

News Release



FOR IMMEDIATE RELEASE:

Home listings at four-year October high as sales remain below typical levels

VANCOUVER, BC – November 2, 2018 –Home sale activity across Metro Vancouver* remained below long-term historical averages in October.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,966 in October 2018, a 34.9 per cent decrease from the 3,022 sales recorded in October 2017, and a 23.3 per cent increase compared to September 2018 when 1,595 homes sold.

Last month's sales were 26.8 per cent below the 10-year October sales average.

“The supply of homes for sale today is beginning to return to levels that we haven't seen in our market in about four years,” Phil Moore, REBGV president said. “For home buyers, this means you have more selection to choose from. For sellers, it means your home may face more competition, from other listings, in the marketplace.”

There were 4,873 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2018. This represents a 7.4 per cent increase compared to the 4,539 homes listed in October 2017 and a 7.7 per cent decrease compared to September 2018 when 5,279 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 12,984, a 42.1 per cent increase compared to October 2017 (9,137) and a 0.8 per cent decrease compared to September 2018 (13,084).

For all property types, the sales-to-active listings ratio for October 2018 is 15.1 per cent. By property type, the ratio is 10.3 per cent for detached homes, 17.3 per cent for townhomes, and 20.6 per cent for condominiums.

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 edged down between three and five per cent, depending on housing type, in our region since June,” said Moore. “This is providing a little relief for those looking to buy compared to the all-time highs we've experienced over the last year.”

The MLS® Home Price Index composite benchmark price for all residential homes in Metro Vancouver is currently \$1,062,100. This represents a one per cent increase over October 2017 and a 3.3 per cent decrease over the last three months.

Sales of detached homes in October 2018 reached 637, a 32.2 per cent decrease from the 940 detached sales recorded in October 2017. The benchmark price for detached properties is \$1,524,000. This represents a 5.1 per cent decrease from October 2017 and a 3.9 per cent decrease over the last three months.

Sales of apartments reached 985 in October 2018, a 35.7 per cent decrease compared to the 1,532 sales in October 2017. The benchmark price of an apartment property is \$683,500. This represents a 5.8 per cent increase from October 2017 and a 3.1 per cent decrease over the last three months.

Attached homes sales in October 2018 totalled 344, a 37.5 per cent decrease compared to the 550 sales in October 2017. The benchmark price of an attached home is \$829,200. This represents a 4.4 per cent increase from October 2017 and a 2.8 per cent decrease over the last three months.

