decrease compared to November 2018.

Attached home sales in December 2018 totalled 189, a 49.1 per cent decrease compared to the 371 sales in December 2017. The benchmark price of an attached home is \$809,700. This represents a 1.3 per cent increase from December 2017 and a 1.1 per cent decrease compared to November 2018.

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

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	\$969,700	266.2	-0.9%	-3.4%	-6.3%	-0.9%	40.2%	73.1%	100.9%
	Greater Vancouver	\$1,032,400	267.3	-0.9%	-3.6%	-6.5%	-2.7%	33.3%	68.0%	102.5%
	Bowen Island	\$1,001,800	217.2	2.0%	2.8%	-3.0%	5.0%	56.0%	78.9%	79.1%
	Burnaby East	\$968,800	268.7	-1.0%	-3.7%	-7.8%	-2.1%	35.9%	67.4%	104.0%
	Burnaby North	\$890,500	268.9	-1.9%	-4.1%	-5.9%	-1.6%	40.7%	71.4%	103.6%
	Burnaby South	\$992,700	280.4	-1.1%	-3.0%	-7.3%	-1.6%	40.9%	72.4%	109.7%
	Coquitlam	\$920,700	273.1	-0.8%	-4.1%	-6.5%	-0.5%	42.3%	81.2%	108.8%
	Ladner	\$851,100	238.9	0.5%	-3.4%	-2.5%	-2.8%	21.1%	60.8%	81.1%
	Maple Ridge	\$767,500	244.4	-0.1%	-2.9%	-5.7%	2.2%	59.6%	85.7%	90.5%
	New Westminster	\$678,700	298.2	-1.3%	-2.0%	-4.9%	4.2%	59.3%	86.4%	117.3%
	North Vancouver	\$1,035,700	236.1	-1.5%	-4.4%	-7.4%	-3.7%	26.1%	60.5%	89.2%
	Pitt Meadows	\$762,500	277.2	0.3%	-2.5%	-5.4%	4.8%	65.5%	93.6%	114.1%
	Port Coquitlam	\$750,800	257.0	-1.3%	-2.8%	-7.7%	-0.7%	46.6%	77.4%	92.8%
	Port Moody	\$921,800	254.8	-2.1%	-3.8%	-7.3%	-0.2%	41.9%	80.3%	94.2%
	Richmond	\$989,900	285.2	-0.1%	-4.0%	-5.3%	-2.8%	34.1%	70.0%	109.9%
	Squamish	\$750,300	235.5	-2.3%	-4.0%	-8.7%	-2.4%	52.0%	93.8%	79.1%
	Sunshine Coast	\$620,500	217.4	1.5%	2.8%	-1.6%	6.4%	57.5%	82.2%	73.2%
	Tsawwassen	\$966,400	242.7	-0.7%	-4.9%	-4.1%	-4.4%	21.0%	65.3%	91.3%
	Vancouver East	\$1,039,200	304.3	-1.6%	-5.1%	-6.5%	-4.6%	28.8%	67.9%	120.2%
	Vancouver West	\$1,272,900	268.4	-0.6%	-2.7%	-7.2%	-5.8%	21.8%	57.4%	105.4%
West Vancouver	\$2,287,300	245.9	-3.0%	-4.6%	-10.0%	-12.2%	6.4%	41.3%	104.7%	
Whistler	\$897,200	194.3	-2.2%	-5.1%	-9.2%	-0.8%	57.7%	96.3%	46.3%	
Single Family Detached	Lower Mainland	\$1,251,800	265.7	-1.3%	-3.3%	-6.6%	-5.3%	26.5%	64.9%	105.5%
	Greater Vancouver	\$1,479,000	272.3	-1.4%	-4.0%	-7.3%	-7.8%	18.2%	59.1%	109.8%
	Bowen Island	\$1,001,800	217.2	2.0%	2.8%	-3.0%	5.0%	56.0%	78.9%	79.1%
	Burnaby East	\$1,156,000	258.5	-4.3%	-7.4%	-13.8%	-10.6%	15.5%	57.2%	105.0%
	Burnaby North	\$1,448,900	280.2	-1.4%	-3.3%	-5.8%	-8.2%	15.5%	59.0%	116.4%
	Burnaby South	\$1,569,800	300.5	-2.6%	-1.2%	-8.3%	-6.6%	20.8%	63.8%	129.4%
	Coquitlam	\$1,214,300	269.5	-1.3%	-5.5%	-7.5%	-5.3%	26.2%	69.6%	105.3%
	Ladner	\$964,500	232.5	1.6%	-4.2%	-3.4%	-6.3%	11.2%	57.0%	79.3%
	Maple Ridge	\$824,200	234.8	-0.7%	-4.7%	-6.4%	-0.3%	50.8%	79.9%	89.5%
	New Westminster	\$1,057,900	263.9	-2.9%	-5.3%	-11.1%	-8.7%	20.6%	61.1%	104.1%
	North Vancouver	\$1,542,200	241.2	-1.7%	-4.8%	-8.4%	-8.2%	15.5%	60.8%	95.9%
	Pitt Meadows	\$912,000	257.0	1.9%	-1.7%	-4.7%	2.0%	50.5%	82.1%	108.4%
	Port Coquitlam	\$947,000	252.5	-3.2%	-3.8%	-8.1%	-4.9%	27.3%	68.4%	96.5%
	Port Moody	\$1,485,300	274.3	-0.9%	-1.3%	-4.3%	-1.1%	32.8%	72.5%	107.5%
	Richmond	\$1,593,000	308.6	-0.9%	-4.2%	-6.7%	-9.2%	18.1%	62.7%	122.8%
	Squamish	\$975,600	246.6	0.0%	-1.0%	-7.1%	-4.6%	51.0%	98.2%	96.2%
	Sunshine Coast	\$613,700	215.0	1.3%	2.2%	-2.3%	5.8%	56.5%	81.3%	71.2%
	Tsawwassen	\$1,192,200	256.7	-0.5%	-5.9%	-4.5%	-7.0%	16.7%	70.0%	109.7%
	Vancouver East	\$1,447,300	319.9	-1.6%	-3.7%	-6.1%	-7.2%	18.3%	67.0%	143.3%
	Vancouver West	\$3,135,400	321.9	-2.2%	-3.7%	-7.6%	-11.8%	8.6%	49.0%	135.5%
West Vancouver	\$2,674,700	252.5	-2.3%	-3.7%	-9.2%	-13.5%	2.6%	37.8%	111.7%	
Whistler	\$1,699,500	217.1	-0.1%	-2.5%	-4.8%	-3.5%	48.7%	85.4%	67.8%	

