

Monthly Market Newsletter

• June 2017 •

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Market activity picks up in May

Dear Valued Clients:

Home buyer activity returned to near record levels across the Metro Vancouver housing market in May. Demand for condominiums and townhomes is driving today's activity. First-time buyers and people looking to downsize from their single-family homes are both competing for these two types of housing.

Home buyers are beginning to have more selection to choose from in the detached market, but the number of condominiums for sale continues to decline.

While sales are inching closer to the record-breaking pace of 2016, the market itself looks different. Sales last year were driven by demand for single-family homes. This year, it's clear that townhomes and condominiums are leading the way.

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:



Market activity picks up in May

VANCOUVER, BC – June 2, 2017 – Home buyer activity returned to near record levels across the Metro Vancouver* housing market in May.

Residential property sales in the region totalled 4,364 in May 2017, a decrease of 8.5 per cent from the 4,769 sales in May 2016, an all-time record, and an increase of 22.8 per cent compared to April 2017 when 3,553 homes sold.

Last month's sales were 23.7 per cent above the 10-year May sales average and is the third-highest selling May on record.

"Demand for condominiums and townhomes is driving today's activity," Jill Oudil, Real Estate Board of Greater Vancouver (REBGV) president said. "First-time buyers and people looking to downsize from their single-family homes are both competing for these two types of housing."

New listings for detached, attached and apartment properties in Metro Vancouver totalled 6,044 in May 2017. This represents a 3.9 per cent decrease compared to the 6,289 units listed in May 2016 and a 23.2 per cent increase compared to April 2017 when 4,907 homes were listed.

The month-over-month increase in new listings was led by detached homes at 27.1 per cent, followed by apartments at 22.7 per cent and townhomes at 14.1 per cent.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 8,168, a 5.7 per cent increase compared to May 2016 (7,726) and a 4.5 per cent increase compared to April 2017 (7,813).

"Home buyers are beginning to have more selection to choose from in the detached market, but the number of condominiums for sale continues to decline," Oudil said.

The sales-to-active listings ratio across all residential categories is 53.4 per cent. By property type, the ratio is 31 per cent for detached homes, 76.1 per cent for townhomes, and 94.6 per cent for condominiums.

Generally, analysts say that downward pressure on home prices occurs when the ratio dips below the 12 per cent mark for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

"While sales are inching closer to the record-breaking pace of 2016, the market itself looks different. Sales last year were driven by demand for single-family homes. This year, it's clear that townhomes and condominiums are leading the way," said Oudil. "It's important to work

with your local REALTOR® to understand the different factors affecting the market today.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$967,500. This represents an 8.8 per cent increase over May 2016 and a 2.8 per cent increase compared to April 2017.

Sales of detached properties in May 2017 reached 1,548, a decrease of 17 per cent from the 1,865 detached sales recorded in May 2016. The benchmark price for a detached property is \$1,561,000. This represents a 3.1 per cent increase over May 2016 and a 2.9 per cent increase compared to April 2017.

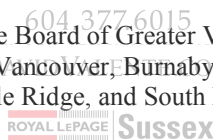
Sales of apartment properties reached 2,025 in May 2017, a decrease of 5.8 per cent compared to the 2,150 sales in May 2016. The benchmark price for an apartment property is \$571,300. This represents a 17.8 per cent increase over May 2016 and a 3.1 per cent increase compared to April 2017.

Attached property sales in May 2017 totalled 791, an increase of 4.9 per cent compared to the 754 sales in May 2016. The benchmark price for an attached property is \$715,400. This represents a 13.1 per cent increase over May 2016 and a 1.9 per cent increase compared to April 2017.

DAVID VALENTE

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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 13,500 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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Real Estate Board of Greater Vancouver

