

## Monthly Market Newsletter

• February 2018 •

- Award Winning Realtor®
- Service Excellence
- Reaching the Globe



### Home buyer demand depends on property type

#### Dear Valued Clients:

Attached and apartment homes are in demand across Metro Vancouver while detached home buyers are facing less competition today.

Demand remains elevated and listings scarce in the attached and apartment markets across Metro Vancouver. Buyers in the detached market are facing less competition and have much more selection to choose. For detached home sellers to be successful, it's important to set prices that reflect today's market trends.

If your planning to Sell or Buy a property in 2018 call me today for a FREE market evaluation on you property!

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."



DAVID VALENTE

c: 604.377.6015

o: 604.984.9711

e: david@davidvalente.com

ROYAL LEPAGE | **Sussex**

# News Release

FOR IMMEDIATE RELEASE:



## Home buyer demand depends on property type

**VANCOUVER, BC – February 2, 2018** – Attached and apartment homes are in demand across Metro Vancouver\* while detached home buyers are facing less competition today.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,818 in January 2018, a 19.4 per cent increase from the 1,523 sales recorded in January 2017, and a 9.8 per cent decrease compared to December 2017 when 2,016 homes sold.

Last month's sales were 7.1 per cent above the 10-year January sales average. By property type, detached sales were down 24.8 per cent from the 10-year January average, attached sales increased 14.3 per cent and apartment sales were up 31.6 per cent over the same period.

"Demand remains elevated and listings scarce in the attached and apartment markets across Metro Vancouver," Jill Oudil, REBGV president said. "Buyers in the detached market are facing less competition and have much more selection to choose. For detached home sellers to be successful, it's important to set prices that reflect today's market trends."

There were 3,796 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2018. This represents an 8.3 per cent decrease compared to the 4,140 homes listed in January 2017 and a 100.7 per cent increase compared to December 2017 when 1,891 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 6,947, a four per cent decrease compared to January 2017 (7,238) and a 0.2 per cent decrease compared to December 2017 (6,958).

For all property types, the sales-to-active listings ratio for January 2018 is 26.2 per cent. By property type, the ratio is 11.6 per cent for detached homes, 32.8 per cent for townhomes, and 57.2 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.

The MLS® Home Price Index composite benchmark price for all residential homes in Metro Vancouver is currently \$1,056,500. This represents a 16.6 per cent increase over January 2017 and a 0.6 per cent increase compared to December 2017.

Detached home sales in January 2018 reached 487, a 9.7 per cent increase from the 444 detached sales recorded in January 2017. The benchmark price for detached properties is \$1,601,500. This represents an 8.3 per cent increase from January 2017 and a 0.3 per cent decrease compared to December 2017.

Apartment home sales reached 1,012 in January 2018, a 22.7 per cent increase compared to the 825 sales in January 2017. The benchmark price of an apartment property is \$665,400. This represents a 27.4 per cent increase from January 2017 and a 1.5 per cent increase compared to December 2017.

Attached home sales in January 2018 totalled 319, a 25.6 per cent increase compared to the 254 sales in January 2017. The benchmark price of an attached unit is \$803,700. This represents a 17.5 per cent increase from January 2017 and unchanged compared to December 2017.

-30-

\*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 2017, 35,993 homes changed ownership in the Board's area, generating \$2.4 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 \$37 billion in 2017.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit [www.rebgv.org](http://www.rebgv.org).

604.377.6815  
DAVID VALENTE  
ROYAL LEPAGE | Sussex

For more information please contact:

**Mark Moldowan**

Senior Writer, Communication

Real Estate Board of Greater Vancouver

604.730.3153

[mmoldowan@rebgv.org](mailto:mmoldowan@rebgv.org)