**HOW TO READ THE TABLE:**

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)  
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	\$685,700	247.3	-0.7%	-3.1%	-5.1%	2.1%	50.2%	73.1%	86.1%
	Greater Vancouver	\$809,700	257.7	-1.1%	-3.3%	-5.3%	1.3%	43.6%	70.9%	93.6%
	Burnaby East	\$696,300	257.2	1.7%	-3.1%	-2.9%	5.6%	59.6%	68.5%	88.6%
	Burnaby North	\$724,400	270.4	-2.5%	-5.8%	-6.8%	-0.5%	45.7%	67.6%	95.9%
	Burnaby South	\$790,800	272.4	-0.9%	-3.9%	-7.7%	3.3%	51.9%	71.4%	104.7%
	Coquitlam	\$667,900	245.1	-0.4%	-2.7%	-6.2%	0.7%	43.8%	71.8%	87.8%
	Ladner	\$760,500	265.2	-1.2%	-3.3%	-2.2%	-2.1%	40.1%	69.0%	98.5%
	Maple Ridge	\$552,300	256.4	0.4%	-1.2%	-3.8%	4.7%	72.1%	92.8%	88.1%
	New Westminster	\$714,200	282.4	0.1%	-2.1%	-1.3%	3.0%	52.6%	77.3%	116.9%
	North Vancouver	\$994,300	241.6	-2.0%	-2.7%	-5.3%	1.2%	34.0%	68.4%	95.6%
	Pitt Meadows	\$636,200	275.3	-2.2%	-3.2%	-4.2%	8.2%	68.4%	97.1%	106.8%
	Port Coquitlam	\$633,700	239.9	-0.8%	-4.0%	-7.9%	0.4%	49.1%	67.9%	82.9%
	Port Moody	\$661,000	223.4	-1.9%	-2.2%	-3.6%	5.1%	31.3%	63.7%	69.8%
	Richmond	\$819,800	269.4	-2.4%	-4.9%	-4.1%	1.5%	40.5%	66.6%	98.8%
	Squamish	\$666,300	227.2	-2.7%	-8.3%	-7.8%	0.4%	51.8%	88.5%	68.8%
	Tsawwassen	\$748,800	278.9	1.3%	-2.8%	-2.3%	-0.8%	45.1%	74.4%	108.8%
	Vancouver East	\$850,000	279.0	2.3%	-2.7%	-8.0%	-3.3%	29.9%	61.6%	102.5%
Vancouver West	\$1,236,500	273.1	-0.9%	0.6%	-5.1%	-0.5%	34.1%	69.7%	112.9%	
Whistler	\$882,000	220.6	-2.8%	-7.7%	-6.9%	3.0%	59.5%	98.7%	63.9%	
Apartment	Lower Mainland	\$650,300	274.8	-0.6%	-3.6%	-6.5%	2.6%	58.0%	84.3%	101.3%
	Greater Vancouver	\$664,100	266.5	-0.6%	-3.4%	-6.4%	0.6%	50.1%	77.2%	99.6%
	Burnaby East	\$770,300	295.5	1.0%	0.3%	-4.0%	1.9%	60.2%	76.0%	113.8%
	Burnaby North	\$619,100	264.3	-2.1%	-4.0%	-5.6%	2.6%	67.3%	84.7%	100.4%
	Burnaby South	\$685,700	275.3	-0.6%	-3.4%	-7.0%	0.1%	54.9%	79.7%	103.8%
	Coquitlam	\$519,000	284.8	-0.6%	-3.5%	-6.0%	3.2%	66.7%	100.3%	118.2%
	Ladner	\$461,900	218.9	-0.2%	-1.8%	-1.9%	5.8%	36.6%	56.1%	58.7%
	Maple Ridge	\$360,800	257.6	0.5%	-0.9%	-6.8%	5.0%	73.6%	90.3%	89.1%
	New Westminster	\$544,100	308.3	-1.1%	-1.3%	-4.0%	7.4%	75.6%	94.1%	119.3%
	North Vancouver	\$567,300	227.6	-1.2%	-4.8%	-7.3%	-0.3%	41.0%	58.4%	79.5%
	Pitt Meadows	\$503,000	296.6	0.2%	-3.2%	-7.6%	2.8%	78.1%	100.4%	117.8%
	Port Coquitlam	\$451,200	269.8	-0.1%	-1.4%	-7.8%	2.2%	70.1%	93.0%	90.9%
	Port Moody	\$627,300	261.4	-2.9%	-5.9%	-10.3%	-0.9%	61.6%	100.0%	100.9%
	Richmond	\$668,500	279.1	1.5%	-3.2%	-4.5%	2.5%	60.2%	85.2%	108.3%
	Squamish	\$455,900	219.6	-4.0%	-5.5%	-14.0%	-1.9%	53.4%	106.2%	61.4%
	Tsawwassen	\$492,300	207.6	-1.1%	-1.8%	-2.5%	6.5%	43.3%	59.2%	50.5%
	Vancouver East	\$538,000	296.8	-2.4%	-6.5%	-6.3%	-1.4%	47.7%	74.2%	101.8%
Vancouver West	\$783,700	254.3	0.2%	-2.5%	-7.0%	-2.9%	32.9%	65.6%	97.0%	
West Vancouver	\$1,140,900	231.1	-5.5%	-6.0%	-11.3%	-2.6%	41.3%	69.8%	89.3%	
Whistler	\$496,900	162.9	-2.9%	-4.6%	-14.3%	-2.1%	73.7%	136.1%	22.4%	

