

News Release



FOR IMMEDIATE RELEASE:

Home listings at four-year October high as sales remain below typical levels

VANCOUVER, BC – November 2, 2018 –Home sale activity across Metro Vancouver* remained below long-term historical averages in October.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,966 in October 2018, a 34.9 per cent decrease from the 3,022 sales recorded in October 2017, and a 23.3 per cent increase compared to September 2018 when 1,595 homes sold.

Last month's sales were 26.8 per cent below the 10-year October sales average.

“The supply of homes for sale today is beginning to return to levels that we haven't seen in our market in about four years,” Phil Moore, REBGV president said. “For home buyers, this means you have more selection to choose from. For sellers, it means your home may face more competition, from other listings, in the marketplace.”

There were 4,873 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2018. This represents a 7.4 per cent increase compared to the 4,539 homes listed in October 2017 and a 7.7 per cent decrease compared to September 2018 when 5,279 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 12,984, a 42.1 per cent increase compared to October 2017 (9,137) and a 0.8 per cent decrease compared to September 2018 (13,084).

For all property types, the sales-to-active listings ratio for October 2018 is 15.1 per cent. By property type, the ratio is 10.3 per cent for detached homes, 17.3 per cent for townhomes, and 20.6 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.

“Home prices have edged down between three and five per cent, depending on housing type, in our region since June,” said Moore. “This is providing a little relief for those looking to buy compared to the all-time highs we've experienced over the last year.”

The MLS® Home Price Index composite benchmark price for all residential homes in Metro Vancouver is currently \$1,062,100. This represents a one per cent increase over October 2017 and a 3.3 per cent decrease over the last three months.

Sales of detached homes in October 2018 reached 637, a 32.2 per cent decrease from the 940 detached sales recorded in October 2017. The benchmark price for detached properties is \$1,524,000. This represents a 5.1 per cent decrease from October 2017 and a 3.9 per cent decrease over the last three months.

Sales of apartments reached 985 in October 2018, a 35.7 per cent decrease compared to the 1,532 sales in October 2017. The benchmark price of an apartment property is \$683,500. This represents a 5.8 per cent increase from October 2017 and a 3.1 per cent decrease over the last three months.

Attached homes sales in October 2018 totalled 344, a 37.5 per cent decrease compared to the 550 sales in October 2017. The benchmark price of an attached home is \$829,200. This represents a 4.4 per cent increase from October 2017 and a 2.8 per cent decrease over the last three months.

-30-

*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.

For more information please contact:

Craig Munn
Manager, Communication
Real Estate Board of Greater Vancouver
604.730.3146
cmunn@rebgv.org



