

# News Release

FOR IMMEDIATE RELEASE:



## Home buyers were less active in February

**VANCOUVER, BC – March 2, 2018** – Metro Vancouver\* home sales dipped below the long-term historical average in February.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 2,207 in February 2018, a nine per cent decrease from the 2,424 sales recorded in February 2017, and a 21.4 per cent increase compared to January 2018 when 1,818 homes sold.

Last month's sales were 14.4 per cent below the 10-year February sales average. By property type, detached sales were down 39.4 per cent over the same period, attached sales were down 6.8 per cent, and apartment sales were 5.5 per cent above the 10-year February average.

“Rising interest rates and stricter mortgage requirements have reduced home buyers’ purchasing power, particularly for those at the entry level of our market,” Jill Oudil, REBGV president said. “Even still, the supply of apartment and townhome properties for sale today is unable to meet demand. On the other hand, our detached home market is beginning to enter buyers’ market territory.”

There were 4,223 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in February 2018. This represents a 15.2 per cent increase compared to the 3,666 homes listed in February 2017 and an 11.2 per cent increase compared to January 2018 when 3,796 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 7,822, a three per cent increase compared to February 2017 (7,594) and a 12.6 per cent increase compared to January 2018 (6,947).

“The spring is traditionally the busiest time for home buyers and sellers in our market. We’ll wait to see how they react to the taxes and other policy measures that our provincial and federal governments have introduced so far this year,” Oudil said. “To help you navigate these changes in today’s housing market, it’s important to work with your local REALTOR®.”

For all property types, the sales-to-active listings ratio for February 2018 is 28.2 per cent. By property type, the ratio is 13 per cent for detached homes, 37.6 per cent for townhomes, and 59.7 per cent for condominiums.

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 \$1,071,800. This represents a 16.9 per cent increase over February 2017 and a 1.4 per cent increase compared to January 2018.

Sales of detached properties in February 2018 reached 621, a 16.6 per cent decrease from the 745 detached sales recorded in February 2017. The benchmark price for detached properties is \$1,602,000. This represents an 8.2 per cent increase from February 2017 and is virtually unchanged from January 2018.

Sales of apartment properties reached 1,185 in February 2018, a 7.1 per cent decrease compared to the 1,275 sales in February 2017. The benchmark price of an apartment property is \$682,800. This represents a 27.2 per cent increase from February 2017 and a 2.6 per cent increase compared to January 2018.

Attached property sales in February 2018 totalled 401, a 0.7 per cent decrease compared to the 404 sales in February 2017. The benchmark price of an attached unit is \$819,200. This represents an 18.1 per cent increase from February 2017 and a 1.9 per cent increase compared to January 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 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 2017, 35,993 homes changed ownership in the Board's area, generating \$2.4 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 \$37 billion in 2017.

