DAVID VALENTE

VANCOUVER REAL ESTATE
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Monthly Market Newsletter

• December 2016 •

- Award Winning Realtor®
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- Reaching the Globe

Dear Valued Clients:

Home buyer and seller activity remains near historical averages in the Metro Vancouver housing market.

While 2016 has been anything but a normal year for the Metro Vancouver housing market, supply and demand totals have returned to more historically normal levels over the last few months.

Demand, relative to supply, for detached homes is lower right now than demand for townhomes and apartments. This is causing prices to remain stable, or flat, for townhomes and apartments, while detached homes are seeing modest month-over-moth declines.

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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REAL ESTATE BOARD
OF GREATER VANCOUVER

News Release

FOR IMMEDIATE RELEASE:

Home sales and listings just below 10-year average

VANCOUVER, BC – December 2, 2016 – Home buyer and seller activity remains near historical averages in the Metro Vancouver* housing market.

Residential home sales in the region totalled 2,214 in November 2016, a decrease of 0.9 per cent from the 2,233 sales recorded in October 2016 and a decrease of 37.2 per cent compared to November 2015 when 3,524 homes sold.

Last month's sales were 7.6 per cent below the 10-year sales average for the month.

"While 2016 has been anything but a normal year for the Metro Vancouver housing market, supply and demand totals have returned to more historically normal levels over the last few months," said Dan Morrison, Real Estate Board of Greater Vancouver (REBGV) president.

New listings for detached, attached and apartment properties in Metro Vancouver totalled 3,147 in November 2016. This represents a decrease of 20.9 per cent compared to the 3,981 units listed in October 2016 and a 7.2 per cent decrease compared to November 2015 when 3,392 properties were listed.

Last month's new listing count was 1.2 per cent below the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 8,385, an 8.3 per cent decrease compared to October 2016 (9,143) and a 3.6 per cent increase compared to November 2015 (8,096).

The sales-to-active listings ratio for November 2016 is 26.4 per cent. This is up two per cent from last month (24.4 per cent).

Downward pressure on home prices can occur when the ratio dips below the 12 per cent mark for a sustained period, while home prices can experience upward pressure when it surpasses 20 per cent over several months.

"Demand, relative to supply, for detached homes is lower right now than demand for townhomes and apartments," Morrison said. "This is causing prices to remain stable, or flat, for townhomes and apartments, while detached homes are seeing modest month-over-month declines."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $908,300. This represents a 1.2 per cent decrease compared to last month and a 20.5 per cent increase compared to November 2015.

Sales of detached properties in November 2016 reached 638, a decrease of 2.1 per cent from the 652 detached sales recorded in October 2016 and a 52.2 per cent decline over November 2015. The benchmark price for detached properties is $1,511,100. This represents a 2.2 per cent decline compared to last month and a 23 per cent increase compared to November 2015.

Sales of apartment properties reached 1,200 in November 2016, an increase of 1.9 per cent compared to the 1,178 sales in October 2016 and a 22.7 per cent decrease compared to November 2015.The benchmark price of an apartment property is $512,100. This is unchanged from last month and is an 18 per cent increase compared to November 2015.

Attached property sales in November 2016 totalled 376, a decrease of 6.7 per cent compared to the 403 sales in October 2016 and a 40.9 per cent decline compared to November 2015. The benchmark price of an attached unit is $667,100. This represents a 0.3 per cent decrease compared to last month and a 23 per cent increase compared to November 2015.