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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 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 | \$995,500 | 273.3 | -0.8% | -3.4% | -3.2% | 2.9% | 48.5% | 77.6% | 96.2% |
| | Greater Vancouver | \$1,062,100 | 275.0 | -0.8% | -3.3% | -3.6% | 1.0% | 41.9% | 73.3% | 97.0% |
| | Bowen Island | \$968,200 | 209.9 | -0.7% | -4.9% | -2.5% | 1.0% | 50.3% | 68.6% | 58.7% |
| | Burnaby East | \$1,002,700 | 278.1 | -0.3% | -4.0% | -3.4% | 3.9% | 44.0% | 70.8% | 100.9% |
| | Burnaby North | \$914,100 | 276.0 | -1.5% | -4.2% | -2.8% | 2.4% | 46.9% | 73.8% | 97.3% |
| | Burnaby South | \$1,019,600 | 288.0 | -0.3% | -3.9% | -2.4% | 2.4% | 46.2% | 77.8% | 106.2% |
| | Coquitlam | \$941,600 | 279.3 | -1.9% | -4.0% | -3.2% | 3.6% | 50.0% | 87.4% | 104.2% |
| | Ladner | \$866,100 | 243.1 | -1.7% | -2.5% | -1.3% | 0.5% | 31.0% | 63.6% | 79.5% |
| | Maple Ridge | \$782,900 | 249.3 | -1.0% | -3.1% | -3.4% | 6.2% | 66.4% | 86.3% | 83.8% |
| | New Westminster | \$700,700 | 307.9 | 1.2% | -2.4% | -0.7% | 10.2% | 68.1% | 92.3% | 112.3% |
| | North Vancouver | \$1,065,500 | 242.9 | -1.6% | -4.0% | -5.6% | -1.1% | 37.9% | 64.7% | 82.9% |
| | Pitt Meadows | \$775,200 | 281.8 | -0.9% | -4.1% | -2.3% | 10.0% | 72.2% | 95.4% | 105.5% |
| | Port Coquitlam | \$766,600 | 262.4 | -0.7% | -4.6% | -5.3% | 3.3% | 54.9% | 83.5% | 87.2% |
| | Port Moody | \$950,400 | 262.7 | -0.8% | -2.3% | -2.5% | 5.0% | 52.5% | 85.5% | 93.3% |
| | Richmond | \$1,016,200 | 292.8 | -1.4% | -3.0% | -3.4% | 1.8% | 41.9% | 74.4% | 105.8% |
| | Squamish | \$780,600 | 245.0 | -0.2% | -4.8% | -4.4% | 4.6% | 60.1% | 98.5% | 83.0% |
| | Sunshine Coast | \$599,400 | 210.0 | -0.7% | -4.2% | -2.8% | 1.8% | 56.7% | 73.8% | 57.0% |
| | Tsawwassen | \$996,200 | 250.2 | -2.0% | -2.1% | -2.8% | -0.5% | 31.8% | 68.8% | 87.4% |
| | Vancouver East | \$1,077,100 | 315.4 | -1.6% | -2.2% | -3.3% | -0.6% | 39.4% | 76.7% | 115.9% |
| | Vancouver West | \$1,315,600 | 277.4 | 0.5% | -3.1% | -4.1% | -3.4% | 30.9% | 64.0% | 97.2% |
| West Vancouver | \$2,357,100 | 253.4 | -1.7% | -5.6% | -10.0% | -9.5% | 14.8% | 46.4% | 89.2% | |
| Whistler | \$941,100 | 203.8 | -0.5% | -3.6% | -4.8% | 5.5% | 64.1% | 101.2% | 52.4% | |
| Single Family Detached | Lower Mainland | \$1,285,300 | 272.8 | -0.7% | -3.7% | -4.0% | -2.7% | 35.1% | 69.5% | 101.2% |
| | Greater Vancouver | \$1,524,000 | 280.6 | -1.1% | -3.9% | -4.9% | -5.1% | 27.0% | 64.6% | 104.5% |
| | Bowen Island | \$968,200 | 209.9 | -0.7% | -4.9% | -2.5% | 1.0% | 50.3% | 68.6% | 58.7% |
| | Burnaby East | \$1,250,400 | 279.6 | 0.2% | -5.6% | -6.1% | -0.6% | 29.9% | 65.0% | 111.5% |
| | Burnaby North | \$1,487,200 | 287.6 | -0.7% | -4.4% | -6.8% | -5.7% | 20.4% | 60.0% | 111.3% |
| | Burnaby South | \$1,629,300 | 311.9 | 2.5% | -3.3% | -2.8% | -4.4% | 29.4% | 68.1% | 128.3% |
| | Coquitlam | \$1,252,200 | 277.9 | -2.6% | -4.4% | -4.0% | -2.0% | 36.0% | 76.7% | 105.7% |
| | Ladner | \$984,900 | 237.4 | -2.1% | -3.1% | -2.0% | -4.2% | 23.6% | 60.3% | 79.4% |
| | Maple Ridge | \$853,000 | 243.0 | -1.3% | -2.6% | -1.8% | 5.1% | 60.6% | 85.1% | 85.2% |
| | New Westminster | \$1,121,200 | 279.7 | 0.3% | -3.9% | -6.0% | -1.0% | 32.4% | 66.6% | 108.9% |
| | North Vancouver | \$1,594,700 | 249.4 | -1.6% | -4.8% | -6.4% | -6.2% | 28.7% | 65.6% | 91.3% |
| | Pitt Meadows | \$908,500 | 256.0 | -2.1% | -4.9% | -3.7% | 3.4% | 53.5% | 80.3% | 97.8% |
| | Port Coquitlam | \$975,500 | 260.1 | -0.9% | -4.0% | -5.9% | -1.9% | 37.8% | 76.6% | 92.5% |
| | Port Moody | \$1,489,100 | 275.0 | -1.0% | -2.7% | -1.4% | -1.3% | 38.8% | 73.9% | 101.0% |
| | Richmond | \$1,634,800 | 316.7 | -1.7% | -3.9% | -6.3% | -6.6% | 26.5% | 69.4% | 118.7% |
| | Squamish | \$968,500 | 244.8 | -1.7% | -6.8% | -5.7% | -0.2% | 52.9% | 93.2% | 86.7% |
| | Sunshine Coast | \$597,700 | 209.4 | -0.4% | -4.0% | -2.7% | 2.2% | 57.2% | 74.4% | 56.5% |
| | Tsawwassen | \$1,237,200 | 266.4 | -2.3% | -2.2% | -2.2% | -3.0% | 29.6% | 73.8% | 104.0% |
| | Vancouver East | \$1,480,700 | 327.3 | -1.5% | -3.5% | -4.1% | -5.5% | 26.0% | 74.3% | 135.6% |
| | Vancouver West | \$3,267,800 | 335.5 | 0.4% | -2.6% | -4.0% | -9.9% | 17.8% | 56.5% | 127.3% |
| West Vancouver | \$2,758,400 | 260.4 | -0.7% | -5.4% | -9.7% | -10.9% | 10.6% | 44.5% | 94.8% | |
| Whistler | \$1,709,700 | 218.4 | -1.9% | -3.4% | -2.4% | 1.1% | 52.7% | 83.4% | 64.2% | |