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	\$995,500	273.3	-0.8%	-3.4%	-3.2%	2.9%	48.5%	77.6%	96.2%
	Greater Vancouver	\$1,062,100	275.0	-0.8%	-3.3%	-3.6%	1.0%	41.9%	73.3%	97.0%
	Bowen Island	\$968,200	209.9	-0.7%	-4.9%	-2.5%	1.0%	50.3%	68.6%	58.7%
	Burnaby East	\$1,002,700	278.1	-0.3%	-4.0%	-3.4%	3.9%	44.0%	70.8%	100.9%
	Burnaby North	\$914,100	276.0	-1.5%	-4.2%	-2.8%	2.4%	46.9%	73.8%	97.3%
	Burnaby South	\$1,019,600	288.0	-0.3%	-3.9%	-2.4%	2.4%	46.2%	77.8%	106.2%
	Coquitlam	\$941,600	279.3	-1.9%	-4.0%	-3.2%	3.6%	50.0%	87.4%	104.2%
	Ladner	\$866,100	243.1	-1.7%	-2.5%	-1.3%	0.5%	31.0%	63.6%	79.5%
	Maple Ridge	\$782,900	249.3	-1.0%	-3.1%	-3.4%	6.2%	66.4%	86.3%	83.8%
	New Westminster	\$700,700	307.9	1.2%	-2.4%	-0.7%	10.2%	68.1%	92.3%	112.3%
	North Vancouver	\$1,065,500	242.9	-1.6%	-4.0%	-5.6%	-1.1%	37.9%	64.7%	82.9%
	Pitt Meadows	\$775,200	281.8	-0.9%	-4.1%	-2.3%	10.0%	72.2%	95.4%	105.5%
	Port Coquitlam	\$766,600	262.4	-0.7%	-4.6%	-5.3%	3.3%	54.9%	83.5%	87.2%
	Port Moody	\$950,400	262.7	-0.8%	-2.3%	-2.5%	5.0%	52.5%	85.5%	93.3%
	Richmond	\$1,016,200	292.8	-1.4%	-3.0%	-3.4%	1.8%	41.9%	74.4%	105.8%
	Squamish	\$780,600	245.0	-0.2%	-4.8%	-4.4%	4.6%	60.1%	98.5%	83.0%
	Sunshine Coast	\$599,400	210.0	-0.7%	-4.2%	-2.8%	1.8%	56.7%	73.8%	57.0%
	Tsawwassen	\$996,200	250.2	-2.0%	-2.1%	-2.8%	-0.5%	31.8%	68.8%	87.4%
	Vancouver East	\$1,077,100	315.4	-1.6%	-2.2%	-3.3%	-0.6%	39.4%	76.7%	115.9%
	Vancouver West	\$1,315,600	277.4	0.5%	-3.1%	-4.1%	-3.4%	30.9%	64.0%	97.2%
West Vancouver	\$2,357,100	253.4	-1.7%	-5.6%	-10.0%	-9.5%	14.8%	46.4%	89.2%	
Whistler	\$941,100	203.8	-0.5%	-3.6%	-4.8%	5.5%	64.1%	101.2%	52.4%	
Single Family Detached	Lower Mainland	\$1,285,300	272.8	-0.7%	-3.7%	-4.0%	-2.7%	35.1%	69.5%	101.2%
	Greater Vancouver	\$1,524,000	280.6	-1.1%	-3.9%	-4.9%	-5.1%	27.0%	64.6%	104.5%
	Bowen Island	\$968,200	209.9	-0.7%	-4.9%	-2.5%	1.0%	50.3%	68.6%	58.7%
	Burnaby East	\$1,250,400	279.6	0.2%	-5.6%	-6.1%	-0.6%	29.9%	65.0%	111.5%
	Burnaby North	\$1,487,200	287.6	-0.7%	-4.4%	-6.8%	-5.7%	20.4%	60.0%	111.3%
	Burnaby South	\$1,629,300	311.9	2.5%	-3.3%	-2.8%	-4.4%	29.4%	68.1%	128.3%
	Coquitlam	\$1,252,200	277.9	-2.6%	-4.4%	-4.0%	-2.0%	36.0%	76.7%	105.7%
	Ladner	\$984,900	237.4	-2.1%	-3.1%	-2.0%	-4.2%	23.6%	60.3%	79.4%
	Maple Ridge	\$853,000	243.0	-1.3%	-2.6%	-1.8%	5.1%	60.6%	85.1%	85.2%
	New Westminster	\$1,121,200	279.7	0.3%	-3.9%	-6.0%	-1.0%	32.4%	66.6%	108.9%
	North Vancouver	\$1,594,700	249.4	-1.6%	-4.8%	-6.4%	-6.2%	28.7%	65.6%	91.3%
	Pitt Meadows	\$908,500	256.0	-2.1%	-4.9%	-3.7%	3.4%	53.5%	80.3%	97.8%
	Port Coquitlam	\$975,500	260.1	-0.9%	-4.0%	-5.9%	-1.9%	37.8%	76.6%	92.5%
	Port Moody	\$1,489,100	275.0	-1.0%	-2.7%	-1.4%	-1.3%	38.8%	73.9%	101.0%
	Richmond	\$1,634,800	316.7	-1.7%	-3.9%	-6.3%	-6.6%	26.5%	69.4%	118.7%
	Squamish	\$968,500	244.8	-1.7%	-6.8%	-5.7%	-0.2%	52.9%	93.2%	86.7%
	Sunshine Coast	\$597,700	209.4	-0.4%	-4.0%	-2.7%	2.2%	57.2%	74.4%	56.5%
	Tsawwassen	\$1,237,200	266.4	-2.3%	-2.2%	-2.2%	-3.0%	29.6%	73.8%	104.0%
	Vancouver East	\$1,480,700	327.3	-1.5%	-3.5%	-4.1%	-5.5%	26.0%	74.3%	135.6%
	Vancouver West	\$3,267,800	335.5	0.4%	-2.6%	-4.0%	-9.9%	17.8%	56.5%	127.3%
West Vancouver	\$2,758,400	260.4	-0.7%	-5.4%	-9.7%	-10.9%	10.6%	44.5%	94.8%	
Whistler	\$1,709,700	218.4	-1.9%	-3.4%	-2.4%	1.1%	52.7%	83.4%	64.2%	

