

# News Release



FOR IMMEDIATE RELEASE:

## Condominiums and townhomes in high demand across Metro Vancouver

**VANCOUVER, BC – May 2, 2017** – Demand for condominiums and townhomes continues to drive the Metro Vancouver\* housing market.

Residential property sales in the region totalled 3,553 in April 2017, a 25.7 per cent decline compared to April 2016 when 4,781 homes sold and a 0.7 per cent decrease from the 3,579 sales recorded in March 2017.

April sales were 4.8 per cent above the 10-year average for the month.

For the first four months of the year, condominium and townhome sales have comprised a larger percentage of all residential sales on the Multiple Listing Service® (MLS®) in Metro Vancouver. Over this time, they've accounted for 68.5 per cent, on average, of all residential sales. This is up 10 per cent from the 58.2 per cent average over the same period last year.

“Our overall market is operating below the record-setting pace from a year ago and is in line with historical spring levels. It’s a different story in our condominium and townhome markets,” Jill Oudil, Real Estate Board of Greater Vancouver (REBGV) president said. “Demand has been increasing for months and supply is not keeping pace. This dynamic is causing prices to increase and making multiple offer scenarios the norm.”

New listings for detached, attached and apartment properties in Metro Vancouver totalled 4,907 in April 2017. This represents a decrease of 19.9 per cent compared to the 6,127 units listed in April 2016 and a three per cent increase compared to March 2017 when 4,762 properties were listed.

The total number of residential properties currently listed for sale on the MLS® system in Metro Vancouver is 7,813, a 3.5 per cent increase compared to April 2016 (7,550) and a three per cent increase compared to March 2017 (7,586).

The sales-to-active listings ratio for April 2017 is 45.5 per cent for all property types. This is two per cent below March 2017 and is indicative of a sellers’ market. 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.

By property type, the sales-to-active listings ratio is 26 per cent for detached homes, 58.2 per cent for townhomes, and 82.2 per cent for condominiums.

“Until more entry level, or ‘missing middle’, homes are available for sale in our market, we’ll likely continue to see prices increase,” Oudil said. “There’s been record building this past year, but much of that inventory isn’t ready to hit the market.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$941,100. This represents a five per cent increase over the past three months and an 11.4 per cent increase compared to April 2016.

Over the last three months, the benchmark price of condominiums has seen the largest increase in the region at 8.2 per cent, followed by townhomes at 5.3 per cent, and detached homes at 2.8 per cent.

“Home buyers are looking to get into the market and they’re facing fierce competition,” Oudil said. “It’s important to work with your local Realtor to help you navigate today’s marketplace.”

Sales of detached properties in April 2017 reached 1,211, a decrease of 38.8 per cent from the 1,979 detached sales recorded in April 2016. The benchmark price for detached properties is \$1,516,500. This represents an 8.1 per cent increase over the last 12 months and a 1.8 per cent increase compared to March 2017.

Sales of apartment, or condominium, properties reached 1,722 in April 2017, a decrease of 18.3 per cent compared to the 2,107 sales in April 2016. The benchmark price of an apartment property is \$554,100. This represents a 16.6 per cent increase over the past 12 months and a 3.1 per cent increase compared to March 2017.

Attached, or townhome, property sales in April 2017 totalled 620, a decrease of 10.8 per cent compared to the 695 sales in April 2016. The benchmark price of an attached unit is \$701,800. This represents a 15.3 per cent increase over the past 12 months and a 2.4 per cent increase compared to March 2017.

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\*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 2016, 39,943 homes changed ownership in the Board’s area, generating \$2.5 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 \$40 billion in 2016.

The Real Estate Board of Greater Vancouver is an association representing more than 13,500 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®.