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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- 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 | \$698,700 | 252.0 | -1.2% | -3.2% | -2.2% | 5.3% | 56.8% | 75.7% | 81.8% |
| | Greater Vancouver | \$829,200 | 263.9 | -1.0% | -2.8% | -2.0% | 4.4% | 51.7% | 74.9% | 89.2% |
| | Burnaby East | \$712,300 | 263.1 | -0.9% | -2.9% | 1.9% | 10.1% | 60.9% | 70.4% | 85.7% |
| | Burnaby North | \$761,100 | 284.1 | -1.0% | -2.8% | 0.5% | 5.9% | 59.3% | 76.4% | 96.5% |
| | Burnaby South | \$811,100 | 279.4 | -1.4% | -4.2% | -2.9% | 6.4% | 55.6% | 78.5% | 99.1% |
| | Coquitlam | \$681,000 | 249.9 | -0.8% | -4.2% | -3.0% | 4.6% | 49.6% | 77.2% | 85.1% |
| | Ladner | \$775,700 | 270.5 | -1.3% | -2.7% | -1.3% | 4.2% | 44.3% | 71.4% | 91.4% |
| | Maple Ridge | \$552,900 | 256.7 | -1.0% | -2.6% | -5.5% | 4.4% | 73.3% | 86.7% | 82.7% |
| | New Westminster | \$726,100 | 287.1 | -0.5% | -1.1% | 1.5% | 7.0% | 56.1% | 79.3% | 103.5% |
| | North Vancouver | \$1,026,400 | 249.4 | 0.4% | -0.7% | -0.4% | 5.1% | 48.0% | 74.4% | 91.1% |
| | Pitt Meadows | \$661,900 | 286.4 | 0.7% | -2.0% | 4.3% | 15.3% | 81.5% | 109.2% | 106.3% |
| | Port Coquitlam | \$646,400 | 244.7 | -2.1% | -5.8% | -6.0% | 0.7% | 54.3% | 71.6% | 78.1% |
| | Port Moody | \$677,000 | 228.8 | 0.1% | -1.8% | 2.2% | 11.7% | 41.5% | 68.6% | 65.4% |
| | Richmond | \$851,700 | 279.9 | -1.2% | -2.0% | 1.5% | 6.5% | 49.4% | 74.1% | 98.7% |
| | Squamish | \$724,900 | 247.2 | -0.2% | 1.4% | 2.5% | 8.9% | 64.5% | 98.6% | 82.0% |
| | Tsawwassen | \$752,000 | 280.1 | -2.4% | -1.0% | -3.7% | 1.6% | 50.0% | 77.3% | 98.2% |
| | Vancouver East | \$833,200 | 273.5 | -4.6% | -6.7% | -10.7% | -2.6% | 37.3% | 62.3% | 83.8% |
| Vancouver West | \$1,232,500 | 272.2 | 0.3% | -4.4% | -5.4% | -2.6% | 42.7% | 67.2% | 96.8% | |
| Whistler | \$951,200 | 237.9 | -0.5% | 1.6% | 2.5% | 9.7% | 69.9% | 105.3% | 75.2% | |
| Apartment | Lower Mainland | \$670,000 | 283.1 | -0.7% | -3.2% | -2.9% | 8.7% | 66.3% | 89.1% | 96.2% |
| | Greater Vancouver | \$683,500 | 274.3 | -0.5% | -3.1% | -3.1% | 5.8% | 58.3% | 82.7% | 93.2% |
| | Burnaby East | \$761,400 | 292.1 | -0.8% | -3.3% | -5.5% | 5.1% | 62.2% | 75.4% | 94.0% |
| | Burnaby North | \$631,200 | 269.5 | -2.1% | -4.5% | -1.4% | 7.5% | 72.2% | 86.2% | 91.3% |
| | Burnaby South | \$701,400 | 281.6 | -1.2% | -4.2% | -2.0% | 5.6% | 58.2% | 85.4% | 99.4% |
| | Coquitlam | \$529,000 | 290.3 | -1.6% | -3.6% | -2.7% | 8.7% | 72.3% | 106.8% | 106.6% |
| | Ladner | \$464,800 | 220.3 | -1.2% | -1.6% | -1.7% | 10.0% | 37.9% | 58.3% | 57.2% |
| | Maple Ridge | \$363,700 | 259.7 | -0.1% | -5.7% | -5.6% | 11.7% | 77.6% | 85.1% | 74.6% |
| | New Westminster | \$560,000 | 317.3 | 1.6% | -2.3% | 0.1% | 13.4% | 83.8% | 101.8% | 112.8% |
| | North Vancouver | \$582,000 | 233.5 | -2.3% | -4.3% | -6.3% | 3.0% | 50.1% | 61.7% | 71.8% |
| | Pitt Meadows | \$514,800 | 303.6 | -0.9% | -5.1% | -5.9% | 11.0% | 84.8% | 99.9% | 104.2% |
| | Port Coquitlam | \$458,200 | 274.0 | 0.2% | -4.7% | -4.8% | 9.6% | 77.7% | 99.4% | 84.1% |
| | Port Moody | \$659,200 | 274.7 | -1.1% | -2.2% | -4.8% | 7.5% | 76.0% | 106.1% | 106.4% |
| | Richmond | \$681,900 | 284.7 | -1.2% | -2.6% | -2.7% | 9.3% | 65.7% | 84.8% | 101.6% |
| | Squamish | \$487,500 | 234.8 | 1.0% | -9.1% | -10.5% | 7.4% | 66.3% | 121.9% | 73.0% |
| | Tsawwassen | \$496,800 | 209.5 | -0.9% | -1.4% | -3.3% | 9.9% | 44.5% | 61.7% | 49.5% |
| | Vancouver East | \$569,100 | 314.0 | -1.1% | 0.0% | -1.0% | 5.7% | 62.4% | 85.5% | 102.5% |
| Vancouver West | \$809,600 | 262.7 | 0.7% | -3.1% | -3.8% | 0.4% | 42.2% | 73.3% | 89.3% | |
| West Vancouver | \$1,157,200 | 234.4 | -4.7% | -6.3% | -10.7% | -0.5% | 51.2% | 61.9% | 74.5% | |
| Whistler | \$523,400 | 171.6 | 0.5% | -8.5% | -12.2% | 5.0% | 78.8% | 153.1% | 30.0% | |

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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.

