

News Release



FOR IMMEDIATE RELEASE:

Spring brings renewed price growth across Metro Vancouver's housing market while new listings remain dormant

VANCOUVER, BC – April 3, 2023 – Home prices across Metro Vancouver's¹ housing market showed modest increases in March, while new listings remained below long-term historical averages.

March data also indicates home sales are making a stronger than expected spring showing so far, despite elevated borrowing costs.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,535² in March 2023, a 42.5 per cent decrease from the 4,405 sales recorded in March 2022, and 28.4 per cent below the 10-year seasonal average (3,540).

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,143,900. This represents a 9.5 per cent decrease over March 2022 and a 1.8 per cent increase compared to February 2023.

“On the pricing side, the spring market is already on track to outpace our 2023 forecast, which anticipated modest price increases of about one to two per cent across all product types,” Andrew Lis, REBGV's director of economics and data analytics said. “The surprising part of this recent activity is that these price increases are occurring against a backdrop of elevated borrowing costs, below-average sales, and new listing activity that continues to suggest that sellers are awaiting more favorable market conditions.”

There were 4,317 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in March 2023. This represents a 35.5 per cent decrease compared to the 6,690 homes listed in March 2022, and was 22.3 per cent below the 10-year seasonal average (5,553).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 8,617, an 8.1 per cent increase compared to March 2022 (7,970), and 17.3 per cent below the 10-year seasonal average (10,421).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for March 2023 is 30.7 per cent. By property type, the ratio is 23.3 per cent for detached homes, 36.7 per cent for townhomes, and 34.9 per cent for apartments.

Analysis of historical data suggests 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.

“If home sellers remain on the sidelines, monthly MLS® sales figures will continue to appear lower than historical averages as we move toward summer,” Lis said. “But it’s important to recognize the chicken-and-egg nature of these statistics. The number of sales in any given month is partially determined by the number of homes that come to market that month, along with the inventory of unsold homes listed in previous months. With fewer homes coming on the market, homes sales will remain lower than we’re accustomed to seeing at this point in the year, almost entirely by definition.”

Sales of detached homes in March 2023 reached 734, a 43.6 per cent decrease from the 1,302 detached sales recorded in March 2022. The benchmark price for detached properties is \$1,861,800. This represents an 11.2 per cent decrease from March 2022 and a 2.7 per cent increase compared to February 2023.

Sales of apartment homes reached 1,311 in March 2023, a 43.2 per cent decrease compared to the 2,310 sales in March 2022. The benchmark price of an apartment property is \$737,400. This represents a 4.6 per cent decrease from March 2022 and a 0.7 per cent increase compared to February 2023.

Attached home sales in March 2023 totalled 466, a 37.3 per cent decrease compared to the 743 sales in March 2022. The benchmark price of an attached unit is \$1,056,400. This represents a 7.8 per cent decrease from March 2022 and a 1.7 per cent increase compared to February 2023.

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1. Editor’s Note: Areas covered by the Real Estate Board of Greater Vancouver include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminister, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

2. REBGV is now including multifamily and land sales and listings in this monthly report. Previously, we only included detached, attached, and apartment sales, and these additional categories, which typically account for less than one to two per cent of total MLS® activity per month, are being included for completeness in our reporting.

