

# News Release



FOR IMMEDIATE RELEASE:

## Reduced demand and increased supply remain the trend across Metro Vancouver's housing market

**VANCOUVER, BC – May 2, 2019** – Decreased demand continues to allow the supply of homes for sale to accumulate across the Metro Vancouver\* housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,829 in April 2019, a 29.1 per cent decrease from the 2,579 sales recorded in April 2018, and a 5.9 per cent increase from the 1,727 homes sold in March 2019.

Last month's sales were 43.1 per cent below the 10-year April sales average.

“Government policy continues to hinder home sale activity. The federal government's mortgage stress test has reduced buyers' purchasing power by about 20 per cent, which is causing people at the entry-level side of the market to struggle to secure financing,” Ashley Smith, REBGV president said. “Suppressing housing activity through government policy not only reduces home sales, it harms the job market, economic growth and creates pent-up demand.”

There were 5,742 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2019. This represents a 1.3 per cent decrease compared to the 5,820 homes listed in April 2018 and a 16 per cent increase compared to March 2019 when 4,949 homes were listed.

The total number of homes currently listed for sale on the MLS® in Metro Vancouver is 14,357, a 46.2 per cent increase compared to April 2018 (9,822) and a 12.4 per cent increase compared to March 2019 (12,774).

“There are more homes for sale in our market today than we've seen since October 2014. This trend is more about reduced demand than increased supply,” Smith said. “The number of new listings coming on the market each month are consistent with our long-term averages. It's the reduced sales activity that's allowing listings to accumulate.”

The overall sales-to-active listings ratio for April 2019 is 12.7 per cent. By property type, the ratio is 9.4 per cent for detached homes, 15.4 per cent for townhomes, and 15.3 per cent for apartments.

Generally, analysts say downward pressure on home prices occurs when the ratio dips below 12 per cent 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 \$1,008,400. This represents an 8.5 per cent decrease over April 2018, and a 0.3 per cent decrease compared to March 2019.

Detached home sales totalled 586 in April 2019, a 27.4 per cent decrease from the 807 detached sales in April 2018. The benchmark price for a detached home is \$1,425,200. This represents an 11.1 per cent decrease from April 2018, a 0.8 per cent decrease compared to March 2019.

Apartment home sales totalled 885 in April 2019, a 32.3 per cent decrease compared to the 1,308 sales in April 2018. The benchmark price of an apartment is \$656,900 in the region. This represents a 6.9 per cent decrease from April 2018 and is unchanged from March 2019.

Attached home sales totalled 358 in April 2019, a 22.8 per cent decrease compared to the 464 sales in April 2018. The benchmark price of an attached home is \$783,300. This represents a 7.5 per cent decrease from April 2018 and is unchanged from March 2019.

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

The real estate industry is a key economic driver in British Columbia. In 2018, 24,619 homes changed ownership in the Board's area, generating \$1.7 billion in economic spin-off activity and an estimated 11,720 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$26 billion in 2018.

