

# News Release

FOR IMMEDIATE RELEASE:



## October sales exceed historical average

**VANCOUVER, BC – November 2, 2017** – Metro Vancouver\* home sales exceeded typical historical levels in October with the majority concentrated in the townhouse and apartment markets.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 3,022 in October 2017, a 35.3 per cent increase from the 2,233 sales recorded in October 2016, and an increase of 7.1 per cent compared to September 2017 when 2,821 homes sold.

Last month's sales were 15 per cent above the 10-year October sales average.

"Conditions continue to vary significantly based on property type. The detached home market is well supplied with homes for sale, which is relieving pressure on prices," Jill Oudil, REBGV president said. "It remains a much different story in the townhouse and apartment markets. Buyers of these properties continue to have limited supply to choose from and are seeing upward pressure on prices."

There were 4,539 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2017. This represents a 14 per cent increase compared to the 3,981 homes listed in October 2016 and a 15.6 per cent decrease compared to September 2017 when 5,375 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 9,137, a 0.1 per cent decrease compared to October 2016 (9,143) and a 3.5 per cent decrease compared to September 2017 (9,466).

For all property types, the sales-to-active listings ratio for October 2017 is 33.1 per cent. By property type, the ratio is 16.8 per cent for detached homes, 44.8 per cent for townhomes, and 66 per cent for condominiums.

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

"The growth in our provincial economy and job market is contributing to today's demand," Oudil said. "The federal government's announcement of plans to tighten mortgage requirements for the seventh time in the last eight years also helped spur activity in the short term. Many buyers are trying to enter the market before the changes are in place."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,042,300. This represents a 12.4 per cent increase over October 2016 and a 0.5 per cent increase compared to September 2017.

Sales of detached properties in October 2017 reached 940, a 44.2 per cent increase from the 652 detached sales recorded in October 2016 and a 34.6 per cent decrease from the 1,437 sales in October 2015. The benchmark price for detached properties is \$1,609,600. This represents a four per cent increase from October 2016 and a 0.5 per cent decrease compared to September 2017.

Sales of apartment properties reached 1,532 in October 2017, a 30.1 per cent increase compared to the 1,178 sales in October 2016 and a 0.7 per cent decrease from the 1,543 sales in October 2015. The benchmark price of an apartment property is \$642,000. This represents a 22.7 per cent increase from October 2016 and a one per cent increase compared to September 2017.

Attached property sales in October 2017 totalled 550, a 36.5 per cent increase compared to the 403 sales in October 2016 and a 17.4 per cent decrease from the 666 sales in October 2015. The benchmark price of an attached unit is \$802,400. This represents a 17.7 per cent increase from October 2016 and a two per cent increase compared to September 2017.

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\*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Whistler, Sunshine Coast, Squamish, West Vancouver, North Vancouver, Vancouver, Burnaby, New 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 2016, 39,943 homes changed ownership in the Board's area, generating \$2.5 billion in economic spin-off activity and an estimated 17,600 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$40 billion in 2016.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit [www.rebgv.org](http://www.rebgv.org).