The Real Estate Board of Greater Vancouver is an association representing more than 15,000 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	\$1,078,900	326.9	1.8%	2.1%	-2.2%	-13.0%	27.1%	13.6%	85.2%
	Greater Vancouver	\$1,143,900	323.1	1.8%	2.6%	-1.0%	-9.5%	22.4%	8.9%	76.4%
	Bowen Island	\$1,344,500	283.5	1.5%	-6.5%	-7.4%	-13.8%	47.8%	31.1%	143.6%
	Burnaby East	\$1,110,000	347.3	0.6%	2.6%	-0.3%	-9.7%	19.9%	9.9%	98.8%
	Burnaby North	\$978,400	325.2	1.6%	1.4%	-1.9%	-7.7%	20.5%	9.2%	92.4%
	Burnaby South	\$1,075,100	336.3	1.4%	1.7%	0.7%	-8.5%	19.2%	11.6%	91.5%
	Coquitlam	\$1,065,800	331.7	1.5%	2.0%	-2.0%	-11.8%	27.2%	17.5%	106.8%
	Ladner	\$1,072,100	310.8	0.2%	1.2%	-2.9%	-12.8%	33.4%	23.0%	97.8%
	Maple Ridge	\$925,900	319.5	0.8%	1.2%	-3.9%	-19.7%	36.1%	29.5%	139.0%
	New Westminister	\$810,900	364.8	1.4%	3.8%	0.3%	-6.4%	28.4%	18.9%	113.3%
	North Vancouver	\$1,340,300	308.8	3.0%	3.3%	1.5%	-10.3%	23.2%	11.3%	90.6%
	Pitt Meadows	\$846,500	331.1	2.5%	-0.8%	-5.6%	-19.8%	30.9%	25.3%	132.5%
	Port Coquitlam	\$915,700	352.6	1.6%	3.1%	0.5%	-11.9%	38.4%	29.3%	140.0%
	Port Moody	\$1,105,400	348.4	1.1%	2.4%	-3.1%	-8.0%	35.4%	26.4%	138.1%
	Richmond	\$1,156,600	378.1	2.2%	5.8%	2.3%	-3.8%	30.3%	12.1%	91.7%
	Squamish	\$1,056,800	347.4	3.7%	6.7%	-2.5%	-10.4%	32.5%	34.5%	155.4%
	Sunshine Coast	\$802,000	295.4	0.2%	-2.7%	-7.2%	-12.3%	44.9%	36.4%	149.5%
	Tsawwassen	\$1,136,700	296.2	2.2%	-0.6%	-6.6%	-13.5%	24.8%	9.2%	84.4%
	Vancouver East	\$1,135,500	353.0	1.7%	2.1%	-0.9%	-9.7%	18.2%	7.7%	87.5%
	Vancouver West	\$1,274,300	299.0	2.2%	3.3%	-0.5%	-8.1%	7.7%	-7.3%	45.1%
West Vancouver	\$2,491,100	269.1	-1.3%	-2.7%	-7.8%	-10.3%	14.9%	-6.6%	48.9%	
Whistler	\$1,373,600	302.6	3.7%	5.0%	-2.8%	-10.8%	34.9%	43.5%	159.5%	
Single Family Detached	Lower Mainland	\$1,649,000	361.1	2.4%	1.7%	-3.2%	-15.4%	29.9%	19.8%	97.0%
	Greater Vancouver	\$1,861,800	346.6	2.7%	2.1%	-2.3%	-11.2%	25.0%	12.0%	80.4%
	Bowen Island	\$1,344,700	283.4	1.5%	-6.5%	-7.4%	-13.8%	47.8%	31.2%	143.9%
	Burnaby East	\$1,727,900	367.5	-0.1%	3.1%	-3.2%	-14.1%	21.1%	17.0%	111.6%
	Burnaby North	\$1,878,200	358.8	2.0%	-0.6%	-4.1%	-10.2%	24.3%	13.4%	105.3%
	Burnaby South	\$2,071,100	384.7	3.7%	1.6%	-0.4%	-10.6%	22.4%	18.3%	104.8%
	Coquitlam	\$1,735,300	397.0	2.4%	2.2%	-2.5%	-10.6%	37.1%	30.2%	143.3%
	Ladner	\$1,253,000	302.6	0.1%	-3.6%	-7.6%	-19.3%	28.4%	22.3%	90.0%
	Maple Ridge	\$1,179,500	344.9	0.9%	1.1%	-4.1%	-20.5%	37.2%	35.9%	156.4%
	New Westminister	\$1,430,100	357.4	0.8%	1.9%	-3.5%	-12.7%	27.6%	20.3%	113.1%
	North Vancouver	\$2,141,300	334.0	4.0%	2.9%	2.3%	-11.4%	26.6%	16.5%	111.0%
	Pitt Meadows	\$1,172,100	346.3	4.5%	0.5%	-5.6%	-23.9%	29.5%	29.5%	137.0%
	Port Coquitlam	\$1,310,300	370.4	2.2%	2.6%	-0.3%	-16.2%	39.5%	33.1%	154.4%
	Port Moody	\$2,017,400	382.0	2.4%	3.1%	-2.7%	-6.7%	38.2%	33.1%	156.7%
	Richmond	\$2,108,100	430.3	5.1%	6.6%	1.3%	-4.0%	30.4%	15.4%	107.9%
	Squamish	\$1,543,300	382.7	4.4%	2.6%	-7.0%	-12.9%	34.0%	40.1%	202.5%
	Sunshine Coast	\$860,300	300.0	-0.9%	-5.7%	-9.1%	-13.6%	48.1%	39.0%	153.4%
	Tsawwassen	\$1,374,700	304.5	3.0%	-4.4%	-10.8%	-18.3%	23.2%	12.2%	90.9%
	Vancouver East	\$1,713,000	383.3	2.1%	2.1%	-1.6%	-12.0%	19.7%	11.7%	105.3%
	Vancouver West	\$3,218,500	335.8	3.7%	4.7%	-1.2%	-9.0%	8.9%	-3.4%	55.4%
West Vancouver	\$3,019,500	280.8	-1.1%	-2.3%	-7.5%	-9.0%	16.5%	-3.6%	55.1%	
Whistler	\$2,382,000	321.7	5.0%	1.8%	-7.9%	-14.0%	35.8%	43.6%	163.7%	

