

# News Release



FOR IMMEDIATE RELEASE:

## Home sales decline below long-term averages in 2019 despite increased demand to end the year

**VANCOUVER, BC – January 3, 2020** – The Metro Vancouver\* housing market experienced below average sales activity and moderate price declines in 2019.

The Real Estate Board of Greater Vancouver (REBGV) reports that sales of detached, attached and apartment homes reached 25,351 in 2019, a three per cent increase from the 24,619 sales recorded in 2018, and a 29.6 per cent decrease over the 35,993 residential sales in 2017.

Last year's sales total was 20.3 per cent below the region's 10-year sales average.

“We didn't see typical seasonal patterns in 2019. Home buyer demand was quieter in the normally busy spring season and it picked up in the second half of the year,” Ashley Smith, REBGV president said. “In terms of home values, prices dipped between two and four per cent across the region last year depending on property type.”

Home listings on the Multiple Listing Service® (MLS®) in Metro Vancouver reached 51,918 in 2019. This is a 3.2 per cent decrease compared to the 53,614 homes listed in 2018 and a five per cent decrease compared to the 54,655 homes listed in 2017.

Last year's listings total was 7.6 per cent below the 10-year average.

“Home buyer confidence was a factor throughout the year. In the first quarter, many prospective buyers were in a holding pattern, waiting to see how prices would react to the mortgage stress test, new taxes, and other policy changes,” Smith said. “Confidence started to return in the summer, and we saw above average sales in the final quarter of 2019.”

The MLS® HPI composite benchmark price for all residential properties in Metro Vancouver ends the year at \$1,001,000. This is a 3.1 per cent decrease compared to December 2018.

The benchmark price of apartments decreased 2.7 per cent in the region last year. Townhomes decreased 2.4 per cent and detached homes decreased four per cent.

### December summary

REBGV reports that residential home sales in the region totalled 2,016 in December 2019, an 88.1 per cent increase from the 1,072 sales recorded in December 2018, and a 19.3 per cent decrease from the 2,498 homes sold in November 2019.

Last month's sales were 9.5 per cent above the 10-year December sales average.

There were 1,588 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in December 2019. This represents a 12.9 per cent increase compared to the 1,407 homes listed in December 2018 and a 46.8 per cent decrease compared to November 2019 when 2,987 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 8,603, a 16.3 per cent decrease compared to December 2018 (10,275) and a 20.1 per cent decrease compared to November 2019 (10,770).

For all property types, the sales-to-active listings ratio for December 2019 is 23.4 per cent. By property type, the ratio is 15.2 per cent for detached homes, 25.7 per cent for townhomes, and 32.5 per cent for apartments.

Generally, analysts say that 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.

Sales of detached homes in December 2019 reached 599, a 72.1 per cent increase from the 348 detached sales recorded in December 2018. The benchmark price for detached properties is \$1,423,500. This represents a four per cent decrease from December 2018, and a 0.6 per cent increase compared to November 2019.

Sales of apartment homes reached 1,053 in December 2019, a 96.8 per cent increase compared to the 535 sales in December 2018. The benchmark price of an apartment property is \$656,700. This represents a 2.7 per cent decrease from December 2018, and a 0.8 per cent increase compared to November 2019.

Attached home sales in December 2019 totalled 364, a 92.6 per cent increase compared to the 189 sales in December 2018. The benchmark price of an attached home is \$778,400. This represents a 2.4 per cent decrease from December 2018, and a 0.7 per cent increase compared to November 2019.