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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	\$941,700	265.7	0.6%	2.4%	10.0%	13.7%	64.5%	72.5%	86.8%
	Greater Vancouver	\$1,042,300	272.5	0.5%	2.3%	9.1%	12.4%	62.1%	71.7%	90.8%
	Bowen Island	\$958,900	207.9	-0.1%	5.0%	9.2%	20.9%	62.9%	63.6%	51.6%
	Burnaby East	\$941,200	261.8	-1.1%	0.0%	8.0%	11.7%	56.9%	67.1%	84.1%
	Burnaby North	\$892,900	269.6	0.8%	3.5%	8.1%	14.4%	63.0%	74.2%	90.1%
	Burnaby South	\$995,900	281.3	-0.1%	2.0%	8.5%	15.5%	64.2%	73.4%	98.7%
	Coquitlam	\$909,200	269.7	0.4%	2.7%	10.8%	16.1%	67.8%	80.2%	92.6%
	Ladner	\$861,500	241.8	0.8%	1.7%	6.4%	2.7%	53.7%	62.8%	76.6%
	Maple Ridge	\$680,100	228.7	1.0%	4.5%	13.8%	17.9%	70.2%	70.7%	66.6%
	New Westminster	\$651,600	279.3	0.4%	3.5%	14.6%	23.3%	68.5%	76.7%	89.2%
	North Vancouver	\$1,093,900	245.8	0.0%	0.6%	7.3%	9.6%	58.1%	66.9%	78.2%
	Pitt Meadows	\$669,200	244.8	0.3%	5.9%	15.1%	19.6%	68.7%	77.9%	74.0%
	Port Coquitlam	\$719,800	253.9	0.6%	2.2%	12.0%	18.5%	70.3%	76.4%	78.1%
	Port Moody	\$905,600	250.3	1.2%	4.6%	12.1%	17.8%	66.4%	77.1%	79.7%
	Richmond	\$985,000	287.6	0.5%	1.9%	8.3%	10.8%	63.7%	70.4%	103.5%
	Squamish	\$814,300	260.7	2.6%	10.2%	12.3%	27.5%	91.3%	107.2%	104.0%
	Sunshine Coast	\$588,500	206.2	0.8%	3.7%	9.7%	21.1%	65.6%	61.1%	50.6%
	Tsawwassen	\$1,001,000	251.4	0.4%	1.4%	5.7%	2.3%	60.2%	66.2%	81.4%
	Vancouver East	\$1,083,900	317.4	0.3%	1.0%	8.5%	9.4%	65.3%	78.3%	115.5%
	Vancouver West	\$1,362,500	287.3	0.5%	1.4%	7.8%	10.0%	56.8%	71.5%	94.1%
West Vancouver	\$2,605,500	280.1	-0.8%	-1.8%	3.4%	-2.6%	52.6%	67.8%	93.8%	
Whistler	\$967,400	212.7	4.0%	14.8%	15.3%	30.5%	89.2%	101.4%	68.0%	
Single Family Detached	Lower Mainland	\$1,321,700	280.4	-0.4%	0.1%	6.8%	6.7%	63.7%	73.8%	101.4%
	Greater Vancouver	\$1,609,600	295.8	-0.5%	-0.2%	5.4%	4.0%	61.0%	72.4%	110.4%
	Bowen Island	\$958,900	207.9	-0.1%	5.0%	9.2%	20.9%	62.9%	63.6%	51.6%
	Burnaby East	\$1,257,500	281.2	-1.4%	-2.2%	4.8%	6.5%	58.2%	69.4%	102.0%
	Burnaby North	\$1,577,700	305.1	-1.2%	-0.5%	3.3%	1.8%	58.7%	72.7%	117.8%
	Burnaby South	\$1,705,100	326.4	-1.4%	-0.8%	4.5%	2.9%	62.7%	72.3%	134.1%
	Coquitlam	\$1,277,400	283.5	-0.2%	0.1%	7.3%	6.8%	66.7%	80.2%	105.9%
	Ladner	\$1,027,600	247.7	1.2%	1.7%	6.1%	-0.8%	58.0%	69.1%	84.4%
	Maple Ridge	\$811,500	231.2	-0.1%	2.3%	10.7%	13.6%	70.4%	74.2%	72.2%
	New Westminster	\$1,132,500	282.5	-0.5%	-1.6%	4.9%	9.7%	60.5%	70.2%	102.4%
	North Vancouver	\$1,700,200	265.9	-0.7%	-1.0%	4.6%	2.1%	63.1%	76.9%	95.8%
	Pitt Meadows	\$878,700	247.6	-1.6%	1.2%	10.4%	10.9%	67.8%	76.0%	81.5%
	Port Coquitlam	\$994,600	265.2	-0.1%	-0.1%	7.2%	13.0%	69.5%	77.2%	93.6%
	Port Moody	\$1,509,100	278.7	0.8%	4.3%	9.9%	9.6%	66.8%	75.8%	100.1%
	Richmond	\$1,690,000	339.4	-0.3%	0.5%	5.5%	2.3%	67.5%	73.4%	137.8%
	Squamish	\$983,000	250.9	-1.2%	1.3%	6.3%	20.7%	75.7%	93.0%	97.2%
	Sunshine Coast	\$584,900	204.9	0.8%	3.6%	9.9%	20.9%	65.4%	60.5%	49.8%
	Tsawwassen	\$1,275,300	274.6	0.4%	1.0%	6.0%	1.7%	68.6%	76.5%	98.8%
	Vancouver East	\$1,566,700	346.3	0.1%	0.3%	6.3%	3.3%	64.4%	86.2%	145.3%
	Vancouver West	\$3,626,300	372.3	-0.7%	-1.1%	3.7%	1.6%	57.1%	75.8%	140.3%
West Vancouver	\$3,095,300	292.2	-1.3%	-2.7%	2.3%	-5.4%	51.6%	68.4%	102.4%	
Whistler	\$1,629,400	206.6	-0.9%	2.2%	6.8%	15.5%	66.5%	77.8%	64.2%	