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	\$955,400	262.3	0.0%	-0.1%	-4.0%	-7.1%	23.2%	65.9%	101.2%
	Greater Vancouver	\$1,008,400	261.1	-0.3%	-1.1%	-5.1%	-8.5%	16.8%	59.5%	99.5%
	Bowen Island	\$990,800	214.8	0.3%	2.2%	2.3%	-0.2%	45.9%	73.2%	75.5%
	Burnaby East	\$949,700	263.4	1.1%	-0.7%	-5.3%	-8.5%	18.1%	58.8%	101.2%
	Burnaby North	\$871,700	263.2	0.2%	-0.3%	-4.6%	-7.3%	20.5%	63.4%	100.3%
	Burnaby South	\$975,400	275.5	-0.6%	-1.4%	-4.3%	-6.6%	25.5%	66.0%	110.1%
	Coquitlam	\$897,400	266.2	-0.7%	-1.6%	-4.7%	-7.7%	24.3%	72.3%	110.9%
	Ladner	\$824,800	231.5	-0.7%	-1.2%	-4.8%	-6.0%	4.5%	53.1%	77.1%
	Maple Ridge	\$755,300	240.5	0.3%	0.4%	-3.5%	-6.8%	38.8%	78.8%	90.7%
	New Westminster	\$659,300	289.7	1.5%	0.2%	-5.9%	-6.6%	37.0%	76.3%	113.6%
	North Vancouver	\$1,019,500	232.4	0.1%	0.0%	-4.3%	-9.6%	13.1%	54.1%	88.0%
	Pitt Meadows	\$741,900	269.7	-1.1%	-2.4%	-4.3%	-6.5%	47.0%	85.9%	106.4%
	Port Coquitlam	\$741,700	253.9	-0.5%	-1.9%	-3.2%	-8.4%	27.0%	74.4%	94.7%
	Port Moody	\$905,200	250.2	0.0%	-0.8%	-4.8%	-7.1%	25.7%	72.1%	100.8%
	Richmond	\$956,500	275.6	-0.5%	-2.0%	-5.9%	-9.1%	14.6%	58.8%	106.0%
	Squamish	\$773,900	242.9	2.5%	2.0%	-0.9%	-5.2%	42.4%	94.5%	90.8%
	Sunshine Coast	\$616,200	215.9	1.0%	1.9%	2.8%	-0.1%	45.8%	77.1%	73.6%
	Tsawwassen	\$944,900	237.3	1.4%	0.0%	-5.2%	-7.8%	4.9%	55.8%	84.1%
	Vancouver East	\$1,016,000	297.5	-0.9%	-0.9%	-5.7%	-8.8%	14.4%	59.2%	115.6%
	Vancouver West	\$1,225,000	258.3	-1.2%	-3.0%	-6.9%	-10.7%	5.2%	45.8%	94.4%
West Vancouver	\$2,212,900	237.9	0.0%	-1.1%	-6.1%	-15.5%	-10.5%	33.5%	97.6%	
Whistler	\$927,200	200.8	2.3%	2.8%	-1.5%	-6.2%	45.6%	99.8%	56.1%	
Single Family Detached	Lower Mainland	\$1,225,900	260.2	-0.4%	-0.6%	-4.6%	-8.4%	9.0%	56.6%	104.4%
	Greater Vancouver	\$1,425,200	262.4	-0.8%	-1.9%	-6.5%	-11.1%	1.0%	48.5%	104.0%
	Bowen Island	\$990,800	214.8	0.3%	2.2%	2.3%	-0.2%	45.9%	73.2%	75.5%
	Burnaby East	\$1,172,600	262.2	1.5%	0.4%	-6.2%	-11.9%	4.3%	52.2%	105.5%
	Burnaby North	\$1,391,000	269.0	-1.5%	-1.7%	-6.5%	-12.8%	-2.8%	45.2%	105.0%
	Burnaby South	\$1,532,100	293.3	-0.8%	-0.1%	-6.0%	-8.6%	2.7%	53.2%	129.1%
	Coquitlam	\$1,156,200	256.6	-0.5%	-3.2%	-7.7%	-11.4%	6.2%	56.8%	104.8%
	Ladner	\$961,200	231.7	0.7%	1.9%	-2.4%	-4.3%	-1.1%	55.6%	81.4%
	Maple Ridge	\$815,400	232.3	0.2%	1.4%	-4.4%	-6.1%	30.0%	76.4%	91.7%
	New Westminster	\$1,053,100	262.7	1.4%	0.0%	-6.1%	-11.7%	4.9%	53.9%	104.4%
	North Vancouver	\$1,499,400	234.5	-0.2%	-0.8%	-6.0%	-12.0%	-0.3%	51.2%	93.5%
	Pitt Meadows	\$897,100	252.8	-1.7%	-0.5%	-1.3%	-4.9%	32.6%	80.8%	102.7%
	Port Coquitlam	\$917,000	244.5	-0.4%	-2.8%	-6.0%	-11.6%	7.1%	61.8%	96.1%
	Port Moody	\$1,366,200	252.3	-2.6%	-6.1%	-8.3%	-9.5%	8.6%	53.8%	99.8%
	Richmond	\$1,531,000	296.6	-1.0%	-3.2%	-6.3%	-12.3%	-3.2%	51.3%	118.6%
	Squamish	\$985,900	249.2	0.6%	0.3%	1.8%	-4.0%	39.5%	89.8%	103.6%
	Sunshine Coast	\$611,400	214.2	1.1%	1.9%	2.3%	-0.5%	45.1%	76.9%	72.0%
	Tsawwassen	\$1,181,500	254.4	1.8%	2.5%	-4.5%	-6.6%	1.3%	61.0%	100.9%
	Vancouver East	\$1,357,200	300.0	-2.4%	-5.0%	-8.3%	-12.1%	0.9%	50.8%	126.1%
	Vancouver West	\$2,948,400	302.7	-2.6%	-3.3%	-9.8%	-13.4%	-7.9%	33.8%	118.4%
West Vancouver	\$2,574,100	243.0	-0.4%	-1.9%	-6.7%	-15.7%	-14.3%	30.2%	104.2%	
Whistler	\$1,719,000	219.6	0.8%	0.8%	0.5%	-1.9%	38.4%	81.2%	77.8%	

