

• October 2020 •

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your property?
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a private consultation



Metro Vancouver home sales and listings surge in September

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 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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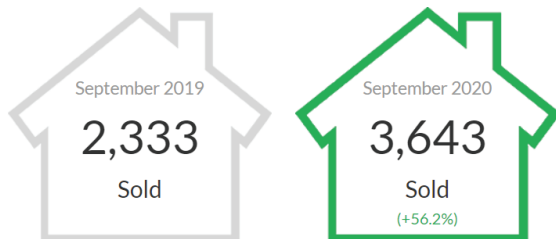


Metro Vancouver home sales and listings surge in September

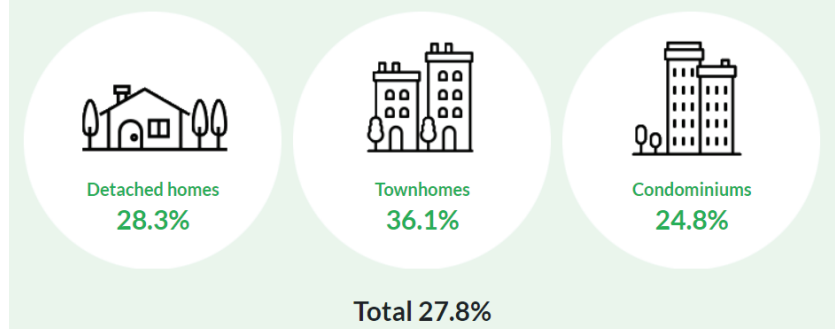
Stats snapshot from the enclosed monthly market report (REBGV):
SEPTEMBER 2020

DETACHED	TOWNHOUSE	APARTMENT
Active Listings: 4,647	Active Listings: 2,021	Active Listings: 6,428
Sales: 1,317	Sales: 730	Sales: 1,596
Benchmark Price: \$1,507,500	Benchmark Price: \$809,900	Benchmark Price: \$683,500
Avg. Days On Market: 40	Avg. Days On Market: 33	Avg. Days On Market: 32

Metro Vancouver home sales and listings surge in September



Sales-to-active listings ratio - September 2020



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 Westminister, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

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."

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:



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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	\$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	233.7	1.0%	10.8%	16.5%	10.5%	12.3%	67.5%	73.6%
	Burnaby East	\$1,277,200	285.6	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	1.4%	1.2%	5.7%	8.2%	-8.7%	27.5%	99.9%
	Coquitlam	\$1,240,900	275.4	0.9%	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	1.5%	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 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	\$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	291.8	0.5%	-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	300.9	0.5%	0.4%	0.9%	3.9%	8.2%	75.7%	99.0%
	North Vancouver	\$586,300	239.1	0.5%	2.0%	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	1.1%	-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%

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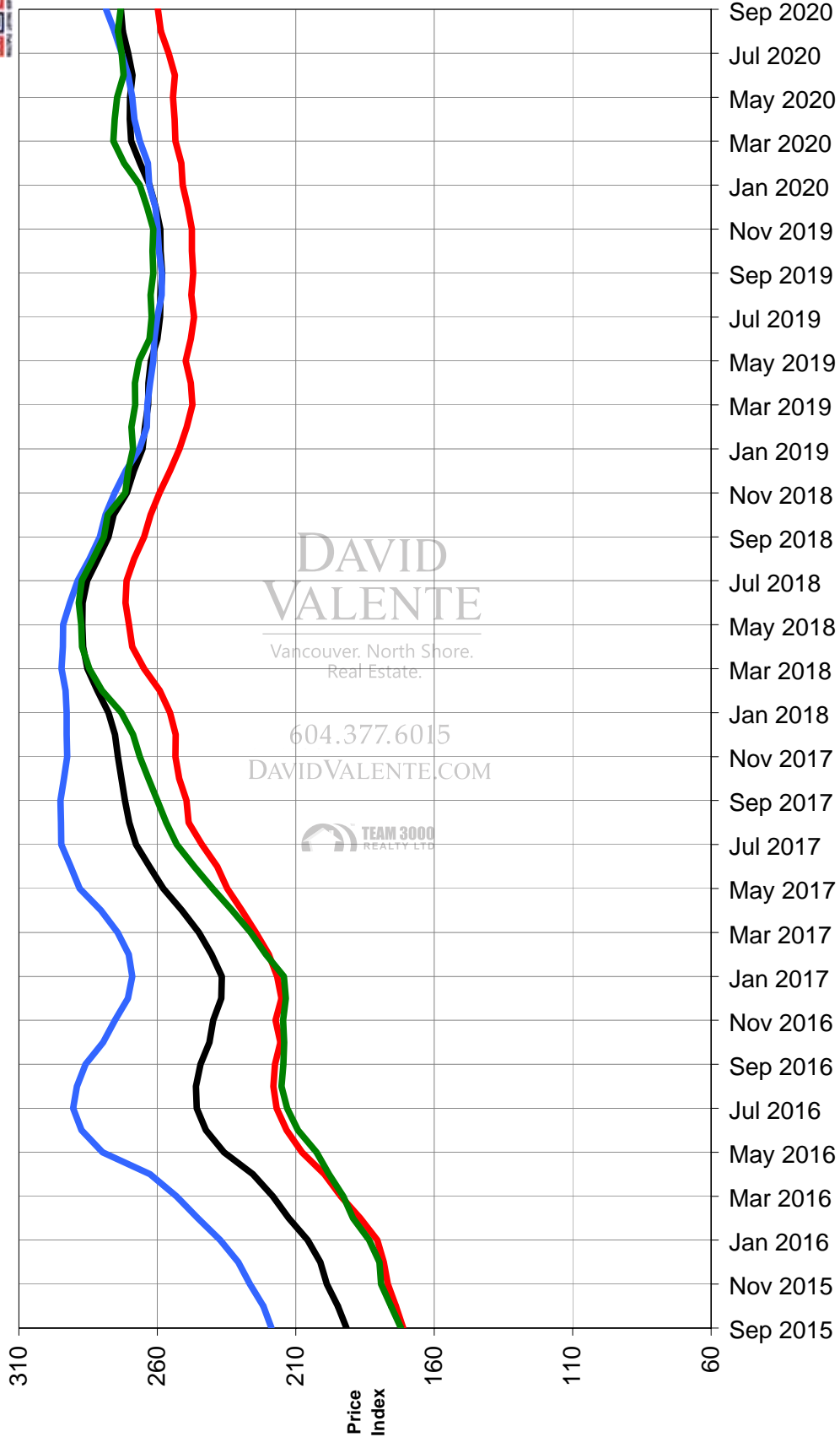
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