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    | \$977,500       | 275.8       | 1.7%             | 3.3%             | 5.1%             | 19.1%           | 67.8%           | 81.8%           | 89.4%            |
|                         | Greater Vancouver | \$1,071,800     | 280.2       | 1.4%             | 2.4%             | 4.1%             | 16.9%           | 63.3%           | 79.8%           | 90.9%            |
|                         | Bowen Island      | \$974,600       | 211.3       | 3.5%             | 0.6%             | 3.5%             | 18.7%           | 65.9%           | 67.4%           | 54.3%            |
|                         | Burnaby East      | \$977,800       | 272.0       | 2.1%             | 2.7%             | 1.6%             | 16.3%           | 60.2%           | 75.7%           | 85.8%            |
|                         | Burnaby North     | \$931,600       | 281.3       | 1.6%             | 4.2%             | 6.2%             | 16.9%           | 66.4%           | 81.1%           | 90.7%            |
|                         | Burnaby South     | \$1,037,000     | 292.9       | 1.6%             | 3.5%             | 5.3%             | 17.1%           | 66.2%           | 86.0%           | 102.3%           |
|                         | Coquitlam         | \$945,700       | 280.5       | 1.3%             | 3.0%             | 4.9%             | 22.3%           | 72.6%           | 90.8%           | 95.1%            |
|                         | Ladner            | \$865,700       | 243.0       | -0.2%            | -0.8%            | 2.5%             | 10.4%           | 51.7%           | 60.8%           | 73.6%            |
|                         | Maple Ridge       | \$718,200       | 241.5       | 2.6%             | 4.6%             | 8.2%             | 24.6%           | 77.6%           | 81.9%           | 72.1%            |
|                         | New Westminster   | \$693,600       | 297.3       | 2.7%             | 5.8%             | 7.6%             | 27.9%           | 79.1%           | 89.4%           | 96.6%            |
|                         | North Vancouver   | \$1,110,300     | 249.5       | 1.5%             | 0.8%             | 1.7%             | 13.6%           | 56.8%           | 73.3%           | 77.1%            |
|                         | Pitt Meadows      | \$709,700       | 259.6       | 1.4%             | 4.5%             | 9.3%             | 27.0%           | 74.7%           | 86.9%           | 81.4%            |
|                         | Port Coquitlam    | \$754,400       | 266.1       | 2.4%             | 3.1%             | 5.1%             | 24.4%           | 77.3%           | 89.4%           | 82.0%            |
|                         | Port Moody        | \$948,200       | 262.1       | 2.1%             | 3.7%             | 7.6%             | 23.2%           | 70.5%           | 89.7%           | 84.7%            |
|                         | Richmond          | \$1,019,900     | 297.8       | 0.5%             | 3.7%             | 4.7%             | 16.3%           | 65.2%           | 80.4%           | 104.1%           |
|                         | Squamish          | \$820,600       | 262.7       | 2.0%             | 0.2%             | 8.6%             | 18.4%           | 80.1%           | 112.5%          | 98.1%            |
|                         | Sunshine Coast    | \$588,800       | 206.3       | 0.6%             | -0.6%            | 2.3%             | 16.4%           | 67.7%           | 67.5%           | 49.1%            |
|                         | Tsawwassen        | \$995,900       | 250.1       | -0.3%            | -1.7%            | 0.8%             | 10.1%           | 58.1%           | 67.5%           | 77.1%            |
|                         | Vancouver East    | \$1,106,100     | 323.9       | 1.1%             | 1.6%             | 2.6%             | 16.1%           | 64.9%           | 86.9%           | 113.4%           |
|                         | Vancouver West    | \$1,374,800     | 289.9       | 1.4%             | 1.0%             | 2.1%             | 12.8%           | 55.4%           | 75.7%           | 90.0%            |
| West Vancouver          | \$2,656,600       | 285.6           | 1.8%        | 0.9%             | 0.1%             | 8.4%             | 49.5%           | 71.4%           | 94.8%           |                  |
| Whistler                | \$981,900         | 215.9           | 4.2%        | 0.9%             | 12.1%            | 21.6%            | 78.9%           | 110.6%          | 64.4%           |                  |
| Single Family Detached  | Lower Mainland    | \$1,328,300     | 281.8       | 0.4%             | 0.6%             | 0.1%             | 10.8%           | 60.3%           | 79.0%           | 98.2%            |
|                         | Greater Vancouver | \$1,602,000     | 294.4       | 0.0%             | -0.4%            | -0.8%            | 8.2%            | 55.4%           | 76.9%           | 103.5%           |
|                         | Bowen Island      | \$974,600       | 211.3       | 3.5%             | 0.6%             | 3.5%             | 18.7%           | 65.9%           | 67.4%           | 54.3%            |
|                         | Burnaby East      | \$1,281,200     | 286.5       | 1.1%             | 1.2%             | -3.0%            | 10.4%           | 61.4%           | 75.4%           | 100.5%           |
|                         | Burnaby North     | \$1,532,700     | 296.4       | -2.2%            | -2.0%            | -3.8%            | 2.2%            | 48.2%           | 68.6%           | 101.1%           |
|                         | Burnaby South     | \$1,682,600     | 322.1       | 0.9%             | -0.2%            | -2.0%            | 2.8%            | 55.6%           | 82.8%           | 126.8%           |
|                         | Coquitlam         | \$1,277,900     | 283.6       | -0.2%            | -0.5%            | -0.1%            | 14.0%           | 62.1%           | 83.2%           | 101.6%           |
|                         | Ladner            | \$1,003,900     | 242.0       | -1.3%            | -3.0%            | 0.4%             | 5.8%            | 51.2%           | 60.6%           | 76.3%            |
|                         | Maple Ridge       | \$847,700       | 241.5       | 1.7%             | 4.0%             | 5.5%             | 19.3%           | 76.3%           | 86.6%           | 76.0%            |
|                         | New Westminster   | \$1,159,700     | 289.3       | 1.0%             | 1.7%             | -1.4%            | 12.3%           | 63.9%           | 77.1%           | 102.2%           |
|                         | North Vancouver   | \$1,686,800     | 263.8       | 1.0%             | -0.6%            | -1.4%            | 6.7%            | 56.8%           | 81.4%           | 88.6%            |
|                         | Pitt Meadows      | \$912,400       | 257.1       | 0.9%             | 3.0%             | 4.0%             | 18.2%           | 70.3%           | 84.6%           | 85.4%            |
|                         | Port Coquitlam    | \$986,400       | 263.0       | 0.8%             | -1.4%            | -1.6%            | 14.6%           | 65.7%           | 80.3%           | 86.4%            |
|                         | Port Moody        | \$1,483,700     | 274.0       | -0.7%            | -1.2%            | -0.5%            | 10.7%           | 60.2%           | 83.4%           | 92.8%            |
|                         | Richmond          | \$1,697,900     | 341.0       | 0.4%             | 1.6%             | 1.3%             | 8.8%            | 61.1%           | 82.6%           | 130.2%           |
|                         | Squamish          | \$993,600       | 253.6       | -0.9%            | -1.9%            | 1.8%             | 13.3%           | 72.9%           | 98.3%           | 92.9%            |
|                         | Sunshine Coast    | \$585,200       | 205.0       | 0.3%             | -0.6%            | 2.3%             | 16.5%           | 67.6%           | 66.9%           | 48.1%            |
|                         | Tsawwassen        | \$1,249,300     | 269.0       | -1.0%            | -2.6%            | -0.6%            | 8.5%            | 63.9%           | 77.0%           | 90.4%            |
|                         | Vancouver East    | \$1,560,400     | 344.9       | -0.2%            | -0.8%            | -0.3%            | 9.5%            | 57.5%           | 92.1%           | 137.5%           |
|                         | Vancouver West    | \$3,500,600     | 359.4       | -1.3%            | -2.0%            | -4.2%            | 2.3%            | 45.7%           | 74.8%           | 123.6%           |
| West Vancouver          | \$3,141,900       | 296.6           | 1.4%        | -0.1%            | -1.5%            | 5.9%             | 47.7%           | 72.3%           | 98.5%           |                  |
| Whistler                | \$1,679,900       | 213.0           | 0.0%        | -0.7%            | 2.6%             | 12.7%            | 67.6%           | 83.3%           | 62.2%           |                  |