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	\$961,200	271.2	0.9%	2.1%	4.5%	18.4%	67.1%	79.6%	88.1%
	Greater Vancouver	\$1,056,500	276.2	0.6%	1.4%	3.6%	16.6%	63.0%	78.0%	90.2%
	Bowen Island	\$941,400	204.1	-1.3%	-1.8%	3.1%	13.4%	62.1%	64.3%	49.6%
	Burnaby East	\$958,100	266.5	-0.4%	1.8%	1.8%	14.5%	60.8%	75.4%	83.5%
	Burnaby North	\$916,700	276.8	1.2%	2.7%	6.3%	17.6%	66.8%	80.8%	90.5%
	Burnaby South	\$1,021,100	288.4	1.2%	2.5%	4.6%	16.1%	65.9%	84.3%	101.1%
	Coquitlam	\$933,200	276.8	0.8%	2.6%	5.4%	23.4%	71.0%	88.6%	94.4%
	Ladner	\$867,500	243.5	-1.0%	0.7%	2.4%	9.8%	53.1%	64.9%	75.4%
	Maple Ridge	\$700,000	235.4	1.2%	2.9%	7.5%	22.1%	74.4%	77.4%	69.4%
	New Westminster	\$675,600	289.6	1.2%	3.7%	7.3%	26.1%	75.8%	88.2%	92.9%
	North Vancouver	\$1,093,400	245.7	0.2%	0.0%	0.6%	12.6%	56.7%	71.9%	76.0%
	Pitt Meadows	\$699,600	255.9	1.6%	4.5%	10.7%	25.1%	72.6%	85.6%	80.3%
	Port Coquitlam	\$736,500	259.8	0.4%	2.3%	4.6%	24.7%	73.7%	83.1%	79.2%
	Port Moody	\$929,100	256.8	0.6%	2.6%	7.3%	21.2%	69.7%	86.4%	81.9%
	Richmond	\$1,014,800	296.3	1.1%	3.0%	5.0%	17.0%	67.1%	80.0%	105.5%
	Squamish	\$804,700	257.6	-1.0%	-1.2%	8.9%	19.5%	82.2%	108.9%	96.8%
	Sunshine Coast	\$585,100	205.0	0.3%	-0.6%	3.1%	15.6%	65.7%	64.8%	49.2%
	Tsawwassen	\$998,600	250.8	-1.2%	-0.2%	1.2%	9.5%	59.6%	70.4%	79.4%
	Vancouver East	\$1,094,200	320.4	0.5%	0.9%	1.9%	14.8%	64.5%	84.6%	113.3%
	Vancouver West	\$1,355,400	285.8	0.3%	-0.5%	0.8%	13.7%	55.6%	73.7%	89.5%
	West Vancouver	\$2,610,100	280.6	0.2%	0.2%	-1.6%	7.4%	49.3%	69.6%	93.1%
	Whistler	\$942,400	207.2	-1.5%	-2.6%	11.8%	20.5%	77.5%	98.7%	59.3%
Single Family Detached	Lower Mainland	\$1,323,100	280.7	0.1%	0.1%	0.2%	10.6%	62.3%	78.6%	99.2%
	Greater Vancouver	\$1,601,500	294.3	-0.3%	-0.5%	-0.7%	8.3%	58.0%	76.9%	105.7%
	Bowen Island	\$941,400	204.1	-1.3%	-1.8%	3.1%	13.4%	62.1%	64.3%	49.6%
	Burnaby East	\$1,266,900	283.3	-2.0%	0.7%	-1.5%	10.1%	63.8%	79.6%	100.4%
	Burnaby North	\$1,567,900	303.2	-0.7%	-0.6%	-1.1%	5.9%	56.0%	75.7%	109.8%
	Burnaby South	\$1,668,000	319.3	-0.7%	-2.2%	-2.9%	2.0%	57.2%	80.7%	127.3%
	Coquitlam	\$1,280,600	284.2	-0.2%	0.2%	0.3%	15.5%	64.6%	84.1%	103.6%
	Ladner	\$1,017,200	245.2	-1.2%	-1.0%	0.7%	5.1%	53.0%	66.9%	79.9%
	Maple Ridge	\$833,600	237.5	0.8%	2.7%	5.0%	17.1%	73.4%	81.7%	74.5%
	New Westminster	\$1,148,500	286.5	-0.9%	1.4%	-0.2%	12.4%	67.5%	79.5%	102.2%
	North Vancouver	\$1,670,100	261.2	-0.6%	-1.8%	-2.7%	5.5%	59.1%	80.0%	89.1%
	Pitt Meadows	\$904,600	254.9	1.2%	2.9%	4.2%	17.4%	69.6%	83.6%	84.4%
	Port Coquitlam	\$978,500	260.9	-1.7%	-1.6%	-1.7%	16.9%	65.5%	78.6%	87.3%
	Port Moody	\$1,494,500	276.0	-0.5%	-1.0%	3.3%	11.3%	62.1%	84.1%	95.3%
	Richmond	\$1,690,500	339.5	-0.1%	0.0%	0.5%	8.2%	63.8%	80.2%	132.9%
	Squamish	\$1,003,000	256.0	-1.3%	2.0%	3.4%	18.2%	79.5%	106.6%	97.4%
	Sunshine Coast	\$583,400	204.4	0.6%	-0.2%	3.4%	16.1%	66.3%	64.8%	48.8%
	Tsawwassen	\$1,261,800	271.7	-1.6%	-1.1%	-0.1%	8.5%	66.0%	81.3%	94.2%
	Vancouver East	\$1,564,000	345.7	0.3%	-0.2%	0.1%	8.6%	60.5%	91.1%	140.2%
	Vancouver West	\$3,548,400	364.3	-0.2%	-2.1%	-3.2%	3.8%	50.9%	77.6%	129.1%
	West Vancouver	\$3,099,500	292.6	0.2%	0.1%	-2.5%	5.7%	47.9%	70.8%	99.3%
	Whistler	\$1,680,700	213.1	1.5%	3.1%	5.4%	18.4%	69.9%	86.6%	64.2%

