DAVID VALENTE

VANCOUVER REAL ESTATE
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Monthly Market Newsletter

• October 2016 •

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- Reaching the Globe

Home Buyers and Sellers Face Changing Market Dynamics

Dear Valued Clients:

Metro Vancouver home sales dipped below the 10-year monthly sales average last month. This is the first time this has occurred in the region since May 2014.

Supply and demand conditions differ today depending on property type. We're seeing more demand for condominiums and townhomes today than in the detached home market.

Changing market conditions are easing upward pressure on home prices in our region. There's uncertainty in the market at the moment and home buyers and sellers are having difficulty establishing price as a result.

Enclosed is this months market report published by the Real Estate Board of Greater Vancouver (REBGV)

"Do you know of anyone right now that might be considering a move? Maybe a relative, friend, or someone from work?"

"I APPRECIATE YOUR REFERRALS & MY BUSINESS DEPENDS ON IT."

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News Release

FOR IMMEDIATE RELEASE:

Home buyers and sellers face changing market dynamics

VANCOUVER, BC – October 4, 2016 – Metro Vancouver* home sales dipped below the 10-year monthly sales average last month. This is the first time this has occurred in the region since May 2014.

Metro Vancouver home sales totalled 2,253 in September 2016, a decrease of 32.6 per cent from the 3,345 sales recorded in September 2015 and a decrease of 9.5 per cent compared to August 2016 when 2,489 homes sold.

Last month's sales were 9.6 per cent below the 10-year sales average for the month.

"Supply and demand conditions differ today depending on property type," Dan Morrison, REBGV president said. "We're seeing more demand for condominiums and townhomes today than in the detached home market."

New listings for detached, attached and apartment properties in Metro Vancouver totalled 4,799 in September 2016. This represents a decrease of one per cent compared to the 4,846 units listed in September 2015 and an 11.8 per cent increase compared to August 2016 when 4,293 properties were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,354, a 13.4 per cent decline compared to September 2015 (10,805) and a 10 per cent increase compared to August 2016 (8,506).

The sales-to-active listings ratio for September 2016 is 24.1 per cent. This is the lowest this ratio has been since February 2015. 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.

"Changing market conditions are easing upward pressure on home prices in our region," Morrison said. "There's uncertainty in the market at the moment and home buyers and sellers are having difficulty establishing price as a result. To help you understand the factors affecting prices, it's important to talk with a REALTOR®."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $931,900. This represents a 28.9 per cent increase compared to September 2015 and a 0.1 per cent decline compared to August 2016.

Sales of detached properties in September 2016 reached 666, a decrease of 47.6 per cent from the 1,272 detached sales recorded in September 2015. The benchmark price for detached properties is $1,579,400. This represents a 33.7 per cent increase compared to September 2015 and a 0.1 per cent increase compared to August 2016.

Sales of apartment properties reached 1,218 in September 2016, a decrease of 20.3 per cent compared to the 1,529 sales in September 2015.The benchmark price of an apartment property is $511,800. This represents a 23.5 per cent increase compared to September 2015 and a 0.5 per cent decline compared to August 2016.

Attached property sales in September 2016 totalled 369, a decrease of 32.2 per cent compared to the 544 sales in September 2015. The benchmark price of an attached unit is $677,000. This represents a 29.1 per cent increase compared to September 2015 and a 0.1 per cent decline compared to August 2016.

***Editor's Note:** Areas covered by 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, New Westminster, Pitt Meadows, Maple Ridge, and South Delta.

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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 13,000 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:

