

DAVID VALENTE

Vancouver. North Shore.
Real Estate.

Monthly Market Newsletter

• May 2019 •

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Reduced demand and increased supply remain the trend across Metro Vancouver's housing market

Dear Valued Clients:

Decreased demand continues to allow the supply of homes for sale to accumulate across the Metro Vancouver housing market. Government policy continues to hinder home sale activity. The federal government's mortgage stress test has reduced buyers' purchasing power by about 20 per cent, which is causing people at the entry-level side of the market to struggle to secure financing. Suppressing housing activity through government policy not only reduces home sales, it harms the job market, economic growth and creates pent-up demand.

There are more homes for sale in our market today than we've seen since October 2014. This trend is more about reduced demand than increased supply. The number of new listings coming on the market each month are consistent with our long-term averages. It's the reduced sales activity that's allowing listings to accumulate.

Enclosed is this month's 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."

This communication is not intended to cause or induce breach of an existing agency relationship.



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News Release

FOR IMMEDIATE RELEASE:



Reduced demand and increased supply remain the trend across Metro Vancouver's housing market

VANCOUVER, BC – May 2, 2019 – Decreased demand continues to allow the supply of homes for sale to accumulate across the Metro Vancouver* housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,829 in April 2019, a 29.1 per cent decrease from the 2,579 sales recorded in April 2018, and a 5.9 per cent increase from the 1,727 homes sold in March 2019.

Last month's sales were 43.1 per cent below the 10-year April sales average.

“Government policy continues to hinder home sale activity. The federal government's mortgage stress test has reduced buyers' purchasing power by about 20 per cent, which is causing people at the entry-level side of the market to struggle to secure financing,” Ashley Smith, REBGV president said. “Suppressing housing activity through government policy not only reduces home sales, it harms the job market, economic growth and creates pent-up demand.”

There were 5,742 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2019. This represents a 1.3 per cent decrease compared to the 5,820 homes listed in April 2018 and a 16 per cent increase compared to March 2019 when 4,949 homes were listed.

The total number of homes currently listed for sale on the MLS® in Metro Vancouver is 14,357, a 46.2 per cent increase compared to April 2018 (9,822) and a 12.4 per cent increase compared to March 2019 (12,774).

“There are more homes for sale in our market today than we've seen since October 2014. This trend is more about reduced demand than increased supply,” Smith said. “The number of new listings coming on the market each month are consistent with our long-term averages. It's the reduced sales activity that's allowing listings to accumulate.”

The overall sales-to-active listings ratio for April 2019 is 12.7 per cent. By property type, the ratio is 9.4 per cent for detached homes, 15.4 per cent for townhomes, and 15.3 per cent for apartments.

Generally, analysts say downward pressure on home prices occurs when the ratio dips below 12 per cent 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 properties in Metro Vancouver is currently \$1,008,400. This represents an 8.5 per cent decrease over April 2018, and a 0.3 per cent decrease compared to March 2019.

Detached home sales totalled 586 in April 2019, a 27.4 per cent decrease from the 807 detached sales in April 2018. The benchmark price for a detached home is \$1,425,200. This represents an 11.1 per cent decrease from April 2018, a 0.8 per cent decrease compared to March 2019.

Apartment home sales totalled 885 in April 2019, a 32.3 per cent decrease compared to the 1,308 sales in April 2018. The benchmark price of an apartment is \$656,900 in the region. This represents a 6.9 per cent decrease from April 2018 and is unchanged from March 2019.

Attached home sales totalled 358 in April 2019, a 22.8 per cent decrease compared to the 464 sales in April 2018. The benchmark price of an attached home is \$783,300. This represents a 7.5 per cent decrease from April 2018 and is unchanged from March 2019.

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*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

The real estate industry is a key economic driver in British Columbia. In 2018, 24,619 homes changed ownership in the Board's area, generating \$1.7 billion in economic spin-off activity and an estimated 11,720 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$26 billion in 2018.

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.