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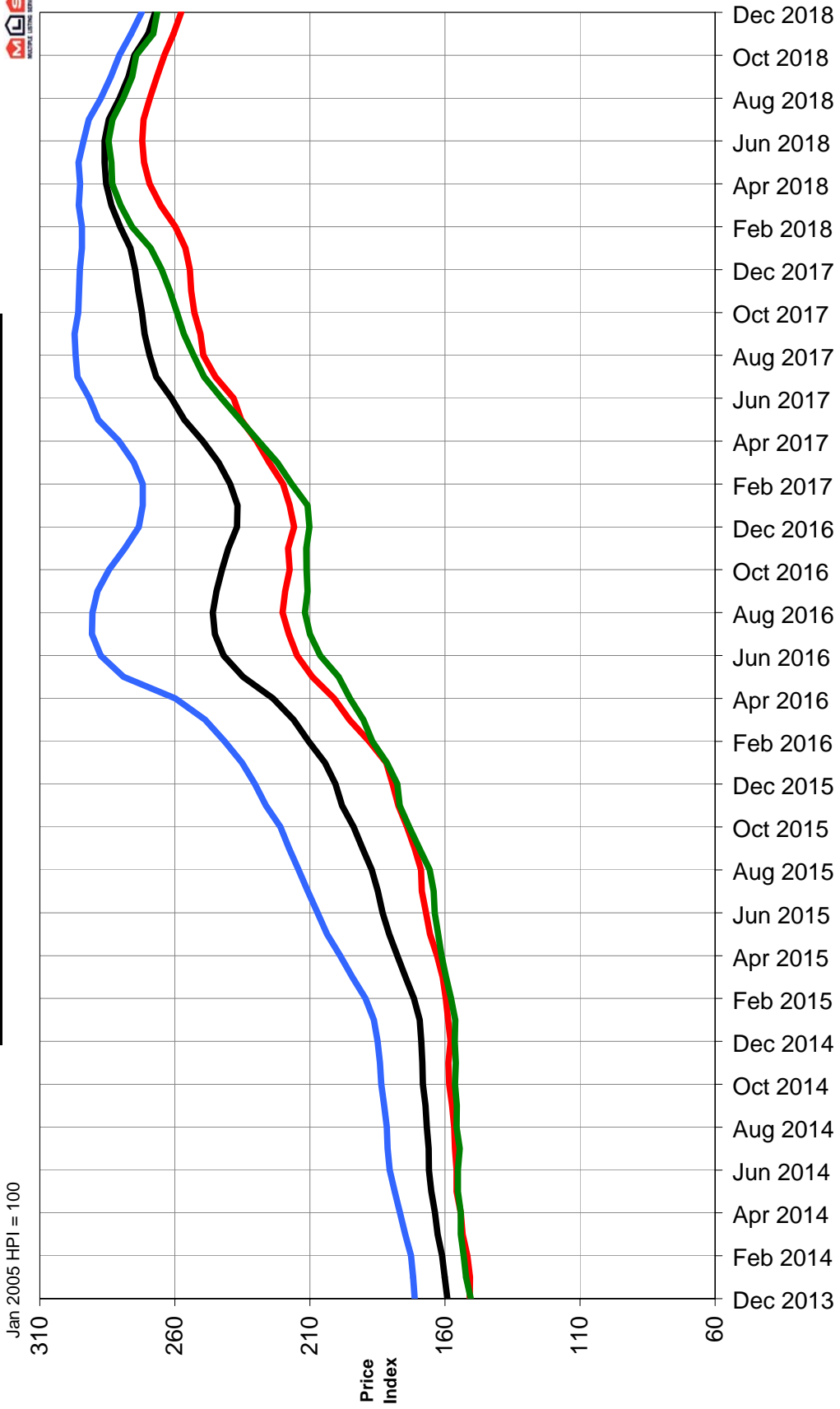
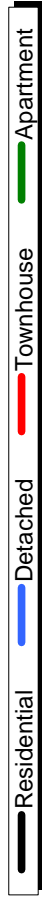
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend