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\*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 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](http://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	\$944,300	259.9	0.5%	0.6%	-0.3%	-2.7%	13.1%	59.9%	80.9%
	Greater Vancouver	\$1,001,000	260.4	0.7%	1.0%	0.2%	-3.1%	9.3%	53.4%	77.1%
	Bowen Island	\$934,900	202.7	-2.5%	-4.2%	-4.3%	-6.7%	13.4%	58.6%	52.8%
	Burnaby East	\$919,000	254.9	-1.2%	-0.2%	-1.7%	-5.1%	7.0%	50.8%	73.0%
	Burnaby North	\$862,400	260.4	0.4%	1.5%	-1.1%	-3.2%	11.2%	55.8%	78.5%
	Burnaby South	\$945,600	267.1	0.4%	0.5%	-1.3%	-4.7%	8.9%	54.1%	82.2%
	Coquitlam	\$898,400	266.5	1.6%	1.3%	0.9%	-2.4%	18.0%	66.4%	92.0%
	Ladner	\$789,600	222.3	0.8%	1.8%	-1.4%	-5.9%	0.2%	41.1%	58.9%
	Maple Ridge	\$748,700	238.4	0.5%	0.5%	-1.3%	-2.5%	21.5%	73.8%	78.6%
	New Westminster	\$637,900	280.6	-0.1%	-0.4%	-2.2%	-5.9%	22.6%	70.7%	86.8%
	North Vancouver	\$1,028,300	231.1	0.7%	1.5%	-0.8%	-3.0%	4.7%	45.9%	65.3%
	Pitt Meadows	\$730,300	265.5	0.8%	-0.1%	-2.9%	-4.2%	25.6%	77.5%	93.8%
	Port Coquitlam	\$744,900	255.0	0.8%	2.9%	0.2%	-0.8%	22.1%	70.1%	79.2%
	Port Moody	\$894,000	247.1	0.1%	-0.6%	-1.0%	-3.0%	16.9%	64.1%	81.0%
	Richmond	\$911,900	271.1	0.5%	0.7%	0.1%	-4.7%	7.0%	53.7%	77.9%
	Squamish	\$779,400	248.0	0.4%	0.3%	1.8%	2.5%	21.2%	80.0%	98.1%
	Sunshine Coast	\$579,700	203.1	-2.3%	-3.4%	-4.2%	-6.6%	17.1%	64.6%	52.9%
	Tsawwassen	\$919,600	230.5	0.8%	1.9%	-1.3%	-5.0%	-0.6%	44.7%	68.6%
	Vancouver East	\$1,058,300	310.7	1.4%	2.4%	1.8%	-1.7%	7.4%	55.4%	94.4%
	Vancouver West	\$1,236,700	257.7	1.0%	0.9%	1.7%	-3.8%	1.9%	40.4%	68.4%
West Vancouver	\$2,119,800	233.4	1.2%	2.2%	0.7%	-4.8%	-12.0%	28.4%	68.0%	
Whistler	\$917,000	213.7	-0.1%	0.1%	2.6%	4.8%	28.3%	80.2%	72.8%	
Single Family Detached	Lower Mainland	\$1,220,000	258.7	0.4%	0.9%	-0.3%	-2.7%	1.5%	50.0%	83.7%
	Greater Vancouver	\$1,423,500	261.9	0.6%	1.2%	0.0%	-4.0%	-4.3%	41.1%	79.6%
	Bowen Island	\$934,900	202.7	-2.5%	-4.2%	-4.3%	-6.7%	13.4%	58.6%	52.8%
	Burnaby East	\$1,147,500	256.6	-1.0%	-1.1%	-2.8%	-0.7%	-1.5%	45.6%	76.0%
	Burnaby North	\$1,389,000	268.6	0.6%	3.3%	-0.8%	-4.1%	-6.7%	38.3%	82.6%
	Burnaby South	\$1,494,500	286.1	0.6%	2.5%	-0.1%	-4.8%	-7.8%	42.1%	94.5%
	Coquitlam	\$1,164,300	258.4	0.8%	0.6%	-0.2%	-4.1%	3.5%	51.1%	86.6%
	Ladner	\$935,500	225.5	1.6%	-0.1%	-2.5%	-3.0%	-4.6%	41.4%	65.0%
	Maple Ridge	\$808,000	230.2	0.6%	0.0%	-2.0%	-2.0%	14.1%	69.1%	77.3%
	New Westminster	\$1,015,000	253.2	-0.9%	-1.1%	-3.4%	-4.1%	-2.1%	45.1%	72.0%
	North Vancouver	\$1,513,300	238.3	1.1%	3.4%	-0.7%	-2.1%	-5.2%	43.2%	71.8%
	Pitt Meadows	\$881,500	248.4	1.0%	0.7%	-2.5%	-3.3%	14.6%	68.9%	83.2%
	Port Coquitlam	\$951,900	253.8	2.2%	4.7%	3.0%	0.5%	12.2%	62.1%	82.9%
	Port Moody	\$1,399,800	258.5	0.3%	-0.6%	-1.9%	-5.8%	3.5%	53.1%	87.6%
	Richmond	\$1,495,400	289.7	0.3%	1.3%	0.7%	-6.1%	-8.6%	40.6%	84.5%
	Squamish	\$977,900	257.7	-0.2%	0.3%	2.5%	2.3%	17.8%	78.0%	100.5%
	Sunshine Coast	\$574,600	201.3	-2.3%	-3.4%	-4.1%	-6.4%	16.6%	63.8%	51.7%
	Tsawwassen	\$1,154,100	248.5	1.1%	1.7%	-1.5%	-3.2%	-2.6%	49.4%	84.3%
	Vancouver East	\$1,390,100	309.2	0.9%	2.3%	3.0%	-3.1%	-3.8%	43.5%	103.0%
	Vancouver West	\$2,920,800	299.5	0.6%	0.9%	0.3%	-6.7%	-15.0%	25.6%	79.9%
West Vancouver	\$2,588,900	244.4	1.7%	2.7%	1.0%	-3.2%	-13.0%	28.1%	79.4%	
Whistler	\$1,629,700	226.7	-0.3%	-0.9%	3.5%	2.2%	17.3%	63.4%	74.7%	

