

Monthly Market Newsletter

• March 2017 •

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- Service Excellence
- Reaching the Globe



Low supply continues to limit Metro Vancouver home buyers

Dear Valued Clients:

Reluctance amongst Metro Vancouver home sellers is impacting sale and price activity throughout the region's housing market.

February home sales were well below the record-breaking activity from one year ago and in line with our long-term historical average for the month. Limited supply and snowy weather were two factors hampering this activity.

While home sales are not happening at the pace we experienced last year, home seller supply is still struggling to keep up with today's demand. This is why we've seen little downward pressure on home prices, particularly in the condominium and townhome markets.

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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Sussex

News Release

FOR IMMEDIATE RELEASE:



Low supply continues to limit Metro Vancouver home buyers

VANCOUVER, BC – March 2, 2017 – Reluctance amongst Metro Vancouver* home sellers is impacting sale and price activity throughout the region's housing market.

Residential home sales in the region totalled 2,425 in February 2017. This is a 41.9 per cent decrease from the record 4,172 homes sold in February 2016 and an increase of 59.2 per cent compared to January 2017 when 1,523 homes sold.

Last month's sales were 7.7 per cent below the 10-year February sales average.

"February home sales were well below the record-breaking activity from one year ago and in line with our long-term historical average for the month," Dan Morrison, Real Estate Board of Greater Vancouver (REBGV) president said. "Limited supply and snowy weather were two factors hampering this activity."

DAVID VALENTE

New listings for detached, attached and apartment properties in Metro Vancouver totalled 3,666 in February 2017. This represents a 36.9 per cent decrease compared to the 5,812 units listed in February 2016 and an 11.4 per cent decrease compared to January 2017 when 4,140 properties were listed.

604.377.6015
ROYAL LEPAGE Sussex

This is the lowest number of new listings registered in February since 2003.

The total number of properties currently listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver is 7,594, a four per cent increase compared to February 2016 (7,299) and a 4.9 per cent increase compared to January 2017 (7,238).

The region's sales-to-active listings ratio for February 2017 is 31.9 per cent, a 10-point increase from January. 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.

"While home sales are not happening at the pace we experienced last year, home seller supply is still struggling to keep up with today's demand. This is why we've seen little downward pressure on home prices, particularly in the condominium and townhome markets," Morrison said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$906,700. This represents a 2.8 per cent decrease over the past six months and a 1.2 per cent increase compared to January 2017.

Sales of detached properties in February 2017 reached 745, a decrease of 58.1 per cent from the 1,778 detached sales recorded in February 2016. The benchmark price for detached properties is \$1,474,200. This represents a 6.5 per cent decrease over the past six months and is unchanged compared to January 2017.

Sales of apartment properties reached 1,275 in February 2017, a decrease of 28.8 per cent compared to the 1,790 sales in February 2016. The benchmark price of an apartment property is \$526,300. This represents a 2.3 per cent increase over the past six months and a 2.7 per cent increase compared to January 2017.

Attached property sales in February 2017 totalled 404, a decrease of 33.1 per cent compared to the 604 sales in February 2016. The benchmark price of an attached unit is \$675,500. This represents a 0.3 per cent decrease over the past six months and a 1.3 per cent increase compared to January 2017.

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

The real estate industry is a key economic driver in British Columbia. In 2016, 39,943 homes changed ownership in the Board's area, generating \$2.5 billion in economic spin-off activity and an estimated 17,600 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$40 billion in 2016.

The Real Estate Board of Greater Vancouver is an association representing more than 13,400 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.