**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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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    | \$694,800       | 251.1       | 2.0%             | 3.1%             | 6.3%             | 20.8%           | 66.8%           | 74.0%           | 76.7%            |
|                | Greater Vancouver | \$819,200       | 264.3       | 1.9%             | 1.7%             | 5.3%             | 18.1%           | 63.5%           | 74.5%           | 84.6%            |
|                | Burnaby East      | \$684,900       | 253.0       | 2.6%             | 4.5%             | 8.8%             | 25.6%           | 56.5%           | 67.0%           | 75.8%            |
|                | Burnaby North     | \$752,000       | 280.7       | 2.5%             | 5.7%             | 7.8%             | 24.0%           | 62.3%           | 77.0%           | 88.6%            |
|                | Burnaby South     | \$807,600       | 278.2       | 2.7%             | 6.2%             | 4.5%             | 22.0%           | 61.5%           | 75.2%           | 92.7%            |
|                | Coquitlam         | \$680,600       | 249.7       | 2.7%             | 3.4%             | 6.3%             | 20.1%           | 63.6%           | 73.9%           | 78.6%            |
|                | Ladner            | \$783,200       | 273.1       | 0.9%             | 3.5%             | 6.7%             | 19.5%           | 61.9%           | 74.3%           | 84.2%            |
|                | Maple Ridge       | \$551,400       | 256.0       | 3.3%             | 3.5%             | 8.5%             | 29.9%           | 82.1%           | 77.8%           | 78.6%            |
|                | New Westminster   | \$712,700       | 281.8       | 2.7%             | 4.4%             | 9.2%             | 24.7%           | 62.3%           | 76.6%           | 92.4%            |
|                | North Vancouver   | \$998,400       | 242.6       | 0.7%             | 1.5%             | 3.1%             | 14.3%           | 59.0%           | 66.4%           | 76.2%            |
|                | Pitt Meadows      | \$587,300       | 254.1       | -0.5%            | 0.9%             | 4.3%             | 22.3%           | 78.6%           | 83.1%           | 77.6%            |
|                | Port Coquitlam    | \$656,100       | 247.5       | 3.2%             | 3.1%             | 2.1%             | 20.7%           | 72.2%           | 76.8%           | 73.7%            |
|                | Port Moody        | \$644,800       | 217.9       | 1.9%             | 4.0%             | 5.9%             | 24.8%           | 46.9%           | 56.6%           | 52.3%            |
|                | Richmond          | \$819,500       | 269.3       | -0.4%            | 1.7%             | 2.4%             | 13.0%           | 57.4%           | 69.2%           | 89.6%            |
|                | Squamish          | \$848,600       | 308.3       | 7.8%             | -3.9%            | 21.4%            | 16.3%           | 93.4%           | 157.3%          | 133.2%           |
|                | Tsawwassen        | \$756,000       | 281.6       | -0.9%            | 0.3%             | 5.0%             | 17.9%           | 63.5%           | 73.6%           | 89.9%            |
|                | Vancouver East    | \$868,900       | 285.2       | 1.3%             | 0.8%             | 1.2%             | 16.2%           | 64.1%           | 68.2%           | 84.4%            |
| Vancouver West | \$1,250,100       | 276.1           | 0.2%        | -1.4%            | -0.3%            | 11.1%            | 59.7%           | 72.8%           | 90.0%           |                  |
| Whistler       | \$993,200         | 265.6           | 8.6%        | -4.8%            | 21.9%            | 17.8%            | 76.9%           | 128.4%          | 105.4%          |                  |
| Apartment      | Lower Mainland    | \$641,800       | 280.6       | 3.0%             | 6.8%             | 11.5%            | 31.1%           | 80.8%           | 90.2%           | 85.0%            |
|                | Greater Vancouver | \$682,800       | 274.4       | 2.6%             | 5.3%             | 8.9%             | 27.2%           | 74.6%           | 86.4%           | 82.8%            |
|                | Burnaby East      | \$706,700       | 268.3       | 2.8%             | 5.7%             | 5.8%             | 29.6%           | 65.6%           | 91.2%           | 69.3%            |
|                | Burnaby North     | \$642,500       | 274.3       | 3.9%             | 8.1%             | 13.5%            | 28.4%           | 85.7%           | 93.9%           | 86.2%            |
|                | Burnaby South     | \$710,100       | 285.1       | 1.8%             | 5.3%             | 9.7%             | 26.4%           | 77.1%           | 93.0%           | 93.9%            |
|                | Coquitlam         | \$525,300       | 288.3       | 2.5%             | 6.5%             | 10.2%            | 34.6%           | 94.5%           | 110.0%          | 91.2%            |
|                | Ladner            | \$443,300       | 210.1       | 2.8%             | 2.3%             | 5.7%             | 16.5%           | 39.7%           | 44.0%           | 50.0%            |
|                | Maple Ridge       | \$307,800       | 222.3       | 5.6%             | 10.1%            | 22.1%            | 47.3%           | 79.4%           | 71.8%           | 46.3%            |
|                | New Westminster   | \$529,100       | 301.6       | 3.1%             | 7.1%             | 10.2%            | 34.3%           | 87.4%           | 95.5%           | 95.3%            |
|                | North Vancouver   | \$580,700       | 236.4       | 2.4%             | 2.5%             | 5.4%             | 24.4%           | 59.6%           | 67.7%           | 65.4%            |
|                | Pitt Meadows      | \$452,100       | 267.2       | 3.6%             | 9.2%             | 21.0%            | 45.8%           | 78.4%           | 92.9%           | 75.8%            |
|                | Port Coquitlam    | \$468,000       | 279.9       | 3.6%             | 7.4%             | 13.5%            | 37.4%           | 94.2%           | 109.5%          | 79.7%            |
|                | Port Moody        | \$668,300       | 278.5       | 4.0%             | 7.3%             | 15.1%            | 34.1%           | 95.0%           | 115.2%          | 97.9%            |
|                | Richmond          | \$657,800       | 280.8       | 1.2%             | 7.3%             | 10.7%            | 30.5%           | 80.8%           | 89.5%           | 91.4%            |
|                | Squamish          | \$488,100       | 235.1       | -0.5%            | 8.7%             | 6.8%             | 32.0%           | 79.2%           | 108.6%          | 74.1%            |
|                | Tsawwassen        | \$471,000       | 198.6       | 2.3%             | 0.7%             | 4.9%             | 16.6%           | 44.1%           | 44.0%           | 41.8%            |
|                | Vancouver East    | \$565,300       | 311.9       | 2.4%             | 4.6%             | 6.8%             | 26.7%           | 77.6%           | 87.4%           | 94.1%            |
| Vancouver West | \$835,800         | 271.2           | 2.9%        | 3.0%             | 6.1%             | 20.5%            | 65.5%           | 81.0%           | 79.7%           |                  |
| West Vancouver | \$1,237,100       | 250.6           | 4.9%        | 7.1%             | 9.7%             | 26.2%            | 66.2%           | 70.7%           | 83.7%           |                  |
| Whistler       | \$547,200         | 179.4           | 2.5%        | 9.9%             | 8.6%             | 34.7%            | 107.4%          | 145.1%          | 34.7%           |                  |

