

# News Release

FOR IMMEDIATE RELEASE:



## **Metro Vancouver continues to experience above-average demand and below-average supply**

**VANCOUVER, BC – December 4, 2017** – Metro Vancouver\* saw modest home listing changes and steady demand in November.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,795 in November 2017, a 26.2 per cent increase from the 2,214 sales recorded in November 2016, and a 7.5 per cent decrease compared to October 2017 when 3,022 homes sold.

Last month's sales were 17 per cent above the 10-year November sales average.

“We’re seeing steady demand in today’s market. Home buyer activity is operating above our long-term averages, particularly in our townhome and condominium markets,” Jill Oudil, REBGV president said.

There were 4,109 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in November 2017. This represents a 30.6 per cent increase compared to the 3,147 homes listed in November 2016 and a 9.5 per cent decrease compared to October 2017 when 4,539 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 8,747, a 4.3 per cent increase compared to November 2016 (8,385) and a 4.3 per cent decrease compared to October 2017 (9,137).

“While we’re seeing more listings enter the market today than we saw at this time last year, we have a long way to go before our home listing inventory rises back to more historically typical levels,” Oudil said.

The sales-to-active listings ratio for November 2017 is 32 per cent, which is up three per cent since September 2017. By property type, the ratio is 15.9 per cent for detached homes (up one per cent since September 2017), 36.4 per cent for townhomes (down six per cent since September 2017), and 67.8 per cent for condominiums (up seven per cent since September 2017).

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.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,046,900. This represents a 14 per cent increase over November 2016 and a 0.4 per cent increase compared to October 2017.

Sales of detached properties in November 2017 reached 841, a 31.8 per cent increase from the 638 detached sales recorded in November 2016. The benchmark price for detached properties is \$1,608,000. This represents a 6.1 per cent increase from November 2016 and a 0.1 per cent decrease compared to October 2017.

Sales of apartment properties reached 1,508 in November 2017, a 25.7 per cent increase compared to the 1,200 sales in November 2016. The benchmark price of an apartment property is \$648,200. This represents a 23.9 per cent increase from November 2016 and a one per cent increase compared to October 2017.

Attached property sales in November 2017 totalled 446, an 18.6 per cent increase compared to the 376 sales in November 2016. The benchmark price of an attached unit is \$805,200. This represents a 17.9 per cent increase from November 2016 and a 0.3 per cent increase compared to October 2017.

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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 Westminister, Richmond, Port Moody, Port Coquitlam, Coquitlam, Pitt Meadows, Maple Ridge, and South Delta.

The real estate industry is a key economic driver in British Columbia. In 2016, 39,943 homes changed ownership in the Board's area, generating \$2.5 billion in economic spin-off activity and an estimated 17,600 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$40 billion in 2016.

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).

For more information please contact:

