

# News Release



FOR IMMEDIATE RELEASE:

## More supply and less demand seen across Metro Vancouver housing market

**VANCOUVER, BC – October 2, 2018** – The supply of homes for sale continued to increase across the Metro Vancouver\* housing market in September while home buyer demand remained below typical levels for this time of year.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 1,595 in September 2018, a 43.5 per cent decrease from the 2,821 sales recorded in September 2017, and a 17.3 per cent decrease compared to August 2018 when 1,929 homes sold.

Last month's sales were 36.1 per cent below the 10-year September sales average.

"Fewer home sales are allowing listings to accumulate and prices to ease across the Metro Vancouver housing market," Ashley Smith, REBGV president-elect said. "There's more selection for home buyers to choose from today. Since spring, home listing totals have risen to levels we haven't seen in our market in four years."

There were 5,279 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in September 2018. This represents a 1.8 per cent decrease compared to the 5,375 homes listed in September 2017 and a 36 per cent increase compared to August 2018 when 3,881 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 13,084, a 38.2 per cent increase compared to September 2017 (9,466) and a 10.7 per cent increase compared to August 2018 (11,824).

For all property types, the sales-to-active listings ratio for September 2018 is 12.2 per cent. By property type, the ratio is 7.8 per cent for detached homes, 14 per cent for townhomes, and 17.6 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.

"Metro Vancouver's housing market has changed pace compared to the last few years. Our townhome and apartment markets are sitting in balanced market territory and our detached home market remains in a clear buyers' market," Smith said. "It's important for both home buyers and sellers to work with their Realtor to understand what these trends means to them."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,070,600. This represents a 2.2 per cent increase over September 2017 and a 3.1 per cent decrease over the last three months.

Sales of detached properties in September 2018 reached 508, a 40.4 per cent decrease from the 852 detached sales recorded in September 2017. The benchmark price for detached properties is \$1,540,900. This represents a 4.5 per cent decrease from September 2017 and a 3.4 per cent decrease over the last three months.

Sales of apartment properties reached 812 in September 2018, a 44 per cent decrease compared to the 1,451 sales in September 2017. The benchmark price of an apartment property is \$687,300. This represents a 7.4 per cent increase from September 2017 and a 3.1 per cent decrease over the last three months.

Attached property sales in September 2018 totalled 275, a 46.9 per cent decrease compared to the 518 sales in September 2017. The benchmark price of an attached unit is \$837,600. This represents a 6.4 per cent increase from September 2017 and a two per cent decrease over the last three months.