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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	\$811,800	228.9	1.0%	-0.1%	-2.4%	15.8%	48.2%	48.8%	73.7%
	Greater Vancouver	\$906,700	237.3	1.2%	-0.2%	-2.8%	14.0%	48.5%	48.7%	80.9%
	Bowen Island	\$821,000	178.0	-1.1%	0.9%	2.9%	27.4%	47.4%	41.5%	40.7%
	Burnaby East	\$838,700	231.5	0.8%	0.3%	-3.5%	13.9%	45.7%	50.3%	75.8%
	Burnaby North	\$788,200	236.9	2.1%	2.1%	1.0%	19.9%	52.7%	53.2%	80.7%
	Burnaby South	\$878,500	248.3	1.2%	3.3%	1.3%	21.4%	53.0%	54.5%	90.9%
	Coquitlam	\$748,100	222.0	2.2%	-0.6%	-4.3%	11.4%	46.4%	51.6%	69.6%
	Ladner	\$774,300	215.2	-1.3%	-5.0%	-7.1%	8.6%	44.0%	42.0%	70.7%
	Maple Ridge	\$570,300	192.7	-0.1%	-0.6%	-0.6%	22.6%	48.3%	46.3%	50.0%
	New Westminster	\$539,100	229.6	1.1%	2.4%	0.5%	18.1%	46.1%	47.7%	68.5%
	North Vancouver	\$969,300	218.7	0.6%	-1.4%	-5.6%	13.6%	49.3%	49.5%	73.2%
	Pitt Meadows	\$558,800	204.4	0.0%	-0.7%	0.6%	22.4%	42.7%	49.5%	55.1%
	Port Coquitlam	\$588,400	208.5	3.0%	2.1%	-2.4%	14.4%	46.6%	47.0%	57.2%
	Port Moody	\$770,000	212.9	0.5%	0.7%	-0.8%	12.8%	47.9%	56.3%	63.5%
	Richmond	\$862,800	250.0	1.1%	0.5%	-2.3%	15.6%	49.8%	44.5%	91.4%
	Squamish	\$663,200	216.2	0.7%	5.8%	6.5%	29.5%	77.6%	80.8%	81.2%
	Sunshine Coast	\$506,100	177.3	0.1%	3.0%	6.0%	26.6%	49.9%	45.7%	38.2%
	Tsawwassen	\$904,200	226.5	-0.8%	-5.5%	-6.7%	8.9%	49.9%	50.3%	78.6%
	Vancouver East	\$951,800	278.8	0.0%	-1.4%	-4.0%	12.9%	53.2%	58.4%	106.7%
	Vancouver West	\$1,210,000	255.0	2.1%	-1.4%	-3.4%	10.4%	46.2%	48.2%	91.6%
	West Vancouver	\$2,463,800	264.4	1.1%	-1.9%	-11.2%	9.3%	54.1%	58.0%	103.1%
	Whistler	\$764,400	177.6	2.2%	7.1%	7.6%	30.3%	74.5%	66.9%	52.2%
Single Family Detached	Lower Mainland	\$1,195,400	253.9	0.1%	-1.6%	-5.4%	15.1%	56.0%	56.7%	95.8%
	Greater Vancouver	\$1,474,200	271.9	0.0%	-2.4%	-6.5%	12.9%	57.6%	55.9%	110.6%
	Bowen Island	\$821,000	178.0	-1.1%	0.9%	2.9%	27.4%	47.4%	41.5%	40.7%
	Burnaby East	\$1,160,500	259.5	0.9%	-1.0%	-7.9%	9.4%	54.5%	56.7%	104.0%
	Burnaby North	\$1,499,600	290.0	1.3%	-1.4%	-6.1%	12.7%	61.9%	65.0%	124.3%
	Burnaby South	\$1,636,100	313.2	0.1%	-0.3%	-3.8%	20.7%	66.0%	72.3%	143.0%
	Coquitlam	\$1,120,800	248.7	1.2%	-3.6%	-8.8%	11.3%	55.5%	62.9%	92.8%
	Ladner	\$947,900	228.5	-2.1%	-6.8%	-8.1%	6.8%	52.6%	50.6%	82.5%
	Maple Ridge	\$710,400	202.4	-0.2%	-0.4%	-0.3%	22.8%	55.3%	54.2%	61.1%
	New Westminster	\$1,026,700	254.7	0.3%	0.0%	-7.0%	11.9%	54.9%	53.1%	99.9%
	North Vancouver	\$1,556,600	247.8	-0.5%	-4.3%	-7.9%	12.6%	63.8%	63.3%	99.5%
	Pitt Meadows	\$771,500	217.4	0.2%	-2.8%	-1.6%	21.0%	55.6%	54.1%	69.6%
	Port Coquitlam	\$860,000	229.4	3.2%	-0.5%	-5.2%	10.7%	54.4%	57.2%	79.4%
	Port Moody	\$1,342,900	248.0	-0.1%	-2.4%	-3.7%	15.3%	54.8%	65.0%	91.7%
	Richmond	\$1,561,600	313.2	-0.3%	-3.0%	-8.4%	14.0%	66.3%	52.6%	138.7%
	Squamish	\$810,900	215.6	-0.6%	2.4%	1.4%	26.2%	65.1%	60.2%	78.6%
	Sunshine Coast	\$502,400	176.0	-0.1%	2.8%	5.7%	26.2%	49.4%	45.0%	37.2%
	Tsawwassen	\$1,151,300	247.9	-1.0%	-5.9%	-7.7%	7.5%	58.3%	61.1%	95.4%
	Vancouver East	\$1,425,600	315.1	-1.0%	-3.3%	-7.1%	12.6%	62.9%	70.7%	141.1%
	Vancouver West	\$3,422,700	351.4	0.1%	-2.8%	-5.4%	13.9%	59.4%	55.1%	160.1%
	West Vancouver	\$2,936,500	279.2	1.0%	-2.6%	-12.6%	8.3%	54.1%	59.4%	115.1%
	Whistler	\$1,363,200	188.7	0.6%	3.1%	3.1%	24.1%	53.0%	54.2%	62.4%