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	\$955,400	262.3	0.0%	-0.1%	-4.0%	-7.1%	23.2%	65.9%	101.2%
	Greater Vancouver	\$1,008,400	261.1	-0.3%	-1.1%	-5.1%	-8.5%	16.8%	59.5%	99.5%
	Bowen Island	\$990,800	214.8	0.3%	2.2%	2.3%	-0.2%	45.9%	73.2%	75.5%
	Burnaby East	\$949,700	263.4	1.1%	-0.7%	-5.3%	-8.5%	18.1%	58.8%	101.2%
	Burnaby North	\$871,700	263.2	0.2%	-0.3%	-4.6%	-7.3%	20.5%	63.4%	100.3%
	Burnaby South	\$975,400	275.5	-0.6%	-1.4%	-4.3%	-6.6%	25.5%	66.0%	110.1%
	Coquitlam	\$897,400	266.2	-0.7%	-1.6%	-4.7%	-7.7%	24.3%	72.3%	110.9%
	Ladner	\$824,800	231.5	-0.7%	-1.2%	-4.8%	-6.0%	4.5%	53.1%	77.1%
	Maple Ridge	\$755,300	240.5	0.3%	0.4%	-3.5%	-6.8%	38.8%	78.8%	90.7%
	New Westminster	\$659,300	289.7	1.5%	0.2%	-5.9%	-6.6%	37.0%	76.3%	113.6%
	North Vancouver	\$1,019,500	232.4	0.1%	0.0%	-4.3%	-9.6%	13.1%	54.1%	88.0%
	Pitt Meadows	\$741,900	269.7	-1.1%	-2.4%	-4.3%	-6.5%	47.0%	85.9%	106.4%
	Port Coquitlam	\$741,700	253.9	-0.5%	-1.9%	-3.2%	-8.4%	27.0%	74.4%	94.7%
	Port Moody	\$905,200	250.2	0.0%	-0.8%	-4.8%	-7.1%	25.7%	72.1%	100.8%
	Richmond	\$956,500	275.6	-0.5%	-2.0%	-5.9%	-9.1%	14.6%	58.8%	106.0%
	Squamish	\$773,900	242.9	2.5%	2.0%	-0.9%	-5.2%	42.4%	94.5%	90.8%
	Sunshine Coast	\$616,200	215.9	1.0%	1.9%	2.8%	-0.1%	45.8%	77.1%	73.6%
	Tsawwassen	\$944,900	237.3	1.4%	0.0%	-5.2%	-7.8%	4.9%	55.8%	84.1%
	Vancouver East	\$1,016,000	297.5	-0.9%	-0.9%	-5.7%	-8.8%	14.4%	59.2%	115.6%
	Vancouver West	\$1,225,000	258.3	-1.2%	-3.0%	-6.9%	-10.7%	5.2%	45.8%	94.4%
	West Vancouver	\$2,212,900	237.9	0.0%	-1.1%	-6.1%	-15.5%	-10.5%	33.5%	97.6%
	Whistler	\$927,200	200.8	2.3%	2.8%	-1.5%	-6.2%	45.6%	99.8%	56.1%
Single Family Detached	Lower Mainland	\$1,225,900	260.2	-0.4%	-0.6%	-4.6%	-8.4%	9.0%	56.6%	104.4%
	Greater Vancouver	\$1,425,200	262.4	-0.8%	-1.9%	-6.5%	-11.1%	1.0%	48.5%	104.0%
	Bowen Island	\$990,800	214.8	0.3%	2.2%	2.3%	-0.2%	45.9%	73.2%	75.5%
	Burnaby East	\$1,172,600	262.2	1.5%	0.4%	-6.2%	-11.9%	4.3%	52.2%	105.5%
	Burnaby North	\$1,391,000	269.0	-1.5%	-1.7%	-6.5%	-12.8%	-2.8%	45.2%	105.0%
	Burnaby South	\$1,532,100	293.3	-0.8%	-0.1%	-6.0%	-8.6%	2.7%	53.2%	129.1%
	Coquitlam	\$1,156,200	256.6	-0.5%	-3.2%	-7.7%	-11.4%	6.2%	56.8%	104.8%
	Ladner	\$961,200	231.7	0.7%	1.9%	-2.4%	-4.3%	-1.1%	55.6%	81.4%
	Maple Ridge	\$815,400	232.3	0.2%	1.4%	-4.4%	-6.1%	30.0%	76.4%	91.7%
	New Westminster	\$1,053,100	262.7	1.4%	0.0%	-6.1%	-11.7%	4.9%	53.9%	104.4%
	North Vancouver	\$1,499,400	234.5	-0.2%	-0.8%	-6.0%	-12.0%	-0.3%	51.2%	93.5%
	Pitt Meadows	\$897,100	252.8	-1.7%	-0.5%	-1.3%	-4.9%	32.6%	80.8%	102.7%
	Port Coquitlam	\$917,000	244.5	-0.4%	-2.8%	-6.0%	-11.6%	7.1%	61.8%	96.1%
	Port Moody	\$1,366,200	252.3	-2.6%	-6.1%	-8.3%	-9.5%	8.6%	53.8%	99.8%
	Richmond	\$1,531,000	296.6	-1.0%	-3.2%	-6.3%	-12.3%	-3.2%	51.3%	118.6%
	Squamish	\$985,900	249.2	0.6%	0.3%	1.8%	-4.0%	39.5%	89.8%	103.6%
	Sunshine Coast	\$611,400	214.2	1.1%	1.9%	2.3%	-0.5%	45.1%	76.9%	72.0%
	Tsawwassen	\$1,181,500	254.4	1.8%	2.5%	-4.5%	-6.6%	1.3%	61.0%	100.9%
	Vancouver East	\$1,357,200	300.0	-2.4%	-5.0%	-8.3%	-12.1%	0.9%	50.8%	126.1%
	Vancouver West	\$2,948,400	302.7	-2.6%	-3.3%	-9.8%	-13.4%	-7.9%	33.8%	118.4%
	West Vancouver	\$2,574,100	243.0	-0.4%	-1.9%	-6.7%	-15.7%	-14.3%	30.2%	104.2%
	Whistler	\$1,719,000	219.6	0.8%	0.8%	0.5%	-1.9%	38.4%	81.2%	77.8%