**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	\$671,000	242.5	1.4%	4.3%	11.1%	17.6%	63.1%	68.2%	74.7%
	Greater Vancouver	\$802,400	258.9	2.0%	5.1%	10.5%	17.7%	62.7%	71.0%	86.1%
	Burnaby East	\$647,000	239.0	1.7%	5.3%	10.8%	21.2%	50.3%	56.5%	71.2%
	Burnaby North	\$718,800	268.3	2.4%	4.3%	10.7%	20.1%	59.4%	70.9%	86.3%
	Burnaby South	\$762,300	262.6	1.9%	0.9%	8.2%	17.2%	57.2%	67.7%	86.8%
	Coquitlam	\$650,600	238.7	1.4%	3.1%	7.7%	19.2%	58.4%	65.4%	74.7%
	Ladner	\$744,800	259.7	0.3%	0.9%	7.4%	16.4%	55.9%	62.8%	81.5%
	Maple Ridge	\$529,700	245.9	2.9%	5.8%	17.8%	26.4%	76.3%	77.9%	75.4%
	New Westminster	\$678,800	268.4	1.6%	5.0%	9.8%	22.3%	56.8%	66.5%	90.1%
	North Vancouver	\$977,000	237.4	1.3%	2.8%	7.3%	15.0%	56.6%	66.9%	77.4%
	Pitt Meadows	\$574,100	248.4	0.2%	5.5%	15.3%	21.0%	74.6%	78.2%	76.5%
	Port Coquitlam	\$643,300	242.7	1.3%	2.9%	13.0%	16.0%	65.3%	72.0%	71.9%
	Port Moody	\$606,300	204.9	0.1%	1.5%	10.9%	15.7%	40.3%	47.4%	45.7%
	Richmond	\$800,000	262.9	-0.2%	1.6%	7.5%	12.6%	55.8%	62.2%	91.1%
	Squamish	\$899,000	326.6	11.7%	34.3%	19.6%	43.8%	148.4%	166.2%	160.2%
	Tsawwassen	\$740,200	275.7	0.4%	1.9%	7.1%	19.0%	66.1%	68.2%	92.7%
	Vancouver East	\$855,200	280.7	0.5%	0.0%	10.9%	10.7%	55.9%	68.1%	87.8%
Vancouver West	\$1,265,100	279.4	0.0%	2.7%	7.0%	11.1%	61.0%	78.9%	100.1%	
Whistler	\$1,050,700	281.0	15.2%	36.9%	20.4%	36.5%	114.7%	130.3%	130.7%	
Apartment	Lower Mainland	\$593,600	259.5	1.4%	4.9%	14.6%	25.0%	68.6%	73.9%	75.5%
	Greater Vancouver	\$642,000	258.0	1.0%	4.1%	13.3%	22.7%	65.8%	73.2%	76.2%
	Burnaby East	\$661,100	251.0	-3.1%	2.1%	17.6%	25.6%	59.7%	80.4%	63.8%
	Burnaby North	\$587,200	250.7	1.8%	6.6%	12.0%	26.7%	69.6%	78.3%	75.9%
	Burnaby South	\$664,200	266.7	0.0%	4.1%	11.5%	25.3%	69.5%	77.8%	85.6%
	Coquitlam	\$486,700	267.1	0.9%	6.0%	16.9%	31.6%	77.1%	89.3%	83.8%
	Ladner	\$422,600	200.3	0.0%	3.9%	6.8%	2.2%	34.6%	39.1%	43.5%
	Maple Ridge	\$269,300	194.5	2.6%	13.7%	23.3%	31.1%	62.9%	45.8%	30.1%
	New Westminster	\$490,900	279.8	0.5%	5.1%	18.9%	29.5%	73.7%	81.0%	85.4%
	North Vancouver	\$556,900	226.7	0.6%	2.2%	12.0%	21.5%	55.4%	56.5%	60.6%
	Pitt Meadows	\$403,700	238.6	2.9%	13.3%	22.5%	32.0%	65.2%	81.3%	59.6%
	Port Coquitlam	\$418,200	250.1	1.0%	4.3%	16.8%	27.7%	77.4%	81.0%	64.8%
	Port Moody	\$613,300	255.6	2.0%	6.4%	15.5%	28.6%	83.1%	96.0%	85.2%
	Richmond	\$609,600	260.2	1.8%	4.7%	14.0%	26.3%	69.0%	76.2%	82.2%
	Squamish	\$454,100	218.7	-2.7%	1.9%	15.0%	27.1%	74.7%	83.2%	65.6%
	Tsawwassen	\$452,200	190.7	0.2%	3.8%	6.9%	5.8%	39.6%	40.5%	36.6%
	Vancouver East	\$538,500	297.1	0.5%	2.6%	12.1%	19.7%	72.0%	74.6%	90.6%
Vancouver West	\$806,500	261.7	1.3%	2.9%	11.1%	17.4%	60.9%	72.3%	78.3%	
West Vancouver	\$1,163,100	235.6	0.8%	2.3%	8.0%	18.5%	60.4%	66.4%	62.4%	
Whistler	\$498,400	163.4	-5.3%	1.5%	16.1%	35.2%	94.5%	113.9%	24.5%	