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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	\$867,500	244.6	2.8%	6.9%	6.8%	10.3%	55.1%	55.6%	79.1%
	Greater Vancouver	\$967,500	253.2	2.8%	6.7%	6.5%	8.8%	54.7%	55.0%	85.6%
	Bowen Island	\$870,800	188.8	-0.9%	6.1%	7.0%	20.6%	49.1%	39.3%	41.7%
	Burnaby East	\$900,600	248.6	3.8%	7.4%	7.7%	5.7%	53.6%	56.8%	81.7%
	Burnaby North	\$830,100	249.5	2.0%	5.3%	7.5%	11.4%	55.4%	58.5%	83.5%
	Burnaby South	\$929,800	262.8	2.5%	5.8%	9.4%	14.7%	58.2%	59.8%	94.7%
	Coquitlam	\$818,800	243.0	3.4%	9.5%	8.8%	8.2%	57.1%	60.4%	80.0%
	Ladner	\$801,600	222.8	0.7%	3.5%	-1.6%	-2.7%	48.8%	43.2%	71.4%
	Maple Ridge	\$610,600	206.3	3.6%	7.1%	6.4%	14.2%	56.6%	55.6%	55.5%
	New Westminster	\$584,900	249.1	4.1%	8.5%	11.1%	16.1%	55.4%	56.1%	76.2%
	North Vancouver	\$1,035,800	233.7	3.0%	6.9%	5.3%	8.4%	54.2%	55.8%	75.8%
	Pitt Meadows	\$601,200	219.9	3.4%	7.6%	6.9%	18.4%	55.0%	60.5%	60.6%
	Port Coquitlam	\$647,300	229.4	4.7%	10.0%	12.3%	12.9%	58.2%	57.9%	67.2%
	Port Moody	\$832,900	230.3	3.4%	8.2%	8.9%	11.0%	56.1%	63.1%	71.1%
	Richmond	\$913,500	264.7	2.9%	5.9%	6.4%	7.7%	56.1%	52.8%	96.5%
	Squamish	\$701,300	228.6	1.0%	5.7%	11.8%	21.7%	75.0%	80.3%	83.9%
	Sunshine Coast	\$538,600	188.7	0.4%	6.4%	9.6%	20.5%	51.9%	46.2%	41.5%
	Tsawwassen	\$950,900	238.2	0.7%	5.2%	-0.7%	-1.4%	55.5%	53.9%	82.0%
	Vancouver East	\$1,027,300	300.9	2.9%	7.9%	6.4%	10.3%	60.1%	66.3%	114.3%
	Vancouver West	\$1,283,500	270.5	2.5%	6.1%	4.6%	6.1%	51.5%	52.7%	94.0%
	West Vancouver	\$2,597,000	278.7	3.5%	5.4%	3.5%	0.2%	55.0%	57.2%	100.6%
	Whistler	\$792,000	184.0	-0.3%	3.6%	10.9%	18.3%	72.9%	63.6%	51.3%
Single Family Detached	Lower Mainland	\$1,267,500	269.2	2.9%	6.0%	4.3%	5.2%	60.8%	62.5%	100.0%
	Greater Vancouver	\$1,561,000	287.9	2.9%	5.9%	3.3%	3.1%	61.2%	61.0%	113.1%
	Bowen Island	\$870,800	188.8	-0.9%	6.1%	7.0%	20.6%	49.1%	39.3%	41.7%
	Burnaby East	\$1,237,800	276.8	3.2%	6.7%	5.6%	0.0%	60.7%	61.3%	107.0%
	Burnaby North	\$1,563,200	302.3	2.3%	4.2%	2.8%	-0.6%	59.9%	65.9%	124.3%
	Burnaby South	\$1,682,600	322.1	3.1%	2.8%	2.5%	5.2%	66.8%	67.6%	140.9%
	Coquitlam	\$1,231,200	273.2	3.7%	9.9%	5.9%	3.7%	64.4%	71.3%	104.6%
	Ladner	\$972,000	234.3	0.4%	2.5%	-4.4%	-5.3%	55.5%	48.5%	80.9%
	Maple Ridge	\$760,300	216.6	3.7%	7.0%	6.5%	13.5%	62.7%	63.7%	67.5%
	New Westminster	\$1,093,200	271.2	3.1%	6.5%	6.5%	1.3%	61.0%	59.1%	103.0%
	North Vancouver	\$1,656,500	263.7	3.6%	6.4%	1.9%	3.0%	66.3%	68.2%	99.9%
	Pitt Meadows	\$824,400	232.3	3.6%	6.9%	3.8%	13.1%	64.3%	65.6%	74.7%
	Port Coquitlam	\$967,600	258.1	5.6%	12.5%	12.0%	6.8%	68.9%	71.5%	93.9%
	Port Moody	\$1,430,100	264.1	4.6%	6.5%	4.0%	5.7%	57.7%	69.5%	96.4%
	Richmond	\$1,634,800	327.9	2.9%	4.7%	1.5%	-0.5%	68.3%	59.9%	140.2%
	Squamish	\$880,500	234.1	2.8%	8.6%	11.2%	20.7%	64.5%	71.8%	86.1%
	Sunshine Coast	\$535,500	187.6	0.6%	6.6%	9.6%	20.3%	51.8%	45.9%	40.7%
	Tsawwassen	\$1,209,400	260.4	0.5%	5.0%	-1.1%	-3.8%	63.0%	63.7%	99.2%
	Vancouver East	\$1,513,800	334.6	2.7%	6.2%	2.7%	3.9%	67.5%	75.6%	146.2%
	Vancouver West	\$3,588,300	368.4	2.6%	4.8%	1.9%	4.2%	60.7%	59.4%	154.1%
	West Vancouver	\$3,080,600	292.9	3.4%	4.9%	2.2%	-1.5%	53.1%	57.9%	110.4%
	Whistler	\$1,462,200	202.4	4.9%	7.3%	10.5%	19.2%	55.3%	68.7%	63.5%