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MLS® SALES Facts

September 2020

		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
September 2020	Number of Sales	101	127	76	11	164	29	133	46	22	112	27	92	171	104	64	38	1,317
	Detached																	
	Attached Apartment																	
August 2020	Median Selling Price	\$1,540,000	\$1,288,000	\$1,150,000	n/a	\$931,500	\$1,180,000	\$1,750,000	\$1,052,500	\$1,411,500	\$1,529,000	\$1,150,000	\$728,750	\$1,552,500	\$3,244,000	\$2,537,500	\$1,857,500	n/a
	Detached																	
	Attached Apartment																	
September 2019	Number of Sales	85	106	53	7	142	34	103	39	23	99	29	105	118	91	49	20	1,095
	Detached																	
	Attached Apartment																	
September 2019	Median Selling Price	\$1,561,000	\$1,297,500	\$1,136,750	n/a	\$929,960	\$1,214,000	\$1,710,000	\$960,000	\$1,348,750	\$1,625,000	\$1,095,000	\$745,000	\$1,616,000	\$3,030,000	\$2,675,000	\$1,840,000	n/a
	Detached																	
	Attached Apartment																	
Jan. - Sep. 2020	Number of Sales	63	80	26	7	96	22	59	18	13	72	22	46	109	61	35	16	745
	Detached																	
	Attached Apartment																	
Jan. - Year-to-date	Median Selling Price	\$1,499,000	\$1,275,000	\$1,100,000	\$520,000	\$908,000	\$1,200,000	\$1,663,334	\$980,000	\$1,362,500	\$1,550,000	\$1,135,000	\$687,500	\$1,546,500	\$3,050,000	\$2,500,000	\$1,845,000	n/a
	Detached																	
	Attached Apartment																	
Jan. - Sep. 2019	Number of Sales	474	573	257	39	710	153	581	215	108	557	155	371	712	550	308	90	5,853
	Detached																	
	Attached Apartment																	
Year-to-date	Median Selling Price	\$1,420,000	\$1,195,000	\$1,000,000	\$566,000	\$825,000	\$1,105,000	\$1,550,000	\$915,000	\$1,210,050	\$1,460,000	\$985,000	\$625,000	\$1,380,000	\$2,800,000	\$2,404,000	\$1,801,650	n/a
	Detached																	
	Attached Apartment																	