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

The real estate 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    | \$1,003,500     | 275.5       | -1.2%            | -3.0%            | -1.6%            | 4.3%            | 52.2%           | 78.5%           | 93.1%            |
|                         | Greater Vancouver | \$1,070,600     | 277.2       | -1.2%            | -3.1%            | -2.2%            | 2.2%            | 45.5%           | 74.4%           | 93.2%            |
|                         | Bowen Island      | \$974,600       | 211.3       | -1.0%            | -5.7%            | -0.4%            | 1.5%            | 51.5%           | 68.9%           | 53.0%            |
|                         | Burnaby East      | \$1,005,500     | 278.9       | -0.9%            | -4.3%            | -1.9%            | 3.3%            | 44.9%           | 72.7%           | 96.4%            |
|                         | Burnaby North     | \$928,300       | 280.3       | -0.6%            | -1.9%            | -0.5%            | 4.8%            | 51.0%           | 76.3%           | 94.9%            |
|                         | Burnaby South     | \$1,023,200     | 289.0       | -1.4%            | -4.5%            | -2.8%            | 2.6%            | 49.9%           | 77.6%           | 102.4%           |
|                         | Coquitlam         | \$960,100       | 284.8       | -1.9%            | -2.5%            | 0.1%             | 6.0%            | 56.1%           | 92.0%           | 103.6%           |
|                         | Ladner            | \$881,400       | 247.4       | -1.1%            | 0.9%             | 1.0%             | 3.1%            | 34.8%           | 64.5%           | 80.2%            |
|                         | Maple Ridge       | \$790,700       | 251.8       | -1.2%            | -2.8%            | -0.3%            | 8.4%            | 69.3%           | 88.1%           | 80.6%            |
|                         | New Westminster   | \$692,300       | 304.2       | -1.0%            | -3.0%            | 0.2%             | 9.4%            | 67.9%           | 89.3%           | 104.0%           |
|                         | North Vancouver   | \$1,083,100     | 246.9       | -1.0%            | -3.1%            | -3.4%            | 0.4%            | 41.8%           | 67.3%           | 80.4%            |
|                         | Pitt Meadows      | \$782,100       | 284.3       | -1.4%            | -2.9%            | 0.6%             | 11.0%           | 75.6%           | 96.3%           | 101.8%           |
|                         | Port Coquitlam    | \$772,100       | 264.3       | -2.4%            | -5.1%            | -3.6%            | 4.6%            | 58.4%           | 86.5%           | 83.9%            |
|                         | Port Moody        | \$958,000       | 264.8       | -1.0%            | -3.7%            | 0.1%             | 7.0%            | 56.8%           | 87.4%           | 91.3%            |
|                         | Richmond          | \$1,031,200     | 297.1       | 0.1%             | -1.4%            | -0.8%            | 3.8%            | 47.3%           | 77.4%           | 103.9%           |
|                         | Squamish          | \$781,900       | 245.4       | -1.8%            | -4.8%            | 0.0%             | 4.9%            | 63.8%           | 99.4%           | 81.6%            |
|                         | Sunshine Coast    | \$603,400       | 211.4       | -3.0%            | -4.3%            | -1.1%            | 3.4%            | 56.8%           | 75.9%           | 53.0%            |
|                         | Tsawwassen        | \$1,016,200     | 255.2       | 1.0%             | 0.8%             | -0.2%            | 1.9%            | 36.2%           | 70.8%           | 86.3%            |
|                         | Vancouver East    | \$1,094,900     | 320.6       | -0.5%            | -1.5%            | -2.0%            | 1.3%            | 44.9%           | 80.5%           | 113.3%           |
|                         | Vancouver West    | \$1,308,400     | 275.9       | -2.1%            | -4.6%            | -5.1%            | -3.5%           | 33.0%           | 61.7%           | 89.9%            |
| West Vancouver          | \$2,398,000       | 257.8           | -1.0%       | -5.6%            | -9.7%            | -8.7%            | 16.9%           | 49.5%           | 82.3%           |                  |
| Whistler                | \$945,700         | 204.8           | -2.6%       | -4.3%            | -0.3%            | 5.4%             | 69.3%           | 101.4%          | 52.7%           |                  |
| Single Family Detached  | Lower Mainland    | \$1,294,700     | 274.8       | -1.6%            | -3.4%            | -3.1%            | -2.3%           | 38.2%           | 70.7%           | 97.7%            |
|                         | Greater Vancouver | \$1,540,900     | 283.7       | -1.3%            | -3.4%            | -4.0%            | -4.5%           | 30.3%           | 66.4%           | 101.2%           |
|                         | Bowen Island      | \$974,600       | 211.3       | -1.0%            | -5.7%            | -0.4%            | 1.5%            | 51.5%           | 68.9%           | 53.0%            |
|                         | Burnaby East      | \$1,248,100     | 279.1       | -1.7%            | -6.9%            | -4.6%            | -2.1%           | 31.7%           | 67.1%           | 106.1%           |
|                         | Burnaby North     | \$1,498,100     | 289.7       | -0.2%            | -2.7%            | -3.0%            | -6.2%           | 23.6%           | 59.2%           | 107.7%           |
|                         | Burnaby South     | \$1,589,600     | 304.3       | -1.9%            | -7.2%            | -5.0%            | -8.0%           | 28.5%           | 63.6%           | 118.0%           |
|                         | Coquitlam         | \$1,285,100     | 285.2       | -1.6%            | -2.2%            | -0.4%            | 0.4%            | 42.3%           | 82.2%           | 108.0%           |
|                         | Ladner            | \$1,006,400     | 242.6       | -0.4%            | 0.8%             | -0.2%            | -0.9%           | 28.5%           | 61.2%           | 81.6%            |
|                         | Maple Ridge       | \$864,500       | 246.3       | -0.6%            | -1.8%            | 1.4%             | 6.4%            | 64.5%           | 87.7%           | 82.6%            |
|                         | New Westminster   | \$1,117,600     | 278.8       | -1.3%            | -6.0%            | -5.0%            | -1.8%           | 34.2%           | 67.2%           | 104.4%           |
|                         | North Vancouver   | \$1,620,300     | 253.4       | -1.8%            | -3.8%            | -6.0%            | -5.4%           | 32.5%           | 68.1%           | 89.0%            |
|                         | Pitt Meadows      | \$928,000       | 261.5       | -1.4%            | -3.0%            | -0.6%            | 4.0%            | 57.8%           | 83.4%           | 97.4%            |
|                         | Port Coquitlam    | \$984,500       | 262.5       | -2.3%            | -4.4%            | -4.2%            | -1.1%           | 41.1%           | 78.7%           | 89.4%            |
|                         | Port Moody        | \$1,504,300     | 277.8       | -1.6%            | -3.1%            | 1.3%             | 0.5%            | 42.6%           | 76.8%           | 99.7%            |
|                         | Richmond          | \$1,662,600     | 322.1       | -0.4%            | -2.6%            | -6.1%            | -5.4%           | 32.0%           | 71.1%           | 117.5%           |
|                         | Squamish          | \$985,100       | 249.0       | -1.5%            | -6.2%            | -1.8%            | 2.4%            | 56.7%           | 100.6%          | 85.8%            |
|                         | Sunshine Coast    | \$600,300       | 210.3       | -2.8%            | -4.4%            | -0.9%            | 3.4%            | 56.8%           | 76.1%           | 52.3%            |
|                         | Tsawwassen        | \$1,266,500     | 272.7       | 1.3%             | 1.5%             | -0.6%            | -0.3%           | 36.3%           | 77.3%           | 102.0%           |
|                         | Vancouver East    | \$1,502,900     | 332.2       | -1.7%            | -2.5%            | -3.2%            | -4.0%           | 29.5%           | 76.9%           | 132.6%           |
|                         | Vancouver West    | \$3,254,200     | 334.1       | -0.7%            | -4.1%            | -5.6%            | -10.9%          | 18.6%           | 55.5%           | 117.7%           |
| West Vancouver          | \$2,777,500       | 262.2           | -1.9%       | -5.7%            | -10.8%           | -11.4%           | 12.0%           | 47.3%           | 85.2%           |                  |
| Whistler                | \$1,743,300       | 222.7           | -2.2%       | -2.3%            | -1.3%            | 4.9%             | 56.5%           | 85.7%           | 65.2%           |                  |