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

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

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



Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$680,900	246.1	0.5%	1.5%	5.8%	19.6%	64.9%	72.5%	74.7%
	Greater Vancouver	\$803,700	259.3	0.0%	0.2%	5.2%	17.5%	61.7%	73.3%	83.0%
	Burnaby East	\$667,900	246.7	1.3%	3.2%	8.7%	20.5%	55.5%	64.8%	73.6%
	Burnaby North	\$733,800	273.9	0.8%	2.1%	6.5%	23.2%	60.7%	75.5%	86.7%
	Burnaby South	\$786,400	270.9	2.8%	3.2%	4.1%	15.5%	60.2%	74.1%	89.7%
	Coquitlam	\$662,600	243.1	0.0%	1.8%	5.0%	20.9%	62.4%	72.0%	75.4%
	Ladner	\$776,000	270.6	-0.1%	4.2%	5.1%	21.5%	63.6%	77.9%	84.5%
	Maple Ridge	\$533,800	247.8	1.2%	0.8%	6.6%	28.7%	78.5%	76.5%	74.4%
	New Westminster	\$694,200	274.5	0.1%	2.3%	7.4%	21.2%	60.7%	75.1%	90.1%
	North Vancouver	\$991,800	241.0	0.9%	1.5%	4.4%	17.6%	61.4%	71.7%	77.5%
	Pitt Meadows	\$590,300	255.4	0.4%	2.8%	8.5%	22.1%	70.2%	87.7%	80.9%
	Port Coquitlam	\$635,600	239.8	0.5%	-1.2%	1.7%	17.5%	66.6%	71.8%	68.5%
	Port Moody	\$632,600	213.8	0.6%	4.3%	5.9%	23.4%	48.4%	54.1%	50.5%
	Richmond	\$822,500	270.3	1.8%	2.8%	4.4%	14.8%	59.5%	72.2%	92.0%
	Squamish	\$786,900	285.9	-6.7%	-12.5%	17.6%	11.7%	85.6%	124.4%	119.9%
	Tsawwassen	\$763,300	284.3	1.1%	3.1%	5.1%	22.9%	69.4%	80.2%	93.8%
	Vancouver East	\$857,600	281.5	-2.5%	0.3%	0.3%	15.0%	56.4%	64.5%	85.2%
	Vancouver West	\$1,247,900	275.6	0.4%	-1.4%	1.3%	11.6%	57.8%	77.1%	92.2%
	Whistler	\$914,300	244.5	-8.5%	-13.0%	19.1%	13.0%	70.0%	96.4%	92.1%
Apartment	Lower Mainland	\$622,800	272.3	2.1%	4.9%	10.1%	30.7%	77.3%	85.6%	81.2%
	Greater Vancouver	\$665,400	267.4	1.5%	3.6%	7.9%	27.4%	71.9%	82.5%	79.8%
	Burnaby East	\$687,700	261.1	0.9%	4.0%	6.2%	28.9%	66.7%	86.6%	64.4%
	Burnaby North	\$618,400	264.0	2.5%	5.3%	12.2%	27.9%	80.8%	88.8%	81.4%
	Burnaby South	\$697,400	280.0	1.8%	5.0%	9.3%	26.5%	75.7%	91.4%	92.0%
	Coquitlam	\$512,600	281.3	1.9%	5.3%	11.6%	35.5%	86.2%	102.8%	89.0%
	Ladner	\$431,300	204.4	-1.2%	2.0%	6.1%	13.2%	39.4%	41.0%	47.4%
	Maple Ridge	\$291,500	210.5	3.3%	8.2%	23.0%	40.7%	76.7%	61.9%	40.1%
	New Westminster	\$513,000	292.4	1.9%	4.5%	9.8%	32.2%	81.2%	93.1%	90.6%
	North Vancouver	\$567,200	230.9	1.2%	1.9%	4.1%	22.9%	55.6%	64.7%	62.0%
	Pitt Meadows	\$436,200	257.8	3.2%	8.0%	22.5%	40.9%	77.8%	86.3%	71.5%
	Port Coquitlam	\$451,700	270.1	2.3%	8.0%	12.6%	37.6%	87.7%	95.7%	74.5%
	Port Moody	\$642,600	267.8	1.6%	4.8%	11.4%	30.3%	90.5%	109.1%	91.1%
	Richmond	\$649,900	277.4	2.0%	6.6%	11.6%	33.0%	81.7%	89.1%	90.9%
	Squamish	\$490,400	236.2	5.5%	8.0%	10.0%	32.1%	86.1%	116.3%	75.9%
	Tsawwassen	\$460,500	194.2	-0.4%	1.8%	5.7%	13.6%	44.3%	41.8%	40.0%
	Vancouver East	\$552,300	304.7	1.2%	2.6%	5.3%	25.9%	74.6%	84.4%	91.4%
	Vancouver West	\$812,400	263.6	0.6%	0.7%	3.7%	21.9%	63.3%	76.0%	76.9%
	West Vancouver	\$1,179,400	238.9	0.7%	1.4%	3.7%	20.0%	62.8%	66.2%	70.9%
	Whistler	\$533,800	175.0	5.2%	7.1%	8.7%	32.7%	111.1%	150.0%	31.8%