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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	\$946,000	266.9	0.5%	1.8%	7.5%	15.2%	65.1%	74.3%	87.0%
	Greater Vancouver	\$1,046,900	273.7	0.4%	1.7%	6.7%	14.0%	62.7%	73.9%	90.7%
	Bowen Island	\$968,600	210.0	1.0%	2.8%	11.2%	19.0%	66.4%	68.8%	53.7%
	Burnaby East	\$952,300	264.9	1.2%	-1.1%	5.4%	13.4%	57.0%	72.9%	85.2%
	Burnaby North	\$893,900	269.9	0.1%	1.9%	5.9%	14.3%	62.7%	75.6%	89.5%
	Burnaby South	\$1,001,900	283.0	0.6%	1.7%	6.3%	16.7%	65.2%	76.9%	99.4%
	Coquitlam	\$918,300	272.4	1.0%	1.9%	8.4%	18.8%	70.1%	82.8%	93.9%
	Ladner	\$872,500	244.9	1.3%	3.3%	6.3%	6.2%	55.3%	67.7%	78.5%
	Maple Ridge	\$686,400	230.8	0.9%	3.5%	10.9%	19.2%	70.2%	73.3%	67.9%
	New Westminster	\$655,500	281.0	0.6%	1.7%	10.9%	23.7%	70.5%	80.0%	89.5%
	North Vancouver	\$1,101,000	247.4	0.7%	0.9%	4.9%	11.0%	58.5%	69.8%	79.1%
	Pitt Meadows	\$679,400	248.5	1.5%	4.6%	13.0%	20.7%	68.9%	77.0%	76.6%
	Port Coquitlam	\$731,700	258.1	1.7%	1.9%	9.2%	22.5%	72.8%	80.6%	80.2%
	Port Moody	\$914,200	252.7	1.0%	3.7%	9.7%	19.5%	67.8%	78.6%	80.6%
	Richmond	\$983,600	287.2	-0.1%	0.9%	5.2%	12.4%	63.3%	71.1%	102.3%
	Squamish	\$818,700	262.1	0.5%	8.4%	13.1%	27.0%	93.9%	111.9%	104.0%
	Sunshine Coast	\$592,300	207.5	0.6%	2.9%	10.0%	20.6%	68.2%	67.6%	51.9%
	Tsawwassen	\$1,013,400	254.5	1.2%	2.6%	6.3%	5.9%	61.7%	70.2%	83.8%
	Vancouver East	\$1,088,700	318.8	0.4%	0.9%	5.9%	12.8%	65.4%	80.0%	115.4%
	Vancouver West	\$1,361,100	287.0	-0.1%	1.1%	5.1%	10.2%	56.6%	72.1%	92.0%
West Vancouver	\$2,632,400	283.0	1.0%	-0.8%	2.0%	4.4%	55.6%	74.5%	96.1%	
Whistler	\$972,800	213.9	0.6%	11.1%	17.3%	30.1%	87.1%	106.7%	67.4%	
Single Family Detached	Lower Mainland	\$1,320,800	280.2	-0.1%	-0.5%	3.8%	8.5%	63.1%	75.6%	100.9%
	Greater Vancouver	\$1,608,000	295.5	-0.1%	-0.4%	2.4%	6.1%	60.4%	74.6%	109.4%
	Bowen Island	\$968,600	210.0	1.0%	2.8%	11.2%	19.0%	66.4%	68.8%	53.7%
	Burnaby East	\$1,266,500	283.2	0.7%	-4.1%	2.3%	8.1%	56.9%	76.1%	103.0%
	Burnaby North	\$1,564,300	302.5	-0.9%	-1.8%	0.1%	2.9%	58.9%	72.2%	114.7%
	Burnaby South	\$1,686,300	322.8	-1.1%	-1.8%	0.2%	2.7%	62.4%	72.3%	131.9%
	Coquitlam	\$1,284,200	285.0	0.5%	0.4%	4.2%	10.2%	67.0%	82.1%	106.2%
	Ladner	\$1,035,500	249.6	0.8%	3.5%	6.5%	1.8%	58.9%	74.4%	85.2%
	Maple Ridge	\$815,000	232.2	0.4%	1.4%	7.2%	14.2%	69.7%	77.9%	72.5%
	New Westminster	\$1,140,100	284.4	0.7%	-3.1%	2.6%	11.4%	60.0%	74.3%	103.3%
	North Vancouver	\$1,697,600	265.5	-0.2%	-0.8%	0.8%	3.7%	62.9%	79.0%	95.1%
	Pitt Meadows	\$885,400	249.5	0.8%	1.0%	7.4%	11.5%	69.5%	77.6%	82.0%
	Port Coquitlam	\$1,000,300	266.7	0.6%	-0.3%	2.7%	14.4%	71.0%	79.6%	94.1%
	Port Moody	\$1,501,000	277.2	-0.5%	0.7%	5.1%	8.8%	63.4%	79.5%	98.0%
	Richmond	\$1,671,600	335.7	-1.1%	-0.3%	1.3%	4.3%	64.0%	72.8%	134.6%
	Squamish	\$1,012,800	258.5	3.0%	3.8%	8.9%	22.0%	83.3%	105.2%	102.6%
	Sunshine Coast	\$588,600	206.2	0.6%	2.9%	9.9%	20.4%	67.9%	67.1%	51.0%
	Tsawwassen	\$1,283,200	276.3	0.6%	2.1%	6.1%	4.9%	69.7%	80.2%	99.8%
	Vancouver East	\$1,573,500	347.8	0.4%	0.5%	3.9%	6.7%	64.5%	88.6%	145.1%
	Vancouver West	\$3,573,700	366.9	-1.5%	-2.2%	-0.4%	1.5%	53.6%	75.9%	135.0%
West Vancouver	\$3,146,100	297.0	1.6%	-1.4%	1.7%	2.9%	56.2%	76.9%	105.8%	
Whistler	\$1,690,900	214.4	3.8%	3.3%	9.3%	21.0%	72.1%	85.8%	68.7%	