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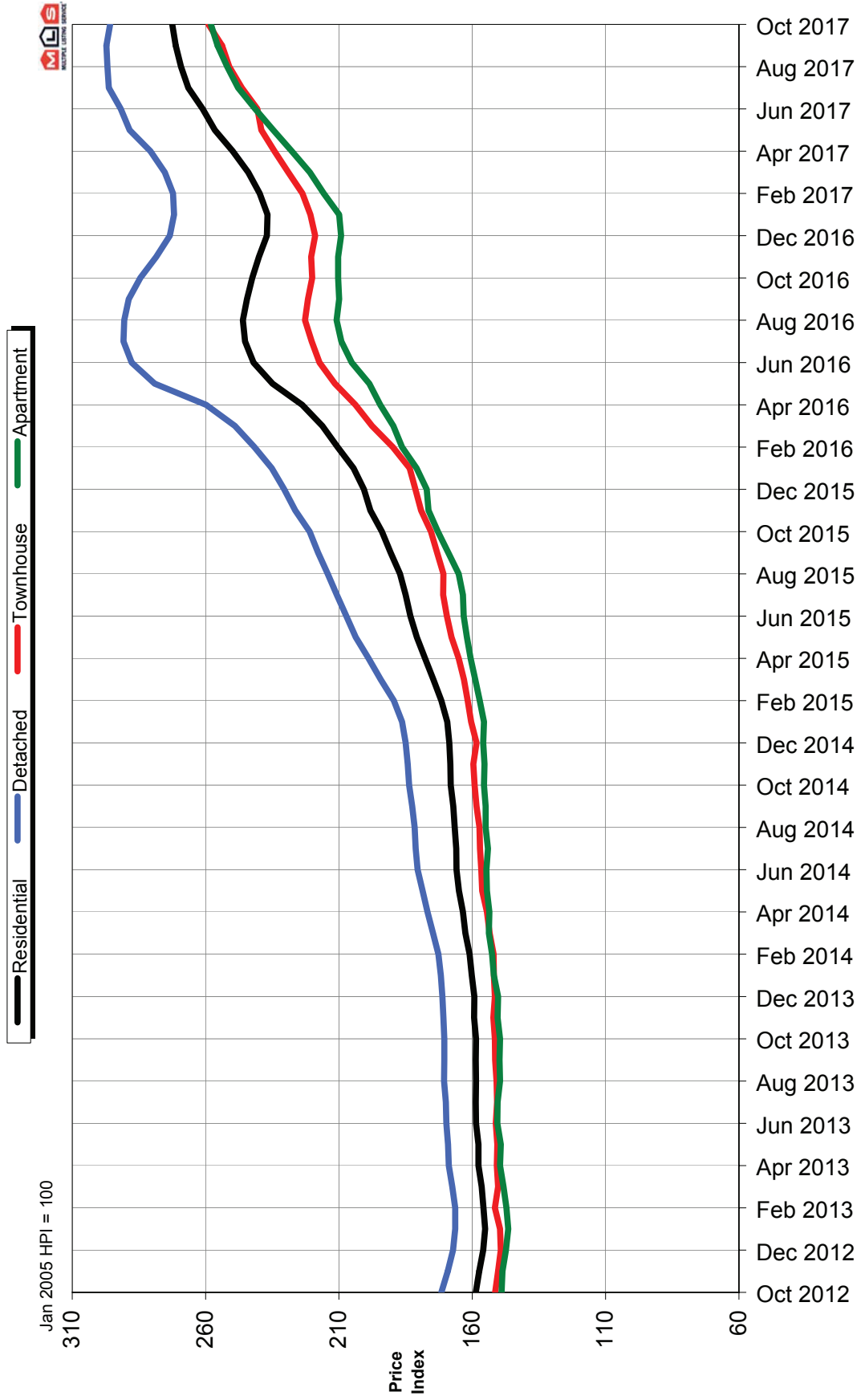
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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Greater Vancouver  
5 Year Trend