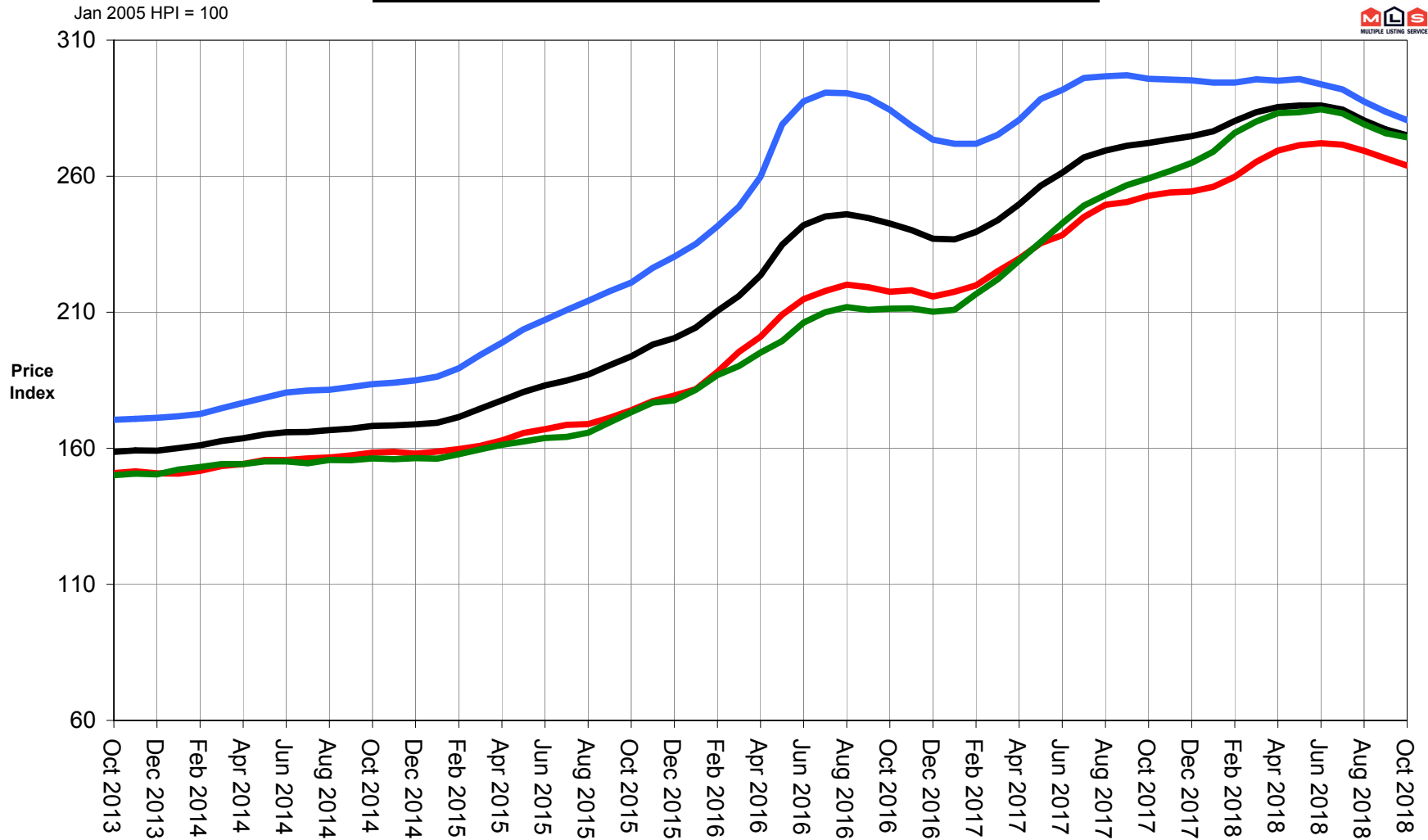
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



