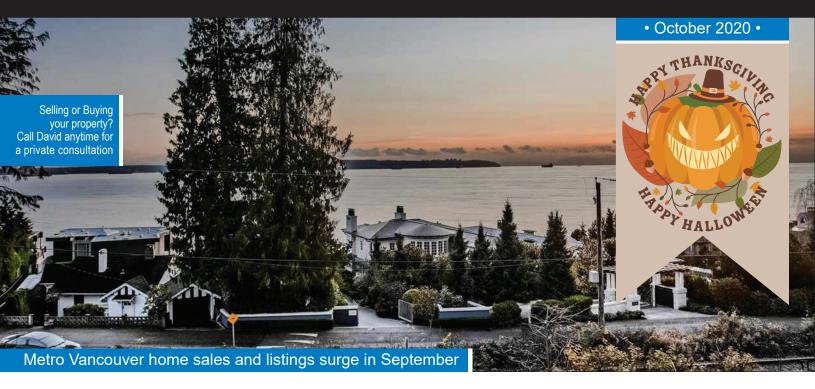


Monthly Market Newsletter



Dear Valued Clients:

Home sale and new listing activity reached record levels in Metro Vancouver in September. We've seen robust home sale and listing activity across Metro Vancouver throughout the summer months. This increased activity can be attributed, in part, to lower interest rates and changing housing needs during the COVID-19 pandemic.

While the pace of new MLS® listings entering the market is increasing, the heightened demand from home buyers is keeping overall supply levels down. This is creating upward pressure on home prices, which have been edging up since the spring.

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

- (v) 604.377.6015
- david@davidvalente.com
- DAVIDVALENTE.COM



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



Metro Vancouver Market Highlights



Stats snapshot from the enclosed monthly market report (REBGV): SEPTEMBER 2020



Metro Vancouver home sales and listings surge in September



Sales-to-active listings ratio - September 2020

Detached homes

Townhomes

28.3% 36.1%

Condominiums 24.8%

Total 27.8%

Source: The Real Estate Board of Greater Vancouver (REBGV)* 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.

DAVID VALENTE









News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver home sales and listings surge in September

VANCOUVER, BC – October 2, 2020 – Home sale and new listing activity reached record levels in Metro Vancouver* in September.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,643 in September 2020, a 56.2 per cent increase from the 2,333 sales recorded in September 2019, and a 19.6 per cent increase from the 3,047 homes sold in August 2020.

Last month's sales were 44.8 per cent above the 10-year September sales average and is the highest total on record for the month.

"We've seen robust home sale and listing activity across Metro Vancouver throughout the summer months," Colette Gerber, REBGV Chair said. "This increased activity can be attributed, in part, to lower interest rates and changing housing needs during the COVID-19 pandemic."

Vancouver, North Shore,

There were 6,402 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in September 2020. This represents a 31.6 per cent increase compared to the 4,866 homes listed in September 2019 and a 10.1 per cent increase compared to August 2020 when 5,813 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 13,096, a 2.6 per cent decrease compared to September 2019 (13,439) and a 2.3 per cent increase compared to August 2020 (12,803).

"While the pace of new MLS® listings entering the market is increasing, the heightened demand from home buyers is keeping overall supply levels down," Gerber said. "This is creating upward pressure on home prices, which have been edging up since the spring."

For all property types, the sales-to-active listings ratio for September 2020 is 27.8 per cent. By property type, the ratio is 28.3 per cent for detached homes, 36.1 per cent for townhomes, and 24.8 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 \$1,041,300. This represents a 5.8 per cent increase over September 2019, and a 0.3 per cent increase compared to August 2020.

Sales of detached homes in September 2020 reached 1,317, a 76.8 per cent increase from the 745 detached sales recorded in September 2019. The benchmark price for detached properties is \$1,507,500. This represents a 7.8 per cent increase from September 2019 and a 1.1 per cent increase compared to August 2020.

Sales of apartment homes reached 1,596 in September 2020, a 36.9 per cent increase compared to the 1,166 sales in September 2019. The benchmark price of an apartment property is \$683,500. This represents a 4.5 per cent increase from September 2019 and a 0.3 per cent decrease compared to August 2020.

Attached home sales in September 2020 totalled 730, a 73 per cent increase compared to the 422 sales in September 2019. The benchmark price of an attached unit is \$809,900. This represents a 5.2 per cent increase from September 2019 and a 0.4 per cent increase compared to August 2020.

-30-

*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 2019, 25,351 homes changed ownership in the Board's area, generating \$1.8 billion in economic spin-off activity and an estimated 12,910 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$25.3 billion in 2019.

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:



Mark Moldowan

Senior Writer & Communication Strategist Real Estate Board of Greater Vancouver 604.730.3153 mmoldowan@rebgv.org