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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	\$602,800	218.2	2.3%	7.0%	7.5%	17.6%	51.9%	50.0%	63.4%
	Greater Vancouver	\$715,400	231.2	1.9%	5.9%	7.2%	13.1%	51.9%	52.3%	73.6%
	Burnaby East	\$601,400	215.7	5.1%	11.8%	13.5%	20.8%	42.4%	42.9%	60.5%
	Burnaby North	\$567,400	211.6	0.4%	5.2%	5.9%	17.2%	37.6%	42.5%	55.0%
	Burnaby South	\$612,000	219.6	3.2%	5.7%	6.6%	22.0%	43.9%	44.1%	66.7%
	Coquitlam	\$565,100	207.6	1.9%	7.2%	10.7%	8.1%	44.9%	47.7%	56.4%
	Ladner	\$657,900	218.0	2.1%	6.6%	10.4%	7.1%	45.9%	43.5%	66.9%
	Maple Ridge	\$431,200	209.5	4.0%	9.0%	7.3%	18.8%	55.3%	56.7%	52.8%
	New Westminster	\$591,000	222.0	2.5%	8.3%	15.0%	10.6%	46.5%	48.8%	67.0%
	North Vancouver	\$917,500	219.6	3.3%	7.4%	9.1%	14.9%	52.2%	52.4%	67.9%
	Pitt Meadows	\$516,800	223.6	3.8%	7.7%	8.2%	23.5%	57.5%	60.9%	62.5%
	Port Coquitlam	\$574,100	217.7	3.1%	7.3%	9.1%	15.3%	53.3%	51.0%	60.0%
	Port Moody	\$561,000	189.6	2.6%	8.7%	8.0%	3.7%	36.2%	37.9%	41.2%
	Richmond	\$762,800	246.6	1.7%	4.0%	5.6%	11.3%	50.0%	49.8%	88.0%
	Squamish	\$726,400	263.9	-3.3%	-0.4%	15.7%	26.2%	105.4%	133.3%	119.6%
	Tsawwassen	\$648,800	214.4	2.7%	5.2%	8.4%	6.4%	48.4%	39.5%	64.2%
	Vancouver East	\$792,300	261.2	3.7%	6.9%	3.5%	9.2%	50.3%	52.7%	83.7%
	Vancouver West	\$1,154,200	261.1	2.6%	7.9%	6.0%	11.5%	58.7%	62.6%	95.9%
	Whistler	\$830,100	222.0	-4.9%	-1.5%	7.5%	14.3%	76.2%	72.8%	94.4%
Apartment	Lower Mainland	\$517,600	226.0	3.1%	8.8%	11.8%	19.1%	50.1%	49.6%	60.4%
	Greater Vancouver	\$571,300	229.7	3.1%	8.6%	11.6%	17.8%	50.5%	50.7%	65.4%
	Burnaby East	\$594,000	225.5	5.6%	8.9%	10.2%	8.7%	45.0%	61.3%	52.5%
	Burnaby North	\$539,300	228.0	2.2%	7.1%	13.3%	25.8%	56.7%	57.8%	66.4%
	Burnaby South	\$610,700	245.2	2.6%	8.7%	15.8%	23.1%	58.2%	60.1%	79.2%
	Coquitlam	\$397,100	218.6	3.6%	10.6%	15.7%	21.4%	56.3%	52.0%	57.7%
	Ladner	\$395,800	187.6	0.1%	4.0%	-1.2%	3.4%	28.8%	24.2%	42.6%
	Maple Ridge	\$225,700	163.0	3.3%	7.9%	9.8%	20.7%	34.9%	23.5%	13.2%
	New Westminster	\$430,000	244.9	4.7%	9.6%	13.2%	25.3%	54.4%	56.1%	69.0%
	North Vancouver	\$502,000	204.3	2.5%	8.4%	11.0%	18.8%	42.4%	43.0%	52.0%
	Pitt Meadows	\$338,700	200.2	2.8%	9.3%	10.3%	22.3%	40.5%	54.8%	39.0%
	Port Coquitlam	\$349,900	207.4	4.5%	9.6%	16.0%	24.9%	52.2%	49.4%	44.3%
	Port Moody	\$545,900	227.5	2.8%	9.5%	15.7%	23.3%	65.2%	70.7%	68.4%
	Richmond	\$522,900	220.8	4.1%	9.9%	16.3%	26.2%	48.3%	48.3%	63.1%
	Squamish	\$402,600	193.9	2.0%	8.9%	11.5%	21.7%	94.5%	57.4%	53.3%
	Tsawwassen	\$426,400	179.8	0.8%	5.6%	1.2%	9.2%	34.9%	27.1%	36.6%
	Vancouver East	\$496,800	274.1	3.4%	11.3%	13.5%	23.1%	55.1%	59.9%	86.8%
	Vancouver West	\$737,500	238.7	2.7%	7.1%	7.5%	9.6%	49.4%	51.0%	72.5%
	West Vancouver	\$1,033,000	225.7	4.2%	10.4%	15.7%	21.3%	76.3%	59.1%	64.3%
	Whistler	\$437,700	143.5	1.9%	7.7%	14.3%	24.6%	116.8%	83.3%	13.3%

