

News Release



FOR IMMEDIATE RELEASE:

Inflation, rising interest rates create caution across Metro Vancouver's housing market

VANCOUVER, BC – November 2, 2022 – Home sale activity across the Metro Vancouver* housing market continued to trend well below historical averages in October.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,903 in October 2022, a 45.5 per cent decrease from the 3,494 sales recorded in October 2021, and a 12.8 per cent increase from the 1,687 homes sold in September 2022.

Last month's sales were 33.3 per cent below the 10-year October sales average.

“Inflation and rising interest rates continue to dominate headlines, leading many buyers and sellers to assess how these factors impact their housing options,” Andrew Lis, REBGV's director, economics and data analytics said. “With sales remaining near historic lows, the number of active listings continues to inch upward, causing home prices to recede from the record highs set in the spring of 2022.”

There were 4,033 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2022. This represents a 0.4 per cent decrease compared to the 4,049 homes listed in October 2021 and a 4.6 per cent decrease compared to September 2022 when 4,229 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,852, a 22.6 per cent increase compared to October 2021 (8,034) and a 1.2 per cent decrease compared to September 2022 (9,971).

“Recent years have been characterized by a frenetic pace of sales amplified by scarce listings on the market to choose from. Today's market cycle is a marked departure, with a slower pace of sales and more selection to choose from,” Lis said. “This environment provides buyers and sellers more time to conduct home inspections, strata minute reviews, and other due diligence. With the possibility of yet another rate hike by the Bank of Canada this December, it has become even more important to secure financing as early in the process as possible.”

For all property types, the sales-to-active listings ratio for October 2022 is 19.3 per cent. By property type, the ratio is 14.3 per cent for detached homes, 21.6 per cent for townhomes, and 23.2 per cent for apartments.

Generally, analysts say 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.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,148,900. This represents a 2.1 per cent increase from October 2021, a 9.2 per cent decrease over the last six months, and a 0.6 per cent decrease compared to September 2022.

Sales of detached homes in October 2022 reached 575, a 47.2 per cent decrease from the 1,090 detached sales recorded in October 2021. The benchmark price for a detached home is \$1,892,100. This represents a 1.6 per cent increase from October 2021 and a 0.7 per cent decrease compared to September 2022.

Sales of apartment homes reached 995 in October 2022, a 44.8 per cent decrease compared to the 1,801 sales in October 2021. The benchmark price of an apartment home is \$727,100. This represents a 5.1 per cent increase from October 2021 and a 0.2 per cent decrease compared to September 2022.

Attached home sales in October 2022 totalled 333, a 44.8 per cent decrease compared to the 603 sales in October 2021. The benchmark price of an attached unit is \$1,043,600. This represents a 7.1 per cent increase from October 2021 and a 0.5 per cent decrease compared to September 2022.

-30-

*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: 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.

The real estate industry is a key economic driver in British Columbia. In 2021, 43,999 homes changed ownership in the Board's area, generating \$2.98 billion in economic spin-off activity and an estimated 20,942 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$53.4 billion in 2021.

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.

For more information please contact:

Craig Munn

V.P., Communication and Events
Real Estate Board of Greater Vancouver
604.730.3146
cmunn@rebgv.org