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.

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	\$667,900	240.9	0.4%	-1.1%	-4.4%	-6.5%	31.4%	65.5%	85.9%
	Greater Vancouver	\$783,300	249.3	0.0%	-2.2%	-5.5%	-7.5%	24.0%	61.7%	89.7%
	Burnaby East	\$656,500	242.5	-2.2%	-3.5%	-7.8%	-6.1%	37.3%	57.0%	83.7%
	Burnaby North	\$708,900	264.6	-2.4%	-2.1%	-6.9%	-6.4%	23.5%	62.7%	95.1%
	Burnaby South	\$769,000	264.9	-1.3%	-3.0%	-5.2%	-7.9%	31.8%	62.7%	97.1%
	Coquitlam	\$662,500	243.1	3.8%	-1.5%	-2.7%	-5.7%	24.3%	65.9%	91.9%
	Ladner	\$704,900	245.8	-3.8%	-4.8%	-9.1%	-10.3%	9.6%	46.4%	79.4%
	Maple Ridge	\$542,600	251.9	1.6%	0.7%	-1.9%	-7.3%	50.7%	80.4%	90.5%
	New Westminster	\$685,800	271.2	-0.9%	-1.5%	-5.5%	-4.1%	23.5%	64.0%	101.3%
	North Vancouver	\$957,700	232.7	0.5%	-2.3%	-6.7%	-7.1%	21.7%	58.2%	88.4%
	Pitt Meadows	\$603,400	261.1	-1.1%	-4.8%	-8.8%	-5.0%	48.8%	85.6%	98.4%
	Port Coquitlam	\$615,500	233.0	0.3%	-3.5%	-4.8%	-10.5%	22.8%	65.5%	79.0%
	Port Moody	\$661,000	223.4	3.9%	2.7%	-2.4%	-0.2%	23.8%	61.5%	76.9%
	Richmond	\$780,200	256.4	-1.4%	-3.5%	-8.4%	-7.0%	19.1%	52.9%	93.2%
	Squamish	\$673,900	229.8	2.9%	1.9%	-7.0%	-4.7%	34.5%	83.1%	80.4%
	Tsawwassen	\$696,400	259.4	-1.2%	-4.9%	-7.4%	-10.9%	14.1%	50.9%	89.3%
	Vancouver East	\$816,500	268.0	-0.6%	-3.7%	-2.0%	-12.5%	12.0%	57.8%	91.0%
	Vancouver West	\$1,167,700	257.9	-1.4%	-4.0%	-5.3%	-10.3%	13.9%	56.9%	97.3%
	Whistler	\$886,000	221.6	1.5%	1.6%	-6.9%	-4.5%	41.5%	88.4%	73.9%
Apartment	Lower Mainland	\$647,000	273.4	0.2%	0.7%	-3.4%	-6.3%	43.4%	78.7%	102.8%
	Greater Vancouver	\$656,900	263.6	0.0%	-0.3%	-3.9%	-6.9%	35.0%	70.9%	98.3%
	Burnaby East	\$754,900	289.6	4.5%	1.5%	-0.9%	-6.3%	36.0%	67.6%	108.2%
	Burnaby North	\$611,800	261.2	1.5%	0.9%	-3.1%	-4.5%	45.1%	79.3%	101.1%
	Burnaby South	\$679,200	272.7	-0.3%	-1.3%	-3.2%	-5.1%	43.1%	77.5%	106.6%
	Coquitlam	\$511,500	280.7	-2.2%	-0.8%	-3.3%	-5.9%	52.5%	94.4%	120.8%
	Ladner	\$433,800	205.6	0.3%	-6.4%	-6.7%	-8.2%	20.3%	44.8%	52.9%
	Maple Ridge	\$348,600	248.9	-1.1%	-3.0%	-4.2%	-9.6%	56.5%	77.0%	77.3%
	New Westminster	\$525,600	297.8	1.7%	0.2%	-6.1%	-6.0%	52.6%	84.1%	115.8%
	North Vancouver	\$567,500	227.7	0.1%	1.5%	-2.5%	-8.6%	32.0%	56.3%	80.4%
	Pitt Meadows	\$490,300	289.1	-0.4%	-2.6%	-4.8%	-10.4%	60.3%	88.3%	105.9%
	Port Coquitlam	\$455,800	272.6	-0.9%	-0.6%	-0.5%	-5.3%	57.2%	91.3%	97.5%
	Port Moody	\$633,000	263.8	-0.3%	0.6%	-4.0%	-8.6%	46.1%	94.4%	116.1%
	Richmond	\$654,900	273.4	0.2%	-0.4%	-4.0%	-6.5%	46.5%	75.5%	105.9%
	Squamish	\$490,800	236.4	4.6%	4.8%	0.7%	-9.8%	51.6%	131.5%	76.7%
	Tsawwassen	\$469,500	198.0	1.0%	-5.6%	-5.5%	-8.6%	27.1%	51.3%	47.2%
	Vancouver East	\$547,900	302.3	0.0%	3.3%	-3.7%	-4.7%	36.8%	71.6%	108.8%
	Vancouver West	\$764,600	248.1	-0.6%	-2.4%	-5.6%	-9.2%	15.7%	56.3%	88.8%
	West Vancouver	\$1,128,500	228.6	1.1%	1.8%	-2.5%	-12.9%	24.2%	61.2%	83.0%
	Whistler	\$531,300	174.2	3.9%	5.0%	1.5%	-10.9%	61.4%	170.5%	30.7%