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	\$926,600	350.6	1.9%	2.8%	-1.1%	-10.7%	34.4%	28.9%	125.9%
	Greater Vancouver	\$1,056,400	363.9	1.7%	4.3%	0.7%	-7.8%	31.1%	25.6%	124.6%
	Burnaby East	\$869,600	366.1	-0.6%	1.8%	1.9%	-2.6%	29.3%	22.0%	121.6%
	Burnaby North	\$882,500	358.3	-1.1%	2.5%	-1.5%	-2.2%	26.2%	23.3%	121.7%
	Burnaby South	\$956,200	355.3	-1.1%	0.8%	0.1%	-7.0%	24.6%	16.0%	115.5%
	Coquitlam	\$1,016,900	393.8	1.7%	3.9%	-1.5%	-11.1%	34.7%	30.1%	158.1%
	Ladner	\$998,500	383.4	1.0%	13.4%	8.6%	-2.9%	37.9%	30.0%	145.8%
	Maple Ridge	\$731,700	363.5	1.1%	2.7%	-2.6%	-19.3%	38.3%	29.6%	162.3%
	New Westminister	\$934,300	397.7	0.2%	7.0%	3.5%	-1.1%	43.7%	36.2%	137.0%
	North Vancouver	\$1,304,600	354.3	1.4%	6.5%	6.9%	-7.3%	36.1%	31.3%	126.7%
	Pitt Meadows	\$765,000	370.6	0.9%	-5.3%	-6.6%	-17.0%	30.1%	23.5%	150.1%
	Port Coquitlam	\$898,400	359.8	1.6%	3.3%	-1.3%	-11.7%	37.9%	32.7%	155.5%
	Port Moody	\$1,006,700	382.2	2.3%	2.1%	-3.5%	-10.3%	36.8%	33.3%	151.0%
	Richmond	\$1,103,200	395.7	1.9%	5.1%	4.9%	-1.1%	38.2%	31.2%	126.4%
	Squamish	\$1,007,000	363.0	2.9%	5.6%	0.2%	-9.3%	34.7%	39.7%	194.9%
	Sunshine Coast	\$730,000	331.1	2.8%	5.1%	0.9%	-8.9%	37.5%	44.8%	170.5%
	Tsawwassen	\$1,000,400	313.9	0.1%	11.5%	7.2%	-3.8%	24.2%	7.7%	94.7%
	Vancouver East	\$1,079,600	353.5	2.6%	3.8%	0.9%	-8.2%	19.7%	14.2%	100.6%
	Vancouver West	\$1,391,300	311.1	3.2%	3.4%	-4.4%	-9.4%	13.0%	2.1%	85.7%
Whistler	\$1,443,700	368.0	2.6%	5.0%	0.2%	-8.8%	38.6%	52.6%	219.4%	
Apartment	Lower Mainland	\$684,600	339.2	1.0%	3.3%	0.6%	-5.9%	19.6%	11.7%	105.5%
	Greater Vancouver	\$737,400	336.9	0.7%	3.3%	1.2%	-4.6%	16.3%	10.1%	103.4%
	Burnaby East	\$794,000	333.5	3.5%	3.4%	3.6%	-5.0%	16.9%	9.4%	116.1%
	Burnaby North	\$713,800	360.3	1.6%	3.1%	0.9%	-3.5%	23.8%	19.9%	117.6%
	Burnaby South	\$774,900	368.8	1.0%	3.0%	3.3%	-3.5%	18.1%	13.0%	117.8%
	Coquitlam	\$665,600	377.5	0.4%	1.9%	0.6%	-7.8%	18.6%	16.7%	140.8%
	Ladner	\$714,300	363.3	0.6%	6.5%	0.7%	1.9%	49.4%	38.9%	149.3%
	Maple Ridge	\$504,100	348.1	-0.7%	-0.8%	-6.0%	-11.6%	30.4%	28.2%	144.6%
	New Westminister	\$648,000	388.5	2.3%	4.6%	2.2%	-3.1%	24.4%	18.5%	133.9%
	North Vancouver	\$782,800	312.6	2.5%	3.5%	-0.6%	-5.6%	18.5%	10.6%	109.2%
	Pitt Meadows	\$568,900	383.6	-0.6%	-0.6%	-5.8%	-12.0%	25.3%	21.4%	148.3%
	Port Coquitlam	\$615,300	418.3	0.6%	2.7%	1.9%	-5.9%	31.8%	25.4%	170.0%
	Port Moody	\$699,800	373.0	-0.8%	2.9%	-1.5%	-5.8%	19.7%	19.0%	137.7%
	Richmond	\$726,300	392.4	-1.3%	5.4%	3.2%	-1.4%	24.0%	17.8%	120.7%
	Squamish	\$608,000	360.6	4.9%	21.1%	5.8%	-2.5%	41.0%	33.9%	181.1%
	Sunshine Coast	\$576,700	330.5	6.9%	20.8%	6.4%	-2.7%	29.4%	17.4%	125.9%
	Tsawwassen	\$740,600	345.8	1.3%	6.6%	1.1%	1.4%	37.2%	23.5%	138.6%
	Vancouver East	\$688,400	394.3	0.7%	1.7%	0.2%	-5.5%	10.1%	5.9%	112.3%
	Vancouver West	\$827,400	312.3	0.4%	1.9%	0.6%	-5.8%	5.5%	0.2%	88.6%
West Vancouver	\$1,213,300	236.9	-1.3%	1.0%	1.7%	-1.7%	13.3%	-4.3%	65.9%	
Whistler	\$686,600	295.9	4.6%	20.8%	7.8%	-1.5%	46.3%	41.9%	170.7%	