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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 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	\$563,600	204.0	1.0%	0.5%	0.1%	20.4%	43.7%	43.3%	57.2%
	Greater Vancouver	\$675,500	218.3	1.3%	1.3%	-0.3%	18.3%	46.8%	47.2%	68.8%
	Burnaby East	\$538,100	193.0	-0.4%	1.5%	5.2%	27.9%	28.0%	31.2%	48.1%
	Burnaby North	\$539,500	201.2	3.1%	0.7%	5.0%	17.2%	34.7%	30.0%	53.6%
	Burnaby South	\$579,100	207.8	0.7%	0.9%	3.0%	24.1%	42.7%	37.8%	63.5%
	Coquitlam	\$527,200	193.7	4.5%	3.3%	2.1%	11.8%	39.2%	40.4%	49.3%
	Ladner	\$617,200	204.5	0.5%	3.6%	-3.3%	14.3%	33.2%	34.5%	58.9%
	Maple Ridge	\$395,600	192.2	-0.2%	-1.6%	-3.1%	26.5%	45.6%	45.9%	45.1%
	New Westminster	\$545,500	204.9	1.8%	6.2%	-0.8%	18.5%	37.8%	38.9%	59.2%
	North Vancouver	\$854,000	204.4	2.8%	1.6%	-5.2%	17.3%	45.0%	43.2%	62.5%
	Pitt Meadows	\$480,000	207.7	-0.7%	0.5%	0.1%	24.8%	48.3%	52.0%	57.6%
	Port Coquitlam	\$535,100	202.9	1.0%	1.7%	-2.7%	15.7%	43.8%	41.0%	52.8%
	Port Moody	\$516,300	174.5	0.8%	-0.6%	-4.1%	-1.9%	28.9%	29.8%	33.3%
	Richmond	\$733,400	237.1	1.1%	1.5%	0.1%	19.4%	44.3%	47.3%	83.9%
	Squamish	\$729,400	265.0	3.6%	16.2%	18.8%	43.6%	119.2%	176.3%	126.7%
	Tsawwassen	\$616,700	203.8	1.4%	3.1%	-3.8%	16.7%	37.1%	31.2%	58.4%
	Vancouver East	\$741,000	244.3	0.2%	-3.2%	-5.7%	8.4%	48.5%	47.1%	78.3%
	Vancouver West	\$1,069,800	242.0	0.3%	-1.8%	-3.4%	17.9%	53.4%	59.6%	90.1%
	Whistler	\$842,800	225.4	4.2%	9.1%	10.5%	33.2%	88.8%	104.9%	100.9%
Apartment	Lower Mainland	\$476,000	207.8	2.6%	2.8%	2.9%	16.9%	39.8%	40.3%	53.0%
	Greater Vancouver	\$526,300	211.6	2.7%	2.8%	2.3%	15.8%	40.2%	41.6%	58.0%
	Burnaby East	\$545,200	207.0	2.2%	1.1%	-2.9%	4.8%	33.6%	52.5%	44.5%
	Burnaby North	\$503,600	212.9	2.6%	5.8%	7.6%	29.0%	49.5%	51.5%	60.8%
	Burnaby South	\$561,600	225.5	1.9%	6.5%	5.0%	22.6%	47.8%	48.5%	71.1%
	Coquitlam	\$359,100	197.7	3.1%	4.6%	3.6%	14.9%	38.3%	40.8%	46.8%
	Ladner	\$380,400	180.3	-0.1%	-5.1%	-4.2%	13.5%	25.9%	20.5%	42.5%
	Maple Ridge	\$209,100	151.0	0.9%	1.7%	4.4%	22.2%	19.7%	12.9%	8.8%
	New Westminster	\$392,400	223.5	1.4%	3.3%	4.5%	21.3%	43.5%	46.7%	59.5%
	North Vancouver	\$463,200	188.5	1.7%	2.4%	-0.8%	16.1%	33.6%	34.5%	46.6%
	Pitt Meadows	\$310,000	183.2	0.1%	0.9%	3.6%	22.2%	23.2%	41.7%	32.0%
	Port Coquitlam	\$319,400	189.3	3.9%	5.9%	2.8%	21.2%	41.1%	40.7%	36.2%
	Port Moody	\$498,400	207.7	1.0%	5.6%	5.0%	20.7%	50.9%	62.8%	59.3%
	Richmond	\$476,000	201.0	3.3%	5.8%	8.1%	20.9%	35.4%	32.9%	53.0%
	Squamish	\$369,800	178.1	-0.4%	2.4%	4.3%	24.7%	81.7%	55.8%	49.7%
	Tsawwassen	\$403,900	170.3	-0.4%	-4.2%	-1.8%	17.8%	27.7%	22.2%	34.6%
	Vancouver East	\$446,200	246.2	1.7%	1.9%	1.5%	15.9%	43.1%	47.1%	75.0%
	Vancouver West	\$688,400	222.8	3.9%	0.3%	-0.5%	10.2%	41.4%	45.3%	67.3%
	West Vancouver	\$936,000	204.5	2.2%	4.8%	3.2%	22.9%	60.1%	51.7%	55.3%
	Whistler	\$406,300	133.2	1.0%	6.1%	8.1%	35.6%	109.8%	68.8%	10.2%