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	\$843,700	237.9	2.4%	4.9%	2.8%	13.1%	51.7%	52.1%	76.4%
	Greater Vancouver	\$941,100	246.3	2.4%	5.0%	2.4%	11.4%	51.8%	51.7%	83.1%
	Bowen Island	\$878,700	190.5	3.0%	5.8%	10.8%	29.4%	53.6%	41.7%	46.0%
	Burnaby East	\$868,000	239.6	2.2%	4.4%	3.1%	9.6%	48.9%	51.1%	77.9%
	Burnaby North	\$814,200	244.7	1.7%	5.4%	5.7%	15.3%	55.0%	56.1%	82.3%
	Burnaby South	\$906,800	256.3	2.5%	4.4%	6.0%	18.1%	55.9%	56.3%	92.3%
	Coquitlam	\$791,900	235.0	3.0%	8.1%	3.3%	11.7%	53.8%	57.2%	75.8%
	Ladner	\$795,900	221.2	2.0%	1.5%	-4.2%	2.0%	48.7%	44.1%	72.1%
	Maple Ridge	\$589,200	199.1	1.6%	3.3%	2.5%	17.6%	52.3%	50.5%	51.8%
	New Westminster	\$561,900	239.3	2.4%	5.3%	6.7%	16.3%	49.4%	49.0%	71.7%
	North Vancouver	\$1,006,100	227.0	2.3%	4.4%	1.1%	11.2%	51.1%	52.7%	73.7%
	Pitt Meadows	\$581,200	212.6	2.3%	4.0%	3.9%	19.7%	49.8%	55.6%	57.6%
	Port Coquitlam	\$618,600	219.2	2.1%	8.2%	4.7%	12.4%	53.5%	51.3%	61.5%
	Port Moody	\$805,400	222.7	3.2%	5.1%	4.8%	11.9%	53.0%	60.6%	67.1%
	Richmond	\$887,600	257.2	2.1%	4.0%	1.4%	10.9%	51.4%	47.8%	93.1%
	Squamish	\$694,500	226.4	2.6%	5.4%	12.5%	24.5%	77.6%	82.6%	84.7%
	Sunshine Coast	\$536,600	188.0	3.1%	6.1%	10.4%	26.9%	54.2%	41.8%	43.4%
	Tsawwassen	\$944,500	236.6	2.1%	3.6%	-3.4%	5.1%	56.1%	55.2%	83.3%
	Vancouver East	\$997,900	292.3	2.4%	4.8%	0.8%	12.5%	56.5%	62.3%	111.2%
	Vancouver West	\$1,251,700	263.8	2.7%	5.6%	1.6%	8.2%	49.3%	51.2%	92.4%
West Vancouver	\$2,509,400	269.3	0.8%	3.0%	-5.5%	2.6%	51.7%	53.0%	98.5%	
Whistler	\$794,500	184.6	3.3%	6.2%	12.9%	22.5%	77.8%	65.0%	54.1%	
Single Family Detached	Lower Mainland	\$1,231,700	261.6	2.0%	3.2%	-0.6%	10.0%	57.3%	58.5%	97.0%
	Greater Vancouver	\$1,516,500	279.7	1.8%	2.8%	-1.9%	8.1%	58.1%	57.0%	110.5%
	Bowen Island	\$878,700	190.5	3.0%	5.8%	10.8%	29.4%	53.6%	41.7%	46.0%
	Burnaby East	\$1,199,800	268.3	3.4%	4.3%	1.6%	6.7%	55.7%	56.2%	105.3%
	Burnaby North	\$1,527,500	295.4	0.6%	3.2%	-1.4%	6.7%	59.5%	64.1%	122.1%
	Burnaby South	\$1,631,400	312.3	1.2%	-0.2%	-1.5%	9.4%	63.2%	64.4%	136.8%
	Coquitlam	\$1,187,000	263.4	3.2%	7.2%	-0.8%	9.4%	61.1%	67.7%	99.4%
	Ladner	\$968,300	233.4	2.2%	0.0%	-6.5%	-0.3%	56.7%	49.5%	82.3%
	Maple Ridge	\$733,300	208.9	2.1%	3.0%	2.6%	16.9%	58.6%	58.6%	63.1%
	New Westminster	\$1,060,500	263.1	3.0%	3.6%	1.4%	7.8%	57.4%	54.1%	101.1%
	North Vancouver	\$1,599,300	254.6	1.5%	2.2%	-3.6%	7.5%	62.6%	65.4%	96.9%
	Pitt Meadows	\$796,000	224.3	2.8%	3.4%	0.4%	17.6%	60.4%	60.0%	71.1%
	Port Coquitlam	\$915,900	244.3	3.6%	9.9%	4.1%	8.2%	61.9%	64.5%	86.2%
	Port Moody	\$1,367,800	252.6	1.5%	1.8%	-0.7%	8.9%	53.5%	65.0%	90.4%
	Richmond	\$1,589,000	318.7	2.5%	1.5%	-5.0%	5.7%	64.3%	54.3%	137.0%
	Squamish	\$856,400	227.7	2.4%	4.9%	11.2%	24.6%	64.0%	70.1%	83.8%
	Sunshine Coast	\$532,300	186.5	2.8%	5.8%	10.0%	26.4%	54.0%	41.2%	42.4%
	Tsawwassen	\$1,202,900	259.0	2.0%	3.5%	-4.0%	3.1%	63.9%	65.4%	100.5%
	Vancouver East	\$1,474,400	325.9	1.5%	2.4%	-2.8%	9.6%	63.8%	73.3%	143.2%
	Vancouver West	\$3,495,800	358.9	1.0%	2.2%	-2.1%	9.3%	58.7%	54.8%	154.2%
West Vancouver	\$2,980,700	283.4	0.6%	2.5%	-7.1%	1.8%	50.6%	53.4%	108.8%	
Whistler	\$1,394,300	193.0	2.7%	2.9%	6.4%	18.2%	49.5%	62.5%	60.6%	

