

News Release

FOR IMMEDIATE RELEASE:



Steady sales and diminished listings characterize 2017 for the Metro Vancouver housing market

VANCOUVER, BC – January 3, 2018 – After reaching record levels in 2015 and 2016, Metro Vancouver* home sales returned to more historically normal levels in 2017. Home listings, on the other hand, came in several thousand units below typical activity.

The Real Estate Board of Greater Vancouver (REBGV) reports that sales of detached, attached and apartment properties reached 35,993 on the Multiple Listing Service® (MLS®) in 2017, a 9.9 per cent decrease from the 39,943 sales recorded in 2016, and a 15 per cent decrease over the 42,326 residential sales in 2015.

Last year's sales total was, however, 9.7 per cent above the 10-year sales average.

“It was a steady year for home sales across the region, led by condominium and townhome activity, and a quieter year for home listings,” Jill Oudil, REBGV president said. “Metro Vancouver home sales were the third highest we’ve seen in the past ten years while the home listings total was the second lowest on record for the same period.”

Home listings in Metro Vancouver reached 54,655 in 2017. This is a 5.1 per cent decrease compared to the 57,596 homes listed in 2016 and a 4.5 per cent decrease compared to the 57,249 homes listed in 2015.

Last year's listings total was 4.4 per cent below the 10-year listings average.

“Market activity differed considerably this year based on property type,” Oudil said. “Competition was intense in the condominium and townhome markets, with multiple offer situations becoming commonplace. The detached home market operated in a more balanced state, giving home buyers more selection to choose from and more time to make decisions.”

The MLS® HPI composite benchmark price for all residential properties in Metro Vancouver ends the year at \$1,050,300. This is up 15.9 per cent compared to December 2016.

The benchmark price of condominiums increased 25.9 per cent in the region last year. Townhomes increased 18.5 per cent and detached homes increased 7.9 per cent.

“Strong economic growth, low interest rates, declining unemployment, increasing wages and a growing population all helped boost home buyer demand in our region last year,” Oudil said.

December summary

Sales of detached, attached, and apartment properties totalled 2,016 in the region in December 2017, a 17.6 per cent increase from the 1,714 sales recorded in December 2016 and a 27.9 per cent decrease compared to November 2017 when 2,795 homes sold.

Last month's sales were 7.5 per cent above the 10-year sales average for the month.

“As we move into 2018, REALTORS® are working with their clients to help them understand how changing interest rates and the federal government's new mortgage qualifications could affect their purchasing power,” Oudil said. “Only time will tell what impact these rules will have on the market.

“Home buyers today should get pre-approved before making an offer to ensure that your home buying goals align with your financial situation,” Oudil said.

There were 1,891 residential homes newly listed for sale in December 2017. This represents a 44.1 per cent increase compared to the 1,312 homes listed in December 2016 and a 54 per cent decrease compared to November 2017 when 4,109 properties were listed.

The total number of homes currently listed for sale on the MLS® in Metro Vancouver is 6,958, a 9.7 per cent increase compared to December 2016 (6,345) and a 20.5 per cent decrease compared to November 2017 (8,747).

The sales-to-active listings ratio for December 2017 is 29 per cent. By property type, the ratio is 14.4 per cent for detached homes, 38.8 per cent for townhomes, and 59.6 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.

Sales of detached properties in December 2017 reached 617, a 14 per cent increase from the 541 detached sales recorded in December 2016. The benchmark price for a detached home in the region is \$1,605,800. This represents a 7.9 per cent increase compared to December 2016.

Sales of apartment homes reached 1,028 in December 2017, a 12.3 per cent increase compared to the 915 sales in December 2016. The benchmark price of an apartment in the region is \$655,400. This represents a 25.9 per cent increase compared to December 2016.

Attached (or townhome) property sales in December 2017 totalled 371, a 43.8 per cent increase compared to the 258 sales in December 2016. The benchmark price of an attached home in the region is \$803,700. This represents an 18.5 per cent increase compared to December 2016.

*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 Westminister, Richmond, Port Moody, Port Coquitlam, Coquitlam, Pitt Meadows, Maple Ridge, and South Delta.