**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	\$664,700	239.5	0.4%	0.3%	-0.7%	-2.8%	18.6%	62.6%	71.8%
	Greater Vancouver	\$778,400	249.8	0.7%	1.4%	0.5%	-2.4%	16.1%	58.7%	74.6%
	Burnaby East	\$650,000	240.1	-1.3%	0.6%	0.9%	-6.6%	19.4%	51.1%	63.3%
	Burnaby North	\$724,200	270.3	-0.6%	-0.7%	-0.2%	0.0%	21.9%	59.9%	83.9%
	Burnaby South	\$762,600	262.7	-0.9%	0.7%	0.0%	-3.6%	13.8%	52.9%	77.6%
	Coquitlam	\$663,000	243.3	2.9%	1.8%	0.9%	-0.7%	21.2%	62.1%	79.6%
	Ladner	\$638,800	227.2	-1.3%	5.1%	0.1%	-10.9%	5.6%	41.6%	52.7%
	Maple Ridge	\$533,800	247.8	0.9%	2.1%	0.7%	-3.4%	28.8%	78.1%	79.0%
	New Westminster	\$723,900	265.5	-1.6%	2.5%	0.3%	-5.7%	20.2%	57.3%	79.0%
	North Vancouver	\$928,500	225.6	-0.9%	-0.9%	-1.9%	-6.6%	9.7%	49.8%	64.4%
	Pitt Meadows	\$594,200	257.1	0.7%	-0.2%	-2.5%	-6.6%	24.3%	79.4%	92.2%
	Port Coquitlam	\$626,000	237.0	1.3%	0.5%	-2.5%	-1.2%	16.6%	64.5%	69.0%
	Port Moody	\$626,700	211.8	1.3%	-1.3%	-4.2%	-5.2%	22.8%	45.7%	55.2%
	Richmond	\$770,300	252.9	0.5%	0.4%	-1.1%	-6.1%	8.3%	50.6%	71.0%
	Squamish	\$732,300	240.8	3.4%	1.6%	7.0%	8.5%	25.1%	86.1%	103.0%
	Tsawwassen	\$606,900	238.9	-1.3%	2.8%	-1.8%	-12.5%	8.3%	46.2%	60.6%
	Vancouver East	\$880,800	282.2	2.3%	4.4%	2.2%	1.1%	15.6%	61.5%	86.1%
Vancouver West	\$1,135,600	265.5	0.2%	3.3%	0.9%	-0.7%	8.9%	54.2%	78.7%	
Whistler	\$951,500	229.4	1.1%	0.3%	8.0%	9.2%	31.7%	91.8%	93.4%	
Apartment	Lower Mainland	\$642,400	270.1	0.6%	0.6%	-0.1%	-2.6%	28.4%	73.3%	81.0%
	Greater Vancouver	\$656,700	262.5	0.8%	0.8%	0.3%	-2.7%	23.4%	65.9%	75.7%
	Burnaby East	\$715,000	274.3	-0.4%	0.1%	-2.9%	-7.2%	19.9%	60.3%	76.9%
	Burnaby North	\$598,500	255.5	0.4%	1.2%	-1.5%	-3.3%	25.7%	70.9%	76.5%
	Burnaby South	\$652,000	261.8	0.7%	-0.4%	-2.1%	-4.9%	20.4%	64.3%	79.3%
	Coquitlam	\$528,100	289.8	1.9%	1.9%	2.6%	1.8%	40.6%	95.5%	106.0%
	Ladner	\$434,000	205.7	1.7%	2.9%	0.4%	-6.0%	15.3%	38.3%	45.1%
	Maple Ridge	\$347,500	248.1	0.0%	-0.3%	-2.2%	-3.7%	38.6%	75.7%	73.0%
	New Westminster	\$508,500	288.1	0.2%	-0.5%	-2.2%	-6.6%	31.4%	80.3%	90.3%
	North Vancouver	\$549,700	224.2	0.8%	0.6%	-0.5%	-3.0%	18.8%	50.2%	58.3%
	Pitt Meadows	\$485,300	286.2	0.6%	-0.4%	-2.6%	-3.5%	37.5%	83.2%	99.6%
	Port Coquitlam	\$446,500	267.0	-0.3%	3.0%	0.0%	-1.0%	37.2%	82.4%	79.9%
	Port Moody	\$626,800	261.2	-0.5%	0.0%	1.1%	-0.1%	28.4%	87.8%	92.5%
	Richmond	\$630,200	269.8	0.5%	0.5%	0.3%	-2.9%	30.3%	75.9%	78.0%
	Squamish	\$486,500	239.8	-2.1%	-1.0%	-5.0%	-2.5%	27.2%	92.3%	91.8%
	Tsawwassen	\$458,600	193.4	0.6%	1.8%	-0.4%	-6.8%	14.4%	41.6%	36.4%
	Vancouver East	\$559,300	319.2	1.4%	2.0%	0.9%	-1.1%	21.3%	70.1%	85.4%
Vancouver West	\$760,300	246.7	1.3%	0.7%	2.2%	-3.0%	13.3%	51.6%	65.3%	
West Vancouver	\$1,009,900	205.2	-1.3%	-1.1%	-2.4%	-10.2%	2.8%	41.6%	40.0%	
Whistler	\$493,500	193.3	-1.2%	0.2%	-2.7%	1.9%	32.3%	86.4%	54.6%	