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)
In January 2005, the indexes are set to 100.
Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$698,700	252.0	-1.2%	-3.2%	-2.2%	5.3%	56.8%	75.7%	81.8%
	Greater Vancouver	\$829,200	263.9	-1.0%	-2.8%	-2.0%	4.4%	51.7%	74.9%	89.2%
	Burnaby East	\$712,300	263.1	-0.9%	-2.9%	1.9%	10.1%	60.9%	70.4%	85.7%
	Burnaby North	\$761,100	284.1	-1.0%	-2.8%	0.5%	5.9%	59.3%	76.4%	96.5%
	Burnaby South	\$811,100	279.4	-1.4%	-4.2%	-2.9%	6.4%	55.6%	78.5%	99.1%
	Coquitlam	\$681,000	249.9	-0.8%	-4.2%	-3.0%	4.6%	49.6%	77.2%	85.1%
	Ladner	\$775,700	270.5	-1.3%	-2.7%	-1.3%	4.2%	44.3%	71.4%	91.4%
	Maple Ridge	\$552,900	256.7	-1.0%	-2.6%	-5.5%	4.4%	73.3%	86.7%	82.7%
	New Westminster	\$726,100	287.1	-0.5%	-1.1%	1.5%	7.0%	56.1%	79.3%	103.5%
	North Vancouver	\$1,026,400	249.4	0.4%	-0.7%	-0.4%	5.1%	48.0%	74.4%	91.1%
	Pitt Meadows	\$661,900	286.4	0.7%	-2.0%	4.3%	15.3%	81.5%	109.2%	106.3%
	Port Coquitlam	\$646,400	244.7	-2.1%	-5.8%	-6.0%	0.7%	54.3%	71.6%	78.1%
	Port Moody	\$677,000	228.8	0.1%	-1.8%	2.2%	11.7%	41.5%	68.6%	65.4%
	Richmond	\$851,700	279.9	-1.2%	-2.0%	1.5%	6.5%	49.4%	74.1%	98.7%
	Squamish	\$724,900	247.2	-0.2%	1.4%	2.5%	8.9%	64.5%	98.6%	82.0%
	Tsawwassen	\$752,000	280.1	-2.4%	-1.0%	-3.7%	1.6%	50.0%	77.3%	98.2%
	Vancouver East	\$833,200	273.5	-4.6%	-6.7%	-10.7%	-2.6%	37.3%	62.3%	83.8%
Vancouver West	\$1,232,500	272.2	0.3%	-4.4%	-5.4%	-2.6%	42.7%	67.2%	96.8%	
Whistler	\$951,200	237.9	-0.5%	1.6%	2.5%	9.7%	69.9%	105.3%	75.2%	
Apartment	Lower Mainland	\$670,000	283.1	-0.7%	-3.2%	-2.9%	8.7%	66.3%	89.1%	96.2%
	Greater Vancouver	\$683,500	274.3	-0.5%	-3.1%	-3.1%	5.8%	58.3%	82.7%	93.2%
	Burnaby East	\$761,400	292.1	-0.8%	-3.3%	-5.5%	5.1%	62.2%	75.4%	94.0%
	Burnaby North	\$631,200	269.5	-2.1%	-4.5%	-1.4%	7.5%	72.2%	86.2%	91.3%
	Burnaby South	\$701,400	281.6	-1.2%	-4.2%	-2.0%	5.6%	58.2%	85.4%	99.4%
	Coquitlam	\$529,000	290.3	-1.6%	-3.6%	-2.7%	8.7%	72.3%	106.8%	106.6%
	Ladner	\$464,800	220.3	-1.2%	-1.6%	-1.7%	10.0%	37.9%	58.3%	57.2%
	Maple Ridge	\$363,700	259.7	-0.1%	-5.7%	-5.6%	11.7%	77.6%	85.1%	74.6%
	New Westminster	\$560,000	317.3	1.6%	-2.3%	0.1%	13.4%	83.8%	101.8%	112.8%
	North Vancouver	\$582,000	233.5	-2.3%	-4.3%	-6.3%	3.0%	50.1%	61.7%	71.8%
	Pitt Meadows	\$514,800	303.6	-0.9%	-5.1%	-5.9%	11.0%	84.8%	99.9%	104.2%
	Port Coquitlam	\$458,200	274.0	0.2%	-4.7%	-4.8%	9.6%	77.7%	99.4%	84.1%
	Port Moody	\$659,200	274.7	-1.1%	-2.2%	-4.8%	7.5%	76.0%	106.1%	106.4%
	Richmond	\$681,900	284.7	-1.2%	-2.6%	-2.7%	9.3%	65.7%	84.8%	101.6%
	Squamish	\$487,500	234.8	1.0%	-9.1%	-10.5%	7.4%	66.3%	121.9%	73.0%
	Tsawwassen	\$496,800	209.5	-0.9%	-1.4%	-3.3%	9.9%	44.5%	61.7%	49.5%
	Vancouver East	\$569,100	314.0	-1.1%	0.0%	-1.0%	5.7%	62.4%	85.5%	102.5%
Vancouver West	\$809,600	262.7	0.7%	-3.1%	-3.8%	0.4%	42.2%	73.3%	89.3%	
West Vancouver	\$1,157,200	234.4	-4.7%	-6.3%	-10.7%	-0.5%	51.2%	61.9%	74.5%	
Whistler	\$523,400	171.6	0.5%	-8.5%	-12.2%	5.0%	78.8%	153.1%	30.0%	