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	\$952,400	268.7	0.7%	1.7%	6.3%	17.3%	66.2%	77.2%	87.8%
	Greater Vancouver	\$1,050,300	274.6	0.3%	1.3%	5.2%	15.9%	62.9%	76.1%	90.7%
	Bowen Island	\$953,900	206.8	-1.5%	-0.6%	6.9%	15.7%	61.8%	70.3%	52.1%
	Burnaby East	\$962,400	267.7	1.1%	1.1%	4.9%	15.2%	60.9%	74.4%	86.0%
	Burnaby North	\$905,400	273.4	1.3%	2.2%	5.8%	16.8%	63.6%	79.6%	91.1%
	Burnaby South	\$1,009,400	285.1	0.7%	1.2%	5.4%	16.3%	64.5%	79.3%	100.6%
	Coquitlam	\$925,800	274.6	0.8%	2.3%	7.1%	21.6%	71.4%	85.8%	94.6%
	Ladner	\$876,100	245.9	0.4%	2.5%	6.2%	9.9%	55.2%	68.2%	78.8%
	Maple Ridge	\$691,700	232.6	0.8%	2.7%	9.6%	20.8%	72.7%	72.4%	68.8%
	New Westminster	\$667,400	286.1	1.8%	2.8%	10.9%	25.4%	74.5%	85.5%	92.1%
	North Vancouver	\$1,091,200	245.2	-0.9%	-0.3%	2.5%	12.1%	56.1%	71.9%	77.2%
	Pitt Meadows	\$688,400	251.8	1.3%	3.2%	11.6%	23.6%	72.2%	79.1%	79.0%
	Port Coquitlam	\$733,700	258.8	0.3%	2.5%	7.1%	23.9%	72.5%	81.4%	80.0%
	Port Moody	\$923,300	255.2	1.0%	3.2%	8.9%	20.7%	69.5%	84.0%	81.6%
	Richmond	\$1,004,100	293.2	2.1%	2.4%	5.9%	15.4%	66.0%	77.1%	105.6%
	Squamish	\$812,800	260.2	-0.7%	2.4%	13.0%	23.2%	94.0%	113.1%	101.2%
	Sunshine Coast	\$583,100	204.3	-1.5%	-0.1%	4.7%	17.8%	65.6%	71.2%	49.8%
	Tsawwassen	\$1,010,600	253.8	-0.3%	1.4%	5.4%	9.3%	59.2%	70.9%	83.5%
	Vancouver East	\$1,089,100	318.9	0.0%	0.8%	4.1%	14.5%	64.8%	81.5%	114.5%
	Vancouver West	\$1,351,600	285.0	-0.7%	-0.3%	1.7%	12.6%	55.1%	72.9%	89.7%
West Vancouver	\$2,604,500	280.0	-1.1%	-0.8%	-0.9%	5.8%	54.0%	71.9%	94.3%	
Whistler	\$956,500	210.3	-1.7%	2.8%	17.4%	23.4%	87.9%	103.4%	63.1%	
Single Family Detached	Lower Mainland	\$1,321,700	280.4	0.1%	-0.4%	2.3%	10.0%	62.8%	77.8%	100.7%
	Greater Vancouver	\$1,605,800	295.1	-0.1%	-0.7%	1.1%	7.9%	59.5%	76.5%	108.4%
	Bowen Island	\$953,900	206.8	-1.5%	-0.6%	6.9%	15.7%	61.8%	70.3%	52.1%
	Burnaby East	\$1,293,300	289.2	2.1%	1.4%	2.6%	11.0%	64.1%	81.2%	106.7%
	Burnaby North	\$1,578,700	305.3	0.9%	-1.1%	0.3%	6.0%	57.2%	76.5%	115.5%
	Burnaby South	\$1,680,500	321.7	-0.3%	-2.8%	-2.3%	3.6%	59.7%	76.5%	131.4%
	Coquitlam	\$1,282,800	284.7	-0.1%	0.2%	2.1%	14.0%	66.5%	83.0%	105.4%
	Ladner	\$1,029,200	248.1	-0.6%	1.4%	5.5%	4.9%	55.5%	72.4%	83.6%
	Maple Ridge	\$827,000	235.6	1.5%	1.8%	6.6%	16.8%	73.1%	78.9%	74.5%
	New Westminster	\$1,159,300	289.2	1.7%	1.8%	3.0%	11.9%	65.7%	79.4%	106.1%
	North Vancouver	\$1,679,700	262.7	-1.1%	-1.9%	-0.6%	5.2%	59.7%	81.7%	92.6%
	Pitt Meadows	\$894,300	252.0	1.0%	0.2%	6.4%	16.2%	71.3%	80.4%	82.9%
	Port Coquitlam	\$995,800	265.5	-0.4%	0.0%	0.5%	17.4%	69.5%	79.4%	92.8%
	Port Moody	\$1,501,600	277.3	0.0%	0.3%	3.9%	11.1%	64.3%	83.4%	97.2%
	Richmond	\$1,692,500	339.9	1.3%	-0.1%	2.6%	7.1%	64.8%	78.4%	136.9%
	Squamish	\$1,015,900	259.3	0.3%	2.1%	7.2%	20.2%	85.1%	110.8%	102.7%
	Sunshine Coast	\$580,000	203.2	-1.5%	0.0%	4.8%	17.7%	65.3%	71.0%	49.1%
	Tsawwassen	\$1,281,800	276.0	-0.1%	1.0%	5.1%	8.2%	66.0%	81.5%	99.4%
	Vancouver East	\$1,559,900	344.8	-0.9%	-0.3%	1.7%	7.1%	60.9%	88.2%	141.6%
	Vancouver West	\$3,556,100	365.1	-0.5%	-2.7%	-2.0%	3.3%	52.8%	77.2%	132.0%
West Vancouver	\$3,093,200	292.0	-1.7%	-1.4%	-1.1%	4.0%	53.0%	73.6%	102.4%	
Whistler	\$1,655,400	209.9	-2.1%	0.7%	5.6%	17.1%	68.5%	85.3%	63.5%	