**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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- 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    | \$707,300       | 255.1       | -0.7%            | -2.1%            | 0.5%             | 7.5%            | 61.0%           | 77.4%           | 80.2%            |
|                | Greater Vancouver | \$837,600       | 266.6       | -1.0%            | -2.0%            | 0.5%             | 6.4%            | 55.7%           | 76.4%           | 86.6%            |
|                | Burnaby East      | \$718,800       | 265.5       | 0.8%             | 0.2%             | 4.2%             | 12.9%           | 61.4%           | 74.3%           | 83.7%            |
|                | Burnaby North     | \$768,600       | 286.9       | 0.3%             | -1.1%            | 2.0%             | 9.5%            | 60.1%           | 78.8%           | 93.7%            |
|                | Burnaby South     | \$822,700       | 283.4       | -2.2%            | -3.9%            | -0.5%            | 10.0%           | 58.7%           | 81.4%           | 96.7%            |
|                | Coquitlam         | \$686,200       | 251.8       | -0.6%            | -3.7%            | -0.5%            | 6.3%            | 53.2%           | 78.8%           | 83.5%            |
|                | Ladner            | \$786,300       | 274.2       | -3.9%            | 1.1%             | 0.8%             | 5.9%            | 49.9%           | 75.2%           | 88.7%            |
|                | Maple Ridge       | \$558,800       | 259.4       | -1.3%            | -2.7%            | -2.8%            | 8.6%            | 74.0%           | 88.9%           | 81.9%            |
|                | New Westminster   | \$729,900       | 288.6       | -1.6%            | 0.9%             | 3.0%             | 9.2%            | 60.5%           | 81.3%           | 96.5%            |
|                | North Vancouver   | \$1,021,900     | 248.3       | -0.8%            | -2.7%            | 1.6%             | 5.9%            | 49.1%           | 74.2%           | 85.0%            |
|                | Pitt Meadows      | \$657,300       | 284.4       | -1.6%            | -1.0%            | 4.9%             | 14.7%           | 82.2%           | 108.0%          | 100.6%           |
|                | Port Coquitlam    | \$660,400       | 250.0       | -1.1%            | -4.0%            | -1.7%            | 4.0%            | 61.0%           | 78.4%           | 77.8%            |
|                | Port Moody        | \$676,100       | 228.5       | -1.7%            | -1.4%            | 2.5%             | 11.7%           | 45.9%           | 68.9%           | 61.1%            |
|                | Richmond          | \$862,400       | 283.4       | -0.4%            | 0.9%             | 3.8%             | 7.6%            | 53.2%           | 75.4%           | 97.2%            |
|                | Squamish          | \$726,700       | 247.8       | 2.5%             | 0.6%             | 4.4%             | 9.4%            | 67.1%           | 96.0%           | 81.8%            |
|                | Tsawwassen        | \$770,500       | 287.0       | -2.9%            | 0.5%             | 2.1%             | 4.5%            | 54.8%           | 79.2%           | 97.5%            |
|                | Vancouver East    | \$873,400       | 286.7       | -2.3%            | -5.4%            | -3.8%            | 2.6%            | 50.2%           | 65.1%           | 85.3%            |
| Vancouver West | \$1,229,300       | 271.5           | -3.0%       | -5.7%            | -3.3%            | -2.8%            | 47.1%           | 68.5%           | 89.2%           |                  |
| Whistler       | \$956,000         | 239.1           | 1.5%        | 0.9%             | 3.9%             | 13.4%            | 75.2%           | 102.1%          | 75.4%           |                  |
| Apartment      | Lower Mainland    | \$674,700       | 285.1       | -1.1%            | -3.0%            | -1.0%            | 11.0%           | 71.0%           | 89.4%           | 92.5%            |
|                | Greater Vancouver | \$687,300       | 275.8       | -1.2%            | -3.1%            | -1.5%            | 7.4%            | 62.7%           | 83.4%           | 88.8%            |
|                | Burnaby East      | \$767,600       | 294.5       | -1.9%            | -4.4%            | -4.8%            | 3.7%            | 61.5%           | 76.9%           | 87.3%            |
|                | Burnaby North     | \$644,600       | 275.2       | -1.0%            | -1.7%            | 0.5%             | 11.8%           | 77.1%           | 91.4%           | 89.0%            |
|                | Burnaby South     | \$709,800       | 285.0       | -1.1%            | -3.7%            | -2.4%            | 6.8%            | 65.2%           | 86.8%           | 97.4%            |
|                | Coquitlam         | \$537,600       | 295.0       | -2.7%            | -2.6%            | 0.2%             | 11.4%           | 80.1%           | 111.5%          | 102.3%           |
|                | Ladner            | \$470,300       | 222.9       | -0.1%            | -0.1%            | 2.4%             | 11.2%           | 35.3%           | 56.9%           | 57.9%            |
|                | Maple Ridge       | \$364,100       | 260.0       | -2.7%            | -5.9%            | -2.5%            | 14.5%           | 81.4%           | 83.4%           | 67.3%            |
|                | New Westminster   | \$551,400       | 312.4       | -0.9%            | -2.8%            | 0.9%             | 12.4%           | 82.4%           | 96.8%           | 103.5%           |
|                | North Vancouver   | \$595,700       | 239.0       | -0.1%            | -2.6%            | -2.3%            | 6.0%            | 55.1%           | 65.2%           | 69.7%            |
|                | Pitt Meadows      | \$519,800       | 306.5       | -1.4%            | -4.5%            | -2.5%            | 14.1%           | 89.8%           | 99.9%           | 97.2%            |
|                | Port Coquitlam    | \$457,300       | 273.5       | -3.0%            | -6.5%            | -4.4%            | 10.4%           | 79.5%           | 101.4%          | 79.1%            |
|                | Port Moody        | \$666,400       | 277.7       | -0.4%            | -4.7%            | -1.3%            | 10.8%           | 80.8%           | 108.2%          | 106.2%           |
|                | Richmond          | \$690,600       | 288.3       | 0.7%             | -1.3%            | 2.2%             | 12.8%           | 72.0%           | 90.8%           | 98.8%            |
|                | Squamish          | \$482,700       | 232.5       | -6.0%            | -9.0%            | -1.7%            | 3.4%            | 72.5%           | 113.9%          | 71.6%            |
|                | Tsawwassen        | \$501,100       | 211.3       | 0.6%             | -0.8%            | 2.1%             | 11.0%           | 40.7%           | 59.0%           | 49.6%            |
|                | Vancouver East    | \$575,700       | 317.6       | 1.1%             | 0.3%             | -0.3%            | 7.5%            | 70.2%           | 91.8%           | 99.2%            |
| Vancouver West | \$804,100         | 260.9           | -2.5%       | -4.6%            | -4.8%            | 1.0%             | 44.9%           | 69.2%           | 82.6%           |                  |
| West Vancouver | \$1,213,900       | 245.9           | 2.0%        | -5.6%            | -5.1%            | 5.2%             | 53.2%           | 62.8%           | 74.5%           |                  |
| Whistler       | \$521,000         | 170.8           | -6.4%       | -10.1%           | -2.7%            | -1.0%            | 87.5%           | 159.2%          | 30.0%           |                  |

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In January 2005, the indexes are set to 100.