**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.
  - 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	\$667,900	240.9	0.4%	-1.1%	-4.4%	-6.5%	31.4%	65.5%	85.9%
	Greater Vancouver	\$783,300	249.3	0.0%	-2.2%	-5.5%	-7.5%	24.0%	61.7%	89.7%
	Burnaby East	\$656,500	242.5	-2.2%	-3.5%	-7.8%	-6.1%	37.3%	57.0%	83.7%
	Burnaby North	\$708,900	264.6	-2.4%	-2.1%	-6.9%	-6.4%	23.5%	62.7%	95.1%
	Burnaby South	\$769,000	264.9	-1.3%	-3.0%	-5.2%	-7.9%	31.8%	62.7%	97.1%
	Coquitlam	\$662,500	243.1	3.8%	-1.5%	-2.7%	-5.7%	24.3%	65.9%	91.9%
	Ladner	\$704,900	245.8	-3.8%	-4.8%	-9.1%	-10.3%	9.6%	46.4%	79.4%
	Maple Ridge	\$542,600	251.9	1.6%	0.7%	-1.9%	-7.3%	50.7%	80.4%	90.5%
	New Westminster	\$685,800	271.2	-0.9%	-1.5%	-5.5%	-4.1%	23.5%	64.0%	101.3%
	North Vancouver	\$957,700	232.7	0.5%	-2.3%	-6.7%	-7.1%	21.7%	58.2%	88.4%
	Pitt Meadows	\$603,400	261.1	-1.1%	-4.8%	-8.8%	-5.0%	48.8%	85.6%	98.4%
	Port Coquitlam	\$615,500	233.0	0.3%	-3.5%	-4.8%	-10.5%	22.8%	65.5%	79.0%
	Port Moody	\$661,000	223.4	3.9%	2.7%	-2.4%	-0.2%	23.8%	61.5%	76.9%
	Richmond	\$780,200	256.4	-1.4%	-3.5%	-8.4%	-7.0%	19.1%	52.9%	93.2%
	Squamish	\$673,900	229.8	2.9%	1.9%	-7.0%	-4.7%	34.5%	83.1%	80.4%
	Tsawwassen	\$696,400	259.4	-1.2%	-4.9%	-7.4%	-10.9%	14.1%	50.9%	89.3%
	Vancouver East	\$816,500	268.0	-0.6%	-3.7%	-2.0%	-12.5%	12.0%	57.8%	91.0%
Vancouver West	\$1,167,700	257.9	-1.4%	-4.0%	-5.3%	-10.3%	13.9%	56.9%	97.3%	
Whistler	\$886,000	221.6	1.5%	1.6%	-6.9%	-4.5%	41.5%	88.4%	73.9%	
Apartment	Lower Mainland	\$647,000	273.4	0.2%	0.7%	-3.4%	-6.3%	43.4%	78.7%	102.8%
	Greater Vancouver	\$656,900	263.6	0.0%	-0.3%	-3.9%	-6.9%	35.0%	70.9%	98.3%
	Burnaby East	\$754,900	289.6	4.5%	1.5%	-0.9%	-6.3%	36.0%	67.6%	108.2%
	Burnaby North	\$611,800	261.2	1.5%	0.9%	-3.1%	-4.5%	45.1%	79.3%	101.1%
	Burnaby South	\$679,200	272.7	-0.3%	-1.3%	-3.2%	-5.1%	43.1%	77.5%	106.6%
	Coquitlam	\$511,500	280.7	-2.2%	-0.8%	-3.3%	-5.9%	52.5%	94.4%	120.8%
	Ladner	\$433,800	205.6	0.3%	-6.4%	-6.7%	-8.2%	20.3%	44.8%	52.9%
	Maple Ridge	\$348,600	248.9	-1.1%	-3.0%	-4.2%	-9.6%	56.5%	77.0%	77.3%
	New Westminster	\$525,600	297.8	1.7%	0.2%	-6.1%	-6.0%	52.6%	84.1%	115.8%
	North Vancouver	\$567,500	227.7	0.1%	1.5%	-2.5%	-8.6%	32.0%	56.3%	80.4%
	Pitt Meadows	\$490,300	289.1	-0.4%	-2.6%	-4.8%	-10.4%	60.3%	88.3%	105.9%
	Port Coquitlam	\$455,800	272.6	-0.9%	-0.6%	-0.5%	-5.3%	57.2%	91.3%	97.5%
	Port Moody	\$633,000	263.8	-0.3%	0.6%	-4.0%	-8.6%	46.1%	94.4%	116.1%
	Richmond	\$654,900	273.4	0.2%	-0.4%	-4.0%	-6.5%	46.5%	75.5%	105.9%
	Squamish	\$490,800	236.4	4.6%	4.8%	0.7%	-9.8%	51.6%	131.5%	76.7%
	Tsawwassen	\$469,500	198.0	1.0%	-5.6%	-5.5%	-8.6%	27.1%	51.3%	47.2%
	Vancouver East	\$547,900	302.3	0.0%	3.3%	-3.7%	-4.7%	36.8%	71.6%	108.8%
	Vancouver West	\$764,600	248.1	-0.6%	-2.4%	-5.6%	-9.2%	15.7%	56.3%	88.8%
	West Vancouver	\$1,128,500	228.6	1.1%	1.8%	-2.5%	-12.9%	24.2%	61.2%	83.0%
Whistler	\$531,300	174.2	3.9%	5.0%	1.5%	-10.9%	61.4%	170.5%	30.7%	