**HOW TO READ THE TABLE:**

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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.
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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 %
Townhouse	Lower Mainland	\$589,000	213.2	2.7%	5.5%	5.1%	19.0%	49.0%	46.4%	61.3%
	Greater Vancouver	\$701,800	226.8	2.4%	5.3%	4.9%	15.3%	50.5%	49.0%	72.1%
	Burnaby East	\$572,100	205.2	1.2%	5.9%	7.9%	23.3%	36.3%	35.8%	54.2%
	Burnaby North	\$565,000	210.7	1.5%	7.9%	8.8%	16.7%	39.7%	38.6%	56.5%
	Burnaby South	\$592,800	212.7	2.5%	3.1%	4.2%	22.6%	42.4%	39.5%	63.6%
	Coquitlam	\$554,500	203.7	3.0%	9.9%	9.0%	8.6%	43.0%	44.9%	54.4%
	Ladner	\$644,400	213.5	1.6%	5.0%	7.7%	9.8%	38.0%	43.0%	64.0%
	Maple Ridge	\$414,800	201.5	1.6%	4.7%	2.4%	26.1%	51.2%	50.9%	49.1%
	New Westminster	\$576,600	216.6	2.8%	7.7%	11.4%	13.9%	40.9%	44.5%	65.0%
	North Vancouver	\$887,800	212.5	2.5%	6.8%	5.4%	17.9%	48.0%	46.8%	64.0%
	Pitt Meadows	\$498,000	215.5	1.6%	3.1%	5.0%	22.8%	53.2%	56.4%	59.2%
	Port Coquitlam	\$557,000	211.2	1.6%	5.2%	1.7%	13.8%	51.7%	44.9%	56.1%
	Port Moody	\$546,800	184.8	4.6%	6.8%	4.3%	2.4%	33.6%	34.0%	38.6%
	Richmond	\$749,800	242.4	1.3%	3.3%	4.9%	14.1%	45.8%	47.4%	85.6%
	Squamish	\$751,400	273.0	1.4%	6.7%	20.2%	30.9%	122.7%	146.2%	129.4%
	Tsawwassen	\$631,500	208.7	0.6%	3.9%	5.3%	8.9%	40.1%	37.9%	60.3%
	Vancouver East	\$763,800	251.8	4.0%	3.3%	-0.9%	6.0%	49.8%	45.4%	80.0%
Vancouver West	\$1,124,600	254.4	4.2%	5.4%	0.1%	16.4%	58.5%	58.7%	95.5%	
Whistler	\$872,700	233.4	2.7%	7.9%	13.4%	20.8%	92.9%	81.9%	105.6%	
Apartment	Lower Mainland	\$502,100	219.2	3.1%	8.2%	8.6%	18.0%	46.4%	46.3%	57.6%
	Greater Vancouver	\$554,100	222.8	3.1%	8.2%	8.2%	16.6%	46.8%	47.6%	62.5%
	Burnaby East	\$562,400	213.5	1.1%	5.4%	6.9%	3.6%	36.8%	52.3%	45.9%
	Burnaby North	\$528,000	223.2	2.9%	7.6%	12.9%	25.9%	55.3%	56.1%	65.2%
	Burnaby South	\$595,500	239.1	3.2%	8.0%	12.3%	25.4%	55.7%	55.5%	76.8%
	Coquitlam	\$383,300	211.0	3.3%	10.1%	11.4%	21.2%	51.6%	49.0%	53.5%
	Ladner	\$395,600	187.5	2.5%	3.9%	-4.3%	9.7%	32.0%	26.5%	45.6%
	Maple Ridge	\$218,500	157.8	0.9%	5.4%	6.3%	18.1%	28.3%	17.9%	11.3%
	New Westminster	\$410,500	233.8	2.2%	6.1%	8.9%	21.4%	47.5%	47.7%	63.4%
	North Vancouver	\$489,700	199.3	3.3%	7.6%	8.4%	17.2%	39.3%	39.6%	50.5%
	Pitt Meadows	\$329,400	194.7	2.3%	6.4%	7.7%	20.3%	34.5%	50.7%	37.3%
	Port Coquitlam	\$334,900	198.5	1.1%	8.9%	8.8%	21.3%	47.6%	42.5%	39.6%
	Port Moody	\$531,300	221.4	4.2%	7.7%	11.4%	22.7%	63.2%	71.6%	65.3%
	Richmond	\$502,600	212.2	2.3%	9.0%	11.3%	23.6%	42.1%	41.6%	58.6%
	Squamish	\$394,700	190.1	4.5%	6.3%	10.5%	21.9%	86.2%	61.2%	53.2%
	Tsawwassen	\$423,100	178.4	2.6%	4.3%	-1.0%	14.5%	36.3%	28.3%	38.5%
	Vancouver East	\$480,300	265.0	3.3%	9.5%	6.8%	20.0%	50.4%	54.2%	83.5%
Vancouver West	\$718,400	232.5	3.7%	8.4%	5.6%	9.4%	46.8%	51.2%	70.3%	
West Vancouver	\$991,800	216.7	2.9%	8.3%	10.2%	16.1%	68.1%	57.1%	59.7%	
Whistler	\$429,500	140.8	4.3%	6.7%	16.5%	30.5%	118.6%	82.4%	12.6%	

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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.