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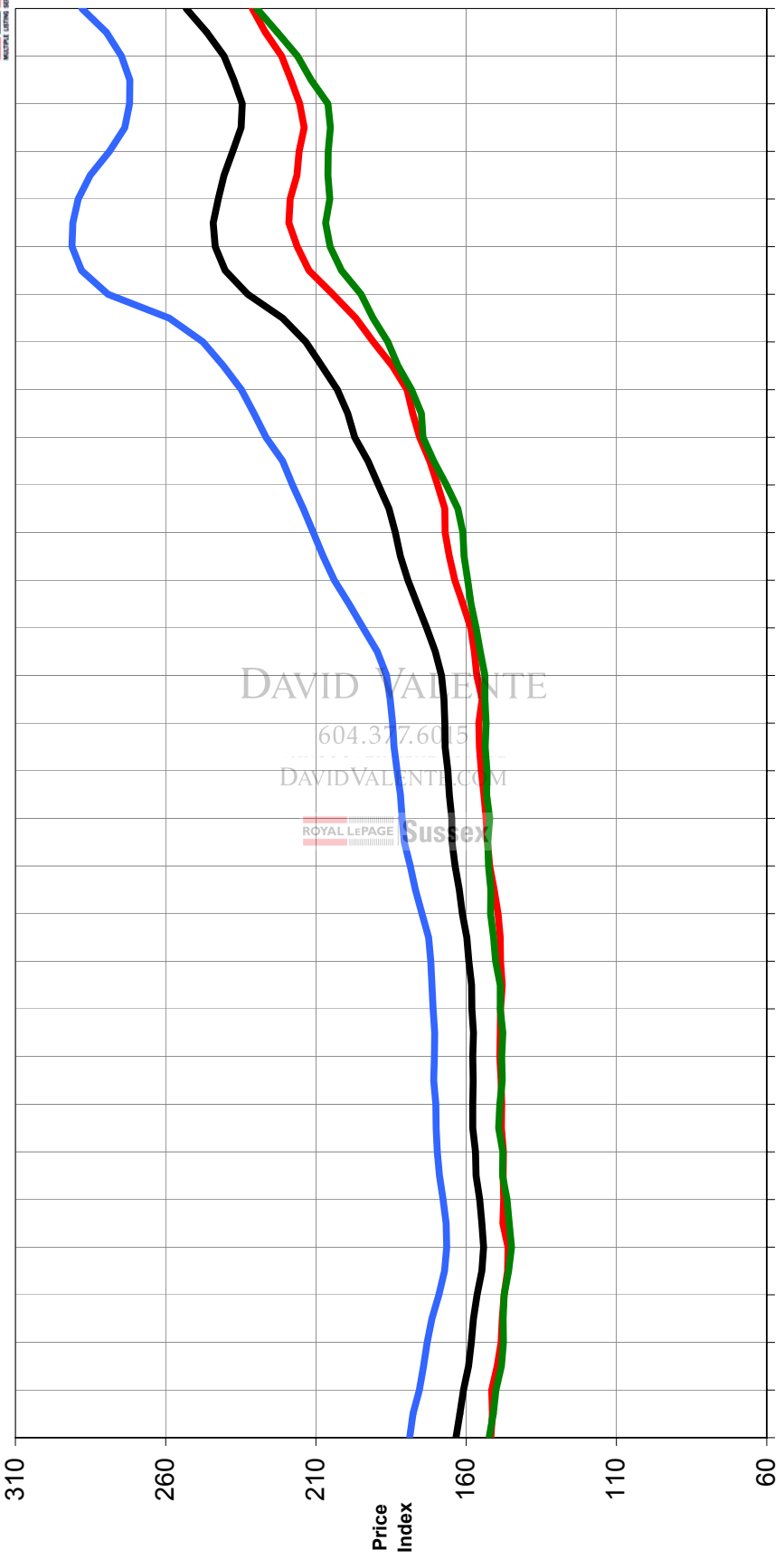
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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100