September 2020



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	\$979,800	274.5	0.4%	1.7%	1.8%	5.8%	3.6%	50.9%	87.9%
	Greater Vancouver	\$1,041,300	273.2	0.3%	1.6%	1.4%	5.8%	0.6%	42.5%	82.9%
	Bowen Island	\$1,077,900	233.7	1.0%	10.8%	16.6%	10.5%	12.3%	67.5%	73.6%
	Burnaby East	\$986,800	273.7	0.6%	1.8%	1.4%	7.2%	1.4%	42.2%	85.6%
	Burnaby North	\$894,200	270.0	0.2%	1.0%	0.6%	5.2%	0.9%	45.5%	84.7%
	Burnaby South	\$967,600	273.3	0.4%	-0.8%	0.2%	2.8%	-2.9%	41.8%	83.7%
	Coquitlam	\$941,900	279.4	0.6%	1.3%	1.9%	6.2%	4.0%	53.2%	99.1%
	Ladner	\$852,900	240.1	0.2%	1.5%	2.8%	7.1%	-4.2%	23.8%	63.6%
	Maple Ridge	\$789,200	251.3	0.4%	1.1%	3.0%	5.9%	8.2%	69.0%	89.7%
	New Westminster	\$670,700	295.1	0.5%	0.7%	1.4%	4.7%	6.4%	63.6%	95.9%
	North Vancouver	\$1,109,300	249.3	1.0%	3.4%	3.3%	9.5%	1.1%	41.5%	78.5%
	Pitt Meadows	\$763,600	277.6	0.1%	0.2%	2.0%	4.4%	8.4%	71.5%	99.9%
	Port Coquitlam	\$788,800	270.0	1.6%	2.8%	3.0%	8.9%	6.9%	61.8%	91.8%
	Port Moody	\$921,500	254.7	0.6%	-1.0%	-1.2%	2.4%	3.0%	50.8%	87.1%
	Richmond	\$945,700	282.3	0.1%	1.7%	1.1%	4.8%	-0.7%	41.2%	76.7%
	Squamish	\$819,400	260.7	4.7%	6.1%	5.6%	5.5%	11.9%	66.3%	114.4%
	Sunshine Coast	\$656,500	230.0	1.9%	8.7%	14.7%	9.4%	12.5%	70.6%	75.3%
	Tsawwassen	\$972,800	252.2	1.2%	4.9%	6.1%	9.6%	-1.8%	29.2%	74.4%
	Vancouver East	\$1,105,800	328.6	-0.3%	2.1%	1.0%	7.5%	-0.2%	41.2%	100.1%
	Vancouver West	\$1,271,900	265.6	-1.5%	0.0%	-1.5%	4.0%	-6.4%	28.1%	71.1%
	West Vancouver	\$2,213,400	243.7	1.9%	4.7%	5.0%	6.7%	-13.3%	11.3%	76.0%
	Whistler	\$972,300	226.6	5.2%	6.4%	6.4%	6.1%	19.6%	72.3%	92.2%
Single Family Detached	Lower Mainland	\$1,300,300	277.3	-1.2%	3.4%	4.6%	8.2%	-0.9%	39.3%	90.2%
	Greater Vancouver	\$1,507,500	278.5	1.1%	3.0%	4.6%	7.8%	-5.6%	27.3%	83.1%
	Bowen Island	\$1,077,900	V233.7uve	r. N p.0% Sho	ore 10.8%	16.5%	10.5%	12.3%	67.5%	73.6%
	Burnaby East	\$1,277,200	285.6 Re	1.6%	3.8%	4.2%	10.1%	0.2%	34.8%	96.2%
	Burnaby North	\$1,501,200	290.3	1.6%	0.9%	3.3%	11.6%	-6.0%	23.9%	88.4%
	Burnaby South	\$1,577,600	302.0	37/1.4%)]5	1.2%	5.7%	8.2%	-8.7%	27.5%	99.9%
	Coquitlam	\$1,240,900)A275.4 V	LF0.9%E.(2.5%	4.0%	7.2%	-3.1%	37.4%	93.9%
	Ladner	\$1,013,200	242.5	0.8%	0.6%	3.5%	11.3%	-4.9%	19.6%	68.8%
	Maple Ridge	\$868,000	247.3	1.3%	1.6%	4.2%	7.4%	6.8%	65.2%	91.6%
	New Westminster	\$1,115,200	278.2	RE1.5%LTD	2.5%	3.3%	8.7%	-2.0%	33.9%	86.5%
	North Vancouver	\$1,647,300	259.4	2.0%	5.4%	6.2%	12.6%	-2.8%	33.0%	85.8%
	Pitt Meadows	\$959,900	270.5	1.8%	3.7%	7.0%	9.7%	7.6%	63.2%	98.9%
	Port Coquitlam	\$1,017,900	271.4	2.5%	4.9%	6.0%	12.0%	2.2%	45.9%	91.7%
	Port Moody	\$1,484,800	274.2	1.2%	1.5%	4.6%	5.5%	-0.8%	40.8%	95.3%
	Richmond	\$1,564,600	303.1	1.2%	3.5%	2.7%	5.9%	-11.0%	24.2%	76.5%
	Squamish	\$1,020,400	268.9	3.2%	4.4%	5.0%	4.6%	5.6%	61.4%	107.8%
	Sunshine Coast	\$651,100	228.1	1.9%	8.6%	14.6%	9.5%	12.2%	70.1%	74.0%
	Tsawwassen	\$1,148,800	256.0	0.9%	4.9%	6.2%	11.5%	-2.8%	26.9%	78.5%
	Vancouver East	\$1,499,100	330.2	-0.2%	2.7%	3.5%	9.2%	-3.6%	24.9%	108.2%
	Vancouver West	\$3,084,600	312.0	0.0%	0.3%	3.7%	4.7%	-15.6%	10.2%	72.0%
	West Vancouver	\$2,687,400	253.7	0.6%	3.6%	5.3%	6.6%	-14.3%	8.3%	81.1%
	Whistler	\$1,767,700	245.9	4.9%	4.2%	5.9%	7.5%	10.6%	60.4%	89.9%

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 included duplexes.