# MLS® SALES Facts



## October 2017

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
<b>October 2017</b>	88 Detached 70 Attached 206 Apartment	88 Detached 42 Attached 116 Apartment	46 Detached 11 Attached 13 Apartment	6 Detached 0 Attached 0 Apartment	121 Detached 50 Attached 46 Apartment	23 Detached 13 Attached 116 Apartment	81 Detached 42 Attached 125 Apartment	31 Detached 21 Attached 66 Apartment	22 Detached 17 Attached 36 Apartment	91 Detached 117 Attached 202 Apartment	21 Detached 30 Attached 17 Apartment	65 Detached 10 Attached 11 Apartment	106 Detached 40 Attached 150 Apartment	108 Detached 54 Attached 392 Apartment	29 Detached 7 Attached 8 Apartment	14 Detached 26 Attached 28 Apartment	940 Detached 550 Attached 1,532 Apartment
	Median \$1,600,000 Selling \$680,000 Price \$565,000	Median \$1,255,000 Selling \$756,000 Price \$488,900	Median \$1,182,500 Selling n/a Price n/a	Median n/a Selling n/a Price n/a	Median \$865,000 Selling \$525,500 Price \$351,000	Median \$1,153,500 Selling n/a Price \$493,000	Median \$1,675,000 Selling \$1,037,450 Price \$700,500	Median \$1,050,000 Selling \$699,000 Price \$400,000	Median \$1,337,500 Selling n/a Price \$624,500	Median \$1,675,000 Selling \$830,000 Price \$540,000	Median \$1,050,000 Selling \$649,000 Price n/a	Median \$580,000 Selling n/a Price n/a	Median \$1,621,000 Selling \$1,015,000 Price \$595,000	Median \$3,787,500 Selling \$1,399,000 Price \$818,000	Median \$2,518,000 Selling n/a Price n/a	Median n/a Selling \$1,099,000 Price \$346,000	Median n/a Selling n/a Price n/a
<b>September 2017</b>	62 Detached 66 Attached 191 Apartment	75 Detached 43 Attached 109 Apartment	38 Detached 5 Attached 13 Apartment	10 Detached 1 Attached 0 Apartment	136 Detached 55 Attached 32 Apartment	22 Detached 16 Attached 117 Apartment	74 Detached 29 Attached 107 Apartment	41 Detached 27 Attached 55 Apartment	17 Detached 12 Attached 24 Apartment	89 Detached 90 Attached 200 Apartment	12 Detached 29 Attached 17 Apartment	61 Detached 9 Attached 6 Apartment	95 Detached 41 Attached 129 Apartment	73 Detached 64 Attached 403 Apartment	35 Detached 4 Attached 17 Apartment	12 Detached 27 Attached 31 Apartment	852 Detached 518 Attached 1,451 Apartment
	Median \$1,677,500 Selling \$736,250 Price \$548,000	Median \$1,308,000 Selling \$695,000 Price \$465,000	Median \$1,226,976 Selling n/a Price n/a	Median n/a Selling n/a Price n/a	Median \$824,960 Selling \$515,000 Price \$360,000	Median \$1,205,000 Selling n/a Price \$506,000	Median \$1,734,250 Selling \$1,144,000 Price \$620,000	Median \$928,000 Selling \$625,000 Price \$425,500	Median n/a Selling n/a Price \$545,635	Median \$1,790,000 Selling \$865,000 Price \$519,000	Median n/a Selling \$670,000 Price n/a	Median \$699,000 Selling n/a Price n/a	Median \$1,610,000 Selling \$910,000 Price \$585,000	Median \$3,662,500 Selling \$1,322,500 Price \$769,444	Median \$3,240,000 Selling n/a Price n/a	Median n/a Selling \$699,000 Price \$489,000	Median n/a Selling n/a Price n/a
<b>October 2016</b>	44 Detached 52 Attached 150 Apartment	59 Detached 29 Attached 95 Apartment	21 Detached 14 Attached 16 Apartment	4 Detached 0 Attached 0 Apartment	110 Detached 42 Attached 32 Apartment	14 Detached 6 Attached 86 Apartment	61 Detached 32 Attached 74 Apartment	29 Detached 17 Attached 46 Apartment	15 Detached 15 Attached 34 Apartment	61 Detached 68 Attached 161 Apartment	11 Detached 14 Attached 10 Apartment	43 Detached 12 Attached 5 Apartment	65 Detached 28 Attached 109 Apartment	78 Detached 30 Attached 299 Apartment	22 Detached 2 Attached 11 Apartment	15 Detached 42 Attached 50 Apartment	652 Detached 403 Attached 1,178 Apartment
	Median \$1,550,000 Selling \$660,000 Price \$432,000	Median \$1,190,000 Selling \$620,000 Price \$380,000	Median \$1,075,000 Selling n/a Price n/a	Median n/a Selling n/a Price n/a	Median \$717,500 Selling \$420,500 Price \$295,000	Median n/a Selling n/a Price \$370,000	Median \$1,560,000 Selling \$825,000 Price \$500,400	Median \$843,500 Selling n/a Price \$304,950	Median n/a Selling n/a Price \$432,500	Median \$1,563,000 Selling \$744,500 Price \$433,750	Median n/a Selling n/a Price n/a	Median \$451,825 Selling n/a Price n/a	Median \$1,413,775 Selling \$928,099 Price \$468,700	Median \$3,200,000 Selling \$1,129,800 Price \$650,000	Median \$3,362,500 Selling n/a Price n/a	Median n/a Selling \$651,000 Price \$428,750	Median n/a Selling n/a Price n/a
<b>Jan. - Oct. 2017</b>	782 Detached 655 Attached 2,043 Apartment	921 Detached 443 Attached 1,206 Apartment	494 Detached 128 Attached 174 Apartment	66 Detached 2 Attached 0 Apartment	1,286 Detached 590 Attached 606 Apartment	225 Detached 181 Attached 1,158 Apartment	902 Detached 355 Attached 1,070 Apartment	433 Detached 271 Attached 511 Apartment	185 Detached 177 Attached 359 Apartment	1,139 Detached 1,020 Attached 2,158 Apartment	247 Detached 239 Attached 167 Apartment	626 Detached 108 Attached 99 Apartment	1,212 Detached 398 Attached 1,559 Apartment	939 Detached 563 Attached 4,057 Apartment	442 Detached 59 Attached 180 Apartment	161 Detached 276 Attached 310 Apartment	10,060 Detached 5,465 Attached 15,657 Apartment
	Median \$1,610,000 Selling \$750,000 Price \$535,000	Median \$1,270,000 Selling \$735,000 Price \$475,000	Median \$1,139,400 Selling \$689,950 Price \$510,000	Median \$460,000 Selling n/a Price n/a	Median \$795,011 Selling \$479,850 Price \$321,448	Median \$1,150,000 Selling \$685,000 Price \$460,000	Median \$1,725,000 Selling \$1,013,000 Price \$605,000	Median \$940,000 Selling \$622,000 Price \$375,000	Median \$1,328,000 Selling \$647,000 Price \$539,900	Median \$1,655,000 Selling \$830,000 Price \$501,800	Median \$925,000 Selling \$604,900 Price \$399,000	Median \$590,000 Selling \$383,700 Price \$359,000	Median \$1,575,000 Selling \$988,500 Price \$540,000	Median \$3,455,000 Selling \$1,345,000 Price \$755,000	Median \$3,117,500 Selling \$1,850,000 Price \$1,043,750	Median \$1,745,000 Selling \$773,000 Price \$380,000	Median n/a Selling n/a Price n/a
<b>Jan. - Oct. 2016</b>	1,060 Detached 696 Attached 2,313 Apartment	1,287 Detached 492 Attached 1,314 Apartment	561 Detached 121 Attached 177 Apartment	64 Detached 0 Attached 0 Apartment	1,766 Detached 663 Attached 553 Apartment	353 Detached 126 Attached 1,057 Apartment	1,133 Detached 421 Attached 1,141 Apartment	532 Detached 298 Attached 624 Apartment	277 Detached 213 Attached 374 Apartment	1,536 Detached 941 Attached 2,290 Apartment	261 Detached 176 Attached 167 Apartment	868 Detached 108 Attached 98 Apartment	1,354 Detached 389 Attached 1,463 Apartment	1,459 Detached 643 Attached 4,648 Apartment	777 Detached 65 Attached 200 Apartment	188 Detached 323 Attached 425 Apartment	13,476 Detached 5,695 Attached 16,844 Apartment
	Median \$1,618,000 Selling \$675,750 Price \$436,000	Median \$1,238,000 Selling \$675,750 Price \$375,000	Median \$1,200,000 Selling \$680,000 Price \$455,000	Median \$435,750 Selling n/a Price n/a	Median \$720,000 Selling \$405,000 Price \$239,000	Median \$1,093,000 Selling \$541,000 Price \$355,000	Median \$1,650,000 Selling \$890,000 Price \$470,000	Median \$865,000 Selling \$541,000 Price \$286,400	Median \$1,300,000 Selling \$595,000 Price \$444,500	Median \$1,690,000 Selling \$739,000 Price \$410,000	Median \$835,000 Selling \$539,500 Price \$339,000	Median \$485,000 Selling \$305,750 Price \$279,000	Median \$1,540,000 Selling \$895,000 Price \$443,000	Median \$3,500,400 Selling \$1,200,000 Price \$643,000	Median \$3,200,000 Selling \$1,650,000 Price \$820,000	Median \$1,377,000 Selling \$721,000 Price \$309,000	Median n/a Selling n/a Price n/a