***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, 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 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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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	$812,400	229.1	-1.0%	-2.3%	3.3%	22.8%	49.9%	49.6%	77.6%
	Greater Vancouver	$908,300	237.7	-1.2%	-2.7%	2.1%	20.5%	50.3%	49.7%	85.3%
	Bowen Island	$814,000	176.5	2.7%	2.0%	12.7%	28.5%	44.0%	39.5%	41.1%
	Burnaby East	$836,200	230.8	-0.7%	-3.8%	-1.8%	17.2%	46.5%	52.4%	77.9%
	Burnaby North	$771,900	232.0	0.3%	-1.1%	3.6%	24.0%	49.6%	50.1%	80.5%
	Burnaby South	$850,200	240.3	-0.6%	-2.0%	4.8%	21.5%	49.3%	47.9%	88.2%
	Coquitlam	$752,500	223.3	-1.8%	-3.8%	-0.6%	18.8%	50.1%	52.8%	75.0%
	Ladner	$814,900	226.5	-1.9%	-2.2%	-1.0%	20.5%	55.7%	52.0%	83.3%
	Maple Ridge	$573,900	193.9	-0.2%	0.1%	7.4%	30.4%	49.0%	47.6%	54.0%
	New Westminster	$526,400	224.2	0.0%	-1.9%	4.5%	20.0%	43.6%	43.8%	67.2%
	North Vancouver	$983,500	221.9	-1.2%	-4.2%	3.0%	21.7%	50.5%	56.2%	81.7%
	Pitt Meadows	$562,700	205.8	0.5%	1.3%	10.8%	29.6%	44.5%	48.4%	58.8%
	Port Coquitlam	$576,500	204.3	-2.4%	-4.4%	0.5%	20.9%	43.9%	43.8%	58.0%
	Port Moody	$764,600	211.4	-0.6%	-1.5%	1.9%	19.9%	49.8%	58.1%	66.6%
	Richmond	$859,000	248.9	-1.9%	-2.8%	1.3%	21.6%	50.8%	46.9%	93.5%
	Squamish	$627,100	204.4	1.5%	0.6%	8.8%	26.3%	62.2%	69.3%	76.2%
	Sunshine Coast	$491,200	172.1	1.1%	2.9%	9.9%	27.3%	44.1%	36.3%	35.6%
	Tsawwassen	$957,300	239.8	-2.1%	-1.2%	-0.8%	23.4%	64.5%	60.6%	92.0%
	Vancouver East	$965,100	282.7	-2.6%	-2.7%	3.6%	21.3%	56.8%	61.5%	114.3%
	Vancouver West	$1,227,500	258.7	-0.4%	-2.0%	1.5%	18.6%	52.4%	50.0%	99.2%
	West Vancouver	$2,510,300	269.4	-5.4%	-9.5%	-3.1%	17.5%	55.1%	63.2%	112.3%
	Whistler	$714,000	165.9	1.5%	0.5%	6.6%	26.4%	55.2%	59.2%	46.2%
Single Family Detached	Lower Mainland	$1,214,700	258.0	-1.9%	-3.9%	0.8%	25.1%	60.1%	60.5%	103.5%
	Greater Vancouver	$1,511,100	278.7	-2.2%	-4.2%	-0.2%	23.0%	63.0%	61.1%	121.2%
	Bowen Island	$814,000	176.5	2.7%	2.0%	12.7%	28.5%	44.0%	39.5%	41.1%
	Burnaby East	$1,171,700	262.0	-0.8%	-7.1%	-5.4%	18.1%	56.8%	63.9%	107.0%
	Burnaby North	$1,520,800	294.1	-1.8%	-4.8%	-3.3%	22.3%	66.3%	69.5%	133.6%
	Burnaby South	$1,641,400	314.2	-0.9%	-3.5%	2.7%	28.5%	67.5%	70.1%	148.0%
	Coquitlam	$1,163,300	258.1	-2.8%	-5.3%	-2.0%	24.0%	64.0%	69.4%	105.3%
	Ladner	$1,016,700	245.1	-1.8%	-1.4%	-1.0%	21.7%	66.6%	64.1%	100.2%
	Maple Ridge	$713,600	203.3	-0.1%	0.1%	6.5%	32.3%	55.1%	57.5%	66.0%
	New Westminster	$1,026,700	254.7	-1.8%	-7.0%	-4.9%	18.7%	55.1%	57.6%	101.5%
	North Vancouver	$1,625,800	258.8	-2.0%	-3.8%	1.1%	27.0%	69.7%	74.9%	117.1%
	Pitt Meadows	$793,900	223.7	0.2%	1.3%	9.0%	32.1%	59.2%	58.1%	76.6%
	Port Coquitlam	$864,100	230.5	-1.7%	-4.8%	-4.6%	20.1%	56.7%	58.0%	83.5%
	Port Moody	$1,375,400	254.0	-0.2%	-1.4%	1.7%	25.7%	59.9%	72.2%	102.2%
	Richmond	$1,610,500	323.0	-3.8%	-5.5%	-2.0%	27.2%	72.5%	60.8%	151.4%
	Squamish	$792,100	210.6	2.8%	-1.0%	8.6%	26.7%	58.1%	56.6%	77.9%
	Sunshine Coast	$488,600	171.2	1.0%	2.8%	9.7%	27.4%	44.2%	35.4%	34.9%
	Tsawwassen	$1,223,200	263.4	-2.4%	-1.9%	-2.7%	23.1%	73.7%	74.2%	111.7%
	Vancouver East	$1,473,900	325.8	-2.8%	-3.9%	1.2%	21.9%	72.4%	77.5%	155.3%
	Vancouver West	$3,521,000	361.5	-1.4%	-2.7%	2.3%	22.9%	67.9%	58.8%	177.9%
	West Vancouver	$3,016,600	286.8	-6.0%	-10.2%	-3.6%	17.7%	55.9%	68.1%	126.9%
	Whistler	$1,323,400	183.2	0.9%	0.1%	7.9%	23.4%	47.6%	41.7%	58.9%

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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.