**October
2018**

| | | <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> | TOTALS | |
|--|-----------------------------|----------------|------------------|----------------------|-----------------------|---------------------------------|------------------------|------------------------|-----------------------|----------------------------|-----------------|-----------------|-----------------------|-----------------------|-----------------------|----------------------------------|---------------------------|---------------|--------|
| October 2018 | Number of Sales | Detached | 45 | 45 | 27 | 3 | 85 | 14 | 68 | 17 | 11 | 59 | 15 | 49 | 80 | 66 | 36 | 17 | 637 |
| | | Attached | 32 | 28 | 7 | 0 | 46 | 3 | 26 | 21 | 11 | 47 | 12 | 5 | 35 | 46 | 3 | 22 | 344 |
| | | Apartment | 103 | 62 | 12 | 0 | 43 | 71 | 79 | 37 | 14 | 124 | 6 | 4 | 119 | 268 | 15 | 28 | 985 |
| | Median Selling Price | Detached | \$1,565,000 | \$1,155,000 | \$1,000,000 | n/a | \$877,000 | n/a | \$1,580,000 | n/a | n/a | \$1,598,000 | n/a | \$589,888 | \$1,547,500 | \$3,465,000 | \$2,825,000 | n/a | n/a |
| | | Attached | \$825,000 | \$759,500 | n/a | n/a | \$525,000 | n/a | \$929,000 | \$675,000 | n/a | \$838,000 | n/a | n/a | \$960,000 | \$1,131,500 | n/a | \$960,000 | n/a |
| | | Apartment | \$600,000 | \$525,000 | n/a | n/a | \$395,000 | \$466,000 | \$659,000 | \$419,900 | n/a | \$572,500 | n/a | n/a | \$595,000 | \$749,000 | n/a | \$270,000 | n/a |
| September 2018 | Number of Sales | Detached | 39 | 49 | 24 | 6 | 46 | 14 | 41 | 23 | 9 | 62 | 11 | 37 | 72 | 38 | 25 | 12 | 508 |
| | | Attached | 36 | 26 | 14 | 0 | 26 | 3 | 21 | 14 | 8 | 36 | 3 | 5 | 27 | 33 | 2 | 21 | 275 |
| | | Apartment | 100 | 55 | 17 | 0 | 30 | 64 | 56 | 35 | 17 | 96 | 8 | 3 | 95 | 208 | 7 | 21 | 812 |
| | Median Selling Price | Detached | \$1,747,500 | \$1,230,000 | \$1,025,000 | n/a | \$810,000 | n/a | \$1,690,000 | \$1,025,000 | n/a | \$1,539,989 | n/a | \$660,000 | \$1,550,000 | \$2,900,000 | \$2,750,000 | n/a | n/a |
| | | Attached | \$784,000 | \$887,950 | n/a | n/a | \$548,050 | n/a | \$1,020,000 | n/a | n/a | \$882,500 | n/a | n/a | \$950,000 | \$1,332,000 | n/a | \$1,152,000 | n/a |
| | | Apartment | \$582,500 | \$549,000 | n/a | n/a | \$383,500 | \$509,000 | \$597,000 | \$450,000 | n/a | \$556,000 | n/a | n/a | \$592,000 | \$790,000 | n/a | \$456,500 | n/a |
| October 2017 | Number of Sales | Detached | 88 | 88 | 46 | 6 | 121 | 23 | 81 | 31 | 22 | 91 | 21 | 65 | 106 | 108 | 29 | 14 | 940 |
| | | Attached | 70 | 42 | 11 | 0 | 50 | 13 | 42 | 21 | 17 | 117 | 30 | 10 | 40 | 54 | 7 | 26 | 550 |
| | | Apartment | 206 | 116 | 13 | 0 | 46 | 116 | 125 | 66 | 36 | 202 | 17 | 11 | 150 | 392 | 8 | 28 | 1,532 |
| | Median Selling Price | Detached | \$1,600,000 | \$1,255,000 | \$1,182,500 | n/a | \$865,000 | \$1,153,500 | \$1,675,000 | \$1,050,000 | \$1,337,500 | \$1,675,000 | \$1,050,000 | \$580,000 | \$1,621,000 | \$3,787,500 | \$2,518,000 | n/a | n/a |
| | | Attached | \$680,000 | \$756,000 | n/a | n/a | \$525,500 | n/a | \$1,037,450 | \$699,000 | n/a | \$830,000 | \$649,000 | n/a | \$1,015,000 | \$1,399,000 | n/a | \$1,099,000 | n/a |
| | | Apartment | \$565,000 | \$488,900 | n/a | n/a | \$351,000 | \$493,000 | \$700,500 | \$400,000 | \$624,500 | \$540,000 | n/a | n/a | \$595,000 | \$818,000 | n/a | \$346,000 | n/a |
| Jan. - Oct. 2018 Year-to-date | Number of Sales | Detached | 515 | 609 | 320 | 45 | 863 | 195 | 593 | 269 | 103 | 682 | 168 | 470 | 823 | 611 | 288 | 124 | 6,678 |
| | | Attached | 449 | 299 | 95 | 1 | 405 | 96 | 297 | 203 | 129 | 613 | 136 | 75 | 357 | 424 | 40 | 216 | 3,835 |
| | | Apartment | 1,316 | 800 | 153 | 0 | 514 | 823 | 849 | 387 | 228 | 1,488 | 127 | 50 | 1,269 | 3,002 | 156 | 264 | 11,426 |
| | Median Selling Price | Detached | \$1,600,000 | \$1,305,000 | \$1,100,000 | \$485,000 | \$877,000 | \$1,250,000 | \$1,675,000 | \$1,002,500 | \$1,400,000 | \$1,680,000 | \$984,000 | \$657,500 | \$1,595,000 | \$3,100,000 | \$2,800,000 | \$1,897,000 | n/a |
| | | Attached | \$790,000 | \$805,000 | \$759,900 | n/a | \$555,000 | \$765,172 | \$990,000 | \$690,000 | \$755,000 | \$870,000 | \$685,000 | \$445,000 | \$1,059,000 | \$1,376,400 | \$1,584,000 | \$1,089,000 | n/a |
| | | Apartment | \$600,000 | \$548,000 | \$552,000 | n/a | \$394,000 | \$510,000 | \$659,900 | \$442,000 | \$599,000 | \$580,000 | \$449,000 | \$399,450 | \$615,000 | \$815,000 | \$1,197,500 | \$397,450 | n/a |
| Jan. - Oct. 2017 Year-to-date | Number of Sales | Detached | 782 | 921 | 494 | 66 | 1,286 | 225 | 902 | 433 | 185 | 1,139 | 247 | 626 | 1,212 | 939 | 442 | 161 | 10,060 |
| | | Attached | 655 | 443 | 128 | 2 | 590 | 181 | 355 | 271 | 177 | 1,020 | 239 | 108 | 398 | 563 | 59 | 276 | 5,465 |
| | | Apartment | 2,043 | 1,206 | 174 | 0 | 606 | 1,158 | 1,070 | 511 | 359 | 2,158 | 167 | 99 | 1,559 | 4,057 | 180 | 310 | 15,657 |
| | Median Selling Price | Detached | \$1,610,000 | \$1,270,000 | \$1,139,400 | \$460,000 | \$795,011 | \$1,150,000 | \$1,725,000 | \$940,000 | \$1,328,000 | \$1,655,000 | \$925,000 | \$590,000 | \$1,575,000 | \$3,455,000 | \$3,117,500 | \$1,745,000 | n/a |
| | | Attached | \$750,000 | \$735,000 | \$689,950 | n/a | \$479,850 | \$685,000 | \$1,013,000 | \$622,000 | \$647,000 | \$830,000 | \$604,900 | \$383,700 | \$988,500 | \$1,345,000 | \$1,850,000 | \$773,000 | n/a |
| | | Apartment | \$535,000 | \$475,000 | \$510,000 | n/a | \$321,448 | \$460,000 | \$605,000 | \$375,000 | \$539,900 | \$501,800 | \$399,000 | \$359,000 | \$540,000 | \$755,000 | \$1,043,750 | \$380,000 | n/a |