**HOW TO READ THE TABLE:**

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

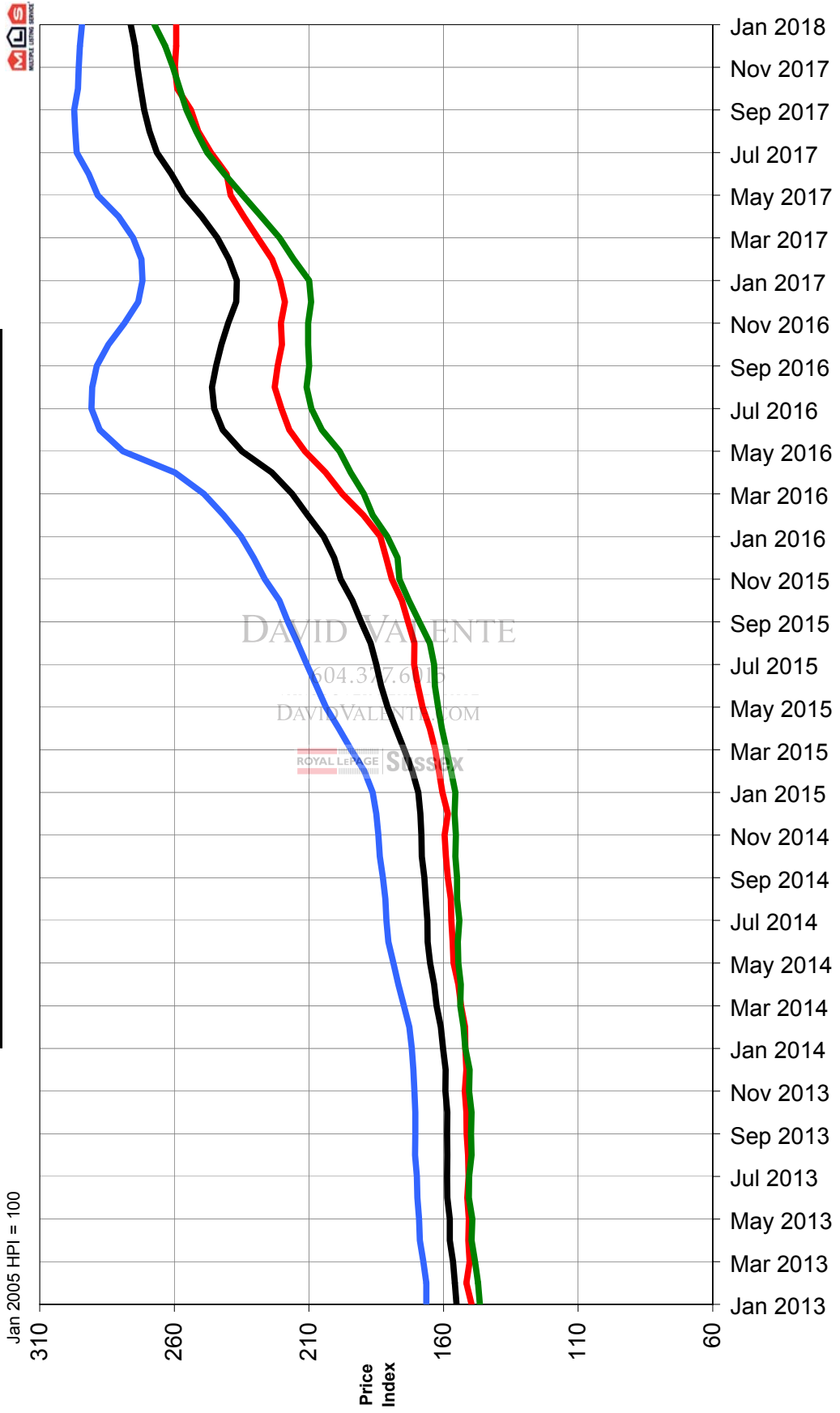
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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

# Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



DAVID VALENTE  
604.327.6115  
DAVIDVALENTE.COM  
ROYAL LEPAGE  
Sussex

# MLS® SALES Facts

**January  
2018**

		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
January 2018	Number of Sales	56	56	14	1	74	11	30	13	3	66	6	36	45	46	15	15	487
	Detached																	
	Attached Apartment	35	19	8	0	42	13	27	16	11	61	10	5	25	24	4	19	319
December 2017	Median Selling Price	\$1,650,000	\$1,265,000	n/a	n/a	\$879,960	n/a	\$1,637,500	n/a	n/a	\$1,760,000	n/a	\$624,500	\$1,596,000	\$3,600,000	n/a	n/a	n/a
	Detached																	
	Attached Apartment	\$730,000	n/a	n/a	n/a	\$548,500	n/a	\$879,000	n/a	n/a	\$885,000	n/a	n/a	\$899,900	\$1,519,000	n/a	n/a	n/a
January 2017	Number of Sales	44	50	26	1	82	17	70	20	10	67	14	49	88	36	30	13	617
	Detached																	
	Attached Apartment	45	32	8	0	40	14	21	17	15	77	18	5	33	26	1	19	371
Jan. - Jan. 2017	Median Selling Price	\$1,585,000	\$1,390,400	\$1,002,500	n/a	\$865,000	n/a	\$1,707,500	\$948,700	n/a	\$1,688,800	n/a	\$695,000	\$1,650,000	\$3,200,000	\$3,600,000	n/a	n/a
	Detached																	
	Attached Apartment	\$795,000	\$749,400	n/a	n/a	\$539,000	n/a	\$965,000	n/a	n/a	\$825,800	n/a	n/a	\$1,190,000	\$1,610,000	n/a	n/a	n/a
Jan. - Year-to-date	Number of Sales	56	56	14	1	74	11	30	13	3	66	6	36	45	46	15	15	487
	Detached																	
	Attached Apartment	35	19	8	0	42	13	27	16	11	61	10	5	25	24	4	19	319
Jan. - Year-to-date	Median Selling Price	\$1,650,000	\$1,265,000	n/a	n/a	\$879,960	n/a	\$1,637,500	n/a	n/a	\$1,760,000	n/a	\$624,500	\$1,596,000	\$3,600,000	n/a	n/a	n/a
	Detached																	
	Attached Apartment	\$730,000	n/a	n/a	n/a	\$548,500	n/a	\$879,000	n/a	n/a	\$885,000	n/a	n/a	\$899,900	\$1,519,000	n/a	n/a	n/a
Jan. - Year-to-date	Number of Sales	40	35	19	4	57	11	34	14	8	55	16	32	51	36	20	12	444
	Detached																	
	Attached Apartment	27	19	8	1	29	5	13	14	13	47	11	6	12	24	3	22	254
Jan. - Year-to-date	Median Selling Price	\$1,500,000	\$1,065,000	n/a	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	n/a
	Detached																	
	Attached Apartment	\$690,000	n/a	n/a	n/a	\$415,500	n/a	n/a	n/a	n/a	\$765,000	n/a	n/a	\$899,900	\$1,519,000	n/a	\$767,500	n/a
Jan. - Year-to-date	Number of Sales	112	80	13	0	82	72	75	29	32	145	6	6	67	243	23	27	1,012
	Detached																	
	Attached Apartment	\$650,000	\$552,500	n/a	n/a	\$351,250	\$501,000	\$691,500	\$425,000	\$595,450	\$600,000	n/a	n/a	\$619,450	\$880,000	\$1,449,000	\$259,000	n/a