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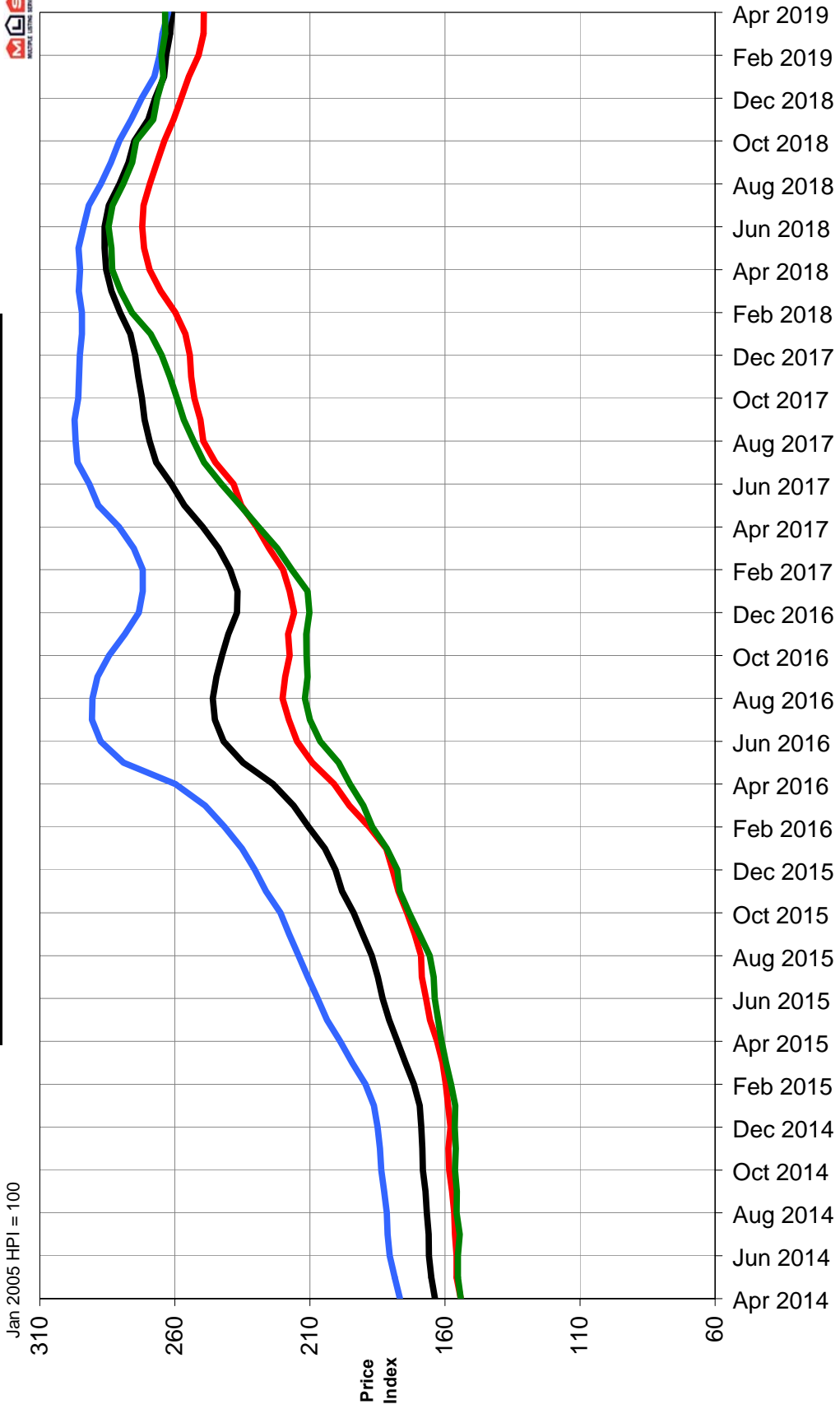
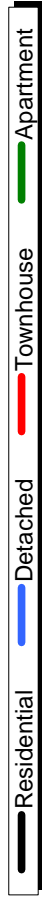
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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



### Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

310

260

210

160

110

60

Price Index

Apr 2019  
 Feb 2019  
 Dec 2018  
 Oct 2018  
 Aug 2018  
 Jun 2018  
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 Jun 2014  
 Apr 2014