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



MLS® LISTINGS Facts



**October
2018**

| | | <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> | TOTALS | | |
|---|----------------------------|----------------|------------------|----------------------|-----------------------|---------------------------------|------------------------|------------------------|-----------------------|----------------------------|-----------------|-----------------|-----------------------|-----------------------|-----------------------|----------------------------------|---------------------------|---------------|--------|-----|
| October 2018 | Number of Listings | Detached | 186 | 131 | 71 | 5 | 164 | 45 | 176 | 48 | 28 | 201 | 24 | 64 | 197 | 207 | 144 | 14 | 1,705 | |
| | | Attached | 104 | 78 | 32 | 0 | 86 | 35 | 78 | 46 | 13 | 120 | 25 | 6 | 76 | 104 | 21 | 31 | 855 | |
| | | Apartment | 290 | 152 | 27 | 0 | 61 | 157 | 209 | 66 | 28 | 259 | 23 | 4 | 254 | 701 | 43 | 39 | 2,313 | |
| | % Sales to Listings | Detached | 24% | 34% | 38% | 60% | 52% | 31% | 39% | 35% | 39% | 29% | 63% | 77% | 41% | 32% | 25% | 121% | | |
| | | Attached | 31% | 36% | 22% | n/a | 53% | 9% | 33% | 46% | 85% | 39% | 48% | 83% | 46% | 44% | 14% | 71% | | n/a |
| | | Apartment | 36% | 41% | 44% | n/a | 70% | 45% | 38% | 56% | 50% | 48% | 26% | 100% | 47% | 38% | 35% | 72% | | |
| September 2018 | Number of Listings | Detached | 172 | 191 | 94 | 3 | 165 | 46 | 240 | 59 | 44 | 245 | 36 | 66 | 223 | 211 | 162 | 20 | 1,977 | |
| | | Attached | 107 | 80 | 34 | 0 | 89 | 14 | 69 | 48 | 21 | 117 | 26 | 6 | 88 | 136 | 19 | 30 | 884 | |
| | | Apartment | 259 | 180 | 33 | 1 | 69 | 174 | 226 | 57 | 50 | 283 | 14 | 5 | 296 | 682 | 56 | 33 | 2,418 | |
| | % Sales to Listings | Detached | 23% | 26% | 26% | 200% | 28% | 30% | 17% | 39% | 20% | 25% | 31% | 56% | 32% | 18% | 15% | 60% | | |
| | | Attached | 34% | 33% | 41% | n/a | 29% | 21% | 30% | 29% | 38% | 31% | 12% | 83% | 31% | 24% | 11% | 70% | | n/a |
| | | Apartment | 39% | 31% | 52% | 0% | 43% | 37% | 25% | 61% | 34% | 34% | 57% | 60% | 32% | 30% | 13% | 64% | | |
| October 2017 | Number of Listings | Detached | 184 | 151 | 87 | 8 | 154 | 38 | 175 | 52 | 33 | 225 | 31 | 58 | 248 | 220 | 150 | 23 | 1,837 | |
| | | Attached | 83 | 55 | 14 | 0 | 74 | 18 | 62 | 22 | 22 | 144 | 23 | 11 | 101 | 99 | 13 | 28 | 769 | |
| | | Apartment | 208 | 128 | 14 | 0 | 60 | 134 | 168 | 50 | 45 | 247 | 21 | 7 | 199 | 602 | 31 | 19 | 1,933 | |
| | % Sales to Listings | Detached | 48% | 58% | 53% | 75% | 79% | 61% | 46% | 60% | 67% | 40% | 68% | 112% | 43% | 49% | 19% | 61% | | |
| | | Attached | 84% | 76% | 79% | n/a | 68% | 72% | 68% | 95% | 77% | 81% | 130% | 91% | 40% | 55% | 54% | 93% | | n/a |
| | | Apartment | 99% | 91% | 93% | n/a | 77% | 87% | 74% | 132% | 80% | 82% | 81% | 157% | 75% | 65% | 26% | 147% | | |
| Jan. - Oct. 2018 <i>Year-to-date*</i> | Number of Listings | Detached | 1,747 | 1,705 | 866 | 99 | 1,718 | 430 | 1,762 | 627 | 319 | 2,449 | 396 | 914 | 2,324 | 2,312 | 1,539 | 223 | 19,430 | |
| | | Attached | 956 | 675 | 197 | 16 | 718 | 199 | 605 | 415 | 214 | 1,272 | 242 | 110 | 778 | 1,103 | 152 | 338 | 7,990 | |
| | | Apartment | 2,465 | 1,524 | 267 | 1 | 766 | 1,388 | 1,587 | 593 | 395 | 2,730 | 229 | 76 | 2,378 | 6,179 | 385 | 363 | 21,326 | |
| | % Sales to Listings | Detached | 29% | 36% | 37% | 45% | 50% | 45% | 34% | 43% | 32% | 28% | 42% | 51% | 35% | 26% | 19% | 56% | | |
| | | Attached | 47% | 44% | 48% | 6% | 56% | 48% | 49% | 49% | 60% | 48% | 56% | 68% | 46% | 38% | 26% | 64% | | n/a |
| | | Apartment | 53% | 52% | 57% | 0% | 67% | 59% | 53% | 65% | 58% | 55% | 55% | 66% | 53% | 49% | 41% | 73% | | |
| Jan. - Oct. 2017 <i>Year-to-date*</i> | Number of Listings | Detached | 2,019 | 1,803 | 924 | 111 | 1,911 | 401 | 1,752 | 629 | 364 | 2,734 | 420 | 896 | 2,609 | 2,513 | 1,596 | 239 | 20,921 | |
| | | Attached | 991 | 584 | 149 | 5 | 683 | 236 | 523 | 341 | 220 | 1,501 | 288 | 129 | 706 | 942 | 125 | 302 | 7,725 | |
| | | Apartment | 2,538 | 1,476 | 208 | 0 | 685 | 1,405 | 1,406 | 622 | 448 | 2,687 | 183 | 101 | 1,962 | 5,658 | 291 | 339 | 20,009 | |
| | % Sales to Listings | Detached | 39% | 51% | 53% | 59% | 67% | 56% | 51% | 69% | 51% | 42% | 59% | 70% | 46% | 37% | 28% | 67% | | |
| | | Attached | 66% | 76% | 86% | 40% | 86% | 77% | 68% | 79% | 80% | 68% | 83% | 84% | 56% | 60% | 47% | 91% | | n/a |
| | | Apartment | 80% | 82% | 84% | n/a | 88% | 82% | 76% | 82% | 80% | 80% | 80% | 91% | 98% | 79% | 72% | 62% | 91% | |