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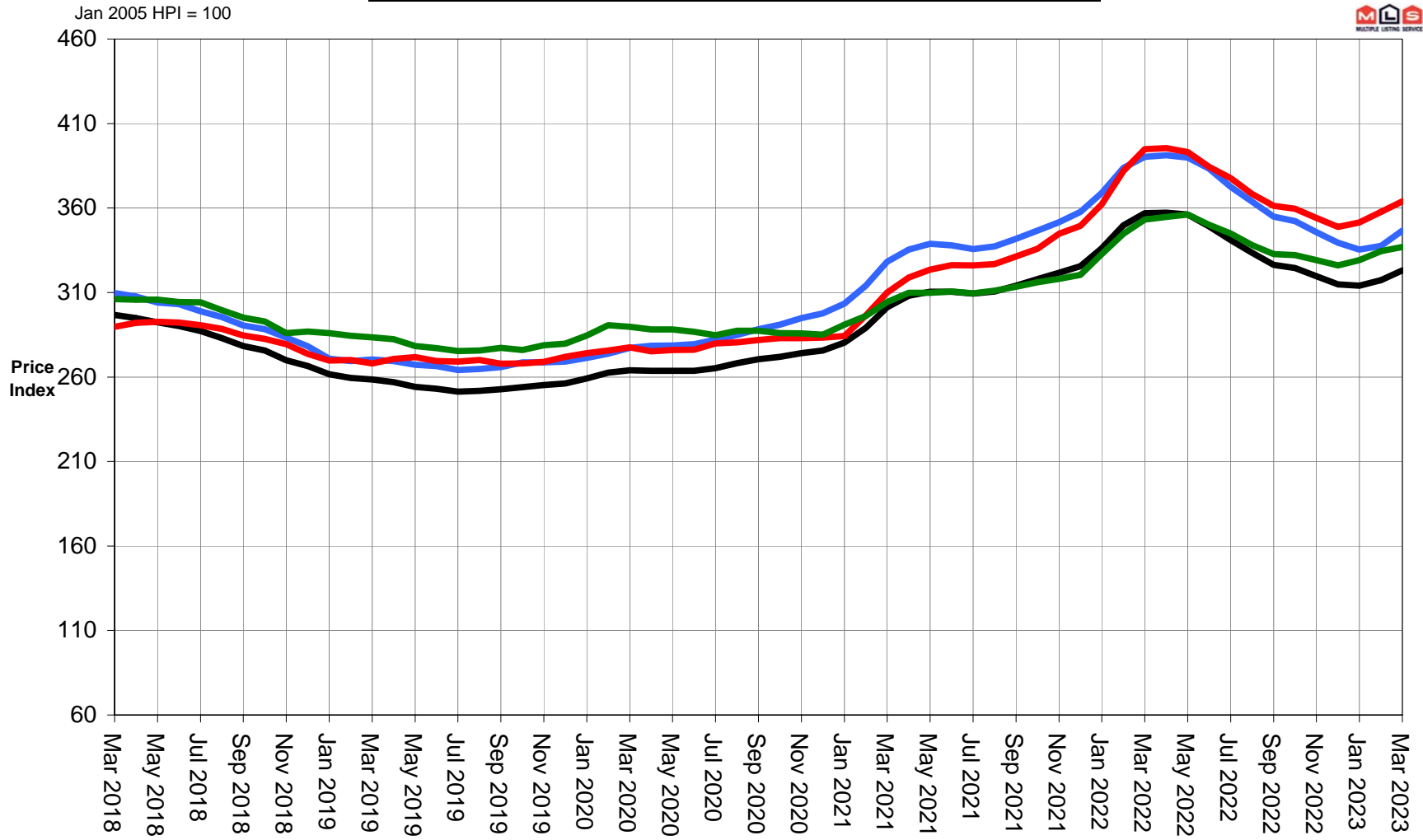
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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® SALES Facts



