

News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver homes sales down across all property types

VANCOUVER, BC – December 4, 2018 – Home buyer demand remains below long-term historical averages in the Metro Vancouver* housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales totalled 1,608 in the region in November 2018, a 42.5 per cent decrease from the 2,795 sales recorded in November 2017, and an 18.2 per cent decrease compared to October 2018 when 1,966 homes sold.

Last month's sales were 34.7 per cent below the 10-year November sales average and was the lowest sales for the month since 2008.

“Home buyers have been taking a wait-and-see approach for most of 2018. This has allowed the number of homes available for sale in the region to return to more typical historical levels,” Phil Moore, REBGV president said. “This activity is helping home prices edge down, across all property types, from the record highs we’ve experienced over the last year.”

There were 3,461 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in November 2018. This represents a 15.8 per cent decrease compared to the 4,109 homes listed in November 2017 and a 29 per cent decrease compared to October 2018 when 4,873 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 12,307, a 40.7 per cent increase compared to November 2017 (8,747) and a 5.2 per cent decrease compared to October 2018 (12,984).

For all property types, the sales-to-active listings ratio for November 2018 is 13.1 per cent. By property type, the ratio is 8.9 per cent for detached homes, 14.7 per cent for townhomes, and 17.6 per cent for apartments.

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.

“Home prices have declined between four and seven per cent over the last six months depending on property type. We’ll watch conditions in the first quarter of 2019 to see if home buyer demand picks up ahead of the traditionally more active spring market,” Moore said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,042,100. This represents a 1.4 per cent decrease over November 2017 and a 1.9 per cent decrease compared to October 2018.

Detached home sales in November 2018 reached 516, a 38.6 per cent decrease from the 841 detached sales recorded in November 2017. The benchmark price for detached homes is \$1,500,100. This represents a 6.5 per cent decrease from November 2017 and a 1.6 per cent decrease compared to October 2018.

Apartment home sales reached 810 in November 2018, a 46.3 per cent decrease compared to the 1,508 sales in November 2017. The benchmark price of an apartment property is \$667,800. This represents a 2.3 per cent increase from November 2017 and a 2.3 per cent decrease compared to October 2018.

Attached home sales in November 2018 totalled 282, a 36.8 per cent decrease compared to the 446 sales in November 2017. The benchmark price of an attached home is \$818,500. This represents a 2.6 per cent increase from November 2017 and a 1.3 per cent decrease compared to October 2018.

-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.