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	\$677,300	244.8	0.5%	2.4%	8.5%	20.0%	65.5%	71.1%	75.2%
	Greater Vancouver	\$803,700	259.3	-0.2%	2.2%	7.8%	18.5%	63.7%	73.7%	85.0%
	Burnaby East	\$659,200	243.5	0.5%	3.6%	7.8%	21.1%	53.2%	62.3%	73.6%
	Burnaby North	\$728,200	271.8	2.3%	3.7%	5.8%	22.6%	60.8%	77.3%	87.8%
	Burnaby South	\$765,200	263.6	0.6%	2.3%	2.9%	14.2%	53.4%	69.4%	86.7%
	Coquitlam	\$662,600	243.1	0.7%	3.3%	7.3%	21.1%	62.0%	70.2%	76.8%
	Ladner	\$776,900	270.9	2.7%	4.6%	6.2%	21.3%	65.5%	73.5%	86.6%
	Maple Ridge	\$527,500	244.9	-1.0%	2.5%	11.9%	27.3%	76.1%	73.1%	73.9%
	New Westminster	\$693,700	274.3	1.7%	3.8%	8.3%	22.3%	61.2%	75.2%	92.8%
	North Vancouver	\$982,800	238.8	-0.1%	1.9%	4.7%	16.1%	58.6%	70.8%	78.3%
	Pitt Meadows	\$588,200	254.5	1.1%	2.7%	9.7%	23.1%	77.6%	81.9%	82.6%
	Port Coquitlam	\$632,700	238.7	-0.5%	-0.4%	7.0%	17.5%	65.6%	69.8%	68.0%
	Port Moody	\$629,100	212.6	1.4%	3.9%	7.6%	23.2%	46.2%	53.8%	50.7%
	Richmond	\$807,900	265.5	0.3%	0.8%	5.4%	13.4%	57.9%	66.9%	90.3%
	Squamish	\$843,400	306.4	-4.5%	4.8%	23.9%	29.9%	134.3%	150.9%	139.9%
	Tsawwassen	\$754,700	281.1	0.1%	2.3%	3.1%	21.4%	72.7%	74.3%	93.6%
	Vancouver East	\$879,200	288.6	2.0%	3.3%	8.1%	19.8%	65.6%	70.3%	93.3%
Vancouver West	\$1,242,400	274.4	-2.0%	-1.8%	2.5%	12.6%	59.1%	82.9%	94.1%	
Whistler	\$999,100	267.2	-4.3%	9.6%	27.8%	23.8%	103.3%	122.7%	113.1%	
Apartment	Lower Mainland	\$610,300	266.8	1.6%	4.3%	11.2%	28.6%	73.2%	81.0%	78.7%
	Greater Vancouver	\$655,400	263.4	1.1%	3.1%	9.1%	25.9%	69.0%	78.7%	78.1%
	Burnaby East	\$681,400	258.7	1.9%	-0.2%	12.8%	28.8%	62.4%	80.2%	62.7%
	Burnaby North	\$603,100	257.5	1.5%	4.6%	10.7%	26.7%	72.2%	85.4%	79.2%
	Burnaby South	\$685,200	275.1	1.6%	3.1%	10.9%	26.5%	72.7%	85.6%	90.1%
	Coquitlam	\$502,900	276.0	1.9%	4.3%	13.6%	33.9%	86.2%	98.0%	88.0%
	Ladner	\$436,600	206.9	0.7%	3.2%	9.8%	16.0%	39.1%	44.1%	50.8%
	Maple Ridge	\$282,200	203.8	0.9%	7.5%	21.3%	35.5%	68.7%	46.3%	37.2%
	New Westminster	\$503,300	286.9	1.9%	3.0%	14.2%	31.7%	80.4%	89.7%	88.1%
	North Vancouver	\$560,600	228.2	-1.0%	1.3%	6.1%	22.2%	53.5%	62.4%	60.5%
	Pitt Meadows	\$422,800	249.9	2.1%	7.8%	21.3%	36.1%	69.9%	75.2%	68.3%
	Port Coquitlam	\$441,600	264.1	1.3%	6.6%	14.1%	35.7%	80.4%	92.9%	71.7%
	Port Moody	\$632,800	263.7	1.6%	5.2%	14.1%	29.6%	89.6%	102.8%	88.8%
	Richmond	\$637,200	272.0	4.0%	6.5%	11.3%	31.7%	77.8%	86.3%	88.9%
	Squamish	\$464,900	223.9	3.6%	-0.4%	12.5%	25.4%	82.8%	94.2%	67.6%
	Tsawwassen	\$462,400	195.0	-1.1%	2.4%	8.2%	15.4%	42.8%	44.1%	42.1%
	Vancouver East	\$545,600	301.0	1.0%	1.9%	7.5%	25.4%	73.1%	79.9%	90.7%
Vancouver West	\$807,100	261.9	-0.5%	1.4%	4.4%	20.2%	61.0%	73.4%	75.8%	
West Vancouver	\$1,171,000	237.2	1.4%	1.5%	0.3%	19.5%	63.4%	65.0%	65.6%	
Whistler	\$507,500	166.4	2.0%	-3.5%	14.2%	26.5%	102.7%	125.5%	25.8%	