MULTIPLE LISTING SERVICE® *

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	$560,600	202.9	0.0%	-0.4%	9.4%	26.2%	44.1%	40.7%	59.3%
	Greater Vancouver	$667,100	215.6	-0.3%	-1.6%	5.5%	23.0%	45.1%	43.4%	69.8%
	Burnaby East	$530,000	190.1	-0.1%	3.7%	6.5%	21.2%	26.9%	30.3%	49.1%
	Burnaby North	$536,100	199.9	3.2%	4.3%	10.7%	22.3%	33.6%	27.2%	55.9%
	Burnaby South	$574,100	206.0	0.9%	2.1%	14.4%	26.4%	41.5%	36.4%	63.9%
	Coquitlam	$510,400	187.5	0.3%	-1.2%	-2.4%	13.9%	35.1%	38.1%	48.2%
	Ladner	$595,800	197.4	-0.4%	-6.6%	-3.0%	16.4%	33.3%	35.9%	56.9%
	Maple Ridge	$402,100	195.3	-0.7%	-1.6%	10.8%	30.2%	54.9%	43.3%	49.1%
	New Westminster	$514,000	193.1	-0.6%	-6.5%	-3.8%	16.4%	31.1%	31.8%	51.7%
	North Vancouver	$840,600	201.2	-0.2%	-6.6%	5.3%	22.4%	45.8%	41.5%	65.7%
	Pitt Meadows	$477,700	206.7	0.7%	-0.3%	14.1%	29.5%	49.6%	49.3%	60.5%
	Port Coquitlam	$526,300	199.6	-3.9%	-4.3%	5.7%	26.7%	39.2%	41.2%	54.5%
	Port Moody	$519,600	175.6	-0.8%	-3.5%	-4.0%	5.5%	30.8%	29.1%	36.4%
	Richmond	$722,500	233.6	1.1%	-1.4%	5.4%	23.3%	45.5%	41.8%	84.1%
	Squamish	$628,000	228.1	0.4%	2.3%	9.1%	30.3%	80.6%	115.8%	100.8%
	Tsawwassen	$598,200	197.7	-0.3%	-6.7%	-1.9%	19.3%	37.5%	30.7%	57.2%
	Vancouver East	$765,500	252.4	-0.7%	-2.6%	5.5%	22.2%	45.8%	48.5%	86.7%
	Vancouver West	$1,089,300	246.4	-3.1%	-1.6%	5.2%	25.7%	54.5%	57.3%	95.6%
	Whistler	$772,700	206.6	0.4%	1.3%	6.3%	26.6%	63.3%	97.3%	88.3%
Apartment	Lower Mainland	$462,800	202.1	0.1%	0.1%	6.6%	18.6%	37.4%	37.6%	52.3%
	Greater Vancouver	$512,100	205.9	0.0%	-0.4%	5.6%	18.0%	38.5%	38.9%	56.9%
	Burnaby East	$539,200	204.7	2.5%	-3.9%	-1.3%	6.3%	34.3%	48.5%	46.5%
	Burnaby North	$476,100	201.3	1.8%	1.7%	11.1%	26.8%	40.6%	42.4%	54.1%
	Burnaby South	$527,600	211.8	-0.5%	-1.4%	6.3%	17.6%	40.0%	36.7%	64.2%
	Coquitlam	$343,200	188.9	-0.3%	-1.0%	4.9%	14.3%	36.5%	34.3%	43.5%
	Ladner	$400,500	189.8	-3.2%	0.8%	4.6%	21.4%	40.5%	25.9%	50.5%
	Maple Ridge	$205,700	148.5	0.1%	2.6%	9.9%	23.8%	12.2%	9.5%	8.7%
	New Westminster	$380,000	216.4	0.8%	1.2%	10.7%	20.9%	40.1%	39.6%	57.6%
	North Vancouver	$452,100	184.0	0.1%	-3.2%	7.0%	15.1%	28.6%	37.2%	46.7%
	Pitt Meadows	$307,100	181.5	0.4%	2.6%	10.9%	25.5%	23.1%	35.5%	32.9%
	Port Coquitlam	$301,600	178.8	-2.1%	-2.9%	7.7%	20.8%	33.9%	29.9%	32.9%
	Port Moody	$472,100	196.7	-1.1%	-0.6%	6.6%	23.5%	48.2%	60.8%	55.5%
	Richmond	$449,700	189.9	-0.4%	2.2%	8.6%	17.4%	29.2%	32.2%	46.3%
	Squamish	$361,200	173.9	1.0%	1.9%	9.2%	23.1%	64.5%	70.7%	52.8%
	Tsawwassen	$421,500	177.7	-1.4%	2.4%	7.9%	25.1%	40.6%	24.8%	40.9%
	Vancouver East	$437,800	241.5	-2.7%	-0.5%	8.4%	21.3%	41.1%	46.4%	75.3%
	Vancouver West	$686,300	222.1	0.9%	-0.8%	2.0%	17.1%	45.5%	45.1%	70.3%
	West Vancouver	$892,500	195.0	-0.8%	-1.6%	4.8%	19.0%	53.4%	38.9%	51.5%
	Whistler	$383,100	125.6	3.9%	2.0%	9.0%	39.4%	83.6%	72.3%	8.6%