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MLS® SALES Facts

**May
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
May 2017	Number of Sales	144	70	2	184	37	139	68	30	167	37	82	199	187	63	23	1,548
	Median Selling Price	\$1,673,500	\$1,150,000	n/a	\$825,000	\$1,180,000	\$1,698,000	\$992,000	\$1,382,500	\$1,750,000	\$922,500	\$619,000	\$1,650,000	\$3,402,906	\$3,280,000	\$1,575,000	
	Attached Apartment	105	15	0	\$480,000	\$724,500	\$1,001,200	\$645,000	\$660,000	\$835,000	\$593,000	n/a	\$1,034,500	\$1,450,000	n/a	\$985,000	791
April 2017	Number of Sales	277	19	0	\$329,900	\$452,500	\$650,000	\$369,950	\$565,500	\$478,000	\$386,750	n/a	\$525,750	\$760,000	\$1,065,000	\$350,000	2,025
	Median Selling Price	\$579,000	n/a	n/a	\$329,900	\$452,500	\$650,000	\$369,950	\$565,500	\$478,000	\$386,750	n/a	\$525,750	\$760,000	\$1,065,000	\$350,000	
	Attached Apartment	277	n/a	n/a	\$329,900	\$452,500	\$650,000	\$369,950	\$565,500	\$478,000	\$386,750	n/a	\$525,750	\$760,000	\$1,065,000	\$350,000	n/a
May 2016	Number of Sales	128	80	17	235	47	137	80	34	209	40	133	216	191	102	22	1,865
	Median Selling Price	\$1,700,000	\$1,185,500	n/a	\$714,500	\$1,120,500	\$1,826,000	\$888,000	\$1,280,000	\$1,701,429	\$887,450	\$505,000	\$1,561,000	\$3,527,000	\$3,200,000	\$1,122,000	
	Attached Apartment	103	14	0	\$410,000	n/a	\$1,000,000	\$512,850	\$593,000	\$764,000	\$540,000	n/a	\$933,000	\$1,310,000	n/a	\$725,000	n/a
Jan. - May, 2017 Year-to-date	Number of Sales	407	243	21	\$229,900	\$388,250	\$466,000	\$276,500	\$445,000	\$416,500	\$342,000	n/a	\$445,450	\$675,000	\$758,000	\$328,000	
	Median Selling Price	\$1,600,000	\$1,080,000	\$523,000	\$778,000	\$1,117,500	\$1,726,500	\$917,000	\$1,307,000	\$1,552,500	\$885,000	\$580,000	\$1,552,500	\$3,310,000	\$3,300,000	\$1,857,500	
	Attached Apartment	304	77	1	\$463,900	\$660,150	\$976,500	\$583,450	\$600,000	\$806,000	\$589,900	\$365,900	\$968,000	\$1,347,500	\$2,025,000	\$740,000	n/a
Jan. - May, 2016 Year-to-date	Number of Sales	714	372	33	1,069	231	704	360	189	1,041	165	517	869	1,000	584	111	8,804
	Median Selling Price	\$1,618,400	\$1,205,000	\$425,000	\$702,000	\$1,093,000	\$1,652,000	\$865,000	\$1,280,000	\$1,680,000	\$825,000	\$491,750	\$1,537,000	\$3,530,000	\$3,300,000	\$1,352,500	
	Attached Apartment	400	46	0	\$378,500	\$550,000	\$875,000	\$525,000	\$595,000	\$705,000	\$525,000	\$285,000	\$885,000	\$1,254,000	\$1,686,500	\$723,000	n/a
	Year-to-date	425,000	\$489,000	n/a	\$228,750	\$343,500	\$460,000	\$273,100	\$438,000	\$412,000	\$335,000	\$260,336	\$435,000	\$635,000	\$820,000	\$292,500	