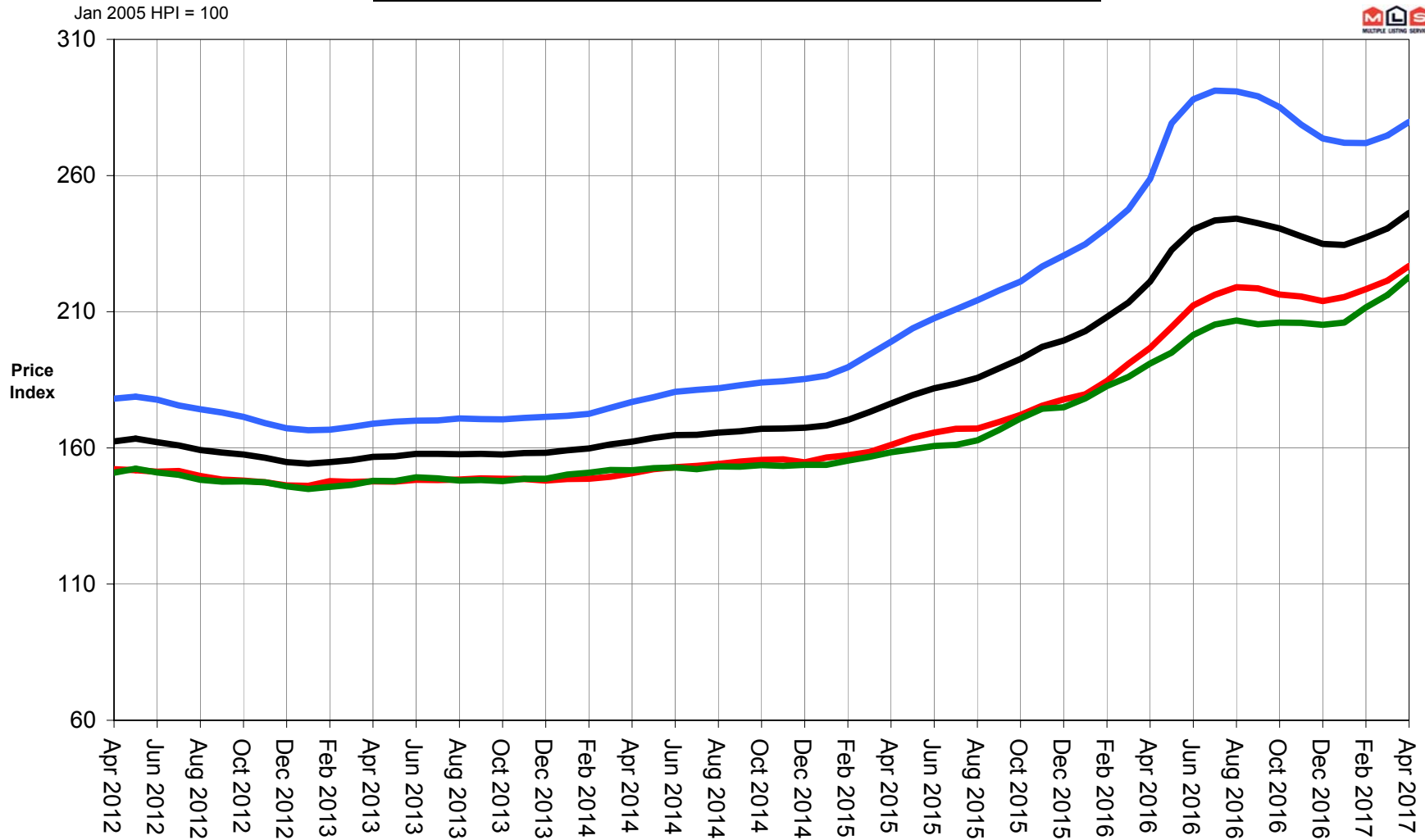
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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## Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