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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	\$978,400	268.6	-1.7%	-3.7%	-5.4%	0.7%	43.1%	74.4%	97.6%
	Greater Vancouver	\$1,042,100	269.8	-1.9%	-3.8%	-5.7%	-1.4%	36.2%	69.5%	98.7%
	Bowen Island	\$982,500	213.0	1.5%	-0.2%	-6.5%	1.4%	55.1%	73.7%	68.1%
	Burnaby East	\$978,100	271.3	-2.4%	-3.6%	-6.1%	0.0%	37.6%	67.9%	101.0%
	Burnaby North	\$907,800	274.1	-0.7%	-2.8%	-4.0%	1.6%	43.8%	73.8%	101.7%
	Burnaby South	\$1,003,400	283.4	-1.6%	-3.3%	-5.0%	0.1%	42.3%	74.3%	107.5%
	Coquitlam	\$928,500	275.4	-1.4%	-5.1%	-5.6%	1.1%	44.7%	83.7%	105.8%
	Ladner	\$846,800	237.7	-2.2%	-5.0%	-3.5%	-2.9%	24.5%	61.2%	77.8%
	Maple Ridge	\$768,500	244.7	-1.8%	-4.0%	-5.4%	3.3%	61.2%	84.3%	85.5%
	New Westminster	\$687,500	302.1	-1.9%	-1.7%	-3.8%	7.5%	61.2%	89.9%	114.1%
	North Vancouver	\$1,051,500	239.7	-1.3%	-3.9%	-6.5%	-3.1%	31.3%	61.7%	86.2%
	Pitt Meadows	\$760,100	276.3	-2.0%	-4.1%	-4.8%	6.1%	66.7%	92.8%	107.4%
	Port Coquitlam	\$760,700	260.4	-0.8%	-3.8%	-6.7%	0.9%	51.5%	80.7%	90.5%
	Port Moody	\$941,700	260.3	-0.9%	-2.7%	-4.4%	3.0%	47.9%	84.7%	94.8%
	Richmond	\$990,600	285.4	-2.5%	-3.8%	-4.7%	-0.7%	36.2%	70.1%	105.3%
	Squamish	\$767,800	241.0	-1.6%	-3.5%	-6.4%	1.9%	56.5%	94.4%	81.6%
	Sunshine Coast	\$611,400	214.2	2.0%	-1.7%	-3.7%	3.2%	58.4%	79.4%	65.3%
	Tsawwassen	\$973,200	244.4	-2.3%	-3.3%	-4.7%	-4.0%	25.2%	66.8%	87.9%
	Vancouver East	\$1,056,600	309.4	-1.9%	-3.9%	-5.2%	-2.9%	32.8%	71.4%	117.7%
	Vancouver West	\$1,280,000	269.9	-2.7%	-4.3%	-7.1%	-6.0%	23.8%	58.3%	98.7%
West Vancouver	\$2,359,000	253.6	0.1%	-2.6%	-8.9%	-10.4%	12.3%	44.1%	100.0%	
Whistler	\$917,100	198.6	-2.6%	-5.5%	-6.9%	1.8%	62.8%	95.9%	49.1%	
Single Family Detached	Lower Mainland	\$1,267,800	269.1	-1.4%	-3.7%	-5.8%	-4.0%	30.4%	67.1%	103.2%
	Greater Vancouver	\$1,500,100	276.2	-1.6%	-3.9%	-6.6%	-6.5%	22.1%	61.7%	107.0%
	Bowen Island	\$982,500	213.0	1.5%	-0.2%	-6.5%	1.4%	55.1%	73.7%	68.1%
	Burnaby East	\$1,207,400	270.0	-3.4%	-4.9%	-8.2%	-4.7%	21.7%	61.6%	109.1%
	Burnaby North	\$1,470,100	284.3	-1.1%	-2.1%	-6.7%	-6.0%	18.2%	60.7%	114.2%
	Burnaby South	\$1,612,100	308.6	-1.1%	-0.5%	-3.5%	-4.4%	26.2%	64.5%	130.6%
	Coquitlam	\$1,230,100	273.0	-1.8%	-5.8%	-6.8%	-4.2%	31.1%	73.6%	105.0%
	Ladner	\$949,200	228.8	-3.6%	-6.0%	-5.3%	-8.3%	13.5%	55.5%	74.7%
	Maple Ridge	\$830,100	236.5	-2.7%	-4.6%	-5.2%	1.9%	53.9%	80.4%	85.5%
	New Westminster	\$1,090,000	271.9	-2.8%	-3.7%	-7.4%	-4.4%	25.0%	62.8%	106.6%
	North Vancouver	\$1,569,100	245.4	-1.6%	-4.9%	-8.2%	-7.6%	21.8%	62.7%	93.7%
	Pitt Meadows	\$894,600	252.1	-1.5%	-5.0%	-5.9%	1.0%	48.9%	79.4%	99.6%
	Port Coquitlam	\$978,100	260.8	0.3%	-3.0%	-6.8%	-2.2%	35.5%	77.7%	97.9%
	Port Moody	\$1,498,900	276.8	0.7%	-2.0%	-2.0%	-0.1%	37.4%	75.3%	105.8%
	Richmond	\$1,606,900	311.3	-1.7%	-3.8%	-6.8%	-7.2%	21.9%	65.4%	119.8%
	Squamish	\$975,600	246.6	0.7%	-2.5%	-8.0%	-2.4%	53.2%	95.2%	92.1%
	Sunshine Coast	\$606,000	212.3	1.4%	-1.9%	-4.0%	3.0%	58.0%	78.9%	63.8%
	Tsawwassen	\$1,198,200	258.0	-3.2%	-4.2%	-5.3%	-6.6%	20.6%	70.2%	104.1%
	Vancouver East	\$1,470,800	325.1	-0.7%	-3.8%	-4.7%	-6.5%	21.7%	72.0%	140.5%
	Vancouver West	\$3,205,500	329.1	-1.9%	-2.2%	-6.6%	-10.3%	11.9%	52.9%	131.8%
West Vancouver	\$2,738,300	258.5	-0.7%	-3.3%	-9.3%	-13.0%	7.4%	40.6%	104.7%	
Whistler	\$1,701,800	217.4	-0.5%	-4.6%	-5.4%	-2.2%	49.4%	84.9%	65.7%	