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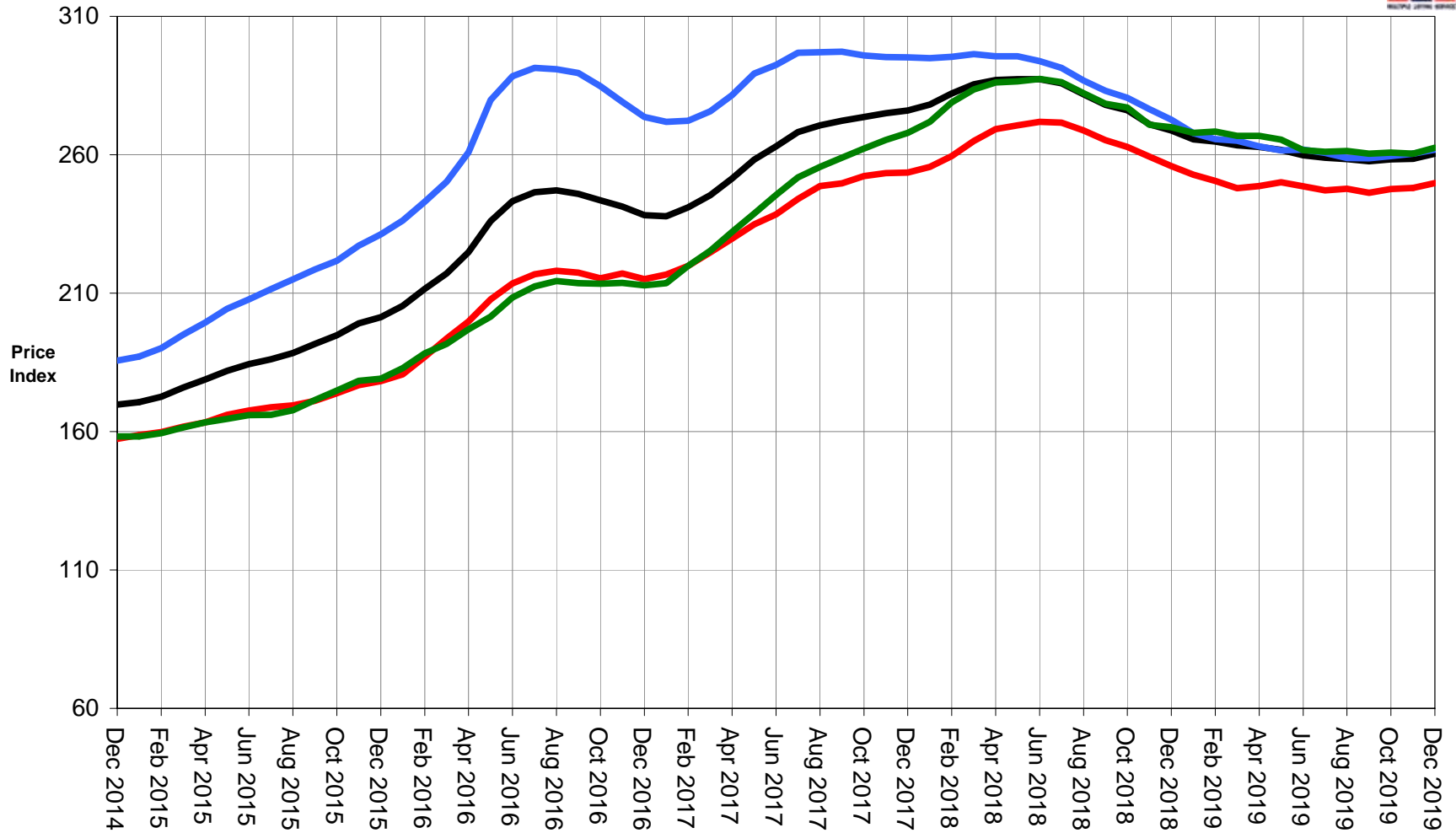