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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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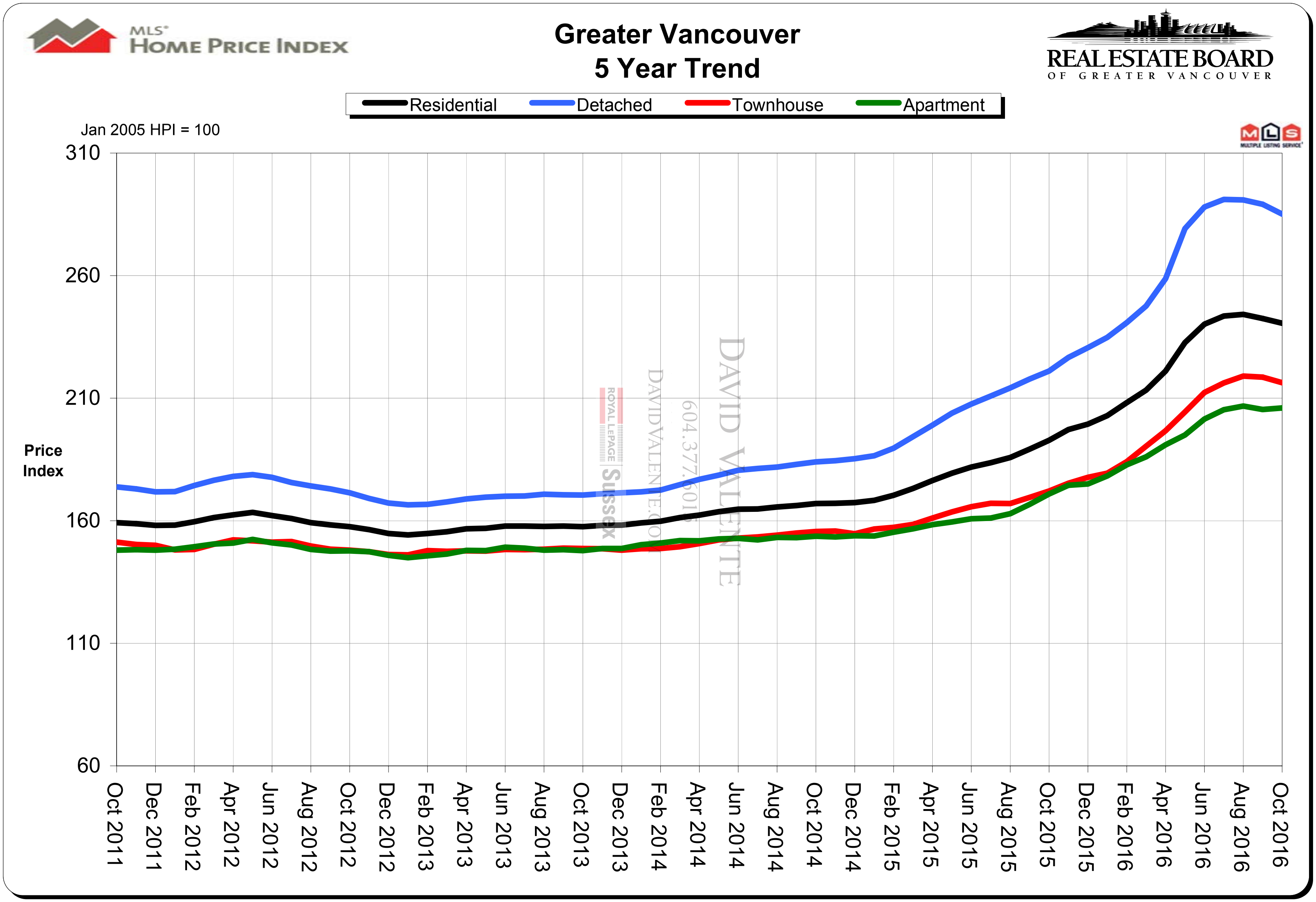
MLS MULTIPLE LISTING SERVICE® *



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
Oct 2011
Dec 2011
Feb 2012
Apr 2012
Jun 2012
Aug 2012
Oct 2012
Dec 2012
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Apr 2013
Jun 2013
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Feb 2016
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MLS® SALES Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