**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	\$673,700	243.5	0.4%	3.1%	8.9%	17.9%	63.2%	69.1%	74.9%
	Greater Vancouver	\$805,200	259.8	0.3%	3.5%	8.7%	17.9%	62.8%	72.9%	86.1%
	Burnaby East	\$655,700	242.2	1.3%	4.1%	7.5%	21.0%	52.8%	59.7%	73.1%
	Burnaby North	\$711,600	265.6	-1.0%	2.0%	5.5%	16.1%	54.6%	70.0%	84.1%
	Burnaby South	\$760,300	261.9	-0.3%	-1.6%	3.2%	14.9%	52.0%	69.7%	85.9%
	Coquitlam	\$658,000	241.4	1.1%	2.8%	8.1%	19.3%	60.7%	67.4%	76.2%
	Ladner	\$756,500	263.8	1.6%	3.1%	4.3%	19.9%	59.7%	66.8%	82.9%
	Maple Ridge	\$532,900	247.4	0.6%	4.9%	14.6%	27.4%	76.1%	77.9%	76.1%
	New Westminster	\$682,300	269.8	0.5%	4.5%	7.8%	22.2%	56.6%	72.0%	90.4%
	North Vancouver	\$983,600	239.0	0.7%	1.6%	3.7%	12.1%	57.7%	67.7%	78.6%
	Pitt Meadows	\$581,900	251.8	1.4%	3.4%	12.6%	21.8%	71.1%	75.1%	79.7%
	Port Coquitlam	\$636,200	240.0	-1.1%	-1.0%	9.2%	18.2%	64.5%	69.9%	69.4%
	Port Moody	\$620,200	209.6	2.3%	1.9%	10.5%	19.4%	43.4%	50.0%	48.9%
	Richmond	\$805,500	264.7	0.7%	0.6%	6.1%	12.6%	57.6%	64.8%	91.1%
	Squamish	\$883,000	320.8	-1.8%	26.3%	21.6%	40.6%	141.6%	168.9%	153.4%
	Tsawwassen	\$753,900	280.8	1.8%	4.7%	7.3%	26.0%	71.0%	72.4%	94.7%
	Vancouver East	\$861,900	282.9	0.8%	0.4%	8.1%	12.4%	60.6%	71.0%	89.4%
Vancouver West	\$1,268,200	280.1	0.3%	1.1%	5.5%	13.4%	60.1%	81.6%	99.4%	
Whistler	\$1,043,600	279.1	-0.7%	28.1%	25.7%	35.1%	109.1%	135.9%	125.8%	
Apartment	Lower Mainland	\$600,900	262.7	1.2%	4.4%	12.6%	26.2%	71.0%	76.4%	76.5%
	Greater Vancouver	\$648,200	260.5	1.0%	3.4%	11.0%	23.9%	67.6%	75.2%	76.8%
	Burnaby East	\$668,800	253.9	1.2%	0.2%	12.6%	24.0%	57.5%	87.1%	62.7%
	Burnaby North	\$594,500	253.8	1.2%	5.0%	11.5%	26.1%	70.9%	82.1%	77.4%
	Burnaby South	\$674,200	270.7	1.5%	4.2%	10.4%	27.8%	72.5%	83.4%	87.7%
	Coquitlam	\$493,500	270.8	1.4%	3.5%	14.4%	33.2%	82.6%	92.6%	85.5%
	Ladner	\$433,400	205.4	2.5%	3.3%	9.5%	8.2%	35.0%	43.4%	48.4%
	Maple Ridge	\$279,600	201.9	3.8%	10.9%	23.9%	36.0%	65.9%	48.1%	35.5%
	New Westminster	\$493,900	281.5	0.6%	2.9%	14.3%	29.2%	77.4%	83.5%	85.6%
	North Vancouver	\$566,500	230.6	1.7%	2.8%	11.3%	23.5%	56.1%	61.1%	62.7%
	Pitt Meadows	\$414,000	244.7	2.6%	10.8%	22.2%	34.8%	66.7%	78.1%	64.2%
	Port Coquitlam	\$435,900	260.7	4.2%	5.8%	16.4%	35.6%	81.8%	91.1%	70.6%
	Port Moody	\$622,700	259.5	1.5%	7.2%	14.1%	31.9%	88.9%	94.2%	87.0%
	Richmond	\$612,900	261.6	0.5%	3.2%	10.9%	27.4%	71.2%	77.2%	82.4%
	Squamish	\$448,900	216.2	-1.1%	-1.8%	11.5%	24.3%	70.8%	86.4%	62.8%
	Tsawwassen	\$467,600	197.2	3.4%	4.1%	9.7%	11.0%	41.7%	46.1%	42.5%
	Vancouver East	\$540,300	298.1	0.3%	2.1%	8.8%	23.4%	70.5%	75.2%	90.1%
Vancouver West	\$811,200	263.2	0.6%	3.0%	8.8%	17.0%	62.7%	72.8%	77.2%	
West Vancouver	\$1,154,700	233.9	-0.7%	2.4%	3.9%	17.4%	56.7%	65.3%	62.3%	
Whistler	\$497,800	163.2	-0.1%	-1.2%	13.7%	29.9%	88.7%	119.9%	23.8%	