| 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 | \$1,093,000 | 331.2 | -0.9% | -6.2% | -11.7% | 2.1% | 33.8% | 16.3% | 88.1% |
| | Greater Vancouver | \$1,148,900 | 324.5 | -0.6% | -4.8% | -9.2% | 2.1% | 27.8% | 9.6% | 77.2% |
| | Bowen Island | \$1,412,000 | 297.7 | -2.7% | -12.8% | -15.6% | -0.4% | 52.0% | 54.3% | 143.2% |
| | Burnaby East | \$1,125,900 | 352.3 | 1.1% | -2.4% | -7.7% | 6.3% | 27.0% | 15.9% | 95.6% |
| | Burnaby North | \$994,400 | 330.5 | -0.3% | -5.4% | -7.6% | 4.8% | 28.2% | 12.1% | 97.7% |
| | Burnaby South | \$1,064,300 | 332.9 | -0.3% | -3.3% | -10.3% | 4.4% | 23.2% | 11.8% | 89.5% |
| | Coquitlam | \$1,074,200 | 334.3 | -1.2% | -5.3% | -11.5% | 3.6% | 35.4% | 23.3% | 107.8% |
| | Ladner | \$1,110,600 | 321.9 | 0.6% | -5.0% | -10.0% | 4.3% | 43.1% | 24.8% | 110.9% |
| | Maple Ridge | \$941,200 | 324.8 | -2.3% | -9.6% | -17.3% | -1.0% | 44.9% | 40.0% | 141.8% |
| | New Westminister | \$809,800 | 364.3 | 0.2% | -2.9% | -6.5% | 7.4% | 33.6% | 27.1% | 111.9% |
| | North Vancouver | \$1,330,800 | 306.6 | 0.8% | -5.6% | -10.1% | 2.0% | 27.1% | 11.5% | 92.0% |
| | Pitt Meadows | \$873,100 | 341.5 | -2.7% | -8.6% | -15.4% | 1.1% | 42.7% | 39.2% | 140.8% |
| | Port Coquitlam | \$911,000 | 350.8 | -0.1% | -3.7% | -12.1% | 5.7% | 44.0% | 37.1% | 134.3% |
| | Port Moody | \$1,117,500 | 352.2 | -2.0% | -6.7% | -8.6% | 7.6% | 44.2% | 30.2% | 137.5% |
| | Richmond | \$1,121,200 | 366.5 | -0.9% | -3.5% | -6.6% | 5.0% | 30.5% | 10.6% | 85.5% |
| | Squamish | \$1,076,600 | 353.9 | -0.6% | -9.5% | -8.4% | 2.7% | 37.2% | 42.9% | 161.0% |
| | Sunshine Coast | \$835,900 | 307.9 | -3.3% | -9.2% | -10.9% | 4.1% | 48.9% | 56.5% | 149.5% |
| | Tsawwassen | \$1,218,400 | 317.5 | 0.2% | -3.1% | -9.4% | 5.7% | 36.8% | 18.7% | 102.7% |
| | Vancouver East | \$1,127,300 | 350.4 | -1.6% | -5.8% | -10.0% | 0.4% | 24.3% | 9.1% | 85.2% |
| | Vancouver West | \$1,276,800 | 299.6 | -0.3% | -2.9% | -7.7% | -2.2% | 12.3% | -10.3% | 46.1% |
| West Vancouver | \$2,732,300 | 295.1 | 1.1% | -2.8% | -3.8% | 1.8% | 25.5% | -2.9% | 61.1% | |
| Whistler | \$1,419,700 | 312.7 | 0.4% | -9.0% | -7.2% | 2.7% | 42.7% | 57.8% | 163.2% | |
| Single Family Detached | Lower Mainland | \$1,685,100 | 369.0 | -1.1% | -7.2% | -13.3% | 0.8% | 37.2% | 21.1% | 100.9% |
| | Greater Vancouver | \$1,892,100 | 352.3 | -0.7% | -5.4% | -10.0% | 1.6% | 31.2% | 11.0% | 81.9% |
| | Bowen Island | \$1,412,600 | 297.7 | -2.7% | -12.7% | -15.5% | -0.3% | 52.0% | 54.4% | 143.4% |
| | Burnaby East | \$1,826,700 | 388.5 | 2.3% | 1.2% | -7.6% | 7.6% | 35.6% | 26.4% | 122.4% |
| | Burnaby North | \$1,946,300 | 371.9 | -0.6% | -6.3% | -8.4% | 7.1% | 33.7% | 16.0% | 109.3% |
| | Burnaby South | \$2,067,300 | 384.0 | -0.6% | -1.9% | -11.6% | 5.1% | 28.5% | 11.7% | 101.5% |
| | Coquitlam | \$1,750,400 | 400.5 | -1.6% | -5.5% | -10.8% | 5.1% | 45.7% | 34.4% | 144.1% |
| | Ladner | \$1,354,900 | 327.2 | -0.1% | -7.2% | -12.5% | 1.0% | 46.9% | 25.1% | 114.1% |
| | Maple Ridge | \$1,199,900 | 350.8 | -2.4% | -10.7% | -18.4% | -2.7% | 46.5% | 47.1% | 156.1% |
| | New Westminister | \$1,497,400 | 374.3 | 1.1% | 0.7% | -7.6% | 6.4% | 41.8% | 29.6% | 120.3% |
| | North Vancouver | \$2,124,600 | 331.4 | 1.5% | -6.7% | -11.2% | 0.8% | 29.9% | 14.9% | 109.2% |
| | Pitt Meadows | \$1,189,400 | 351.4 | -4.2% | -10.9% | -19.2% | -6.9% | 41.3% | 38.9% | 142.0% |
| | Port Coquitlam | \$1,313,100 | 371.1 | -0.1% | -5.9% | -14.7% | 2.9% | 46.0% | 39.3% | 148.2% |
| | Port Moody | \$2,029,800 | 384.4 | -2.1% | -7.0% | -8.5% | 8.4% | 46.4% | 33.1% | 145.0% |
| | Richmond | \$2,053,800 | 419.2 | -1.3% | -3.6% | -6.5% | 4.2% | 30.4% | 13.7% | 100.3% |
| | Squamish | \$1,685,700 | 418.0 | 1.6% | -5.7% | -4.6% | 5.8% | 50.8% | 57.1% | 229.4% |
| | Sunshine Coast | \$917,000 | 319.7 | -3.1% | -8.0% | -10.8% | 5.4% | 55.4% | 62.5% | 158.0% |
| | Tsawwassen | \$1,536,100 | 340.2 | -0.3% | -3.7% | -11.2% | 3.9% | 43.1% | 26.0% | 119.3% |
| | Vancouver East | \$1,719,100 | 384.7 | -1.3% | -5.7% | -11.5% | 0.6% | 26.4% | 13.1% | 105.0% |
| | Vancouver West | \$3,188,400 | 332.7 | -2.1% | -5.7% | -9.8% | -5.1% | 10.5% | -10.5% | 53.0% |
| West Vancouver | \$3,317,500 | 308.5 | 1.6% | -1.8% | -2.1% | 3.1% | 26.5% | 0.7% | 68.5% | |
| Whistler | \$2,639,400 | 356.4 | 2.0% | -5.9% | -4.0% | 7.0% | 55.4% | 59.0% | 192.9% | |