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MLS® HOME PRICE INDEX *

September 2016

REAL ESTATE BOARD OF GREATER VANCOUVER

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	$829,400	233.9	-0.3%	2.1%	15.3%	30.4%	52.8%	52.0%	81.6%
	Greater Vancouver	$931,900	243.9	-0.1%	1.5%	14.3%	28.9%	54.6%	52.5%	90.1%
	Bowen Island	$797,400	172.9	-0.1%	3.5%	22.0%	23.9%	38.2%	32.1%	36.0%
	Burnaby East	$854,700	235.9	-1.7%	-0.3%	11.5%	24.7%	51.6%	54.6%	82.0%
	Burnaby North	$779,200	234.2	-0.1%	0.8%	15.2%	28.2%	50.3%	50.4%	81.8%
	Burnaby South	$866,800	245.0	-0.1%	2.3%	17.8%	28.4%	51.5%	49.8%	90.4%
	Coquitlam	$775,100	230.0	-0.9%	0.0%	12.3%	27.6%	56.3%	56.7%	80.7%
	Ladner	$854,900	237.6	2.6%	1.3%	15.2%	31.5%	60.2%	56.5%	94.1%
	Maple Ridge	$575,100	194.3	0.3%	4.3%	19.3%	34.3%	48.2%	45.7%	55.3%
	New Westminster	$541,400	230.6	0.9%	4.3%	14.6%	28.5%	46.3%	45.2%	72.3%
	North Vancouver	$1,006,500	227.1	-1.9%	1.1%	15.6%	31.1%	54.6%	59.7%	85.4%
	Pitt Meadows	$559,900	204.8	0.8%	5.5%	18.9%	31.0%	45.9%	48.5%	57.8%
	Port Coquitlam	$595,400	211.0	-1.3%	1.8%	12.2%	28.7%	51.6%	47.6%	63.3%
	Port Moody	$778,700	215.3	0.3%	2.5%	10.9%	27.4%	52.4%	57.3%	69.3%
	Richmond	$886,900	257.0	0.4%	1.7%	15.4%	30.4%	55.6%	50.0%	99.8%
	Squamish	$628,600	204.9	0.9%	5.5%	17.4%	30.0%	64.8%	62.2%	76.8%
	Sunshine Coast	$490,300	171.8	2.7%	5.6%	18.7%	27.4%	42.9%	29.2%	36.2%
	Tsawwassen	$1,000,800	250.7	3.3%	0.7%	16.3%	34.4%	68.6%	65.4%	104.3%
	Vancouver East	$990,400	290.1	-0.1%	2.5%	15.4%	31.1%	63.4%	66.0%	120.6%
	Vancouver West	$1,246,500	262.7	-0.5%	-0.3%	11.7%	26.7%	54.3%	52.3%	102.1%
	West Vancouver	$2,776,800	298.0	0.1%	3.3%	18.7%	35.9%	75.6%	82.3%	129.9%
	Whistler	$722,200	167.8	1.7%	6.7%	17.1%	27.6%	62.8%	45.5%	49.6%
Single Family Detached	Lower Mainland	$1,259,400	267.5	-0.4%	1.3%	17.7%	34.6%	66.0%	66.0%	111.5%
	Greater Vancouver	$1,579,400	291.3	0.1%	1.1%	17.6%	33.7%	70.8%	67.6%	131.4%
	Bowen Island	$797,400	172.9	-0.1%	3.5%	22.0%	23.9%	38.2%	32.1%	36.0%
	Burnaby East	$1,228,900	274.8	-2.5%	-1.7%	12.5%	29.7%	64.6%	70.9%	115.2%
	Burnaby North	$1,565,300	302.7	-2.0%	-4.1%	15.1%	29.2%	66.3%	72.4%	138.7%
	Burnaby South	$1,689,400	323.4	-0.6%	0.9%	21.1%	36.5%	73.9%	75.0%	154.0%
	Coquitlam	$1,211,000	268.7	-1.4%	-0.5%	15.8%	34.3%	71.8%	76.0%	114.4%
	Ladner	$1,064,800	256.7	3.3%	2.1%	16.2%	36.0%	70.6%	69.9%	111.4%
	Maple Ridge	$719,900	205.1	1.0%	4.0%	19.5%	37.0%	56.3%	55.6%	68.8%
	New Westminster	$1,085,500	269.3	-1.7%	-0.9%	14.2%	31.0%	63.7%	64.4%	112.2%
	North Vancouver	$1,663,500	264.8	-1.6%	0.0%	16.9%	37.2%	74.1%	81.7%	122.1%
	Pitt Meadows	$793,600	223.6	1.2%	4.3%	19.9%	34.9%	56.8%	62.3%	75.5%
	Port Coquitlam	$888,500	237.0	-2.1%	-3.0%	10.4%	27.8%	61.8%	61.7%	87.1%
	Port Moody	$1,386,200	256.0	-0.6%	0.5%	14.5%	31.3%	62.8%	71.0%	106.6%
	Richmond	$1,686,300	338.2	-1.1%	-0.8%	19.3%	39.3%	79.7%	67.1%	163.8%
	Squamish	$787,200	209.3	-1.6%	3.3%	19.5%	28.9%	58.8%	58.7%	75.1%
	Sunshine Coast	$487,500	170.8	2.5%	5.4%	18.5%	27.4%	43.0%	28.4%	35.6%
	Tsawwassen	$1,269,700	273.4	1.8%	-0.2%	14.3%	36.6%	77.8%	78.2%	123.7%
	Vancouver East	$1,537,300	339.8	0.2%	1.7%	19.3%	32.4%	80.9%	86.8%	166.5%
	Vancouver West	$3,624,300	372.1	0.2%	2.2%	18.0%	32.1%	73.2%	62.1%	186.7%
	West Vancouver	$3,363,700	319.8	0.1%	3.1%	20.1%	36.5%	81.1%	89.2%	147.7%
	Whistler	$1,303,200	180.4	-1.5%	2.4%	15.6%	22.6%	48.5%	38.8%	56.5%

HOW TO READ THE TABLE:

• Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

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• 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 included duplexes.