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

MLS® LISTINGS Facts



**May
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
May 2017	Number of Listings	257	239	102	18	279	58	270	98	47	302	60	111	279	198	38	2,675
	% Sales to Listings	Detached 141 Attached 333	60% 70 109% 80%	69% 15 100% 86%	11% 1 0% n/a	66% 77 80 114%	64% 32 158 105%	51% 61 165 82%	69% 51 71 85%	64% 30 57 74%	55% 159 333 77%	62% 32 35 91%	74% 13 12 75%	67% 112 684 77%	32% 12 31 90%	61% 36 25 136%	n/a
April 2017	Number of Listings	187	183	91	13	186	43	162	62	43	264	49	114	241	160	15	2,104
	% Sales to Listings	Detached 118 Attached 271	74% 138 91%	57% 15 100% 100%	54% 0 n/a n/a	75% 67 89 101% 101%	65% 25 145 80% 90%	68% 58 136 62%	73% 34 49 79%	51% 29 52 66%	59% 144 236 84% 97%	69% 23 21 135% 86%	59% 22 7 143%	45% 90 531 69%	41% 17 40 53%	100% 25 34 116%	n/a
May 2016	Number of Listings	288	272	108	16	272	85	240	107	51	408	58	123	303	213	29	2,931
	% Sales to Listings	Detached 134 Attached 288	70% 192 71%	43% 32 74%	0 0 106% n/a	108% 63 86% 71% 135%	21% 149 55% 76% 91%	56% 202 57% 109% 72%	75% 61 106% 103%	67% 53 89% 102%	67% 37 53 107%	51% 169 355 59%	69% 31 24 106% 92%	60% 66 232 73% 78%	48% 19 29 63% 83%	76% 34 34 132% 138%	n/a
Jan. - May. 2017 Year-to-date*	Number of Listings	942	805	469	48	892	178	859	306	167	1,355	225	451	1,190	795	115	10,065
	% Sales to Listings	Detached 478 Attached 1,284	57% 283 700	52% 85 110	44% 4 0	65% 342 412	61% 119 645	55% 227 682	66% 174 299	56% 105 230	46% 680 1,259	59% 147 101	63% 65 47	44% 325 992	31% 69 148	71% 151 180	n/a
Jan. - May. 2016 Year-to-date*	Number of Listings	1,200	1,264	636	63	1,374	340	1,008	496	261	1,801	230	578	1,686	1,050	120	13,532
	% Sales to Listings	Detached 553 Attached 1,437	365 868	89 141	0 0	419 327	92 686	303 802	228 386	143 244	657 1,572	127 142	68 50	273 991	484 3,344	60 161	4,033 11,383
Jan. - May. 2016 Year-to-date*	Number of Listings	60%	67%	58%	52%	78%	68%	70%	73%	72%	58%	72%	89%	59%	56%	93%	n/a
	% Sales to Listings	72%	82%	52%	n/a	87%	79%	88%	80%	82%	78%	79%	81%	80%	68%	89%	n/a
* Year-to-date listings represent a cumulative total of listings rather than total active listings.																	