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- 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 | \$927,900 | 351.1 | -1.0% | -6.1% | -10.9% | 7.5% | 39.0% | 36.6% | 127.8% |
| | Greater Vancouver | \$1,043,600 | 359.5 | -0.5% | -4.8% | -9.1% | 7.1% | 34.1% | 30.4% | 124.0% |
| | Burnaby East | \$840,300 | 353.8 | -1.5% | -7.0% | -5.3% | 10.6% | 26.3% | 27.4% | 112.1% |
| | Burnaby North | \$879,500 | 357.1 | -1.8% | -6.7% | -7.7% | 9.2% | 27.0% | 29.8% | 124.2% |
| | Burnaby South | \$942,300 | 350.2 | -1.3% | -4.8% | -10.4% | 6.0% | 22.1% | 24.3% | 115.2% |
| | Coquitlam | \$1,014,600 | 393.0 | -1.7% | -6.1% | -11.7% | 7.8% | 42.5% | 40.5% | 151.6% |
| | Ladner | \$941,100 | 361.4 | 2.4% | -3.4% | -8.3% | 6.6% | 33.0% | 30.4% | 125.6% |
| | Maple Ridge | \$732,700 | 364.0 | -2.4% | -7.6% | -17.0% | 3.3% | 41.0% | 41.4% | 165.3% |
| | New Westminister | \$917,500 | 390.6 | 1.6% | -2.9% | -3.6% | 13.1% | 41.4% | 39.8% | 132.4% |
| | North Vancouver | \$1,230,600 | 334.2 | 0.8% | -7.9% | -11.2% | 4.5% | 34.3% | 28.4% | 125.5% |
| | Pitt Meadows | \$818,700 | 396.7 | 0.0% | -4.2% | -11.1% | 9.5% | 43.1% | 50.2% | 171.2% |
| | Port Coquitlam | \$892,300 | 357.3 | -2.0% | -2.5% | -13.5% | 6.1% | 42.1% | 37.3% | 151.4% |
| | Port Moody | \$1,021,600 | 387.9 | -2.0% | -8.9% | -10.1% | 9.9% | 43.6% | 47.8% | 154.5% |
| | Richmond | \$1,059,300 | 379.9 | 0.7% | -1.9% | -6.1% | 10.5% | 35.8% | 28.9% | 118.6% |
| | Squamish | \$992,000 | 357.6 | -1.3% | -8.0% | -9.3% | 5.4% | 39.9% | 44.0% | 187.7% |
| | Sunshine Coast | \$718,500 | 325.9 | -0.7% | -7.1% | -8.9% | 6.5% | 43.4% | 49.0% | 166.3% |
| | Tsawwassen | \$952,600 | 298.9 | 2.1% | -3.7% | -8.2% | 6.2% | 18.5% | 7.6% | 82.8% |
| | Vancouver East | \$1,028,500 | 336.8 | -3.9% | -10.6% | -10.9% | -2.1% | 21.3% | 14.1% | 95.8% |
| Vancouver West | \$1,477,700 | 330.4 | 1.5% | 1.0% | -4.6% | 6.7% | 24.1% | 15.0% | 100.6% | |
| Whistler | \$1,417,200 | 361.3 | -1.7% | -7.8% | -9.5% | 8.2% | 45.7% | 59.2% | 202.8% | |
| Apartment | Lower Mainland | \$678,800 | 336.4 | -0.2% | -3.9% | -7.1% | 6.4% | 24.6% | 20.4% | 105.7% |
| | Greater Vancouver | \$727,100 | 332.2 | -0.2% | -3.7% | -6.3% | 5.1% | 20.4% | 17.3% | 102.7% |
| | Burnaby East | \$771,200 | 323.9 | 0.6% | -5.3% | -8.6% | 5.2% | 19.8% | 19.5% | 91.0% |
| | Burnaby North | \$711,900 | 359.4 | 0.6% | -3.1% | -4.4% | 8.0% | 30.6% | 30.5% | 123.4% |
| | Burnaby South | \$751,600 | 357.7 | 0.2% | -3.5% | -7.0% | 6.8% | 20.5% | 21.0% | 112.9% |
| | Coquitlam | \$665,000 | 377.2 | 0.5% | -2.3% | -8.0% | 7.8% | 26.2% | 29.9% | 145.4% |
| | Ladner | \$717,100 | 364.8 | 1.2% | 1.8% | -1.9% | 14.1% | 51.6% | 51.7% | 146.0% |
| | Maple Ridge | \$525,500 | 362.9 | -2.0% | -5.9% | -8.4% | 11.6% | 40.8% | 51.6% | 164.1% |
| | New Westminister | \$632,200 | 379.0 | -0.3% | -4.4% | -6.0% | 8.4% | 25.2% | 28.4% | 127.8% |
| | North Vancouver | \$780,400 | 311.7 | -0.9% | -2.8% | -5.9% | 7.9% | 23.4% | 19.8% | 113.2% |
| | Pitt Meadows | \$594,600 | 400.9 | -1.5% | -5.9% | -9.0% | 10.6% | 34.9% | 42.8% | 172.2% |
| | Port Coquitlam | \$610,200 | 414.8 | 1.0% | -2.6% | -7.5% | 10.8% | 37.2% | 42.4% | 166.4% |
| | Port Moody | \$699,000 | 372.6 | -1.6% | -3.8% | -7.4% | 4.1% | 25.2% | 30.2% | 151.6% |
| | Richmond | \$699,600 | 378.0 | -0.6% | -3.4% | -4.5% | 7.1% | 25.6% | 25.9% | 116.6% |
| | Squamish | \$532,900 | 316.1 | -7.3% | -20.7% | -15.6% | -9.1% | 12.1% | 35.7% | 148.7% |
| | Sunshine Coast | \$506,100 | 290.0 | -6.6% | -22.3% | -16.6% | -12.1% | 4.1% | 19.8% | 93.1% |
| | Tsawwassen | \$741,000 | 345.9 | 1.1% | 1.2% | -1.6% | 13.4% | 36.8% | 33.1% | 130.1% |
| | Vancouver East | \$678,900 | 388.8 | -1.2% | -5.7% | -6.9% | 2.6% | 15.8% | 12.7% | 108.7% |
| Vancouver West | \$827,700 | 312.5 | 0.7% | -1.9% | -5.9% | 2.1% | 12.1% | 5.2% | 90.1% | |
| West Vancouver | \$1,193,200 | 233.0 | 0.0% | -4.0% | -9.8% | 3.4% | 8.9% | 2.0% | 63.6% | |
| Whistler | \$603,900 | 260.3 | -5.2% | -20.4% | -14.1% | -8.0% | 17.6% | 47.0% | 130.4% | |