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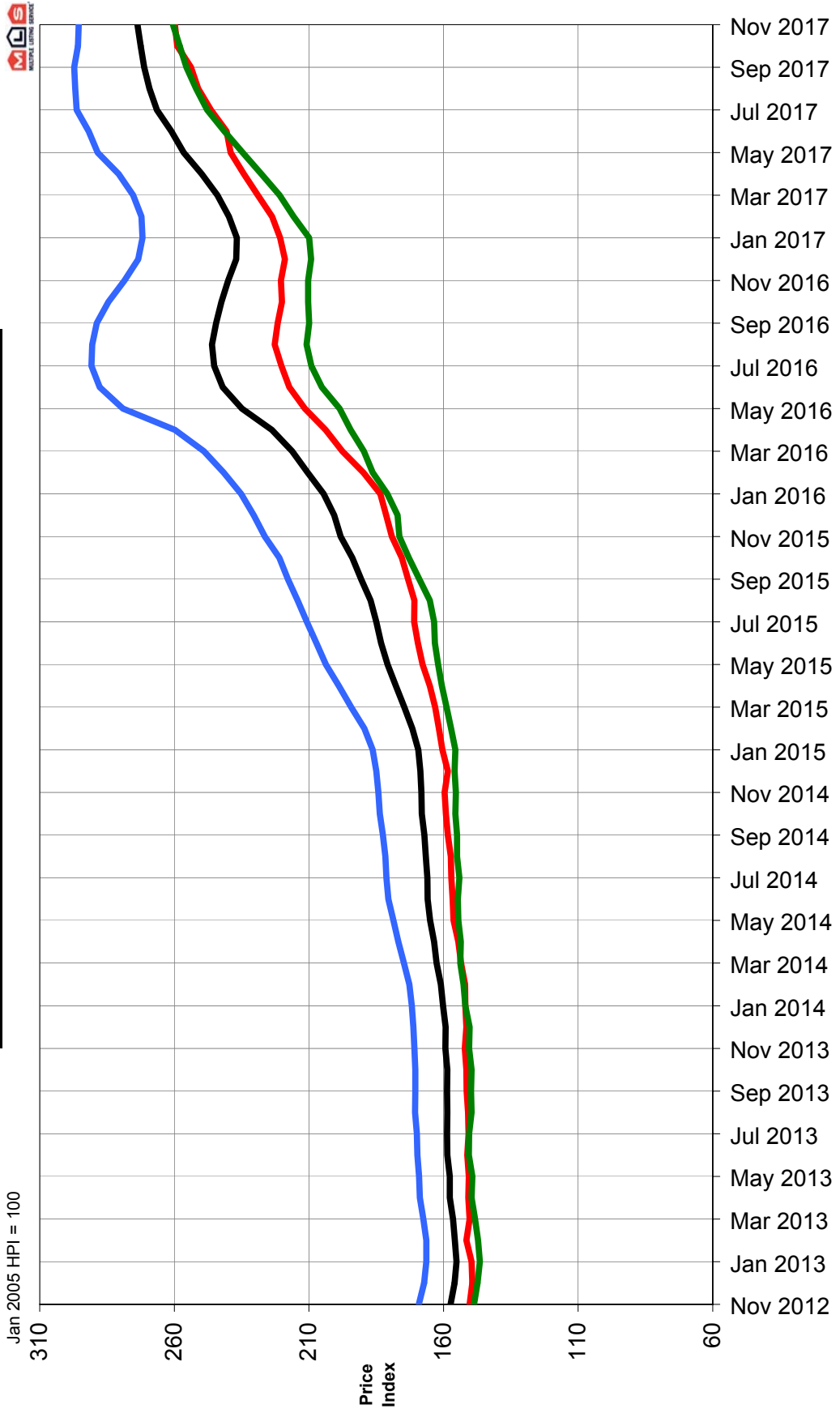
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



310

260

210

160

110

60

Price Index

Nov 2017  
Sep 2017  
Jul 2017  
May 2017  
Mar 2017  
Jan 2017  
Nov 2016  
Sep 2016  
Jul 2016  
May 2016  
Mar 2016  
Jan 2016  
Nov 2015  
Sep 2015  
Jul 2015  
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Jul 2014  
May 2014  
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Jan 2014  
Nov 2013  
Sep 2013  
Jul 2013  
May 2013  
Mar 2013  
Jan 2013  
Nov 2012