Listing & Sales Activity Summary

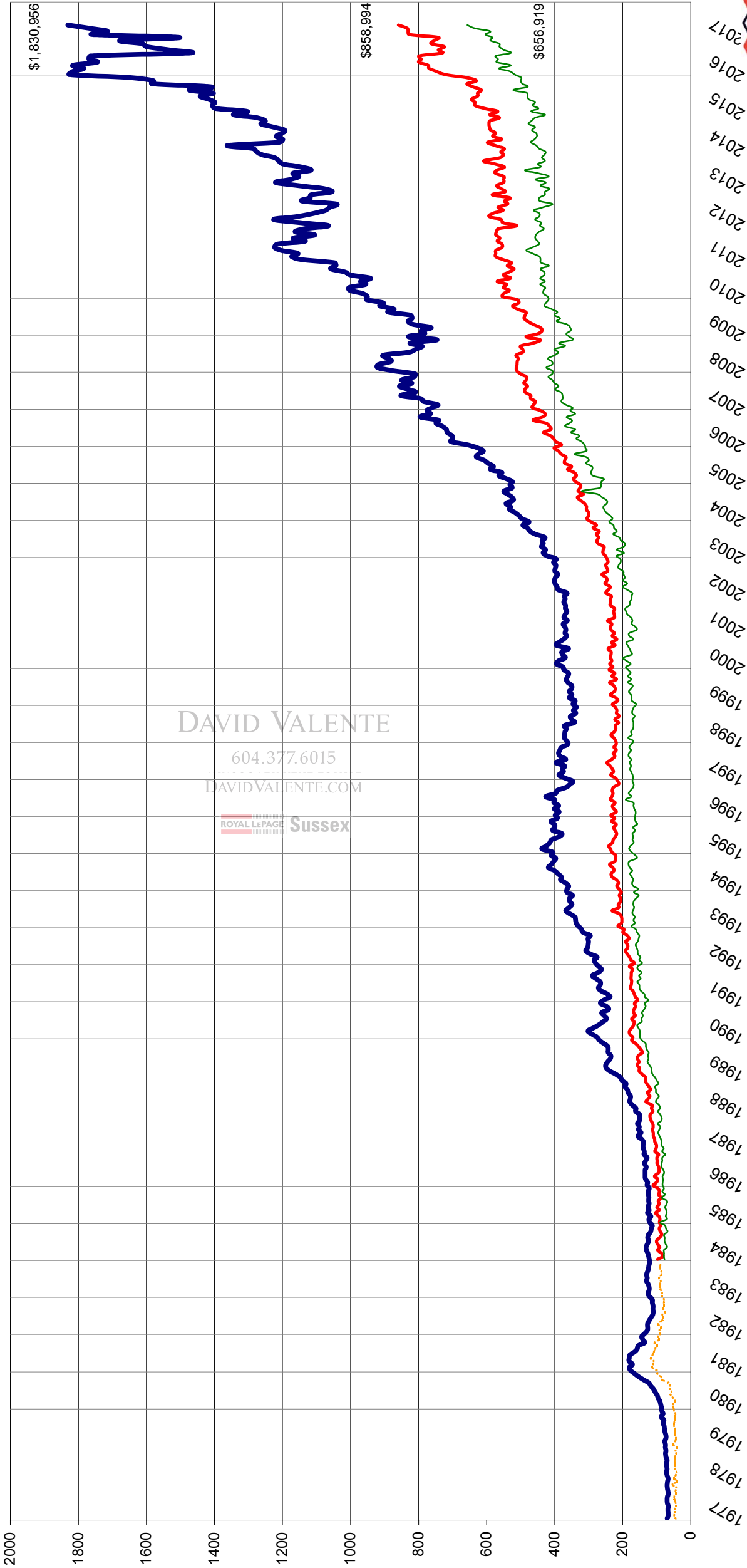
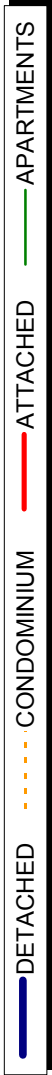
Listings