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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.

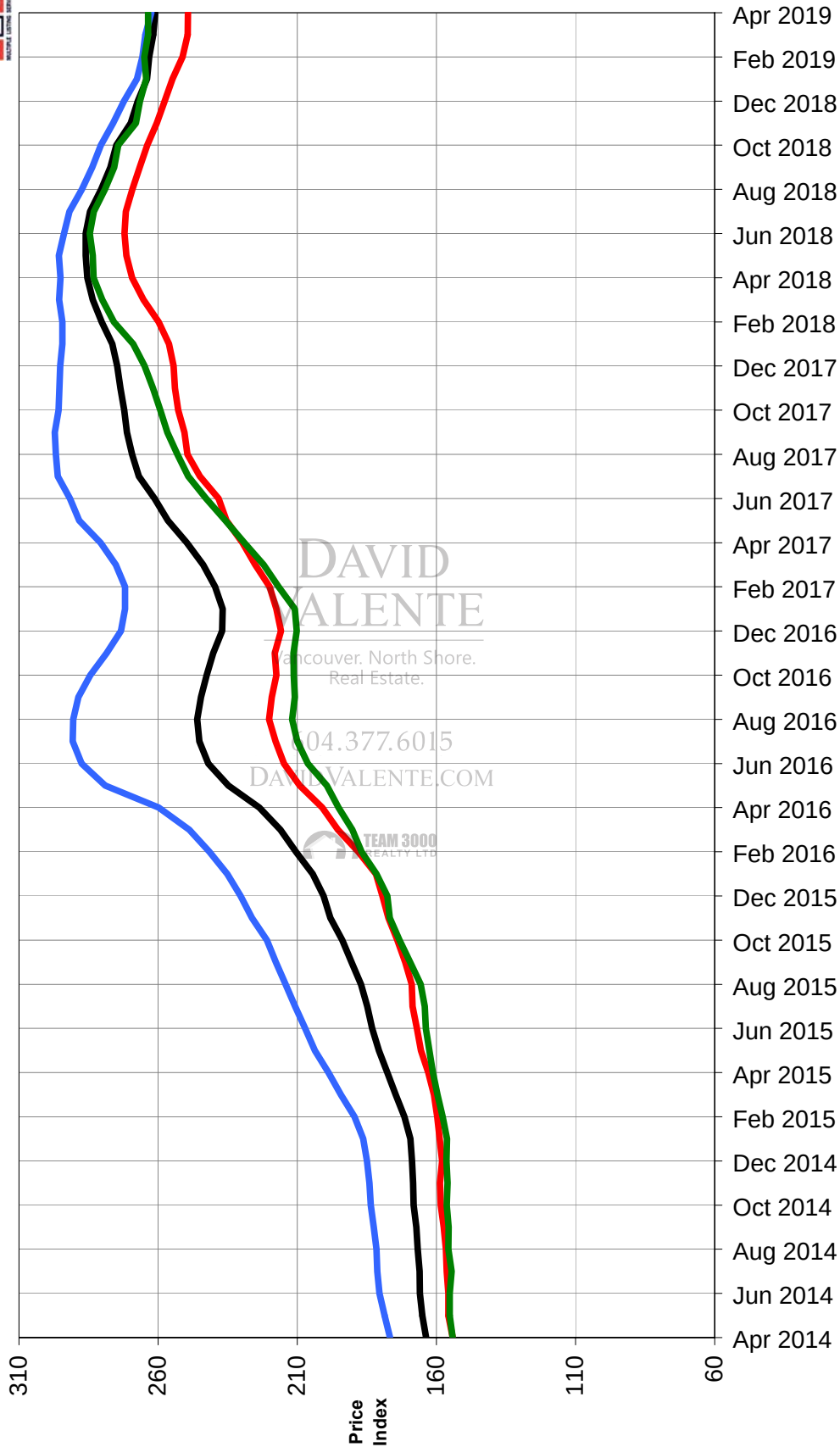
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

