

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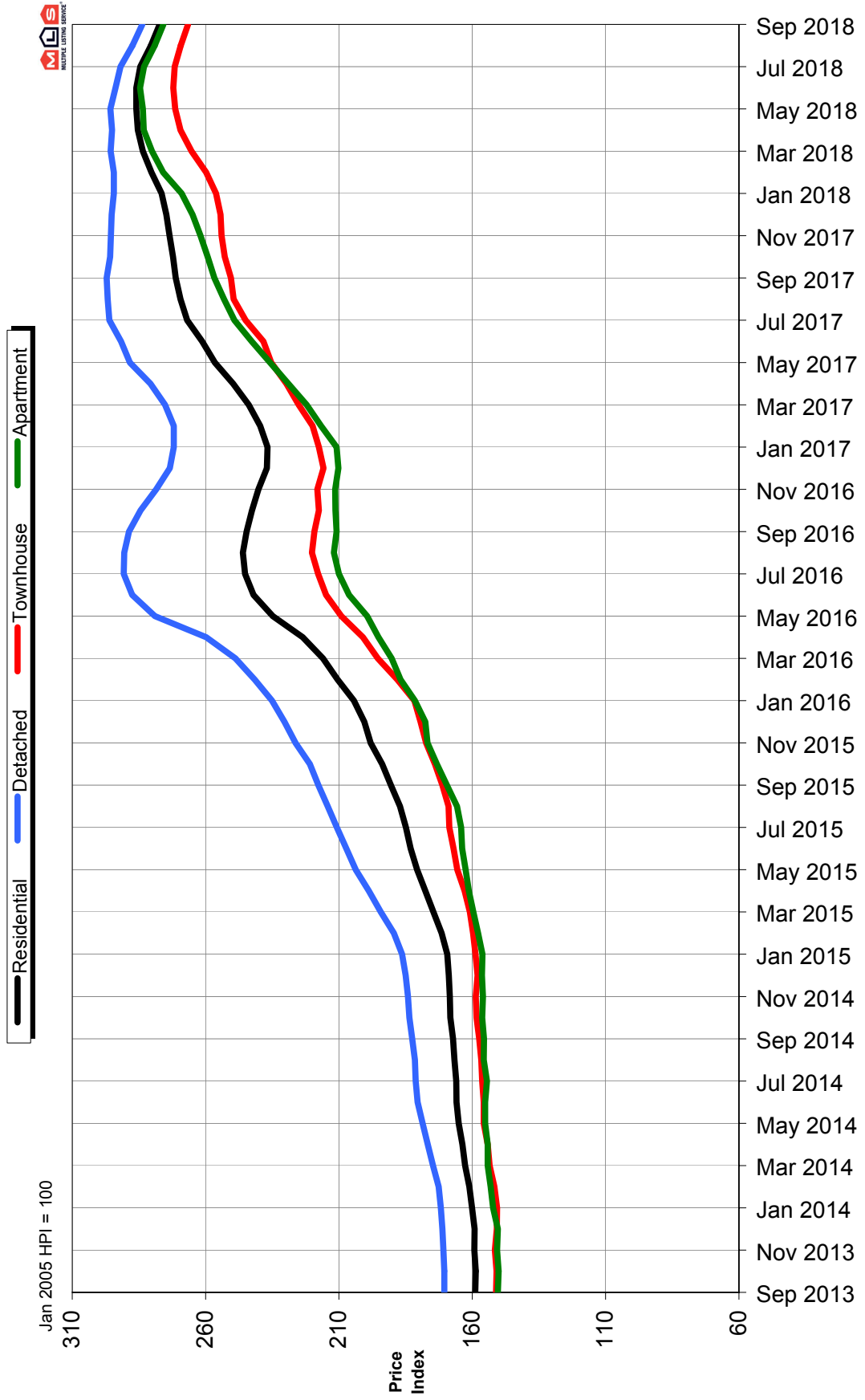
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver  
5 Year Trend



# 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	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$1,747,500	\$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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	36	26	14	0	26	3	21	14	8	36	3	5	27	33	2	21	275
	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$784,000	\$687,950	n/a	n/a	\$548,050	n/a	\$1,020,000	n/a	n/a	\$682,500	n/a	n/a	\$950,000	\$1,332,000	n/a	\$1,152,000	n/a
	Attached	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	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$582,500	\$549,000	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
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	40	60	29	10	74	14	31	18	5	55	22	54	58	58	27	12	567
	Attached	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	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$1,600,000	\$1,305,000	\$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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	119	85	9	0	30	64	70	36	18	154	16	2	111	275	14	22	1,025
	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$867,000	\$828,900	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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	62	75	38	10	136	22	74	41	17	89	12	61	95	73	35	12	852
	Attached	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	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$575,500	\$525,000	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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	191	109	13	0	32	117	107	55	24	200	17	6	129	403	17	31	1,451
	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$1,677,500	\$1,308,000	\$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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	470	564	293	42	778	181	525	252	92	623	153	421	743	545	252	107	6,041
	Attached	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	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$1,604,000	\$1,315,000	\$1,123,500	\$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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	1,213	738	141	0	471	752	770	350	214	1,364	121	46	1,150	2,734	141	236	10,441
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	600,000	\$550,000	\$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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	694	833	448	60	1,165	202	821	402	163	1,048	226	561	1,106	831	413	147	9,120
	Attached	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	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	
	\$1,618,000	\$1,270,000	\$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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	1,837	1,090	161	0	560	1,042	945	445	323	1,956	150	88	1,409	3,665	172	282	14,125
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	\$758,000	\$732,000	\$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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	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
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	