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

# MLS® LISTINGS Facts



**January  
2018**

	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
January 2018	Number of Listings	139	84	8	117	27	144	37	20	236	39	66	176	268	137	13	1,675
	% Sales to Listings	40%	17%	13%	63%	41%	21%	35%	15%	28%	15%	55%	26%	17%	11%	115%	618
December 2017	Number of Listings	59	18	2	53	26	47	20	5	100	14	40	88	72	35	20	677
	% Sales to Listings	85%	144%	50%	155%	65%	149%	100%	200%	67%	100%	123%	100%	50%	86%	65%	295
January 2017	Number of Listings	178	106	6	134	19	137	44	24	344	31	66	219	309	166	23	1,921
	% Sales to Listings	22%	18%	67%	43%	58%	25%	32%	33%	16%	52%	48%	23%	12%	12%	52%	575
Jan. - Jan. 2018 Year-to-date*	Number of Listings	164	84	8	117	27	144	37	20	236	39	66	176	268	137	13	1,675
	% Sales to Listings	34%	17%	13%	63%	41%	21%	35%	15%	28%	15%	55%	26%	17%	11%	115%	618
Jan. - Jan. 2017 Year-to-date*	Number of Listings	178	106	6	134	19	137	44	24	344	31	66	219	309	166	23	1,921
	% Sales to Listings	22%	18%	67%	43%	58%	25%	32%	33%	16%	52%	48%	23%	12%	12%	52%	575
Jan. - Jan. 2017 Year-to-date*	Number of Listings	180	18	0	58	83	111	36	33	198	25	10	143	453	31	39	1,503
	% Sales to Listings	45%	57%	0%	67%	46%	79%	55%	79%	59%	63%	125%	34%	30%	25%	95%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	62%	72%	n/a	141%	87%	68%	81%	97%	73%	24%	60%	47%	54%	74%	69%	1,503
	% Sales to Listings	62%	72%	n/a	141%	87%	68%	81%	97%	73%	24%	60%	47%	54%	74%	69%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	78	18	2	53	26	47	20	5	100	14	40	88	72	35	20	677
	% Sales to Listings	41%	5	0	31	15	20	11	16	66	6	3	24	23	3	11	295
Jan. - Jan. 2017 Year-to-date*	Number of Listings	112	6	0	72	54	54	31	13	132	5	6	93	229	10	20	919
	% Sales to Listings	56%	144%	50%	155%	65%	149%	100%	200%	67%	100%	123%	100%	50%	86%	65%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	129%	83%	n/a	56%	157%	144%	103%	85%	107%	220%	100%	125%	110%	100%	90%	n/a
	% Sales to Listings	129%	83%	n/a	56%	157%	144%	103%	85%	107%	220%	100%	125%	110%	100%	90%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	178	106	6	134	19	137	44	24	344	31	66	219	309	166	23	1,921
	% Sales to Listings	22%	18%	67%	43%	58%	25%	32%	33%	16%	52%	48%	23%	12%	12%	52%	575
Jan. - Jan. 2017 Year-to-date*	Number of Listings	71	25	0	62	17	32	22	8	106	34	10	41	73	10	26	575
	% Sales to Listings	205	26	0	47	96	126	51	35	210	14	7	153	494	21	36	1,644
Jan. - Jan. 2017 Year-to-date*	Number of Listings	22%	18%	67%	43%	58%	25%	32%	33%	16%	52%	48%	23%	12%	12%	52%	n/a
	% Sales to Listings	38%	32%	n/a	47%	29%	41%	64%	163%	44%	32%	60%	29%	33%	30%	85%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	53%	42%	n/a	74%	49%	47%	61%	63%	59%	57%	100%	49%	43%	62%	42%	n/a
	% Sales to Listings	53%	42%	n/a	74%	49%	47%	61%	63%	59%	57%	100%	49%	43%	62%	42%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	164	84	8	117	27	144	37	20	236	39	66	176	268	137	13	1,675
	% Sales to Listings	34%	17%	13%	63%	41%	21%	35%	15%	28%	15%	55%	26%	17%	11%	115%	618
Jan. - Jan. 2017 Year-to-date*	Number of Listings	78	14	2	63	28	34	29	14	104	16	4	73	81	16	20	618
	% Sales to Listings	180	18	0	58	83	111	36	33	198	25	10	143	453	31	39	1,503
Jan. - Jan. 2017 Year-to-date*	Number of Listings	34%	17%	13%	63%	41%	21%	35%	15%	28%	15%	55%	26%	17%	11%	115%	n/a
	% Sales to Listings	45%	57%	0%	67%	46%	79%	55%	79%	59%	63%	125%	34%	30%	25%	95%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	62%	72%	n/a	141%	87%	68%	81%	97%	73%	24%	60%	47%	54%	74%	69%	1,503
	% Sales to Listings	62%	72%	n/a	141%	87%	68%	81%	97%	73%	24%	60%	47%	54%	74%	69%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	78	18	2	53	26	47	20	5	100	14	40	88	72	35	20	677
	% Sales to Listings	41%	5	0	31	15	20	11	16	66	6	3	24	23	3	11	295
Jan. - Jan. 2017 Year-to-date*	Number of Listings	112	6	0	72	54	54	31	13	132	5	6	93	229	10	20	919
	% Sales to Listings	56%	144%	50%	155%	65%	149%	100%	200%	67%	100%	123%	100%	50%	86%	65%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	129%	83%	n/a	56%	157%	144%	103%	85%	107%	220%	100%	125%	110%	100%	90%	n/a
	% Sales to Listings	129%	83%	n/a	56%	157%	144%	103%	85%	107%	220%	100%	125%	110%	100%	90%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	178	106	6	134	19	137	44	24	344	31	66	219	309	166	23	1,921
	% Sales to Listings	22%	18%	67%	43%	58%	25%	32%	33%	16%	52%	48%	23%	12%	12%	52%	575
Jan. - Jan. 2017 Year-to-date*	Number of Listings	71	25	0	62	17	32	22	8	106	34	10	41	73	10	26	575
	% Sales to Listings	205	26	0	47	96	126	51	35	210	14	7	153	494	21	36	1,644
Jan. - Jan. 2017 Year-to-date*	Number of Listings	22%	18%	67%	43%	58%	25%	32%	33%	16%	52%	48%	23%	12%	12%	52%	n/a
	% Sales to Listings	38%	32%	n/a	47%	29%	41%	64%	163%	44%	32%	60%	29%	33%	30%	85%	n/a
Jan. - Jan. 2017 Year-to-date*	Number of Listings	53%	42%	n/a	74%	49%	47%	61%	63%	59%	57%	100%	49%	43%	62%	42%	n/a
	% Sales to Listings	53%	42%	n/a	74%	49%	47%	61%	63%	59%	57%	100%	49%	43%	62%	42%	n/a