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.

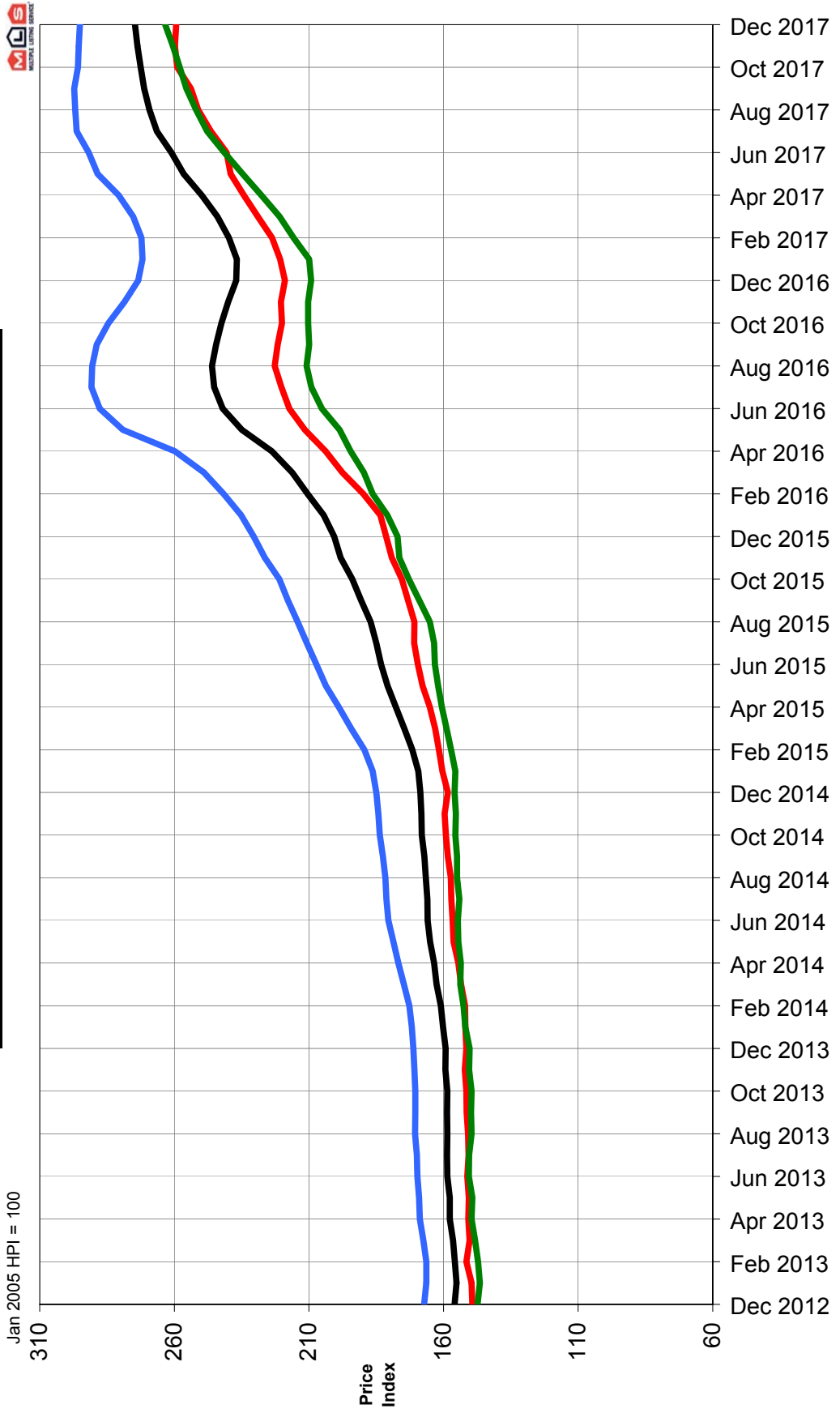
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100