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- 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.

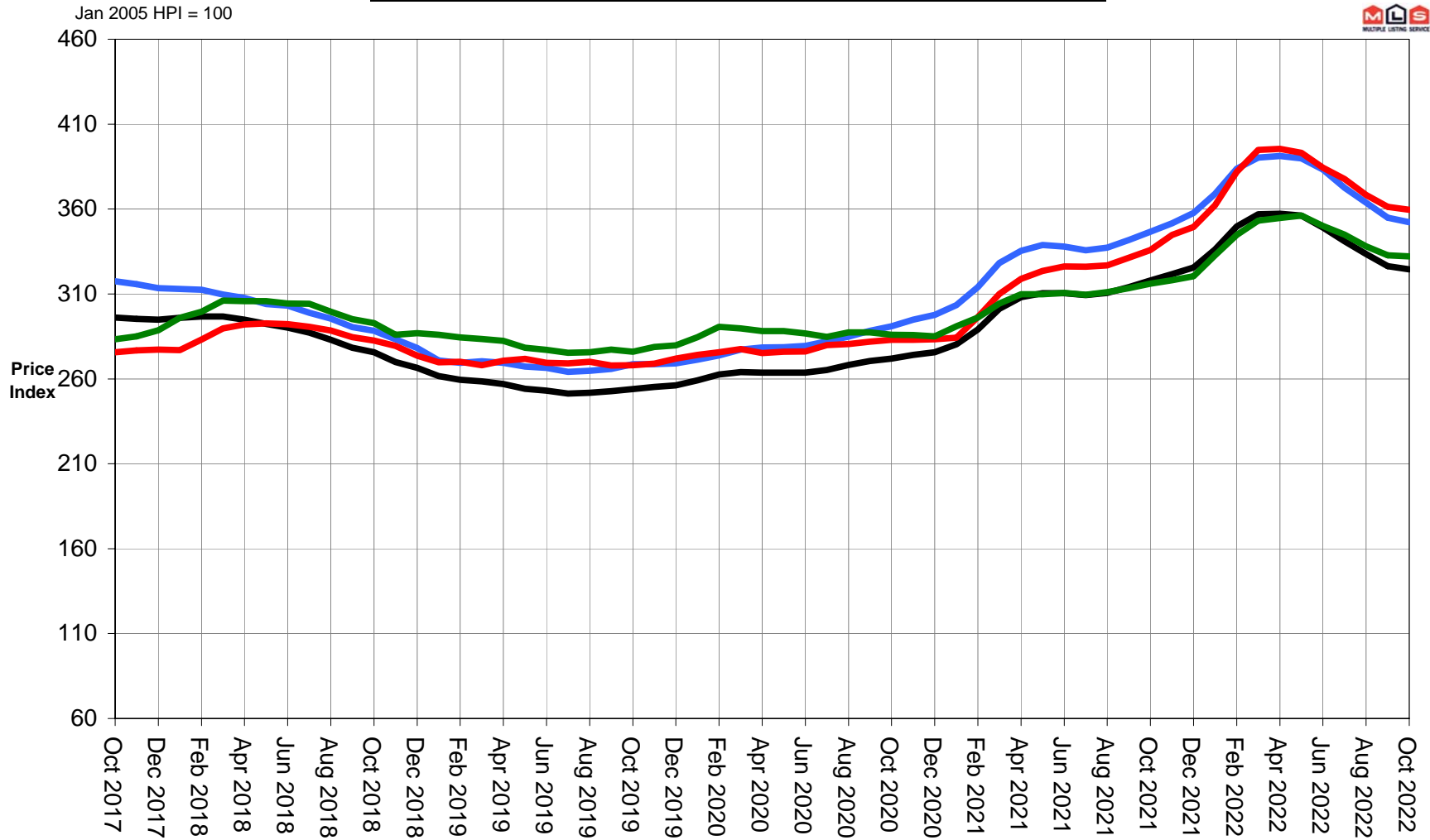
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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
2022**