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



# MLS® LISTINGS Facts



**October  
2017**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
<b>October 2017</b>	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
<b>September 2017</b>	254	224	107	11	187	53	230	45	43	265	38	82	278	327	221	25	2,390
	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>October 2016</b>	160	123	67	7	166	34	156	57	26	191	32	51	233	163	119	18	1,603
	60	57	29	0	74	14	43	30	21	118	22	7	54	91	5	43	668
	204	122	21	0	59	101	112	58	38	199	22	9	210	495	17	43	1,710
	28%	48%	31%	57%	66%	41%	39%	51%	58%	32%	34%	84%	28%	48%	18%	83%	n/a
	87%	51%	48%	n/a	57%	43%	74%	57%	71%	58%	64%	171%	52%	33%	40%	98%	n/a
	74%	78%	76%	n/a	54%	85%	66%	79%	89%	81%	45%	56%	52%	60%	65%	116%	n/a
<b>Jan. - Oct. 2017</b>	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
	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%	68%	83%	84%	56%	60%	47%	91%	n/a
	80%	82%	84%	n/a	88%	82%	76%	82%	80%	80%	91%	98%	79%	72%	62%	91%	n/a
<b>Jan. - Oct. 2016</b>	2,201	2,170	1,047	126	2,433	538	1,882	865	452	3,193	438	1,073	2,849	2,886	1,764	239	24,156
	1,022	668	205	4	788	156	541	426	253	1,360	264	113	588	932	95	345	7,760
	2,760	1,599	242	0	631	1,293	1,496	721	469	2,740	246	103	1,888	6,311	287	435	21,221
	48%	59%	54%	51%	73%	66%	60%	62%	61%	48%	60%	81%	48%	51%	44%	79%	n/a
	68%	74%	59%	0%	87%	81%	78%	70%	84%	69%	67%	96%	66%	69%	68%	94%	n/a
	84%	82%	73%	n/a	88%	82%	76%	87%	80%	84%	68%	95%	77%	74%	70%	98%	n/a