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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In January 2005, the indexes are set to 100.
Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$690,400	249.0	-1.2%	-3.1%	-4.2%	3.5%	52.7%	73.9%	83.5%
	Greater Vancouver	\$818,500	260.5	-1.3%	-3.3%	-4.0%	2.6%	46.9%	71.9%	91.3%
	Burnaby East	\$684,600	252.9	-3.9%	-3.9%	-5.5%	4.4%	55.0%	65.3%	81.9%
	Burnaby North	\$742,700	277.2	-2.4%	-3.1%	-3.2%	4.4%	50.3%	74.2%	96.2%
	Burnaby South	\$798,300	275.0	-1.6%	-5.1%	-5.1%	5.0%	53.9%	73.5%	101.3%
	Coquitlam	\$670,400	246.0	-1.6%	-2.9%	-5.0%	1.8%	44.8%	73.9%	85.4%
	Ladner	\$769,700	268.4	-0.8%	-5.9%	-2.3%	1.7%	43.1%	69.3%	95.3%
	Maple Ridge	\$550,100	255.4	-0.5%	-2.9%	-5.2%	3.2%	71.5%	88.1%	84.5%
	New Westminster	\$713,400	282.1	-1.7%	-3.8%	-2.9%	4.6%	51.8%	77.6%	108.2%
	North Vancouver	\$1,014,900	246.6	-1.1%	-1.5%	-2.0%	3.2%	40.3%	72.0%	94.2%
	Pitt Meadows	\$650,600	281.5	-1.7%	-2.6%	1.3%	11.8%	76.4%	103.7%	107.1%
	Port Coquitlam	\$639,000	241.9	-1.1%	-4.3%	-7.4%	0.7%	51.9%	68.0%	80.3%
	Port Moody	\$673,800	227.7	-0.5%	-2.0%	-1.6%	8.6%	36.8%	69.5%	68.8%
	Richmond	\$840,200	276.1	-1.4%	-2.9%	-0.7%	4.3%	44.6%	71.2%	99.9%
	Squamish	\$684,800	233.5	-5.5%	-3.4%	-5.7%	3.0%	55.6%	84.1%	72.7%
	Tsawwassen	\$739,400	275.4	-1.7%	-6.9%	-4.7%	-1.9%	44.9%	69.2%	100.4%
	Vancouver East	\$830,800	272.7	-0.3%	-7.1%	-10.3%	-3.6%	31.7%	55.7%	90.4%
Vancouver West	\$1,247,400	275.5	1.2%	-1.6%	-4.4%	-1.6%	39.8%	68.4%	107.0%	
Whistler	\$907,200	226.9	-4.6%	-3.7%	-5.1%	4.6%	63.8%	94.3%	67.8%	
Apartment	Lower Mainland	\$654,300	276.5	-2.3%	-4.1%	-5.6%	4.9%	59.5%	84.6%	96.9%
	Greater Vancouver	\$667,800	268.0	-2.3%	-4.0%	-5.5%	2.3%	51.6%	77.8%	94.6%
	Burnaby East	\$762,400	292.5	0.1%	-2.6%	-4.9%	3.1%	58.4%	75.9%	102.7%
	Burnaby North	\$632,200	269.9	0.1%	-2.9%	-2.8%	6.3%	69.6%	86.0%	98.0%
	Burnaby South	\$689,900	277.0	-1.6%	-3.9%	-5.4%	2.3%	53.8%	83.1%	100.6%
	Coquitlam	\$522,300	286.6	-1.3%	-5.5%	-5.2%	5.8%	65.3%	101.1%	111.7%
	Ladner	\$462,900	219.4	-0.4%	-1.7%	-1.7%	6.8%	40.2%	62.4%	57.8%
	Maple Ridge	\$359,000	256.3	-1.3%	-4.1%	-7.0%	6.7%	73.2%	87.4%	80.1%
	New Westminster	\$550,300	311.8	-1.7%	-1.1%	-3.3%	10.8%	76.9%	99.6%	115.3%
	North Vancouver	\$574,000	230.3	-1.4%	-3.8%	-6.3%	-0.2%	44.0%	57.7%	75.4%
	Pitt Meadows	\$502,000	296.0	-2.5%	-4.8%	-8.4%	5.3%	78.4%	97.9%	108.0%
	Port Coquitlam	\$451,700	270.1	-1.4%	-4.3%	-6.5%	3.6%	72.6%	92.4%	86.3%
	Port Moody	\$646,000	269.2	-2.0%	-3.4%	-6.8%	3.7%	69.0%	102.9%	104.6%
	Richmond	\$658,500	274.9	-3.4%	-3.9%	-4.1%	4.9%	59.0%	80.6%	99.9%
	Squamish	\$475,000	228.8	-2.6%	-7.5%	-8.1%	5.8%	61.9%	116.5%	68.4%
	Tsawwassen	\$498,000	210.0	0.2%	0.0%	-1.9%	6.5%	47.7%	66.1%	51.1%
	Vancouver East	\$551,400	304.2	-3.1%	-3.2%	-4.2%	2.0%	52.8%	77.7%	101.5%
Vancouver West	\$781,900	253.7	-3.4%	-5.2%	-7.5%	-3.6%	33.9%	65.5%	89.0%	
West Vancouver	\$1,207,500	244.6	4.4%	1.5%	-5.7%	4.6%	53.5%	68.8%	91.1%	
Whistler	\$511,500	167.7	-2.3%	-8.1%	-9.7%	2.8%	86.1%	145.2%	26.5%	