Greater Vancouver 5 Year Trend

Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



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MLS® SALES Facts



**April
2019**

		REAL ESTATE BOARD OF GREATER VANCOUVER																
April 2019		TOTALS																
April 2019	Number of Sales	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	
	Detached	53	65	24	0	76	14	53	21	13	41	22	29	66	63	38	8	
	Attached Apartment	35 103	28 60	17 5	0 0	46 28	9 85	31 64	17 29	15 29	42 89	9 9	8 10	34 115	45 233	2	18	
March 2019	Median Selling Price	\$1,425,000	\$1,208,000	\$1,142,500	n/a	\$880,000	n/a	\$1,725,000	\$915,000	n/a	\$1,490,000	\$975,000	\$638,000	\$1,381,000	\$2,999,000	\$2,925,000	n/a	
	Detached																	
	Attached Apartment	\$787,500 \$588,394	\$724,900 \$530,000	n/a n/a	n/a n/a	\$512,500 \$362,500	n/a \$490,000	\$1,025,000 \$631,500	n/a \$410,000	n/a \$520,000	\$829,999 \$533,944	n/a n/a	n/a n/a	n/a n/a	\$969,500 \$540,000	\$1,450,000 \$733,500	n/a n/a	\$1,115,000 n/a
April 2018	Number of Sales	36 43 111	48 33 61	22 12 6	0 0 0	60 47 32	11 5 65	70 22 73	16 19 24	7 8 23	54 30 94	16 19 14	38 2 11	53 28 93	64 34 235	23 3 8	11 20 23	
	Detached																	
	Attached Apartment	\$1,427,000 \$815,000 \$574,250	\$1,165,000 \$808,900 \$527,000	\$1,099,750 n/a n/a	n/a n/a n/a	\$835,000 \$535,000 \$402,500	n/a n/a \$520,000	\$1,547,500 \$976,500 \$600,000	n/a n/a \$407,750	n/a n/a \$580,000	\$1,538,500 \$856,250 \$540,500	n/a n/a n/a	\$610,000 n/a n/a	\$1,385,000 \$950,000 \$558,350	\$2,800,000 \$1,200,000 \$775,000	\$2,380,000 n/a n/a	n/a \$1,190,000 \$376,000	n/a n/a n/a
Jan. - Apr. 2019	Number of Sales	54 60 160	77 31 92	45 8 17	4 0 0	123 50 55	27 13 93	77 42 101	34 19 48	21 16 17	65 79 167	24 17 12	42 9 7	103 53 142	68 47 350	32 4 20	11 16 27	
	Detached																	
	Attached Apartment	\$1,575,000 \$809,900 \$599,000	\$1,310,000 \$870,000 \$608,180	\$1,175,000 n/a n/a	n/a n/a n/a	\$908,000 \$579,950 \$380,000	\$1,180,000 n/a \$535,000	\$1,675,000 \$1,040,000 \$650,000	\$1,030,000 n/a \$453,000	\$1,420,000 n/a n/a	\$1,680,000 \$850,000 \$618,000	\$1,050,000 n/a n/a	\$622,500 n/a n/a	\$1,650,000 \$1,136,000 \$620,000	\$2,970,000 \$1,315,000 \$845,000	\$2,655,000 n/a \$1,053,750	n/a n/a \$388,500	n/a n/a n/a
Year-to-date	Number of Sales	145 131 418	178 110 228	80 44 31	11 0 0	232 159 103	48 31 247	195 95 237	67 61 90	38 33 85	161 126 338	62 54 36	122 22 29	217 106 337	204 123 787	104 9 34	38 61 76	
	Detached																	
	Attached Apartment	\$1,440,000 \$778,000 \$573,500	\$1,175,000 \$761,000 \$514,000	\$1,050,000 \$688,800 \$457,000	n/a n/a n/a	\$835,000 \$525,000 \$369,000	\$1,140,000 \$715,000 \$497,000	\$1,590,000 \$1,010,000 \$605,000	\$900,000 \$639,900 \$404,500	\$1,180,000 \$770,000 \$578,500	\$1,500,000 \$829,999 \$531,388	\$1,000,000 \$641,000 \$444,500	\$599,726 \$470,000 \$439,900	\$1,350,500 \$969,000 \$555,000	\$2,800,000 \$1,270,000 \$748,800	\$2,332,500 n/a \$1,082,500	\$2,092,500 \$1,170,000 \$409,500	n/a n/a n/a
Jan. - Apr. 2018	Number of Sales	212 213 566	271 115 350	123 32 61	11 1 0	395 178 255	80 53 342	232 119 380	105 84 156	39 56 104	260 273 616	73 61 44	157 30 27	308 159 492	220 154 1,274	97 15 69	54 87 118	
	Detached																	
	Attached Apartment	\$1,655,000 \$786,000 \$600,000	\$1,335,000 \$830,000 \$558,000	\$1,140,000 \$678,000 \$551,000	n/a n/a n/a	\$885,000 \$560,000 \$378,000	\$1,237,500 \$775,000 \$526,250	\$1,740,000 \$1,025,000 \$665,000	\$1,025,000 \$702,347 \$447,500	\$1,462,000 \$738,000 \$613,500	\$1,700,000 \$865,000 \$593,000	\$955,000 \$662,500 \$435,000	\$623,324 \$389,950 \$479,100	\$1,615,000 \$1,129,900 \$625,000	\$3,265,000 \$1,398,000 \$850,000	\$2,835,000 n/a \$1,225,000	\$2,092,500 \$1,170,000 \$409,500	n/a n/a n/a
Year-to-date	Median Selling Price	\$1,655,000 \$786,000 \$600,000	\$1,335,000 \$830,000 \$558,000	\$1,140,000 \$678,000 \$551,000	n/a n/a n/a	\$885,000 \$560,000 \$378,000	\$1,237,500 \$775,000 \$526,250	\$1,740,000 \$1,025,000 \$665,000	\$1,025,000 \$702,347 \$447,500	\$1,462,000 \$738,000 \$613,500	\$1,700,000 \$865,000 \$593,000	\$955,000 \$662,500 \$435,000	\$623,324 \$389,950 \$479,100	\$1,615,000 \$1,129,900 \$625,000	\$3,265,000 \$1,398,000 \$850,000	\$2,835,000 n/a \$1,225,000	\$2,092,500 \$1,170,000 \$409,500	n/a n/a n/a