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



# Listing & Sales Activity Summary

## Listings

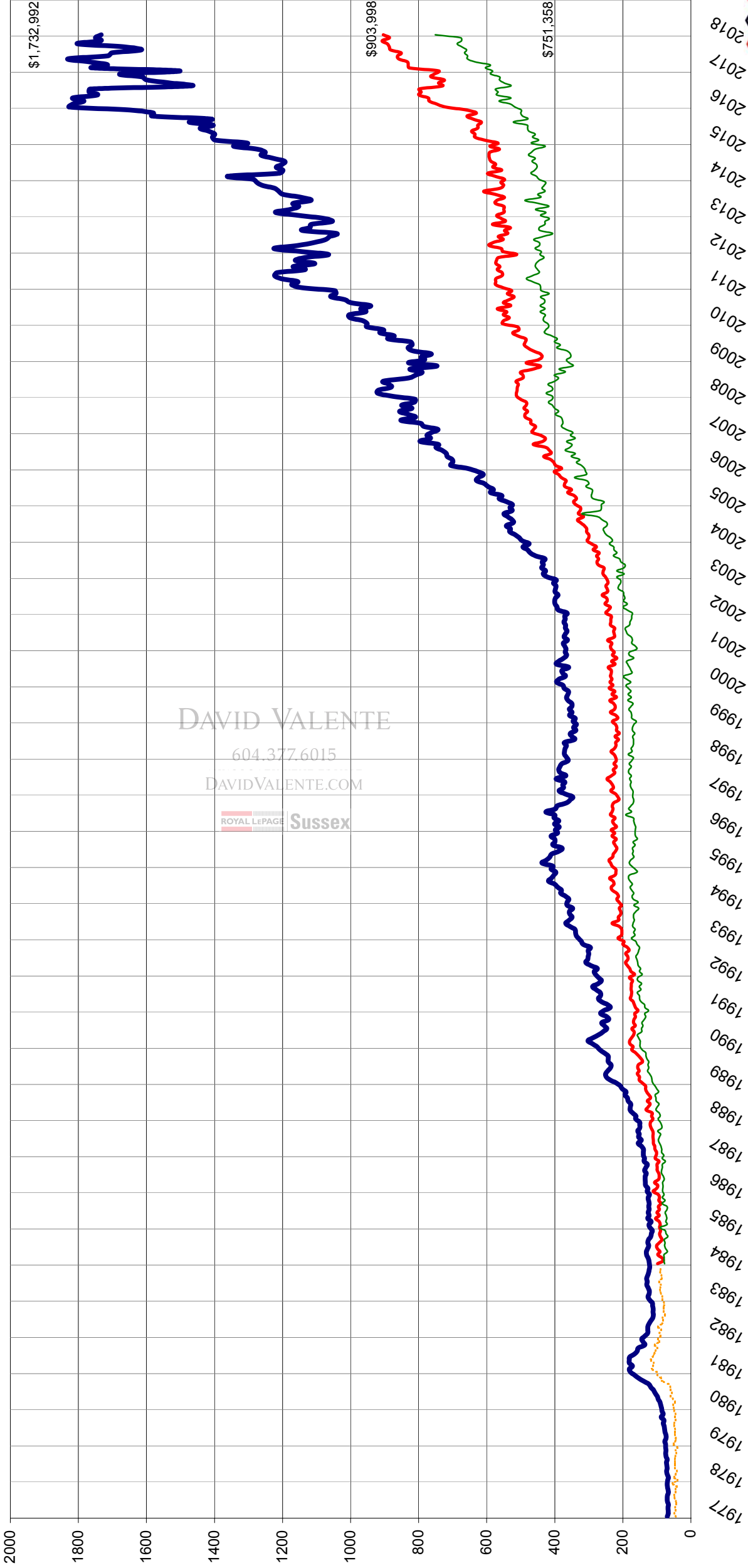
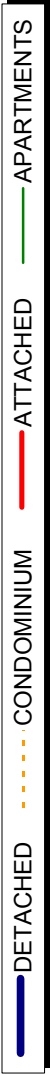
## Sales