**March
2023**

		<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		
March 2023	Number of Sales	Detached	53	59	31	4	87	16	64	28	15	95	17	24	92	94	38	15	732	
		Attached	46	31	18	0	49	5	38	12	21	73	19	8	83	43	4	16	466	
		Apartment	219	104	23	0	36	75	111	29	44	180	12	6	111	312	22	26	1,310	
	Median Selling Price	Detached	\$1,825,000	\$1,650,000	\$1,352,000	n/a	\$1,190,000	n/a	\$1,992,500	\$1,349,000	n/a	\$1,995,000	n/a	\$874,500	\$1,800,000	\$3,480,000	\$2,890,400	n/a	n/a	
		Attached	\$1,000,500	\$1,170,000	n/a	n/a	\$755,000	n/a	\$1,428,950	n/a	\$1,052,000	\$1,126,500	n/a	n/a	\$1,349,500	\$1,549,000	n/a	n/a	n/a	
		Apartment	\$731,000	\$682,900	\$613,000	n/a	\$537,500	\$582,500	\$800,000	\$625,000	\$712,500	\$675,000	n/a	n/a	\$665,000	\$835,000	\$993,950	\$699,500		
February 2023	Number of Sales	Detached	47	34	22	1	76	11	48	11	11	60	12	24	57	66	27	7	514	
		Attached	45	40	16	0	41	3	24	14	15	46	8	7	40	44	6	17	366	
		Apartment	180	84	14	0	26	52	76	15	20	118	8	2	101	206	10	16	928	
	Median Selling Price	Detached	\$1,837,000	\$1,659,542	\$1,355,000	n/a	\$1,150,000	n/a	\$1,852,500	n/a	n/a	\$1,837,500	n/a	\$1,072,500	\$1,748,000	\$3,356,500	\$2,884,000	n/a	n/a	
		Attached	\$1,000,800	\$1,115,000	n/a	n/a	\$705,500	n/a	\$1,391,450	n/a	n/a	\$1,166,250	n/a	n/a	\$1,337,738	\$1,486,500	n/a	n/a	n/a	
		Apartment	\$688,500	\$616,250	n/a	n/a	\$491,450	\$630,500	\$738,810	n/a	\$632,450	\$639,800	n/a	n/a	\$610,000	\$787,000	n/a	n/a	n/a	
March 2022	Number of Sales	Detached	91	119	72	7	153	29	117	51	33	148	27	71	174	124	62	13	1,291	
		Attached	93	66	18	2	75	25	64	31	24	116	21	14	84	75	15	20	743	
		Apartment	341	211	32	1	87	149	162	59	50	291	23	13	239	600	9	43	2,310	
	Median Selling Price	Detached	\$2,190,000	\$1,900,000	\$1,651,000	n/a	\$1,488,000	\$1,640,000	\$2,320,000	\$1,555,500	\$2,100,000	\$2,110,000	\$1,679,000	\$1,082,500	\$2,095,000	\$3,500,000	\$3,000,000	n/a	n/a	
		Attached	\$1,020,000	\$1,181,900	n/a	n/a	\$930,000	\$1,030,000	\$1,480,000	\$1,025,000	\$1,150,000	\$1,227,000	\$1,159,873	n/a	\$1,404,000	\$1,629,000	n/a	\$1,810,000	n/a	
		Apartment	\$755,000	\$755,000	\$646,500	n/a	\$598,000	\$679,900	\$850,000	\$620,000	\$794,500	\$690,000	\$760,000	n/a	\$680,000	\$863,000	n/a	\$725,000	n/a	
Jan. - Mar. 2023 <i>Year-to-date</i>	Number of Sales	Detached	126	114	75	8	207	38	130	52	29	179	37	70	182	185	81	28	1,541	
		Attached	111	75	39	0	103	10	80	36	42	134	32	17	151	107	11	40	988	
		Apartment	479	236	46	0	84	154	233	55	78	379	24	8	268	666	41	58	2,809	
	Median Selling Price	Detached	\$1,837,000	\$1,650,000	\$1,352,000	n/a	\$1,156,000	\$1,340,500	\$1,920,000	\$1,307,500	\$1,814,000	\$1,980,000	\$1,380,000	\$920,000	\$1,735,000	\$3,392,000	\$2,850,000	\$2,322,500	n/a	
		Attached	\$1,000,800	\$1,135,000	\$1,128,000	n/a	\$737,000	n/a	\$1,392,500	\$878,000	\$1,050,000	\$1,126,500	\$927,000	n/a	\$1,365,000	\$1,549,000	n/a	\$1,610,000	n/a	
		Apartment	\$711,000	\$665,000	\$642,500	n/a	\$520,000	\$607,750	\$765,000	\$604,000	\$697,000	\$662,500	\$567,500	n/a	\$643,500	\$821,750	\$1,160,000	\$582,500		
Jan. - Mar. 2022 <i>Year-to-date</i>	Number of Sales	Detached	238	248	170	14	340	79	234	122	74	357	60	156	356	291	152	32	2,923	
		Attached	191	124	39	2	181	50	131	63	64	244	65	31	187	197	20	62	1,651	
		Apartment	870	460	77	2	200	325	381	141	108	691	60	23	572	1,418	39	112	5,479	
	Median Selling Price	Detached	\$2,175,000	\$1,900,000	\$1,673,000	n/a	\$1,520,000	\$1,680,000	\$2,300,000	\$1,586,500	\$2,069,500	\$2,150,000	\$1,600,000	\$1,050,000	\$2,105,000	\$3,516,500	\$3,000,000	\$3,622,500	n/a	
		Attached	\$1,050,000	\$1,200,000	\$999,000	n/a	\$929,450	\$1,005,000	\$1,460,750	\$1,020,000	\$1,040,000	\$1,193,912	\$1,109,900	\$650,000	\$1,414,000	\$1,669,500	\$2,472,500	\$1,850,000	n/a	
		Apartment	\$744,000	\$737,000	\$625,000	n/a	\$600,000	\$643,944	\$811,000	\$602,557	\$741,050	\$680,000	\$756,000	\$579,500	\$690,000	\$873,000	\$900,000	\$587,000		

