

News Release

FOR IMMEDIATE RELEASE:



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Whistler, Sunshine Coast, Squamish, West Vancouver, North Vancouver, Vancouver, Burnaby, New 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.

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

HOW TO READ THE TABLE:

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

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$673,700	243.5	0.4%	3.1%	8.9%	17.9%	63.2%	69.1%	74.9%
	Greater Vancouver	\$805,200	259.8	0.3%	3.5%	8.7%	17.9%	62.8%	72.9%	86.1%
	Burnaby East	\$655,700	242.2	1.3%	4.1%	7.5%	21.0%	52.8%	59.7%	73.1%
	Burnaby North	\$711,600	265.6	-1.0%	2.0%	5.5%	16.1%	54.6%	70.0%	84.1%
	Burnaby South	\$760,300	261.9	-0.3%	-1.6%	3.2%	14.9%	52.0%	69.7%	85.9%
	Coquitlam	\$658,000	241.4	1.1%	2.8%	8.1%	19.3%	60.7%	67.4%	76.2%
	Ladner	\$756,500	263.8	1.6%	3.1%	4.3%	19.9%	59.7%	66.8%	82.9%
	Maple Ridge	\$532,900	247.4	0.6%	4.9%	14.6%	27.4%	76.1%	77.9%	76.1%
	New Westminster	\$682,300	269.8	0.5%	4.5%	7.8%	22.2%	56.6%	72.0%	90.4%
	North Vancouver	\$983,600	239.0	0.7%	1.6%	3.7%	12.1%	57.7%	67.7%	78.6%
	Pitt Meadows	\$581,900	251.8	1.4%	3.4%	12.6%	21.8%	71.1%	75.1%	79.7%
	Port Coquitlam	\$636,200	240.0	-1.1%	-1.0%	9.2%	18.2%	64.5%	69.9%	69.4%
	Port Moody	\$620,200	209.6	2.3%	1.9%	10.5%	19.4%	43.4%	50.0%	48.9%
	Richmond	\$805,500	264.7	0.7%	0.6%	6.1%	12.6%	57.6%	64.8%	91.1%
	Squamish	\$883,000	320.8	-1.8%	26.3%	21.6%	40.6%	141.6%	168.9%	153.4%
	Tsawwassen	\$753,900	280.8	1.8%	4.7%	7.3%	26.0%	71.0%	72.4%	94.7%
	Vancouver East	\$861,900	282.9	0.8%	0.4%	8.1%	12.4%	60.6%	71.0%	89.4%
Vancouver West	\$1,268,200	280.1	0.3%	1.1%	5.5%	13.4%	60.1%	81.6%	99.4%	
Whistler	\$1,043,600	279.1	-0.7%	28.1%	25.7%	35.1%	109.1%	135.9%	125.8%	
Apartment	Lower Mainland	\$600,900	262.7	1.2%	4.4%	12.6%	26.2%	71.0%	76.4%	76.5%
	Greater Vancouver	\$648,200	260.5	1.0%	3.4%	11.0%	23.9%	67.6%	75.2%	76.8%
	Burnaby East	\$668,800	253.9	1.2%	0.2%	12.6%	24.0%	57.5%	87.1%	62.7%
	Burnaby North	\$594,500	253.8	1.2%	5.0%	11.5%	26.1%	70.9%	82.1%	77.4%
	Burnaby South	\$674,200	270.7	1.5%	4.2%	10.4%	27.8%	72.5%	83.4%	87.7%
	Coquitlam	\$493,500	270.8	1.4%	3.5%	14.4%	33.2%	82.6%	92.6%	85.5%
	Ladner	\$433,400	205.4	2.5%	3.3%	9.5%	8.2%	35.0%	43.4%	48.4%
	Maple Ridge	\$279,600	201.9	3.8%	10.9%	23.9%	36.0%	65.9%	48.1%	35.5%
	New Westminster	\$493,900	281.5	0.6%	2.9%	14.3%	29.2%	77.4%	83.5%	85.6%
	North Vancouver	\$566,500	230.6	1.7%	2.8%	11.3%	23.5%	56.1%	61.1%	62.7%
	Pitt Meadows	\$414,000	244.7	2.6%	10.8%	22.2%	34.8%	66.7%	78.1%	64.2%
	Port Coquitlam	\$435,900	260.7	4.2%	5.8%	16.4%	35.6%	81.8%	91.1%	70.6%
	Port Moody	\$622,700	259.5	1.5%	7.2%	14.1%	31.9%	88.9%	94.2%	87.0%
	Richmond	\$612,900	261.6	0.5%	3.2%	10.9%	27.4%	71.2%	77.2%	82.4%
	Squamish	\$448,900	216.2	-1.1%	-1.8%	11.5%	24.3%	70.8%	86.4%	62.8%
	Tsawwassen	\$467,600	197.2	3.4%	4.1%	9.7%	11.0%	41.7%	46.1%	42.5%
	Vancouver East	\$540,300	298.1	0.3%	2.1%	8.8%	23.4%	70.5%	75.2%	90.1%
Vancouver West	\$811,200	263.2	0.6%	3.0%	8.8%	17.0%	62.7%	72.8%	77.2%	
West Vancouver	\$1,154,700	233.9	-0.7%	2.4%	3.9%	17.4%	56.7%	65.3%	62.3%	
Whistler	\$497,800	163.2	-0.1%	-1.2%	13.7%	29.9%	88.7%	119.9%	23.8%	