# MLS® SALES Facts



## December 2018

	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>December 2018</b>	30 Detached Attached Apartment	27 20 42	19 8 8	1 0 0	51 9 23	13 6 39	41 24 34	18 15 18	6 10 13	29 28 64	7 4 3	14 4 3	42 18 53	33 18 139	15 5 10	2 8 10	348 189 535
	Median Selling Price	\$1,489,000 n/a \$550,000	\$1,252,500 \$778,900 \$485,000	\$870,000 n/a \$340,000	\$870,000 n/a \$340,000	\$1,731,000 \$1,053,500 \$620,000	\$1,731,000 \$1,053,500 \$620,000	\$1,428,000 \$825,000 \$557,500	\$1,428,000 \$825,000 \$557,500	\$1,428,000 \$825,000 \$557,500	\$1,428,000 \$825,000 \$557,500	\$1,428,000 \$825,000 \$557,500	\$1,399,000 n/a \$549,000	\$3,137,500 n/a \$745,000	n/a n/a n/a	n/a n/a n/a	n/a n/a n/a
<b>November 2018</b>	34 Detached Attached Apartment	29 27 55	22 8 9	7 1 0	63 38 29	19 5 63	40 24 75	21 13 33	12 6 15	51 41 85	12 8 11	30 4 3	57 31 90	61 29 207	25 1 4	10 17 27	516 282 810
	Median Selling Price	\$1,545,000 \$771,300 \$574,000	\$1,234,000 \$800,000 \$522,000	\$1,063,500 n/a n/a	\$765,500 \$557,000 \$399,900	n/a n/a \$460,000	\$1,547,500 \$1,049,950 \$598,000	\$947,500 n/a \$419,000	n/a n/a n/a	\$1,750,000 \$811,500 \$560,000	\$1,750,000 \$811,500 \$560,000	\$680,000 n/a n/a	\$1,483,400 \$925,000 \$542,450	\$2,860,000 \$1,200,000 \$780,000	\$2,610,000 n/a n/a	n/a n/a \$254,000	n/a n/a n/a
<b>December 2017</b>	44 Detached Attached Apartment	45 145	26 8 5	1 0 0	82 40 40	17 14 85	70 21 78	20 17 32	10 15 11	67 77 141	14 18 11	49 5 6	88 33 116	36 26 251	30 1 10	13 19 18	617 371 1,028
	Median Selling Price	\$1,585,000 \$795,000 \$539,500	\$1,390,400 \$749,400 \$529,950	\$1,002,500 n/a n/a	\$865,000 \$539,000 \$339,000	n/a n/a \$478,000	\$1,707,500 \$965,000 \$622,500	\$948,700 n/a \$439,000	n/a n/a n/a	\$1,688,800 \$825,800 \$545,000	\$1,688,800 \$825,800 \$545,000	\$695,000 n/a n/a	\$1,650,000 \$1,190,000 \$608,500	\$3,200,000 \$1,610,000 \$788,000	\$3,600,000 n/a n/a	n/a n/a n/a	n/a n/a n/a
<b>Jan. - Dec. 2018</b>	579 Detached Attached Apartment	490 1,496	361 111 170	53 2 0	977 452 566	227 107 925	674 345 958	308 231 438	121 145 256	762 682 1,637	187 148 141	514 83 56	922 406 1,412	705 471 3,348	328 46 170	136 241 301	7,542 4,306 12,771
	Median Selling Price	\$1,610,000 \$790,000 \$598,800	\$1,300,000 \$801,500 \$544,500	\$1,092,500 \$770,000 \$546,200	\$870,000 \$555,000 \$390,275	\$1,245,000 \$763,000 \$500,000	\$1,675,000 \$995,000 \$655,000	\$999,000 \$685,000 \$440,000	\$1,393,000 \$755,000 \$596,000	\$1,680,000 \$865,000 \$578,000	\$988,000 \$674,000 \$450,000	\$659,000 \$449,000 \$397,000	\$1,579,444 \$1,036,500 \$607,300	\$3,095,119 \$1,348,000 \$806,900	\$2,800,000 \$1,584,000 \$1,165,000	\$1,920,000 \$1,080,000 \$395,000	n/a n/a n/a
<b>Jan. - Dec. 2017</b>	902 Detached Attached Apartment	747 2,385	557 143 185	76 2 0	1,481 671 703	268 208 1,371	1,048 413 1,283	480 312 586	213 208 409	1,280 1,181 2,490	283 267 191	725 122 112	1,394 482 1,845	1,058 631 4,688	509 67 203	193 311 351	11,518 6,282 18,193
	Median Selling Price	\$1,610,000 \$754,500 \$535,000	\$1,275,000 \$738,000 \$480,000	\$1,133,000 \$690,000 \$500,000	\$805,000 \$487,500 \$326,000	\$1,150,000 \$690,000 \$465,000	\$1,723,000 \$1,020,000 \$615,000	\$940,000 \$625,000 \$378,000	\$1,350,000 \$674,500 \$545,000	\$1,655,000 \$830,000 \$506,000	\$920,000 \$614,500 \$410,000	\$607,500 \$389,488 \$369,450	\$1,572,200 \$1,020,500 \$550,000	\$3,420,000 \$1,350,000 \$758,500	\$3,110,000 \$1,725,000 \$1,054,000	\$1,749,000 \$780,000 \$386,000	n/a n/a n/a

