

News Release



FOR IMMEDIATE RELEASE:

Home sales remain at record levels across Metro Vancouver

VANCOUVER, BC – May 3, 2016 –Last month was the highest selling April on record for Metro Vancouver.*

Residential property sales in the region totalled 4,781 in April 2016, an increase of 14.4 per cent from the 4,179 sales recorded in April 2015 and a decrease of 7.6 per cent compared to March 2016 when 5,173 homes sold.

April sales were 41.7 per cent above the 10-year sales average for the month.

“Home buyer competition remains intense across the region,” Dan Morrison, REBGV president said. “Whether you’re a home buyer or seller, it’s important to work with your local Realtor to get the information you need and to develop a strategy that will help you navigate today’s market.”

New listings for detached, attached and apartment properties in Metro Vancouver totalled 6,172 in April 2016. This represents an increase of 3.9 per cent compared to the 5,897 units listed in April 2015 and a 2.4 per cent decline compared to March 2016 when 6,278 properties were listed.

"While we're seeing more homes listed for sale in recent months, supply is still chasing this unprecedented surge of demand in our marketplace," Morrison said.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 7,550, a 38.3 per cent decline compared to April 2015 (12,436) and a 2.6 per cent increase compared to March 2016 (7,358).

The sales-to-active listings ratio for April 2016 is 78 per cent. This is indicative of a seller's market.

Generally, analysts say that downward pressure on home prices occurs when the ratio dips below the 12 per cent mark, while home prices often experience upward pressure when it reaches the 20 to 22 per cent range in a particular community for a sustained period of time.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$844,800. This represents a 25.3 per cent increase compared to April 2015.

Sales of detached properties in April 2016 reached 1,979, an increase of 9 per cent from the 1,815 detached sales recorded in April 2015. The benchmark price for detached properties increased 30.1 per cent from April 2015 to \$1,403,200.

Sales of apartment properties reached 2,107 in April 2016, an increase of 33.4 per cent compared to the 1,579 sales in April 2015. The benchmark price of an apartment property increased 20.6 per cent from April 2015 to \$475,000.

Attached property sales in April 2016 totalled 695, a decrease of 11.5 per cent compared to the 785 sales in April 2015. The benchmark price of an attached unit increased 22.1 per cent from April 2015 to \$608,600.