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

MLS MULTIPLE LISTING SERVICE® *

September 2016

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	$563,700	204.0	0.1%	5.2%	17.2%	31.0%	44.1%	39.7%	60.9%
	Greater Vancouver	$677,000	218.8	-0.1%	3.1%	14.9%	29.1%	47.0%	43.3%	72.8%
	Burnaby East	$516,300	185.2	1.0%	1.8%	16.1%	15.4%	23.7%	25.3%	44.9%
	Burnaby North	$538,000	200.6	4.6%	4.9%	15.2%	22.1%	34.3%	25.8%	54.9%
	Burnaby South	$586,400	210.4	4.3%	10.2%	23.2%	30.8%	42.3%	37.1%	64.9%
	Coquitlam	$524,000	192.5	1.4%	-0.7%	6.6%	21.0%	38.9%	34.6%	53.3%
	Ladner	$639,200	211.8	0.2%	1.7%	11.4%	27.6%	46.3%	39.2%	69.8%
	Maple Ridge	$398,000	193.3	-2.6%	6.6%	24.8%	34.2%	45.1%	39.7%	47.9%
	New Westminster	$535,600	201.2	-2.6%	-1.4%	10.1%	22.3%	36.0%	35.8%	56.6%
	North Vancouver	$878,600	210.3	-2.4%	3.3%	19.6%	33.3%	51.8%	52.3%	72.0%
	Pitt Meadows	$474,900	205.5	-0.9%	6.1%	21.2%	31.6%	50.3%	43.0%	59.7%
	Port Coquitlam	$543,500	206.1	-1.2%	5.5%	12.0%	34.0%	47.6%	45.4%	60.3%
	Port Moody	$545,600	184.4	1.4%	-0.3%	4.6%	17.8%	36.3%	31.2%	42.2%
	Richmond	$721,300	233.2	-1.5%	1.6%	14.2%	27.3%	44.9%	39.5%	83.6%
	Squamish	$636,200	231.1	3.6%	8.7%	15.5%	32.9%	90.0%	83.0%	107.8%
	Tsawwassen	$637,900	210.8	-0.5%	3.2%	11.9%	29.8%	50.6%	32.6%	69.0%
	Vancouver East	$776,400	256.0	-1.2%	1.4%	8.8%	34.1%	48.3%	51.4%	90.2%
	Vancouver West	$1,116,300	252.5	0.8%	2.1%	18.9%	37.2%	58.6%	63.9%	107.0%
	Whistler	$770,800	206.1	1.1%	5.3%	11.7%	26.6%	68.8%	64.4%	92.1%
Apartment	Lower Mainland	$460,300	201.0	-0.4%	2.7%	10.9%	23.5%	36.3%	36.0%	51.2%
	Greater Vancouver	$511,800	205.8	-0.5%	2.1%	10.6%	23.5%	38.9%	37.9%	56.6%
	Burnaby East	$531,000	201.6	-5.4%	0.7%	-0.5%	16.9%	41.9%	45.9%	46.5%
	Burnaby North	$466,600	197.3	-0.3%	4.9%	15.2%	27.7%	39.6%	39.2%	51.5%
	Burnaby South	$532,100	213.6	-0.6%	2.3%	15.1%	23.8%	40.0%	36.6%	64.1%
	Coquitlam	$346,500	190.7	-0.1%	3.1%	10.4%	22.2%	40.4%	37.3%	45.0%
	Ladner	$408,900	193.8	2.9%	-1.7%	16.5%	17.7%	36.4%	27.0%	56.4%
	Maple Ridge	$203,900	147.2	1.7%	7.3%	14.7%	23.3%	14.6%	10.4%	8.3%
	New Westminster	$384,400	218.9	2.3%	7.6%	15.3%	27.8%	40.1%	38.2%	60.1%
	North Vancouver	$453,600	184.6	-2.9%	2.1%	12.5%	21.5%	29.9%	32.7%	46.2%
	Pitt Meadows	$305,200	180.4	2.0%	7.1%	16.4%	24.8%	28.5%	37.7%	32.7%
	Port Coquitlam	$311,800	184.8	0.3%	8.5%	17.6%	28.5%	43.6%	32.5%	38.9%
	Port Moody	$480,200	200.1	1.2%	7.8%	12.2%	30.4%	50.0%	59.6%	56.3%
	Richmond	$439,000	185.4	-0.3%	3.5%	8.5%	17.9%	27.1%	27.4%	42.5%
	Squamish	$367,800	177.1	3.7%	8.0%	18.5%	31.4%	62.9%	60.3%	55.4%
	Tsawwassen	$427,700	180.3	3.9%	-1.5%	19.2%	20.1%	35.7%	24.9%	45.5%
	Vancouver East	$435,700	240.3	-0.9%	4.1%	11.7%	28.8%	45.1%	44.5%	75.1%
	Vancouver West	$683,200	221.1	-1.3%	-1.9%	7.5%	23.0%	43.8%	44.9%	68.5%
	West Vancouver	$901,200	196.9	-0.6%	6.5%	9.6%	29.7%	41.6%	41.3%	49.6%
	Whistler	$393,800	129.1	4.9%	12.2%	27.4%	41.7%	95.9%	59.2%	12.7%