MLS® LISTINGS Facts



**April
2019**

		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
April 2019	Number of Listings	178	188	101	4	223	65	193	54	46	251	32	110	214	226	184	20	2,089
	% Sales to Listings	30%	35%	24%	0%	34%	22%	27%	39%	28%	16%	69%	26%	31%	28%	21%	40%	n/a
March 2019	Number of Listings	116	76	35	0	87	16	84	59	36	166	23	7	91	164	21	28	1,009
	% Sales to Listings	32%	31%	16%	n/a	34%	42%	28%	37%	51%	33%	38%	43%	41%	30%	21%	47%	n/a
April 2018	Number of Listings	240	206	122	9	215	61	243	82	38	257	50	108	337	296	202	22	2,488
	% Sales to Listings	23%	37%	37%	44%	57%	44%	32%	41%	55%	25%	48%	39%	31%	23%	16%	50%	n/a
Jan. - Apr. 2019 Year-to-date*	Number of Listings	598	640	341	18	682	178	631	197	137	937	144	366	772	837	577	85	7,140
	% Sales to Listings	24%	28%	23%	61%	34%	27%	31%	34%	28%	17%	43%	33%	28%	24%	18%	45%	n/a
Jan. - Apr. 2018 Year-to-date*	Number of Listings	427	290	109	5	293	64	279	163	86	556	89	44	285	486	61	130	3,367
	% Sales to Listings	31%	38%	40%	0%	54%	48%	34%	37%	38%	23%	61%	50%	37%	25%	15%	47%	n/a
Jan. - Apr. 2018 Year-to-date*	Number of Listings	1,102	596	109	0	247	597	736	274	167	1,090	70	79	870	2,670	162	155	8,924
	% Sales to Listings	38%	38%	28%	n/a	42%	41%	32%	33%	51%	31%	51%	37%	39%	29%	21%	49%	n/a
Jan. - Apr. 2018 Year-to-date*	Number of Listings	717	632	377	33	660	157	691	214	111	989	168	345	964	1,042	603	82	7,785
	% Sales to Listings	30%	43%	33%	33%	60%	51%	34%	49%	35%	26%	43%	46%	32%	21%	16%	66%	n/a
Jan. - Apr. 2018 Year-to-date*	Number of Listings	353	214	54	8	249	89	196	124	94	475	84	57	317	396	59	130	2,899
	% Sales to Listings	60%	54%	59%	13%	71%	60%	61%	68%	60%	57%	73%	53%	50%	39%	25%	67%	n/a
Jan. - Apr. 2018 Year-to-date*	Number of Listings	833	484	109	0	307	457	553	198	139	994	95	33	803	2,288	137	175	7,605
	% Sales to Listings	68%	72%	56%	n/a	83%	75%	69%	79%	75%	62%	46%	82%	61%	56%	50%	67%	n/a