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

-30-

The real estate industry is a key economic driver in British Columbia. In 2015, 42,326 homes changed ownership in the Board's area, generating \$2.7 billion in economic spin-off activity and an estimated 19,000 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$39 billion in 2015. The Real Estate Board of Greater Vancouver is an association representing more than 12,500 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	\$746,100	210.4	3.7%	9.5%	15.2%	25.4%	38.2%	39.1%	74.9%
	Greater Vancouver	\$844,800	221.1	3.7%	9.0%	14.7%	25.3%	41.1%	41.0%	83.0%
	Bowen Island	\$678,900	147.2	3.9%	4.5%	5.4%	14.0%	18.8%	11.9%	22.6%
	Burnaby East	\$792,400	218.7	3.4%	10.8%	14.5%	23.4%	41.3%	43.4%	79.4%
	Burnaby North	\$706,000	212.2	4.4%	9.8%	14.4%	24.2%	39.7%	39.7%	77.1%
	Burnaby South	\$767,400	216.9	4.3%	9.0%	11.0%	21.7%	38.1%	36.8%	79.7%
	Coquitlam	\$708,700	210.3	2.7%	8.4%	14.0%	25.8%	43.3%	43.8%	77.2%
	Ladner	\$780,000	216.8	5.1%	12.3%	18.6%	29.7%	44.0%	47.1%	85.9%
	Maple Ridge	\$501,100	169.3	3.9%	10.3%	15.6%	23.5%	28.8%	27.0%	46.6%
	New Westminster	\$483,200	205.8	2.3%	8.5%	13.0%	22.6%	30.6%	33.5%	65.6%
	North Vancouver	\$905,000	204.2	4.0%	8.2%	15.9%	22.6%	40.5%	42.9%	74.4%
	Pitt Meadows	\$485,600	177.6	3.1%	8.3%	13.3%	16.8%	28.6%	27.5%	50.3%
	Port Coquitlam	\$550,600	195.1	3.7%	10.7%	16.8%	27.2%	40.1%	35.5%	63.0%
	Port Moody	\$720,100	199.1	2.5%	8.8%	15.2%	26.1%	43.0%	46.7%	65.2%
	Richmond	\$800,300	231.9	4.1%	9.2%	15.1%	27.5%	40.7%	35.1%	92.3%
	Squamish	\$557,800	181.8	4.1%	8.7%	14.3%	21.4%	44.5%	49.4%	63.9%
	Sunshine Coast	\$422,700	148.1	2.3%	5.6%	10.6%	17.3%	23.1%	12.8%	21.1%
	Tsawwassen	\$899,000	225.2	4.5%	10.7%	19.1%	33.8%	50.3%	52.0%	89.9%
	Vancouver East	\$887,000	259.8	3.4%	8.3%	14.8%	27.5%	47.4%	54.6%	109.3%
	Vancouver West	\$1,157,300	243.9	3.7%	9.3%	15.3%	26.1%	44.5%	46.0%	97.2%
West Vancouver	\$2,446,900	262.6	4.6%	10.6%	18.6%	32.8%	58.0%	69.3%	118.7%	
Whistler	\$648,600	150.7	5.2%	8.6%	13.7%	20.9%	45.7%	37.4%	38.3%	
Single Family Detached	Lower Mainland	\$1,119,600	237.8	4.6%	11.0%	17.8%	30.0%	49.0%	52.2%	100.5%
	Greater Vancouver	\$1,403,200	258.8	4.5%	10.2%	17.1%	30.1%	53.2%	54.5%	117.3%
	Bowen Island	\$678,900	147.2	3.9%	4.5%	5.4%	14.0%	18.8%	11.9%	22.6%
	Burnaby East	\$1,124,300	251.4	2.9%	9.7%	16.8%	30.6%	50.2%	58.2%	104.9%
	Burnaby North	\$1,431,300	276.8	5.2%	10.9%	15.9%	31.1%	60.1%	67.6%	133.6%
	Burnaby South	\$1,491,500	285.5	6.9%	13.4%	18.5%	28.9%	57.8%	63.1%	134.6%
	Coquitlam	\$1,085,300	240.8	3.7%	10.5%	17.7%	31.5%	54.1%	61.5%	105.3%
	Ladner	\$971,500	234.2	6.0%	12.2%	22.0%	35.0%	52.4%	61.7%	101.9%
	Maple Ridge	\$627,200	178.7	4.1%	12.2%	18.1%	28.2%	35.1%	35.5%	57.2%
	New Westminster	\$984,000	244.1	3.5%	10.5%	17.1%	30.5%	48.2%	49.5%	100.6%
	North Vancouver	\$1,487,600	236.8	4.5%	10.0%	20.8%	30.6%	58.0%	65.5%	102.9%
	Pitt Meadows	\$676,400	190.6	2.2%	9.2%	14.3%	23.4%	36.6%	36.7%	64.7%
	Port Coquitlam	\$846,100	225.7	5.1%	11.7%	19.2%	34.3%	55.1%	54.3%	91.4%
	Port Moody	\$1,255,700	231.9	3.7%	10.6%	16.3%	30.4%	52.0%	55.4%	96.9%
	Richmond	\$1,503,800	301.6	6.4%	13.6%	21.2%	36.5%	60.6%	46.8%	149.9%
	Squamish	\$687,100	182.7	4.3%	5.5%	11.7%	21.6%	38.6%	45.1%	62.4%
	Sunshine Coast	\$421,300	147.6	2.4%	5.6%	10.8%	17.5%	23.1%	12.4%	20.8%
	Tsawwassen	\$1,166,600	251.2	5.0%	11.5%	22.2%	41.0%	62.1%	69.4%	110.6%
	Vancouver East	\$1,345,400	297.4	4.4%	9.0%	14.5%	28.6%	62.6%	73.8%	144.8%
	Vancouver West	\$3,199,600	328.5	4.2%	9.2%	15.4%	28.4%	54.8%	55.8%	171.7%
West Vancouver	\$2,928,200	278.4	4.6%	10.1%	18.2%	31.6%	59.3%	75.0%	130.7%	
Whistler	\$1,179,700	163.3	4.7%	7.6%	9.5%	16.2%	34.0%	37.6%	46.7%	