# MLS® SALES Facts



**April  
2019**

	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>April 2019</b>	53 Number of Sales \$1,425,000 Median Selling Price	65 Number of Sales \$1,208,000 Median Selling Price	24 Number of Sales \$1,142,500 Median Selling Price	0 Number of Sales n/a Median Selling Price	76 Number of Sales \$880,000 Median Selling Price	14 Number of Sales n/a Median Selling Price	53 Number of Sales \$1,725,000 Median Selling Price	21 Number of Sales \$915,000 Median Selling Price	13 Number of Sales n/a Median Selling Price	41 Number of Sales \$1,490,000 Median Selling Price	22 Number of Sales \$975,000 Median Selling Price	29 Number of Sales \$638,000 Median Selling Price	66 Number of Sales \$1,381,000 Median Selling Price	63 Number of Sales \$2,999,000 Median Selling Price	38 Number of Sales \$2,925,000 Median Selling Price	8 Number of Sales n/a Median Selling Price	586 Number of Sales \$1,115,000 Median Selling Price
<b>March 2019</b>	36 Number of Sales \$787,500 Median Selling Price	48 Number of Sales \$724,900 Median Selling Price	22 Number of Sales n/a Median Selling Price	0 Number of Sales n/a Median Selling Price	60 Number of Sales \$512,500 Median Selling Price	n/a Number of Sales n/a Median Selling Price	70 Number of Sales \$1,025,000 Median Selling Price	16 Number of Sales \$410,000 Median Selling Price	7 Number of Sales \$520,000 Median Selling Price	54 Number of Sales \$829,999 Median Selling Price	16 Number of Sales n/a Median Selling Price	38 Number of Sales n/a Median Selling Price	53 Number of Sales \$969,500 Median Selling Price	64 Number of Sales \$1,450,000 Median Selling Price	n/a Number of Sales n/a Median Selling Price	11 Number of Sales n/a Median Selling Price	529 Number of Sales \$1,190,000 Median Selling Price
<b>April 2018</b>	54 Number of Sales \$1,427,000 Median Selling Price	77 Number of Sales \$1,165,000 Median Selling Price	45 Number of Sales \$1,099,750 Median Selling Price	4 Number of Sales n/a Median Selling Price	123 Number of Sales \$835,000 Median Selling Price	27 Number of Sales n/a Median Selling Price	77 Number of Sales \$1,547,500 Median Selling Price	34 Number of Sales n/a Median Selling Price	21 Number of Sales n/a Median Selling Price	65 Number of Sales \$1,538,500 Median Selling Price	24 Number of Sales n/a Median Selling Price	42 Number of Sales \$610,000 Median Selling Price	103 Number of Sales \$1,385,000 Median Selling Price	68 Number of Sales \$2,800,000 Median Selling Price	32 Number of Sales \$2,380,000 Median Selling Price	11 Number of Sales n/a Median Selling Price	807 Number of Sales \$1,190,000 Median Selling Price
<b>Jan. - Apr. 2019</b>	145 Number of Sales \$1,575,000 Median Selling Price	178 Number of Sales \$1,310,000 Median Selling Price	80 Number of Sales \$1,175,000 Median Selling Price	11 Number of Sales n/a Median Selling Price	232 Number of Sales \$908,000 Median Selling Price	48 Number of Sales \$1,180,000 Median Selling Price	195 Number of Sales \$1,675,000 Median Selling Price	67 Number of Sales \$1,030,000 Median Selling Price	38 Number of Sales \$1,420,000 Median Selling Price	161 Number of Sales \$1,680,000 Median Selling Price	62 Number of Sales \$1,050,000 Median Selling Price	122 Number of Sales \$622,500 Median Selling Price	217 Number of Sales \$1,650,000 Median Selling Price	204 Number of Sales \$2,970,000 Median Selling Price	104 Number of Sales \$2,655,000 Median Selling Price	38 Number of Sales n/a Median Selling Price	1,902 Number of Sales \$2,092,500 Median Selling Price
<b>Jan. - Apr. 2018</b>	212 Number of Sales \$1,655,000 Median Selling Price	271 Number of Sales \$1,335,000 Median Selling Price	123 Number of Sales \$1,140,000 Median Selling Price	11 Number of Sales n/a Median Selling Price	395 Number of Sales \$885,000 Median Selling Price	80 Number of Sales \$1,237,500 Median Selling Price	232 Number of Sales \$1,740,000 Median Selling Price	105 Number of Sales \$1,025,000 Median Selling Price	39 Number of Sales \$1,462,000 Median Selling Price	260 Number of Sales \$1,700,000 Median Selling Price	73 Number of Sales \$955,000 Median Selling Price	157 Number of Sales \$623,324 Median Selling Price	308 Number of Sales \$1,615,000 Median Selling Price	220 Number of Sales \$3,265,000 Median Selling Price	97 Number of Sales \$2,835,000 Median Selling Price	54 Number of Sales \$2,092,500 Median Selling Price	2,637 Number of Sales \$1,170,000 Median Selling Price
<b>Year-to-date</b>	131 Number of Sales \$778,000 Median Selling Price	110 Number of Sales \$761,000 Median Selling Price	44 Number of Sales \$688,800 Median Selling Price	0 Number of Sales n/a Median Selling Price	159 Number of Sales \$525,000 Median Selling Price	31 Number of Sales \$715,000 Median Selling Price	95 Number of Sales \$1,010,000 Median Selling Price	61 Number of Sales \$639,900 Median Selling Price	33 Number of Sales \$770,000 Median Selling Price	126 Number of Sales \$829,999 Median Selling Price	54 Number of Sales \$641,000 Median Selling Price	22 Number of Sales \$470,000 Median Selling Price	106 Number of Sales \$969,000 Median Selling Price	123 Number of Sales \$1,270,000 Median Selling Price	n/a Number of Sales n/a Median Selling Price	61 Number of Sales \$1,170,000 Median Selling Price	1,165 Number of Sales \$409,500 Median Selling Price
<b>Year-to-date</b>	418 Number of Sales \$599,000 Median Selling Price	228 Number of Sales \$608,180 Median Selling Price	31 Number of Sales \$457,000 Median Selling Price	0 Number of Sales n/a Median Selling Price	103 Number of Sales \$380,000 Median Selling Price	247 Number of Sales \$535,000 Median Selling Price	237 Number of Sales \$650,000 Median Selling Price	90 Number of Sales \$453,000 Median Selling Price	85 Number of Sales \$578,500 Median Selling Price	338 Number of Sales \$618,000 Median Selling Price	36 Number of Sales n/a Median Selling Price	29 Number of Sales \$439,900 Median Selling Price	337 Number of Sales \$620,000 Median Selling Price	787 Number of Sales \$845,000 Median Selling Price	34 Number of Sales \$1,053,750 Median Selling Price	76 Number of Sales \$388,500 Median Selling Price	3,076 Number of Sales \$409,500 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