	1 Jan 2017	2 Dec 2017	3 Jan 2018	Col. 2 & 3 Percentage Variance	5 Jan 2017	6 Dec 2017	7 Jan 2018	Col. 6 & 7 Percentage Variance	9 Nov 2016 - Jan 2017	10 Nov 2017 - Jan 2018	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	178	78	164	110.3	40	44	56	27.3	130	176	35.4
ATTACHED	71	41	78	90.2	27	45	35	-22.2	90	127	41.1
APARTMENTS	205	112	180	60.7	108	145	112	-22.8	381	454	19.2
<b>COQUITLAM</b>											
DETACHED	115	59	139	135.6	35	50	56	12.0	136	186	36.8
ATTACHED	38	20	42	110.0	19	32	19	-40.6	68	93	36.8
APARTMENTS	123	82	85	3.7	60	79	80	1.3	211	265	25.6
<b>DELTA</b>											
DETACHED	106	18	84	366.7	19	26	14	-46.2	72	77	6.9
ATTACHED	25	5	14	180.0	8	8	8	0.0	26	23	-11.5
APARTMENTS	26	6	18	200.0	11	5	13	160.0	33	24	-27.3
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	134	53	117	120.8	57	82	74	-9.8	206	269	30.6
ATTACHED	62	31	63	103.2	29	40	42	5.0	113	123	8.8
APARTMENTS	47	72	58	-19.4	35	40	82	105.0	108	179	65.7
<b>NORTH VANCOUVER</b>											
DETACHED	137	47	144	206.4	34	70	30	-57.1	143	176	23.1
ATTACHED	32	20	34	70.0	13	21	27	28.6	55	85	54.5
APARTMENTS	126	54	111	105.6	59	78	75	-3.8	218	288	32.1
<b>NEW WESTMINSTER</b>											
DETACHED	19	26	27	3.8	11	17	11	-35.3	33	54	63.6
ATTACHED	17	15	28	86.7	5	14	13	-7.1	22	40	81.8
APARTMENTS	96	54	83	53.7	47	85	72	-15.3	188	285	51.6
<b>PORT MOODY/BELCARRA</b>											
DETACHED	24	5	20	300.0	8	10	3	-70.0	28	31	10.7
ATTACHED	8	16	14	-12.5	13	15	11	-26.7	30	42	40.0
APARTMENTS	35	13	33	153.8	22	11	32	190.9	63	82	30.2
<b>PORT COQUITLAM</b>											
DETACHED	44	20	37	85.0	14	20	13	-35.0	60	60	0.0
ATTACHED	22	11	29	163.6	14	17	16	-5.9	46	57	23.9
APARTMENTS	51	31	36	16.1	31	32	29	-9.4	107	104	-2.8
<b>RICHMOND</b>											
DETACHED	344	100	236	136.0	55	67	66	-1.5	179	207	15.6
ATTACHED	106	66	104	57.6	47	77	61	-20.8	149	222	49.0
APARTMENTS	210	132	198	50.0	123	141	145	2.8	393	477	21.4
<b>SUNSHINE COAST</b>											
DETACHED	66	40	66	65.0	32	49	36	-26.5	116	135	16.4
ATTACHED	10	3	4	33.3	6	5	5	0.0	13	19	46.2
APARTMENTS	7	6	10	66.7	7	6	6	0.0	25	19	-24.0
<b>SQUAMISH</b>											
DETACHED	31	14	39	178.6	16	14	6	-57.1	37	42	13.5
ATTACHED	34	6	16	166.7	11	18	10	-44.4	38	38	0.0
APARTMENTS	14	5	25	400.0	8	11	6	-45.5	36	30	-16.7
<b>VANCOUVER EAST</b>											
DETACHED	219	88	176	100.0	51	88	45	-48.9	191	227	18.8
ATTACHED	41	24	73	204.2	12	33	25	-24.2	64	109	70.3
APARTMENTS	153	93	143	53.8	75	116	67	-42.2	316	353	11.7
<b>VANCOUVER WEST</b>											
DETACHED	309	72	268	272.2	36	36	46	27.8	168	165	-1.8
ATTACHED	73	23	81	252.2	24	26	24	-7.7	91	92	1.1
APARTMENTS	494	229	453	97.8	211	251	243	-3.2	744	874	17.5
<b>WHISTLER/PEMBERTON</b>											
DETACHED	23	20	13	-35.0	12	13	15	15.4	34	47	38.2
ATTACHED	26	11	20	81.8	22	19	19	0.0	72	54	-25.0
APARTMENTS	36	20	39	95.0	15	18	27	50.0	81	68	-16.0
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	166	35	137	291.4	20	30	15	-50.0	77	82	6.5
ATTACHED	10	3	16	433.3	3	1	4	300.0	10	12	20.0
APARTMENTS	21	10	31	210.0	13	10	23	130.0	36	46	27.8
<b>GRAND TOTALS</b>											
DETACHED	1915	675	1667	147.0	440	616	486	-21.1	1610	1934	20.1
ATTACHED	575	295	616	108.8	253	371	319	-14.0	887	1136	28.1
APARTMENTS	1644	919	1503	63.5	825	1028	1012	-1.6	2940	3548	20.7



REAL ESTATE BOARD  
OF GREATER VANCOUVER

# Residential Average Sale Prices - January 1977 to January 2018



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