| | | <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 2022 | Number of Sales | Detached | 43 | 56 | 24 | 4 | 75 | 9 | 62 | 22 | 12 | 59 | 15 | 27 | 56 | 73 | 27 | 11 | 575 |
| | | Attached | 48 | 29 | 13 | 0 | 21 | 4 | 45 | 12 | 8 | 58 | 5 | 4 | 34 | 33 | 4 | 15 | 333 |
| | | Apartment | 147 | 109 | 12 | 0 | 23 | 58 | 87 | 28 | 23 | 124 | 9 | 2 | 103 | 236 | 16 | 18 | 995 |
| | Median Selling Price | Detached | \$2,005,000 | \$1,500,000 | \$1,380,000 | n/a | \$1,160,000 | n/a | \$2,012,500 | \$1,302,500 | n/a | \$1,740,000 | n/a | \$932,125 | \$1,702,500 | \$3,101,750 | \$3,096,250 | n/a | n/a |
| | | Attached | \$962,500 | \$999,999 | n/a | n/a | \$765,000 | n/a | \$1,250,000 | n/a | n/a | \$1,135,000 | n/a | n/a | \$1,499,500 | \$1,437,500 | n/a | n/a | n/a |
| | | Apartment | \$705,000 | \$635,000 | n/a | n/a | \$497,000 | \$555,000 | \$655,000 | \$534,000 | \$690,000 | \$667,500 | n/a | n/a | \$655,000 | \$820,000 | n/a | n/a | n/a |
| September 2022 | Number of Sales | Detached | 35 | 52 | 30 | 6 | 65 | 9 | 50 | 15 | 9 | 53 | 12 | 36 | 66 | 54 | 26 | 7 | 525 |
| | | Attached | 32 | 15 | 3 | 0 | 38 | 7 | 21 | 13 | 16 | 42 | 6 | 4 | 28 | 33 | 6 | 10 | 274 |
| | | Apartment | 157 | 74 | 8 | 0 | 31 | 51 | 57 | 22 | 28 | 115 | 13 | 2 | 84 | 214 | 10 | 22 | 888 |
| | Median Selling Price | Detached | \$1,661,000 | \$1,715,000 | \$1,481,000 | n/a | \$1,192,500 | n/a | \$1,849,500 | n/a | n/a | \$2,085,400 | n/a | \$835,000 | \$1,660,000 | \$3,395,000 | \$2,695,000 | n/a | n/a |
| | | Attached | \$897,000 | n/a | n/a | n/a | \$747,450 | n/a | \$1,190,000 | n/a | n/a | \$1,046,500 | n/a | n/a | \$1,344,000 | \$1,619,500 | n/a | n/a | n/a |
| | | Apartment | \$667,000 | \$638,000 | n/a | n/a | \$525,000 | \$575,000 | \$712,000 | \$516,500 | \$687,500 | \$635,000 | n/a | n/a | \$612,500 | \$809,250 | n/a | \$757,500 | n/a |
| October 2021 | Number of Sales | Detached | 97 | 100 | 51 | 12 | 122 | 29 | 94 | 37 | 21 | 116 | 24 | 63 | 137 | 108 | 60 | 19 | 1,090 |
| | | Attached | 73 | 39 | 27 | 0 | 38 | 17 | 30 | 31 | 19 | 117 | 20 | 10 | 76 | 68 | 9 | 29 | 603 |
| | | Apartment | 291 | 163 | 24 | 1 | 58 | 118 | 136 | 50 | 32 | 243 | 25 | 10 | 178 | 417 | 19 | 36 | 1,801 |
| | Median Selling Price | Detached | \$1,772,000 | \$1,631,500 | \$1,452,000 | n/a | \$1,280,000 | \$1,400,000 | \$2,187,500 | \$1,380,500 | \$1,700,000 | \$1,810,000 | \$1,539,950 | \$877,000 | \$1,850,500 | \$3,205,000 | \$2,625,000 | n/a | n/a |
| | | Attached | \$920,000 | \$1,005,000 | \$849,900 | n/a | \$727,550 | n/a | \$1,355,028 | \$850,000 | n/a | \$960,088 | \$960,000 | n/a | \$1,315,900 | \$1,489,950 | n/a | \$1,235,000 | n/a |