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





September 2020

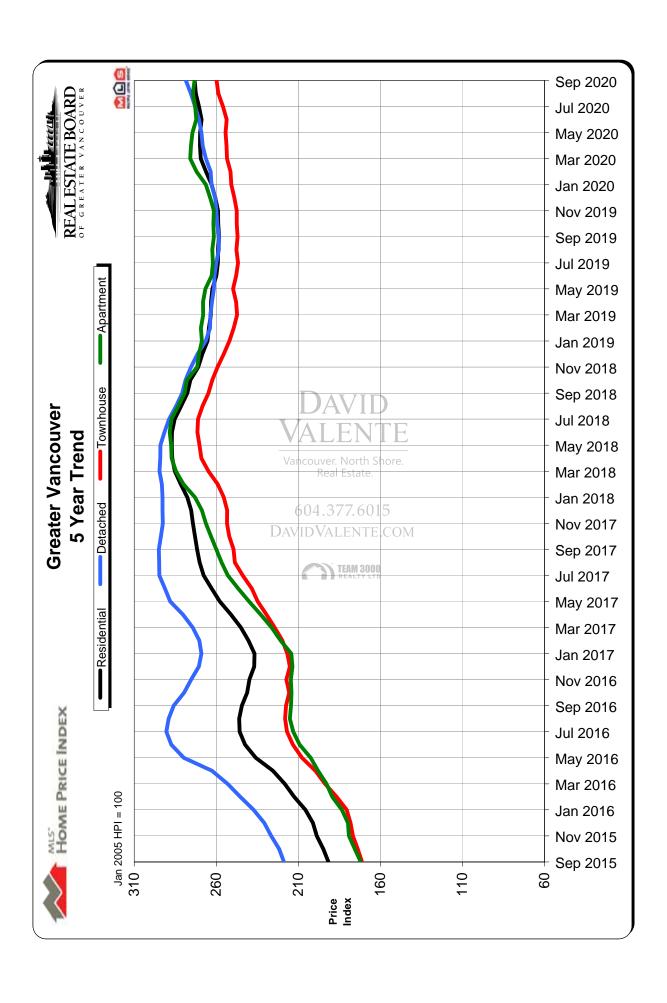


Property Type	Area	Benchmark	Price	1 Month	3 Month	6 Month	1 Year	3 Year	5 Year	10 Year
т торенту туре	Alea	Price	Index	Change %	Change %	Change %	Change %	Change %	Change %	Change %
Townhouse	Lower Mainland	\$701,400	254.4	0.5%	1.9%	2.8%	4.6%	6.2%	60.0%	78.5%
	Greater Vancouver	\$809,900	259.8	0.4%	2.4%	2.5%	5.2%	4.1%	51.8%	77.2%
	Burnaby East	\$692,200	255.7	-2.3%	2.9%	5.1%	7.2%	8.8%	55.4%	76.6%
	Burnaby North	\$731,900	273.2	-0.1%	-0.4%	0.5%	0.3%	4.3%	52.5%	78.1%
	Burnaby South	\$784,100	270.1	-2.3%	-0.8%	2.0%	3.6%	4.9%	51.2%	75.8%
	Coquitlam	\$696,300	255.5	1.1%	0.4%	2.3%	6.9%	7.9%	55.4%	83.3%
	Ladner	\$639,000	229.2	-2.3%	1.3%	-0.9%	0.4%	-7.3%	27.3%	47.9%
	Maple Ridge	\$552,900	256.7	-0.1%	2.7%	3.3%	5.8%	7.5%	72.2%	89.6%
	New Westminster	\$758,200	278.2	-0.9%	1.3%	3.2%	6.1%	7.2%	56.4%	81.7%
	North Vancouver	\$1,009,100	245.2	-0.6%	2.0%	4.7%	7.7%	4.6%	47.3%	77.6%
	Pitt Meadows	\$623,100	269.6	-0.4%	-0.6%	2.1%	4.7%	8.8%	72.7%	96.1%
	Port Coquitlam	\$661,200	250.3	0.7%	2.1%	2.7%	6.1%	4.1%	61.2%	76.8%
	Port Moody	\$649,800	219.6	-0.4%	-0.2%	1.5%	2.4%	7.3%	40.2%	60.1%
	Richmond	\$805,400	264.5	-0.2%	1.8%	2.0%	4.6%	0.8%	43.2%	69.9%
	Squamish	\$758,500	249.4	5.8%	11.3%	6.0%	5.3%	17.0%	71.4%	111.7%
	Tsawwassen	\$615,000	241.1	-2.1%	1.4%	0.0%	0.3%	-6.8%	36.4%	53.0%
	Vancouver East	\$926,000	294.5	2.5%	4.2%	2.0%	8.8%	1.2%	51.4%	87.5%
	Vancouver West	\$1,164,300	272.2	0.1%	4.0%	2.8%	6.0%	-2.1%	45.4%	82.3%
	Whistler	\$980,900	236.5	6.3%	9.0%	3.8%	3.5%	18.7%	79.6%	104.4%
Apartment	Lower Mainland	\$656,600	281.3	-0.2%	0.4%	-0.7%	4.4%	8.4%	66.5%	90.1%
	Greater Vancouver	\$683,500	273.3	-0.3%	0.4%	-0.9%	4.5%	5.1%	58.9%	84.7%
	Burnaby East	\$731,700	_ 280.7	1.5%	-1.5%	-4.8%	2.5%	-1.1%	54.0%	77.8%
	Burnaby North	\$613,400	261.9	-0.2%	1.3%	-0.5%	3.7%	6.4%	68.5%	88.6%
	Burnaby South	\$659,500	264.8	0.5%	-1.6%	-2.2%	0.8%	-0.7%	53.5%	80.9%
	Coquitlam	\$531,700	V291.8 P.	r. No.5% Sh	^{ore.} 1.0%	0.6%	2.6%	10.2%	78.1%	111.0%
	Ladner	\$534,800	249.7	2.3%	4.5%	6.6%	6.1%	4.4%	41.4%	67.7%
	Maple Ridge	\$358,000	255.6	-1.2%	-2.1%	-0.5%	2.7%	12.5%	78.4%	77.3%
	New Westminster	\$531,100	300.94	0.5%	0.4%	0.9%	3.9%	8.2%	75.7%	99.0%
	North Vancouver	\$586,300)A 239.1 V/	LE05%E.(]2,10%	0.3%	7.3%	5.0%	55.1%	70.8%
	Pitt Meadows	\$491,400	289.8	-1.0%	-2.2%	-0.9%	0.9%	7.9%	79.4%	98.2%
	Port Coquitlam	\$470,200	281.2	1.6%	1.9%	1.3%	8.4%	13.5%	84.5%	102.2%
	Port Moody	\$641,200	267.2	RE1.1%LTD	-2.3%	-4.6%	2.3%	6.6%	74.0%	101.8%
	Richmond	\$654,900	280.4	-0.5%	0.6%	-0.1%	4.4%	9.2%	66.8%	83.0%
	Squamish	\$519,400	256.0	5.3%	3.3%	6.7%	5.7%	20.4%	80.2%	129.2%
	Tsawwassen	\$565,600	243.6	2.3%	4.7%	6.4%	5.7%	4.4%	39.8%	64.8%
	Vancouver East	\$596,900	335.5	-0.7%	1.5%	-0.9%	6.0%	3.2%	63.6%	93.1%
	Vancouver West	\$782,200	253.8	-2.2%	-0.9%	-3.6%	3.6%	-1.7%	40.9%	72.5%
	West Vancouver	\$1,060,600	215.5	5.9%	8.0%	3.1%	3.9%	-6.1%	42.9%	64.5%
	Whistler	\$529,200	207.3	4.5%	5.7%	9.2%	7.5%	26.8%	78.4%	87.3%