# MLS<sup>®</sup> SALES Facts



**April  
2017**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	<b>TOTALS</b>		
<b>April 2017</b>	<b>Number of Sales</b>	Detached	104	113	52	7	140	28	110	45	22	157	34	67	142	109	66	15	1,211	
		Attached	67	55	15	0	68	20	36	27	19	121	31	13	48	62	9	29	620	
		Apartment	238	126	20	0	90	131	106	48	40	230	18	10	164	438	21	42	1,722	
	<b>Median Selling Price</b>	Detached	\$1,600,000	\$1,310,000	\$1,057,500	n/a	\$785,000	\$1,107,500	\$1,900,000	\$935,000	\$1,264,500	\$1,632,000	\$996,500	\$640,000	\$1,552,500	\$3,320,000	\$3,500,000	n/a	n/a	
		Attached	\$825,000	\$705,000	n/a	n/a	\$475,500	\$640,000	\$1,002,000	\$582,000	n/a	\$828,000	\$579,900	n/a	\$889,950	\$1,316,000	n/a	\$573,500	n/a	
		Apartment	\$510,000	\$480,000	\$497,500	n/a	\$319,450	\$446,000	\$585,000	\$342,500	\$592,000	\$475,000	n/a	n/a	\$511,000	\$762,000	\$960,500	\$419,500		
<b>March 2017</b>	<b>Number of Sales</b>	Detached	100	99	67	4	122	26	98	49	22	151	30	59	155	95	59	14	1,150	
		Attached	69	49	16	0	67	21	34	34	16	109	22	6	45	64	9	27	588	
		Apartment	220	153	20	0	98	119	126	56	45	275	17	7	180	454	28	43	1,841	
	<b>Median Selling Price</b>	Detached	\$1,627,500	\$1,225,000	\$1,100,000	n/a	\$746,250	\$1,084,000	\$1,725,000	\$870,000	\$1,270,000	\$1,698,000	\$952,000	\$549,000	\$1,540,000	\$3,500,000	\$3,212,500	n/a	n/a	
		Attached	\$780,000	\$753,000	n/a	n/a	\$453,250	\$707,000	\$979,500	\$588,500	n/a	\$818,000	\$602,450	n/a	\$999,900	\$1,375,000	n/a	\$550,000	n/a	
		Apartment	\$496,000	\$460,000	\$474,450	n/a	\$298,450	\$429,900	\$542,000	\$337,400	\$486,000	\$471,500	n/a	n/a	\$515,000	\$710,000	\$970,000	\$332,000		
<b>April 2016</b>	<b>Number of Sales</b>	Detached	158	179	89	7	266	52	160	86	46	212	47	124	180	230	113	30	1,979	
		Attached	73	60	12	0	83	17	55	46	33	109	16	10	51	89	6	35	695	
		Apartment	279	166	19	0	92	145	142	72	46	288	36	13	195	557	22	35	2,107	
	<b>Median Selling Price</b>	Detached	\$1,660,000	\$1,255,250	\$1,200,000	n/a	\$709,000	\$1,050,000	\$1,680,500	\$868,950	\$1,425,500	\$1,750,000	\$830,000	\$517,500	\$1,610,000	\$3,688,000	\$3,337,500	\$1,348,750		
		Attached	\$758,000	\$708,000	n/a	n/a	\$390,000	n/a	\$875,000	\$510,000	\$648,000	\$739,000	n/a	n/a	\$1,010,000	\$1,101,000	n/a	\$569,000	n/a	
		Apartment	\$435,500	\$378,800	n/a	n/a	\$234,000	\$350,000	\$467,000	\$274,500	\$470,950	\$423,500	\$345,000	n/a	\$440,000	\$625,000	\$696,250	\$281,000		
<b>Jan. - Apr. 2017 Year-to-date</b>	<b>Number of Sales</b>	Detached	291	313	173	19	398	72	330	135	64	455	96	202	430	333	180	59	3,550	
		Attached	199	153	62	1	216	60	116	91	54	346	78	35	133	190	27	105	1,866	
		Apartment	703	436	66	0	262	384	385	172	138	805	57	39	538	1,472	78	128	5,663	
	<b>Median Selling Price</b>	Detached	\$1,580,000	\$1,234,250	\$1,065,000	n/a	\$749,000	\$1,085,000	\$1,740,000	\$880,000	\$1,280,000	\$1,628,999	\$882,500	\$571,500	\$1,521,500	\$3,295,000	\$3,325,000	\$1,940,000		
		Attached	\$750,000	\$710,000	\$668,450	n/a	\$458,750	\$646,000	\$963,500	\$567,000	\$595,750	\$798,000	\$589,900	\$355,000	\$945,000	\$1,328,500	\$2,000,000	\$699,000	n/a	
		Apartment	\$500,000	\$465,000	\$479,000	n/a	\$300,000	\$431,000	\$542,000	\$337,500	\$495,000	\$465,000	\$363,000	\$315,000	\$518,000	\$713,500	\$1,001,500	\$342,500		
<b>Jan. - Apr. 2016 Year-to-date</b>	<b>Number of Sales</b>	Detached	586	651	292	16	834	184	567	280	155	832	125	384	653	809	482	89	6,939	
		Attached	297	228	32	0	288	57	207	145	84	418	67	37	165	299	29	108	2,461	
		Apartment	1,015	558	84	0	217	413	489	276	145	939	86	38	630	2,092	81	182	7,245	
	<b>Median Selling Price</b>	Detached	\$1,608,000	\$1,246,500	\$1,211,250	n/a	\$701,300	\$1,085,000	\$1,635,000	\$857,600	\$1,289,000	\$1,670,000	\$789,000	\$489,900	\$1,520,000	\$3,530,000	\$3,300,000	\$1,400,000		
		Attached	\$658,883	\$675,000	\$631,000	n/a	\$364,319	\$535,000	\$858,000	\$525,500	\$612,500	\$689,500	\$505,000	\$280,000	\$875,000	\$1,210,000	\$1,507,500	\$721,000	n/a	
		Apartment	\$422,000	\$345,900	\$460,000	n/a	\$227,900	\$327,000	\$456,000	\$270,000	\$430,000	\$411,900	\$327,500	\$245,000	\$428,000	\$623,000	\$840,000	\$280,000		