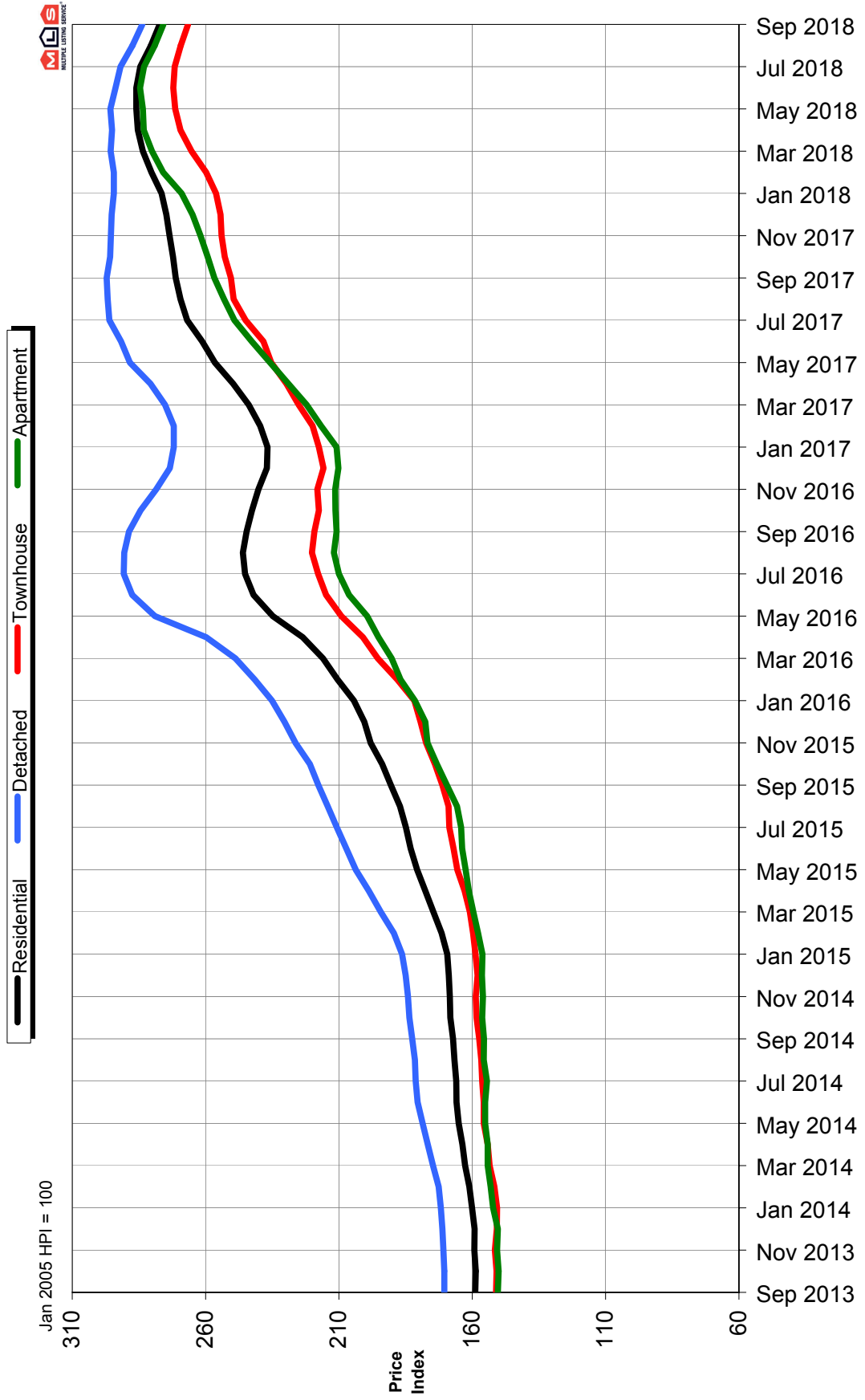
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

310

260

210

160

110

60

Price Index

Sep 2018  
Jul 2018  
May 2018  
Mar 2018  
Jan 2018  
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  
May 2015  
Mar 2015  
Jan 2015  
Nov 2014  
Sep 2014  
Jul 2014  
May 2014  
Mar 2014  
Jan 2014  
Nov 2013  
Sep 2013