HOW TO READ THE TABLE:

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

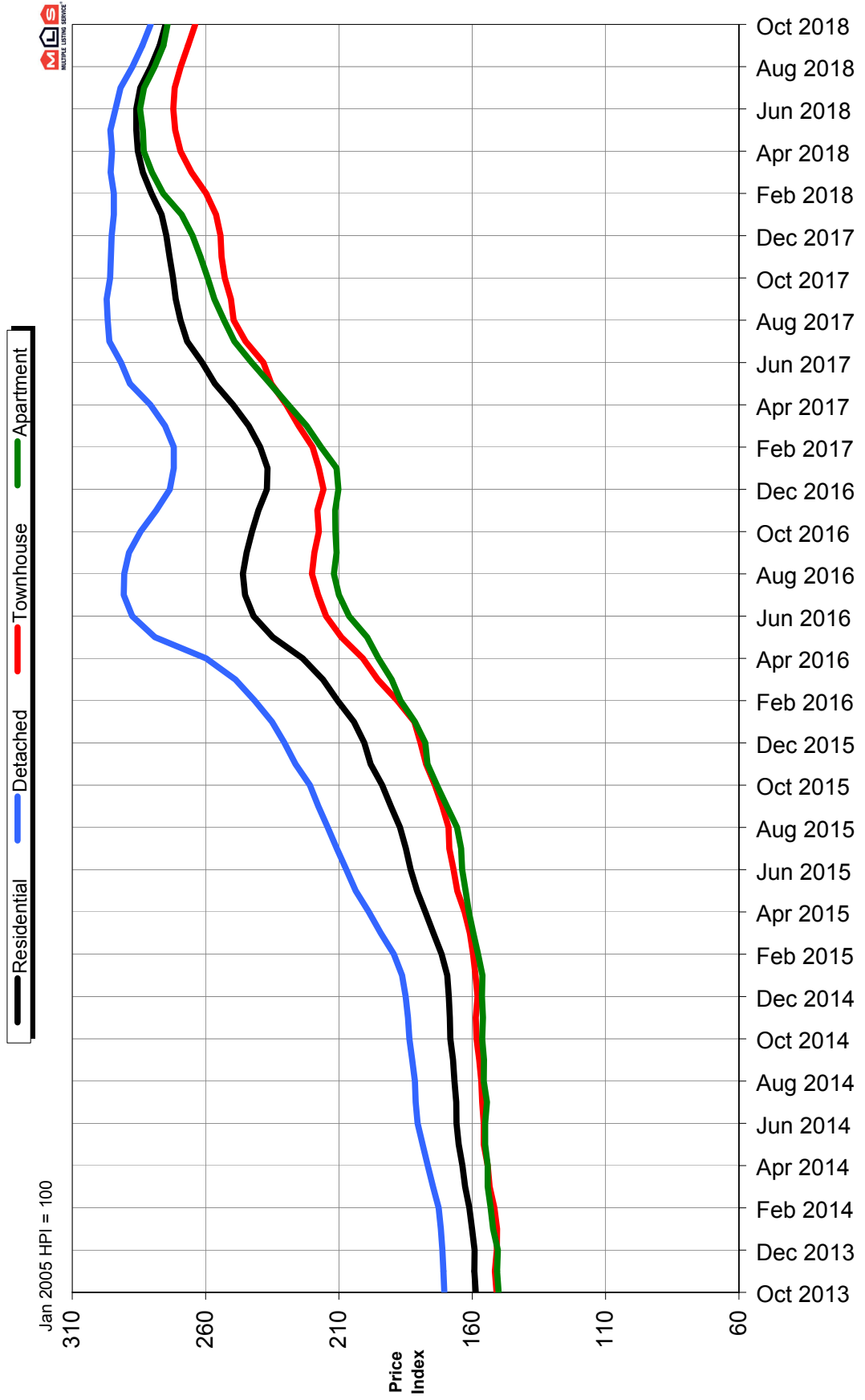
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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



Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

310

260

210

160

110

60

Price Index

Oct 2018
Aug 2018
Jun 2018
Apr 2018
Feb 2018
Dec 2017
Oct 2017
Aug 2017
Jun 2017
Apr 2017
Feb 2017
Dec 2016
Oct 2016
Aug 2016
Jun 2016
Apr 2016
Feb 2016
Dec 2015
Oct 2015
Aug 2015
Jun 2015
Apr 2015
Feb 2015
Dec 2014
Oct 2014
Aug 2014
Jun 2014
Apr 2014
Feb 2014
Dec 2013
Oct 2013



MLS® SALES Facts



**October
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
October 2018	45 Detached Attached Apartment	45 27 7 12	27 7 12	3 0 0	85 46 43	14 3 71	68 26 79	17 21 37	11 11 14	59 47 124	15 12 6	49 5 4	80 35 119	66 46 268	36 3 15	17 22 28	637 344 985
	Median Selling Price	\$1,155,000 \$759,500 \$525,000	\$1,000,000 n/a n/a	n/a n/a n/a	\$877,000 \$525,000 \$395,000	n/a n/a \$466,000	\$1,580,000 \$929,000 \$659,000	n/a \$675,000 \$419,900	n/a n/a n/a	\$1,598,000 \$838,000 \$572,500	n/a n/a n/a	\$589,888 n/a n/a	\$1,547,500 \$960,000 \$595,000	\$3,465,000 \$1,131,500 \$749,000	\$2,825,000 n/a n/a	n/a \$960,000 \$270,000	n/a
September 2018	39 Detached Attached Apartment	49 26 55	24 14 17	6 0 0	46 26 30	14 3 64	41 21 56	23 14 35	9 8 17	62 36 96	11 3 8	37 5 3	72 27 95	38 33 208	25 2 7	12 21 21	508 275 812
	Median Selling Price	\$1,747,500 \$784,000 \$582,500	\$1,025,000 n/a n/a	n/a n/a n/a	\$810,000 \$548,050 \$383,500	n/a n/a \$509,000	\$1,690,000 \$1,020,000 \$597,000	\$1,025,000 n/a \$450,000	n/a n/a n/a	\$1,539,989 \$882,500 \$556,000	n/a n/a n/a	\$660,000 n/a n/a	\$1,550,000 \$950,000 \$592,000	\$2,900,000 \$1,332,000 \$790,000	\$2,750,000 n/a n/a	n/a \$1,152,000 \$456,500	n/a
October 2017	88 Detached Attached Apartment	42 116	46 11 13	6 0 0	121 50 46	23 13 116	81 42 125	31 21 66	22 17 36	91 117 202	21 30 17	65 10 11	106 40 150	108 54 392	29 7 8	14 26 28	940 550 1,532
	Median Selling Price	\$1,600,000 \$680,000 \$565,000	\$1,182,500 n/a n/a	n/a n/a n/a	\$865,000 \$525,500 \$351,000	\$1,153,500 n/a \$493,000	\$1,675,000 \$1,037,450 \$700,500	\$1,050,000 \$699,000 \$400,000	\$1,337,500 n/a \$624,500	\$1,675,000 \$830,000 \$540,000	\$1,050,000 \$649,000 n/a	\$580,000 n/a n/a	\$1,621,000 \$1,015,000 \$595,000	\$3,787,500 \$1,399,000 \$818,000	\$2,518,000 n/a n/a	n/a \$1,099,000 \$346,000	n/a
Jan. - Oct. 2018	515 Detached Attached Apartment	609 299 800	320 95 153	45 1 0	863 405 514	195 96 823	593 297 849	269 203 387	103 129 228	682 613 1,488	188 136 127	470 357 50	823 357 1,269	611 424 3,002	288 40 156	124 216 264	6,678 3,835 11,426
	Median Selling Price	\$1,305,000 \$805,000 \$548,000	\$1,100,000 \$759,900 \$552,000	\$485,000 n/a n/a	\$877,000 \$555,000 \$394,000	\$1,250,000 \$765,172 \$510,000	\$1,675,000 \$990,000 \$659,900	\$1,002,500 \$690,000 \$442,000	\$1,400,000 \$755,000 \$599,000	\$1,680,000 \$870,000 \$580,000	\$984,000 \$685,000 \$449,000	\$657,500 \$445,000 \$399,450	\$1,595,000 \$1,059,000 \$815,000	\$3,100,000 \$1,376,400 \$815,000	\$2,800,000 \$1,584,000 \$1,197,500	\$1,897,000 \$1,089,000 \$397,450	n/a
Jan. - Oct. 2017	782 Detached Attached Apartment	921 443 1,206	494 128 174	66 2 0	1,286 590 606	225 181 1,158	902 355 1,070	433 271 511	185 177 359	1,139 1,020 2,158	247 239 167	626 108 99	1,212 398 1,559	939 563 4,057	442 59 180	161 276 310	10,060 5,465 15,657
	Median Selling Price	\$1,270,000 \$735,000 \$475,000	\$1,139,400 \$689,950 \$510,000	\$460,000 n/a n/a	\$795,011 \$479,850 \$321,448	\$1,150,000 \$685,000 \$460,000	\$1,725,000 \$1,013,000 \$605,000	\$940,000 \$622,000 \$375,000	\$1,328,000 \$647,000 \$539,900	\$1,655,000 \$830,000 \$501,800	\$925,000 \$604,900 \$399,000	\$590,000 \$383,700 \$359,000	\$1,575,000 \$988,500 \$540,000	\$3,455,000 \$1,345,000 \$755,000	\$3,117,500 \$1,850,000 \$1,043,750	\$1,745,000 \$773,000 \$380,000	n/a