310

260

210

160

110

60

Price Index

Dec 2017
Oct 2017
Aug 2017
Jun 2017
Apr 2017
Feb 2017
Dec 2016
Oct 2016
Aug 2016
Jun 2016
Apr 2016
Feb 2016
Dec 2015
Oct 2015
Aug 2015
Jun 2015
Apr 2015
Feb 2015
Dec 2014
Oct 2014
Aug 2014
Jun 2014
Apr 2014
Feb 2014
Dec 2013
Oct 2013
Aug 2013
Jun 2013
Apr 2013
Feb 2013
Dec 2012

MLS® SALES Facts



December 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
December 2017	44 Detached Attached Apartment	50 32 79	26 8 5	1 0 0	82 40 40	17 14 85	70 21 78	20 17 32	10 15 11	67 77 141	14 18 11	49 5 6	88 33 116	36 26 251	30 1 10	13 19 18	617 371 1,028
	Median Selling Price	\$1,390,400 \$749,400 \$529,950	\$1,002,500 n/a n/a	n/a n/a n/a	\$865,000 \$539,000 \$339,000	n/a n/a \$478,000	\$1,707,500 \$965,000 \$622,500	\$948,700 n/a \$439,000	n/a n/a n/a	\$1,888,800 \$825,800 \$545,000	n/a n/a n/a	\$695,000 n/a n/a	\$1,650,000 \$1,190,000 \$608,500	\$3,200,000 \$1,610,000 \$788,000	\$3,600,000 n/a n/a	n/a n/a n/a	n/a
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
	Median Selling Price	\$1,610,000 \$740,000 \$535,000	\$1,196,000 n/a n/a	n/a n/a n/a	\$895,000 \$535,050 \$367,500	\$1,239,286 n/a \$488,250	\$1,689,000 \$1,062,500 \$645,000	\$982,000 \$627,500 \$410,000	n/a n/a \$625,000	\$1,676,190 \$860,000 \$509,500	\$859,500 n/a n/a	\$649,900 n/a n/a	\$1,527,500 \$1,069,000 \$585,000	\$3,218,333 \$1,360,000 \$780,000	\$3,000,000 n/a n/a	n/a n/a \$599,000	n/a
December 2016	42 27 109	47 18 62	18 8 10	4 0 0	66 34 28	9 6 68	48 16 73	23 10 25	10 9 22	59 47 129	7 12 16	43 3 4	63 25 94	64 23 237	31 3 10	7 17 28	541 258 915
	Median Selling Price	\$1,517,500 \$660,000 \$500,900	n/a n/a n/a	n/a n/a n/a	\$712,750 \$424,500 \$240,950	n/a n/a \$382,500	\$1,595,000 n/a \$559,900	\$815,000 n/a \$334,000	n/a n/a \$425,500	\$1,541,000 \$777,500 \$465,000	n/a n/a n/a	\$509,000 n/a n/a	\$1,367,500 \$819,900 \$492,000	\$3,472,500 \$1,120,000 \$676,000	\$2,960,000 n/a n/a	n/a n/a \$271,000	n/a
Jan. - Dec. 2017	902 747 2,385	1,051 517 1,391	557 143 185	76 2 0	1,481 671 703	288 208 1,371	1,048 413 1,283	480 312 586	213 208 409	1,280 1,181 2,490	283 267 191	725 122 112	1,394 482 1,845	1,058 631 4,688	509 67 203	193 311 351	11,518 6,282 18,193
	Median Selling Price	\$1,275,000 \$738,000 \$480,000	\$1,133,000 \$690,000 \$500,000	\$471,500 n/a n/a	\$805,000 \$487,500 \$326,000	\$1,150,000 \$690,000 \$465,000	\$1,723,000 \$1,020,000 \$615,000	\$940,000 \$625,000 \$378,000	\$1,350,000 \$674,500 \$545,000	\$1,655,000 \$830,000 \$506,000	\$920,000 \$614,500 \$410,000	\$607,500 \$389,488 \$369,450	\$1,572,200 \$1,020,500 \$550,000	\$3,420,000 \$1,350,000 \$758,500	\$3,110,000 \$1,725,000 \$1,054,000	\$1,749,000 \$780,000 \$386,000	n/a
Jan. - Dec. 2016	1,150 759 2,586	1,388 541 1,465	614 139 199	73 0 0	1,915 767 626	375 143 1,198	1,242 463 1,300	578 330 700	297 230 415	1,660 1,043 2,560	282 203 195	952 115 116	1,494 441 1,704	1,591 710 5,181	834 72 223	210 373 491	14,655 6,329 18,959
	Median Selling Price	\$1,609,000 \$675,000 \$439,900	\$1,187,750 \$661,500 \$468,000	\$450,000 n/a n/a	\$720,000 \$405,000 \$239,900	\$1,090,000 \$550,000 \$360,000	\$1,636,500 \$875,000 \$478,800	\$861,888 \$547,750 \$289,750	\$1,289,000 \$595,000 \$440,000	\$1,679,000 \$738,000 \$415,000	\$837,500 \$542,000 \$339,000	\$490,000 \$303,000 \$285,000	\$1,520,000 \$890,000 \$445,000	\$3,500,000 \$1,200,000 \$646,500	\$3,200,000 \$1,650,000 \$820,000	\$1,360,750 \$721,000 \$309,000	n/a