Sales

	1 May 2016	2 Apr 2017	3 May 2017	Col. 2 & 3 Percentage Variance	5 May 2016	6 Apr 2017	7 May 2017	Col. 6 & 7 Percentage Variance	9 Mar 2016 - May 2016	10 Mar 2017 - May 2017	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	288	187	257	37.4	128	104	116	11.5	467	320	-31.5
ATTACHED	134	118	141	19.5	103	67	105	56.7	272	241	-11.4
APARTMENTS	288	271	333	22.9	267	238	277	16.4	868	735	-15.3
COQUITLAM											
DETACHED	272	183	239	30.6	194	113	144	27.4	565	356	-37.0
ATTACHED	70	74	70	-5.4	73	55	76	38.2	212	180	-15.1
APARTMENTS	192	138	174	26.1	177	126	139	10.3	506	418	-17.4
DELTA											
DETACHED	108	91	102	12.1	80	52	70	34.6	260	189	-27.3
ATTACHED	43	15	15	0.0	14	15	15	0.0	37	46	24.3
APARTMENTS	32	20	22	10.0	25	20	19	-5.0	80	59	-26.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	272	186	279	50.0	235	140	184	31.4	755	446	-40.9
ATTACHED	108	67	77	14.9	77	68	85	25.0	250	220	-12.0
APARTMENTS	63	89	80	-10.1	85	90	91	1.1	227	279	22.9
NORTH VANCOUVER											
DETACHED	240	162	270	66.7	137	110	139	26.4	477	347	-27.3
ATTACHED	56	58	61	5.2	61	36	50	38.9	177	120	-32.2
APARTMENTS	202	136	165	21.3	145	106	135	27.4	443	367	-17.2
NEW WESTMINSTER											
DETACHED	85	43	58	34.9	47	28	37	32.1	162	91	-43.8
ATTACHED	21	25	32	28.0	16	20	24	20.0	51	65	27.5
APARTMENTS	149	145	158	9.0	136	131	166	26.7	392	416	6.1
PORT MOODY/BELCARRA											
DETACHED	51	43	47	9.3	34	22	30	36.4	138	74	-46.4
ATTACHED	37	29	30	3.4	33	19	33	73.7	88	68	-22.7
APARTMENTS	53	52	57	9.6	54	40	42	5.0	146	127	-13.0
PORT COQUITLAM											
DETACHED	107	62	98	58.1	80	45	68	51.1	253	162	-36.0
ATTACHED	36	34	51	50.0	38	27	43	59.3	130	104	-20.0
APARTMENTS	61	49	71	44.9	63	48	60	25.0	220	164	-25.5
RICHMOND											
DETACHED	408	264	302	14.4	209	157	167	6.4	675	475	-29.6
ATTACHED	169	144	159	10.4	95	121	140	15.7	337	370	9.8
APARTMENTS	355	236	333	41.1	325	230	255	10.9	887	760	-14.3
SUNSHINE COAST											
DETACHED	123	114	111	-2.6	133	67	82	22.4	393	208	-47.1
ATTACHED	11	22	13	-40.9	18	13	18	38.5	37	37	0.0
APARTMENTS	7	7	12	71.4	15	10	9	-10.0	41	26	-36.6
SQUAMISH											
DETACHED	58	49	60	22.4	40	34	37	8.8	121	101	-16.5
ATTACHED	31	23	32	39.1	33	31	29	-6.5	76	82	7.9
APARTMENTS	24	21	35	66.7	22	18	32	77.8	84	67	-20.2
VANCOUVER EAST											
DETACHED	358	291	319	9.6	216	142	199	40.1	603	496	-17.7
ATTACHED	66	79	94	19.0	48	48	54	12.5	157	147	-6.4
APARTMENTS	232	214	253	18.2	182	164	212	29.3	585	556	-5.0
VANCOUVER WEST											
DETACHED	303	241	279	15.8	191	109	187	71.6	640	391	-38.9
ATTACHED	109	90	112	24.4	88	62	80	29.0	276	206	-25.4
APARTMENTS	693	531	684	28.8	572	438	526	20.1	1811	1418	-21.7
WHISTLER/PEMBERTON											
DETACHED	29	15	38	153.3	22	15	23	53.3	81	52	-35.8
ATTACHED	34	25	36	44.0	45	29	31	6.9	110	87	-20.9
APARTMENTS	34	34	25	-26.5	47	42	34	-19.0	137	119	-13.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	213	160	198	23.8	102	66	63	-4.5	361	188	-47.9
ATTACHED	19	17	12	-29.4	12	9	8	-11.1	25	26	4.0
APARTMENTS	29	40	31	-22.5	35	21	28	33.3	82	77	-6.1
GRAND TOTALS											
DETACHED	2915	2091	2657	27.1	1848	1204	1546	28.4	5951	3896	-34.5
ATTACHED	944	820	935	14.0	754	620	791	27.6	2235	1999	-10.6
APARTMENTS	2414	1983	2433	22.7	2150	1722	2025	17.6	6509	5588	-14.1



Residential Average Sale Prices - January 1977 to May 2017



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