# MLS® SALES Facts



## September 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>September 2018</b>   | 39                   | 49          | 24            | 6              | 46                       | 14              | 41              | 23             | 9                   | 62          | 11          | 37             | 72             | 38             | 25                        | 12                 | 508    |
|                         | Detached             | Attached    | Attached      | Attached       | Attached                 | Attached        | Attached        | Attached       | Attached            | Attached    | Attached    | Attached       | Attached       | Attached       | Attached                  | Attached           |        |
|                         | 100                  | 55          | 17            | 0              | 30                       | 64              | 56              | 35             | 17                  | 96          | 8           | 3              | 95             | 208            | 7                         | 21                 | 812    |
|                         | Median Selling Price | \$1,230,000 | \$1,025,000   | n/a            | \$810,000                | n/a             | \$1,690,000     | \$1,025,000    | n/a                 | \$1,539,989 | n/a         | \$660,000      | \$1,550,000    | \$2,900,000    | \$2,750,000               | n/a                | n/a    |
|                         | Median Selling Price | \$784,000   | n/a           | n/a            | \$548,050                | n/a             | \$1,020,000     | n/a            | n/a                 | \$882,500   | n/a         | n/a            | \$950,000      | \$1,332,000    | n/a                       | \$1,152,000        | n/a    |
|                         | Median Selling Price | \$582,500   | n/a           | n/a            | \$383,500                | \$509,000       | \$597,000       | \$450,000      | n/a                 | \$556,000   | n/a         | n/a            | \$592,000      | \$790,000      | n/a                       | \$456,500          | n/a    |
| <b>August 2018</b>      | 40                   | 60          | 29            | 10             | 74                       | 14              | 31              | 18             | 5                   | 55          | 22          | 54             | 58             | 58             | 27                        | 12                 | 567    |
|                         | Detached             | Attached    | Attached      | Attached       | Attached                 | Attached        | Attached        | Attached       | Attached            | Attached    | Attached    | Attached       | Attached       | Attached       | Attached                  | Attached           |        |
|                         | 37                   | 37          | 10            | 0              | 40                       | 7               | 30              | 18             | 6                   | 57          | 13          | 6              | 22             | 38             | 4                         | 12                 | 337    |
|                         | Median Selling Price | \$1,600,000 | \$1,040,000   | n/a            | \$854,000                | n/a             | \$1,512,500     | n/a            | n/a                 | \$1,580,000 | \$1,082,500 | \$719,500      | \$1,530,800    | \$2,900,000    | \$2,500,000               | n/a                | n/a    |
|                         | Median Selling Price | \$867,000   | n/a           | n/a            | \$551,000                | n/a             | \$932,450       | n/a            | n/a                 | \$850,000   | n/a         | n/a            | \$950,000      | \$1,446,500    | n/a                       | n/a                | n/a    |
|                         | Median Selling Price | \$575,500   | n/a           | n/a            | \$393,750                | \$520,000       | \$639,000       | \$440,000      | n/a                 | \$557,500   | n/a         | n/a            | \$617,500      | \$798,500      | n/a                       | \$394,900          | n/a    |
| <b>September 2017</b>   | 62                   | 75          | 38            | 10             | 136                      | 22              | 74              | 41             | 17                  | 89          | 12          | 61             | 95             | 73             | 35                        | 12                 | 852    |
|                         | Detached             | Attached    | Attached      | Attached       | Attached                 | Attached        | Attached        | Attached       | Attached            | Attached    | Attached    | Attached       | Attached       | Attached       | Attached                  | Attached           |        |
|                         | 66                   | 43          | 5             | 1              | 55                       | 16              | 29              | 27             | 12                  | 90          | 29          | 9              | 41             | 64             | 4                         | 27                 | 518    |
|                         | Median Selling Price | \$1,677,500 | \$1,226,976   | n/a            | \$824,960                | \$1,205,000     | \$1,734,250     | \$928,000      | n/a                 | \$1,790,000 | n/a         | \$699,000      | \$1,610,000    | \$3,662,500    | \$3,240,000               | n/a                | n/a    |
|                         | Median Selling Price | \$736,250   | n/a           | n/a            | \$515,000                | n/a             | \$1,144,000     | \$625,000      | n/a                 | \$865,000   | \$670,000   | n/a            | \$910,000      | \$1,322,500    | n/a                       | \$699,000          | n/a    |
|                         | Median Selling Price | \$548,000   | n/a           | n/a            | \$380,000                | \$506,000       | \$620,000       | \$425,500      | \$545,635           | \$519,000   | n/a         | n/a            | \$585,000      | \$769,444      | n/a                       | \$489,000          | n/a    |
| <b>Jan. - Sep. 2018</b> | 470                  | 564         | 293           | 42             | 778                      | 181             | 525             | 252            | 92                  | 623         | 153         | 421            | 743            | 545            | 252                       | 107                | 6,041  |
|                         | Detached             | Attached    | Attached      | Attached       | Attached                 | Attached        | Attached        | Attached       | Attached            | Attached    | Attached    | Attached       | Attached       | Attached       | Attached                  | Attached           |        |
|                         | 417                  | 271         | 88            | 1              | 359                      | 93              | 271             | 182            | 118                 | 566         | 124         | 70             | 322            | 378            | 37                        | 194                | 3,491  |
|                         | Median Selling Price | \$1,604,000 | \$1,115,000   | \$457,500      | \$876,900                | \$1,245,000     | \$1,683,000     | \$1,003,750    | \$1,422,500         | \$1,690,000 | \$999,500   | \$660,000      | \$1,599,000    | \$3,091,500    | \$2,800,000               | \$1,925,000        | n/a    |
|                         | Median Selling Price | \$790,000   | \$743,700     | n/a            | \$560,000                | \$765,344       | \$992,000       | \$696,000      | \$760,000           | \$870,000   | \$688,000   | \$445,000      | \$1,072,500    | \$1,389,000    | \$1,600,000               | \$1,099,500        | n/a    |
|                         | Median Selling Price | \$600,000   | \$542,500     | n/a            | \$393,100                | \$510,400       | \$659,950       | \$445,000      | \$599,000           | \$580,000   | \$447,000   | \$399,450      | \$615,900      | \$820,000      | \$1,205,000               | \$406,000          | n/a    |
| <b>Jan. - Sep. 2017</b> | 694                  | 833         | 448           | 60             | 1,165                    | 202             | 821             | 402            | 163                 | 1,048       | 226         | 561            | 1,106          | 831            | 413                       | 147                | 9,120  |
|                         | Detached             | Attached    | Attached      | Attached       | Attached                 | Attached        | Attached        | Attached       | Attached            | Attached    | Attached    | Attached       | Attached       | Attached       | Attached                  | Attached           |        |
|                         | 585                  | 401         | 117           | 2              | 540                      | 168             | 313             | 250            | 160                 | 903         | 209         | 98             | 358            | 509            | 52                        | 250                | 4,915  |
|                         | Median Selling Price | \$1,618,000 | \$1,123,500   | \$460,000      | \$790,000                | \$1,150,000     | \$1,740,000     | \$935,000      | \$1,328,000         | \$1,650,000 | \$920,000   | \$597,000      | \$1,570,000    | \$3,418,572    | \$3,165,000               | \$1,745,000        | n/a    |
|                         | Median Selling Price | \$758,000   | \$690,000     | n/a            | \$477,250                | \$684,400       | \$1,012,500     | \$615,000      | \$636,500           | \$830,000   | \$599,900   | \$389,488      | \$982,328      | \$1,336,000    | \$2,012,500               | \$734,500          | n/a    |
| <b>Year-to-date</b>     | 530,500              | 473,250     | \$520,000     | n/a            | \$320,000                | \$455,000       | \$595,000       | \$369,900      | \$530,000           | \$497,000   | \$395,000   | \$358,125      | \$532,000      | \$750,000      | \$1,033,750               | \$385,000          | n/a    |