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 included 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.





acts
Щ
SH _I
SAL
(V)
ا ≥

Number Desired Approximation Corputition Corputiti	REAL ESTA	" L J	LEBOARD VANCOUVER					эмор	2:										punge	
Description 101 127 76 11 164 29 133 46 29 32 96 Abachted 81 70 25 0 87 36 146 29 32 96 Apartment 221 1109 29 0 87 166 140 33 34 80 36	Septer 202	nbe 0:		Burnaby	Coquitlam	Delta - South	luĐ - sbasisi	Maple Ridge/Pitt Mea		North Vancouver				AsimsupS	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/How	Whistler/Pemberton	\$71/01
Macial		Number	Detached	101	127	9/	11	164		133	46	22	112	27	92	171	104	64	38	1,317
Modilar Sales Apartment 221 100 29 48 106 140 38 34 202 Modilar Descripted \$1,250,000 \$1,150,000 \$1,150,000 \$1,150,000 \$1,150,000 \$1,415,000 \$1,411,500		o d	Attached	81	70	25	0	87	36	48	29	32	96	29	20	74	55	7	37	730
Muchan Patiche St.540,000 St.1280,000 Nt.138,000 Nt.138,00	ptember	Sales	Apartment	221	109	59	0	48	106	140	38	34	202	16	13	197	377	22	44	1,596
Number Parity Amarined S811,000 S825,000 R78 S744,950 S744,95		Median				\$1,150,000	n/a			_		\$1,411,500	\$1,529,000	\$1,150,000	\$728,750	\$1,552,500	\$3,244,000	\$2,537,500	\$1,857,500	
Number Parametric Seros, Seros Seros, Seros Seros, Sero		Selling		\$811,000	\$865,500	\$695,000	n/a	\$573,000	\ \ 7.7.T	\$1-195,000	\$675,000	\$799,950	\$850,900	\$732,000	\$494,950	\$1,161,250	\$1,265,000	n/a	\$1,380,000	n/a
Number Obsacriment September Septe		Price		\$600,500	\$535,000	\$495,000	n/a	\$404,950	\Box	\$645,000	\$500,000	\$576,500	\$540,000	n/a	n/a	\$630,000	\$745,000	\$1,362,500	\$480,000	
Sales Amedinan Get 52 17 0 70 40 64 52 17 20 41 20 50 64 52 140 33 140 Median Desirting \$1,561,000 \$1,136,750 174 \$520,960 \$1,040,000<		Number	Detached	86	85	53	7	142	34 AV			23	66	29	105	118	91	49	20	1,095
Sales Apartment 197 106 23 41 90 20		ō	Attached	64	25	17	0	02	Z8 78	41 L		29	92	22	18	56	99	4	31	620
Median Desirbing \$1,581,000 \$1,387,500 \$1,487,500 </th <th>ugust</th> <td>Sales</td> <td>Apartment</td> <td>197</td> <td>106</td> <td>23</td> <td>0</td> <td>44 EAL!</td> <td>EN 66</td> <td>J LU</td> <td>lort</td> <td>33</td> <td>140</td> <td>17</td> <td>1</td> <td>155</td> <td>342</td> <td>11</td> <td>26</td> <td>1,332</td>	ugust	Sales	Apartment	197	106	23	0	44 EAL!	EN 66	J LU	lort	33	140	17	1	155	342	11	26	1,332
Selling Abeling Attached \$780,000 \$855,000 \$7724,000 \$1,078,250 \$775,000 \$8735,000 \$888,800 Number Perice Apartment \$586,500 \$821,000 \$820,000 \$8724,000 \$877,500 \$877,500 \$888,800 Number Periched \$15 46 10 0 54 96 22 59 18 13 72 Number Periched \$1400,000 \$1,161,500 \$999,500 11/48,834 \$1,598,000 11/497,500 \$1497,500		Median		+		\$1,136,750	n/a	LII		\$1,710,000	VI.	\$1,348,750	\$1,625,000	\$1,095,000	\$745,000	\$1,616,000	\$3,030,000	\$2,675,000	\$1,840,000	
Number Price Abartment \$524,000 \$524,900 \$524,000 \$524,000 \$477,500 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$582,000 \$77 \$77 \$77 \$78 \$7		Selling		\$780,900	\$853,000	n/a	n/a	\$550,000		\$1,078,250	т	\$735,000	\$858,800	\$720,000	n/a	\$1,154,400	\$1,342,500	n/a	\$1,137,500	n/a
Vumber of Abached Sales 63 80 26 7 96 22 59 18 13 77 of Abached Abached Sales 51 46 10 6 54 9 24 22 11 77 Median Seales Abachment 165 87 18 0 54 9 24 22 11 77 Selling Abachment 1165 87 18 0 37 79 83 24 134 77 Selling Arached \$775,000 \$788,900 n/a \$529,000 1/a \$529,000 \$1,161,500 \$1,164,834 \$1,154,834 \$1,156,000 \$1,407,500 <th></th> <td>Price</td> <td></td> <td>\$586,500</td> <td>\$521,000</td> <td>\$504,450</td> <td>n/a</td> <td>\$374,900</td> <td>$\sim$</td> <td>\$624,000</td> <td>H</td> <td>\$591,500</td> <td>\$582,000</td> <td>n/a</td> <td>n/a</td> <td>\$636,000</td> <td>\$775,000</td> <td>n/a</td> <td>\$459,950</td> <td></td>		Price		\$586,500	\$521,000	\$504,450	n/a	\$374,900	\sim	\$624,000	H	\$591,500	\$582,000	n/a	n/a	\$636,000	\$775,000	n/a	\$459,950	