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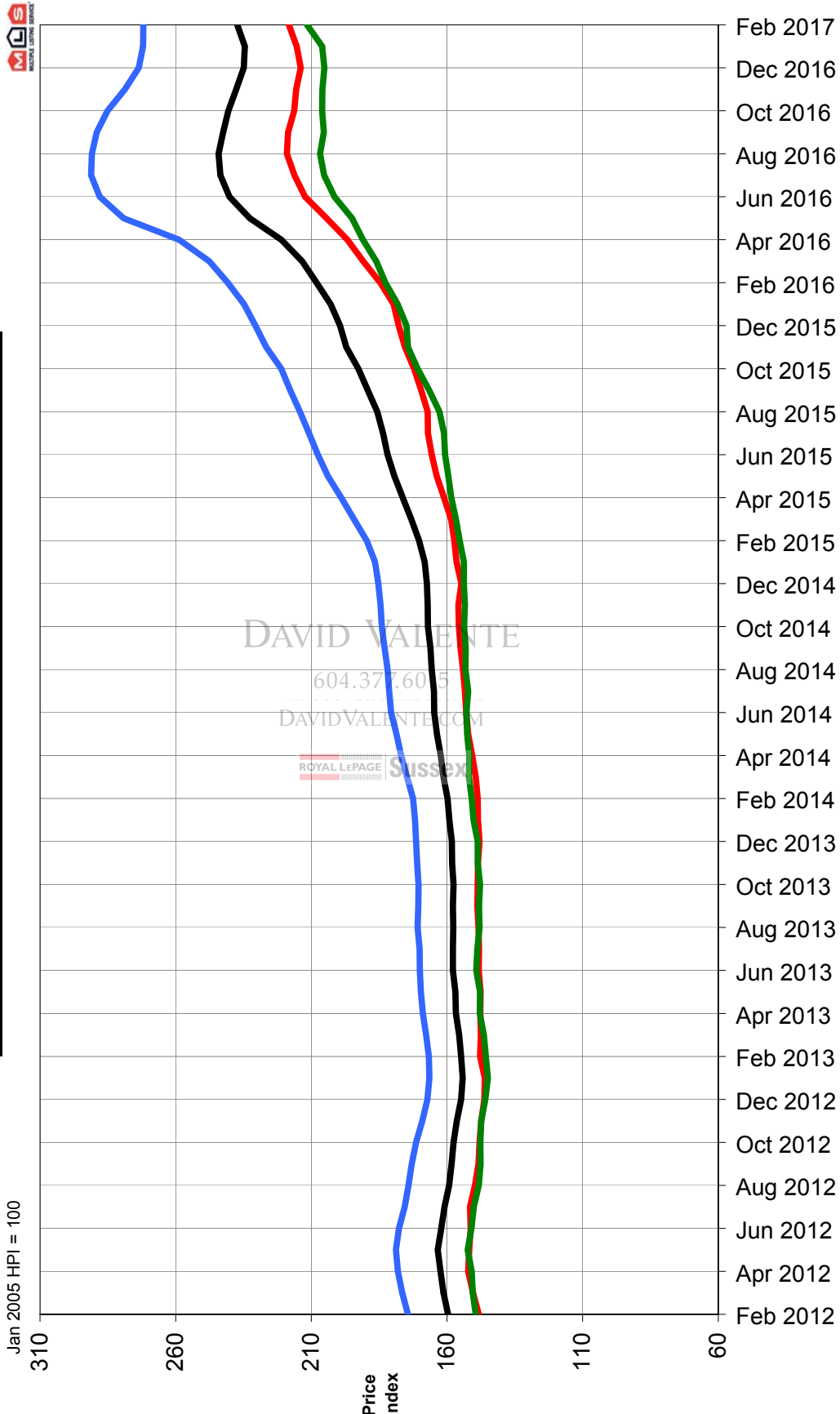
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts

**February
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
February 2017	Number of Sales	66	35	4	79	7	88	27	12	92	16	44	82	93	35	18	745
	Median Selling Price	\$1,535,500	\$1,227,000	\$992,500	\$718,000	n/a	\$1,627,500	\$870,500	n/a	\$1,484,444	n/a	\$577,500	\$1,499,000	\$3,120,000	\$3,210,000	n/a	n/a
	Attached Apartment	36	30	23	52	14	33	16	6	69	14	10	28	40	6	27	404
January 2017	Number of Sales	137	97	15	39	87	94	37	31	177	14	15	119	369	16	28	1,275
	Median Selling Price	\$649,500	\$707,500	\$630,000	\$466,000	n/a	\$920,000	n/a	n/a	\$745,900	n/a	n/a	\$973,000	\$1,476,500	n/a	\$758,000	n/a
	Attached Apartment	\$495,000	\$463,000	n/a	\$294,500	\$420,000	\$511,500	\$361,000	\$442,000	\$490,000	n/a	n/a	\$540,000	\$694,500	n/a	\$317,000	n/a
February 2016	Number of Sales	40	35	19	57	11	34	14	8	55	16	32	51	36	20	12	444
	Median Selling Price	\$1,500,000	\$1,065,000	n/a	\$679,250	n/a	\$1,600,000	n/a	n/a	\$1,560,000	n/a	\$451,191	\$1,355,000	\$2,820,000	\$2,675,000	n/a	254
	Attached Apartment	\$690,000	n/a	n/a	\$415,500	n/a	n/a	n/a	n/a	\$765,000	n/a	n/a	n/a	\$1,231,900	n/a	\$767,500	825
January 2016	Number of Sales	150	177	60	203	47	159	80	29	204	27	82	167	226	141	22	1,778
	Median Selling Price	\$1,604,000	\$1,226,000	\$1,198,000	\$675,000	\$1,125,000	\$1,588,000	\$855,000	\$1,188,000	\$1,889,000	\$733,000	\$443,500	\$1,499,000	\$3,431,444	\$3,320,000	\$1,425,000	604
	Attached Apartment	\$660,000	\$640,400	n/a	\$349,900	n/a	\$872,950	\$520,000	n/a	\$680,000	\$505,000	n/a	\$832,450	\$1,200,000	n/a	\$880,000	n/a
Jan. - Feb. 2017	Number of Sales	87	101	54	136	18	122	41	20	147	32	76	133	129	55	30	1,189
	Median Selling Price	\$1,500,000	\$1,175,000	\$1,000,000	\$694,500	n/a	\$1,610,000	\$849,900	\$1,288,000	\$1,500,000	\$867,500	\$536,500	\$1,422,500	\$3,060,000	\$3,125,000	\$1,890,000	658
	Attached Apartment	\$668,000	\$700,000	\$629,900	\$455,000	n/a	\$928,000	\$547,550	n/a	\$750,000	\$593,000	n/a	\$910,500	\$1,300,000	n/a	\$758,000	2,100
Year-to-date	Number of Sales	245	157	26	74	134	153	68	53	300	22	22	194	580	29	43	n/a
	Median Selling Price	\$492,500	\$457,450	\$470,000	\$294,000	\$415,000	\$520,000	\$334,100	\$445,500	\$452,800	\$372,000	\$283,250	\$521,900	\$685,000	\$1,126,000	\$315,000	n/a
	Attached Apartment	247	280	112	314	69	227	107	51	366	44	124	266	360	223	30	2,825
Jan. - Feb. 2016	Number of Sales	128	89	9	115	22	91	53	29	176	24	18	56	111	16	43	980
	Median Selling Price	\$1,550,000	\$1,216,800	\$1,240,000	\$675,000	\$1,085,000	\$1,594,500	\$840,000	\$1,210,000	\$1,602,000	\$743,500	\$435,000	\$1,480,000	\$3,450,000	\$3,210,000	\$1,455,000	2,886
	Attached Apartment	\$643,500	\$630,000	n/a	\$345,000	\$462,500	\$845,000	\$520,000	\$630,000	\$664,300	\$502,000	n/a	\$810,450	\$1,200,000	n/a	\$950,000	n/a
Year-to-date	Number of Sales	414	229	29	75	157	191	119	53	377	24	12	227	853	34	92	2,886
	Median Selling Price	\$407,750	\$336,950	\$452,000	\$204,900	\$305,900	\$430,000	\$285,000	\$418,000	\$408,000	\$314,000	n/a	\$402,500	\$610,000	\$921,250	\$272,500	n/a