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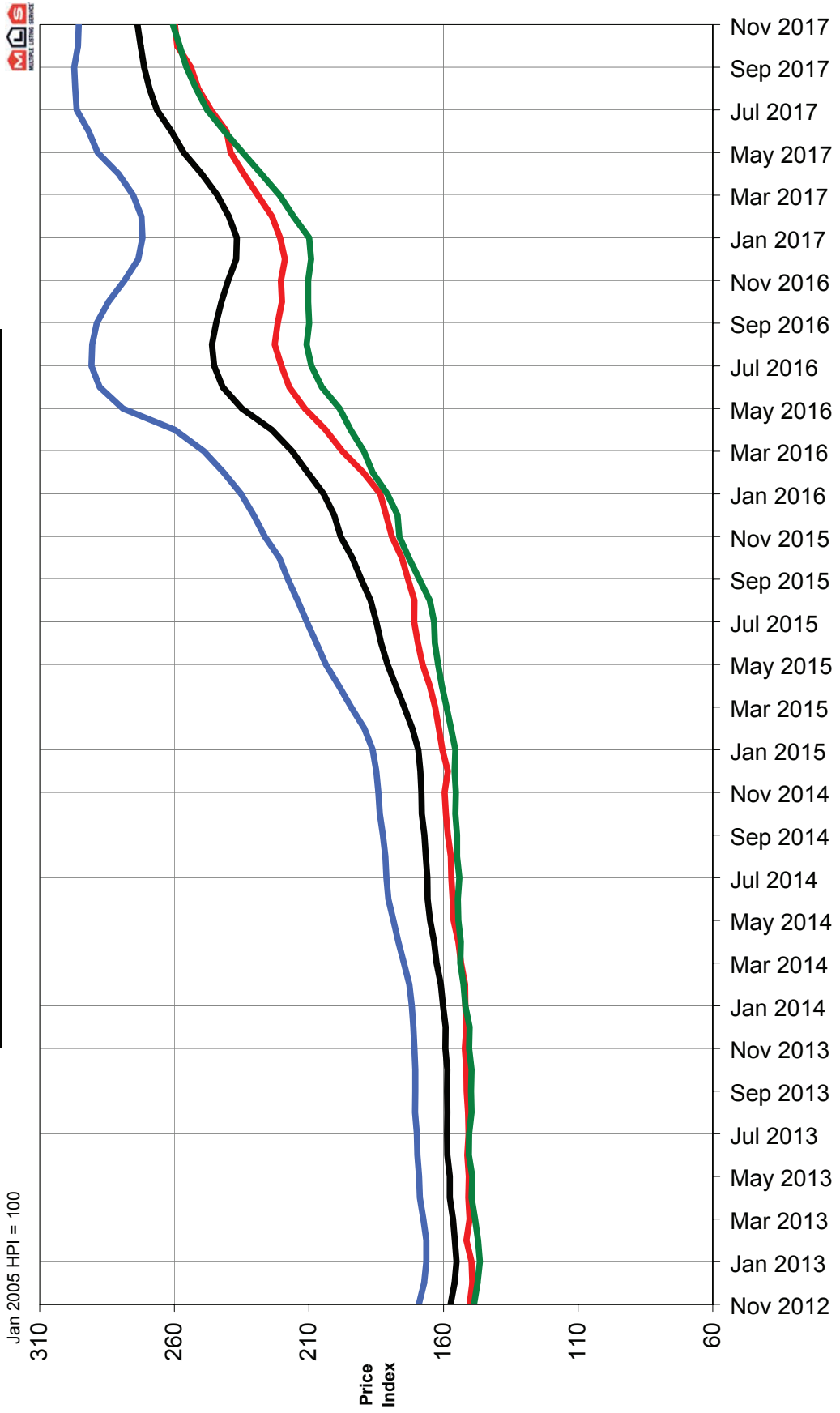
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