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



MLS® LISTINGS Facts



**October
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
October 2018	186	131	71	5	164	45	176	48	28	201	24	64	197	207	144	14	1,705
	Detached	Attached	Apartment														
	104	78	32	0	86	35	78	46	13	120	25	6	76	104	21	31	855
	290	152	27	0	61	157	209	66	28	259	23	4	254	701	43	39	2,313
	24%	34%	38%	60%	52%	31%	39%	35%	39%	29%	63%	77%	41%	32%	25%	121%	n/a
	31%	36%	22%	n/a	53%	9%	33%	46%	85%	39%	48%	83%	46%	44%	14%	71%	n/a
	36%	41%	44%	n/a	70%	45%	38%	56%	50%	48%	26%	100%	47%	38%	35%	72%	n/a
September 2018	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
October 2017	184	151	87	8	154	38	175	52	33	225	31	58	248	220	150	23	1,837
	Detached	Attached	Apartment														
	83	55	14	0	74	18	62	22	22	144	23	11	101	99	13	28	769
	208	128	14	0	60	134	168	50	45	247	21	7	199	602	31	19	1,933
	48%	58%	53%	75%	79%	61%	46%	60%	67%	40%	68%	112%	43%	49%	19%	61%	n/a
	84%	76%	79%	n/a	68%	72%	68%	95%	77%	81%	130%	91%	40%	55%	54%	93%	n/a
	99%	91%	93%	n/a	77%	87%	74%	132%	80%	82%	81%	157%	75%	65%	26%	147%	n/a
Jan. - Oct. 2018	1,747	1,705	866	99	1,718	430	1,762	627	319	2,449	396	914	2,324	2,312	1,539	223	19,430
	Detached	Attached	Apartment														
	956	675	197	16	718	199	605	415	214	1,272	242	110	778	1,103	152	338	7,990
	2,465	1,524	267	1	766	1,388	1,587	593	395	2,730	229	76	2,378	6,179	385	363	21,326
	29%	36%	37%	45%	50%	45%	34%	43%	32%	28%	42%	51%	35%	26%	19%	56%	n/a
	47%	44%	48%	6%	56%	48%	49%	49%	60%	48%	56%	68%	46%	38%	26%	64%	n/a
	53%	52%	57%	0%	67%	59%	53%	65%	56%	55%	55%	66%	53%	49%	41%	73%	n/a
Jan. - Oct. 2017	2,019	1,803	924	111	1,911	401	1,752	629	364	2,734	420	896	2,609	2,513	1,596	239	20,921
	Detached	Attached	Apartment														
	991	584	149	5	683	236	523	341	220	1,501	288	129	706	942	125	302	7,725
	2,538	1,476	208	0	685	1,405	1,406	622	448	2,687	183	101	1,962	5,658	291	339	20,009
	39%	51%	53%	59%	67%	56%	51%	69%	51%	42%	59%	70%	46%	37%	28%	67%	n/a
	66%	76%	86%	40%	86%	77%	68%	79%	80%	66%	83%	84%	56%	60%	47%	91%	n/a
Year-to-date*	80%	82%	84%	n/a	88%	82%	76%	82%	80%	80%	91%	98%	79%	72%	62%	91%	n/a