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	\$494,900	179.1	2.9%	8.8%	13.4%	19.9%	26.5%	24.3%	51.7%
	Greater Vancouver	\$608,600	196.7	3.3%	9.6%	14.3%	22.1%	33.2%	31.0%	66.4%
	Burnaby East	\$463,900	166.4	4.3%	10.7%	5.4%	4.8%	13.4%	10.3%	40.4%
	Burnaby North	\$484,400	180.6	3.7%	4.0%	10.6%	14.8%	21.9%	18.3%	49.8%
	Burnaby South	\$483,500	173.5	1.6%	6.9%	5.9%	13.6%	19.2%	15.0%	48.7%
	Coquitlam	\$510,400	187.5	3.8%	12.4%	14.6%	25.4%	33.8%	35.7%	57.6%
	Ladner	\$587,300	194.6	2.4%	12.6%	14.2%	23.6%	32.6%	29.1%	63.3%
	Maple Ridge	\$328,800	159.7	3.1%	4.2%	8.2%	15.4%	20.9%	17.1%	35.3%
	New Westminster	\$506,300	190.2	4.0%	12.2%	15.1%	19.3%	30.4%	29.7%	59.2%
	North Vancouver	\$753,300	180.3	2.6%	7.4%	12.4%	20.5%	28.9%	31.2%	56.0%
	Pitt Meadows	\$405,600	175.5	3.5%	6.6%	11.2%	15.2%	27.0%	21.5%	47.0%
	Port Coquitlam	\$489,400	185.6	0.9%	13.4%	17.5%	24.8%	33.6%	30.7%	53.9%
	Port Moody	\$533,800	180.4	2.3%	3.0%	11.6%	22.9%	32.3%	27.7%	49.8%
	Richmond	\$657,000	212.4	4.0%	10.2%	14.5%	24.1%	33.7%	30.8%	80.3%
	Squamish	\$574,000	208.5	4.2%	18.9%	22.6%	25.7%	79.0%	63.5%	96.3%
	Tsawwassen	\$579,800	191.6	1.7%	12.5%	14.9%	22.7%	34.0%	22.0%	60.7%
	Vancouver East	\$720,300	237.5	0.9%	8.9%	19.5%	30.4%	37.8%	46.1%	89.8%
Vancouver West	\$966,400	218.6	2.9%	8.3%	16.4%	23.4%	37.9%	40.9%	85.6%	
Whistler	\$722,600	193.2	4.7%	18.5%	21.2%	25.0%	71.6%	50.7%	86.3%	
Apartment	Lower Mainland	\$425,300	185.7	2.4%	7.0%	11.3%	19.9%	26.1%	25.1%	50.1%
	Greater Vancouver	\$475,000	191.0	2.6%	7.1%	11.8%	20.6%	29.1%	27.7%	54.8%
	Burnaby East	\$542,600	206.0	1.7%	9.7%	15.2%	21.9%	44.9%	49.8%	62.6%
	Burnaby North	\$419,300	177.3	3.5%	10.0%	13.2%	18.9%	26.7%	23.7%	46.8%
	Burnaby South	\$474,800	190.6	2.7%	6.6%	7.1%	18.5%	28.3%	24.0%	57.1%
	Coquitlam	\$316,300	174.1	0.8%	3.9%	8.4%	17.5%	29.6%	19.3%	43.9%
	Ladner	\$360,800	171.0	2.8%	10.0%	7.0%	12.1%	20.0%	12.4%	47.0%
	Maple Ridge	\$185,000	133.6	4.1%	9.0%	12.4%	7.6%	5.9%	-1.2%	10.0%
	New Westminster	\$338,200	192.6	1.4%	6.9%	10.4%	19.1%	23.1%	26.8%	53.2%
	North Vancouver	\$417,900	170.1	3.7%	5.7%	9.6%	12.4%	20.9%	17.5%	44.3%
	Pitt Meadows	\$273,800	161.8	4.4%	8.7%	13.1%	8.4%	18.7%	22.0%	33.3%
	Port Coquitlam	\$276,000	163.6	4.1%	6.2%	12.7%	19.0%	24.7%	14.6%	34.7%
	Port Moody	\$433,200	180.5	1.2%	10.1%	15.7%	21.8%	37.2%	47.1%	46.2%
	Richmond	\$406,600	171.7	0.5%	2.6%	6.6%	15.1%	16.6%	15.8%	40.2%
	Squamish	\$323,800	155.9	4.3%	3.6%	10.4%	18.5%	26.5%	47.2%	38.7%
	Tsawwassen	\$369,300	155.7	2.9%	8.7%	7.5%	11.0%	16.3%	6.7%	33.9%
	Vancouver East	\$400,500	220.9	2.6%	7.1%	14.3%	25.6%	31.3%	33.6%	72.7%
Vancouver West	\$656,900	212.6	3.4%	9.6%	15.2%	25.4%	39.0%	39.7%	69.5%	
West Vancouver	\$854,100	186.6	3.9%	11.4%	18.0%	36.5%	44.0%	33.2%	59.1%	
Whistler	\$329,100	107.9	6.5%	-0.9%	12.4%	27.5%	39.2%	68.1%	-3.9%	