**April  
2019**

	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>April 2019</b>	178 Detached 116 Attached 323 Apartment	188 76 195	101 35 32	4 0 0	223 87 82	65 16 201	193 84 228	54 59 79	46 36 57	251 166 273	32 23 24	110 7 23	214 91 282	226 164 769	184 21 38	20 28 38	2,089 1,009 2,644
	30% 30% 32%	35% 37% 31%	24% 49% 16%	0% n/a n/a	34% 53% 34%	22% 56% 42%	27% 37% 28%	39% 29% 37%	28% 42% 51%	16% 25% 33%	69% 39% 38%	28% 114% 43%	31% 37% 41%	28% 27% 30%	21% 10% 21%	40% 71% 47%	n/a
<b>March 2019</b>	163 119 279	169 83 157	100 23 33	8 5 0	173 85 53	44 16 142	147 66 174	54 39 74	28 21 44	224 144 302	42 18 19	115 14 28	210 65 226	188 113 688	120 12 30	21 36 35	1,806 859 2,284
	22% 36% 40%	28% 40% 39%	22% 52% 18%	0% 0% n/a	35% 55% 60%	25% 31% 46%	48% 33% 42%	30% 49% 32%	25% 38% 52%	24% 21% 31%	38% 106% 74%	33% 14% 39%	25% 43% 41%	34% 30% 34%	19% 25% 27%	52% 56% 66%	n/a
<b>April 2018</b>	240 104 279	206 72 173	122 18 33	9 2 0	215 79 108	61 31 143	243 67 168	82 33 67	38 35 38	257 139 284	50 29 35	108 21 9	337 105 272	296 129 734	202 17 40	22 26 42	2,488 907 2,425
	23% 58% 57%	37% 43% 53%	37% 44% 52%	44% 0% n/a	57% 63% 51%	44% 42% 65%	32% 63% 60%	41% 58% 72%	55% 48% 45%	25% 57% 59%	38% 106% 74%	33% 14% 39%	31% 50% 52%	23% 36% 48%	16% 24% 50%	50% 62% 64%	n/a
<b>Jan. - Apr. 2019</b>	598 427 1,102	640 290 596	341 109 109	18 5 0	682 293 247	178 64 597	631 279 736	197 163 274	137 86 167	937 556 1,090	144 89 70	366 44 79	772 285 870	837 486 2,670	577 61 162	85 130 155	7,140 3,367 8,924
<b>Year-to-date*</b>	24% 31% 38%	28% 38% 38%	23% 40% 28%	61% 0% n/a	34% 54% 42%	27% 48% 41%	31% 34% 32%	34% 37% 33%	28% 38% 51%	17% 23% 31%	43% 61% 51%	33% 50% 37%	28% 37% 39%	24% 25% 29%	18% 15% 21%	45% 47% 49%	n/a
<b>Jan. - Apr. 2018</b>	717 353 833	632 214 484	377 54 109	33 8 0	660 249 307	157 89 457	691 196 553	214 124 198	111 94 139	989 475 994	168 84 95	345 57 33	964 317 803	1,042 396 2,288	603 59 137	82 130 175	7,785 2,899 7,605
<b>Year-to-date*</b>	30% 60% 68%	43% 54% 72%	33% 59% 56%	33% 13% n/a	60% 71% 83%	51% 60% 75%	34% 61% 69%	49% 68% 79%	35% 60% 75%	26% 57% 62%	43% 73% 46%	46% 53% 82%	32% 50% 61%	21% 39% 56%	16% 25% 50%	66% 67% 67%	n/a