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



Listing & Sales Activity Summary

Listings

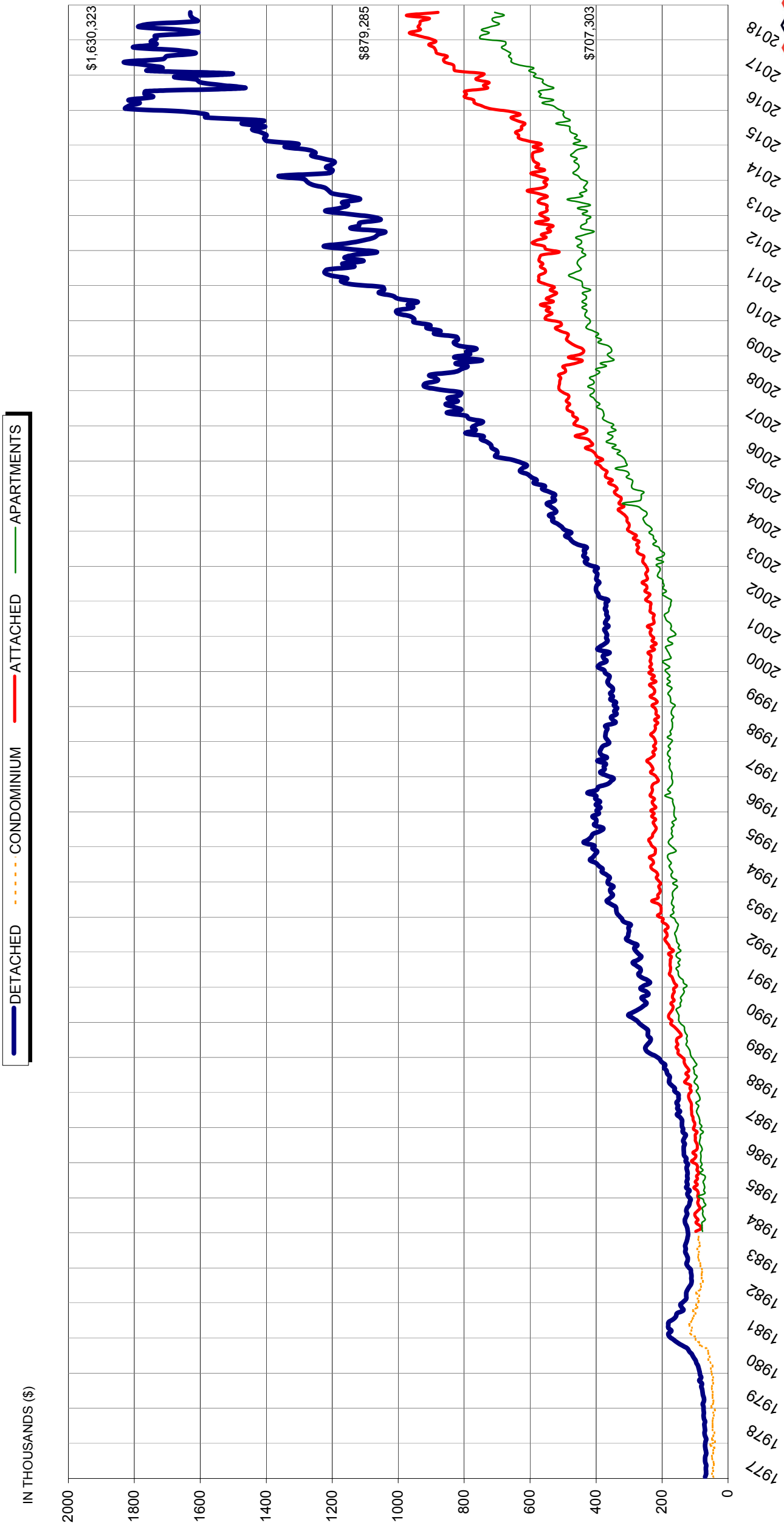
Sales

	1 Oct 2017	2 Sep 2018	3 Oct 2018	Col. 2 & 3 Percentage Variance	5 Oct 2017	6 Sep 2018	7 Oct 2018	Col. 6 & 7 Percentage Variance	9 Aug 2017 - Oct 2017	10 Aug 2018 - Oct 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	184	172	186	8.1	88	39	45	15.4	215	124	-42.3
ATTACHED	83	107	104	-2.8	70	36	32	-11.1	204	105	-48.5
APARTMENTS	208	259	290	12.0	206	100	103	3.0	626	322	-48.6
COQUITLAM											
DETACHED	151	191	131	-31.4	88	49	45	-8.2	245	154	-37.1
ATTACHED	55	80	78	-2.5	42	26	28	7.7	124	91	-26.6
APARTMENTS	128	180	152	-15.6	116	55	62	12.7	351	202	-42.5
DELTA											
DETACHED	87	94	71	-24.5	46	24	27	12.5	137	80	-41.6
ATTACHED	14	34	32	-5.9	11	14	7	-50.0	24	31	29.2
APARTMENTS	14	33	27	-18.2	13	17	12	-29.4	44	38	-13.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	154	165	164	-0.6	121	46	85	84.8	396	205	-48.2
ATTACHED	74	89	86	-3.4	50	26	46	76.9	159	112	-29.6
APARTMENTS	60	69	61	-11.6	46	30	43	43.3	124	103	-16.9
NORTH VANCOUVER											
DETACHED	175	240	176	-26.7	81	41	68	65.9	230	140	-39.1
ATTACHED	62	69	78	13.0	42	21	26	23.8	102	77	-24.5
APARTMENTS	168	226	209	-7.5	125	56	79	41.1	343	205	-40.2
NEW WESTMINSTER											
DETACHED	38	46	45	-2.2	23	14	14	0.0	64	42	-34.4
ATTACHED	18	14	35	150.0	13	3	3	0.0	45	13	-71.1
APARTMENTS	134	174	157	-9.8	116	64	71	10.9	367	199	-45.8
PORT MOODY/BELCARRA											
DETACHED	33	44	28	-36.4	22	9	11	22.2	52	25	-51.9
ATTACHED	22	21	13	-38.1	17	8	11	37.5	50	25	-50.0
APARTMENTS	45	50	28	-44.0	36	17	14	-17.6	93	49	-47.3
PORT COQUITLAM											
DETACHED	52	59	48	-18.6	31	23	17	-26.1	120	58	-51.7