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



MLS® LISTINGS Facts



**March
2023**

		<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	
March 2023	Number of Listings	Detached	101	110	78	15	165	27	133	38	22	128	26	98	139	177	97	24	1,378
		Attached	81	51	25	1	62	13	53	27	30	117	32	13	116	94	14	19	748
		Apartment	334	142	45	0	81	98	172	61	57	227	18	13	202	649	46	38	2,183
	% Sales to Listings	Detached	52%	54%	40%	27%	53%	59%	48%	74%	68%	74%	65%	24%	66%	53%	39%	63%	n/a
		Attached	57%	61%	72%	0%	79%	38%	72%	44%	70%	62%	59%	62%	72%	46%	29%	84%	n/a
		Apartment	66%	73%	51%	n/a	44%	77%	65%	48%	77%	79%	67%	46%	55%	48%	48%	68%	n/a
February 2023	Number of Listings	Detached	81	61	54	7	118	26	78	34	18	117	45	67	109	148	111	22	1,096
		Attached	69	52	31	0	59	10	51	7	22	81	19	13	114	91	3	22	644
		Apartment	276	112	27	0	52	70	120	45	49	257	15	7	156	475	35	31	1,727
	% Sales to Listings	Detached	58%	56%	41%	14%	64%	42%	62%	32%	61%	51%	27%	36%	52%	45%	24%	32%	n/a
		Attached	65%	77%	52%	n/a	69%	30%	47%	200%	68%	57%	42%	54%	35%	48%	200%	77%	n/a
		Apartment	65%	75%	52%	n/a	50%	74%	63%	33%	41%	46%	53%	29%	65%	43%	29%	52%	n/a
March 2022	Number of Listings	Detached	196	188	106	12	286	55	183	91	47	298	45	132	277	274	144	26	2,360
		Attached	110	98	22	2	129	18	82	38	42	189	33	16	133	123	12	32	1,079
		Apartment	471	318	39	0	96	183	220	80	50	391	22	9	321	958	24	52	3,234
	% Sales to Listings	Detached	46%	63%	68%	58%	53%	53%	64%	56%	70%	50%	60%	54%	63%	45%	43%	50%	n/a
		Attached	85%	67%	82%	100%	58%	139%	78%	82%	57%	61%	64%	88%	63%	61%	125%	63%	n/a
		Apartment	72%	66%	82%	n/a	91%	81%	74%	74%	100%	74%	105%	144%	74%	63%	38%	83%	n/a
Jan. - Mar. 2023 <i>Year-to-date*</i>	Number of Listings	Detached	275	247	192	26	417	74	268	92	64	380	94	223	353	451	296	55	3,507
		Attached	209	142	77	2	164	35	145	50	74	270	57	38	313	274	28	65	1,943
		Apartment	863	397	88	0	200	240	423	147	161	676	40	29	528	1,620	105	106	5,623
	% Sales to Listings	Detached	46%	46%	39%	31%	50%	51%	49%	57%	45%	47%	39%	31%	52%	41%	27%	51%	n/a
		Attached	53%	53%	51%	0%	63%	29%	55%	72%	57%	50%	56%	45%	48%	39%	39%	62%	n/a
		Apartment	56%	59%	52%	n/a	42%	64%	55%	37%	48%	56%	60%	28%	51%	41%	39%	55%	n/a
Jan. - Mar. 2022 <i>Year-to-date*</i>	Number of Listings	Detached	435	444	279	25	647	138	408	195	102	702	106	244	664	663	423	62	5,537
		Attached	276	191	56	3	296	67	185	80	92	416	88	45	316	377	30	99	2,617
		Apartment	1,223	674	94	0	242	436	555	188	145	1,008	73	25	867	2,417	79	134	8,160
	% Sales to Listings	Detached	55%	56%	61%	56%	53%	57%	57%	63%	73%	51%	57%	64%	54%	44%	36%	52%	n/a
		Attached	69%	65%	70%	67%	61%	75%	71%	79%	70%	59%	74%	69%	59%	52%	67%	63%	n/a
		Apartment	71%	68%	82%	n/a	83%	75%	69%	75%	74%	69%	82%	92%	66%	59%	49%	84%	n/a