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 Westminister	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>	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

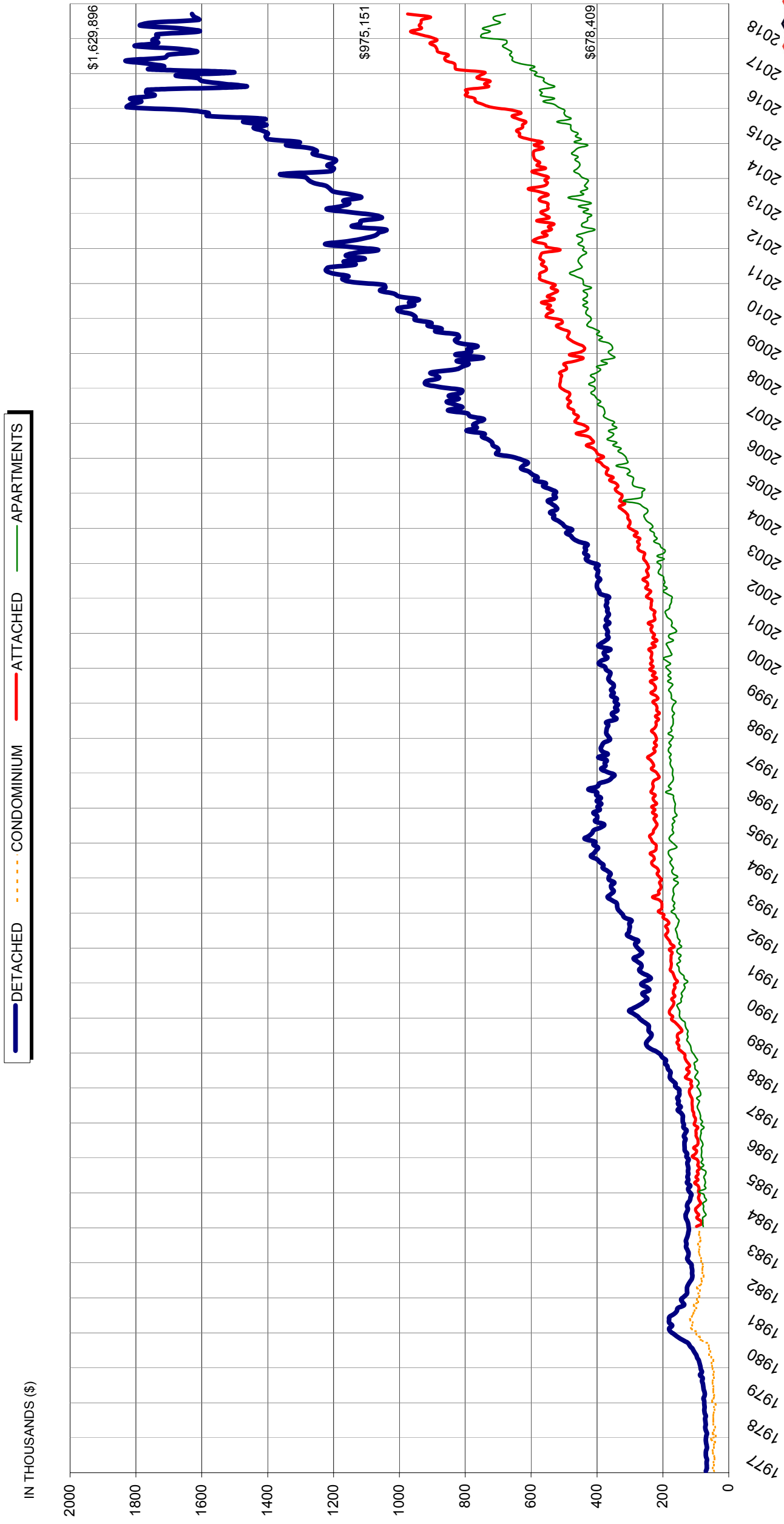
	<u>Listings</u>				<u>Sales</u>						
	1 Sep 2017	2 Aug 2018	3 Sep 2018	Col. 2 & 3 Percentage Variance	5 Sep 2017	6 Aug 2018	7 Sep 2018	Col. 6 & 7 Percentage Variance	9 Jul 2017 - Sep 2017	10 Jul 2018 - Sep 2018	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	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.