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



# MLS® LISTINGS Facts



## December 2018

	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>December 2018</b>	50 Number of Listings	51 Number of Listings	16 Number of Listings	5 Number of Listings	51 Number of Listings	16 Number of Listings	33 Number of Listings	17 Number of Listings	6 Number of Listings	70 Number of Listings	0 Number of Listings	28 Number of Listings	61 Number of Listings	71 Number of Listings	47 Number of Listings	19 Number of Listings	541 Number of Listings
	38 % Sales to Listings	15 % Sales to Listings	5 % Sales to Listings	0 % Sales to Listings	18 % Sales to Listings	6 % Sales to Listings	6 % Sales to Listings	5 % Sales to Listings	3 % Sales to Listings	41 % Sales to Listings	10 % Sales to Listings	10 % Sales to Listings	22 % Sales to Listings	14 % Sales to Listings	7 % Sales to Listings	23 % Sales to Listings	223 % Sales to Listings
	111 Number of Listings	52 Number of Listings	5 Number of Listings	0 Number of Listings	17 Number of Listings	24 Number of Listings	39 Number of Listings	18 Number of Listings	7 Number of Listings	90 Number of Listings	8 Number of Listings	10 Number of Listings	48 Number of Listings	174 Number of Listings	9 Number of Listings	31 Number of Listings	643 Number of Listings
	60% % Sales to Listings	53% % Sales to Listings	119% % Sales to Listings	20% % Sales to Listings	100% % Sales to Listings	81% % Sales to Listings	124% % Sales to Listings	106% % Sales to Listings	100% % Sales to Listings	41% % Sales to Listings	n/a % Sales to Listings	50% % Sales to Listings	69% % Sales to Listings	46% % Sales to Listings	32% % Sales to Listings	11% % Sales to Listings	n/a % Sales to Listings
	32% % Sales to Listings	133% % Sales to Listings	160% % Sales to Listings	n/a % Sales to Listings	50% % Sales to Listings	100% % Sales to Listings	400% % Sales to Listings	300% % Sales to Listings	333% % Sales to Listings	68% % Sales to Listings	40% % Sales to Listings	40% % Sales to Listings	82% % Sales to Listings	129% % Sales to Listings	71% % Sales to Listings	35% % Sales to Listings	n/a % Sales to Listings
	68% % Sales to Listings	81% % Sales to Listings	160% % Sales to Listings	n/a % Sales to Listings	135% % Sales to Listings	163% % Sales to Listings	87% % Sales to Listings	100% % Sales to Listings	186% % Sales to Listings	71% % Sales to Listings	38% % Sales to Listings	30% % Sales to Listings	110% % Sales to Listings	80% % Sales to Listings	111% % Sales to Listings	32% % Sales to Listings	n/a % Sales to Listings
<b>November 2018</b>	86 Number of Listings	108 Number of Listings	49 Number of Listings	2 Number of Listings	126 Number of Listings	31 Number of Listings	100 Number of Listings	40 Number of Listings	20 Number of Listings	150 Number of Listings	26 Number of Listings	53 Number of Listings	148 Number of Listings	134 Number of Listings	98 Number of Listings	21 Number of Listings	1,192 Number of Listings
	63 % Sales to Listings	51 % Sales to Listings	18 % Sales to Listings	0 % Sales to Listings	52 % Sales to Listings	25 % Sales to Listings	65 % Sales to Listings	37 % Sales to Listings	15 % Sales to Listings	110 % Sales to Listings	19 % Sales to Listings	2 % Sales to Listings	64 % Sales to Listings	62 % Sales to Listings	8 % Sales to Listings	18 % Sales to Listings	609 % Sales to Listings
	240 Number of Listings	101 Number of Listings	14 Number of Listings	0 Number of Listings	58 Number of Listings	106 Number of Listings	122 Number of Listings	40 Number of Listings	32 Number of Listings	192 Number of Listings	16 Number of Listings	6 Number of Listings	169 Number of Listings	498 Number of Listings	29 Number of Listings	37 Number of Listings	1,660 Number of Listings
	40% % Sales to Listings	48% % Sales to Listings	45% % Sales to Listings	350% % Sales to Listings	50% % Sales to Listings	61% % Sales to Listings	40% % Sales to Listings	53% % Sales to Listings	60% % Sales to Listings	34% % Sales to Listings	46% % Sales to Listings	57% % Sales to Listings	39% % Sales to Listings	46% % Sales to Listings	26% % Sales to Listings	48% % Sales to Listings	n/a % Sales to Listings
	46% % Sales to Listings	53% % Sales to Listings	44% % Sales to Listings	n/a % Sales to Listings	73% % Sales to Listings	20% % Sales to Listings	37% % Sales to Listings	35% % Sales to Listings	40% % Sales to Listings	37% % Sales to Listings	42% % Sales to Listings	200% % Sales to Listings	48% % Sales to Listings	47% % Sales to Listings	13% % Sales to Listings	94% % Sales to Listings	n/a % Sales to Listings
	43% % Sales to Listings	54% % Sales to Listings	64% % Sales to Listings	n/a % Sales to Listings	50% % Sales to Listings	59% % Sales to Listings	61% % Sales to Listings	83% % Sales to Listings	47% % Sales to Listings	44% % Sales to Listings	69% % Sales to Listings	50% % Sales to Listings	53% % Sales to Listings	42% % Sales to Listings	14% % Sales to Listings	73% % Sales to Listings	n/a % Sales to Listings
<b>December 2017</b>	78 Number of Listings	59 Number of Listings	18 Number of Listings	2 Number of Listings	53 Number of Listings	26 Number of Listings	47 Number of Listings	20 Number of Listings	5 Number of Listings	100 Number of Listings	14 Number of Listings	40 Number of Listings	88 Number of Listings	72 Number of Listings	35 Number of Listings	20 Number of Listings	677 Number of Listings
	41 % Sales to Listings	20 % Sales to Listings	5 % Sales to Listings	0 % Sales to Listings	31 % Sales to Listings	15 % Sales to Listings	20 % Sales to Listings	11 % Sales to Listings	16 % Sales to Listings	66 % Sales to Listings	6 % Sales to Listings	3 % Sales to Listings	24 % Sales to Listings	23 % Sales to Listings	3 % Sales to Listings	11 % Sales to Listings	295 % Sales to Listings
	112 Number of Listings	82 Number of Listings	6 Number of Listings	0 Number of Listings	72 Number of Listings	54 Number of Listings	54 Number of Listings	31 Number of Listings	13 Number of Listings	132 Number of Listings	5 Number of Listings	6 Number of Listings	93 Number of Listings	229 Number of Listings	10 Number of Listings	20 Number of Listings	919 Number of Listings