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

MLS® LISTINGS Facts

**September
2020**

	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
September 2020																	
Number of Listings	156	183	97	11	180	56	203	55	51	232	52	100	293	208	130	20	2,027
% Sales to Listings	65%	69%	78%	100%	91%	52%	66%	84%	43%	48%	52%	92%	58%	50%	49%	190%	n/a
	54%	64%	100%	n/a	91%	90%	53%	56%	76%	74%	112%	154%	54%	36%	69%	116%	n/a
	49%	51%	60%	n/a	60%	49%	49%	45%	51%	62%	84%	325%	50%	39%	38%	102%	n/a
August 2020																	
Number of Listings	163	147	98	12	179	49	159	49	38	178	36	101	266	191	144	39	1,849
% Sales to Listings	116	88	41	0	87	46	73	42	35	178	26	15	118	123	16	38	1,042
	441	170	40	0	70	186	256	75	44	312	21	12	342	877	31	45	2,922
	60%	58%	54%	58%	79%	69%	65%	80%	61%	56%	81%	104%	44%	48%	34%	51%	n/a
	55%	59%	41%	n/a	80%	61%	74%	57%	83%	53%	85%	120%	47%	46%	25%	82%	n/a
	45%	62%	58%	n/a	59%	53%	36%	52%	75%	45%	81%	92%	45%	39%	35%	58%	n/a
September 2019																	
Number of Listings	141	154	76	10	212	44	172	44	28	195	35	56	174	182	166	23	1,712
% Sales to Listings	106	72	18	0	69	35	83	34	25	129	30	19	107	118	16	32	893
	287	155	40	0	48	134	184	62	39	229	26	8	293	682	44	30	2,261
	45%	52%	34%	70%	45%	50%	34%	41%	48%	37%	63%	82%	63%	34%	21%	70%	n/a
	48%	64%	56%	n/a	78%	26%	29%	65%	44%	60%	57%	28%	35%	33%	13%	56%	n/a
	57%	56%	45%	n/a	77%	59%	45%	61%	62%	59%	23%	88%	50%	44%	27%	87%	n/a
Jan. - Sep. 2020																	
Number of Listings	1,110	1,165	747	80	1,457	345	1,296	392	310	1,418	332	796	1,660	1,422	1,045	256	13,831
% Sales to Listings	829	693	241	9	747	243	621	338	256	1,059	213	125	814	940	115	296	7,539
	2,799	1,485	351	7	625	1,263	1,809	517	410	2,312	219	87	2,297	6,004	351	351	20,887
	50%	57%	54%	61%	65%	53%	52%	70%	49%	46%	50%	66%	54%	45%	35%	54%	n/a
	50%	58%	57%	33%	72%	57%	51%	60%	62%	60%	65%	60%	46%	43%	31%	60%	n/a
	46%	50%	47%	0%	53%	52%	45%	56%	52%	51%	51%	62%	48%	40%	28%	50%	n/a
Year-to-date *																	
Number of Listings	1,317	1,495	747	76	1,632	372	1,357	454	301	1,927	308	839	1,701	1,724	1,249	212	15,711
% Sales to Listings	996	689	225	5	683	177	626	378	216	1,279	216	140	676	1,037	127	281	7,751
	2,560	1,392	312	0	554	1,335	1,645	566	320	2,434	185	143	2,026	5,685	342	308	19,807
	36%	38%	34%	51%	44%	41%	43%	47%	36%	29%	50%	44%	42%	32%	25%	42%	n/a
	41%	46%	48%	20%	60%	39%	42%	49%	45%	35%	58%	36%	48%	35%	19%	49%	n/a
	46%	47%	43%	n/a	53%	49%	42%	48%	62%	41%	44%	43%	48%	41%	25%	59%	n/a