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



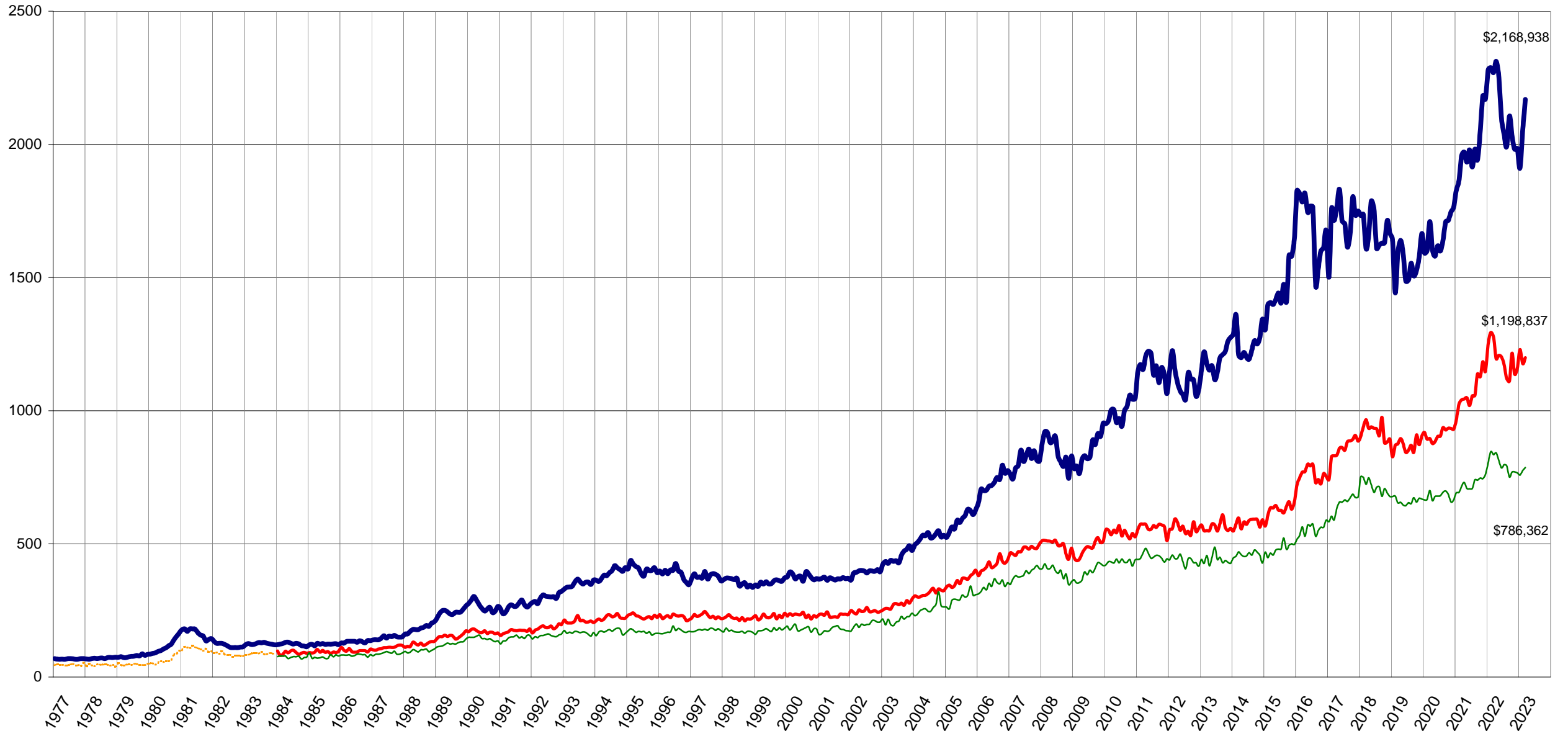
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Mar 2022	2 Feb 2023	3 Mar 2023	Col. 2 & 3 Percentage Variance	5 Mar 2022	6 Feb 2023	7 Mar 2023	Col. 6 & 7 Percentage Variance	9 Jan 2022 - Mar 2022	10 Jan 2023 - Mar 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	196	81	101	24.7	91	47	53	12.8	238	126	-47.1
ATTACHED	110	69	81	17.4	93	45	46	2.2	191	111	-41.9
APARTMENTS	471	276	334	21.0	341	180	219	21.7	870	479	-44.9
COQUITLAM											
DETACHED	188	61	110	80.3	119	34	59	73.5	248	114	-54.0
ATTACHED	98	52	51	-1.9	66	40	31	-22.5	124	75	-39.5
APARTMENTS	318	112	142	26.8	211	84	104	23.8	460	236	-48.7
DELTA											
DETACHED	106	54	78	44.4	72	22	31	40.9	170	75	-55.9
ATTACHED	22	31	25	-19.4	18	16	18	12.5	39	39	0.0
APARTMENTS	39	27	45	66.7	32	14	23	64.3	77	46	-40.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	286	118	165	39.8	153	76	87	14.5	340	207	-39.1
ATTACHED	129	59	62	5.1	75	41	49	19.5	181	103	-43.1
APARTMENTS	96	52	81	55.8	87	26	36	38.5	200	84	-58.0
NORTH VANCOUVER											
DETACHED	183	78	133	70.5	117	48	64	33.3	234	130	-44.4
ATTACHED	82	51	53	3.9	64	24	38	58.3	131	80	-38.9
APARTMENTS	220	120	172	43.3	162	76	111	46.1	381	233	-38.8
NEW WESTMINSTER											
DETACHED	55	26	27	3.8	29	11	16	45.5	79	38	-51.9
ATTACHED	18	10	13	30.0	25	3	5	66.7	50	10	-80.0
APARTMENTS	183	70	98	40.0	149	52	75	44.2	325	154	-52.6
PORT MOODY/BELCARRA											
DETACHED	47	18	22	22.2	33	11	15	36.4	74	29	-60.8
ATTACHED	42	22	30	36.4	24	15	21	40.0	64	42	-34.4
APARTMENTS	50	49	57	16.3	50	20	44	120.0	108	78	-27.8
PORT COQUITLAM											
DETACHED	91	34	38	11.8	51	11	28	154.5	122	52	-57.4
ATTACHED	38	7	27	285.7	31	14	12	-14.3	63	36	-42.9