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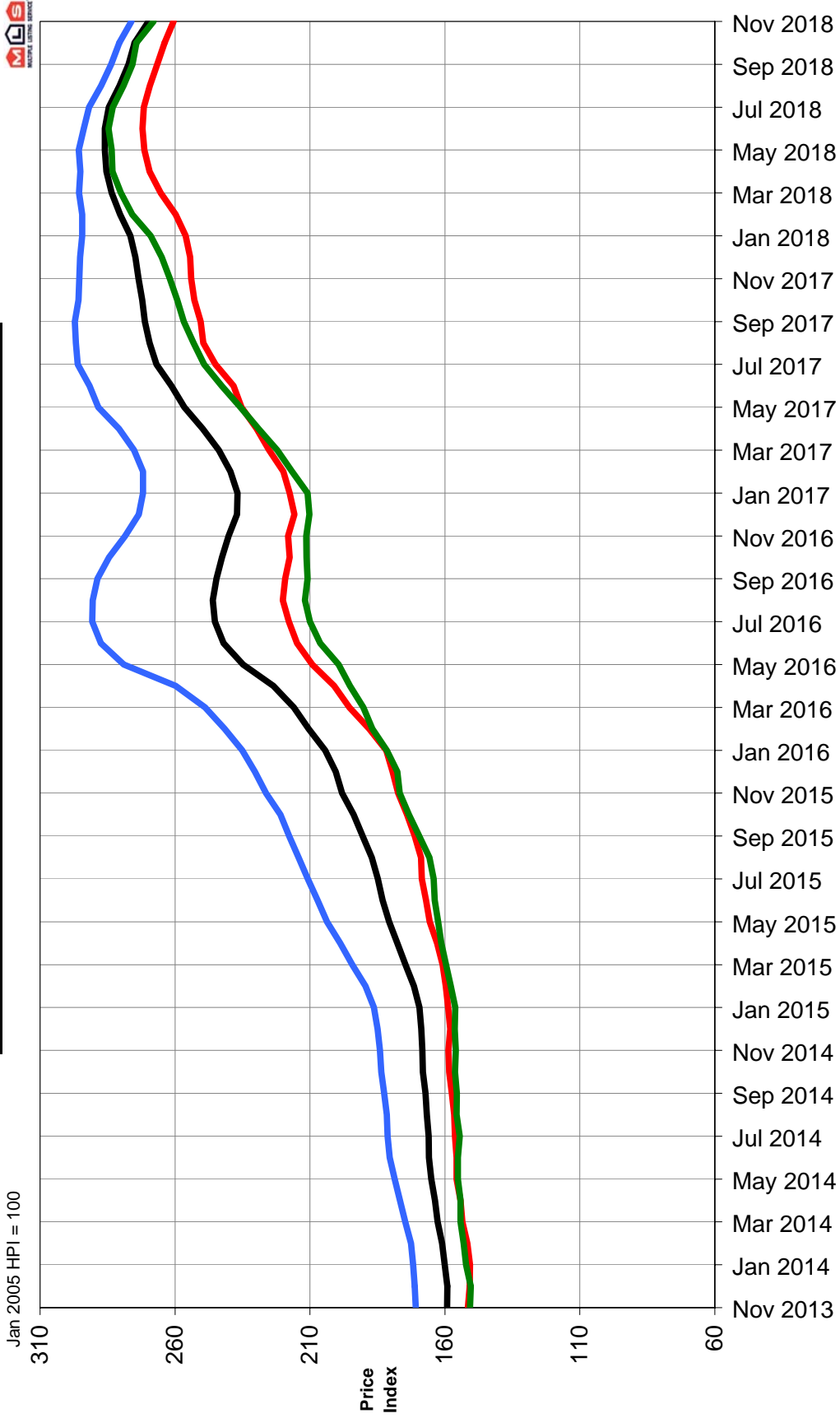
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**November
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
November 2018	34 Number of Sales Attached Apartment	52 27 55	22 8 9	7 1 0	63 38 29	19 5 63	40 24 75	21 13 33	12 6 15	51 41 85	12 8 11	30 4 3	57 31 90	61 29 207	25 1 4	10 17 27	516 282 810
	Median Selling Price	\$1,234,000 \$800,000 \$522,000	\$1,063,500 n/a n/a	n/a n/a n/a	\$765,500 \$557,000 \$399,900	n/a n/a \$460,000	\$1,547,500 \$1,049,950 \$598,000	\$947,500 n/a \$419,000	n/a n/a n/a	\$1,750,000 \$811,500 \$560,000	n/a n/a n/a	\$680,000 n/a n/a	\$1,483,400 \$925,000 \$542,450	\$2,860,000 \$1,200,000 \$780,000	\$2,610,000 n/a n/a	n/a n/a \$254,000	n/a
October 2018	45 Number of Sales Attached Apartment	45 28 62	27 7 12	3 0 0	85 46 43	14 3 71	68 26 79	17 21 37	11 11 14	59 47 124	15 12 6	49 5 4	80 35 119	66 46 268	36 3 15	17 22 28	637 344 985
	Median Selling Price	\$1,155,000 \$759,500 \$525,000	\$1,000,000 n/a n/a	n/a n/a n/a	\$877,000 \$525,000 \$395,000	n/a n/a \$466,000	\$1,580,000 \$929,000 \$659,000	n/a \$675,000 \$419,900	n/a n/a n/a	\$1,598,000 \$838,000 \$572,500	n/a n/a n/a	\$589,888 n/a n/a	\$1,547,500 \$960,000 \$595,000	\$3,465,000 \$1,131,500 \$749,000	\$2,825,000 n/a n/a	n/a \$960,000 \$270,000	n/a
November 2017	76 Number of Sales Attached Apartment	80 42 106	37 7 6	9 0 0	113 41 57	26 13 128	76 37 135	27 24 43	18 16 39	74 84 191	22 10 13	50 9 7	94 51 170	83 42 380	37 7 13	19 16 23	841 446 1,508