## Greater Vancouver 5 Year Trend

— Residential — Detached — Townhouse — Apartment



Jan 2005 HPI = 100



# MLS<sup>®</sup> SALES Facts



## December 2019

		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		
December 2019	Number of Sales	Detached	50	51	19	4	80	11	56	24	8	86	13	32	74	59	28	4	599	
		Attached	59	37	6	0	29	9	25	23	15	53	11	3	35	37	7	15	364	
		Apartment	160	104	21	0	43	56	74	34	13	142	12	4	98	260	11	21	1,053	
	Median Selling Price	Detached	\$1,525,000	\$1,430,952	n/a	n/a	\$825,000	n/a	\$1,620,000	\$947,500	n/a	\$1,461,000	n/a	\$638,250	\$1,465,000	\$2,950,000	\$2,400,000	n/a	n/a	
		Attached	\$865,500	\$808,000	n/a	n/a	\$530,000	n/a	\$1,032,000	\$630,000	n/a	\$780,000	n/a	n/a	\$1,095,238	\$1,255,000	n/a	n/a	n/a	
		Apartment	\$606,750	\$525,380	\$509,500	n/a	\$380,950	\$518,500	\$679,000	\$438,950	n/a	\$534,000	n/a	n/a	\$539,000	\$749,000	n/a	\$410,000		
November 2019	Number of Sales	Detached	78	89	37	2	109	23	78	28	12	67	17	47	106	65	52	15	825	
		Attached	46	40	22	0	43	12	38	20	14	68	17	9	56	34	2	30	451	
		Apartment	211	77	19	0	36	88	100	42	17	136	12	2	145	305	12	20	1,222	
	Median Selling Price	Detached	\$1,399,500	\$1,140,000	\$965,000	n/a	\$859,250	\$1,080,000	\$1,582,900	\$994,500	n/a	\$1,650,000	n/a	\$647,500	\$1,467,500	\$2,895,000	\$2,428,572	n/a	n/a	
		Attached	\$739,400	\$769,950	\$734,400	n/a	\$515,000	n/a	\$965,000	\$715,400	n/a	\$787,500	n/a	n/a	\$999,999	\$1,238,500	n/a	\$1,149,500	n/a	
		Apartment	\$584,500	\$525,000	n/a	n/a	\$372,950	\$506,400	\$629,000	\$434,500	n/a	\$536,000	n/a	n/a	\$560,000	\$775,000	n/a	\$540,500		
December 2018	Number of Sales	Detached	30	27	19	1	51	13	41	18	6	29	7	14	42	33	15	2	348	
		Attached	12	20	8	0	9	6	24	15	10	28	4	4	18	18	5	8	189	
		Apartment	76	42	8	0	23	39	34	18	13	64	3	3	53	139	10	10	535	
	Median Selling Price	Detached	\$1,489,000	\$1,252,500	n/a	n/a	\$870,000	n/a	\$1,731,000	n/a	n/a	\$1,428,000	n/a	n/a	\$1,399,000	\$3,137,500	n/a	n/a	n/a	
		Attached	n/a	\$778,900	n/a	n/a	n/a	n/a	\$1,053,500	n/a	n/a	\$825,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Apartment	\$550,000	\$485,000	n/a	n/a	\$340,000	\$475,000	\$620,000	n/a	n/a	\$557,500	n/a	n/a	\$549,000	\$745,000	n/a	n/a	n/a	
Jan. - Dec. 2019 Year-to-date	Number of Sales	Detached	688	810	355	49	1,025	210	804	297	141	818	209	502	1,000	752	434	121	8,215	
		Attached	581	448	145	1	532	105	370	258	153	649	174	68	461	499	40	205	4,689	
		Apartment	1,756	936	189	0	409	898	996	389	252	1,426	129	70	1,370	3,257	121	249	12,447	
	Median Selling Price	Detached	\$1,435,000	\$1,195,000	\$998,000	\$566,000	\$835,000	\$1,091,500	\$1,550,000	\$915,000	\$1,250,000	\$1,470,000	\$989,000	\$625,000	\$1,400,000	\$2,850,000	\$2,400,000	\$1,850,000	n/a	
		Attached	\$768,000	\$770,000	\$688,800	n/a	\$523,000	\$708,000	\$985,000	\$651,000	\$730,000	\$785,500	\$689,900	\$445,000	\$998,000	\$1,272,500	\$1,737,500	\$996,500	n/a	
		Apartment	\$580,000	\$520,000	\$505,000	n/a	\$365,000	\$497,000	\$620,000	\$415,000	\$572,000	\$531,500	\$440,000	\$424,950	\$559,700	\$749,000	\$990,000	\$489,000	n/a	
Jan. - Dec. 2018 Year-to-date	Number of Sales	Detached	579	688	361	53	977	227	674	308	121	762	187	514	922	705	328	136	7,542	
		Attached	490	346	111	2	452	107	345	231	145	682	148	83	406	471	46	241	4,306	
		Apartment	1,496	897	170	0	566	925	958	438	256	1,637	141	56	1,412	3,348	170	301	12,771	
	Median Selling Price	Detached	\$1,600,000	\$1,300,000	\$1,092,500	\$485,000	\$870,000	\$1,245,000	\$1,675,000	\$999,000	\$1,393,000	\$1,680,000	\$988,000	\$659,000	\$1,579,444	\$3,095,119	\$2,800,000	\$1,920,000	n/a	
		Attached	\$790,000	\$801,500	\$770,000	n/a	\$555,000	\$763,000	\$995,000	\$685,000	\$755,000	\$865,000	\$674,000	\$449,000	\$1,036,500	\$1,348,000	\$1,584,000	\$1,080,000	n/a	
		Apartment	\$598,800	\$544,500	\$546,200	n/a	\$390,275	\$500,000	\$655,000	\$440,000	\$596,000	\$578,000	\$450,000	\$397,000	\$607,300	\$806,900	\$1,165,000	\$395,000	n/a	