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

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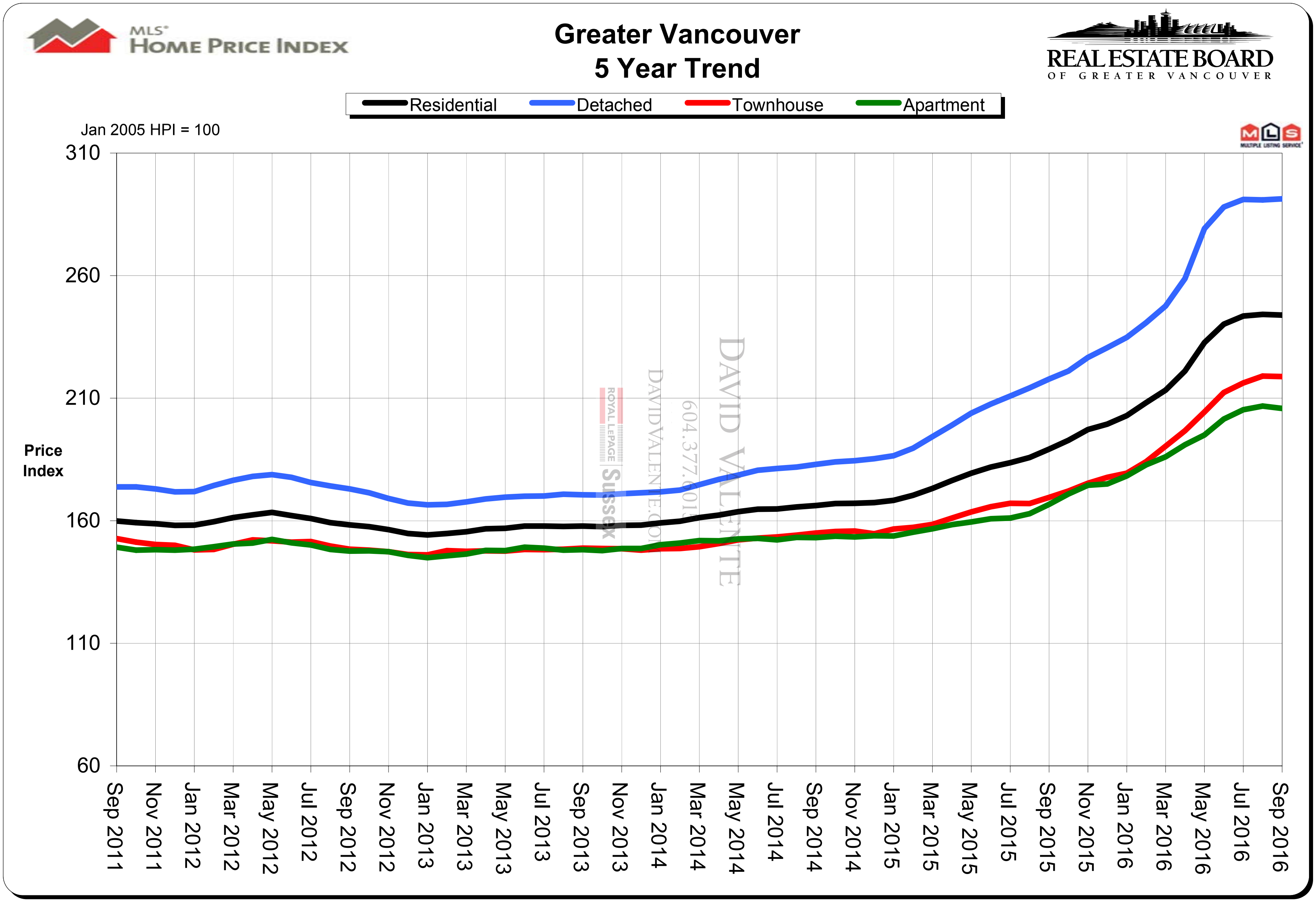
MLS MULTIPLE LISTING SERVICE® *


MLS® Home Price Index
Greater Vancouver
5 Year Trend
Real Estate Board of Greater Vancouver
Residential
Detached
Townhouse
Apartment
Jan 2005 HPI = 100
Price Index
310
260
210
160
110
60
Sep 2011
Nov 2011
Jan 2012
Mar 2012
May 2012
Jul 2012
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Sep 2016
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MLS® SALES Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