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



Listing & Sales Activity Summary

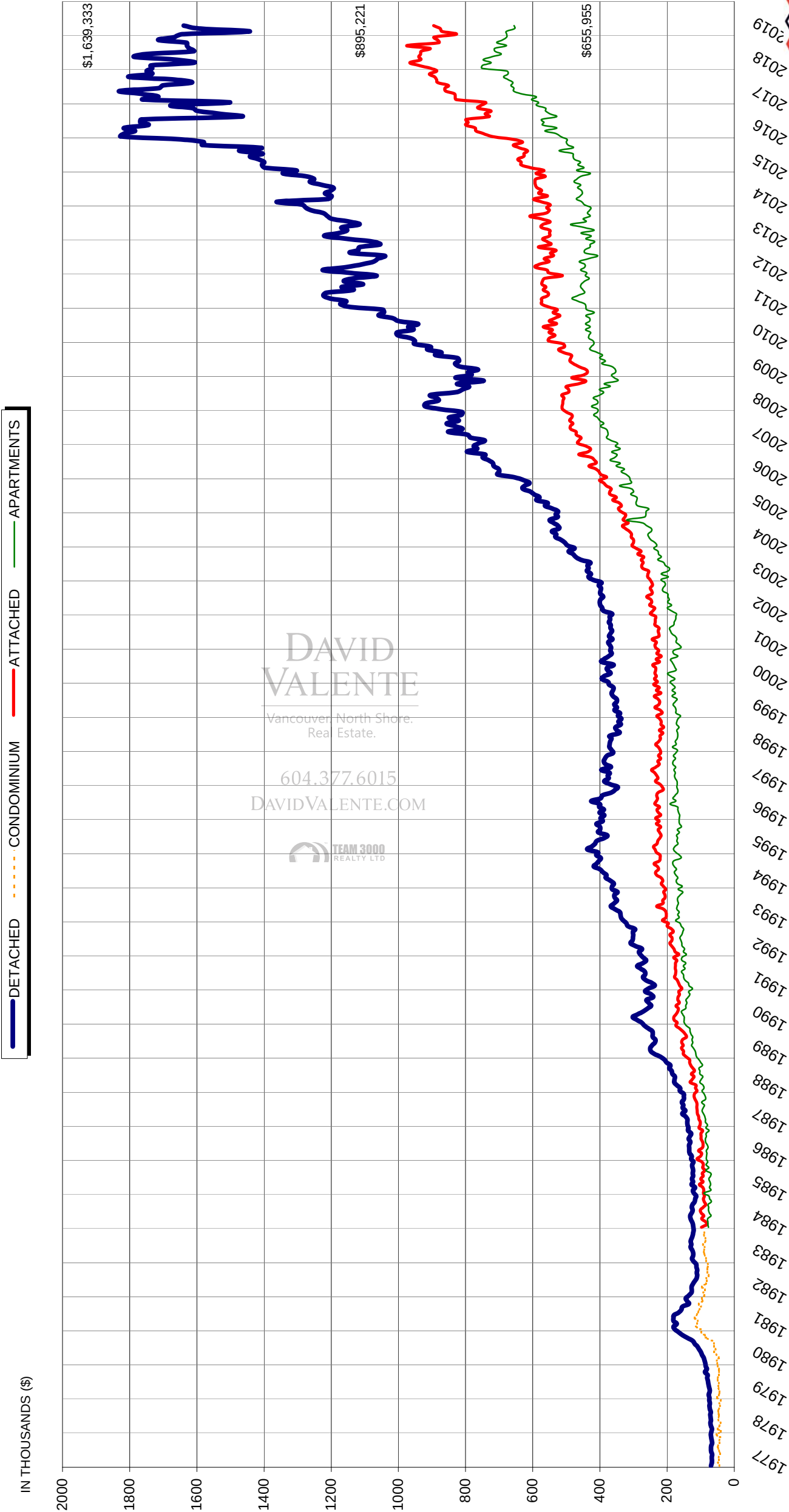
Listings

Sales

	1 Apr 2018	2 Mar 2019	3 Apr 2019	Col. 2 & 3 Percentage Variance	5 Apr 2018	6 Mar 2019	7 Apr 2019	Col. 6 & 7 Percentage Variance	9 Feb 2018 - Apr 2018	10 Feb 2019 - Apr 2019	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	240	163	178	9.2	54	36	53	47.2	156	119	-23.7
ATTACHED	104	119	116	-2.5	60	43	35	-18.6	178	107	-39.9
APARTMENTS	279	279	323	15.8	160	111	103	-7.2	454	338	-25.6
COQUITLAM											
DETACHED	206	169	188	11.2	77	48	65	35.4	215	151	-29.8
ATTACHED	72	83	76	-8.4	31	33	28	-15.2	96	92	-4.2
APARTMENTS	173	157	195	24.2	92	61	60	-1.6	270	186	-31.1
DELTA											
DETACHED	122	100	101	1.0	45	22	24	9.1	109	64	-41.3
ATTACHED	18	23	35	52.2	8	12	17	41.7	24	37	54.2
APARTMENTS	33	33	32	-3.0	17	6	5	-16.7	48	25	-47.9
MAPLE RIDGE/PITT MEADOWS											
DETACHED	215	173	223	28.9	123	60	76	26.7	321	193	-39.9
ATTACHED	79	85	87	2.4	50	47	46	-2.1	136	126	-7.4
APARTMENTS	108	53	82	54.7	55	32	28	-12.5	173	83	-52.0
NORTH VANCOUVER											
DETACHED	243	147	193	31.3	77	70	53	-24.3	202	160	-20.8
ATTACHED	67	66	84	27.3	42	22	31	40.9	92	80	-13.0
APARTMENTS	168	174	228	31.0	101	73	64	-12.3	305	196	-35.7
NEW WESTMINSTER											
DETACHED	61	44	65	47.7	27	11	14	27.3	69	38	-44.9
ATTACHED	31	16	16	0.0	13	5	9	80.0	40	21	-47.5
APARTMENTS	143	142	201	41.5	93	65	85	30.8	270	192	-28.9
PORT MOODY/BELCARRA											
DETACHED	38	28	46	64.3	21	7	13	85.7	36	30	-16.7
ATTACHED	35	21	36	71.4	16	8	15	87.5	45	28	-37.8
APARTMENTS	38	44	57	29.5	17	23	29	26.1	72	67	-6.9
PORT COQUITLAM											
DETACHED	82	54	54	0.0	34	16	21	31.3	92	54	-41.3