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



# MLS® LISTINGS Facts



**December  
2019**

		<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>December 2019</b>	<b>Number of Listings</b>	Detached	37	42	18	6	46	5	38	14	9	87	11	37	64	66	30	18	528	
		Attached	30	19	9	4	23	6	12	17	8	59	2	6	18	35	2	17	267	
		Apartment	100	53	22	0	34	39	59	24	11	99	12	17	78	203	14	28	793	
	<b>% Sales to Listings</b>	Detached	135%	121%	106%	67%	174%	220%	147%	171%	89%	99%	118%	86%	116%	89%	93%	22%		
		Attached	197%	195%	67%	0%	126%	150%	208%	135%	188%	90%	550%	50%	194%	106%	350%	88%		n/a
		Apartment	160%	196%	95%	n/a	126%	144%	125%	142%	118%	143%	100%	24%	126%	128%	79%	75%		
<b>November 2019</b>	<b>Number of Listings</b>	Detached	85	81	40	11	125	20	81	40	13	139	20	51	118	123	93	26	1,066	
		Attached	73	47	24	0	51	14	43	30	15	76	24	8	58	62	5	23	553	
		Apartment	181	85	31	0	48	63	97	52	18	168	19	16	159	382	16	33	1,368	
	<b>% Sales to Listings</b>	Detached	92%	110%	93%	18%	87%	115%	96%	70%	92%	48%	85%	92%	90%	53%	56%	58%		
		Attached	63%	85%	92%	n/a	84%	86%	88%	67%	93%	89%	71%	113%	97%	55%	40%	130%		n/a
		Apartment	117%	91%	61%	n/a	75%	140%	103%	81%	94%	81%	63%	13%	91%	80%	75%	61%		
<b>December 2018</b>	<b>Number of Listings</b>	Detached	50	51	16	5	51	16	33	17	6	70	0	28	61	71	47	19	541	
		Attached	38	15	5	0	18	6	6	5	3	41	10	10	22	14	7	23	223	
		Apartment	111	52	5	0	17	24	39	18	7	90	8	10	48	174	9	31	643	
	<b>% Sales to Listings</b>	Detached	60%	53%	119%	20%	100%	81%	124%	106%	100%	41%	n/a	50%	69%	46%	32%	11%		
		Attached	32%	133%	160%	n/a	50%	100%	400%	300%	333%	68%	40%	40%	82%	129%	71%	35%		n/a
		Apartment	68%	81%	160%	n/a	135%	163%	87%	100%	186%	71%	38%	30%	110%	80%	111%	32%		
<b>Jan. - Dec. 2019</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	1,547	1,759	879	99	1,965	436	1,607	543	346	2,298	367	988	2,027	2,083	1,484	275	18,703	
		Attached	1,198	817	283	9	827	217	736	450	267	1,540	257	164	842	1,261	140	350	9,358	
		Apartment	3,119	1,656	408	1	689	1,536	1,953	708	378	2,931	240	181	2,461	6,787	407	402	23,857	
	<b>% Sales to Listings</b>	Detached	44%	46%	40%	49%	52%	48%	50%	55%	41%	36%	57%	51%	49%	36%	29%	44%		
		Attached	48%	55%	51%	11%	64%	48%	50%	57%	57%	42%	68%	41%	55%	40%	29%	59%		n/a
		Apartment	56%	57%	46%	0%	59%	58%	51%	55%	67%	49%	54%	39%	56%	48%	30%	62%		
<b>Jan. - Dec. 2018</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	1,883	1,864	931	106	1,895	477	1,895	684	345	2,669	422	995	2,533	2,517	1,684	263	21,163	
		Attached	1,057	741	220	16	788	230	676	457	232	1,423	271	122	864	1,179	167	379	8,822	
		Apartment	2,816	1,677	286	1	841	1,518	1,748	651	434	3,012	253	92	2,595	6,851	423	431	23,629	
	<b>% Sales to Listings</b>	Detached	31%	37%	39%	50%	52%	48%	36%	45%	35%	29%	44%	52%	36%	28%	19%	52%		
		Attached	46%	47%	50%	13%	57%	47%	51%	51%	63%	48%	55%	68%	47%	40%	28%	64%		n/a
		Apartment	53%	53%	59%	0%	67%	61%	55%	67%	59%	54%	56%	61%	54%	49%	40%	70%		