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



# Listing & Sales Activity Summary

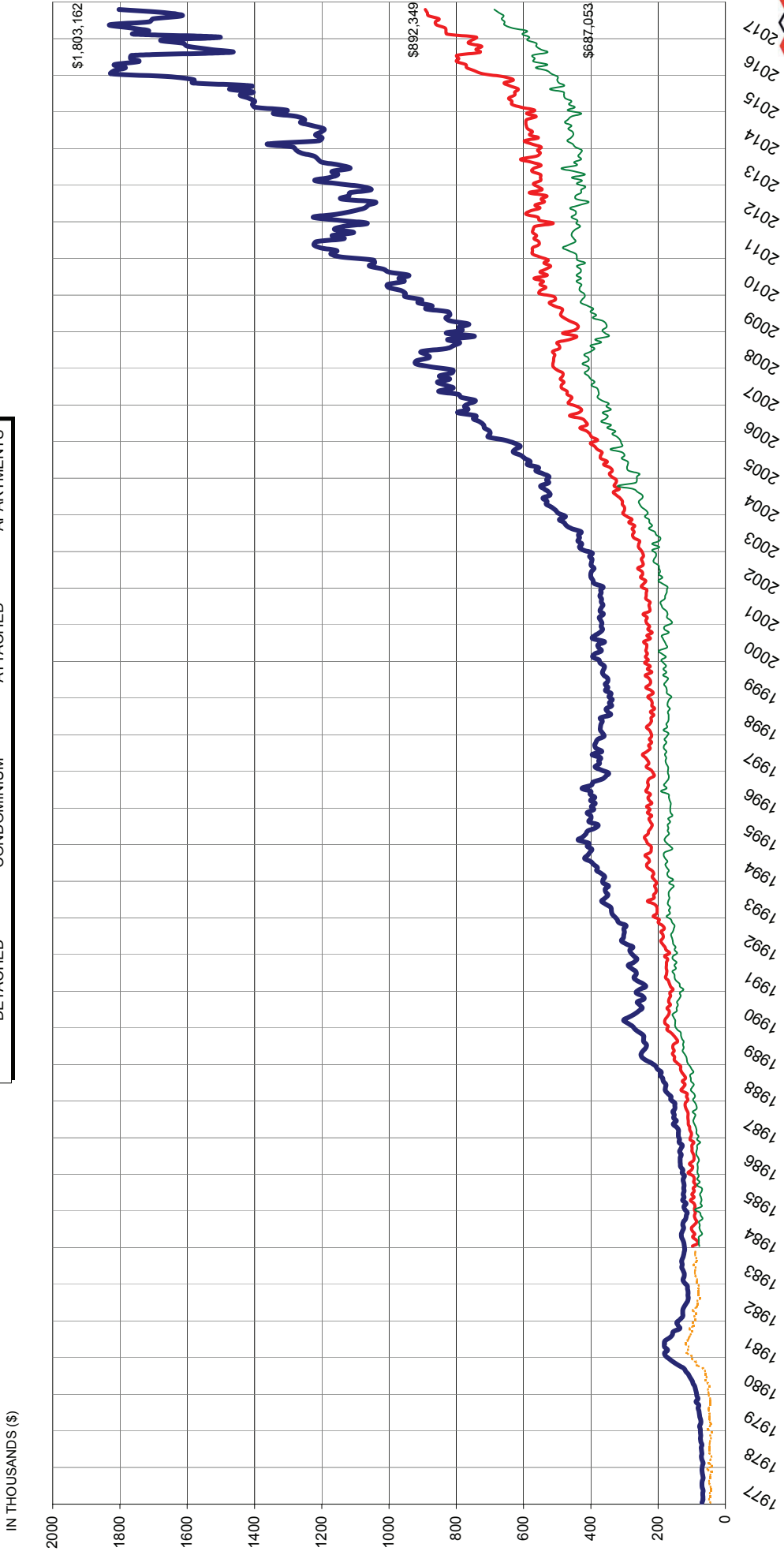
	<u>Listings</u>				<u>Sales</u>						
	1 Oct 2016	2 Sep 2017	3 Oct 2017	Col. 2 & 3 Percentage Variance	5 Oct 2016	6 Sep 2017	7 Oct 2017	Col. 6 & 7 Percentage Variance	9 Aug 2016 - Oct 2016	10 Aug 2017 - Oct 2017	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	160	254	184	-27.6	44	62	88	41.9	146	215	47.3
ATTACHED	60	109	83	-23.9	52	66	70	6.1	129	204	58.1
APARTMENTS	204	262	208	-20.6	150	191	206	7.9	498	626	25.7
<b>COQUITLAM</b>											
DETACHED	123	224	151	-32.6	59	75	88	17.3	179	245	36.9
ATTACHED	57	53	55	3.8	29	43	42	-2.3	89	124	39.3
APARTMENTS	122	160	128	-20.0	95	109	116	6.4	277	351	26.7
<b>DELTA</b>											
DETACHED	67	107	87	-18.7	21	38	46	21.1	65	137	110.8
ATTACHED	29	19	14	-26.3	14	5	11	120.0	36	24	-33.3
APARTMENTS	21	19	14	-26.3	16	13	13	0.0	42	44	4.8
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	166	187	154	-17.6	110	136	121	-11.0	337	396	17.5
ATTACHED	74	63	74	17.5	42	55	50	-9.1	162	159	-1.9
APARTMENTS	59	52	60	15.4	32	32	46	43.8	135	124	-8.1
<b>NORTH VANCOUVER</b>											
DETACHED	156	230	175	-23.9	61	74	81	9.5	176	230	30.7
ATTACHED	43	62	62	0.0	32	29	42	44.8	84	102	21.4
APARTMENTS	112	175	168	-4.0	74	107	125	16.8	248	343	38.3
<b>NEW WESTMINSTER</b>											
DETACHED	34	53	38	-28.3	14	22	23	4.5	44	64	45.5
ATTACHED	14	18	18	0.0	6	16	13	-18.8	19	45	136.8
APARTMENTS	101	167	134	-19.8	86	117	116	-0.9	277	367	32.5
<b>PORT MOODY/BELCARRA</b>											
DETACHED	26	43	33	-23.3	15	17	22	29.4	35	52	48.6
ATTACHED	21	26	22	-15.4	15	12	17	41.7	51	50	-2.0
APARTMENTS	38	51	45	-11.8	34	24	36	50.0	101	93	-7.9
<b>PORT COQUITLAM</b>											
DETACHED	57	45	52	15.6	29	41	31	-24.4	78	120	53.8
ATTACHED	30	34	22	-35.3	17	27	21	-22.2	51	69	35.3
APARTMENTS	58	78	50	-35.9	46	55	66	20.0	151	165	9.3
<b>RICHMOND</b>											