September 2016

Period	Measure	Type	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
September 2016	Number of Sales	Detached	58	63	21	5	92	17	53	27	8	79	19	56	62	60	22	24	666
		Attached	32	23	19	0	45	6	31	18	20	60	10	10	26	37	2	30	369
		Apartment	165	79	9	0	44	91	97	53	31	130	13	10	112	329	15	40	1,218
	Median Selling Price	Detached	$1,550,000	$1,100,000	$1,140,000	n/a	$729,000	n/a	$1,602,000	$874,500	n/a	$1,697,500	n/a	$470,000	$1,539,750	$2,990,000	$2,835,000	$1,327,500	n/a
		Attached	$636,000	$522,750	n/a	n/a	$440,000	n/a	$882,000	n/a	$532,500	$789,000	n/a	n/a	$915,000	$1,125,000	n/a	$735,000	
		Apartment	$458,000	$392,500	n/a	n/a	$254,000	$387,000	$533,000	$287,500	$389,900	$375,000	n/a	n/a	$435,000	$631,000	n/a	$437,500	
August 2016	Number of Sales	Detached	44	57	23	9	135	13	62	22	12	61	23	71	78	61	31	13	715
		Attached	45	37	3	0	75	7	21	16	16	71	13	12	24	49	4	38	431
		Apartment	183	103	17	0	59	100	77	52	36	191	11	7	115	342	18	32	1,343
	Median Selling Price	Detached	$1,520,000	$1,108,750	$1,027,500	n/a	$731,000	n/a	$1,570,000	$848,000	n/a	$1,700,000	$847,000	$469,877	$1,472,500	$3,550,000	$2,758,000	n/a	n/a
		Attached	$705,000	$627,500	n/a	n/a	$416,000	n/a	$849,000	n/a	n/a	$739,000	n/a	n/a	$760,000	$1,148,800	n/a	$801,250	
		Apartment	$431,200	$388,000	n/a	n/a	$269,000	$361,900	$456,000	$309,900	$489,500	$400,000	n/a	n/a	$458,888	$639,500	n/a	$302,500	
September 2015	Number of Sales	Detached	86	126	58	5	154	30	107	42	19	176	33	77	144	125	67	23	1,272
		Attached	77	48	6	0	69	19	37	31	11	84	15	4	48	51	8	36	544
		Apartment	221	114	21	0	39	80	111	37	37	194	19	9	157	433	25	32	1,529
	Median Selling Price	Detached	$1,270,000	$950,765	$915,000	n/a	$587,000	$799,000	$1,356,250	$705,300	n/a	$1,368,000	$755,000	$432,500	$1,288,000	$2,868,250	$2,600,000	$975,000	n/a
		Attached	$565,000	$593,000	n/a	n/a	$314,950	n/a	$685,000	$434,900	n/a	$596,000	n/a	n/a	$794,000	$1,110,000	n/a	$566,000	
		Apartment	$395,000	$335,950	$409,000	n/a	$215,000	$285,000	$389,000	$249,900	$375,000	$389,000	n/a	n/a	$410,000	$527,000	$859,000	$324,500	
Jan. - Sep. 2016 *Year-to-date*	Number of Sales	Detached	1,016	1,228	540	60	1,656	339	1,072	503	262	1,475	250	825	1,289	1,381	755	173	12,824
		Attached	644	463	107	0	641	120	389	281	198	873	162	96	361	613	63	281	5,292
		Apartment	2,163	1,219	161	0	521	971	1,067	578	340	2,129	157	93	1,354	4,349	189	375	15,666
	Median Selling Price	Detached	$1,619,400	$1,240,000	$1,200,000	$421,500	$720,000	$1,093,000	$1,650,805	$868,000	$1,300,000	$1,700,000	$834,875	$486,500	$1,550,000	$3,523,500	$3,200,000	$1,369,000	n/a
		Attached	$675,000	$676,500	$685,000	n/a	$402,500	$536,000	$885,000	$542,000	$595,000	$738,000	$535,000	$301,000	$892,500	$1,200,761	$1,650,000	$723,000	
		Apartment	$436,000	$374,500	$468,000	n/a	$237,500	$351,000	$466,000	$285,100	$446,650	$410,000	$337,000	$274,167	$440,000	$642,500	$820,000	$305,000	
Jan. - Sep. 2015 *Year-to-date*	Number of Sales	Detached	1,250	1,268	545	41	1,390	298	1,171	466	252	1,801	267	565	1,528	1,570	805	150	13,367
		Attached	811	461	89	0	547	127	419	297	150	989	177	60	438	695	87	230	5,577
		Apartment	1,781	890	196	0	294	802	979	404	255	1,546	128	65	1,442	4,211	160	232	13,385
	Median Selling Price	Detached	$1,233,500	$883,250	$850,188	$380,000	$547,500	$810,000	$1,287,125	$660,000	$970,000	$1,210,000	$656,500	$400,000	$1,200,000	$2,770,000	$2,372,500	$1,133,750	n/a
		Attached	$535,000	$511,750	$505,125	n/a	$317,000	$463,280	$680,000	$418,800	$437,500	$568,250	$419,900	$275,000	$725,000	$930,000	$1,138,000	$575,000	
		Apartment	$390,000	$324,950	$360,000	n/a	$210,386	$304,000	$402,000	$245,000	$385,000	$355,000	$259,500	$256,298	$378,950	$524,950	$789,500	$275,000	