November 2017

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
November 2017	76 47 197	80 42 106	37 7 6	9 0 0	113 41 57	26 13 128	76 37 135	27 24 43	18 16 39	74 84 191	22 10 13	50 9 7	94 51 170	83 42 380	37 7 13	19 16 23	841 446 1,508
	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
October 2017	88 70 206	88 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
	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	
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November 2016	48 36 164	54 31 89	35 10 12	5 0 0	83 50 45	13 11 73	61 26 86	23 22 51	10 8 19	65 55 141	14 15 12	41 4 14	77 27 147	68 44 296	26 4 13	15 33 38	638 376 1,200
	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	
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	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Jan. - Nov. 2017	858 702 2,240	1,001 485 1,312	531 135 180	75 2 0	1,399 631 663	251 194 1,286	978 392 1,205	460 295 554	203 193 398	1,213 1,104 2,349	289 249 180	676 117 106	1,306 449 1,729	1,022 605 4,437	479 66 193	180 292 333	10,901 5,911 17,165
	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	Detached Attached Apartment	
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Year-to-date	\$535,000	\$477,800	\$505,000	n/a	\$325,000	\$464,150	\$613,000	\$375,000	\$542,575	\$503,000	\$402,450	\$359,450	\$548,000	\$755,000	\$1,054,000	\$388,000	n/a
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Jan. - Nov. 2016	\$1,610,000	\$1,230,000	\$1,190,191	\$446,500	\$720,000	\$1,091,500	\$1,639,000	\$865,000	\$1,300,000	\$1,685,000	\$840,000	\$489,950	\$1,526,000	\$3,500,400	\$3,200,000	\$1,385,000	n/a
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Year-to-date	\$438,000	\$379,000	\$455,000	n/a	\$239,500	\$358,450	\$475,000	\$287,000	\$443,000	\$410,250	\$340,000	\$285,000	\$445,000	\$645,000	\$818,000	\$310,000	n/a
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	

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



MLS® LISTINGS Facts



**November
2017**

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

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



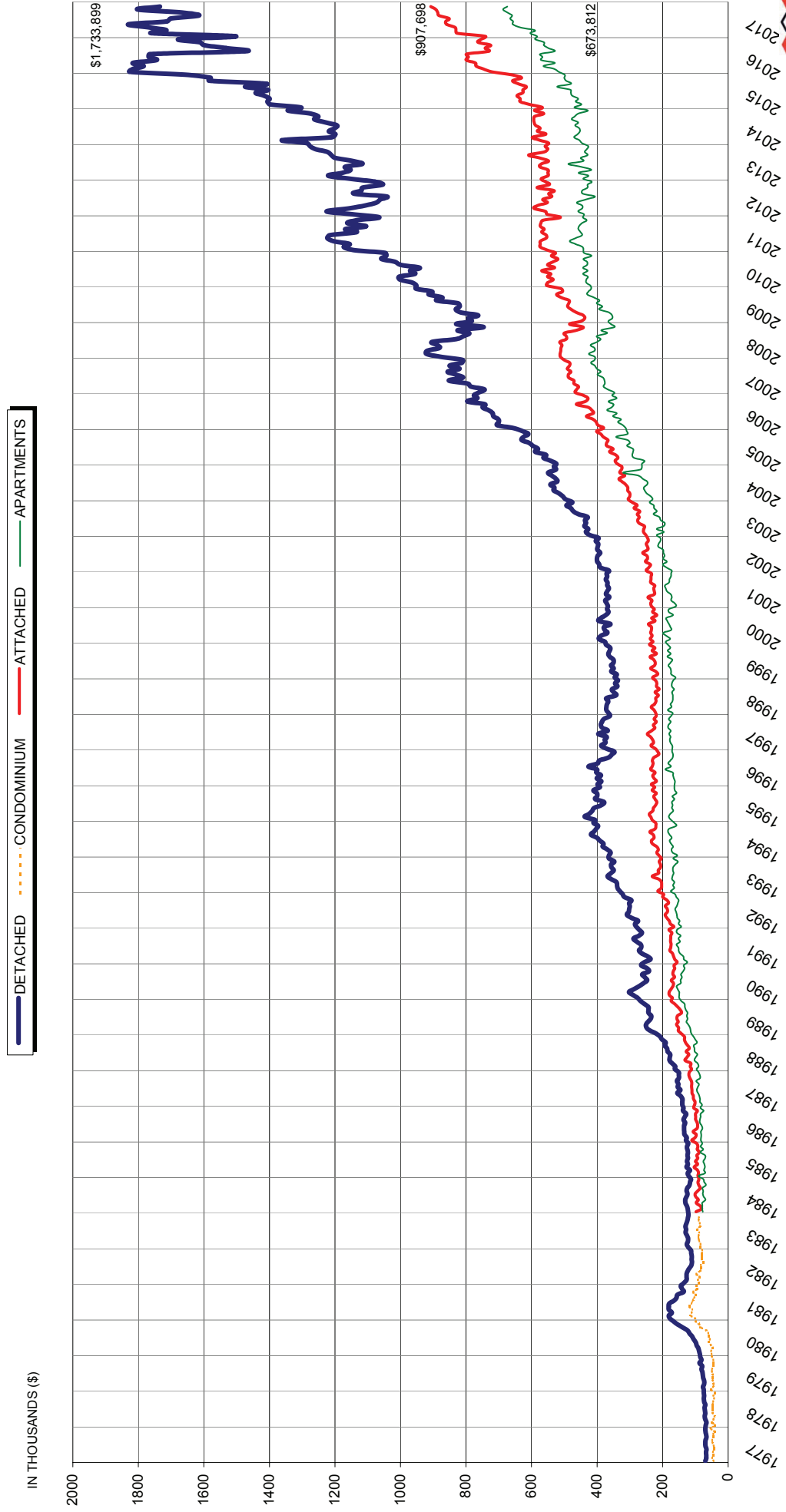
Listing & Sales Activity Summary

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



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to November 2017



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