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



# MLS® LISTINGS Facts



**April  
2017**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	<b>TOTALS</b>		
<b>April 2017</b>	<b>Number of Listings</b>	Detached	187	183	91	13	186	43	162	62	43	264	49	114	291	241	160	15	2,104	
		Attached	118	74	15	0	67	25	58	34	29	144	23	22	79	90	17	25	820	
		Apartment	271	138	20	0	89	145	136	49	52	236	21	7	214	531	40	34	1,983	
	<b>% Sales to Listings</b>	Detached	56%	62%	57%	54%	75%	65%	68%	73%	51%	59%	69%	59%	49%	45%	41%	100%		
		Attached	57%	74%	100%	n/a	101%	80%	62%	79%	66%	84%	135%	59%	61%	69%	53%	116%		n/a
		Apartment	88%	91%	100%	n/a	101%	90%	78%	98%	77%	97%	86%	143%	77%	82%	53%	124%		
<b>March 2017</b>	<b>Number of Listings</b>	Detached	171	154	103	8	185	35	154	59	29	255	50	98	259	195	155	22	1,932	
		Attached	74	68	13	2	61	22	39	35	23	149	35	13	51	93	15	27	720	
		Apartment	273	150	28	0	123	147	142	74	43	273	18	10	208	531	38	52	2,110	
	<b>% Sales to Listings</b>	Detached	58%	64%	65%	50%	66%	74%	64%	83%	76%	59%	60%	60%	60%	49%	38%	64%		
		Attached	93%	72%	123%	0%	110%	95%	87%	97%	70%	73%	63%	46%	88%	69%	60%	100%		n/a
		Apartment	81%	102%	71%	n/a	80%	81%	89%	76%	105%	101%	94%	70%	87%	85%	74%	83%		
<b>April 2016</b>	<b>Number of Listings</b>	Detached	256	293	155	17	318	59	193	118	52	356	63	138	294	349	215	24	2,900	
		Attached	108	99	11	0	83	26	71	47	38	123	24	29	55	103	14	36	867	
		Apartment	300	215	34	0	57	141	142	68	51	328	23	10	212	695	32	52	2,360	
	<b>% Sales to Listings</b>	Detached	62%	61%	57%	41%	84%	88%	83%	73%	88%	60%	75%	90%	61%	66%	53%	125%		
		Attached	68%	61%	109%	n/a	100%	65%	77%	98%	87%	89%	67%	34%	93%	86%	43%	97%		n/a
		Apartment	93%	77%	56%	n/a	161%	103%	100%	106%	90%	88%	157%	130%	92%	80%	69%	67%		
<b>Jan. - Apr. 2017</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	685	566	367	30	613	120	589	208	120	1,053	165	340	949	911	597	77	7,390	
		Attached	337	213	70	3	265	87	166	123	75	501	115	52	231	323	57	115	2,733	
		Apartment	951	526	88	0	332	487	517	228	173	926	66	35	739	2,012	117	155	7,352	
	<b>% Sales to Listings</b>	Detached	42%	55%	47%	63%	65%	60%	56%	65%	53%	43%	58%	59%	45%	37%	30%	77%		
		Attached	59%	72%	89%	33%	82%	69%	70%	74%	72%	69%	68%	67%	58%	59%	47%	91%		n/a
		Apartment	74%	83%	75%	n/a	79%	79%	74%	75%	80%	87%	86%	111%	73%	73%	67%	83%		
<b>Jan. - Apr. 2016</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	912	992	528	47	1,102	255	768	389	210	1,393	172	455	1,067	1,383	837	91	10,601	
		Attached	419	295	46	0	311	71	247	192	106	488	96	57	207	375	41	138	3,089	
		Apartment	1,149	676	109	0	264	537	600	325	191	1,217	118	43	759	2,651	132	198	8,969	
	<b>% Sales to Listings</b>	Detached	64%	66%	55%	34%	76%	72%	74%	72%	74%	60%	73%	84%	61%	58%	58%	98%		
		Attached	71%	77%	70%	n/a	93%	80%	84%	76%	79%	86%	70%	65%	80%	80%	71%	78%		n/a
		Apartment	88%	83%	77%	n/a	82%	77%	82%	85%	76%	77%	73%	88%	83%	79%	61%	92%		