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

MLS® LISTINGS Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

September 2016

Period	Measure	Type	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
September 2016	Number of Listings	Detached	183	188	78	13	219	35	215	74	40	244	46	90	296	250	170	19	2,160
		Attached	89	52	18	1	68	11	59	41	22	103	36	8	68	86	5	22	689
		Apartment	225	126	22	0	54	127	165	74	47	198	25	14	187	609	31	46	1,950
	% Sales to Listings	Detached	32%	34%	27%	38%	42%	49%	25%	36%	20%	32%	41%	62%	21%	24%	13%	126%	n/a
		Attached	36%	44%	106%	0%	66%	55%	53%	44%	91%	58%	28%	125%	38%	43%	40%	136%	
		Apartment	73%	63%	41%	n/a	81%	72%	59%	72%	66%	66%	52%	71%	60%	54%	48%	87%	
August 2016	Number of Listings	Detached	177	141	91	11	211	37	120	73	31	241	31	108	246	187	95	25	1,825
		Attached	91	57	16	3	70	7	39	46	19	118	20	10	50	72	4	34	656
		Apartment	274	126	17	0	59	113	105	70	46	229	19	4	165	527	15	43	1,812
	% Sales to Listings	Detached	25%	40%	25%	82%	64%	35%	52%	30%	39%	25%	74%	66%	32%	33%	33%	52%	n/a
		Attached	49%	65%	19%	0%	107%	100%	54%	35%	84%	60%	65%	120%	48%	68%	100%	112%	
		Apartment	67%	82%	100%	n/a	100%	88%	73%	74%	78%	83%	58%	175%	70%	65%	120%	74%	
September 2015	Number of Listings	Detached	190	188	65	7	175	28	192	57	43	264	26	71	216	309	202	29	2,062
		Attached	97	67	8	1	89	17	38	46	21	153	19	10	55	113	9	25	768
		Apartment	238	126	34	0	48	127	160	41	41	265	14	26	200	635	26	35	2,016
	% Sales to Listings	Detached	45%	67%	89%	71%	88%	107%	56%	74%	44%	67%	127%	108%	67%	40%	33%	79%	n/a
		Attached	79%	72%	75%	0%	78%	112%	97%	67%	52%	55%	79%	40%	87%	45%	89%	144%	
		Apartment	93%	90%	62%	n/a	81%	63%	69%	90%	90%	73%	136%	35%	79%	68%	96%	91%	
Jan. - Sep. 2016 Year-to-date*	Number of Listings	Detached	2,041	2,047	980	119	2,267	504	1,726	808	426	3,002	406	1,022	2,616	2,723	1,645	221	22,553
		Attached	962	611	176	4	714	142	498	396	232	1,242	242	106	534	841	90	302	7,092
		Apartment	2,556	1,477	221	0	572	1,192	1,384	663	431	2,541	224	94	1,678	5,816	270	392	19,511
	% Sales to Listings	Detached	50%	60%	55%	50%	73%	67%	62%	62%	62%	49%	62%	81%	49%	51%	46%	78%	n/a
		Attached	67%	76%	61%	0%	90%	85%	78%	71%	85%	70%	67%	91%	68%	73%	70%	93%	
		Apartment	85%	83%	73%	n/a	91%	81%	77%	87%	79%	84%	70%	99%	81%	75%	70%	96%	
Jan. - Sep. 2015 Year-to-date*	Number of Listings	Detached	1,848	1,665	643	89	1,773	368	1,574	568	385	2,626	329	942	2,223	2,687	1,678	273	19,671
		Attached	1,076	606	101	2	731	178	489	395	180	1,281	222	102	568	1,025	113	293	7,362
		Apartment	2,748	1,396	263	0	542	1,346	1,505	661	363	2,801	158	98	2,023	6,146	291	336	20,677
	% Sales to Listings	Detached	68%	76%	85%	46%	78%	81%	74%	82%	65%	69%	81%	60%	69%	58%	48%	55%	n/a
		Attached	75%	76%	88%	0%	75%	71%	86%	75%	83%	77%	80%	59%	77%	68%	77%	78%	
		Apartment	65%	64%	75%	n/a	54%	60%	65%	61%	70%	55%	81%	66%	71%	69%	55%	69%	