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



MLS® LISTINGS Facts



**December
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
December 2017	78 Detached 41 Attached 112 Apartment	59 18 5 6	18 5 6	2 0 0	53 31 72	26 15 54	47 20 54	20 11 31	5 16 13	100 66 132	14 6 5	40 3 6	88 24 93	72 23 229	35 3 10	20 11 20	677 295 919
% Sales to Listings	56% 110% 129%	85% 160% 96%	144% 160% 83%	50% n/a n/a	155% 129% 56%	65% 93% 157%	149% 105% 144%	100% 155% 103%	200% 94% 85%	67% 117% 107%	100% 300% 220%	123% 167% 100%	100% 138% 125%	50% 113% 110%	86% 33% 100%	65% 173% 90%	n/a
November 2017	158 83 243	153 51 114	54 15 14	3 0 0	147 45 52	37 11 132	136 49 184	47 31 43	23 18 36	211 154 257	27 16 20	61 8 8	230 85 194	149 85 490	123 9 34	19 22 28	1,578 682 1,849
% Sales to Listings	48% 57% 81%	52% 82% 93%	69% 47% 43%	300% n/a n/a	77% 91% 110%	70% 118% 97%	56% 76% 73%	57% 77% 100%	76% 89% 108%	35% 55% 74%	81% 63% 65%	82% 113% 88%	41% 60% 88%	56% 49% 78%	30% 78% 38%	100% 73% 82%	n/a
December 2016	48 21 66	32 10 40	25 7 8	1 0 0	43 9 26	10 10 42	25 9 35	10 10 21	7 4 16	84 47 92	12 4 8	26 2 4	86 19 51	65 18 146	25 5 24	15 21 23	514 196 602
% Sales to Listings	88% 129% 165%	147% 180% 155%	72% 114% 125%	400% n/a n/a	153% 378% 108%	90% 60% 162%	192% 178% 209%	230% 100% 119%	143% 225% 138%	70% 100% 140%	70% 100% 200%	58% 300% 200%	73% 132% 184%	98% 128% 162%	124% 60% 42%	47% 81% 122%	n/a
Jan. - Dec. 2017 Year-to-date*	2,255 1,115 2,893	2,015 655 1,672	996 169 228	116 5 0	2,111 759 809	464 262 1,591	1,935 592 1,644	696 383 696	392 254 497	3,045 1,721 3,076	461 310 208	997 140 115	2,927 816 2,249	2,734 1,049 6,377	1,754 137 335	278 335 387	23,176 8,702 22,777
% Sales to Listings	40% 67% 82%	52% 79% 83%	56% 85% 81%	66% 40% n/a	70% 88% 87%	58% 79% 86%	54% 70% 78%	69% 81% 84%	54% 82% 82%	42% 69% 81%	42% 86% 92%	73% 87% 97%	48% 59% 82%	39% 60% 74%	29% 49% 61%	69% 93% 91%	n/a
Jan. - Dec. 2016 Year-to-date*	2,345 1,098 3,010	2,303 713 1,734	1,136 234 263	130 5 0	2,592 838 702	572 183 1,433	1,991 580 1,634	906 454 779	480 279 512	3,432 1,483 3,026	478 301 282	1,146 124 115	3,147 665 2,097	3,073 1,007 6,850	1,876 104 327	271 397 499	25,878 8,455 23,263
% Sales to Listings	49% 69% 86%	60% 76% 84%	54% 59% 76%	56% 0% n/a	74% 92% 89%	66% 78% 84%	62% 80% 80%	64% 73% 90%	62% 82% 81%	48% 70% 85%	59% 67% 69%	83% 93% 101%	47% 67% 81%	52% 71% 76%	44% 69% 68%	77% 94% 98%	n/a