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



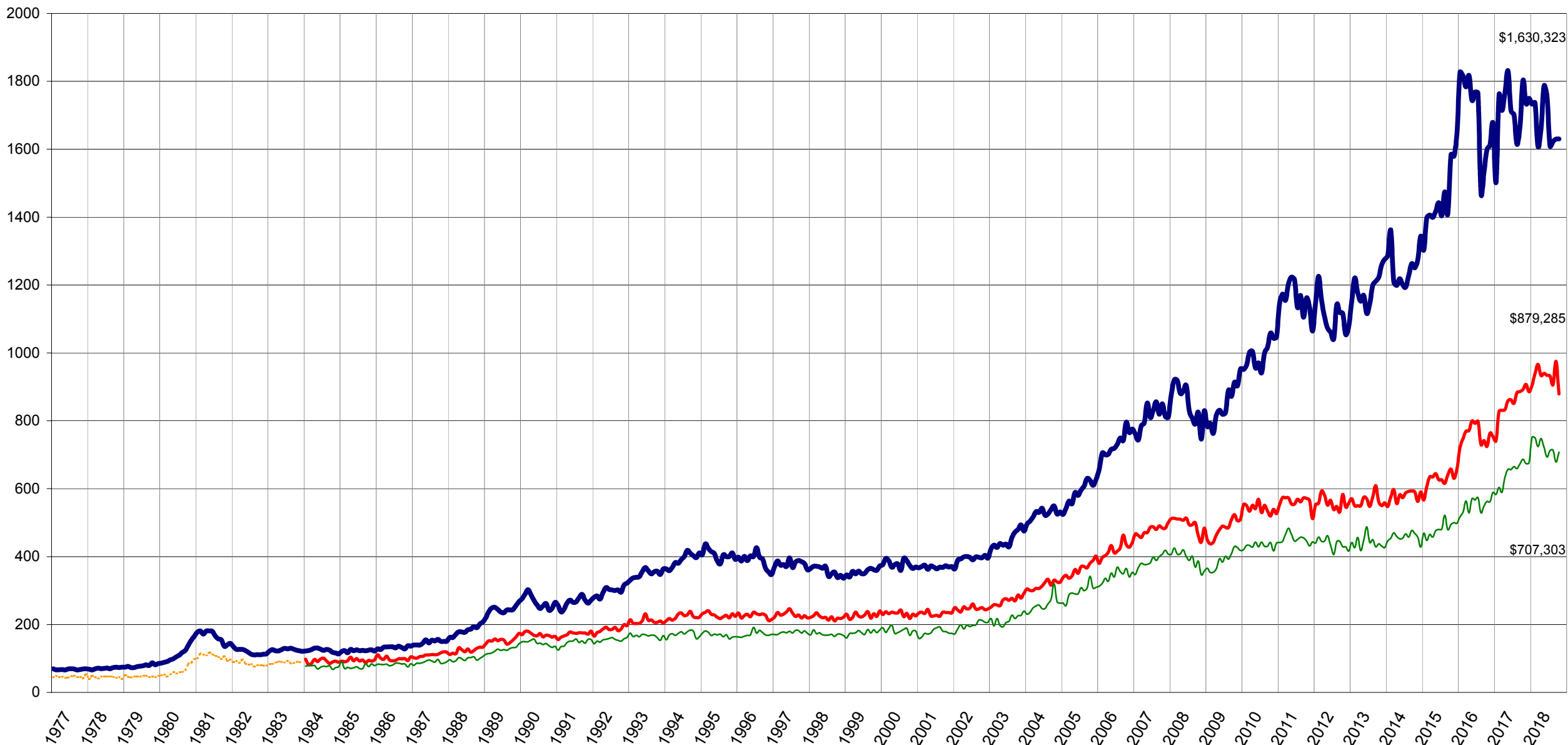
Listing & Sales Activity Summary

| | <u>Listings</u> | | | | <u>Sales</u> | | | | | | |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| | 1 Oct 2017 | 2 Sep 2018 | 3 Oct 2018 | Col. 2 & 3 Percentage Variance | 5 Oct 2017 | 6 Sep 2018 | 7 Oct 2018 | Col. 6 & 7 Percentage Variance | 9 Aug 2017 - Oct 2017 | 10 Aug 2018 - Oct 2018 | Col. 9 & 10 Percentage Variance |
| BURNABY | | | | % | | | | % | | | % |
| DETACHED | 184 | 172 | 186 | 8.1 | 88 | 39 | 45 | 15.4 | 215 | 124 | -42.3 |
| ATTACHED | 83 | 107 | 104 | -2.8 | 70 | 36 | 32 | -11.1 | 204 | 105 | -48.5 |
| APARTMENTS | 208 | 259 | 290 | 12.0 | 206 | 100 | 103 | 3.0 | 626 | 322 | -48.6 |
| COQUITLAM | | | | | | | | | | | |
| DETACHED | 151 | 191 | 131 | -31.4 | 88 | 49 | 45 | -8.2 | 245 | 154 | -37.1 |
| ATTACHED | 55 | 80 | 78 | -2.5 | 42 | 26 | 28 | 7.7 | 124 | 91 | -26.6 |
| APARTMENTS | 128 | 180 | 152 | -15.6 | 116 | 55 | 62 | 12.7 | 351 | 202 | -42.5 |
| DELTA | | | | | | | | | | | |
| DETACHED | 87 | 94 | 71 | -24.5 | 46 | 24 | 27 | 12.5 | 137 | 80 | -41.6 |
| ATTACHED | 14 | 34 | 32 | -5.9 | 11 | 14 | 7 | -50.0 | 24 | 31 | 29.2 |
| APARTMENTS | 14 | 33 | 27 | -18.2 | 13 | 17 | 12 | -29.4 | 44 | 38 | -13.6 |
| MAPLE RIDGE/PITT MEADOWS | | | | | | | | | | | |
| DETACHED | 154 | 165 | 164 | -0.6 | 121 | 46 | 85 | 84.8 | 396 | 205 | -48.2 |
| ATTACHED | 74 | 89 | 86 | -3.4 | 50 | 26 | 46 | 76.9 | 159 | 112 | -29.6 |
| APARTMENTS | 60 | 69 | 61 | -11.6 | 46 | 30 | 43 | 43.3 | 124 | 103 | -16.9 |
| NORTH VANCOUVER | | | | | | | | | | | |
| DETACHED | 175 | 240 | 176 | -26.7 | 81 | 41 | 68 | 65.9 | 230 | 140 | -39.1 |
| ATTACHED | 62 | 69 | 78 | 13.0 | 42 | 21 | 26 | 23.8 | 102 | 77 | -24.5 |
| APARTMENTS | 168 | 226 | 209 | -7.5 | 125 | 56 | 79 | 41.1 | 343 | 205 | -40.2 |
| NEW WESTMINSTER | | | | | | | | | | | |
| DETACHED | 38 | 46 | 45 | -2.2 | 23 | 14 | 14 | 0.0 | 64 | 42 | -34.4 |
| ATTACHED | 18 | 14 | 35 | 150.0 | 13 | 3 | 3 | 0.0 | 45 | 13 | -71.1 |
| APARTMENTS | 134 | 174 | 157 | -9.8 | 116 | 64 | 71 | 10.9 | 367 | 199 | -45.8 |
| PORT MOODY/BELCARRA | | | | | | | | | | | |
| DETACHED | 33 | 44 | 28 | -36.4 | 22 | 9 | 11 | 22.2 | 52 | 25 | -51.9 |
| ATTACHED | 22 | 21 | 13 | -38.1 | 17 | 8 | 11 | 37.5 | 50 | 25 | -50.0 |
| APARTMENTS | 45 | 50 | 28 | -44.0 | 36 | 17 | 14 | -17.6 | 93 | 49 | -47.3 |
| PORT COQUITLAM | | | | | | | | | | | |
| DETACHED | 52 | 59 | 48 | -18.6 | 31 | 23 | 17 | -26.1 | 120 | 58 | -51.7 |