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.

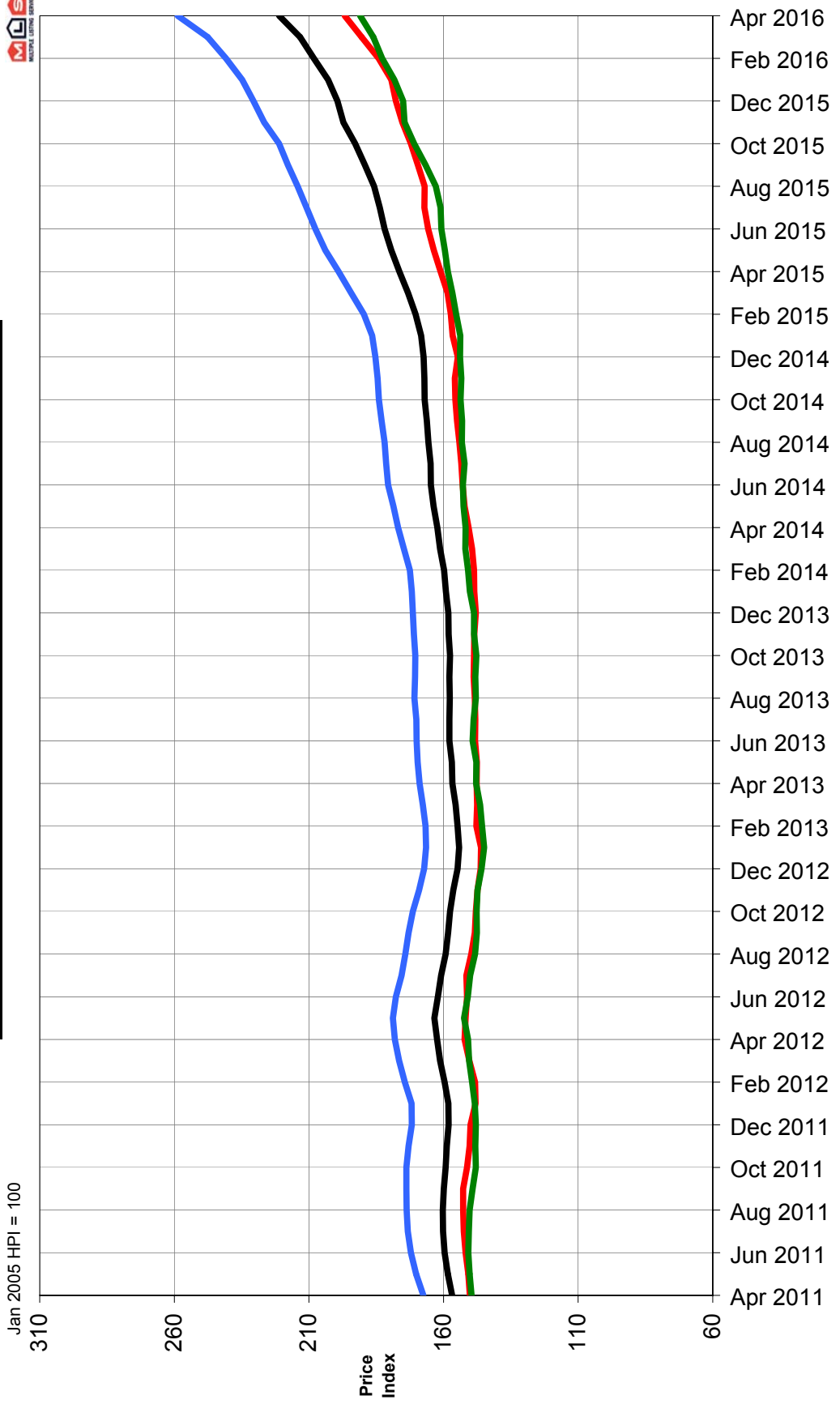
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