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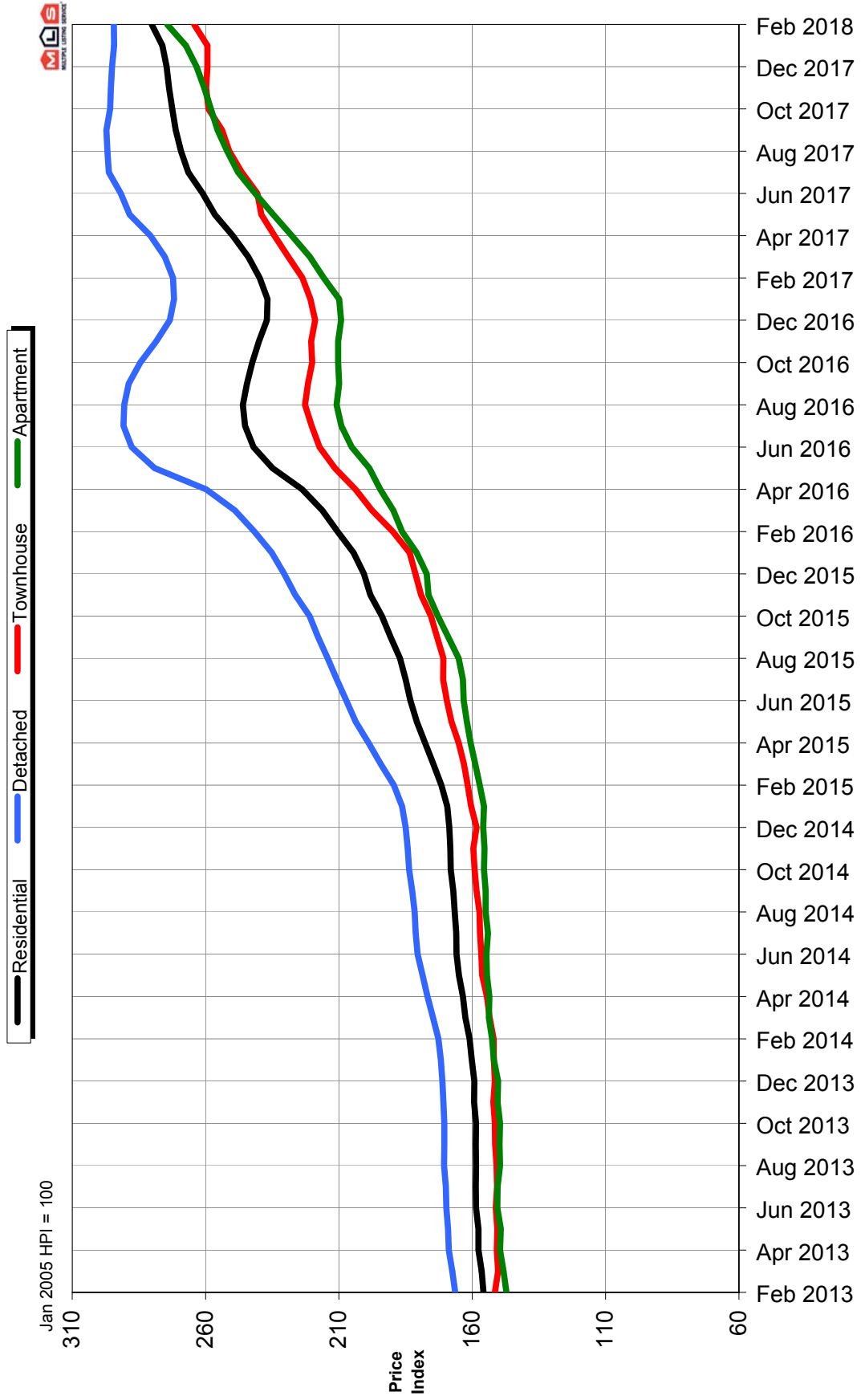
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# Greater Vancouver 5 Year Trend