| | | Apartment | \$660,000 | \$608,000 | \$561,250 | n/a | \$480,000 | \$560,500 | \$702,500 | \$543,900 | \$685,000 | \$619,900 | \$635,000 | n/a | \$662,000 | \$830,000 | n/a | \$627,500 | n/a |
| Jan. - Oct. 2022 <i>Year-to-date</i> | Number of Sales | Detached | 623 | 656 | 374 | 55 | 866 | 178 | 671 | 302 | 156 | 824 | 170 | 459 | 870 | 769 | 395 | 103 | 7,471 |
| | | Attached | 502 | 338 | 123 | 2 | 477 | 123 | 379 | 205 | 167 | 691 | 146 | 72 | 513 | 513 | 55 | 175 | 4,481 |
| | | Apartment | 2,231 | 1,182 | 191 | 3 | 455 | 810 | 1,067 | 381 | 276 | 1,776 | 123 | 48 | 1,432 | 3,661 | 150 | 256 | 14,042 |
| | Median Selling Price | Detached | \$2,076,500 | \$1,796,500 | \$1,601,500 | \$796,000 | \$1,379,563 | \$1,599,500 | \$2,178,000 | \$1,486,000 | \$2,019,000 | \$2,050,000 | \$1,550,000 | \$999,000 | \$1,950,000 | \$3,450,000 | \$3,000,000 | \$2,950,000 | n/a |
| | | Attached | \$1,037,000 | \$1,121,000 | \$952,800 | n/a | \$835,000 | \$999,900 | \$1,355,000 | \$973,050 | \$1,060,000 | \$1,120,888 | \$1,046,500 | \$633,000 | \$1,379,000 | \$1,576,900 | \$2,174,000 | \$1,419,000 | n/a |
| | | Apartment | \$714,400 | \$695,000 | \$659,000 | n/a | \$546,000 | \$612,000 | \$775,000 | \$580,000 | \$738,800 | \$673,000 | \$675,000 | \$579,000 | \$670,400 | \$849,000 | \$1,100,000 | \$608,500 | n/a |
| Jan. - Oct. 2021 <i>Year-to-date</i> | Number of Sales | Detached | 1,027 | 1,143 | 658 | 88 | 1,540 | 302 | 1,057 | 493 | 246 | 1,343 | 256 | 722 | 1,577 | 1,031 | 603 | 221 | 12,307 |
| | | Attached | 941 | 563 | 243 | 6 | 707 | 192 | 569 | 279 | 250 | 1,195 | 218 | 107 | 706 | 768 | 83 | 267 | 7,094 |
| | | Apartment | 2,866 | 1,442 | 334 | 6 | 632 | 1,158 | 1,436 | 520 | 379 | 2,366 | 213 | 118 | 1,926 | 4,499 | 203 | 384 | 18,482 |
| | Median Selling Price | Detached | \$1,765,500 | \$1,544,000 | \$1,350,000 | \$845,000 | \$1,175,000 | \$1,351,000 | \$1,950,500 | \$1,259,950 | \$1,700,000 | \$1,770,000 | \$1,413,500 | \$878,500 | \$1,760,000 | \$3,314,000 | \$3,000,000 | \$2,362,000 | n/a |
| | | Attached | \$910,000 | \$960,000 | \$831,000 | n/a | \$679,900 | \$837,250 | \$1,235,500 | \$820,000 | \$914,000 | \$943,800 | \$887,750 | \$525,000 | \$1,216,500 | \$1,450,000 | \$1,925,000 | \$1,162,000 | n/a |
| | | Apartment | \$639,900 | \$587,000 | \$570,000 | n/a | \$450,000 | \$550,000 | \$699,000 | \$500,000 | \$651,000 | \$603,250 | \$580,000 | \$487,500 | \$630,000 | \$780,000 | \$1,050,000 | \$595,250 | 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
2022**