November 2016

Period			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
November 2016	Number of Sales	Detached	48	54	35	5	83	13	61	23	10	65	14	41	77	68	26	15	638
		Attached	36	31	10	0	50	11	26	22	8	55	15	4	27	44	4	33	376
		Apartment	164	89	12	0	45	73	86	51	19	141	12	14	147	296	13	38	1,200
	Median Selling Price	Detached	$1,492,500	$1,017,500	$1,104,667	n/a	$719,500	n/a	$1,500,000	$825,750	n/a	$1,530,000	n/a	$527,500	$1,450,000	$3,500,000	$2,874,000	n/a	
		Attached	$751,000	$649,000	n/a	n/a	$397,025	n/a	$863,500	$554,850	n/a	$718,000	n/a	n/a	$810,000	$1,174,000	n/a	$735,000	n/a
		Apartment	$450,000	$440,200	n/a	n/a	$265,000	$377,750	$507,500	$290,000	n/a	$420,500	n/a	n/a	$451,500	$663,000	n/a	$338,500	
October 2016	Number of Sales	Detached	44	59	21	4	110	14	61	29	15	61	11	43	65	78	22	15	652
		Attached	52	29	14	0	42	6	32	17	15	68	14	12	28	30	2	42	403
		Apartment	150	95	16	0	32	86	74	46	34	161	10	5	109	299	11	50	1,178
	Median Selling Price	Detached	$1,550,000	$1,190,000	$1,075,000	n/a	$717,500	n/a	$1,560,000	$843,500	n/a	$1,563,000	n/a	$451,825	$1,413,775	$3,200,000	$3,362,500	n/a	
		Attached	$660,000	$620,000	n/a	n/a	$420,500	n/a	$825,000	n/a	n/a	$744,500	n/a	n/a	$928,099	$1,129,800	n/a	$651,000	n/a
		Apartment	$432,000	$380,000	n/a	n/a	$295,000	$370,000	$500,400	$304,950	$432,500	$433,750	n/a	n/a	$468,700	$650,000	n/a	$428,750	
November 2015	Number of Sales	Detached	116	108	54	3	145	36	102	41	20	192	35	74	144	165	82	18	1,335
		Attached	85	50	4	0	77	15	38	34	32	110	24	7	47	68	8	37	636
		Apartment	225	108	18	0	40	109	134	40	22	198	8	7	140	458	16	30	1,553
	Median Selling Price	Detached	$1,405,000	$1,044,000	$1,032,500	n/a	$585,100	$931,500	$1,500,000	$719,800	$982,500	$1,350,000	$730,000	$386,500	$1,310,000	$3,100,000	$2,720,000	n/a	
		Attached	$579,950	$590,750	n/a	n/a	$315,000	n/a	$718,700	$449,900	$514,900	$616,600	$489,450	n/a	$800,450	$961,900	n/a	$580,000	n/a
		Apartment	$419,500	$321,000	n/a	n/a	$230,000	$297,000	$409,450	$266,000	$385,000	$369,900	n/a	n/a	$372,500	$585,000	n/a	$309,000	
Jan. - Nov. 2016 *Year-to-date*	Number of Sales	Detached	1,108	1,341	596	69	1,849	366	1,194	555	287	1,601	275	909	1,431	1,527	803	203	14,114
		Attached	732	523	131	0	733	137	447	320	221	996	191	112	416	687	69	356	6,071
		Apartment	2,477	1,403	189	0	598	1,130	1,227	675	393	2,431	179	112	1,610	4,944	213	463	18,044
	Median Selling Price	Detached	$1,610,000	$1,230,000	$1,190,191	$446,500	$720,000	$1,091,500	$1,639,000	$865,000	$1,300,000	$1,685,000	$840,000	$489,950	$1,526,000	$3,500,400	$3,200,000	$1,385,000	
		Attached	$676,500	$675,000	$670,000	n/a	$404,900	$550,000	$875,000	$543,500	$595,000	$738,000	$539,000	$304,000	$890,000	$1,200,000	$1,650,000	$721,000	n/a
		Apartment	$438,000	$379,000	$455,000	n/a	$239,500	$358,450	$475,000	$287,000	$443,000	$410,250	$340,000	$285,000	$445,000	$645,000	$818,000	$310,000	
Jan. - Nov. 2015 *Year-to-date*	Number of Sales	Detached	1,494	1,489	657	48	1,694	359	1,403	553	314	2,187	329	700	1,821	1,898	1,003	190	16,139
		Attached	990	565	102	0	705	153	493	363	199	1,231	229	75	537	841	104	292	6,879
		Apartment	2,229	1,102	247	0	354	1,028	1,236	486	313	1,905	155	77	1,736	5,126	196	291	16,481
	Median Selling Price	Detached	$1,250,500	$899,950	$875,000	$375,000	$552,285	$836,500	$1,315,000	$670,000	$980,500	$1,250,000	$665,000	$410,000	$1,215,000	$2,820,000	$2,432,000	$1,107,500	
		Attached	$539,900	$524,900	$501,250	n/a	$318,950	$460,000	$693,900	$420,000	$452,150	$578,000	$429,900	$270,000	$738,000	$958,000	$1,230,000	$566,750	n/a
		Apartment	$395,000	$324,900	$367,250	n/a	$214,950	$309,000	$405,000	$248,750	$385,000	$357,000	$265,000	$270,000	$379,950	$532,500	$773,000	$284,000	