# MLS® SALES Facts



## February 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>February 2018</b>           | 52<br>Detached<br>Attached<br>Apartment  | 60<br>30<br>87                        | 30<br>7<br>11                         | 1<br>1<br>0       | 85<br>39<br>65                      | 22<br>12<br>66                        | 58<br>20<br>87                        | 27<br>19<br>38                      | 8<br>12<br>22                   | 52<br>66<br>143                       | 18<br>20<br>18                      | 35<br>7<br>4                  | 77<br>37<br>127                         | 53<br>44<br>332                         | 24<br>5<br>12                     | 19<br>22<br>29                          | 621<br>401<br>1,185   |
|                                | Median<br>Selling<br>Price               | \$1,340,000<br>\$771,000<br>\$546,000 | \$1,100,000<br>n/a<br>n/a             | n/a<br>n/a<br>n/a | \$882,500<br>\$577,750<br>\$405,000 | \$1,300,000<br>n/a<br>\$535,000       | \$1,740,000<br>\$988,000<br>\$709,500 | \$1,025,000<br>n/a<br>\$434,850     | n/a<br>n/a<br>\$599,500         | \$1,700,000<br>\$854,350<br>\$568,000 | n/a<br>\$636,000<br>n/a             | \$670,000<br>n/a<br>n/a       | \$1,600,000<br>\$1,180,000<br>\$632,222 | \$3,433,333<br>\$1,385,000<br>\$873,000 | \$2,855,000<br>n/a<br>n/a         | n/a<br>\$1,179,000<br>\$460,000         | n/a                   |
| <b>January 2018</b>            | 56<br>Detached<br>Attached<br>Apartment  | 35<br>19<br>80                        | 14<br>8<br>13                         | 1<br>0<br>0       | 74<br>42<br>82                      | 11<br>13<br>72                        | 30<br>27<br>75                        | 13<br>16<br>29                      | 3<br>11<br>32                   | 66<br>61<br>145                       | 6<br>10<br>6                        | 36<br>5<br>6                  | 45<br>25<br>67                          | 46<br>24<br>243                         | 15<br>4<br>23                     | 15<br>19<br>27                          | 487<br>319<br>1,012   |
|                                | Median<br>Selling<br>Price               | \$1,650,000<br>\$730,000<br>\$650,000 | n/a<br>n/a<br>n/a                     | n/a<br>n/a<br>n/a | \$879,960<br>\$548,500<br>\$351,250 | n/a<br>n/a<br>\$501,000               | \$1,637,500<br>\$879,000<br>\$691,500 | n/a<br>n/a<br>\$425,000             | n/a<br>n/a<br>\$595,450         | \$1,760,000<br>\$885,000<br>\$600,000 | n/a<br>n/a<br>n/a                   | \$624,500<br>n/a<br>n/a       | \$1,596,000<br>\$899,900<br>\$619,450   | \$3,600,000<br>\$1,519,000<br>\$880,000 | n/a<br>n/a<br>\$1,449,000         | n/a<br>n/a<br>\$259,000                 | n/a                   |
| <b>February 2017</b>           | 47<br>Detached<br>Attached<br>Apartment  | 66<br>30<br>97                        | 35<br>23<br>15                        | 4<br>0<br>0       | 79<br>52<br>39                      | 7<br>14<br>87                         | 88<br>33<br>94                        | 27<br>16<br>37                      | 12<br>6<br>31                   | 92<br>69<br>177                       | 16<br>14<br>14                      | 44<br>10<br>15                | 82<br>28<br>119                         | 93<br>40<br>369                         | 35<br>6<br>16                     | 18<br>27<br>28                          | 745<br>404<br>1,275   |
|                                | Median<br>Selling<br>Price               | \$1,535,500<br>\$649,500<br>\$495,000 | \$992,500<br>\$630,000<br>n/a         | n/a<br>n/a<br>n/a | \$718,000<br>\$486,000<br>\$294,500 | n/a<br>n/a<br>\$420,000               | \$1,627,500<br>\$920,000<br>\$511,500 | \$870,500<br>n/a<br>\$361,000       | n/a<br>n/a<br>\$442,000         | \$1,484,444<br>\$745,900<br>\$490,000 | n/a<br>n/a<br>n/a                   | \$577,500<br>n/a<br>n/a       | \$1,499,000<br>\$973,000<br>\$540,000   | \$3,120,000<br>\$1,476,500<br>\$694,500 | \$3,210,000<br>n/a<br>n/a         | n/a<br>\$758,000<br>\$317,000           | n/a                   |
| <b>Jan. -<br/>Year-to-date</b> | 108<br>Detached<br>Attached<br>Apartment | 116<br>49<br>167                      | 44<br>15<br>24                        | 2<br>1<br>0       | 159<br>81<br>147                    | 33<br>25<br>138                       | 88<br>47<br>162                       | 40<br>35<br>67                      | 11<br>23<br>54                  | 118<br>127<br>288                     | 24<br>30<br>24                      | 71<br>12<br>10                | 122<br>62<br>194                        | 99<br>68<br>575                         | 39<br>9<br>35                     | 34<br>41<br>56                          | 1,108<br>720<br>2,197 |
|                                | Median<br>Selling<br>Price               | \$1,682,500<br>\$750,000<br>\$610,000 | \$1,100,000<br>n/a<br>\$515,000       | n/a<br>n/a<br>n/a | \$882,500<br>\$562,500<br>\$372,000 | \$1,299,000<br>\$769,000<br>\$510,000 | \$1,690,000<br>\$910,000<br>\$697,000 | \$992,250<br>\$685,000<br>\$430,000 | n/a<br>\$725,100<br>\$595,450   | \$1,750,000<br>\$874,000<br>\$579,500 | \$897,450<br>\$669,000<br>\$442,450 | \$640,000<br>n/a<br>n/a       | \$1,599,500<br>\$1,129,000<br>\$625,900 | \$3,500,000<br>\$1,445,000<br>\$876,000 | \$2,910,000<br>n/a<br>\$1,449,000 | \$2,475,000<br>\$1,160,000<br>\$362,500 | n/a                   |
| <b>Jan. -<br/>Feb. 2017</b>    | 87<br>Detached<br>Attached<br>Apartment  | 101<br>49<br>157                      | 54<br>31<br>26                        | 8<br>1<br>0       | 136<br>81<br>74                     | 18<br>19<br>134                       | 122<br>46<br>153                      | 41<br>30<br>68                      | 20<br>19<br>53                  | 147<br>116<br>300                     | 32<br>25<br>22                      | 76<br>16<br>22                | 133<br>40<br>194                        | 129<br>64<br>580                        | 55<br>9<br>29                     | 30<br>49<br>43                          | 1,189<br>658<br>2,100 |
|                                | Median<br>Selling<br>Price               | \$1,500,000<br>\$700,000<br>\$457,450 | \$1,000,000<br>\$629,900<br>\$470,000 | n/a<br>n/a<br>n/a | \$694,500<br>\$455,000<br>\$294,000 | n/a<br>n/a<br>\$415,000               | \$1,610,000<br>\$928,000<br>\$520,000 | \$849,900<br>\$547,550<br>\$334,100 | \$1,288,000<br>n/a<br>\$444,500 | \$1,500,000<br>\$750,000<br>\$452,800 | \$867,500<br>\$593,000<br>\$372,000 | \$536,500<br>n/a<br>\$283,250 | \$1,422,500<br>\$910,500<br>\$521,900   | \$3,060,000<br>\$1,300,000<br>\$685,000 | \$3,125,000<br>n/a<br>\$1,126,000 | \$1,890,000<br>\$758,000<br>\$315,000   | n/a                   |