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

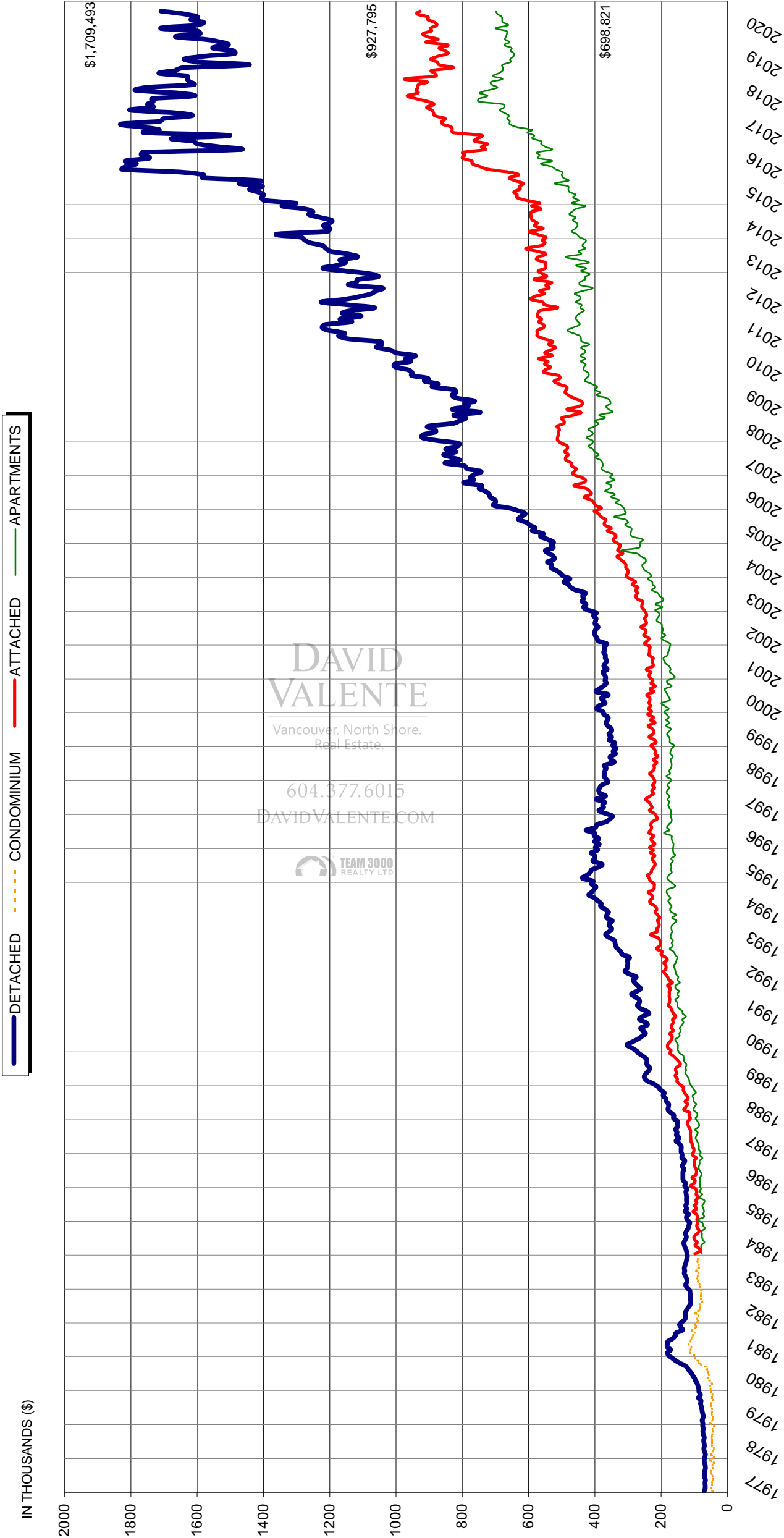
Listing & Sales Activity Summary

Listings

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	72	88	109	23.9	46	52	70	34.6	141	180	27.7
APARTMENTS	155	170	213	25.3	87	106	109	2.8	262	331	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	69	87	96	10.3	54	70	87	24.3	156	246	57.7
APARTMENTS	48	70	80	14.3	37	41	48	17.1	115	146	27.0
NORTH VANCOUVER											
DETACHED	172	159	203	27.7	59	103	133	29.1	199	337	69.3
ATTACHED	83	73	91	24.7	24	54	48	-11.1	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	9	28	36	28.6	26	85	226.9
APARTMENTS	134	186	215	15.6	79	99	106	7.1	249	318	27.7
PORT MOODY/BELCARRA											
DETACHED	28	38	51	34.2	13	23	22	-4.3	36	77	113.9
ATTACHED	25	35	42	20.0	11	29	32	10.3	38	87	128.9
APARTMENTS	39	44	67	52.3	24	33	34	3.0	69	103	49.3
PORT COQUITLAM											
DETACHED	44	49	55	12.2	18	39	46	17.9	80	126	57.5
ATTACHED	34	42	52	23.8	22	24	29	20.8	65	92	41.5
APARTMENTS	62	75	84	12.0	38	39	38	-2.6	97	116	19.6
RICHMOND											
DETACHED	195	178	232	30.3	72	99	112	13.1	224	305	36.2
ATTACHED	129	178	130	-27.0	77	95	96	1.1	200	290	45.0
APARTMENTS	229	312	328	5.1	134	140	202	44.3	408	505	23.8
SUNSHINE COAST											
DETACHED	56	101	100	-1.0	46	105	92	-12.4	158	298	88.6
ATTACHED	19	15	13	-13.3	5	18	20	11.1	18	48	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	30	26	26	0.0	17	22	29	31.8	44	76	72.7
APARTMENTS	26	21	19	-9.5	6	17	16	-5.9	22	53	140.9
VANCOUVER EAST											
DETACHED	174	266	293	10.2	109	118	171	44.9	286	430	50.3
ATTACHED	107	118	137	16.1	37	56	74	32.1	116	176	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	23	39	20	-48.7	16	20	38	90.0	36	86	138.9
ATTACHED	32	38	32	-15.8	18	31	37	19.4	50	95	90.0
APARTMENTS	30	45	43	-4.4	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



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