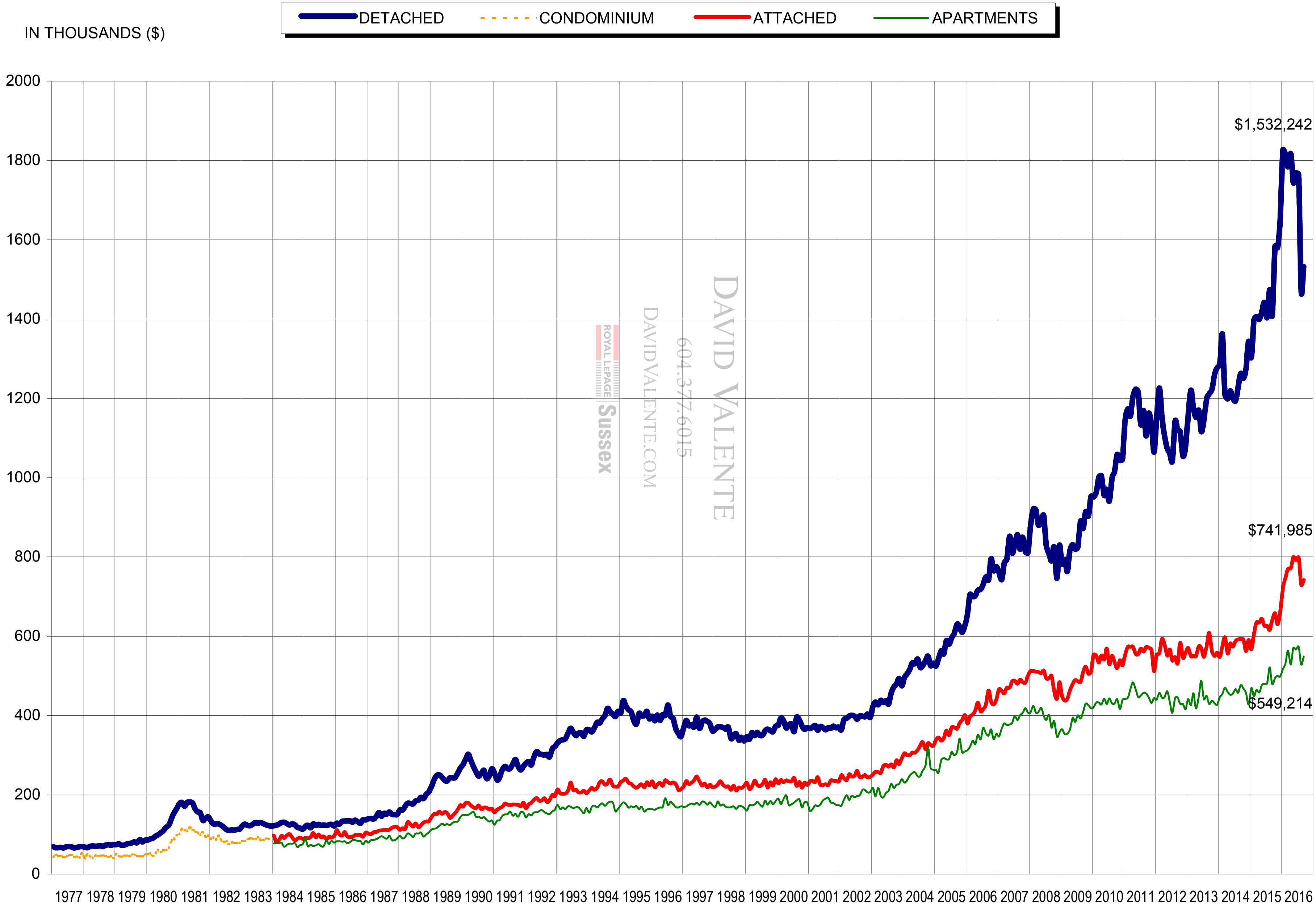
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Listing & Sales Activity Summary