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

MLS® LISTINGS Facts



**February
2017**

 February 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	
February 2017	Number of Listings	149	114	67	3	108	23	136	43	24	190	35	62	180	166	116	17	1,433
	% Sales to Listings	Detached Attached Apartment	32% 58% 91%	52% 135% 84%	133% 0% 107%	73% 69% 53%	30% 61% 88%	65% 89% 83%	63% 50% 69%	63% 40% 72%	48% 68% 86%	46% 61% 108%	71% 143% 136%	46% 47% 73%	56% 60% 81%	30% 40% 89%	106% 73% 85%	n/a
January 2017	Number of Listings	178	115	106	6	134	19	137	44	24	344	31	66	219	309	166	23	1,921
	% Sales to Listings	Detached Attached Apartment	71% 38% 123	25% 47% 49%	32% 18% 42%	n/a 67% 43%	29% 47% 74%	41% 25% 58%	64% 32% 44%	59% 163% 63%	44% 33% 16%	57% 32% 18%	100% 60% 48%	49% 29% 23%	43% 33% 12%	62% 30% 12%	42% 85% 52%	n/a
February 2016	Number of Listings	257	241	144	8	247	69	237	93	68	382	34	103	257	412	241	26	2,819
	% Sales to Listings	Detached Attached Apartment	102% 68% 148	10% 42% 73%	93% 60% 82%	0% 50% 83%	93% 71% 91%	76% 58% 73%	76% 67% 80%	51% 86% 90%	25% 43% 68%	97% 53% 81%	26% 79% 53%	5% 80% 47%	44% 65% 67%	101% 59% 80%	5% 85% 55%	32% 2,239
Jan. - Feb. 2017	Number of Listings	327	229	173	9	242	42	273	87	48	534	66	128	399	475	282	40	3,354
	% Sales to Listings	Detached Attached Apartment	145% 71% 238	42% 60% 92%	137% 74% 65%	1% 89% 100%	59% 56% 62%	48% 43% 69%	67% 45% 64%	56% 47% 65%	83% 42% 68%	56% 28% 72%	44% 48% 81%	94% 59% 122%	40% 33% 61%	46% 27% 74%	36% 20% 61%	78% 75% 62%
Jan. - Feb. 2016	Number of Listings	426	408	241	15	424	103	378	147	95	625	63	166	467	736	419	42	4,755
	% Sales to Listings	Detached Attached Apartment	187% 111% 286	17% 46% 80%	150% 53% 57%	0% n/a n/a	59% 77% 52%	28% 79% 65%	122% 75% 73%	90% 59% 73%	37% 78% 65%	190% 93% 68%	42% 57% 43%	19% 95% 52%	85% 66% 66%	176% 49% 51%	19% 53% 84%	52% 71% 83%