| | | <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 2022 | Number of Listings | Detached | 94 | 105 | 64 | 9 | 140 | 34 | 107 | 31 | 24 | 130 | 34 | 75 | 122 | 147 | 105 | 24 | 1,245 |
| | | Attached | 95 | 47 | 13 | 1 | 60 | 20 | 71 | 32 | 20 | 125 | 16 | 9 | 115 | 95 | 13 | 29 | 761 |
| | | Apartment | 290 | 186 | 20 | 0 | 58 | 90 | 165 | 58 | 32 | 197 | 24 | 8 | 200 | 616 | 46 | 37 | 2,027 |
| | % Sales to Listings | Detached | 46% | 53% | 38% | 44% | 54% | 26% | 58% | 71% | 50% | 45% | 44% | 36% | 46% | 50% | 26% | 46% | n/a |
| | | Attached | 51% | 62% | 100% | 0% | 35% | 20% | 63% | 38% | 40% | 46% | 31% | 44% | 30% | 35% | 31% | 52% | n/a |
| | | Apartment | 51% | 59% | 60% | n/a | 40% | 64% | 53% | 48% | 72% | 63% | 38% | 25% | 52% | 38% | 35% | 49% | n/a |
| September 2022 | Number of Listings | Detached | 102 | 114 | 57 | 13 | 199 | 35 | 148 | 29 | 24 | 144 | 35 | 89 | 130 | 174 | 122 | 22 | 1,437 |
| | | Attached | 81 | 46 | 11 | 2 | 60 | 24 | 77 | 31 | 16 | 93 | 20 | 10 | 96 | 98 | 19 | 21 | 705 |
| | | Apartment | 253 | 159 | 27 | 0 | 67 | 112 | 173 | 63 | 46 | 224 | 19 | 16 | 222 | 635 | 48 | 23 | 2,087 |
| | % Sales to Listings | Detached | 34% | 46% | 53% | 46% | 33% | 26% | 34% | 52% | 38% | 37% | 34% | 40% | 51% | 31% | 21% | 32% | n/a |
| | | Attached | 40% | 33% | 27% | 0% | 63% | 29% | 27% | 42% | 100% | 45% | 30% | 40% | 29% | 34% | 32% | 48% | n/a |
| | | Apartment | 62% | 47% | 30% | n/a | 46% | 46% | 33% | 35% | 61% | 51% | 68% | 13% | 38% | 34% | 21% | 96% | n/a |
| October 2021 | Number of Listings | Detached | 104 | 82 | 59 | 8 | 119 | 18 | 94 | 42 | 18 | 141 | 28 | 58 | 158 | 158 | 126 | 13 | 1,226 |
| | | Attached | 70 | 29 | 24 | 0 | 40 | 28 | 54 | 23 | 12 | 117 | 18 | 10 | 87 | 124 | 14 | 15 | 665 |
| | | Apartment | 270 | 165 | 22 | 0 | 41 | 124 | 142 | 66 | 38 | 278 | 28 | 6 | 233 | 689 | 22 | 34 | 2,158 |
| | % Sales to Listings | Detached | 93% | 122% | 86% | 150% | 103% | 161% | 100% | 88% | 117% | 82% | 86% | 109% | 87% | 68% | 48% | 146% | n/a |
| | | Attached | 104% | 134% | 113% | n/a | 95% | 61% | 56% | 135% | 158% | 100% | 111% | 100% | 87% | 55% | 64% | 193% | n/a |
| | | Apartment | 108% | 99% | 109% | n/a | 141% | 95% | 96% | 76% | 84% | 87% | 89% | 167% | 76% | 61% | 86% | 106% | n/a |
| Jan. - Oct. 2022 <i>Year-to-date*</i> | Number of Listings | Detached | 1,273 | 1,304 | 780 | 118 | 2,146 | 403 | 1,377 | 563 | 311 | 1,911 | 386 | 952 | 1,900 | 2,025 | 1,346 | 256 | 17,051 |
| | | Attached | 900 | 607 | 206 | 10 | 947 | 216 | 670 | 321 | 260 | 1,264 | 252 | 110 | 1,109 | 1,130 | 112 | 289 | 8,403 |
| | | Apartment | 3,567 | 1,896 | 268 | 5 | 744 | 1,234 | 1,767 | 609 | 476 | 2,834 | 225 | 94 | 2,421 | 7,229 | 389 | 385 | 24,143 |
| | % Sales to Listings | Detached | 49% | 50% | 48% | 47% | 40% | 44% | 49% | 54% | 50% | 43% | 44% | 48% | 46% | 38% | 29% | 40% | n/a |
| | | Attached | 56% | 56% | 60% | 20% | 50% | 57% | 57% | 64% | 64% | 55% | 58% | 65% | 46% | 45% | 49% | 61% | n/a |
| | | Apartment | 63% | 62% | 71% | 60% | 61% | 66% | 60% | 63% | 58% | 63% | 55% | 51% | 59% | 51% | 39% | 66% | n/a |
| Jan. - Oct. 2021 <i>Year-to-date*</i> | Number of Listings | Detached | 1,743 | 1,634 | 885 | 105 | 1,960 | 447 | 1,582 | 699 | 355 | 2,229 | 368 | 922 | 2,560 | 2,356 | 1,551 | 248 | 19,644 |
| | | Attached | 1,239 | 708 | 314 | 6 | 776 | 265 | 765 | 342 | 310 | 1,461 | 261 | 119 | 1,113 | 1,337 | 156 | 293 | 9,465 |
| | | Apartment | 3,931 | 1,878 | 368 | 5 | 756 | 1,633 | 2,064 | 751 | 481 | 3,386 | 237 | 150 | 2,934 | 7,932 | 327 | 414 | 27,247 |
| | % Sales to Listings | Detached | 59% | 70% | 74% | 84% | 79% | 68% | 67% | 71% | 69% | 60% | 70% | 78% | 62% | 44% | 39% | 89% | n/a |
| | | Attached | 76% | 80% | 77% | 100% | 91% | 72% | 74% | 82% | 81% | 82% | 84% | 90% | 63% | 57% | 53% | 91% | n/a |
| | | Apartment | 73% | 77% | 91% | 120% | 84% | 71% | 70% | 69% | 79% | 70% | 90% | 79% | 66% | 57% | 62% | 93% | n/a |