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



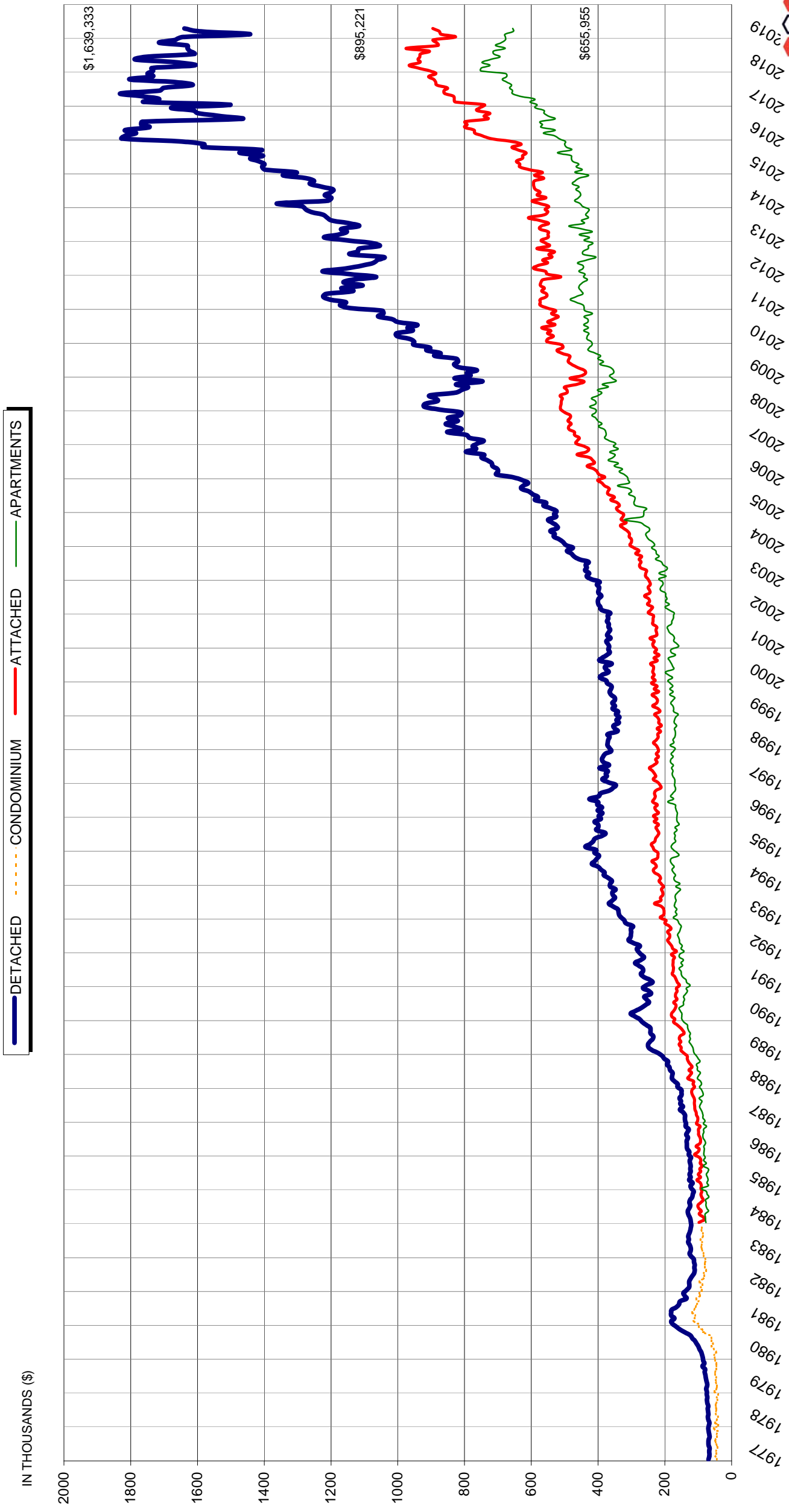
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2018	2 Mar 2019	3 Apr 2019	Col. 2 & 3 Percentage Variance	5 Apr 2018	6 Mar 2019	7 Apr 2019	Col. 6 & 7 Percentage Variance	9 Feb 2018 - Apr 2018	10 Feb 2019 - Apr 2019	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	240	163	178	9.2	54	36	53	47.2	156	119	-23.7
ATTACHED	104	119	116	-2.5	60	43	35	-18.6	178	107	-39.9
APARTMENTS	279	279	323	15.8	160	111	103	-7.2	454	338	-25.6
<b>COQUITLAM</b>											
DETACHED	206	169	188	11.2	77	48	65	35.4	215	151	-29.8
ATTACHED	72	83	76	-8.4	31	33	28	-15.2	96	92	-4.2
APARTMENTS	173	157	195	24.2	92	61	60	-1.6	270	186	-31.1
<b>DELTA</b>											
DETACHED	122	100	101	1.0	45	22	24	9.1	109	64	-41.3
ATTACHED	18	23	35	52.2	8	12	17	41.7	24	37	54.2
APARTMENTS	33	33	32	-3.0	17	6	5	-16.7	48	25	-47.9
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	215	173	223	28.9	123	60	76	26.7	321	193	-39.9
ATTACHED	79	85	87	2.4	50	47	46	-2.1	136	126	-7.4
APARTMENTS	108	53	82	54.7	55	32	28	-12.5	173	83	-52.0
<b>NORTH VANCOUVER</b>											
DETACHED	243	147	193	31.3	77	70	53	-24.3	202	160	-20.8
ATTACHED	67	66	84	27.3	42	22	31	40.9	92	80	-13.0
APARTMENTS	168	174	228	31.0	101	73	64	-12.3	305	196	-35.7
<b>NEW WESTMINSTER</b>											
DETACHED	61	44	65	47.7	27	11	14	27.3	69	38	-44.9
ATTACHED	31	16	16	0.0	13	5	9	80.0	40	21	-47.5
APARTMENTS	143	142	201	41.5	93	65	85	30.8	270	192	-28.9
<b>PORT MOODY/BELCARRA</b>											
DETACHED	38	28	46	64.3	21	7	13	85.7	36	30	-16.7
ATTACHED	35	21	36	71.4	16	8	15	87.5	45	28	-37.8
APARTMENTS	38	44	57	29.5	17	23	29	26.1	72	67	-6.9
<b>PORT COQUITLAM</b>											
DETACHED	82	54	54	0.0	34	16	21	31.3	92	54	-41.3
ATTACHED	33	39	59	51.3	19	19	17	-10.5	68	52	-23.5
APARTMENTS	67	74	79	6.8	48	24	29	20.8	127	74	-41.7
<b>RICHMOND</b>											