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



# MLS® LISTINGS Facts



## February 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>February 2018</b>                  | 159      | 128       | 82            | 4              | 150                      | 34              | 147             | 43             | 29                  | 283      | 43       | 68             | 216            | 248            | 155                       | 21                 | 1,810  |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 83       | 52        | 11            | 2              | 47                       | 13              | 38              | 35             | 23                  | 116      | 25       | 16             | 66             | 96             | 14                        | 32                 | 669    |
|                                       | 169      | 114       | 19            | 0              | 74                       | 90              | 131             | 49             | 34                  | 237      | 19       | 4              | 187            | 536            | 34                        | 47                 | 1,744  |
|                                       | 33%      | 47%       | 37%           | 25%            | 57%                      | 65%             | 39%             | 63%            | 28%                 | 18%      | 42%      | 51%            | 36%            | 21%            | 15%                       | 90%                | n/a    |
|                                       | 72%      | 58%       | 64%           | 50%            | 83%                      | 92%             | 53%             | 54%            | 52%                 | 57%      | 80%      | 44%            | 56%            | 46%            | 36%                       | 69%                | n/a    |
|                                       | 85%      | 76%       | 58%           | n/a            | 88%                      | 73%             | 66%             | 78%            | 65%                 | 60%      | 95%      | 100%           | 68%            | 62%            | 35%                       | 62%                | n/a    |
| <b>January 2018</b>                   | 164      | 139       | 84            | 8              | 117                      | 27              | 144             | 37             | 20                  | 236      | 39       | 66             | 176            | 268            | 137                       | 13                 | 1,675  |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 78       | 42        | 14            | 2              | 63                       | 28              | 34              | 29             | 14                  | 104      | 16       | 4              | 73             | 81             | 16                        | 20                 | 618    |
|                                       | 180      | 85        | 18            | 0              | 58                       | 83              | 111             | 36             | 33                  | 198      | 25       | 10             | 143            | 453            | 31                        | 39                 | 1,503  |
|                                       | 34%      | 40%       | 17%           | 13%            | 63%                      | 41%             | 21%             | 35%            | 15%                 | 28%      | 15%      | 55%            | 26%            | 17%            | 11%                       | 115%               | n/a    |
|                                       | 45%      | 45%       | 57%           | 0%             | 67%                      | 46%             | 79%             | 55%            | 79%                 | 59%      | 63%      | 125%           | 34%            | 30%            | 25%                       | 95%                | n/a    |
|                                       | 62%      | 94%       | 72%           | n/a            | 141%                     | 87%             | 68%             | 81%            | 97%                 | 73%      | 24%      | 60%            | 47%            | 54%            | 74%                       | 69%                | n/a    |
| <b>February 2017</b>                  | 149      | 114       | 67            | 3              | 108                      | 23              | 136             | 43             | 24                  | 190      | 35       | 62             | 180            | 166            | 116                       | 17                 | 1,433  |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 74       | 33        | 17            | 1              | 75                       | 23              | 37              | 32             | 15                  | 102      | 23       | 7              | 60             | 67             | 15                        | 37                 | 618    |
|                                       | 202      | 115       | 14            | 0              | 73                       | 99              | 113             | 54             | 43                  | 207      | 13       | 11             | 164            | 456            | 18                        | 33                 | 1,615  |
|                                       | 32%      | 58%       | 52%           | 133%           | 73%                      | 30%             | 65%             | 63%            | 50%                 | 48%      | 46%      | 71%            | 46%            | 56%            | 30%                       | 106%               | n/a    |
|                                       | 49%      | 91%       | 135%          | 0%             | 69%                      | 61%             | 89%             | 50%            | 40%                 | 68%      | 61%      | 143%           | 47%            | 60%            | 40%                       | 73%                | n/a    |
|                                       | 68%      | 84%       | 107%          | n/a            | 53%                      | 88%             | 83%             | 69%            | 72%                 | 86%      | 108%     | 136%           | 73%            | 81%            | 89%                       | 85%                | n/a    |
| <b>Jan. - Feb. 2018 Year-to-date*</b> | 323      | 267       | 166           | 12             | 267                      | 61              | 291             | 80             | 49                  | 519      | 82       | 134            | 392            | 516            | 292                       | 34                 | 3,485  |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 161      | 94        | 25            | 4              | 110                      | 41              | 72              | 64             | 37                  | 220      | 41       | 20             | 139            | 177            | 30                        | 52                 | 1,287  |
|                                       | 349      | 199       | 37            | 0              | 132                      | 173             | 242             | 85             | 67                  | 435      | 44       | 14             | 330            | 989            | 65                        | 86                 | 3,247  |
|                                       | 33%      | 43%       | 27%           | 17%            | 60%                      | 54%             | 30%             | 50%            | 22%                 | 23%      | 29%      | 53%            | 31%            | 19%            | 13%                       | 100%               | n/a    |
|                                       | 59%      | 52%       | 60%           | 25%            | 74%                      | 61%             | 65%             | 55%            | 62%                 | 58%      | 73%      | 60%            | 45%            | 38%            | 30%                       | 79%                | n/a    |
|                                       | 73%      | 84%       | 65%           | n/a            | 111%                     | 80%             | 67%             | 79%            | 81%                 | 66%      | 55%      | 71%            | 59%            | 58%            | 54%                       | 65%                | n/a    |
| <b>Jan. - Feb. 2017 Year-to-date*</b> | 327      | 229       | 173           | 9              | 242                      | 42              | 273             | 87             | 48                  | 534      | 66       | 128            | 399            | 475            | 282                       | 40                 | 3,354  |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 145      | 71        | 42            | 1              | 137                      | 40              | 69              | 54             | 23                  | 208      | 57       | 17             | 101            | 140            | 25                        | 63                 | 1,193  |
|                                       | 407      | 238       | 40            | 0              | 120                      | 195             | 239             | 105            | 78                  | 417      | 27       | 18             | 317            | 950            | 39                        | 69                 | 3,259  |
|                                       | 27%      | 44%       | 31%           | 89%            | 56%                      | 43%             | 45%             | 47%            | 42%                 | 28%      | 48%      | 59%            | 33%            | 27%            | 20%                       | 75%                | n/a    |
|                                       | 43%      | 69%       | 74%           | 100%           | 59%                      | 48%             | 67%             | 56%            | 83%                 | 56%      | 44%      | 94%            | 40%            | 46%            | 36%                       | 78%                | n/a    |
|                                       | 60%      | 66%       | 65%           | n/a            | 62%                      | 69%             | 64%             | 65%            | 68%                 | 72%      | 81%      | 122%           | 61%            | 61%            | 74%                       | 62%                | n/a    |