of Attached 51 46 10 54 9 24 22 11 77 Median Apartment 165 87 18 0 37 79 83 24 134 77 Median Everthed \$1.400,000 \$1.161,500 \$959,500 n/a \$529,500 n/a \$830,000 \$1.458,800 n/a \$1.497,500 Selling Apartment \$500,000 \$524,800 n/a \$529,500 n/a \$1.458,000 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,000 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.497,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407,500 \$1.407		Number	Detached	63	80	26	7	96		59	18	13	72	22	97	109	19	35	16	745
Vales Apartment 165 87 18 0 37 79 83 38 24 134 Median Deathed \$1,400,000 \$1,161,500 \$999,500 n/a \$820,000 \$1,154,834 \$1,598,000 n/a \$1,497,500 Selling Anached \$775,000 \$728,900 n/a n/a \$820,000 \$1,154,834 \$1,598,000 n/a \$1,497,500 Number Apartment \$520,000 \$524,800 n/a n/a \$520,500 \$40 \$240,500 \$605,000 \$605,000 \$74,900		و و	Attached	51	46	10	0	54	б	24	22	7	77	17	2	37	39	2	18	422
Median Desirched \$1,100,000 \$1,1161,500 \$989,500 n/a \$830,000 \$1,154,834 \$1,598,000 n/a \$1,497,500 Selling Attached \$71,60,000 \$71,61,800 n/a \$529,500 n/a \$529,500 n/a \$1,497,500 \$11,497,500 n/a \$780,000 \$1,140,000	tember	Sales	Apartment	165	87	18	0	37	79	83	38	24	134	9	7	147	303	12	26	1,166
Selling Attached \$775,000 \$798,900 n/a \$529,500 n/a \$941,500 \$677,500 r/a \$763,000 Number Abartment \$559,000 \$524,800 n/a n/a \$342,500 \$475,000 \$677,500 \$428,500 \$584,500 \$584,000 Number Attached 417 404 138 3 538 138 317 204 159 \$650,000 Median Attached 417 404 138 3 538 138 317 204 159 658 Median Attached 417 404 165 0 331 688 821 275 151 688 Selling Attached \$1,292 744 165 0 331 6890,000 \$1,663,334 \$880,000 \$1,168 \$650,000 \$1,683,334 \$890,000 \$1,560,000 \$1,683,000 \$1,683,000 \$1,683,000 \$1,683,000 \$1,683,000 \$1,680,000 \$1,683,000 \$1,680,000 <th></th> <td>Median</td> <td></td> <td></td> <td>\$1,161,500</td> <td>\$959,500</td> <td>n/a</td> <td></td> <td></td> <td>\$1,598,000</td> <td>n/a</td> <td>n/a</td> <td>\$1,497,500</td> <td>\$1,026,500</td> <td>\$640,000</td> <td>\$1,400,000</td> <td>\$2,480,000</td> <td>\$2,325,000</td> <td>n/a</td> <td></td>		Median			\$1,161,500	\$959,500	n/a			\$1,598,000	n/a	n/a	\$1,497,500	\$1,026,500	\$640,000	\$1,400,000	\$2,480,000	\$2,325,000	n/a	
Number Sales Apartment \$559,000 \$554,800 n/a n/a \$342,500 \$605,000 \$628,500 \$587,250 \$546,000 Number Of Attached 457 404 138 3 538 138 317 204 159 652 Sales Apartment 1,292 744 138 3 538 138 317 204 159 652 Selling Apartment 1,292 744 165 0 331 688 821 287 215 1,168 Selling Amedian \$1,292 744 165 0 331 688 821 287 287 1,168 Selling Amedian \$1,292 \$74,100,000 \$1,100,000 \$520,000 \$1,200,000 \$1,663,334 \$880,000 \$1,362,000 \$1,560,000 \$1,362,000 \$1,560,000 \$1,560,000 \$1,560,000 \$1,560,000 \$1,560,000 \$1,560,000 \$1,560,000 \$1,560,000 \$1,166,000		Selling		\$775,000	\$798,900	n/a	n/a	\$529,500		\$941,500	\$677,500	n/a	\$763,000	n/a	n/a	\$992,500	\$1,338,000	n/a	n/a	n/a
Vumber of Attached Attach		Price		\$590,000	\$524,800	n/a	n/a	\$342,500	-	\$605,000	\$428,500	\$587,250	\$546,000	n/a	n/a	\$561,500	\$789,000	n/a	\$670,000	
Of Attached 417 404 138 3 538 138 138 538 138 538 138 538 148 658 1416 159 1418 159 744 165 0 331 658 821 287 215 1,168 1,168 Median Delached \$1,499,000 \$1,275,000 \$1,100,000 \$520,000 \$1,200,000 \$1,663,334 \$980,000 \$1,362,500 \$1,168 Price Apartment \$526,000 \$720,000 \$1,200,000 \$1,050,000 \$1,050,000 \$1,050,000 \$1,550,000 \$1,550,000 Number Perice Apartment \$510,000	_	Number	Detached	559	299	406	49	947	184	674	275	151	658	165	523	968	639	366	138	7,297