# MLS® SALES Facts



## November 2017

	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>November 2017</b>	76 Detached 47 Attached 197 Apartment	80 Detached 42 Attached 106 Apartment	37 Detached 7 Attached 6 Apartment	9 Detached 0 Attached 0 Apartment	113 Detached 41 Attached 57 Apartment	26 Detached 13 Attached 128 Apartment	76 Detached 37 Attached 135 Apartment	27 Detached 24 Attached 43 Apartment	18 Detached 16 Attached 39 Apartment	74 Detached 84 Attached 191 Apartment	22 Detached 10 Attached 13 Apartment	50 Detached 9 Attached 7 Apartment	94 Detached 51 Attached 170 Apartment	83 Detached 42 Attached 380 Apartment	37 Detached 7 Attached 13 Apartment	19 Detached 16 Attached 23 Apartment	841 Detached 446 Attached 1,508 Apartment
	Median \$1,610,000 Selling \$745,000 Price \$535,000	Median \$1,298,000 Selling \$740,000 Price \$506,000	Median \$1,196,000 Selling n/a Price n/a	Median n/a Selling n/a Price n/a	Median \$895,000 Selling \$535,050 Price \$367,500	Median \$1,239,286 Selling n/a Price \$488,250	Median \$1,689,000 Selling \$1,062,500 Price \$645,000	Median \$982,000 Selling \$627,500 Price \$410,000	Median n/a Selling \$625,000 Price n/a	Median \$1,676,190 Selling \$860,000 Price \$509,500	Median \$859,500 Selling n/a Price n/a	Median \$649,900 Selling n/a Price n/a	Median \$1,527,500 Selling \$1,069,000 Price \$585,000	Median \$3,218,333 Selling \$1,360,000 Price \$780,000	Median \$3,000,000 Selling n/a Price n/a	Median n/a Selling n/a Price \$599,000	Median n/a Selling n/a Price n/a
<b>October 2017</b>	88 Detached 70 Attached 206 Apartment	88 Detached 42 Attached 116 Apartment	46 Detached 11 Attached 13 Apartment	6 Detached 0 Attached 0 Apartment	121 Detached 50 Attached 46 Apartment	23 Detached 13 Attached 116 Apartment	81 Detached 42 Attached 125 Apartment	31 Detached 21 Attached 66 Apartment	22 Detached 17 Attached 36 Apartment	91 Detached 117 Attached 202 Apartment	21 Detached 30 Attached 17 Apartment	65 Detached 10 Attached 11 Apartment	106 Detached 40 Attached 150 Apartment	108 Detached 54 Attached 392 Apartment	29 Detached 7 Attached 8 Apartment	14 Detached 26 Attached 28 Apartment	940 Detached 550 Attached 1,532 Apartment
	Median \$1,600,000 Selling \$680,000 Price \$565,000	Median \$1,255,000 Selling \$756,000 Price \$488,900	Median \$1,182,500 Selling n/a Price n/a	Median n/a Selling n/a Price n/a	Median \$865,000 Selling \$525,500 Price \$351,000	Median \$1,153,500 Selling n/a Price \$493,000	Median \$1,675,000 Selling \$1,037,450 Price \$700,500	Median \$1,050,000 Selling \$699,000 Price \$400,000	Median \$1,337,500 Selling n/a Price \$624,500	Median \$1,675,000 Selling \$830,000 Price \$540,000	Median \$1,050,000 Selling \$649,000 Price n/a	Median \$580,000 Selling n/a Price n/a	Median \$1,621,000 Selling \$1,015,000 Price \$595,000	Median \$3,787,500 Selling \$1,399,000 Price \$818,000	Median \$2,518,000 Selling n/a Price n/a	Median n/a Selling \$1,099,000 Price \$346,000	Median n/a Selling n/a Price n/a
<b>November 2016</b>	48 Detached 36 Attached 164 Apartment	54 Detached 31 Attached 89 Apartment	35 Detached 10 Attached 12 Apartment	5 Detached 0 Attached 0 Apartment	83 Detached 50 Attached 45 Apartment	13 Detached 11 Attached 73 Apartment	61 Detached 26 Attached 86 Apartment	23 Detached 22 Attached 51 Apartment	10 Detached 8 Attached 19 Apartment	65 Detached 55 Attached 141 Apartment	14 Detached 15 Attached 12 Apartment	41 Detached 4 Attached 14 Apartment	77 Detached 27 Attached 147 Apartment	68 Detached 44 Attached 296 Apartment	26 Detached 4 Attached 13 Apartment	15 Detached 33 Attached 38 Apartment	638 Detached 376 Attached 1,200 Apartment
	Median \$1,492,500 Selling \$751,000 Price \$450,000	Median \$1,017,500 Selling \$649,000 Price \$440,200	Median \$1,104,667 Selling n/a Price n/a	Median n/a Selling n/a Price n/a	Median \$719,500 Selling \$397,025 Price \$285,000	Median n/a Selling n/a Price \$377,750	Median \$1,500,000 Selling \$863,500 Price \$507,500	Median \$825,750 Selling \$554,850 Price \$290,000	Median n/a Selling n/a Price n/a	Median \$1,530,000 Selling \$718,000 Price \$420,500	Median n/a Selling n/a Price n/a	Median \$527,500 Selling n/a Price n/a	Median \$3,500,000 Selling \$1,174,000 Price \$451,500	Median \$2,874,000 Selling n/a Price n/a	Median n/a Selling \$735,000 Price \$338,500	Median n/a Selling n/a Price n/a	Median n/a Selling n/a Price n/a
<b>Jan. - Nov. 2017</b>	858 Detached 702 Attached 2,240 Apartment	1,001 Detached 485 Attached 1,312 Apartment	531 Detached 135 Attached 180 Apartment	75 Detached 2 Attached 0 Apartment	1,399 Detached 631 Attached 663 Apartment	251 Detached 194 Attached 1,286 Apartment	978 Detached 392 Attached 1,205 Apartment	460 Detached 295 Attached 554 Apartment	203 Detached 193 Attached 398 Apartment	1,213 Detached 1,104 Attached 2,349 Apartment	289 Detached 249 Attached 180 Apartment	676 Detached 117 Attached 106 Apartment	1,306 Detached 449 Attached 1,729 Apartment	1,022 Detached 605 Attached 4,437 Apartment	479 Detached 66 Attached 193 Apartment	180 Detached 292 Attached 333 Apartment	10,901 Detached 5,911 Attached 17,165 Apartment
	Median \$1,610,000 Selling \$750,000 Price \$535,000	Median \$1,270,000 Selling \$735,250 Price \$477,800	Median \$1,140,000 Selling \$690,000 Price \$505,000	Median \$465,000 Selling n/a Price n/a	Median \$800,000 Selling \$484,900 Price \$325,000	Median \$1,150,000 Selling \$690,000 Price \$464,150	Median \$1,723,500 Selling \$1,020,000 Price \$613,000	Median \$940,000 Selling \$622,000 Price \$375,000	Median \$1,350,000 Selling \$673,000 Price \$542,575	Median \$1,655,000 Selling \$830,000 Price \$503,000	Median \$920,000 Selling \$609,000 Price \$402,450	Median \$598,500 Selling \$389,076 Price \$359,450	Median \$3,435,800 Selling \$999,900 Price \$755,000	Median \$3,100,000 Selling \$1,748,000 Price \$1,054,000	Median \$1,667,500 Selling \$780,000 Price \$388,000	Median n/a Selling n/a Price n/a	Median n/a Selling n/a Price n/a
<b>Jan. - Nov. 2016</b>	1,108 Detached 732 Attached 2,477 Apartment	1,341 Detached 523 Attached 1,403 Apartment	596 Detached 131 Attached 189 Apartment	69 Detached 0 Attached 0 Apartment	1,849 Detached 733 Attached 598 Apartment	366 Detached 137 Attached 1,130 Apartment	1,194 Detached 447 Attached 1,227 Apartment	555 Detached 320 Attached 675 Apartment	287 Detached 221 Attached 393 Apartment	1,601 Detached 996 Attached 2,431 Apartment	275 Detached 191 Attached 179 Apartment	909 Detached 112 Attached 112 Apartment	1,431 Detached 416 Attached 1,610 Apartment	1,527 Detached 687 Attached 4,944 Apartment	803 Detached 69 Attached 213 Apartment	203 Detached 356 Attached 463 Apartment	14,114 Detached 6,071 Attached 18,044 Apartment
	Median \$1,610,000 Selling \$676,500 Price \$438,000	Median \$1,230,000 Selling \$675,000 Price \$379,000	Median \$1,190,191 Selling \$670,000 Price \$455,000	Median \$446,500 Selling n/a Price n/a	Median \$720,000 Selling \$404,900 Price \$239,500	Median \$1,091,500 Selling \$550,000 Price \$358,450	Median \$1,639,000 Selling \$875,000 Price \$475,000	Median \$865,000 Selling \$543,500 Price \$287,000	Median \$1,300,000 Selling \$595,000 Price \$443,000	Median \$1,685,000 Selling \$738,000 Price \$410,250	Median \$840,000 Selling \$539,000 Price \$340,000	Median \$489,950 Selling \$304,000 Price \$285,000	Median \$3,500,400 Selling \$890,000 Price \$445,000	Median \$3,200,000 Selling \$1,650,000 Price \$818,000	Median \$1,385,000 Selling \$721,000 Price \$310,000	Median n/a Selling n/a Price n/a	Median n/a Selling n/a Price n/a