ATTACHED	33	39	59	51.3	19	19	17	-10.5	68	52	-23.5
APARTMENTS	67	74	79	6.8	48	24	29	20.8	127	74	-41.7
RICHMOND											
DETACHED	257	224	251	12.1	65	54	41	-24.1	194	131	-32.5
ATTACHED	139	144	166	15.3	79	30	42	40.0	212	101	-52.4
APARTMENTS	284	302	273	-9.6	167	94	89	-5.3	471	272	-42.3
SUNSHINE COAST											
DETACHED	108	115	110	-4.3	42	38	29	-23.7	121	103	-14.9
ATTACHED	21	14	7	-50.0	9	2	8	300.0	25	17	-32.0
APARTMENTS	9	28	23	-17.9	7	11	10	-9.1	21	27	28.6
SQUAMISH											
DETACHED	50	42	32	-23.8	24	16	22	37.5	67	54	-19.4
ATTACHED	29	18	23	27.8	17	19	9	-52.6	51	46	-9.8
APARTMENTS	35	19	24	26.3	12	14	9	-35.7	38	28	-26.3
VANCOUVER EAST											
DETACHED	337	210	214	1.9	103	53	66	24.5	263	173	-34.2
ATTACHED	105	65	91	40.0	53	28	34	21.4	134	93	-30.6
APARTMENTS	272	226	282	24.8	142	93	115	23.7	425	289	-32.0
VANCOUVER WEST											
DETACHED	296	188	226	20.2	68	64	63	-1.6	174	170	-2.3
ATTACHED	129	113	164	45.1	47	34	45	32.4	130	103	-20.8
APARTMENTS	734	688	769	11.8	350	235	233	-0.9	1031	654	-36.6
WHISTLER/PEMBERTON											
DETACHED	22	21	20	-4.8	11	11	8	-27.3	39	29	-25.6
ATTACHED	26	36	28	-22.2	16	20	20	0.0	68	49	-27.9
APARTMENTS	42	35	38	8.6	27	23	18	-21.7	91	59	-35.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	202	120	184	53.3	32	23	38	65.2	82	86	4.9
ATTACHED	17	12	21	75.0	4	3	2	-33.3	11	8	-27.3
APARTMENTS	40	30	38	26.7	20	8	8	0.0	46	27	-41.3
GRAND TOTALS											
DETACHED	2479	1798	2085	16.0	803	529	586	10.8	2140	1555	-27.3
ATTACHED	905	854	1009	18.1	464	325	358	10.2	1310	960	-26.7
APARTMENTS	2425	2284	2644	15.8	1308	873	885	1.4	3842	2517	-34.5



Residential Average Sale Prices - January 1977 to April 2019



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