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



Listing & Sales Activity Summary

Listings

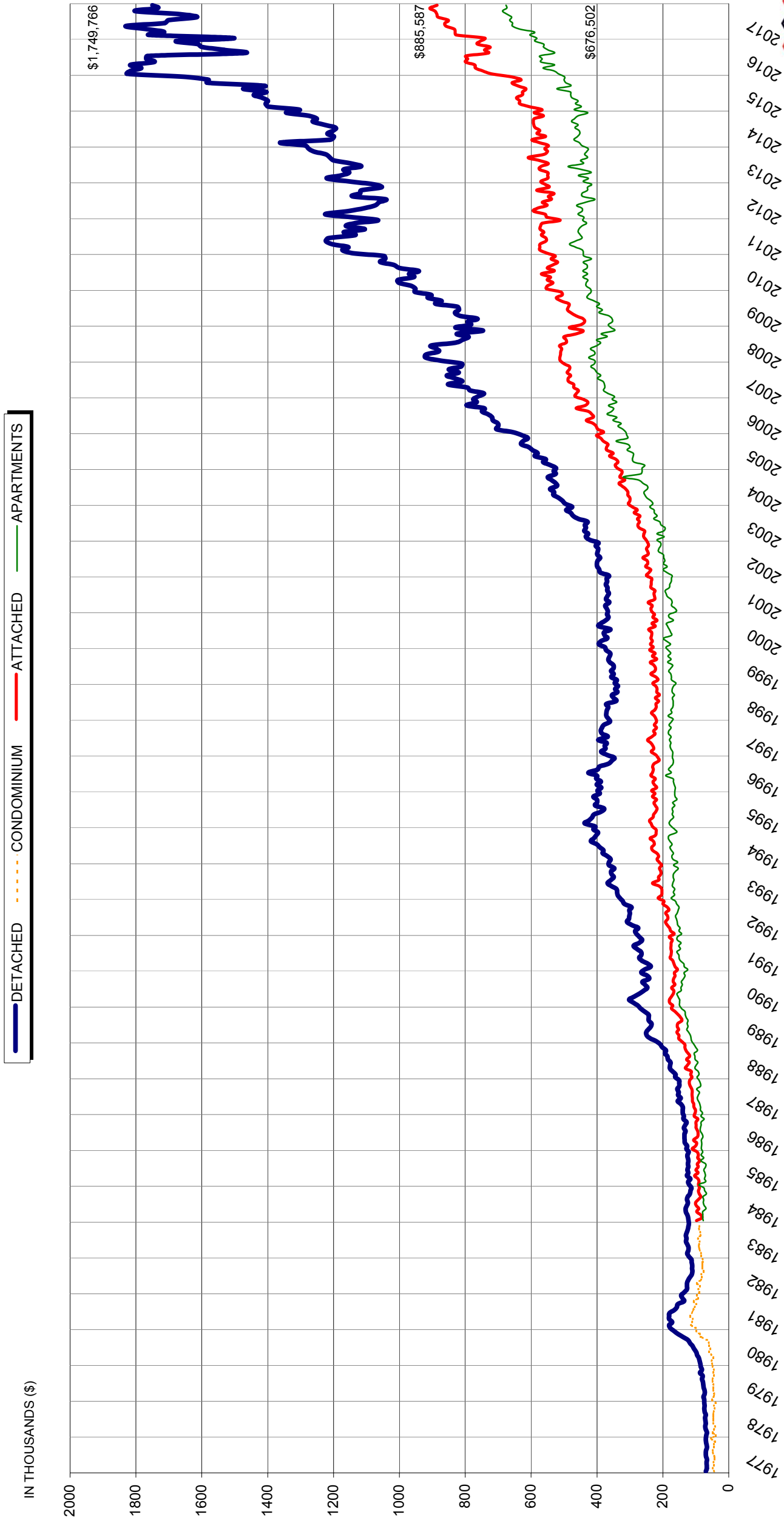
Sales

	1 Dec 2016	2 Nov 2017	3 Dec 2017	Col. 2 & 3 Percentage Variance	5 Dec 2016	6 Nov 2017	7 Dec 2017	Col. 6 & 7 Percentage Variance	9 Oct 2016 - Dec 2016	10 Oct 2017 - Dec 2017	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	48	158	78	-50.6	42	76	44	-42.1	134	208	55.2
ATTACHED	21	83	41	-50.6	27	47	45	-4.3	115	162	40.9
APARTMENTS	66	243	112	-53.9	109	197	145	-26.4	423	548	29.6
COQUITLAM											
DETACHED	32	153	59	-61.4	47	80	50	-37.5	160	218	36.3
ATTACHED	10	51	20	-60.8	18	42	32	-23.8	78	116	48.7
APARTMENTS	40	114	82	-28.1	62	106	79	-25.5	246	301	22.4
DELTA											
DETACHED	25	54	18	-66.7	18	37	26	-29.7	74	109	47.3
ATTACHED	7	15	5	-66.7	8	7	8	14.3	32	26	-18.8
APARTMENTS	8	14	6	-57.1	10	6	5	-16.7	38	24	-36.8
MAPLE RIDGE/PITT MEADOWS											
DETACHED	43	147	53	-63.9	66	113	82	-27.4	259	316	22.0
ATTACHED	9	45	31	-31.1	34	41	40	-2.4	126	131	4.0
APARTMENTS	26	52	72	38.5	28	57	40	-29.8	105	143	36.2
NORTH VANCOUVER											
DETACHED	25	136	47	-65.4	48	76	70	-7.9	170	227	33.5
ATTACHED	9	49	20	-59.2	16	37	21	-43.2	74	100	35.1
APARTMENTS	35	184	54	-70.7	73	135	78	-42.2	233	338	45.1
NEW WESTMINSTER											
DETACHED	10	37	26	-29.7	9	26	17	-34.6	36	66	83.3
ATTACHED	10	11	15	36.4	6	13	14	7.7	23	40	73.9
APARTMENTS	42	132	54	-59.1	68	128	85	-33.6	227	329	44.9
PORT MOODY/BELCARRA											
DETACHED	7	23	5	-78.3	10	18	10	-44.4	35	50	42.9
ATTACHED	4	18	16	-11.1	9	16	15	-6.3	32	48	50.0
APARTMENTS	16	36	13	-63.9	22	39	11	-71.8	75	86	14.7
PORT COQUITLAM											
DETACHED	10	47	20	-57.4	23	27	20	-25.9	75	78	4.0