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



# MLS® LISTINGS Facts



**November  
2017**

	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>November 2017</b>	158	153	54	3	147	37	136	47	23	211	27	61	230	149	123	19	1,578
Number of Listings	83	51	15	0	45	11	49	31	18	154	16	8	85	85	9	22	682
% Sales to Listings	243	114	14	0	52	132	184	43	36	257	20	8	194	490	34	28	1,849
	48%	52%	69%	300%	77%	70%	56%	57%	78%	35%	81%	82%	41%	56%	30%	100%	n/a
	57%	82%	47%	n/a	91%	118%	76%	77%	89%	55%	63%	113%	60%	49%	78%	73%	n/a
	81%	93%	43%	n/a	110%	97%	73%	100%	108%	74%	65%	88%	88%	78%	38%	82%	n/a
<b>October 2017</b>	184	151	87	8	154	38	175	52	33	225	31	58	248	220	150	23	1,837
Number of Listings	83	55	14	0	74	18	62	22	22	144	23	11	101	99	13	28	769
% Sales to Listings	208	128	14	0	60	134	168	50	45	247	21	7	199	602	31	19	1,933
	48%	58%	53%	75%	79%	61%	46%	60%	67%	40%	68%	112%	43%	49%	19%	61%	n/a
	84%	76%	79%	n/a	68%	72%	68%	95%	77%	81%	130%	91%	40%	55%	54%	93%	n/a
	99%	91%	93%	n/a	77%	87%	74%	132%	80%	82%	81%	157%	75%	65%	26%	147%	n/a
<b>November 2016</b>	96	101	64	3	116	24	84	31	21	155	28	47	212	122	87	17	1,208
Number of Listings	55	35	22	1	41	17	30	18	22	76	33	9	48	57	4	31	499
% Sales to Listings	184	95	13	0	45	98	103	37	27	194	28	8	158	393	16	41	1,440
	50%	53%	55%	167%	72%	54%	73%	74%	48%	42%	50%	87%	36%	56%	30%	88%	n/a
	65%	89%	45%	0%	122%	65%	87%	122%	36%	72%	45%	44%	56%	77%	100%	106%	n/a
	89%	94%	92%	n/a	100%	74%	83%	138%	70%	73%	43%	175%	93%	75%	81%	93%	n/a
<b>Jan. - Nov. 2017 Year-to-date*</b>	2,177	1,956	978	114	2,058	438	1,888	676	387	2,945	447	957	2,639	2,662	1,719	258	22,499
Number of Listings	1,074	635	164	5	728	247	572	372	238	1,655	304	137	791	1,027	134	324	8,407
% Sales to Listings	2,781	1,590	222	0	737	1,537	1,590	665	484	2,944	203	109	2,156	6,148	325	367	21,858
	39%	51%	54%	66%	68%	57%	52%	68%	52%	41%	60%	71%	46%	38%	28%	70%	n/a
	65%	76%	82%	40%	87%	79%	69%	79%	81%	67%	82%	85%	57%	59%	49%	90%	n/a
	81%	83%	81%	n/a	90%	84%	76%	83%	82%	80%	89%	97%	80%	72%	59%	91%	n/a
<b>Jan. - Nov. 2016 Year-to-date*</b>	2,297	2,271	1,111	129	2,549	562	1,966	896	473	3,348	466	1,120	3,061	3,008	1,951	256	25,364
Number of Listings	1,077	703	227	5	829	173	571	444	275	1,436	297	122	636	989	99	376	8,259
% Sales to Listings	2,944	1,694	255	0	676	1,391	1,599	758	496	2,934	274	111	2,046	6,704	303	476	22,661
	48%	59%	54%	53%	73%	65%	61%	62%	61%	48%	59%	81%	47%	51%	43%	79%	n/a
	68%	74%	58%	0%	88%	79%	78%	72%	80%	69%	64%	92%	65%	69%	70%	95%	n/a
	84%	83%	74%	n/a	88%	81%	77%	89%	79%	83%	65%	101%	79%	74%	70%	97%	n/a