Sales Apartment 1,292 744 165 0 331 658 821 287 215 1,168 Median Detached Stratched \$1,499,000 \$1,275,000 \$1,100,000 \$520,000 \$1,200,000 \$1,663,334 \$980,000 \$1,362,500 \$1,550,000 Price Apartment \$588,000 \$712,500 n/a \$550,450 \$728,950 \$1,054,900 \$690,000 \$790,000 \$839,000 Number Apartment \$588,000 \$516,000 \$712,500 n/a \$580,400 \$510,500 \$820,000 \$550,000 \$550,000 Abartment \$11,189 \$652 134 0 294 \$656 697 269 197 997 Median Detached \$1,120,000 \$1,120,000 \$566,000 \$566,000 \$650,000 \$650,000 \$650,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000 \$660,000		, o	Attached	417	404	138	8	538	138	317	204	159	632	139	75	376	407	36	177	4,160
Median Detaction \$1,499,000 \$1,275,000 \$520,000 \$520,000 \$1,200,000 \$1,205,000 \$1,362,500 \$1,362,500 \$1,560,000 \$1,600,000 \$1,600,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000 \$1,160,000	lan	Sales	Apartment	1,292	744	165	0	331	658	821	287	215	1,168	111	54	1,100	2,423	86	176	9,643
Selling Attached \$796,944 \$628,900 \$712,500 n/a \$550,450 \$728,950 \$1,054,900 \$690,000 \$790,000 \$893,000 Number Attached 474 \$73 257 39 710 153 581 215 108 \$55,000 Sales Attached 413 318 108 1 413 69 261 184 98 443 Sales Attached 4139 652 134 0 294 656 261 184 98 443 Median Peachten 41,129 652 134 0 294 656 657 197 997 Median Peachten 41,420,000 81,195,000 81,195,000 8566,000 \$825,000 \$1,105,000 \$1,200,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 <th< th=""><th></th><td>Median</td><td></td><td></td><td></td><td>\$1,100,000</td><td>\$520,000</td><td></td><td></td><td>\$1,663,334</td><td></td><td>\$1,362,500</td><td>\$1,550,000</td><td>\$1,135,000</td><td>\$687,500</td><td>\$1,546,500</td><td>\$3,050,000</td><td>\$2,500,000</td><td>\$1,845,000</td><td></td></th<>		Median				\$1,100,000	\$520,000			\$1,663,334		\$1,362,500	\$1,550,000	\$1,135,000	\$687,500	\$1,546,500	\$3,050,000	\$2,500,000	\$1,845,000	
Price Apartment \$586,000 \$510,000 \$510,000 \$510,000 \$545,000 \$605,000 \$650,000 \$660,000 <		Selling		\$796,944	\$828,900	\$712,500	n/a	\$550,450		\$1,054,900	\$690,000	\$790,000	\$839,000	\$700,000	\$489,900	\$1,130,000	\$1,295,000	\$1,622,500	\$1,100,000	n/a
Number Deathed of Apartment 474 573 257 39 710 153 581 215 108 557 Of Allached Apartment 413 118 108 1 413 69 261 184 98 443 Sales Apartment 1,189 652 134 0 294 656 697 269 197 997 Median Deathed \$1,195,000 \$1,100,000 \$566,000 \$566,000 \$1,105,000 \$1,200,000 <	-ro-dare	Price		\$588,000	\$516,000	\$505,000	n/a	\$386,700		\$645,000	\$455,000	\$605,000	\$550,000	\$465,000	\$399,000	\$610,750	\$753,900	\$1,020,000	\$464,900	
of Attached Apartment 413 108 1 413 69 261 184 98 443 Sales Apartment 1,189 652 134 0 294 656 697 269 197 997 Median Detached \$1,180,000 \$1,100,000 \$566,000 \$825,000 \$1,150,000 \$1,210,050 \$1,480,000	_	Number	Detached	474	573	257	39	710	153	581	215	108	222	155	371	712	920	308	06	5,853
Sales Apartment 1,189 652 134 0 294 656 697 269 197 997 Median Detached \$1,420,000 \$1,105,000 \$1,105,000 \$1,105,000 \$1,105,000 \$1,210,050 \$1,460,000		o	Attached	413	318	108	-	413	69	261	184	86	443	126	51	325	365	24	139	3,338
Median Detached \$1,420,000 \$1,195,000 \$1,000,000 \$566,000 \$825,000 \$1,105,000 \$1,500,000 \$1,210,050 \$1,210,050 \$1,460,000	lan	Sales	Apartment	1,189	652	134	0	294	929	269	569	197	266	81	61	365	2,329	98	181	8,788
		Median				\$1,000,000	\$566,000			\$1,550,000		\$1,210,050	\$1,460,000	\$985,000	\$625,000	\$1,380,000	\$2,800,000	\$2,404,000	\$1,801,650	
Attached \$750,000 \$768,900 \$683,000 n/a \$525,000 \$710,000 \$985,000 \$653,500 \$737,000 \$782,750		Selling Price		\$750,000	\$768,900	\$683,000	n/a	\$525,000		\$985,000	\$653,500	\$737,000	\$782,750	\$656,750	\$449,000	\$990,000	\$1,260,000	\$1,687,500	\$955,000	n/a
			-	\$578,000	\$516,500	\$489,500	n/a	\$355,000	-	\$615,000	\$411,000	006,766\$	\$530,000	\$458,000	\$424,900	\$558,000	\$748,400	\$1,000,000	\$485,000	