| ATTACHED | 22 | 48 | 46 | -4.2 | 21 | 14 | 21 | 50.0 | 69 | 53 | -23.2 |
| APARTMENTS | 50 | 57 | 66 | 15.8 | 66 | 35 | 37 | 5.7 | 165 | 108 | -34.5 |
| RICHMOND | | | | | | | | | | | |
| DETACHED | 225 | 245 | 201 | -18.0 | 91 | 62 | 59 | -4.8 | 269 | 176 | -34.6 |
| ATTACHED | 144 | 117 | 120 | 2.6 | 117 | 36 | 47 | 30.6 | 330 | 140 | -57.6 |
| APARTMENTS | 247 | 283 | 259 | -8.5 | 202 | 96 | 124 | 29.2 | 644 | 374 | -41.9 |
| SUNSHINE COAST | | | | | | | | | | | |
| DETACHED | 58 | 66 | 64 | -3.0 | 65 | 37 | 49 | 32.4 | 189 | 140 | -25.9 |
| ATTACHED | 11 | 6 | 6 | 0.0 | 10 | 5 | 5 | 0.0 | 34 | 16 | -52.9 |
| APARTMENTS | 7 | 5 | 4 | -20.0 | 11 | 3 | 4 | 33.3 | 31 | 9 | -71.0 |
| SQUAMISH | | | | | | | | | | | |
| DETACHED | 31 | 36 | 24 | -33.3 | 21 | 11 | 15 | 36.4 | 65 | 48 | -26.2 |
| ATTACHED | 23 | 26 | 25 | -3.8 | 30 | 3 | 12 | 300.0 | 74 | 28 | -62.2 |
| APARTMENTS | 21 | 14 | 23 | 64.3 | 17 | 8 | 6 | -25.0 | 52 | 30 | -42.3 |
| VANCOUVER EAST | | | | | | | | | | | |
| DETACHED | 248 | 223 | 197 | -11.7 | 106 | 72 | 80 | 11.1 | 315 | 210 | -33.3 |
| ATTACHED | 101 | 88 | 76 | -13.6 | 40 | 27 | 35 | 29.6 | 112 | 84 | -25.0 |
| APARTMENTS | 199 | 296 | 254 | -14.2 | 150 | 95 | 119 | 25.3 | 421 | 325 | -22.8 |
| VANCOUVER WEST | | | | | | | | | | | |
| DETACHED | 220 | 211 | 207 | -1.9 | 108 | 38 | 66 | 73.7 | 233 | 162 | -30.5 |
| ATTACHED | 99 | 136 | 104 | -23.5 | 54 | 33 | 46 | 39.4 | 174 | 117 | -32.8 |
| APARTMENTS | 602 | 682 | 701 | 2.8 | 392 | 208 | 268 | 28.8 | 1201 | 751 | -37.5 |
| WHISTLER/PEMBERTON | | | | | | | | | | | |
| DETACHED | 23 | 20 | 14 | -30.0 | 14 | 12 | 17 | 41.7 | 45 | 41 | -8.9 |
| ATTACHED | 28 | 30 | 31 | 3.3 | 26 | 21 | 22 | 4.8 | 84 | 55 | -34.5 |
| APARTMENTS | 19 | 33 | 39 | 18.2 | 28 | 21 | 28 | 33.3 | 90 | 71 | -21.1 |
| WEST VANCOUVER/HOWE SOUND | | | | | | | | | | | |
| DETACHED | 150 | 162 | 144 | -11.1 | 29 | 25 | 36 | 44.0 | 94 | 88 | -6.4 |
| ATTACHED | 13 | 19 | 21 | 10.5 | 7 | 2 | 3 | 50.0 | 11 | 9 | -18.2 |
| APARTMENTS | 31 | 56 | 43 | -23.2 | 8 | 7 | 15 | 114.3 | 44 | 36 | -18.2 |
| GRAND TOTALS | | | | | | | | | | | |
| DETACHED | 1829 | 1974 | 1700 | -13.9 | 934 | 502 | 634 | 26.3 | 2669 | 1693 | -36.6 |
| ATTACHED | 769 | 884 | 855 | -3.3 | 550 | 275 | 344 | 25.1 | 1596 | 956 | -40.1 |
| APARTMENTS | 1933 | 2417 | 2313 | -4.3 | 1532 | 812 | 985 | 21.3 | 4596 | 2822 | -38.6 |

Residential Average Sale Prices - January 1977 to October 2018

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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