APARTMENTS	80	45	61	35.6	59	15	29	93.3	141	55	-61.0
RICHMOND											
DETACHED	298	117	128	9.4	148	60	95	58.3	357	179	-49.9
ATTACHED	189	81	117	44.4	116	46	73	58.7	244	134	-45.1
APARTMENTS	391	257	227	-11.7	291	118	180	52.5	691	379	-45.2
SUNSHINE COAST											
DETACHED	132	67	98	46.3	71	24	24	0.0	156	70	-55.1
ATTACHED	16	13	13	0.0	14	7	8	14.3	31	17	-45.2
APARTMENTS	9	7	13	85.7	13	2	6	200.0	23	8	-65.2
SQUAMISH											
DETACHED	45	45	26	-42.2	27	12	17	41.7	60	37	-38.3
ATTACHED	33	19	32	68.4	21	8	19	137.5	65	32	-50.8
APARTMENTS	22	15	18	20.0	23	8	12	50.0	60	24	-60.0
VANCOUVER EAST											
DETACHED	277	109	139	27.5	174	57	92	61.4	356	182	-48.9
ATTACHED	133	114	116	1.8	84	40	83	107.5	187	151	-19.3
APARTMENTS	321	156	202	29.5	239	101	111	9.9	572	268	-53.1
VANCOUVER WEST											
DETACHED	274	148	177	19.6	124	66	94	42.4	291	185	-36.4
ATTACHED	123	91	94	3.3	75	44	43	-2.3	197	107	-45.7
APARTMENTS	958	475	649	36.6	600	206	312	51.5	1418	666	-53.0
WHISTLER/PEMBERTON											
DETACHED	26	22	24	9.1	13	7	15	114.3	32	28	-12.5
ATTACHED	32	22	19	-13.6	20	17	16	-5.9	62	40	-35.5
APARTMENTS	52	31	38	22.6	43	16	26	62.5	112	58	-48.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	144	111	97	-12.6	62	27	38	40.7	152	81	-46.7
ATTACHED	12	3	14	366.7	15	6	4	-33.3	20	11	-45.0
APARTMENTS	24	35	46	31.4	9	10	22	120.0	39	41	5.1
GRAND TOTALS											
DETACHED	2348	1089	1363	25.2	1284	513	728	41.9	2909	1533	-47.3
ATTACHED	1077	644	747	16.0	741	366	466	27.3	1649	988	-40.1
APARTMENTS	3234	1727	2183	26.4	2309	928	1310	41.2	5477	2809	-48.7

Residential Average Sale Prices - January 1977 to March 2023

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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