	Median Selling Price	\$1,610,000 \$745,000 \$535,000	\$1,196,000 n/a n/a	n/a n/a n/a	\$895,000 \$535,050 \$387,500	\$1,235,286 n/a \$488,250	\$1,689,000 \$1,062,500 \$645,000	\$982,000 \$627,500 \$410,000	n/a n/a \$625,000	\$1,676,190 \$860,000 \$509,500	\$859,500 n/a n/a	\$649,900 n/a n/a	\$1,527,500 \$1,069,000 \$585,000	\$3,218,333 \$1,360,000 \$780,000	\$3,000,000 n/a n/a	n/a \$599,000	n/a
Jan. - Nov. 2018	Number of Sales	549 478 1,420	342 103 162	52 2 0	926 443 543	214 101 886	633 321 924	290 216 420	115 135 243	733 654 1,573	180 144 138	500 79 53	880 388 1,359	672 453 3,209	313 41 160	134 233 291	7,194 4,117 12,236
	Median Selling Price	\$1,300,000 \$804,000 \$600,000	\$1,100,000 \$760,000 \$546,200	\$453,000 n/a n/a	\$870,000 \$555,000 \$394,900	\$1,250,000 \$765,344 \$500,000	\$1,673,500 \$992,000 \$655,250	\$1,000,000 \$689,000 \$441,000	\$1,400,000 \$751,000 \$597,000	\$1,690,000 \$865,950 \$578,000	\$984,500 \$674,000 \$450,000	\$659,500 \$445,000 \$399,000	\$1,588,000 \$1,049,450 \$610,000	\$3,095,238 \$1,348,000 \$810,000	\$2,800,000 \$1,590,000 \$1,205,000	\$1,907,000 \$1,098,000 \$388,000	n/a
Jan. - Nov. 2017	Number of Sales	858 702 2,240	531 135 180	75 2 0	1,399 631 663	251 194 1,286	978 392 1,205	460 295 554	203 193 398	1,213 1,104 2,349	269 249 180	676 117 106	1,306 449 1,729	1,022 605 4,437	479 66 193	180 292 333	10,901 5,911 17,165
	Median Selling Price	\$1,610,000 \$750,000 \$535,000	\$1,140,000 \$690,000 \$505,000	\$465,000 n/a n/a	\$800,000 \$484,900 \$325,200	\$1,150,000 \$690,000 \$464,150	\$1,723,500 \$1,020,000 \$613,000	\$940,000 \$622,000 \$375,000	\$1,350,000 \$673,000 \$542,575	\$1,655,000 \$830,000 \$503,000	\$920,000 \$609,000 \$402,450	\$598,500 \$389,076 \$359,450	\$1,570,000 \$999,900 \$548,000	\$3,435,800 \$1,345,000 \$755,000	\$3,100,000 \$1,748,000 \$1,054,000	\$1,667,500 \$780,000 \$388,000	n/a