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



# Listing & Sales Activity Summary

## Listings

## Sales

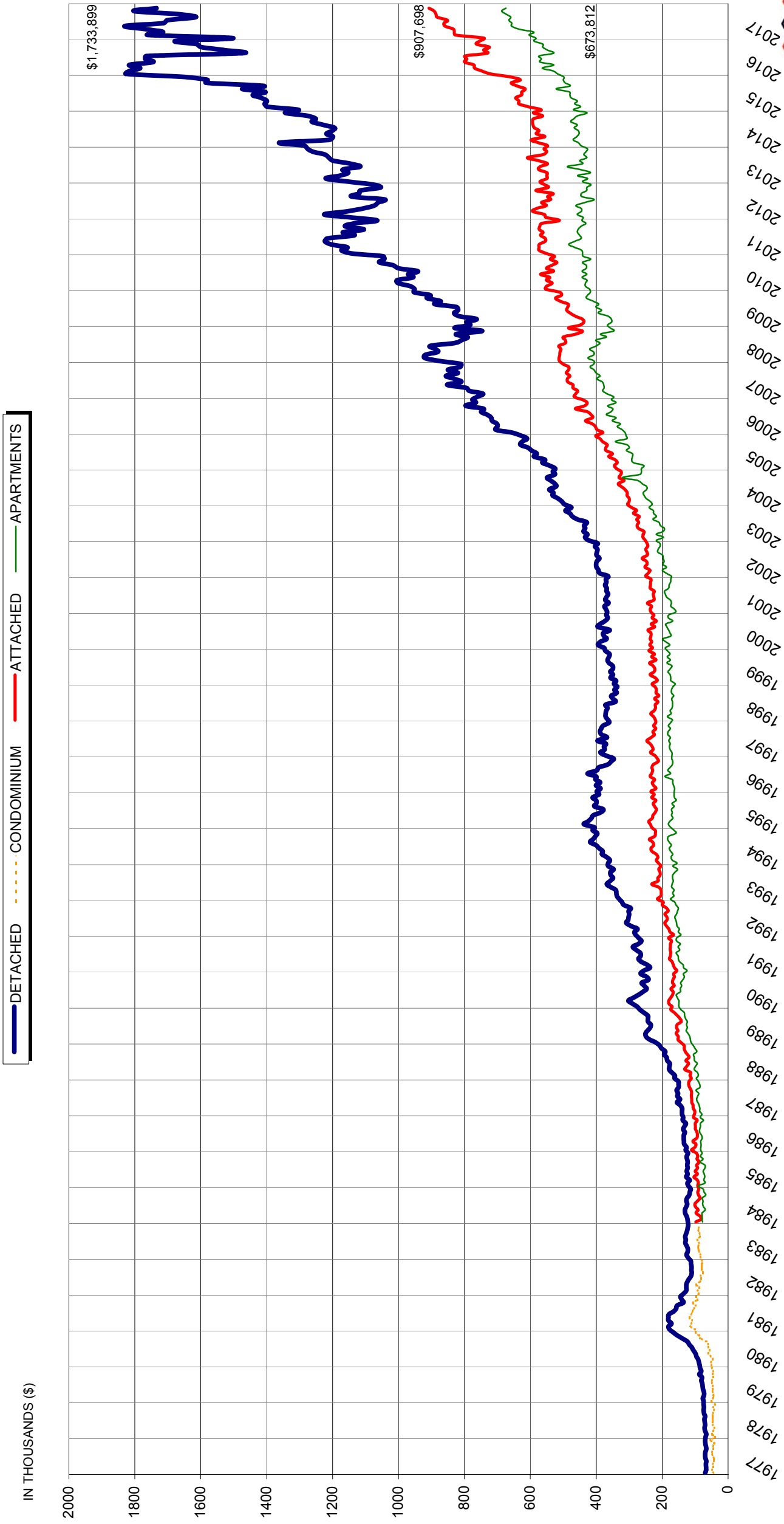
	1 Nov 2016	2 Oct 2017	3 Nov 2017	Col. 2 & 3 Percentage Variance	5 Nov 2016	6 Oct 2017	7 Nov 2017	Col. 6 & 7 Percentage Variance	9 Sep 2016 - Nov 2016	10 Sep 2017 - Nov 2017	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	96	184	158	-14.1	48	88	76	-13.6	150	226	50.7
ATTACHED	55	83	83	0.0	36	70	47	-32.9	120	183	52.5
APARTMENTS	184	208	243	16.8	164	206	197	-4.4	479	594	24.0
<b>COQUITLAM</b>											
DETACHED	101	151	153	1.3	54	88	80	-9.1	176	243	38.1
ATTACHED	35	55	51	-7.3	31	42	42	0.0	83	127	53.0
APARTMENTS	95	128	114	-10.9	89	116	106	-8.6	263	331	25.9
<b>DELTA</b>											
DETACHED	64	87	54	-37.9	35	46	37	-19.6	77	121	57.1
ATTACHED	22	14	15	7.1	10	11	7	-36.4	43	23	-46.5
APARTMENTS	13	14	14	0.0	12	13	6	-53.8	37	32	-13.5
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	116	154	147	-4.5	83	121	113	-6.6	285	370	29.8
ATTACHED	41	74	45	-39.2	50	50	41	-18.0	137	146	6.6
APARTMENTS	45	60	52	-13.3	45	46	57	23.9	121	135	11.6
<b>NORTH VANCOUVER</b>											
DETACHED	84	175	136	-22.3	61	81	76	-6.2	175	231	32.0
ATTACHED	30	62	49	-21.0	26	42	37	-11.9	89	108	21.3
APARTMENTS	103	168	184	9.5	86	125	135	8.0	257	367	42.8
<b>NEW WESTMINSTER</b>											
DETACHED	24	38	37	-2.6	13	23	26	13.0	44	71	61.4
ATTACHED	17	18	11	-38.9	11	13	13	0.0	23	42	82.6
APARTMENTS	98	134	132	-1.5	73	116	128	10.3	250	361	44.4
<b>PORT MOODY/BELCARRA</b>											
DETACHED	21	33	23	-30.3	10	22	18	-18.2	33	57	72.7
ATTACHED	22	22	18	-18.2	8	17	16	-5.9	43	45	4.7
APARTMENTS	27	45	36	-20.0	19	36	39	8.3	84	99	17.9
<b>PORT COQUITLAM</b>											
DETACHED	31	52	47	-9.6	23	31	27	-12.9	79	99	25.3
ATTACHED	18	22	31	40.9	22	21	24	14.3	57	72	26.3
APARTMENTS	37	50	43	-14.0	51	66	43	-34.8	150	164	9.3
<b>RICHMOND</b>											