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

MLS MULTIPLE LISTING SERVICE

MLS® LISTINGS Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

November 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
November 2016	Number of Listings	Detached	96	101	64	3	116	24	84	31	21	155	28	47	212	122	87	17	1,208
		Attached	55	35	22	1	41	17	30	18	22	76	33	9	48	57	4	31	499
		Apartment	184	95	13	0	45	98	103	37	27	194	28	8	158	393	16	41	1,440
	% Sales to Listings	Detached	50%	53%	55%	167%	72%	54%	73%	74%	48%	42%	50%	87%	36%	56%	30%	88%	n/a
		Attached	65%	89%	45%	0%	122%	65%	87%	122%	36%	72%	45%	44%	56%	77%	100%	106%	
		Apartment	89%	94%	92%	n/a	100%	74%	83%	138%	70%	73%	43%	175%	93%	75%	81%	93%	
October 2016	Number of Listings	Detached	160	123	67	7	166	34	156	57	26	191	32	51	233	163	119	18	1,603
		Attached	60	57	29	0	74	14	43	30	21	118	22	7	54	91	5	43	668
		Apartment	204	122	21	0	59	101	112	58	38	199	22	9	210	495	17	43	1,710
	% Sales to Listings	Detached	28%	48%	31%	57%	66%	41%	39%	51%	58%	32%	34%	84%	28%	48%	18%	83%	n/a
		Attached	87%	51%	48%	n/a	57%	43%	74%	57%	71%	58%	64%	171%	52%	33%	40%	98%	
		Apartment	74%	78%	76%	n/a	54%	85%	66%	79%	89%	81%	45%	56%	52%	60%	65%	116%	
November 2015	Number of Listings	Detached	101	106	47	1	122	24	108	45	21	178	32	62	153	166	106	19	1,291
		Attached	73	50	4	0	45	13	51	27	19	93	20	7	37	63	6	42	550
		Apartment	207	123	14	0	43	86	107	53	29	256	11	6	144	410	21	41	1,551
	% Sales to Listings	Detached	115%	102%	115%	300%	119%	150%	94%	91%	95%	108%	109%	119%	94%	99%	77%	95%	n/a
		Attached	116%	100%	100%	n/a	171%	115%	75%	126%	168%	118%	120%	100%	127%	108%	133%	88%	
		Apartment	109%	88%	129%	n/a	93%	127%	125%	75%	76%	77%	73%	117%	97%	112%	76%	73%	
Jan. - Nov. 2016 Year-to-date*	Number of Listings	Detached	2,297	2,271	1,111	129	2,549	562	1,966	896	473	3,348	466	1,120	3,061	3,008	1,851	256	25,364
		Attached	1,077	703	227	5	829	173	571	444	275	1,436	297	122	636	989	99	376	8,259
		Apartment	2,944	1,694	255	0	676	1,391	1,599	758	496	2,934	274	111	2,046	6,704	303	476	22,661
	% Sales to Listings	Detached	48%	59%	54%	53%	73%	65%	61%	62%	61%	48%	59%	81%	47%	51%	43%	79%	n/a
		Attached	68%	74%	58%	0%	88%	79%	78%	72%	80%	69%	64%	92%	65%	69%	70%	95%	
		Apartment	84%	83%	74%	n/a	88%	81%	77%	89%	79%	83%	65%	101%	79%	74%	70%	97%	
Jan. - Nov. 2015 Year-to-date*	Number of Listings	Detached	2,108	1,886	739	99	2,046	432	1,784	655	433	2,998	395	1,066	2,555	3,068	1,937	310	22,511
		Attached	1,253	691	113	2	841	208	596	454	226	1,512	277	120	667	1,181	128	361	8,630
		Apartment	3,253	1,655	301	0	619	1,558	1,740	777	419	3,305	184	116	2,327	7,079	341	413	24,087
	% Sales to Listings	Detached	71%	79%	89%	48%	83%	83%	79%	84%	73%	73%	83%	66%	71%	62%	52%	61%	n/a
		Attached	79%	82%	90%	0%	84%	74%	83%	80%	88%	81%	83%	63%	81%	71%	81%	81%	
		Apartment	69%	67%	82%	n/a	57%	66%	71%	63%	75%	58%	84%	66%	75%	72%	57%	70%	