Facts
NGS N
LIST

REAL ESTATE BOARD OF GREATER VANCOUVER September 2020	ESTATE BOA		Λqeu.	meliiu	- South	JIng - spi	e Ridge/Pitt Meadows	. Westminster	ίλ Vancouver	Coquitlam	Moody/Belcarra	риоши	Asime	shine Coast	conver East	CONVEL West	St Vancouver/Howe Sound	stler/Pemberton	\$71/10
			na -	ာ၀၁	Delt	Islai	leW		ION	10A	юч		nb _S	uns.	ηεV	Van	_	!ЧΜ	
	Number	Detached	156	183	26	11	180	56	203	55	51	232	52	100	293	208	130	20	2,027
	ō	Attached	151	109	25	0	96	40	91	52	42	130	26	13	137	153	16	32	1,113
September	Listings	Apartment	447	213	48	0	80	215	288	84	29	328	19	4	392	926	28	43	3,262
2020	10000	Detached	%59	%69	78%	100%	91%	25%	%99	84%	43%	48%	25%	95%	28%	20%	49%	190%	
	% Sales to Listings	O Attached	24%	64%	100%	n/a	91%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	23%	/30 /31	%92	74%	112%	154%	24%	36%	%69	116%	n/a
	9	Apartment	46%	51%	%09	n/a	%09	49%	49%	45%	21%	62%	84%	325%	20%	39%	38%	102%	
	Number	Detached	163	147	86	12	179	VA 64	Rea 65 L.3		82	178	36	101	266	191	144	39	1,849
	ō	Attached	116	88	14	0	RE 28	46		745	35	178	26	15	118	123	16	38	1,042
August	Listings	Apartment	441	170	40	0	AM G	18e	sta 7.0	ZI Szlort	\ 4]	312	21	12	342	877	31	45	2,922
2020	10000	Detached	%09	28%	54%	28%	%62	TE %69	e. % 9]	%08	61%	%99	81%	104%	44%	48%	34%	21%	
	% Sales to Listings	Attached	%99	%69	41%	n/a	%08	.C(€74%	1 %25	83%	23%	85%	120%	47%	46%	722%	82%	n/a
	•	Apartment	45%	%29	28%	n/a	26%	23%	36%	52%	75%	45%	81%	95%	45%	39%	35%	28%	
	Number	Detached	141	154	92	10	212	44	172	44	28	195	35	99	174	182	166	23	1,712
	jo :	Attached	106	72	18	0	69	35	83	34	25	129	30	19	107	118	16	32	893
September	Listings	Apartment	287	155	40	0	48	134	184	62	39	229	26	8	293	682	44	30	2,261
2019	% Sales to	Detached	45%	97%	34%	%02	45%	%09	34%	41%	46%	37%	%89	82%	%89	34%	21%	%02	
	Listings Attached	Attached	48%	64%	%99	n/a	%82	79%	78%	%59	44%	%09	21%	79%	35%	33%	13%	%99	n/a
		Apartment	%29	%95	45%	n/a	%22	%69	45%	61%	%29	%69	23%	%88	%09	44%	27%	87%	
	Number		1,110	1,165	747	80	1,457	345	1,296	392	310	1,418	332	962	1,660	1,422	1,045	256	13,831
•	of		829	693	241	o	747	243	621	338	256	1,059	213	125	814	940	115	296	7,539
Jan	chillings		2,799	1,485	351	7	625	1,263	1,809	217	410	2,312	219	87	2,297	6,004	351	351	20,887
Sep. 2020	Detached % Sales to	Detached	%09	21%	24%	%19	%59	23%	25%	%02	49%	46%	%09	%99	24%	45%	35%	24%	
Vear-to-date*	Listings	Attached	%09	28%	21%	33%	72%	21%	21%	%09	%29	%09	%59	%09	46%	43%	31%	%09	n/a
ו כמו -נס-חמנפ		Apartment	46%	20%	47%	%0	23%	25%	45%	%99	25%	51%	51%	%29	48%	40%	28%	20%	
	Number		1,317	1,495	747	92	1,632	372	1,357	454	301	1,927	308	839	1,701	1,724	1,249	212	15,711
	• o	Attached	966	689	225	2	683	177	929	378	216	1,279	216	140	929	1,037	127	281	7,751
Jan	Listings	Apartment	2,560	1,392	312	0	554	1,335	1,645	999	320	2,434	185	143	2,026	5,685	342	308	19,807
Sep. 2019	% Sales to	Detached	36%	38%	34%	21%	44%	41%	43%	47%	36%	78%	20%	44%	45%	32%	25%	45%	
Year-to-date*	Listings	Attached	41%	46%	48%	20%	%09	39%	45%	49%	45%	35%	28%	36%	48%	35%	19%	49%	n/a
		Apartment	46%	47%	43%	n/a	23%	49%	45%	48%	%29	41%	44%	43%	48%	41%	25%	29%	