Greater Vancouver 5 Year Trend



Residential Detached Townhouse Apartment



MLS® SALES Facts



**April
2016**

	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
April 2016	158 Detached Attached Apartment	179 60 166	89 12 19	7 0 0	286 83 92	52 17 145	160 55 142	86 46 72	46 33 46	212 109 288	47 16 36	124 10 13	180 51 195	230 89 557	113 6 22	30 35 35	1,979 695 2,107
	Median Selling Price	\$1,660,000 \$758,000 \$435,500	\$1,255,250 \$708,000 \$378,800	\$1,050,000 n/a \$350,000	\$709,000 \$390,000 \$234,000	\$868,950 \$510,000 \$274,500	\$1,680,500 \$875,000 \$467,000	\$868,950 \$510,000 \$274,500	\$1,425,500 \$648,000 \$470,950	\$1,750,000 \$739,000 \$423,500	\$830,000 n/a \$345,000	\$517,500 n/a n/a	\$1,610,000 \$1,010,000 \$440,000	\$3,688,000 \$1,101,000 \$625,000	\$3,337,500 n/a \$696,250	\$1,348,750 \$569,000 \$281,000	n/a
March 2016	181 Detached Attached Apartment	192 79 163	91 11 36	4 0 0	254 90 50	63 18 111	180 61 156	87 46 85	58 22 46	254 133 274	34 27 26	136 9 13	207 58 208	219 99 682	146 7 25	29 30 55	2,135 786 2,252
	Median Selling Price	\$1,634,000 \$598,000 \$433,950	\$1,250,000 \$665,000 \$339,500	\$1,100,000 n/a \$323,500	\$720,000 \$375,000 \$229,900	\$860,000 \$534,375 \$282,500	\$1,610,000 \$875,000 \$465,000	\$860,000 \$534,375 \$282,500	\$1,294,000 \$557,450 \$426,000	\$1,660,000 \$710,000 \$406,950	\$837,375 \$560,000 \$315,000	\$507,000 n/a n/a	\$1,519,000 \$892,500 \$428,000	\$3,520,000 \$1,308,800 \$629,500	\$3,400,000 n/a \$945,800	\$1,499,000 \$659,750 \$277,000	n/a
April 2015	162 Detached Attached Apartment	105 209	82 19 23	4 0 0	194 84 34	37 17 101	167 58 109	56 29 58	39 27 27	253 144 187	30 19 17	60 13 9	220 74 170	220 103 484	109 10 17	19 23 32	1,815 785 1,579
	Median Selling Price	\$1,224,400 \$559,900 \$388,000	\$870,600 \$549,950 \$315,000	\$877,000 n/a \$305,000	\$532,000 \$314,646 \$220,400	\$877,000 n/a \$305,000	\$1,262,944 \$670,000 \$419,900	\$657,000 \$420,000 \$245,950	\$870,000 \$435,000 \$346,000	\$1,180,000 \$555,000 \$359,000	\$633,500 n/a n/a	\$462,500 n/a n/a	\$1,114,500 \$740,150 \$372,250	\$2,625,000 \$936,500 \$510,000	\$2,400,000 n/a n/a	\$247,500	n/a
Jan. - Apr. 2016	586 Detached Attached Apartment	297 1,015	292 32 84	16 0 0	834 288 217	184 57 413	567 207 489	280 145 276	155 84 145	832 418 939	125 67 86	384 37 38	653 165 630	809 299 2,092	482 29 81	89 108 182	6,939 2,461 7,245
	Median Selling Price	\$1,608,000 \$658,883 \$422,000	\$1,246,500 \$675,000 \$345,900	\$1,085,000 \$535,000 \$327,000	\$701,300 \$364,319 \$227,900	\$1,085,000 \$535,000 \$327,000	\$1,635,000 \$858,000 \$456,000	\$857,600 \$525,500 \$270,000	\$1,289,000 \$612,500 \$430,000	\$1,670,000 \$689,500 \$411,900	\$789,000 \$505,000 \$327,500	\$489,900 \$280,000 \$245,000	\$1,520,000 \$875,000 \$428,000	\$3,530,000 \$1,210,000 \$623,000	\$3,300,000 \$1,507,500 \$840,000	\$1,400,000 \$721,000 \$280,000	n/a
Jan. - Apr. 2015	557 Detached Attached Apartment	338 679	233 41 75	13 0 0	549 202 110	116 54 324	548 198 401	165 114 158	105 69 82	764 421 622	104 70 53	180 24 27	670 202 590	695 310 1,619	375 37 62	55 92 104	5,603 2,351 5,259
	Median Selling Price	\$1,200,000 \$520,450 \$388,500	\$850,000 \$503,000 \$316,900	\$765,000 \$469,000 \$303,750	\$525,000 \$308,950 \$216,000	\$765,000 \$469,000 \$303,750	\$1,262,944 \$675,000 \$399,000	\$620,000 \$410,000 \$240,000	\$940,000 \$422,000 \$370,450	\$1,146,000 \$557,000 \$350,000	\$621,500 \$399,900 \$247,500	\$410,000 \$275,000 \$240,000	\$1,105,944 \$716,500 \$360,000	\$2,605,000 \$919,000 \$505,000	\$2,300,000 \$992,000 \$715,000	\$1,210,000 \$569,500 \$275,000	n/a