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



# MLS® LISTINGS Facts



**September  
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/Hove Sound | Whistler/Pemberton | TOTALS |
|-------------------------|----------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| <b>September 2018</b>   | 172      | 191       | 94            | 3              | 165                      | 46              | 240             | 59             | 44                  | 245      | 36       | 66             | 223            | 211            | 162                       | 20                 | 1,977  |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 107      | 80        | 34            | 0              | 89                       | 14              | 69              | 48             | 21                  | 117      | 26       | 6              | 88             | 136            | 19                        | 30                 | 884    |
|                         | 259      | 180       | 33            | 1              | 69                       | 174             | 226             | 57             | 50                  | 283      | 14       | 5              | 296            | 682            | 56                        | 33                 | 2,418  |
|                         | 23%      | 26%       | 26%           | 200%           | 28%                      | 30%             | 17%             | 39%            | 20%                 | 25%      | 31%      | 56%            | 32%            | 18%            | 15%                       | 60%                | n/a    |
|                         | 34%      | 33%       | 41%           | n/a            | 29%                      | 21%             | 30%             | 29%            | 38%                 | 31%      | 12%      | 83%            | 31%            | 24%            | 11%                       | 70%                | n/a    |
|                         | 39%      | 31%       | 52%           | 0%             | 43%                      | 37%             | 25%             | 61%            | 34%                 | 34%      | 57%      | 60%            | 32%            | 30%            | 13%                       | 64%                | n/a    |
| <b>August 2018</b>      | 111      | 146       | 56            | 9              | 147                      | 30              | 90              | 59             | 17                  | 202      | 34       | 99             | 172            | 167            | 107                       | 26                 | 1,472  |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 88       | 69        | 21            | 3              | 76                       | 11              | 44              | 32             | 8                   | 122      | 21       | 8              | 40             | 94             | 7                         | 27                 | 671    |
|                         | 225      | 147       | 13            | 0              | 67                       | 121             | 120             | 54             | 30                  | 244      | 21       | 11             | 181            | 454            | 23                        | 27                 | 1,738  |
|                         | 36%      | 41%       | 52%           | 111%           | 50%                      | 47%             | 34%             | 31%            | 29%                 | 27%      | 65%      | 55%            | 34%            | 35%            | 25%                       | 46%                | n/a    |
|                         | 42%      | 54%       | 48%           | 0%             | 53%                      | 64%             | 68%             | 56%            | 75%                 | 47%      | 62%      | 75%            | 55%            | 40%            | 57%                       | 44%                | n/a    |
|                         | 53%      | 58%       | 69%           | n/a            | 45%                      | 53%             | 58%             | 67%            | 60%                 | 63%      | 76%      | 18%            | 61%            | 61%            | 61%                       | 81%                | n/a    |
| <b>September 2017</b>   | 254      | 224       | 107           | 11             | 187                      | 53              | 230             | 45             | 43                  | 265      | 38       | 82             | 278            | 327            | 221                       | 25                 | 2,390  |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 109      | 53        | 19            | 0              | 63                       | 18              | 62              | 34             | 26                  | 149      | 32       | 7              | 81             | 103            | 18                        | 32                 | 806    |
|                         | 262      | 160       | 19            | 0              | 52                       | 167             | 175             | 78             | 51                  | 294      | 17       | 9              | 204            | 619            | 42                        | 30                 | 2,179  |
|                         | 24%      | 33%       | 36%           | 91%            | 73%                      | 42%             | 32%             | 91%            | 40%                 | 34%      | 32%      | 74%            | 34%            | 22%            | 16%                       | 48%                | n/a    |
|                         | 61%      | 81%       | 26%           | n/a            | 87%                      | 89%             | 47%             | 79%            | 46%                 | 60%      | 91%      | 129%           | 51%            | 62%            | 22%                       | 84%                | n/a    |
|                         | 73%      | 68%       | 68%           | n/a            | 62%                      | 70%             | 61%             | 71%            | 47%                 | 68%      | 100%     | 67%            | 63%            | 65%            | 40%                       | 103%               | n/a    |
| <b>Jan. - Sep. 2018</b> | 1,561    | 1,574     | 795           | 94             | 1,554                    | 385             | 1,586           | 579            | 291                 | 2,248    | 372      | 850            | 2,127          | 2,105          | 1,395                     | 209                | 17,725 |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 852      | 597       | 165           | 16             | 632                      | 164             | 527             | 369            | 201                 | 1,152    | 217      | 104            | 702            | 999            | 131                       | 307                | 7,135  |
|                         | 2,175    | 1,372     | 240           | 1              | 705                      | 1,231           | 1,378           | 527            | 367                 | 2,471    | 206      | 72             | 2,124          | 5,478          | 342                       | 324                | 19,013 |
|                         | 30%      | 36%       | 37%           | 45%            | 50%                      | 47%             | 33%             | 44%            | 32%                 | 28%      | 41%      | 50%            | 35%            | 26%            | 18%                       | 51%                | n/a    |
|                         | 49%      | 45%       | 53%           | 6%             | 57%                      | 57%             | 51%             | 49%            | 59%                 | 49%      | 57%      | 67%            | 46%            | 38%            | 28%                       | 63%                | n/a    |
|                         | 56%      | 54%       | 59%           | 0%             | 67%                      | 61%             | 56%             | 66%            | 56%                 | 55%      | 59%      | 64%            | 54%            | 50%            | 41%                       | 73%                | n/a    |
| <b>Jan. - Sep. 2017</b> | 1,835    | 1,652     | 837           | 103            | 1,757                    | 363             | 1,577           | 577            | 331                 | 2,509    | 399      | 838            | 2,361          | 2,293          | 1,446                     | 216                | 19,084 |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 908      | 529       | 135           | 5              | 609                      | 218             | 461             | 319            | 198                 | 1,357    | 265      | 118            | 605            | 843            | 112                       | 274                | 6,956  |
|                         | 2,330    | 1,348     | 194           | 0              | 625                      | 1,271           | 1,238           | 572            | 403                 | 2,440    | 162      | 94             | 1,763          | 5,056          | 260                       | 320                | 18,076 |
|                         | 38%      | 50%       | 54%           | 58%            | 66%                      | 56%             | 52%             | 70%            | 49%                 | 42%      | 58%      | 67%            | 47%            | 36%            | 29%                       | 68%                | n/a    |
|                         | 64%      | 76%       | 87%           | 40%            | 89%                      | 77%             | 68%             | 78%            | 81%                 | 67%      | 79%      | 83%            | 59%            | 60%            | 46%                       | 91%                | n/a    |
| <b>Year-to-date*</b>    | 79%      | 81%       | 83%           | n/a            | 90%                      | 82%             | 76%             | 78%            | 80%                 | 80%      | 93%      | 94%            | 80%            | 72%            | 66%                       | 88%                | n/a    |