ATTACHED	10	31	11	-64.5	10	24	17	-29.2	49	62	26.5
APARTMENTS	21	43	31	-27.9	25	43	32	-25.6	122	141	15.6
RICHMOND											
DETACHED	84	211	100	-52.6	59	74	67	-9.5	185	232	25.4
ATTACHED	47	154	66	-57.1	47	84	77	-8.3	170	278	63.5
APARTMENTS	92	257	132	-48.6	129	191	141	-26.2	431	534	23.9
SUNSHINE COAST											
DETACHED	26	61	40	-34.4	43	50	49	-2.0	127	164	29.1
ATTACHED	2	8	3	-62.5	3	9	5	-44.4	19	24	26.3
APARTMENTS	4	8	6	-25.0	4	7	6	-14.3	23	24	4.3
SQUAMISH											
DETACHED	12	27	14	-48.1	7	22	14	-36.4	32	57	78.1
ATTACHED	4	16	6	-62.5	12	10	18	80.0	41	58	41.5
APARTMENTS	8	20	5	-75.0	16	13	11	-15.4	38	41	7.9
VANCOUVER EAST											
DETACHED	86	230	88	-61.7	63	94	88	-6.4	205	288	40.5
ATTACHED	19	85	24	-71.8	25	51	33	-35.3	80	124	55.0
APARTMENTS	51	194	93	-52.1	94	170	116	-31.8	350	436	24.6
VANCOUVER WEST											
DETACHED	65	149	72	-51.7	64	83	36	-56.6	210	227	8.1
ATTACHED	18	85	23	-72.9	23	42	26	-38.1	97	122	25.8
APARTMENTS	146	490	229	-53.3	237	380	251	-33.9	832	1023	23.0
WHISTLER/PEMBERTON											
DETACHED	15	19	20	5.3	7	19	13	-31.6	37	46	24.3
ATTACHED	21	22	11	-50.0	17	16	19	18.8	92	61	-33.7
APARTMENTS	23	28	20	-28.6	28	23	18	-21.7	116	69	-40.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	25	123	35	-71.5	31	37	30	-18.9	79	96	21.5
ATTACHED	5	9	3	-66.7	3	7	1	-85.7	9	15	66.7
APARTMENTS	24	34	10	-70.6	10	13	10	-23.1	34	31	-8.8
GRAND TOTALS											
DETACHED	513	1575	675	-57.1	537	832	616	-26.0	1818	2382	31.0
ATTACHED	196	682	295	-56.7	258	446	371	-16.8	1037	1367	31.8
APARTMENTS	602	1849	919	-50.3	915	1508	1028	-31.8	3293	4068	23.5



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to December 2017



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