	Listings				Sales						
	1 Sep 2015	2 Aug 2016	3 Sep 2016	Col. 2 & 3 Percentage Variance	5 Sep 2015	6 Aug 2016	7 Sep 2016	Col. 6 & 7 Percentage Variance	9 Jul 2015 - Sep 2015	10 Jul 2016 - Sep 2016	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	190	177	183	3.4	86	44	58	31.8	363	179	-50.7
ATTACHED	97	91	89	-2.2	77	45	32	-28.9	268	155	-42.2
APARTMENTS	238	274	225	-17.9	221	183	165	-9.8	674	582	-13.6
COQUITLAM											
DETACHED	188	141	188	33.3	126	57	63	10.5	428	225	-47.4
ATTACHED	67	57	52	-8.8	48	37	23	-37.8	163	113	-30.7
APARTMENTS	126	126	126	0.0	114	103	79	-23.3	309	316	2.3
DELTA											
DETACHED	65	91	78	-14.3	58	23	21	-8.7	169	97	-42.6
ATTACHED	8	16	18	12.5	6	3	19	533.3	29	36	24.1
APARTMENTS	34	17	22	29.4	21	17	9	-47.1	64	38	-40.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	175	211	219	3.8	154	135	92	-31.9	464	353	-23.9
ATTACHED	89	70	68	-2.9	69	75	45	-40.0	206	184	-10.7
APARTMENTS	48	59	54	-8.5	39	59	44	-25.4	107	160	49.5
NORTH VANCOUVER											
DETACHED	192	120	215	79.2	107	62	53	-14.5	318	214	-32.7
ATTACHED	38	39	59	51.3	37	21	31	47.6	104	78	-25.0
APARTMENTS	160	105	165	57.1	111	77	97	26.0	335	287	-14.3
NEW WESTMINSTER											
DETACHED	28	37	35	-5.4	30	13	17	30.8	100	66	-34.0
ATTACHED	17	7	11	57.1	19	7	6	-14.3	43	24	-44.2
APARTMENTS	127	113	127	12.4	80	100	91	-9.0	260	297	14.2
PORT MOODY/BELCARRA											
DETACHED	43	31	40	29.0	19	12	8	-33.3	75	47	-37.3
ATTACHED	21	19	22	15.8	11	16	20	25.0	41	50	22.0
APARTMENTS	41	46	47	2.2	37	36	31	-13.9	106	98	-7.5
PORT COQUITLAM											
DETACHED	57	73	74	1.4	42	22	27	22.7	159	91	-42.8
ATTACHED	46	46	41	-10.9	31	16	18	12.5	115	63	-45.2
APARTMENTS	41	70	74	5.7	37	52	53	1.9	134	171	27.6
RICHMOND											
DETACHED	264	241	244	1.2	176	61	79	29.5	575	263	-54.3
ATTACHED	153	118	103	-12.7	84	71	60	-15.5	310	229	-26.1
APARTMENTS	265	229	198	-13.5	194	191	130	-31.9	560	532	-5.0
SUNSHINE COAST											
DETACHED	71	108	90	-16.7	77	71	56	-21.1	220	203	-7.7
ATTACHED	10	10	8	-20.0	4	12	10	-16.7	16	33	106.3
APARTMENTS	26	4	14	250.0	9	7	10	42.9	24	26	8.3
SQUAMISH											
DETACHED	26	31	46	48.4	33	23	19	-17.4	87	65	-25.3
ATTACHED	19	20	36	80.0	15	13	10	-23.1	49	40	-18.4
APARTMENTS	14	19	25	31.6	19	11	13	18.2	43	34	-20.9
VANCOUVER EAST											
DETACHED	216	246	296	20.3	144	78	62	-20.5	431	257	-40.4
ATTACHED	55	50	68	36.0	48	24	26	8.3	148	91	-38.5
APARTMENTS	200	165	187	13.3	157	115	112	-2.6	459	358	-22.0
VANCOUVER WEST											
DETACHED	309	187	250	33.7	125	61	60	-1.6	428	229	-46.5
ATTACHED	113	72	86	19.4	51	49	37	-24.5	203	145	-28.6
APARTMENTS	635	527	609	15.6	433	342	329	-3.8	1533	1106	-27.9
WHISTLER/PEMBERTON											
DETACHED	29	25	19	-24.0	23	13	24	84.6	58	52	-10.3
ATTACHED	25	34	22	-35.3	36	38	30	-21.1	96	94	-2.1
APARTMENTS	35	43	46	7.0	32	32	40	25.0	89	108	21.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	202	95	170	78.9	67	31	22	-29.0	230	97	-57.8
ATTACHED	9	4	5	25.0	8	4	2	-50.0	21	12	-42.9
APARTMENTS	26	15	31	106.7	25	18	15	-16.7	55	50	-9.1
GRAND TOTALS											
DETACHED	**2055**	**1814**	**2147**	**18.4**	**1267**	**706**	**661**	**-6.4**	**4105**	**2438**	**-40.6**
ATTACHED	**767**	**653**	**688**	**5.4**	**544**	**431**	**369**	**-14.4**	**1812**	**1347**	**-25.7**
APARTMENTS	**2016**	**1812**	**1950**	**7.6**	**1529**	**1343**	**1218**	**-9.3**	**4752**	**4163**	**-12.4**

REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to September 2016



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