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



# Listing & Sales Activity Summary

## Listings

## Sales

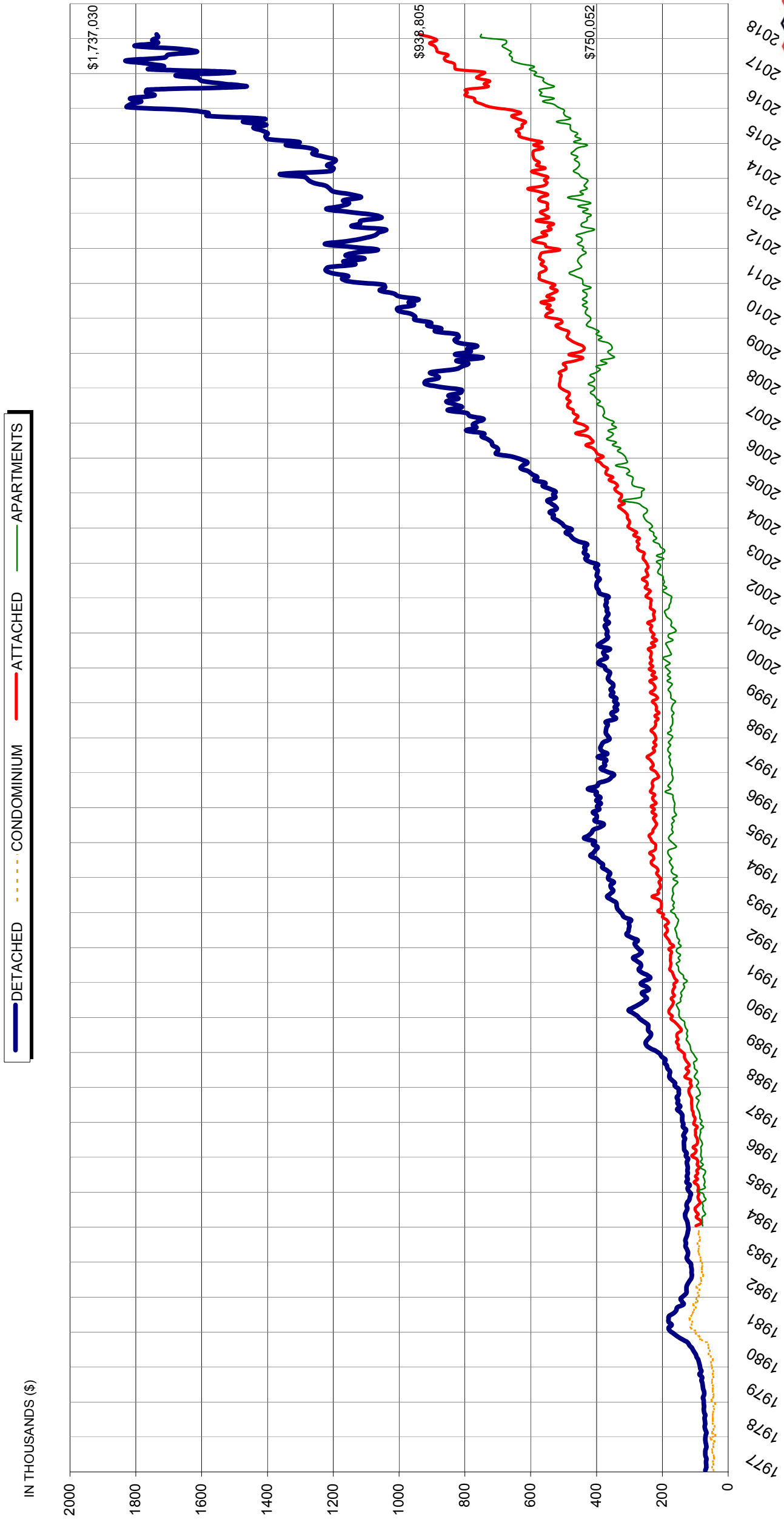
|                                  | 1<br>Feb<br>2017 | 2<br>Jan<br>2018 | 3<br>Feb<br>2018 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Feb<br>2017 | 6<br>Jan<br>2018 | 7<br>Feb<br>2018 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Dec 2016 -<br>Feb 2017 | 10<br>Dec 2017 -<br>Feb 2018 | Col. 9 & 10<br>Percentage<br>Variance |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 149              | 164              | 159              | -3.0                                 | 47               | 56               | 52               | -7.1                                 | 129                         | 152                          | 17.8                                  |
| ATTACHED                         | 74               | 78               | 83               | 6.4                                  | 36               | 35               | 60               | 71.4                                 | 90                          | 140                          | 55.6                                  |
| APARTMENTS                       | 202              | 180              | 169              | -6.1                                 | 137              | 112              | 144              | 28.6                                 | 354                         | 401                          | 13.3                                  |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 114              | 139              | 128              | -7.9                                 | 66               | 56               | 60               | 7.1                                  | 148                         | 166                          | 12.2                                  |
| ATTACHED                         | 33               | 42               | 52               | 23.8                                 | 30               | 19               | 30               | 57.9                                 | 67                          | 81                           | 20.9                                  |
| APARTMENTS                       | 115              | 85               | 114              | 34.1                                 | 97               | 80               | 87               | 8.8                                  | 219                         | 246                          | 12.3                                  |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 67               | 84               | 82               | -2.4                                 | 35               | 14               | 30               | 114.3                                | 72                          | 70                           | -2.8                                  |
| ATTACHED                         | 17               | 14               | 11               | -21.4                                | 23               | 8                | 7                | -12.5                                | 39                          | 23                           | -41.0                                 |
| APARTMENTS                       | 14               | 18               | 19               | 5.6                                  | 15               | 13               | 11               | -15.4                                | 36                          | 29                           | -19.4                                 |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 108              | 117              | 150              | 28.2                                 | 79               | 74               | 85               | 14.9                                 | 202                         | 241                          | 19.3                                  |
| ATTACHED                         | 75               | 63               | 47               | -25.4                                | 52               | 42               | 39               | -7.1                                 | 115                         | 121                          | 5.2                                   |
| APARTMENTS                       | 73               | 58               | 74               | 27.6                                 | 39               | 82               | 65               | -20.7                                | 102                         | 187                          | 83.3                                  |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 136              | 144              | 147              | 2.1                                  | 88               | 30               | 58               | 93.3                                 | 170                         | 158                          | -7.1                                  |
| ATTACHED                         | 37               | 34               | 38               | 11.8                                 | 33               | 27               | 20               | -25.9                                | 62                          | 68                           | 9.7                                   |
| APARTMENTS                       | 113              | 111              | 131              | 18.0                                 | 94               | 75               | 87               | 16.0                                 | 226                         | 240                          | 6.2                                   |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 23               | 27               | 34               | 25.9                                 | 7                | 11               | 22               | 100.0                                | 27                          | 50                           | 85.2                                  |
| ATTACHED                         | 23               | 28               | 13               | -53.6                                | 14               | 13               | 12               | -7.7                                 | 25                          | 39                           | 56.0                                  |
| APARTMENTS                       | 99               | 83               | 90               | 8.4                                  | 87               | 72               | 66               | -8.3                                 | 202                         | 223                          | 10.4                                  |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 24               | 20               | 29               | 45.0                                 | 12               | 3                | 8                | 166.7                                | 30                          | 21                           | -30.0                                 |
| ATTACHED                         | 15               | 14               | 23               | 64.3                                 | 6                | 11               | 12               | 9.1                                  | 28                          | 38                           | 35.7                                  |
| APARTMENTS                       | 43               | 33               | 34               | 3.0                                  | 31               | 32               | 22               | -31.3                                | 75                          | 65                           | -13.3                                 |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 43               | 37               | 43               | 16.2                                 | 27               | 13               | 27               | 107.7                                | 64                          | 60                           | -6.3                                  |
| ATTACHED                         | 32               | 29               | 35               | 20.7                                 | 16               | 16               | 19               | 18.8                                 | 40                          | 52                           | 30.0                                  |