	56% % Sales to Listings	85% % Sales to Listings	144% % Sales to Listings	50% % Sales to Listings	155% % Sales to Listings	65% % Sales to Listings	149% % Sales to Listings	100% % Sales to Listings	200% % Sales to Listings	67% % Sales to Listings	100% % Sales to Listings	123% % Sales to Listings	100% % Sales to Listings	50% % Sales to Listings	86% % Sales to Listings	65% % Sales to Listings	n/a % Sales to Listings
	110% % Sales to Listings	160% % Sales to Listings	160% % Sales to Listings	n/a % Sales to Listings	129% % Sales to Listings	93% % Sales to Listings	105% % Sales to Listings	155% % Sales to Listings	94% % Sales to Listings	117% % Sales to Listings	300% % Sales to Listings	167% % Sales to Listings	138% % Sales to Listings	113% % Sales to Listings	33% % Sales to Listings	173% % Sales to Listings	n/a % Sales to Listings
	129% % Sales to Listings	96% % Sales to Listings	83% % Sales to Listings	n/a % Sales to Listings	56% % Sales to Listings	157% % Sales to Listings	144% % Sales to Listings	103% % Sales to Listings	85% % Sales to Listings	107% % Sales to Listings	220% % Sales to Listings	100% % Sales to Listings	125% % Sales to Listings	110% % Sales to Listings	100% % Sales to Listings	90% % Sales to Listings	n/a % Sales to Listings
<b>Jan. - Dec. 2018</b>	1,883 Number of Listings	1,864 Number of Listings	931 Number of Listings	106 Number of Listings	1,895 Number of Listings	477 Number of Listings	1,895 Number of Listings	684 Number of Listings	345 Number of Listings	2,669 Number of Listings	422 Number of Listings	995 Number of Listings	2,533 Number of Listings	2,517 Number of Listings	1,684 Number of Listings	263 Number of Listings	21,163 Number of Listings
	1,057 % Sales to Listings	741 % Sales to Listings	220 % Sales to Listings	16 % Sales to Listings	788 % Sales to Listings	230 % Sales to Listings	676 % Sales to Listings	457 % Sales to Listings	232 % Sales to Listings	1,423 % Sales to Listings	271 % Sales to Listings	122 % Sales to Listings	864 % Sales to Listings	1,179 % Sales to Listings	167 % Sales to Listings	379 % Sales to Listings	8,822 % Sales to Listings
	2,816 Number of Listings	1,677 Number of Listings	286 Number of Listings	1 Number of Listings	841 Number of Listings	1,518 Number of Listings	1,748 Number of Listings	651 Number of Listings	434 Number of Listings	3,012 Number of Listings	253 Number of Listings	92 Number of Listings	2,595 Number of Listings	6,851 Number of Listings	423 Number of Listings	431 Number of Listings	23,629 Number of Listings
	31% % Sales to Listings	37% % Sales to Listings	39% % Sales to Listings	50% % Sales to Listings	52% % Sales to Listings	48% % Sales to Listings	36% % Sales to Listings	45% % Sales to Listings	35% % Sales to Listings	29% % Sales to Listings	44% % Sales to Listings	52% % Sales to Listings	36% % Sales to Listings	28% % Sales to Listings	19% % Sales to Listings	n/a % Sales to Listings	
	46% % Sales to Listings	47% % Sales to Listings	50% % Sales to Listings	13% % Sales to Listings	57% % Sales to Listings	47% % Sales to Listings	51% % Sales to Listings	51% % Sales to Listings	63% % Sales to Listings	48% % Sales to Listings	55% % Sales to Listings	68% % Sales to Listings	47% % Sales to Listings	40% % Sales to Listings	28% % Sales to Listings	64% % Sales to Listings	n/a % Sales to Listings
	53% % Sales to Listings	53% % Sales to Listings	59% % Sales to Listings	0% % Sales to Listings	67% % Sales to Listings	61% % Sales to Listings	55% % Sales to Listings	67% % Sales to Listings	59% % Sales to Listings	54% % Sales to Listings	56% % Sales to Listings	61% % Sales to Listings	54% % Sales to Listings	49% % Sales to Listings	40% % Sales to Listings	70% % Sales to Listings	n/a % Sales to Listings
<b>Jan. - Dec. 2017</b>	2,255 Number of Listings	2,015 Number of Listings	996 Number of Listings	116 Number of Listings	2,111 Number of Listings	464 Number of Listings	1,935 Number of Listings	696 Number of Listings	392 Number of Listings	3,045 Number of Listings	461 Number of Listings	997 Number of Listings	2,927 Number of Listings	2,734 Number of Listings	1,754 Number of Listings	278 Number of Listings	23,176 Number of Listings
	1,115 % Sales to Listings	655 % Sales to Listings	169 % Sales to Listings	5 % Sales to Listings	759 % Sales to Listings	262 % Sales to Listings	592 % Sales to Listings	383 % Sales to Listings	254 % Sales to Listings	1,721 % Sales to Listings	310 % Sales to Listings	140 % Sales to Listings	816 % Sales to Listings	1,049 % Sales to Listings	137 % Sales to Listings	335 % Sales to Listings	8,702 % Sales to Listings
	2,893 Number of Listings	1,672 Number of Listings	228 Number of Listings	0 Number of Listings	809 Number of Listings	1,591 Number of Listings	1,644 Number of Listings	696 Number of Listings	497 Number of Listings	3,076 Number of Listings	208 Number of Listings	115 Number of Listings	2,249 Number of Listings	6,377 Number of Listings	335 Number of Listings	387 Number of Listings	22,777 Number of Listings
	40% % Sales to Listings	52% % Sales to Listings	56% % Sales to Listings	66% % Sales to Listings	70% % Sales to Listings	58% % Sales to Listings	54% % Sales to Listings	69% % Sales to Listings	54% % Sales to Listings	42% % Sales to Listings	61% % Sales to Listings	73% % Sales to Listings	48% % Sales to Listings	39% % Sales to Listings	29% % Sales to Listings	69% % Sales to Listings	n/a % Sales to Listings
	67% % Sales to Listings	79% % Sales to Listings	85% % Sales to Listings	40% % Sales to Listings	88% % Sales to Listings	79% % Sales to Listings	70% % Sales to Listings	81% % Sales to Listings	82% % Sales to Listings	69% % Sales to Listings	86% % Sales to Listings	87% % Sales to Listings	59% % Sales to Listings	60% % Sales to Listings	49% % Sales to Listings	93% % Sales to Listings	n/a % Sales to Listings
	82% % Sales to Listings	83% % Sales to Listings	81% % Sales to Listings	n/a % Sales to Listings	87% % Sales to Listings	86% % Sales to Listings	78% % Sales to Listings	84% % Sales to Listings	82% % Sales to Listings	81% % Sales to Listings	92% % Sales to Listings	97% % Sales to Listings	82% % Sales to Listings	74% % Sales to Listings	61% % Sales to Listings	91% % Sales to Listings	n/a % Sales to Listings