DETACHED	155	225	211	-6.2	65	91	74	-18.7	205	254	23.9
ATTACHED	76	144	154	6.9	55	117	84	-28.2	183	291	59.0
APARTMENTS	194	247	257	4.0	141	202	191	-5.4	432	593	37.3
<b>SUNSHINE COAST</b>											
DETACHED	47	58	61	5.2	41	65	50	-23.1	140	176	25.7
ATTACHED	9	11	8	-27.3	4	10	9	-10.0	26	28	7.7
APARTMENTS	8	7	8	14.3	14	11	7	-36.4	29	24	-17.2
<b>SQUAMISH</b>											
DETACHED	28	31	27	-12.9	14	21	22	4.8	44	55	25.0
ATTACHED	33	23	16	-30.4	15	30	10	-66.7	39	69	76.9
APARTMENTS	28	21	20	-4.8	12	17	13	-23.5	35	47	34.3
<b>VANCOUVER EAST</b>											
DETACHED	212	248	230	-7.3	77	106	94	-11.3	204	295	44.6
ATTACHED	48	101	85	-15.8	27	40	51	27.5	81	132	63.0
APARTMENTS	158	199	194	-2.5	147	150	170	13.3	368	449	22.0
<b>VANCOUVER WEST</b>											
DETACHED	122	220	149	-32.3	68	108	83	-23.1	206	264	28.2
ATTACHED	57	99	85	-14.1	44	54	42	-22.2	111	160	44.1
APARTMENTS	393	602	490	-18.6	296	392	380	-3.1	924	1175	27.2
<b>WHISTLER/PEMBERTON</b>											
DETACHED	17	23	19	-17.4	15	14	19	35.7	54	45	-16.7
ATTACHED	31	28	22	-21.4	33	26	16	-38.5	105	69	-34.3
APARTMENTS	41	19	28	47.4	38	28	23	-17.9	128	82	-35.9
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	87	150	123	-18.0	26	29	37	27.6	70	101	44.3
ATTACHED	4	13	9	-30.8	4	7	7	0.0	8	18	125.0
APARTMENTS	16	31	34	9.7	13	8	13	62.5	39	38	-2.6
<b>GRAND TOTALS</b>											
DETACHED	<b>1205</b>	<b>1829</b>	<b>1575</b>	<b>-13.9</b>	<b>633</b>	<b>934</b>	<b>832</b>	<b>-10.9</b>	<b>1942</b>	<b>2608</b>	<b>34.3</b>
ATTACHED	<b>498</b>	<b>769</b>	<b>682</b>	<b>-11.3</b>	<b>376</b>	<b>550</b>	<b>446</b>	<b>-18.9</b>	<b>1148</b>	<b>1513</b>	<b>31.8</b>
APARTMENTS	<b>1440</b>	<b>1933</b>	<b>1849</b>	<b>-4.3</b>	<b>1200</b>	<b>1532</b>	<b>1508</b>	<b>-1.6</b>	<b>3596</b>	<b>4491</b>	<b>24.9</b>





**REAL ESTATE BOARD  
OF GREATER VANCOUVER**

## Residential Average Sale Prices - January 1977 to November 2017



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