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

Listing & Sales Activity Summary

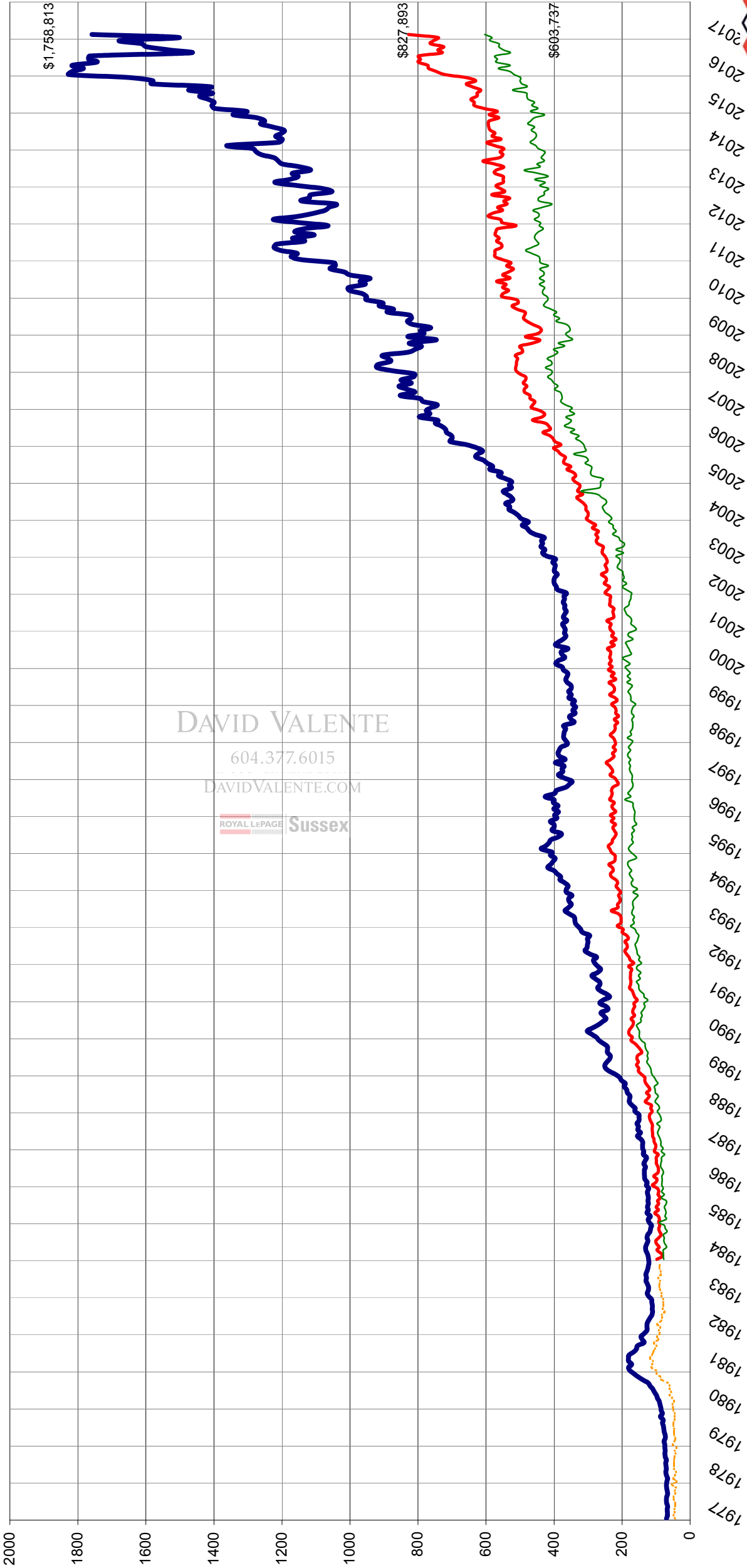
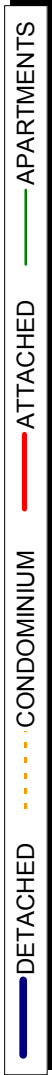
Listings