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

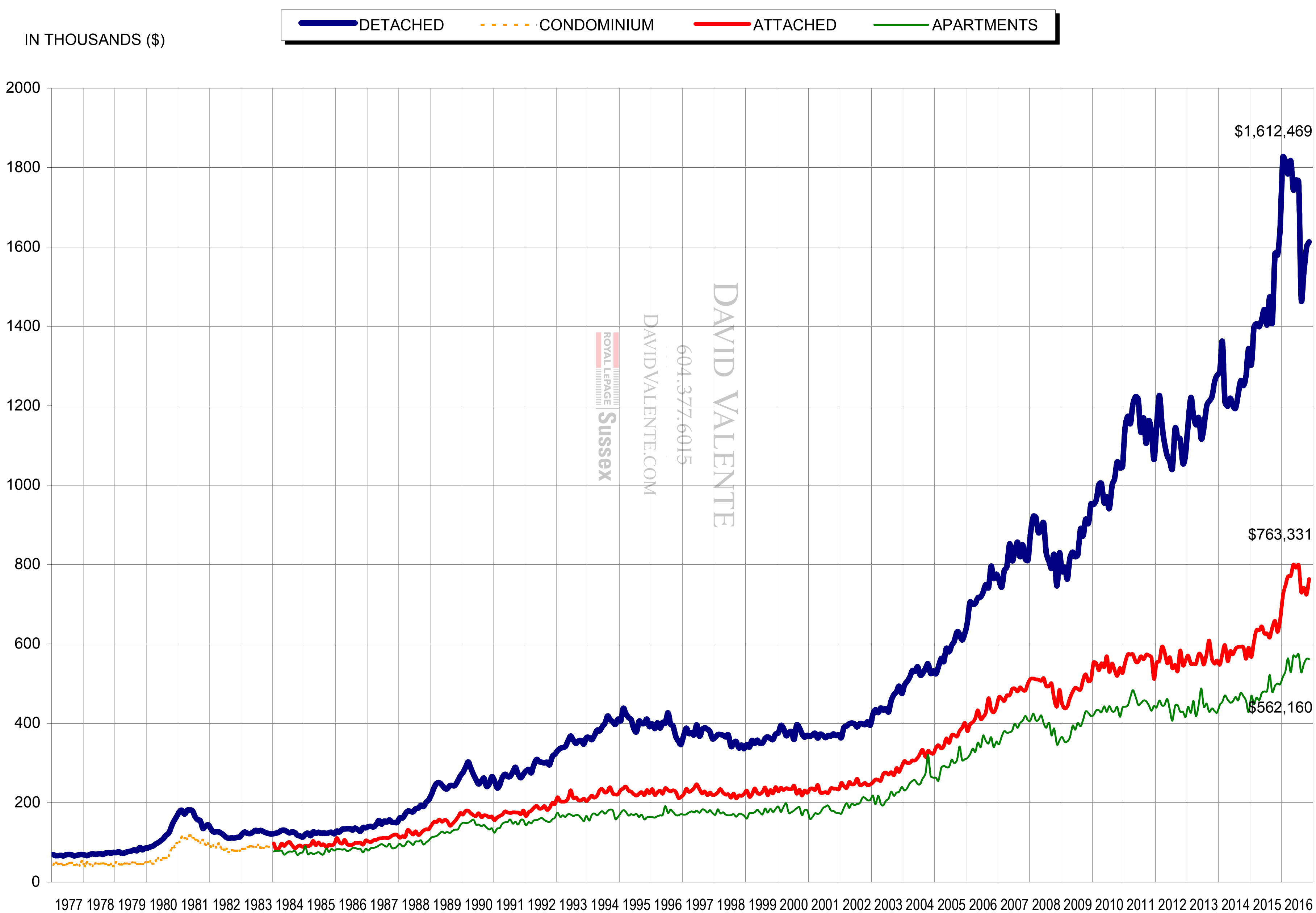
REAL ESTATE BOARD OF GREATER VANCOUVER

Listing & Sales Activity Summary

	Listings 1 Nov 2015	Listings 2 Oct 2016	Listings 3 Nov 2016	Col. 2 & 3 Percentage Variance	Sales 5 Nov 2015	Sales 6 Oct 2016	Sales 7 Nov 2016	Col. 6 & 7 Percentage Variance	9 Sep 2015 - Nov 2015	10 Sep 2016 - Nov 2016	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	101	160	96	-40.0	116	44	48	9.1	330	150	-54.5
ATTACHED	73	60	55	-8.3	85	52	36	-30.8	256	120	-53.1
APARTMENTS	207	204	184	-9.8	225	150	164	9.3	669	479	-28.4
COQUITLAM											
DETACHED	106	123	101	-17.9	108	59	54	-8.5	347	176	-49.3
ATTACHED	50	57	35	-38.6	50	29	31	6.9	152	83	-45.4
APARTMENTS	123	122	95	-22.1	108	95	89	-6.3	326	263	-19.3
DELTA											
DETACHED	47	67	64	-4.5	54	21	35	66.7	170	77	-54.7
ATTACHED	4	29	22	-24.1	4	14	10	-28.6	19	43	126.3
APARTMENTS	14	21	13	-38.1	18	16	12	-25.0	72	37	-48.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	122	166	116	-30.1	145	110	83	-24.5	458	285	-37.8
ATTACHED	45	74	41	-44.6	77	42	50	19.0	227	137	-39.6
APARTMENTS	43	59	45	-23.7	40	32	45	40.6	99	121	22.2
NORTH VANCOUVER											
DETACHED	108	156	84	-46.2	102	61	61	0.0	339	175	-48.4
ATTACHED	51	43	30	-30.2	38	32	26	-18.8	111	89	-19.8
APARTMENTS	107	112	103	-8.0	134	74	86	16.2	368	257	-30.2
NEW WESTMINSTER											
DETACHED	24	34	24	-29.4	36	14	13	-7.1	91	44	-51.6
ATTACHED	13	14	17	21.4	15	6	11	83.3	45	23	-48.9
APARTMENTS	86	101	98	-3.0	109	86	73	-15.1	306	250	-18.3
PORT MOODY/BELCARRA											
DETACHED	21	26	21	-19.2	20	15	10	-33.3	81	33	-59.3
ATTACHED	19	21	22	4.8	32	15	8	-46.7	60	43	-28.3
APARTMENTS	29	38	27	-28.9	22	34	19	-44.1	95	84	-11.6
PORT COQUITLAM											
DETACHED	45	57	31	-45.6	41	29	23	-20.7	129	79	-38.8
ATTACHED	27	30	18	-40.0	34	17	22	29.4	97	57	-41.2