DETACHED	257	224	251	12.1	65	54	41	-24.1	194	131	-32.5
ATTACHED	139	144	166	15.3	79	30	42	40.0	212	101	-52.4
APARTMENTS	284	302	273	-9.6	167	94	89	-5.3	471	272	-42.3
<b>SUNSHINE COAST</b>											
DETACHED	108	115	110	-4.3	42	38	29	-23.7	121	103	-14.9
ATTACHED	21	14	7	-50.0	9	2	8	300.0	25	17	-32.0
APARTMENTS	9	28	23	-17.9	7	11	10	-9.1	21	27	28.6
<b>SQUAMISH</b>											
DETACHED	50	42	32	-23.8	24	16	22	37.5	67	54	-19.4
ATTACHED	29	18	23	27.8	17	19	9	-52.6	51	46	-9.8
APARTMENTS	35	19	24	26.3	12	14	9	-35.7	38	28	-26.3
<b>VANCOUVER EAST</b>											
DETACHED	337	210	214	1.9	103	53	66	24.5	263	173	-34.2
ATTACHED	105	65	91	40.0	53	28	34	21.4	134	93	-30.6
APARTMENTS	272	226	282	24.8	142	93	115	23.7	425	289	-32.0
<b>VANCOUVER WEST</b>											
DETACHED	296	188	226	20.2	68	64	63	-1.6	174	170	-2.3
ATTACHED	129	113	164	45.1	47	34	45	32.4	130	103	-20.8
APARTMENTS	734	688	769	11.8	350	235	233	-0.9	1031	654	-36.6
<b>WHISTLER/PEMBERTON</b>											
DETACHED	22	21	20	-4.8	11	11	8	-27.3	39	29	-25.6
ATTACHED	26	36	28	-22.2	16	20	20	0.0	68	49	-27.9
APARTMENTS	42	35	38	8.6	27	23	18	-21.7	91	59	-35.2
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	202	120	184	53.3	32	23	38	65.2	82	86	4.9
ATTACHED	17	12	21	75.0	4	3	2	-33.3	11	8	-27.3
APARTMENTS	40	30	38	26.7	20	8	8	0.0	46	27	-41.3
<b>GRAND TOTALS</b>											
DETACHED	<b>2479</b>	<b>1798</b>	<b>2085</b>	<b>16.0</b>	<b>803</b>	<b>529</b>	<b>586</b>	<b>10.8</b>	<b>2140</b>	<b>1555</b>	<b>-27.3</b>
ATTACHED	<b>905</b>	<b>854</b>	<b>1009</b>	<b>18.1</b>	<b>464</b>	<b>325</b>	<b>358</b>	<b>10.2</b>	<b>1310</b>	<b>960</b>	<b>-26.7</b>
APARTMENTS	<b>2425</b>	<b>2284</b>	<b>2644</b>	<b>15.8</b>	<b>1308</b>	<b>873</b>	<b>885</b>	<b>1.4</b>	<b>3842</b>	<b>2517</b>	<b>-34.5</b>





## Residential Average Sale Prices - January 1977 to April 2019



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