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



MLS® LISTINGS Facts



**April
2016**

	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
April 2016	Number of Listings	293	155	17	318	59	193	118	52	356	63	138	294	349	215	24	2,900
	% Sales to Listings	62%	57%	41%	84%	88%	83%	73%	88%	60%	75%	90%	61%	66%	53%	125%	n/a
March 2016	Number of Listings	230	132	15	360	93	197	124	63	412	46	151	306	298	203	25	2,946
	% Sales to Listings	77%	61%	n/a	115%	106%	113%	84%	71%	76%	90%	100%	87%	103%	88%	60%	n/a
April 2015	Number of Listings	226	84	10	250	52	194	78	53	335	36	111	282	317	189	35	2,464
	% Sales to Listings	70%	90%	n/a	106%	106%	91%	56%	113%	81%	67%	130%	103%	99%	76%	115%	n/a
Jan. - Apr. 2016 Year-to-date*	Number of Listings	912	528	47	1,102	255	768	389	210	1,393	172	455	1,067	1,383	837	91	10,601
	% Sales to Listings	64%	55%	34%	76%	72%	74%	72%	74%	60%	73%	84%	61%	58%	58%	98%	n/a
Jan. - Apr. 2015 Year-to-date*	Number of Listings	861	300	35	831	151	790	236	171	1,155	152	434	983	1,305	803	96	9,003
	% Sales to Listings	65%	78%	37%	66%	77%	69%	70%	61%	66%	68%	41%	68%	53%	47%	57%	n/a
Year-to-date*	Number of Listings	55%	66%	n/a	45%	49%	53%	51%	51%	48%	71%	73%	62%	57%	50%	65%	n/a
	% Sales to Listings	54%	66%	n/a	45%	49%	53%	51%	51%	48%	71%	73%	62%	57%	50%	65%	n/a