ATTACHED	22	48	46	-4.2	21	14	21	50.0	69	53	-23.2
APARTMENTS	50	57	66	15.8	66	35	37	5.7	165	108	-34.5
RICHMOND											
DETACHED	225	245	201	-18.0	91	62	59	-4.8	269	176	-34.6
ATTACHED	144	117	120	2.6	117	36	47	30.6	330	140	-57.6
APARTMENTS	247	283	259	-8.5	202	96	124	29.2	644	374	-41.9
SUNSHINE COAST											
DETACHED	58	66	64	-3.0	65	37	49	32.4	189	140	-25.9
ATTACHED	11	6	6	0.0	10	5	5	0.0	34	16	-52.9
APARTMENTS	7	5	4	-20.0	11	3	4	33.3	31	9	-71.0
SQUAMISH											
DETACHED	31	36	24	-33.3	21	11	15	36.4	65	48	-26.2
ATTACHED	23	26	25	-3.8	30	3	12	300.0	74	28	-62.2
APARTMENTS	21	14	23	64.3	17	8	6	-25.0	52	30	-42.3
VANCOUVER EAST											
DETACHED	248	223	197	-11.7	106	72	80	11.1	315	210	-33.3
ATTACHED	101	88	76	-13.6	40	27	35	29.6	112	84	-25.0
APARTMENTS	199	296	254	-14.2	150	95	119	25.3	421	325	-22.8
VANCOUVER WEST											
DETACHED	220	211	207	-1.9	108	38	66	73.7	233	162	-30.5
ATTACHED	99	136	104	-23.5	54	33	46	39.4	174	117	-32.8
APARTMENTS	602	682	701	2.8	392	208	268	28.8	1201	751	-37.5
WHISTLER/PEMBERTON											
DETACHED	23	20	14	-30.0	14	12	17	41.7	45	41	-8.9
ATTACHED	28	30	31	3.3	26	21	22	4.8	84	55	-34.5
APARTMENTS	19	33	39	18.2	28	21	28	33.3	90	71	-21.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	150	162	144	-11.1	29	25	36	44.0	94	88	-6.4
ATTACHED	13	19	21	10.5	7	2	3	50.0	11	9	-18.2
APARTMENTS	31	56	43	-23.2	8	7	15	114.3	44	36	-18.2
GRAND TOTALS											
DETACHED	1829	1974	1700	-13.9	934	502	634	26.3	2669	1693	-36.6
ATTACHED	769	884	855	-3.3	550	275	344	25.1	1596	956	-40.1
APARTMENTS	1933	2417	2313	-4.3	1532	812	985	21.3	4596	2822	-38.6



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to October 2018



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