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





# Listing & Sales Activity Summary

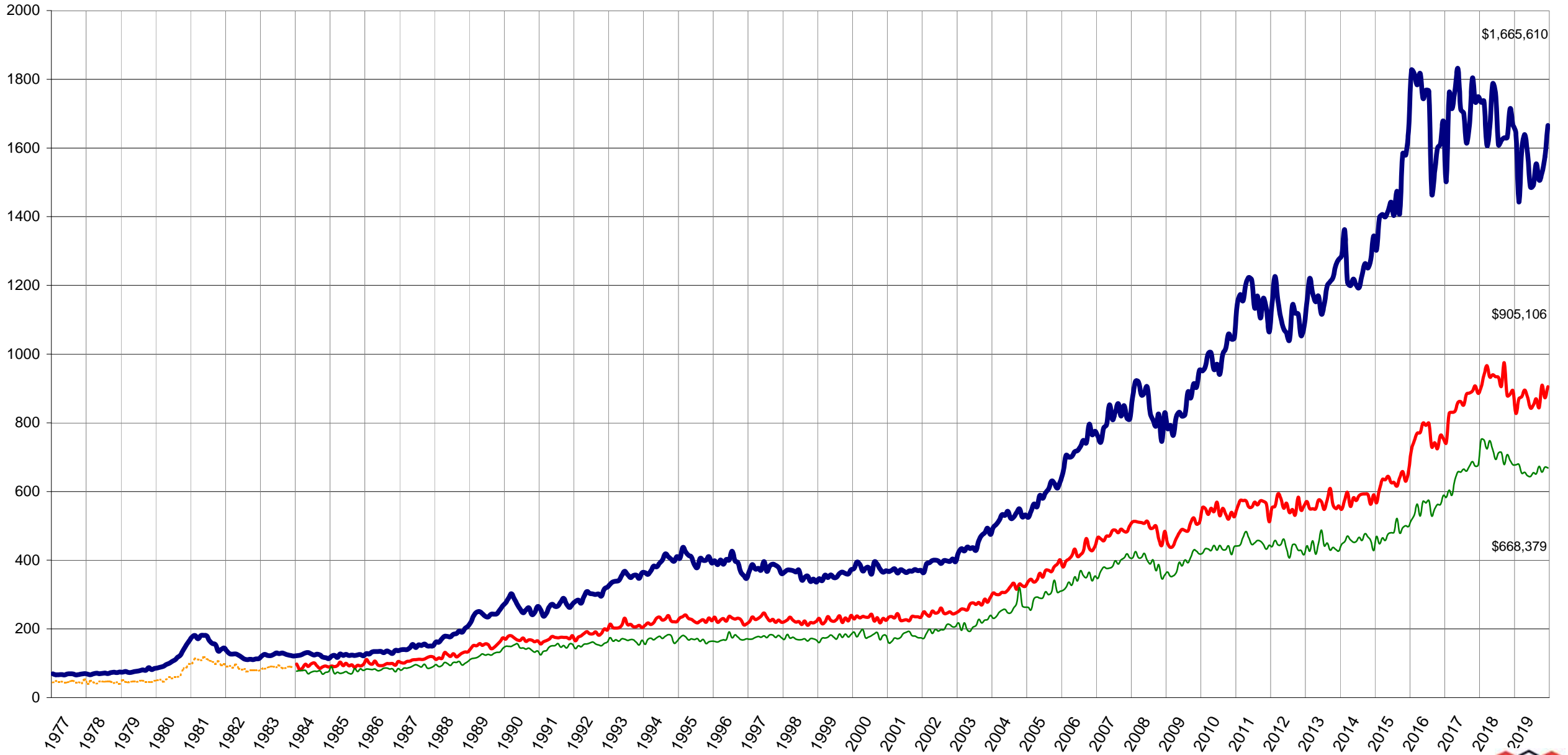
	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2018	2 Nov 2019	3 Dec 2019	Col. 2 & 3 Percentage Variance	5 Dec 2018	6 Nov 2019	7 Dec 2019	Col. 6 & 7 Percentage Variance	9 Oct 2018 - Dec 2018	10 Oct 2019 - Dec 2019	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	50	85	37	-56.5	30	78	50	-35.9	109	214	96.3
ATTACHED	38	73	30	-58.9	12	46	59	28.3	73	168	130.1
APARTMENTS	111	181	100	-44.8	76	211	160	-24.2	283	567	100.4
<b>COQUITLAM</b>											
DETACHED	51	81	42	-48.1	27	89	51	-42.7	124	237	91.1
ATTACHED	15	47	19	-59.6	20	40	37	-7.5	75	130	73.3
APARTMENTS	52	85	53	-37.6	42	77	104	35.1	159	284	78.6
<b>DELTA</b>											
DETACHED	16	40	18	-55.0	19	37	19	-48.6	68	98	44.1
ATTACHED	5	24	9	-62.5	8	22	6	-72.7	23	37	60.9
APARTMENTS	5	31	22	-29.0	8	19	21	10.5	29	55	89.7
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	51	125	46	-63.2	51	109	80	-26.6	199	315	58.3
ATTACHED	18	51	23	-54.9	9	43	29	-32.6	93	119	28.0
APARTMENTS	17	48	34	-29.2	23	36	43	19.4	95	115	21.1
<b>NORTH VANCOUVER</b>											
DETACHED	33	81	38	-53.1	41	78	56	-28.2	149	223	49.7
ATTACHED	6	43	12	-72.1	24	38	25	-34.2	74	109	47.3
APARTMENTS	39	97	59	-39.2	34	100	74	-26.0	188	299	59.0
<b>NEW WESTMINSTER</b>											
DETACHED	16	20	5	-75.0	13	23	11	-52.2	46	57	23.9
ATTACHED	6	14	6	-57.1	6	12	9	-25.0	14	36	157.1
APARTMENTS	24	63	39	-38.1	39	88	56	-36.4	173	242	39.9
<b>PORT MOODY/BELCARRA</b>											
DETACHED	6	13	9	-30.8	6	12	8	-33.3	29	33	13.8
ATTACHED	3	15	8	-46.7	10	14	15	7.1	27	55	103.7
APARTMENTS	7	18	11	-38.9	13	17	13	-23.5	42	55	31.0
<b>PORT COQUITLAM</b>											
DETACHED	17	40	14	-65.0	18	28	24	-14.3	56	82	46.4
ATTACHED	5	30	17	-43.3	15	20	23	15.0	49	74	51.0
APARTMENTS	18	52	24	-53.8	18	42	34	-19.0	88	120	36.4
<b>RICHMOND</b>											