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





# Listing & Sales Activity Summary

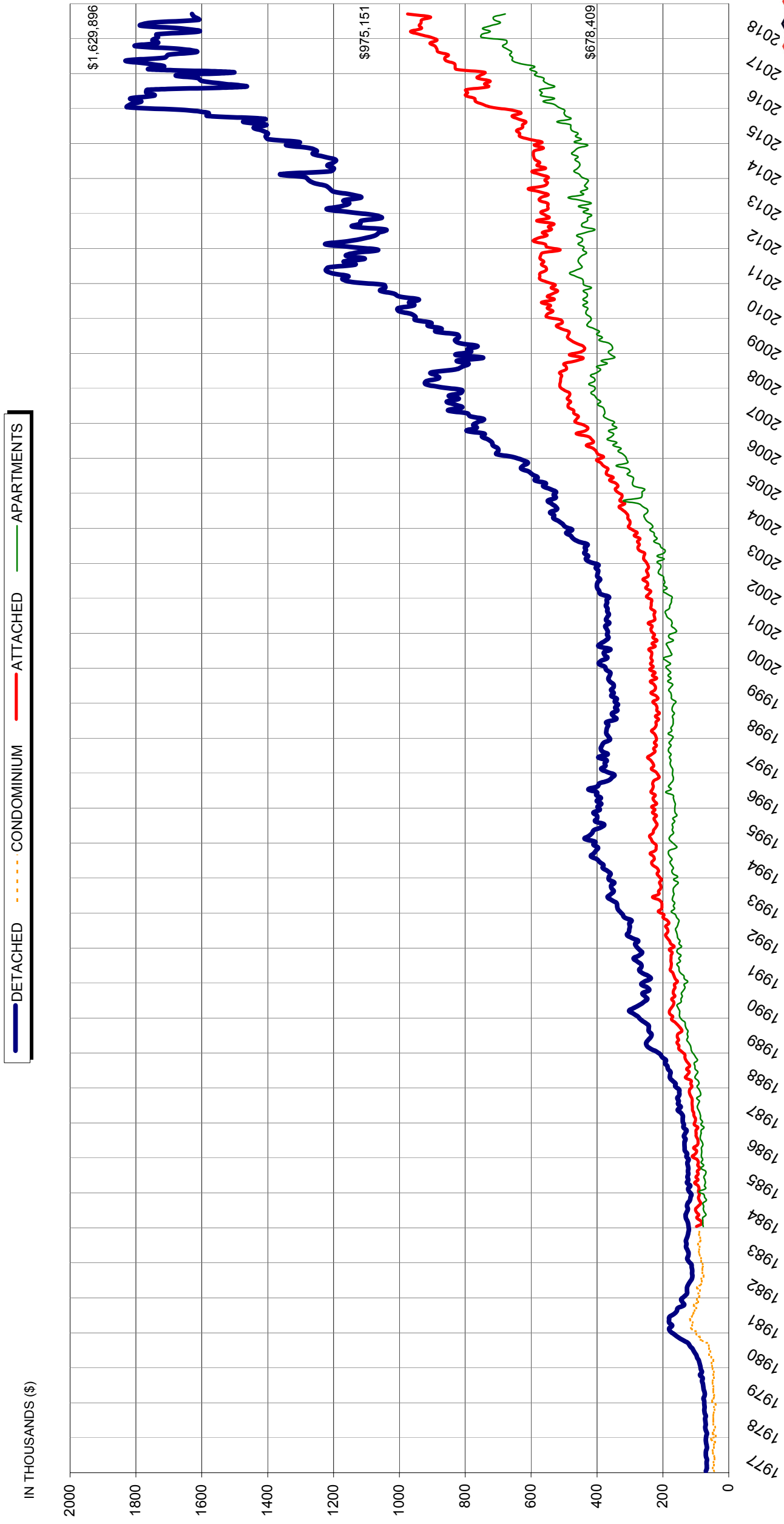
|                                  | <u>Listings</u>  |                  |                  |                                      | <u>Sales</u>     |                  |                  |                                      |                             |                              |                                       |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
|                                  | 1<br>Sep<br>2017 | 2<br>Aug<br>2018 | 3<br>Sep<br>2018 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Sep<br>2017 | 6<br>Aug<br>2018 | 7<br>Sep<br>2018 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Jul 2017 -<br>Sep 2017 | 10<br>Jul 2018 -<br>Sep 2018 | Col. 9 & 10<br>Percentage<br>Variance |
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 254              | 111              | 172              | 55.0                                 | 62               | 40               | 39               | -2.5                                 | 184                         | 124                          | -32.6                                 |
| ATTACHED                         | 109              | 88               | 107              | 21.6                                 | 66               | 37               | 36               | -2.7                                 | 190                         | 102                          | -46.3                                 |
| APARTMENTS                       | 262              | 225              | 259              | 15.1                                 | 191              | 119              | 100              | -16.0                                | 602                         | 329                          | -45.3                                 |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 224              | 146              | 191              | 30.8                                 | 75               | 60               | 49               | -18.3                                | 249                         | 157                          | -36.9                                 |
| ATTACHED                         | 53               | 69               | 80               | 15.9                                 | 43               | 37               | 26               | -29.7                                | 122                         | 97                           | -20.5                                 |
| APARTMENTS                       | 160              | 147              | 180              | 22.4                                 | 109              | 85               | 55               | -35.3                                | 372                         | 208                          | -44.1                                 |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 107              | 56               | 94               | 67.9                                 | 38               | 29               | 24               | -17.2                                | 147                         | 87                           | -40.8                                 |
| ATTACHED                         | 19               | 21               | 34               | 61.9                                 | 5                | 10               | 14               | 40.0                                 | 28                          | 28                           | 0.0                                   |
| APARTMENTS                       | 19               | 13               | 33               | 153.8                                | 13               | 9                | 17               | 88.9                                 | 47                          | 40                           | -14.9                                 |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 187              | 147              | 165              | 12.2                                 | 136              | 74               | 46               | -37.8                                | 411                         | 199                          | -51.6                                 |
| ATTACHED                         | 63               | 76               | 89               | 17.1                                 | 55               | 40               | 26               | -35.0                                | 167                         | 104                          | -37.7                                 |
| APARTMENTS                       | 52               | 67               | 69               | 3.0                                  | 32               | 30               | 30               | 0.0                                  | 126                         | 98                           | -22.2                                 |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 230              | 90               | 240              | 166.7                                | 74               | 31               | 41               | 32.3                                 | 230                         | 123                          | -46.5                                 |
| ATTACHED                         | 62               | 44               | 69               | 56.8                                 | 29               | 30               | 21               | -30.0                                | 100                         | 75                           | -25.0                                 |
| APARTMENTS                       | 175              | 120              | 226              | 88.3                                 | 107              | 70               | 56               | -20.0                                | 297                         | 201                          | -32.3                                 |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 53               | 30               | 46               | 53.3                                 | 22               | 14               | 14               | 0.0                                  | 61                          | 49                           | -19.7                                 |
| ATTACHED                         | 18               | 11               | 14               | 27.3                                 | 16               | 7                | 3                | -57.1                                | 48                          | 18                           | -62.5                                 |
| APARTMENTS                       | 167              | 121              | 174              | 43.8                                 | 117              | 64               | 64               | 0.0                                  | 364                         | 213                          | -41.5                                 |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 43               | 17               | 44               | 158.8                                | 17               | 5                | 9                | 80.0                                 | 48                          | 26                           | -45.8                                 |
| ATTACHED                         | 26               | 8                | 21               | 162.5                                | 12               | 6                | 8                | 33.3                                 | 54                          | 28                           | -48.1                                 |
| APARTMENTS                       | 51               | 30               | 50               | 66.7                                 | 24               | 18               | 17               | -5.6                                 | 93                          | 60                           | -35.5                                 |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 45               | 59               | 59               | 0.0                                  | 41               | 18               | 23               | 27.8                                 | 133                         | 63                           | -52.6                                 |
| ATTACHED                         | 34               | 32               | 48               | 50.0                                 | 27               | 18               | 14               | -22.2                                | 76                          | 53                           | -30.3                                 |