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



MLS® LISTINGS Facts



**November
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
November 2018	86	108	49	2	126	31	100	40	20	150	26	53	148	134	98	21	1,192
	Detached	Attached	Attached	0	52	25	65	37	15	110	19	2	64	62	8	18	609
	Apartment	Apartment	0	58	50%	106	122	40	32	192	16	6	169	498	29	37	1,660
	40%	48%	45%	350%	50%	61%	40%	53%	60%	34%	48%	57%	39%	48%	26%	48%	n/a
	46%	53%	44%	n/a	73%	20%	37%	35%	40%	37%	42%	200%	48%	47%	13%	94%	n/a
	43%	54%	64%	n/a	50%	59%	61%	83%	47%	44%	69%	50%	53%	42%	14%	73%	n/a
October 2018	186	131	71	5	164	45	176	48	28	201	24	64	197	207	144	14	1,705
	Detached	Attached	Attached	0	86	35	78	46	13	120	25	6	76	104	21	31	855
	Apartment	Apartment	0	61	52%	157	209	66	28	259	23	4	254	701	43	39	2,313
	24%	34%	38%	60%	53%	31%	39%	35%	39%	29%	63%	77%	41%	32%	25%	121%	n/a
	31%	36%	22%	n/a	53%	9%	33%	46%	85%	39%	48%	83%	46%	44%	14%	71%	n/a
	36%	41%	44%	n/a	70%	45%	38%	56%	50%	48%	26%	100%	47%	38%	35%	72%	n/a
November 2017	158	153	54	3	147	37	136	47	23	211	27	61	230	149	123	19	1,578
	Detached	Attached	Attached	0	45	11	49	31	18	154	16	8	85	85	9	22	682
	Apartment	Apartment	0	52	77%	132	184	43	36	257	20	8	194	490	34	28	1,849
	48%	52%	69%	300%	91%	70%	56%	57%	78%	35%	81%	82%	41%	56%	30%	100%	n/a
	57%	82%	47%	n/a	91%	118%	76%	77%	89%	55%	63%	113%	60%	49%	78%	73%	n/a
	81%	93%	43%	n/a	110%	97%	73%	100%	108%	74%	65%	88%	88%	78%	38%	82%	n/a
Jan. - Nov. 2018	1,833	1,813	915	101	1,844	461	1,862	667	339	2,599	422	967	2,472	2,446	1,637	244	20,622
	Detached	Attached	Attached	16	770	224	670	452	229	1,382	261	112	842	1,165	160	356	8,599
	Apartment	Apartment	1	824	1,494	1,494	1,709	633	427	2,922	245	82	2,547	6,677	414	400	22,986
	30%	36%	37%	51%	50%	46%	34%	43%	34%	28%	43%	52%	36%	27%	19%	55%	n/a
	47%	45%	48%	13%	58%	45%	48%	48%	59%	47%	55%	71%	46%	39%	26%	65%	n/a
	52%	53%	58%	0%	66%	59%	54%	66%	57%	54%	56%	65%	53%	48%	39%	73%	n/a
Jan. - Nov. 2017	2,177	1,956	978	114	2,058	438	1,888	676	387	2,945	447	957	2,839	2,662	1,719	258	22,499
	Detached	Attached	Attached	5	728	247	572	372	238	1,655	304	137	791	1,027	134	324	8,407
	Apartment	Apartment	0	737	1,537	1,537	1,590	665	484	2,944	203	109	2,156	6,148	325	367	21,858
	39%	51%	54%	66%	68%	57%	52%	68%	52%	41%	60%	71%	46%	38%	28%	70%	n/a
	65%	76%	82%	40%	87%	79%	69%	79%	81%	67%	82%	85%	57%	59%	49%	90%	n/a
	81%	83%	81%	n/a	90%	84%	76%	83%	82%	80%	89%	97%	80%	72%	59%	91%	n/a