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



Listing & Sales Activity Summary

Listings

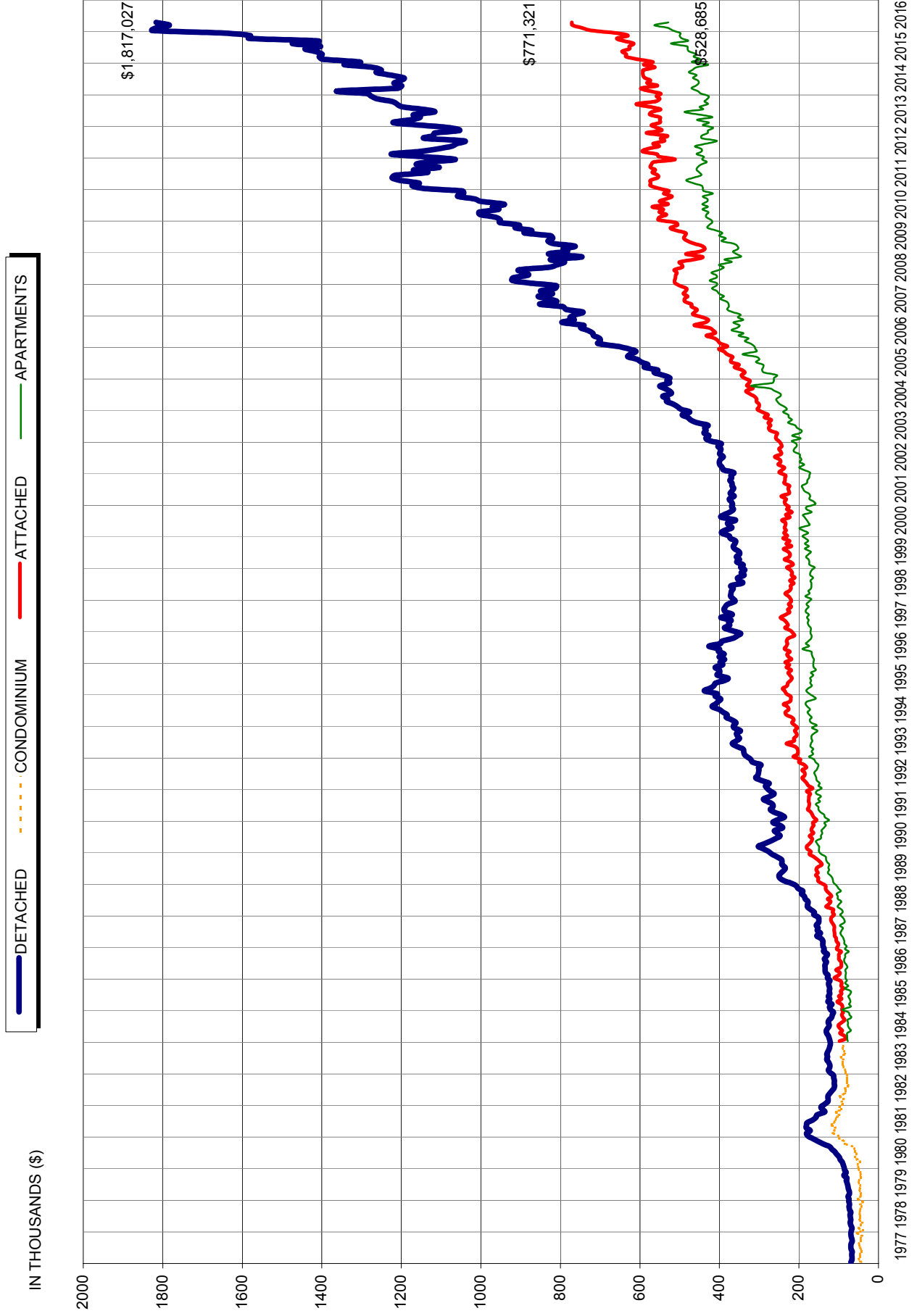
Sales

	1 Apr 2015	2 Mar 2016	3 Apr 2016	Col. 2 & 3 Percentage Variance	5 Apr 2015	6 Mar 2016	7 Apr 2016	Col. 6 & 7 Percentage Variance	9 Feb 2015 - Apr 2015	10 Feb 2016 - Apr 2016	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	226	230	256	11.3	162	181	158	-12.7	471	489	3.8
ATTACHED	151	124	108	-12.9	105	96	73	-24.0	285	247	-13.3
APARTMENTS	317	326	300	-8.0	209	322	279	-13.4	575	836	45.4
COQUITLAM											
DETACHED	212	291	293	0.7	163	192	179	-6.8	419	548	30.8
ATTACHED	66	85	99	16.5	60	79	60	-24.1	151	195	29.1
APARTMENTS	163	175	215	22.9	102	163	166	1.8	300	465	55.0
DELTA											
DETACHED	84	132	155	17.4	82	91	89	-2.2	202	240	18.8
ATTACHED	21	18	11	-38.9	19	11	12	9.1	38	29	-23.7
APARTMENTS	25	24	34	41.7	23	36	19	-47.2	64	75	17.2
MAPLE RIDGE/PITT MEADOWS											
DETACHED	250	360	318	-11.7	194	254	266	4.7	470	723	53.8
ATTACHED	79	78	83	6.4	84	90	83	-7.8	181	250	38.1
APARTMENTS	59	64	57	-10.9	34	50	92	84.0	88	190	115.9
NORTH VANCOUVER											
DETACHED	194	197	193	-2.0	167	180	160	-11.1	480	499	4.0
ATTACHED	64	54	71	31.5	58	61	55	-9.8	176	170	-3.4
APARTMENTS	186	179	142	-20.7	109	156	142	-9.0	344	427	24.1
NEW WESTMINSTER											
DETACHED	52	93	59	-36.6	37	63	52	-17.5	100	162	62.0
ATTACHED	16	17	26	52.9	17	18	17	-5.6	45	46	2.2
APARTMENTS	175	155	141	-9.0	101	111	145	30.6	266	357	34.2
PORT MOODY/BELCARRA											
DETACHED	53	63	52	-17.5	39	58	46	-20.7	94	133	41.5
ATTACHED	24	31	38	22.6	27	22	33	50.0	62	72	16.1
APARTMENTS	58	59	51	-13.6	27	46	46	0.0	69	126	82.6
PORT COQUITLAM											
DETACHED	78	124	118	-4.8	56	87	86	-1.1	143	253	76.9