Sales

	1 Feb 2016	2 Jan 2017	3 Feb 2017	Col. 2 & 3 Percentage Variance	5 Feb 2016	6 Jan 2017	7 Feb 2017	Col. 6 & 7 Percentage Variance	9 Dec 2015 - Feb 2016	10 Dec 2016 - Feb 2017	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	257	178	149	-16.3	150	40	47	17.5	350	129	-63.1
ATTACHED	102	71	74	4.2	78	27	36	33.3	196	90	-54.1
APARTMENTS	281	205	202	-1.5	235	108	137	26.9	626	354	-43.5
COQUITLAM											
DETACHED	241	115	114	-0.9	177	35	66	88.6	401	148	-63.1
ATTACHED	68	38	33	-13.2	56	19	30	57.9	133	67	-49.6
APARTMENTS	148	123	115	-6.5	136	60	97	61.7	306	219	-28.4
DELTA											
DETACHED	144	106	67	-36.8	60	19	35	84.2	163	72	-55.8
ATTACHED	10	25	17	-32.0	6	8	23	187.5	14	39	178.6
APARTMENTS	27	26	14	-46.2	20	11	15	36.4	45	36	-20.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	247	134	108	-19.4	203	57	79	38.6	426	202	-52.6
ATTACHED	93	62	75	21.0	77	29	52	79.3	163	115	-29.4
APARTMENTS	53	47	73	55.3	48	35	39	11.4	102	102	0.0
NORTH VANCOUVER											
DETACHED	237	137	136	-0.7	159	34	88	158.8	305	170	-44.3
ATTACHED	76	32	37	15.6	54	13	33	153.8	120	62	-48.3
APARTMENTS	162	126	113	-10.3	129	59	94	59.3	293	226	-22.9
NEW WESTMINSTER											
DETACHED	69	19	23	21.1	47	11	7	-36.4	93	27	-71.0
ATTACHED	19	17	23	35.3	11	5	14	180.0	32	25	-21.9
APARTMENTS	139	96	99	3.1	101	47	87	85.1	224	202	-9.8
PORT MOODY/BELCARRA											
DETACHED	68	24	24	0.0	29	8	12	50.0	68	30	-55.9
ATTACHED	25	8	15	87.5	17	13	6	-53.8	41	28	-31.7
APARTMENTS	49	35	43	22.9	34	22	31	40.9	75	75	0.0
PORT COQUITLAM											
DETACHED	93	44	43	-2.3	80	14	27	92.9	141	64	-54.6
ATTACHED	51	22	32	45.5	32	14	16	14.3	75	40	-46.7
APARTMENTS	84	51	54	5.9	76	31	37	19.4	160	93	-41.9
RICHMOND											
DETACHED	382	344	190	-44.8	204	55	92	67.3	543	206	-62.1
ATTACHED	97	106	102	-3.8	100	47	69	46.8	266	163	-38.7
APARTMENTS	274	210	207	-1.4	223	123	177	43.9	530	429	-19.1
SUNSHINE COAST											
DETACHED	103	66	62	-6.1	82	32	44	37.5	180	119	-33.9
ATTACHED	5	10	7	-30.0	10	6	10	66.7	28	19	-32.1
APARTMENTS	17	7	11	57.1	8	7	15	114.3	22	26	18.2
SQUAMISH											
DETACHED	34	31	35	12.9	27	16	16	0.0	61	39	-36.1
ATTACHED	26	34	23	-32.4	20	11	14	27.3	39	37	-5.1
APARTMENTS	32	14	13	-7.1	17	8	14	75.0	34	38	11.8
VANCOUVER EAST											
DETACHED	257	219	180	-17.8	167	51	82	60.8	388	196	-49.5
ATTACHED	44	41	60	46.3	36	12	28	133.3	87	65	-25.3
APARTMENTS	206	153	164	7.2	139	75	119	58.7	335	288	-14.0
VANCOUVER WEST											
DETACHED	412	309	166	-46.3	226	36	93	158.3	493	193	-60.9
ATTACHED	101	73	67	-8.2	75	24	40	66.7	158	87	-44.9
APARTMENTS	684	494	456	-7.7	550	211	369	74.9	1184	817	-31.0
WHISTLER/PEMBERTON											
DETACHED	26	23	17	-26.1	22	12	18	50.0	47	37	-21.3
ATTACHED	32	26	37	42.3	23	22	27	22.7	74	66	-10.8
APARTMENTS	52	36	33	-8.3	57	15	28	86.7	131	71	-45.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	241	166	116	-30.1	141	20	35	75.0	295	86	-70.8
ATTACHED	5	10	15	50.0	9	3	6	100.0	20	12	-40.0
APARTMENTS	31	21	18	-14.3	17	13	16	23.1	44	39	-11.4
GRAND TOTALS											
DETACHED	2811	1915	1430	-25.3	1774	440	741	68.4	3954	1718	-56.6
ATTACHED	754	575	617	7.3	604	253	404	59.7	1446	915	-36.7
APARTMENTS	2239	1644	1615	-1.8	1790	825	1275	54.5	4111	3015	-26.7



Residential Average Sale Prices - January 1977 to February 2017



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