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



# Listing & Sales Activity Summary

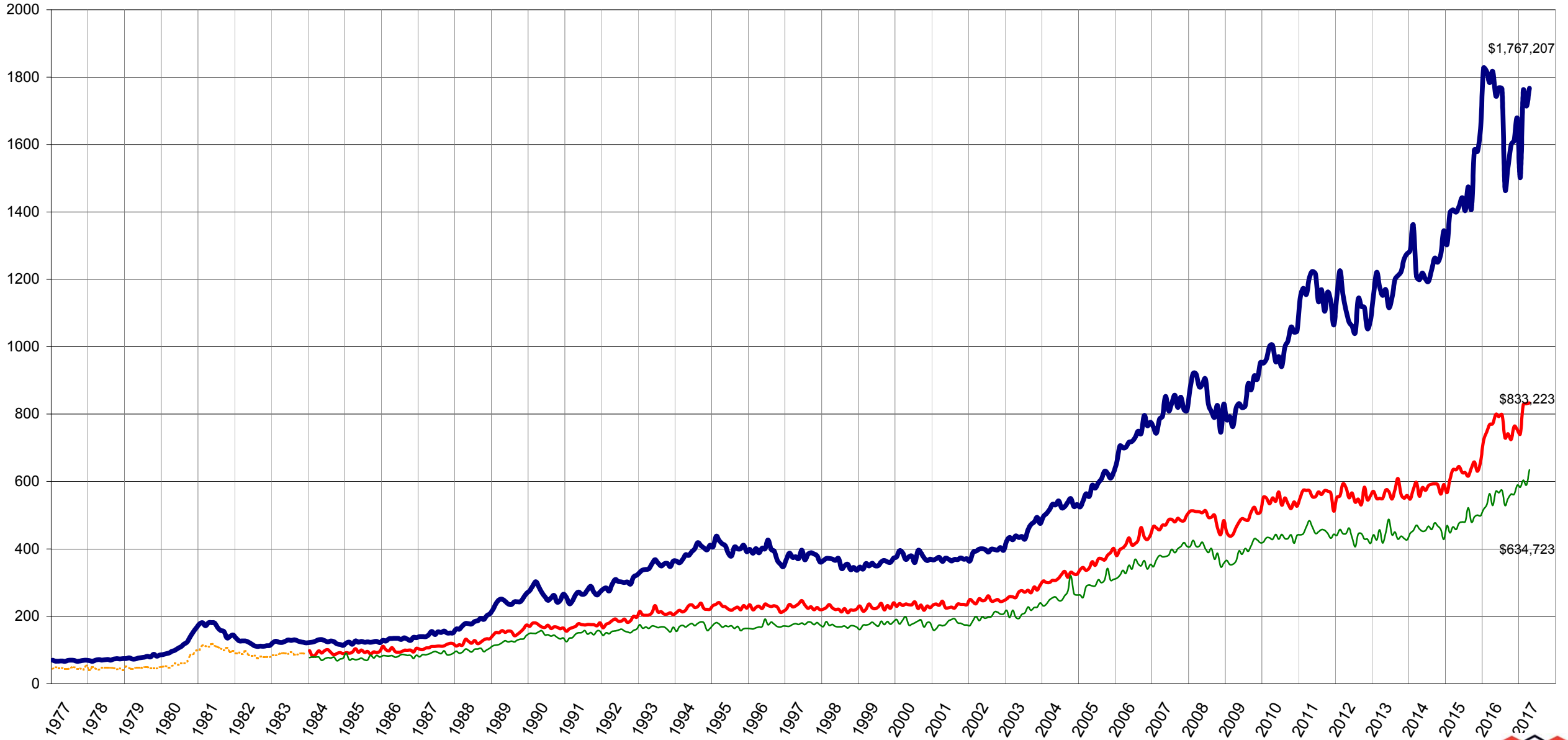
	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2016	2 Mar 2017	3 Apr 2017	Col. 2 & 3 Percentage Variance	5 Apr 2016	6 Mar 2017	7 Apr 2017	Col. 6 & 7 Percentage Variance	9 Feb 2016 - Apr 2016	10 Feb 2017 - Apr 2017	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	256	171	187	9.4	158	100	104	4.0	489	251	-48.7
ATTACHED	108	74	118	59.5	73	69	67	-2.9	247	172	-30.4
APARTMENTS	300	273	271	-0.7	279	220	238	8.2	836	595	-28.8
<b>COQUITLAM</b>											
DETACHED	293	154	183	18.8	179	99	113	14.1	548	278	-49.3
ATTACHED	99	68	74	8.8	60	49	55	12.2	195	134	-31.3
APARTMENTS	215	150	138	-8.0	166	153	126	-17.6	465	376	-19.1
<b>DELTA</b>											
DETACHED	155	103	91	-11.7	89	67	52	-22.4	240	154	-35.8
ATTACHED	11	13	15	15.4	12	16	15	-6.3	29	54	86.2
APARTMENTS	34	28	20	-28.6	19	20	20	0.0	75	55	-26.7
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	318	185	186	0.5	266	122	140	14.8	723	341	-52.8
ATTACHED	83	61	67	9.8	83	67	68	1.5	250	187	-25.2
APARTMENTS	57	123	89	-27.6	92	98	90	-8.2	190	227	19.5
<b>NORTH VANCOUVER</b>											
DETACHED	193	154	162	5.2	160	98	110	12.2	499	296	-40.7
ATTACHED	71	39	58	48.7	55	34	36	5.9	170	103	-39.4
APARTMENTS	142	142	136	-4.2	142	126	106	-15.9	427	326	-23.7
<b>NEW WESTMINSTER</b>											
DETACHED	59	35	43	22.9	52	26	28	7.7	162	61	-62.3
ATTACHED	26	22	25	13.6	17	21	20	-4.8	46	55	19.6
APARTMENTS	141	147	145	-1.4	145	119	131	10.1	357	337	-5.6
<b>PORT MOODY/BELCARRA</b>											
DETACHED	52	29	43	48.3	46	22	22	0.0	133	56	-57.9
ATTACHED	38	23	29	26.1	33	16	19	18.8	72	41	-43.1
APARTMENTS	51	43	52	20.9	46	45	40	-11.1	126	116	-7.9
<b>PORT COQUITLAM</b>											
DETACHED	118	59	62	5.1	86	49	45	-8.2	253	121	-52.2
ATTACHED	47	35	34	-2.9	46	34	27	-20.6	124	77	-37.9
APARTMENTS	68	74	49	-33.8	72	56	48	-14.3	233	141	-39.5
<b>RICHMOND</b>											