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



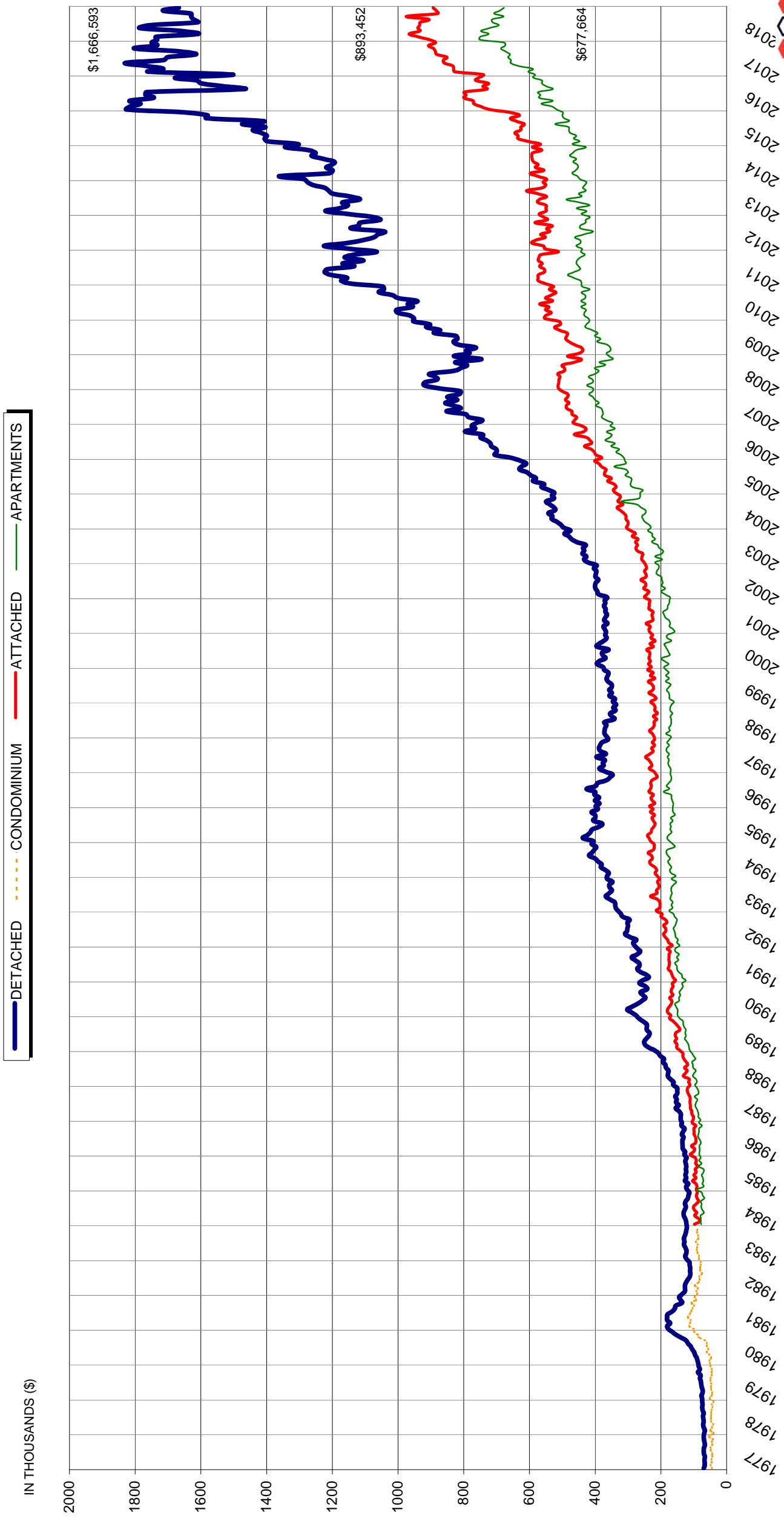


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2017	2 Nov 2018	3 Dec 2018	Col. 2 & 3 Percentage Variance	5 Dec 2017	6 Nov 2018	7 Dec 2018	Col. 6 & 7 Percentage Variance	9 Oct 2017 - Dec 2017	10 Oct 2018 - Dec 2018	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	78	86	50	-41.9	44	34	30	-11.8	208	109	-47.6
ATTACHED	41	63	38	-39.7	45	29	12	-58.6	162	73	-54.9
APARTMENTS	112	240	111	-53.8	145	104	76	-26.9	548	283	-48.4
<b>COQUITLAM</b>											
DETACHED	59	108	51	-52.8	50	52	27	-48.1	218	124	-43.1
ATTACHED	20	51	15	-70.6	32	27	20	-25.9	116	75	-35.3
APARTMENTS	82	101	52	-48.5	79	55	42	-23.6	301	159	-47.2
<b>DELTA</b>											
DETACHED	18	49	16	-67.3	26	22	19	-13.6	109	68	-37.6
ATTACHED	5	18	5	-72.2	8	8	8	0.0	26	23	-11.5
APARTMENTS	6	14	5	-64.3	5	9	8	-11.1	24	29	20.8
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	53	126	51	-59.5	82	63	51	-19.0	316	199	-37.0
ATTACHED	31	52	18	-65.4	40	38	9	-76.3	131	93	-29.0
APARTMENTS	72	58	17	-70.7	40	29	23	-20.7	143	95	-33.6
<b>NORTH VANCOUVER</b>											
DETACHED	47	100	33	-67.0	70	40	41	2.5	227	149	-34.4
ATTACHED	20	65	6	-90.8	21	24	24	0.0	100	74	-26.0
APARTMENTS	54	122	39	-68.0	78	75	34	-54.7	338	188	-44.4
<b>NEW WESTMINSTER</b>											
DETACHED	26	31	16	-48.4	17	19	13	-31.6	66	46	-30.3
ATTACHED	15	25	6	-76.0	14	5	6	20.0	40	14	-65.0
APARTMENTS	54	106	24	-77.4	85	63	39	-38.1	329	173	-47.4
<b>PORT MOODY/BELCARRA</b>											
DETACHED	5	20	6	-70.0	10	12	6	-50.0	50	29	-42.0
ATTACHED	16	15	3	-80.0	15	6	10	66.7	48	27	-43.8
APARTMENTS	13	32	7	-78.1	11	15	13	-13.3	86	42	-51.2
<b>PORT COQUITLAM</b>											
DETACHED	20	40	17	-57.5	20	21	18	-14.3	78	56	-28.2
ATTACHED	11	37	5	-86.5	17	13	15	15.4	62	49	-21.0
APARTMENTS	31	40	18	-55.0	32	33	18	-45.5	141	88	-37.6
<b>RICHMOND</b>											