| APARTMENTS                       | 78               | 54               | 57               | 5.6                                  | 55               | 36               | 35               | -2.8                                 | 145                         | 112                          | -22.8                                 |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 265              | 202              | 245              | 21.3                                 | 89               | 55               | 62               | 12.7                                 | 280                         | 194                          | -30.7                                 |
| ATTACHED                         | 149              | 122              | 117              | -4.1                                 | 90               | 57               | 36               | -36.8                                | 316                         | 150                          | -52.5                                 |
| APARTMENTS                       | 294              | 244              | 283              | 16.0                                 | 200              | 154              | 96               | -37.7                                | 641                         | 399                          | -37.8                                 |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 82               | 99               | 66               | -33.3                                | 61               | 54               | 37               | -31.5                                | 189                         | 145                          | -23.3                                 |
| ATTACHED                         | 7                | 8                | 6                | -25.0                                | 9                | 6                | 5                | -16.7                                | 31                          | 18                           | -41.9                                 |
| APARTMENTS                       | 9                | 11               | 5                | -54.5                                | 6                | 2                | 3                | 50.0                                 | 32                          | 6                            | -81.3                                 |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 38               | 34               | 36               | 5.9                                  | 12               | 22               | 11               | -50.0                                | 67                          | 54                           | -19.4                                 |
| ATTACHED                         | 32               | 21               | 26               | 23.8                                 | 29               | 13               | 3                | -76.9                                | 72                          | 29                           | -59.7                                 |
| APARTMENTS                       | 17               | 21               | 14               | -33.3                                | 17               | 16               | 8                | -50.0                                | 51                          | 38                           | -25.5                                 |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 278              | 172              | 223              | 29.7                                 | 95               | 58               | 72               | 24.1                                 | 320                         | 197                          | -38.4                                 |
| ATTACHED                         | 81               | 40               | 88               | 120.0                                | 41               | 22               | 27               | 22.7                                 | 117                         | 78                           | -33.3                                 |
| APARTMENTS                       | 204              | 181              | 296              | 63.5                                 | 129              | 111              | 95               | -14.4                                | 421                         | 337                          | -20.0                                 |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 327              | 167              | 211              | 26.3                                 | 73               | 58               | 38               | -34.5                                | 199                         | 154                          | -22.6                                 |
| ATTACHED                         | 103              | 94               | 136              | 44.7                                 | 64               | 38               | 33               | -13.2                                | 170                         | 119                          | -30.0                                 |
| APARTMENTS                       | 619              | 454              | 682              | 50.2                                 | 403              | 275              | 208              | -24.4                                | 1207                        | 777                          | -35.6                                 |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 25               | 26               | 20               | -23.1                                | 12               | 12               | 12               | 0.0                                  | 47                          | 35                           | -25.5                                 |
| ATTACHED                         | 32               | 27               | 30               | 11.1                                 | 27               | 12               | 21               | 75.0                                 | 89                          | 55                           | -38.2                                 |
| APARTMENTS                       | 30               | 27               | 33               | 22.2                                 | 31               | 22               | 21               | -4.5                                 | 88                          | 59                           | -33.0                                 |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 221              | 107              | 162              | 51.4                                 | 35               | 27               | 25               | -7.4                                 | 106                         | 84                           | -20.8                                 |
| ATTACHED                         | 18               | 7                | 19               | 171.4                                | 4                | 4                | 2                | -50.0                                | 9                           | 12                           | 33.3                                  |
| APARTMENTS                       | 42               | 23               | 56               | 143.5                                | 17               | 14               | 7                | -50.0                                | 46                          | 39                           | -15.2                                 |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | <b>2379</b>      | <b>1463</b>      | <b>1974</b>      | <b>34.9</b>                          | <b>842</b>       | <b>557</b>       | <b>502</b>       | <b>-9.9</b>                          | <b>2671</b>                 | <b>1691</b>                  | <b>-36.7</b>                          |
| ATTACHED                         | <b>806</b>       | <b>668</b>       | <b>884</b>       | <b>32.3</b>                          | <b>517</b>       | <b>337</b>       | <b>275</b>       | <b>-18.4</b>                         | <b>1589</b>                 | <b>966</b>                   | <b>-39.2</b>                          |
| APARTMENTS                       | <b>2179</b>      | <b>1738</b>      | <b>2417</b>      | <b>39.1</b>                          | <b>1451</b>      | <b>1025</b>      | <b>812</b>       | <b>-20.8</b>                         | <b>4532</b>                 | <b>2916</b>                  | <b>-35.7</b>                          |





**REAL ESTATE BOARD  
OF GREATER VANCOUVER**

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



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