DETACHED	191	265	225	-15.1	61	89	91	2.2	201	269	33.8
ATTACHED	118	149	144	-3.4	68	90	117	30.0	199	330	65.8
APARTMENTS	199	294	247	-16.0	161	200	202	1.0	482	644	33.6
<b>SUNSHINE COAST</b>											
DETACHED	51	82	58	-29.3	43	61	65	6.6	170	189	11.2
ATTACHED	7	7	11	57.1	12	9	10	11.1	34	34	0.0
APARTMENTS	9	9	7	-22.2	5	6	11	83.3	22	31	40.9
<b>SQUAMISH</b>											
DETACHED	32	38	31	-18.4	11	12	21	75.0	53	65	22.6
ATTACHED	22	32	23	-28.1	14	29	30	3.4	37	74	100.0
APARTMENTS	22	17	21	23.5	10	17	17	0.0	34	52	52.9
<b>VANCOUVER EAST</b>											
DETACHED	233	278	248	-10.8	65	95	106	11.6	205	315	53.7
ATTACHED	54	81	101	24.7	28	41	40	-2.4	78	112	43.6
APARTMENTS	210	204	199	-2.5	109	129	150	16.3	336	421	25.3
<b>VANCOUVER WEST</b>											
DETACHED	163	327	220	-32.7	78	73	108	47.9	199	233	17.1
ATTACHED	91	103	99	-3.9	30	64	54	-15.6	116	174	50.0
APARTMENTS	495	619	602	-2.7	299	403	392	-2.7	970	1201	23.8
<b>WHISTLER/PEMBERTON</b>											
DETACHED	18	25	23	-8.0	15	12	14	16.7	52	45	-13.5
ATTACHED	43	32	28	-12.5	42	27	26	-3.7	110	84	-23.6
APARTMENTS	43	30	19	-36.7	50	31	28	-9.7	122	90	-26.2
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	119	221	150	-32.1	22	35	29	-17.1	75	94	25.3
ATTACHED	5	18	13	-27.8	2	4	7	75.0	8	11	37.5
APARTMENTS	17	42	31	-26.2	11	17	8	-52.9	44	44	0.0
<b>GRAND TOTALS</b>											
DETACHED	<b>1596</b>	<b>2379</b>	<b>1829</b>	<b>-23.1</b>	<b>648</b>	<b>842</b>	<b>934</b>	<b>10.9</b>	<b>2015</b>	<b>2669</b>	<b>32.5</b>
ATTACHED	<b>668</b>	<b>806</b>	<b>769</b>	<b>-4.6</b>	<b>403</b>	<b>517</b>	<b>550</b>	<b>6.4</b>	<b>1203</b>	<b>1596</b>	<b>32.7</b>
APARTMENTS	<b>1710</b>	<b>2179</b>	<b>1933</b>	<b>-11.3</b>	<b>1178</b>	<b>1451</b>	<b>1532</b>	<b>5.6</b>	<b>3739</b>	<b>4596</b>	<b>22.9</b>





REAL ESTATE BOARD  
OF GREATER VANCOUVER

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



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