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



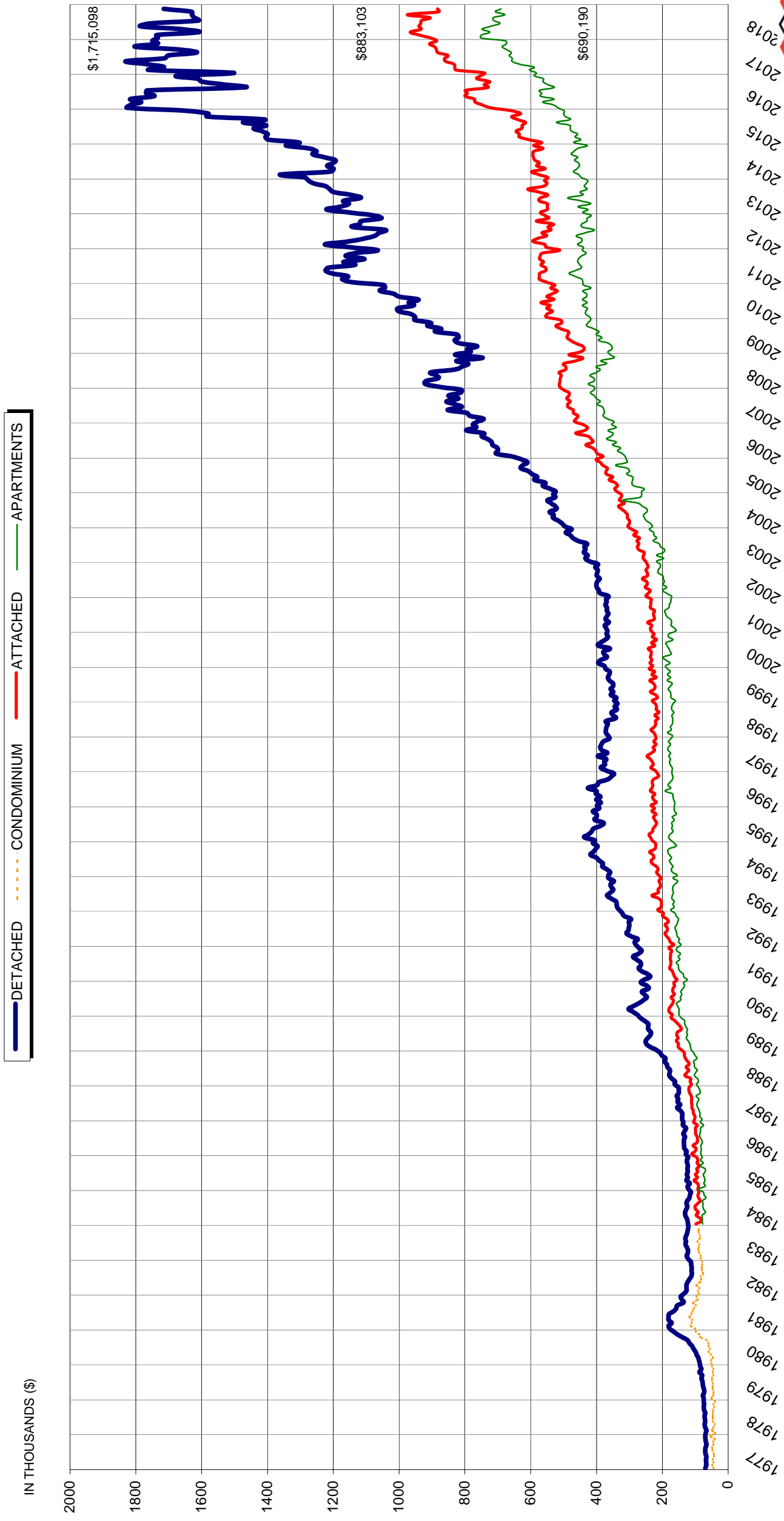
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Nov 2017	2 Oct 2018	3 Nov 2018	Col. 2 & 3 Percentage Variance	5 Nov 2017	6 Oct 2018	7 Nov 2018	Col. 6 & 7 Percentage Variance	9 Sep 2017 - Nov 2017	10 Sep 2018 - Nov 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	158	186	86	-53.8	76	45	34	-24.4	226	118	-47.8
ATTACHED	83	104	63	-39.4	47	32	29	-9.4	183	97	-47.0
APARTMENTS	243	290	240	-17.2	197	103	104	1.0	594	307	-48.3
COQUITLAM											
DETACHED	153	131	108	-17.6	80	45	52	15.6	243	146	-39.9
ATTACHED	51	78	51	-34.6	42	28	27	-3.6	127	81	-36.2
APARTMENTS	114	152	101	-33.6	106	62	55	-11.3	331	172	-48.0
DELTA											
DETACHED	54	71	49	-31.0	37	27	22	-18.5	121	73	-39.7
ATTACHED	15	32	18	-43.8	7	7	8	14.3	23	29	26.1
APARTMENTS	14	27	14	-48.1	6	12	9	-25.0	32	38	18.8
MAPLE RIDGE/PITT MEADOWS											
DETACHED	147	164	126	-23.2	113	85	63	-25.9	370	194	-47.6
ATTACHED	45	86	52	-39.5	41	46	38	-17.4	146	110	-24.7
APARTMENTS	52	61	58	-4.9	57	43	29	-32.6	135	102	-24.4
NORTH VANCOUVER											
DETACHED	136	176	100	-43.2	76	68	40	-41.2	231	149	-35.5
ATTACHED	49	78	65	-16.7	37	26	24	-7.7	108	71	-34.3
APARTMENTS	184	209	122	-41.6	135	79	75	-5.1	367	210	-42.8
NEW WESTMINSTER											
DETACHED	37	45	31	-31.1	26	14	19	35.7	71	47	-33.8
ATTACHED	11	35	25	-28.6	13	3	5	66.7	42	11	-73.8
APARTMENTS	132	157	106	-32.5	128	71	63	-11.3	361	198	-45.2
PORT MOODY/BELCARRA											
DETACHED	23	28	20	-28.6	18	11	12	9.1	57	32	-43.9
ATTACHED	18	13	15	15.4	16	11	6	-45.5	45	25	-44.4
APARTMENTS	36	28	32	14.3	39	14	15	7.1	99	46	-53.5
PORT COQUITLAM											
DETACHED	47	48	40	-16.7	27	17	21	23.5	99	61	-38.4
ATTACHED	31	46	37	-19.6	24	21	13	-38.1	72	48	-33.3