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



Listing & Sales Activity Summary



		List	ings					Sales			
	1 Sep 2019	2 Aug 2020	3 Sep 2020	Col. 2 & 3 Percentage Variance	5 Sep 2019	6 Aug 2020	7 Sep 2020	Col. 6 & 7 Percentage Variance	9 Jul 2019 - Sep 2019	10 Jul 2020 - Sep 2020	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	141	163	156	-4.3	63	98	101	3.1	202	271	34.2
ATTACHED	106	116	151	30.2	51	64	81	26.6	172	185	7.6
APARTMENTS	287	441	447	1.4	165	197	221	12.2	489	591	20.9
COQUITLAM											
DETACHED	154	147	183	24.5	80	85	127	49.4	244	323	32.4
ATTACHED APARTMENTS	72 155	88 170	109 213	23.9 25.3	46 87	52 106	70 109	34.6 2.8	141 262	180 331	27.7 26.3
DELTA											
DETACHED	76	98	97	-1.0	26	53	76	43.4	99	197	99.0
ATTACHED	18	41	25	-39.0	10	17	25	47.1	38	60	57.9
APARTMENTS	40	40	48	20.0	18	23	29	26.1	60	75	25.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	212	179	180	0.6	96	142	164	15.5	286	449	57.0
ATTACHED APARTMENTS	69 48	87 70	96 80	10.3 14.3	54 37	70 41	87 48	24.3 17.1	156 115	246 146	57.7 27.0
	40	70	00	14.3	31	41	40	17.1	113	140	21.0
NORTH VANCOUVER DETACHED	172	150	203	27.7	F0	102	133	29.1	400	337	69.3
ATTACHED	83	159 73	203 91	24.7	59 24	103 54	48	-11.1	199 88	148	68.2
APARTMENTS	184	256	288	12.5	83	92	140	52.2	267	351	31.5
NEW WESTMINSTER											
DETACHED	44	49	56	14.3	22	34	29	-14.7	53	91	71.7
ATTACHED	35	46	40	-13.0	70	28	36	28.6	26	85	226.9
APARTMENTS	134	186	215	A 15.6	79	99	106	7.1	249	318	27.7
PORT MOODY/BELCARRA					1 1 1 1						
DETACHED	28	38	51 _{Va}	ncou 34.2 N	orth Share	23	22	-4.3	36	77	113.9
ATTACHED APARTMENTS	25 39	35 44	42 [°]	20.0 52.3	tate. 24	29 33	32 34	10.3 3.0	38 69	87 103	128.9 49.3
PORT COQUITLAM DETACHED	44	49	55	60412277	60118	20	46	17.9	80	126	57.5
ATTACHED	34	49	52	_ 23.8	22	39 24	29	20.8	65	92	41.5
APARTMENTS	62	75	84\\	ID \12.d_E	NTE380	M 39	38	-2.6	97	116	19.6
RICHMOND											
DETACHED	195	178	232	30.3	W 300072	99	112	13.1	224	305	36.2
ATTACHED APARTMENTS	129 229	178 312	130 328	-27.0 REA	LTY LTD77	95	96	1.1	200 408	290 505	45.0 23.8
	229	312	320	5.1	134	140	202	44.3	408	505	23.8
SUNSHINE COAST											
DETACHED ATTACHED	56 19	101 15	100 13	-1.0 -13.3	46 5	105 18	92 20	-12.4 11.1	158 18	298 48	88.6 166.7
APARTMENTS	8	12	4	-66.7	7	11	13	18.2	18	31	72.2
SQUAMISH											
DETACHED	35	36	52	44.4	22	29	27	-6.9	55	81	47.3
ATTACHED APARTMENTS	30 26	26 21	26 19	0.0 -9.5	17 6	22 17	29 16	31.8 -5.9	44 22	76 53	72.7 140.9
	20	21	19	-9.5	0	17	10	-5.5	22	33	140.9
VANCOUVER EAST											
DETACHED ATTACHED	174 107	266 118	293 137	10.2 16.1	109 37	118 56	171 74	44.9 32.1	286 116	430 176	50.3 51.7
APARTMENTS	293	342	392	14.6	147	155	197	27.1	399	508	27.3
VANCOUVER WEST											
DETACHED	182	191	208	8.9	61	91	104	14.3	200	270	35.0
ATTACHED	118	123	153	24.4	39	56	55	-1.8	146	169	15.8
APARTMENTS	682	877	976	11.3	303	342	377	10.2	969	1057	9.1
WHISTLER/PEMBERTON	_								_		
DETACHED ATTACHED	23 32	39 38	20 32	-48.7 -15.8	16 18	20 31	38 37	90.0 19.4	36 50	86 95	138.9 90.0
APARTMENTS	30	45	43	-13.6	26	26	44	69.2	68	101	48.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	166	144	130	-9.7	35	49	64	30.6	118	167	41.5
ATTACHED	16	16	16	0.0	2	4	11	175.0	6	19	216.7
APARTMENTS	44	31	58	87.1	12	11	22	100.0	33	42	27.3
GRAND TOTALS											
DETACHED	1702	1837	2016	9.7	738	1088	1306	20.0	2276	3508	54.1
ATTACHED	893	1042	1113	6.8	422	620	730	17.7	1304	1956	50.0
APARTMENTS	2261	2922	3262	11.6	1166	1332	1596	19.8	3525	4328	22.8



Residential Average Sale Prices - January 1977 to September 2020

—APARTMENTS

-ATTACHED

---- CONDOMINIUM

■ DETACHED