DETACHED	70	139	87	-37.4	29	67	86	28.4	139	261	87.8
ATTACHED	41	76	59	-22.4	28	68	53	-22.1	116	206	77.6
APARTMENTS	90	168	99	-41.1	64	136	142	4.4	273	429	57.1
<b>SUNSHINE COAST</b>											
DETACHED	28	51	37	-27.5	14	47	32	-31.9	93	131	40.9
ATTACHED	10	8	6	-25.0	4	9	3	-66.7	13	17	30.8
APARTMENTS	10	16	17	6.3	3	2	4	100.0	10	9	-10.0
<b>SQUAMISH</b>											
DETACHED	0	20	11	-45.0	7	17	13	-23.5	34	54	58.8
ATTACHED	10	24	2	-91.7	4	17	11	-35.3	24	48	100.0
APARTMENTS	8	19	12	-36.8	3	12	12	0.0	20	48	140.0
<b>VANCOUVER EAST</b>											
DETACHED	61	118	64	-45.8	42	106	74	-30.2	179	288	60.9
ATTACHED	22	58	18	-69.0	18	56	35	-37.5	84	136	61.9
APARTMENTS	48	159	78	-50.9	53	145	98	-32.4	262	405	54.6
<b>VANCOUVER WEST</b>											
DETACHED	71	123	66	-46.3	33	65	59	-9.2	160	202	26.3
ATTACHED	14	62	35	-43.5	18	34	37	8.8	93	134	44.1
APARTMENTS	174	382	203	-46.9	139	305	260	-14.8	614	928	51.1
<b>WHISTLER/PEMBERTON</b>											
DETACHED	19	26	18	-30.8	2	15	4	-73.3	29	31	6.9
ATTACHED	23	23	17	-26.1	8	30	15	-50.0	47	66	40.4
APARTMENTS	31	33	28	-15.2	10	20	21	5.0	65	68	4.6
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	47	93	30	-67.7	15	52	28	-46.2	76	126	65.8
ATTACHED	7	5	2	-60.0	5	2	7	250.0	9	16	77.8
APARTMENTS	9	16	14	-12.5	10	12	11	-8.3	29	35	20.7
<b>GRAND TOTALS</b>											
DETACHED	<b>536</b>	<b>1055</b>	<b>522</b>	<b>-50.5</b>	<b>347</b>	<b>823</b>	<b>595</b>	<b>-27.7</b>	<b>1490</b>	<b>2352</b>	<b>57.9</b>
ATTACHED	<b>223</b>	<b>553</b>	<b>263</b>	<b>-52.4</b>	<b>189</b>	<b>451</b>	<b>364</b>	<b>-19.3</b>	<b>814</b>	<b>1351</b>	<b>66.0</b>
APARTMENTS	<b>643</b>	<b>1368</b>	<b>793</b>	<b>-42.0</b>	<b>535</b>	<b>1222</b>	<b>1053</b>	<b>-13.8</b>	<b>2330</b>	<b>3659</b>	<b>57.0</b>



# Residential Average Sale Prices - January 1977 to December 2019

— DETACHED    - - - CONDOMINIUM    — ATTACHED    — APARTMENTS

IN THOUSANDS (\$)



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