DETACHED	356	255	264	3.5	212	151	157	4.0	670	400	-40.3
ATTACHED	123	149	144	-3.4	109	109	121	11.0	342	299	-12.6
APARTMENTS	328	273	236	-13.6	288	275	230	-16.4	785	682	-13.1
<b>SUNSHINE COAST</b>											
DETACHED	138	98	114	16.3	124	59	67	13.6	342	170	-50.3
ATTACHED	29	13	22	69.2	10	6	13	116.7	29	29	0.0
APARTMENTS	10	10	7	-30.0	13	7	10	42.9	34	32	-5.9
<b>SQUAMISH</b>											
DETACHED	63	50	49	-2.0	47	30	34	13.3	108	80	-25.9
ATTACHED	24	35	23	-34.3	16	22	31	40.9	63	67	6.3
APARTMENTS	23	18	21	16.7	36	17	18	5.9	79	49	-38.0
<b>VANCOUVER EAST</b>											
DETACHED	294	259	291	12.4	180	155	142	-8.4	554	379	-31.6
ATTACHED	55	51	79	54.9	51	45	48	6.7	145	121	-16.6
APARTMENTS	212	208	214	2.9	195	180	164	-8.9	542	463	-14.6
<b>VANCOUVER WEST</b>											
DETACHED	349	195	241	23.6	230	95	109	14.7	675	297	-56.0
ATTACHED	103	93	90	-3.2	89	64	62	-3.1	263	166	-36.9
APARTMENTS	695	531	531	0.0	557	454	438	-3.5	1789	1261	-29.5
<b>WHISTLER/PEMBERTON</b>											
DETACHED	24	22	15	-31.8	30	14	15	7.1	81	47	-42.0
ATTACHED	36	27	25	-7.4	35	27	29	7.4	88	83	-5.7
APARTMENTS	52	52	34	-34.6	35	43	42	-2.3	147	113	-23.1
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	215	155	160	3.2	113	59	66	11.9	400	160	-60.0
ATTACHED	14	15	17	13.3	6	9	9	0.0	22	24	9.1
APARTMENTS	32	38	40	5.3	22	28	21	-25.0	64	65	1.6
<b>GRAND TOTALS</b>											
DETACHED	<b>2883</b>	<b>1924</b>	<b>2091</b>	<b>8.7</b>	<b>1972</b>	<b>1146</b>	<b>1204</b>	<b>5.1</b>	<b>5877</b>	<b>3091</b>	<b>-47.4</b>
ATTACHED	<b>867</b>	<b>718</b>	<b>820</b>	<b>14.2</b>	<b>695</b>	<b>588</b>	<b>620</b>	<b>5.4</b>	<b>2085</b>	<b>1612</b>	<b>-22.7</b>
APARTMENTS	<b>2360</b>	<b>2110</b>	<b>1983</b>	<b>-6.0</b>	<b>2107</b>	<b>1841</b>	<b>1722</b>	<b>-6.5</b>	<b>6149</b>	<b>4838</b>	<b>-21.3</b>



## Residential Average Sale Prices - January 1977 to April 2017

— DETACHED    - - - CONDOMINIUM    — ATTACHED    — APARTMENTS

IN THOUSANDS (\$)



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