| APARTMENTS                       | 54               | 36               | 49               | 36.1                                 | 37               | 29               | 38               | 31.0                                 | 93                          | 99                           | 6.5                                   |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 190              | 236              | 283              | 19.9                                 | 92               | 66               | 52               | -21.2                                | 206                         | 185                          | -10.2                                 |
| ATTACHED                         | 102              | 104              | 116              | 11.5                                 | 69               | 61               | 66               | 8.2                                  | 163                         | 204                          | 25.2                                  |
| APARTMENTS                       | 207              | 198              | 237              | 19.7                                 | 177              | 145              | 143              | -1.4                                 | 429                         | 429                          | 0.0                                   |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 62               | 66               | 68               | 3.0                                  | 44               | 36               | 35               | -2.8                                 | 119                         | 120                          | 0.8                                   |
| ATTACHED                         | 7                | 4                | 16               | 300.0                                | 10               | 5                | 7                | 40.0                                 | 19                          | 17                           | -10.5                                 |
| APARTMENTS                       | 11               | 10               | 4                | -60.0                                | 15               | 6                | 4                | -33.3                                | 26                          | 16                           | -38.5                                 |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 35               | 39               | 43               | 10.3                                 | 16               | 6                | 18               | 200.0                                | 39                          | 38                           | -2.6                                  |
| ATTACHED                         | 23               | 16               | 25               | 56.3                                 | 14               | 10               | 20               | 100.0                                | 37                          | 48                           | 29.7                                  |
| APARTMENTS                       | 13               | 25               | 19               | -24.0                                | 14               | 6                | 18               | 200.0                                | 38                          | 35                           | -7.9                                  |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 180              | 176              | 216              | 22.7                                 | 82               | 45               | 77               | 71.1                                 | 196                         | 210                          | 7.1                                   |
| ATTACHED                         | 60               | 73               | 66               | -9.6                                 | 28               | 25               | 37               | 48.0                                 | 65                          | 95                           | 46.2                                  |
| APARTMENTS                       | 164              | 143              | 187              | 30.8                                 | 119              | 67               | 127              | 89.6                                 | 288                         | 310                          | 7.6                                   |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 166              | 268              | 248              | -7.5                                 | 93               | 46               | 53               | 15.2                                 | 193                         | 135                          | -30.1                                 |
| ATTACHED                         | 67               | 81               | 96               | 18.5                                 | 40               | 24               | 44               | 83.3                                 | 87                          | 94                           | 8.0                                   |
| APARTMENTS                       | 456              | 453              | 536              | 18.3                                 | 369              | 243              | 332              | 36.6                                 | 817                         | 826                          | 1.1                                   |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 17               | 13               | 21               | 61.5                                 | 18               | 15               | 19               | 26.7                                 | 37                          | 47                           | 27.0                                  |
| ATTACHED                         | 37               | 20               | 32               | 60.0                                 | 27               | 19               | 22               | 15.8                                 | 66                          | 60                           | -9.1                                  |
| APARTMENTS                       | 33               | 39               | 47               | 20.5                                 | 28               | 27               | 29               | 7.4                                  | 71                          | 74                           | 4.2                                   |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 116              | 137              | 155              | 13.1                                 | 35               | 15               | 24               | 60.0                                 | 86                          | 69                           | -19.8                                 |
| ATTACHED                         | 15               | 16               | 14               | -12.5                                | 6                | 4                | 5                | 25.0                                 | 12                          | 10                           | -16.7                                 |
| APARTMENTS                       | 18               | 31               | 34               | 9.7                                  | 16               | 23               | 12               | -47.8                                | 39                          | 45                           | 15.4                                  |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | <b>1430</b>      | <b>1667</b>      | <b>1806</b>      | <b>8.3</b>                           | <b>741</b>       | <b>486</b>       | <b>620</b>       | <b>27.6</b>                          | <b>1718</b>                 | <b>1722</b>                  | <b>0.2</b>                            |
| ATTACHED                         | <b>617</b>       | <b>616</b>       | <b>667</b>       | <b>8.3</b>                           | <b>404</b>       | <b>319</b>       | <b>400</b>       | <b>25.4</b>                          | <b>915</b>                  | <b>1090</b>                  | <b>19.1</b>                           |
| APARTMENTS                       | <b>1615</b>      | <b>1503</b>      | <b>1744</b>      | <b>16.0</b>                          | <b>1275</b>      | <b>1012</b>      | <b>1185</b>      | <b>17.1</b>                          | <b>3015</b>                 | <b>3225</b>                  | <b>7.0</b>                            |





REAL ESTATE BOARD  
OF GREATER VANCOUVER

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



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