APARTMENTS	53	58	37	-36.2	40	46	51	10.9	119	150	26.1
RICHMOND											
DETACHED	178	191	155	-18.8	192	61	65	6.6	562	205	-63.5
ATTACHED	93	118	76	-35.6	110	68	55	-19.1	326	183	-43.9
APARTMENTS	256	199	194	-2.5	198	161	141	-12.4	553	432	-21.9
SUNSHINE COAST											
DETACHED	62	51	47	-7.8	74	43	41	-4.7	212	140	-34.0
ATTACHED	7	7	9	28.6	7	12	4	-66.7	19	26	36.8
APARTMENTS	6	9	8	-11.1	7	5	14	180.0	21	29	38.1
SQUAMISH											
DETACHED	32	32	28	-12.5	35	11	14	27.3	95	44	-53.7
ATTACHED	20	22	33	50.0	24	14	15	7.1	67	39	-41.8
APARTMENTS	11	22	28	27.3	8	10	12	20.0	46	35	-23.9
VANCOUVER EAST											
DETACHED	153	233	212	-9.0	144	65	77	18.5	437	204	-53.3
ATTACHED	37	54	48	-11.1	47	28	27	-3.6	147	81	-44.9
APARTMENTS	144	210	158	-24.8	140	109	147	34.9	451	368	-18.4
VANCOUVER WEST											
DETACHED	166	163	122	-25.2	165	78	68	-12.8	453	206	-54.5
ATTACHED	63	91	57	-37.4	68	30	44	46.7	197	111	-43.7
APARTMENTS	410	495	393	-20.6	458	299	296	-1.0	1348	924	-31.5
WHISTLER/PEMBERTON											
DETACHED	19	18	17	-5.6	18	15	15	0.0	63	54	-14.3
ATTACHED	42	43	31	-27.9	37	42	33	-21.4	98	105	7.1
APARTMENTS	41	43	41	-4.7	30	50	38	-24.0	91	128	40.7
WEST VANCOUVER/HOWE SOUND											
DETACHED	106	119	87	-26.9	82	22	26	18.2	265	70	-73.6
ATTACHED	6	5	4	-20.0	8	2	4	100.0	25	8	-68.0
APARTMENTS	21	17	16	-5.9	16	11	13	18.2	61	39	-36.1
GRAND TOTALS											
DETACHED	**1290**	**1596**	**1205**	**-24.5**	**1332**	**648**	**633**	**-2.3**	**4032**	**1942**	**-51.8**
ATTACHED	**550**	**668**	**498**	**-25.4**	**636**	**403**	**376**	**-6.7**	**1846**	**1148**	**-37.8**
APARTMENTS	**1551**	**1710**	**1440**	**-15.8**	**1553**	**1178**	**1200**	**1.9**	**4625**	**3596**	**-22.2**

REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to November 2016



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