APARTMENTS	43	66	40	-39.4	43	37	33	-10.8	164	105	-36.0
RICHMOND											
DETACHED	211	201	150	-25.4	74	59	51	-13.6	254	172	-32.3
ATTACHED	154	120	110	-8.3	84	47	41	-12.8	291	124	-57.4
APARTMENTS	257	259	192	-25.9	191	124	85	-31.5	593	305	-48.6
SUNSHINE COAST											
DETACHED	61	64	53	-17.2	50	49	30	-38.8	176	116	-34.1
ATTACHED	8	6	2	-66.7	9	5	4	-20.0	28	14	-50.0
APARTMENTS	8	4	6	50.0	7	4	3	-25.0	24	10	-58.3
SQUAMISH											
DETACHED	27	24	26	8.3	22	15	12	-20.0	55	38	-30.9
ATTACHED	16	25	19	-24.0	10	12	8	-33.3	69	23	-66.7
APARTMENTS	20	23	16	-30.4	13	6	11	83.3	47	25	-46.8
VANCOUVER EAST											
DETACHED	230	197	148	-24.9	94	80	57	-28.8	295	209	-29.2
ATTACHED	85	76	64	-15.8	51	35	31	-11.4	132	93	-29.5
APARTMENTS	194	254	169	-33.5	170	119	90	-24.4	449	304	-32.3
VANCOUVER WEST											
DETACHED	149	207	134	-35.3	83	66	61	-7.6	264	165	-37.5
ATTACHED	85	104	62	-40.4	42	46	29	-37.0	160	108	-32.5
APARTMENTS	490	701	498	-29.0	380	268	207	-22.8	1175	683	-41.9
WHISTLER/PEMBERTON											
DETACHED	19	14	21	50.0	19	17	10	-41.2	45	39	-13.3
ATTACHED	22	31	18	-41.9	16	22	17	-22.7	69	60	-13.0
APARTMENTS	28	39	37	-5.1	23	28	27	-3.6	82	76	-7.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	123	144	98	-31.9	37	36	25	-30.6	101	86	-14.9
ATTACHED	9	21	8	-61.9	7	3	1	-66.7	18	6	-66.7
APARTMENTS	34	43	29	-32.6	13	15	4	-73.3	38	26	-31.6
GRAND TOTALS											
DETACHED	1575	1700	1190	-30.0	832	634	509	-19.7	2608	1645	-36.9
ATTACHED	682	855	609	-28.8	446	344	281	-18.3	1513	900	-40.5
APARTMENTS	1849	2313	1660	-28.2	1508	985	810	-17.8	4491	2607	-42.0



**REAL ESTATE BOARD
OF GREATER VANCOUVER**

Residential Average Sale Prices - January 1977 to November 2018



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