ATTACHED	50	55	47	-14.5	29	46	46	0.0	91	124	36.3
APARTMENTS	78	94	68	-27.7	58	85	72	-15.3	138	233	68.8
RICHMOND											
DETACHED	335	412	356	-13.6	253	254	212	-16.5	646	670	3.7
ATTACHED	159	175	123	-29.7	144	133	109	-18.0	355	342	-3.7
APARTMENTS	312	338	328	-3.0	187	274	288	5.1	520	785	51.0
SUNSHINE COAST											
DETACHED	111	151	138	-8.6	60	136	124	-8.8	145	342	135.9
ATTACHED	14	9	29	222.2	13	9	10	11.1	21	29	38.1
APARTMENTS	9	10	10	0.0	9	13	13	0.0	23	34	47.8
SQUAMISH											
DETACHED	36	46	63	37.0	30	34	47	38.2	95	108	13.7
ATTACHED	46	30	24	-20.0	19	27	16	-40.7	61	63	3.3
APARTMENTS	19	39	23	-41.0	17	26	36	38.5	42	79	88.1
VANCOUVER EAST											
DETACHED	282	306	294	-3.9	220	207	180	-13.0	575	554	-3.7
ATTACHED	65	67	55	-17.9	74	58	51	-12.1	181	145	-19.9
APARTMENTS	256	202	212	5.0	170	208	195	-6.3	495	542	9.5
VANCOUVER WEST											
DETACHED	317	298	349	17.1	220	219	230	5.0	595	675	13.4
ATTACHED	138	96	103	7.3	103	99	89	-10.1	274	263	-4.0
APARTMENTS	772	689	695	0.9	484	682	557	-18.3	1389	1789	28.8
WHISTLER/PEMBERTON											
DETACHED	35	25	24	-4.0	19	29	30	3.4	48	81	68.8
ATTACHED	35	50	36	-28.0	23	30	35	16.7	74	88	18.9
APARTMENTS	32	48	52	8.3	32	55	35	-36.4	82	147	79.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	189	203	215	5.9	109	146	113	-22.6	328	400	22.0
ATTACHED	14	8	14	75.0	10	7	6	-14.3	33	22	-33.3
APARTMENTS	30	33	32	-3.0	17	25	22	-12.0	55	64	16.4
GRAND TOTALS											
DETACHED	2454	2931	2883	-1.6	1811	2131	1972	-7.5	4811	5877	22.2
ATTACHED	942	897	867	-3.3	785	786	695	-11.6	2028	2085	2.8
APARTMENTS	2491	2435	2360	-3.1	1579	2252	2107	-6.4	4450	6149	38.2



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to April 2016



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