DETACHED	100	150	70	-53.3	67	51	29	-43.1	232	139	-40.1
ATTACHED	66	110	41	-62.7	77	41	28	-31.7	278	116	-58.3
APARTMENTS	132	192	90	-53.1	141	85	64	-24.7	534	273	-48.9
<b>SUNSHINE COAST</b>											
DETACHED	40	53	28	-47.2	49	30	14	-53.3	164	93	-43.3
ATTACHED	3	2	10	400.0	5	4	4	0.0	24	13	-45.8
APARTMENTS	6	6	10	66.7	6	3	3	0.0	24	10	-58.3
<b>SQUAMISH</b>											
DETACHED	14	26	0	-100.0	14	12	7	-41.7	57	34	-40.4
ATTACHED	6	19	10	-47.4	18	8	4	-50.0	58	24	-58.6
APARTMENTS	5	16	8	-50.0	11	11	3	-72.7	41	20	-51.2
<b>VANCOUVER EAST</b>											
DETACHED	88	148	61	-58.8	88	57	42	-26.3	288	179	-37.8
ATTACHED	24	64	22	-65.6	33	31	18	-41.9	124	84	-32.3
APARTMENTS	93	169	48	-71.6	116	90	53	-41.1	436	262	-39.9
<b>VANCOUVER WEST</b>											
DETACHED	72	134	71	-47.0	36	61	33	-45.9	227	160	-29.5
ATTACHED	23	62	14	-77.4	26	29	18	-37.9	122	93	-23.8
APARTMENTS	229	498	174	-65.1	251	207	139	-32.9	1023	614	-40.0
<b>WHISTLER/PEMBERTON</b>											
DETACHED	20	21	19	-9.5	13	10	2	-80.0	46	29	-37.0
ATTACHED	11	18	23	27.8	19	17	8	-52.9	61	47	-23.0
APARTMENTS	20	37	31	-16.2	18	27	10	-63.0	69	65	-5.8
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	35	98	47	-52.0	30	25	15	-40.0	96	76	-20.8
ATTACHED	3	8	7	-12.5	1	1	5	400.0	15	9	-40.0
APARTMENTS	10	29	9	-69.0	10	4	10	150.0	31	29	-6.5
<b>GRAND TOTALS</b>											
DETACHED	<b>675</b>	<b>1190</b>	<b>536</b>	<b>-55.0</b>	<b>616</b>	<b>509</b>	<b>347</b>	<b>-31.8</b>	<b>2382</b>	<b>1490</b>	<b>-37.4</b>
ATTACHED	<b>295</b>	<b>609</b>	<b>223</b>	<b>-63.4</b>	<b>371</b>	<b>281</b>	<b>189</b>	<b>-32.7</b>	<b>1367</b>	<b>814</b>	<b>-40.5</b>
APARTMENTS	<b>919</b>	<b>1660</b>	<b>643</b>	<b>-61.3</b>	<b>1028</b>	<b>810</b>	<b>535</b>	<b>-34.0</b>	<b>4068</b>	<b>2330</b>	<b>-42.7</b>



## Residential Average Sale Prices - January 1977 to December 2018



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