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



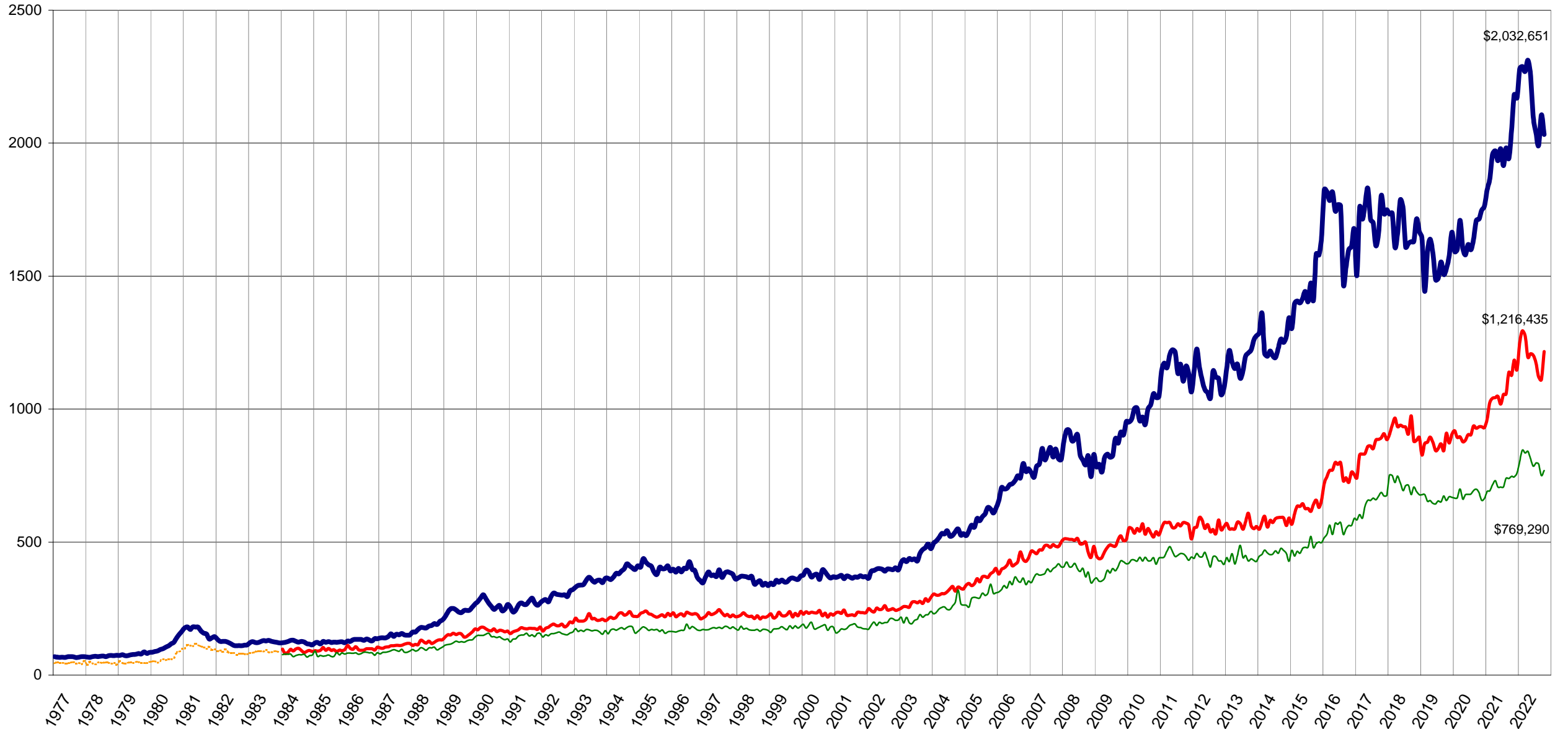
Listing & Sales Activity Summary

| | <u>Listings</u> | | | | <u>Sales</u> | | | | | | |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| | 1 Oct 2021 | 2 Sep 2022 | 3 Oct 2022 | Col. 2 & 3 Percentage Variance | 5 Oct 2021 | 6 Sep 2022 | 7 Oct 2022 | Col. 6 & 7 Percentage Variance | 9 Aug 2021 - Oct 2021 | 10 Aug 2022 - Oct 2022 | Col. 9 & 10 Percentage Variance |
| BURNABY | | | | % | | | | % | | | % |
| DETACHED | 104 | 102 | 94 | -7.8 | 97 | 35 | 43 | 22.9 | 244 | 128 | -47.5 |
| ATTACHED | 70 | 81 | 95 | 17.3 | 73 | 32 | 48 | 50.0 | 240 | 112 | -53.3 |
| APARTMENTS | 270 | 253 | 290 | 14.6 | 291 | 157 | 147 | -6.4 | 792 | 485 | -38.8 |
| COQUITLAM | | | | | | | | | | | |
| DETACHED | 82 | 114 | 105 | -7.9 | 100 | 52 | 56 | 7.7 | 273 | 157 | -42.5 |
| ATTACHED | 29 | 46 | 47 | 2.2 | 39 | 15 | 29 | 93.3 | 124 | 78 | -37.1 |
| APARTMENTS | 165 | 159 | 186 | 17.0 | 163 | 74 | 109 | 47.3 | 436 | 256 | -41.3 |
| DELTA | | | | | | | | | | | |
| DETACHED | 59 | 57 | 64 | 12.3 | 51 | 30 | 24 | -20.0 | 163 | 74 | -54.6 |
| ATTACHED | 24 | 11 | 13 | 18.2 | 27 | 3 | 13 | 333.3 | 70 | 28 | -60.0 |
| APARTMENTS | 22 | 27 | 20 | -25.9 | 24 | 8 | 12 | 50.0 | 73 | 38 | -47.9 |
| MAPLE RIDGE/PITT MEADOWS | | | | | | | | | | | |
| DETACHED | 119 | 199 | 140 | -29.6 | 122 | 65 | 75 | 15.4 | 348 | 203 | -41.7 |
| ATTACHED | 40 | 60 | 60 | 0.0 | 38 | 38 | 21 | -44.7 | 140 | 92 | -34.3 |
| APARTMENTS | 41 | 67 | 58 | -13.4 | 58 | 31 | 23 | -25.8 | 157 | 86 | -45.2 |
| NORTH VANCOUVER | | | | | | | | | | | |
| DETACHED | 94 | 148 | 107 | -27.7 | 94 | 50 | 62 | 24.0 | 246 | 154 | -37.4 |
| ATTACHED | 54 | 77 | 71 | -7.8 | 30 | 21 | 45 | 114.3 | 107 | 87 | -18.7 |
| APARTMENTS | 142 | 173 | 165 | -4.6 | 136 | 57 | 87 | 52.6 | 350 | 205 | -41.4 |
| NEW WESTMINSTER | | | | | | | | | | | |
| DETACHED | 18 | 35 | 34 | -2.9 | 29 | 9 | 9 | 0.0 | 64 | 30 | -53.1 |
| ATTACHED | 28 | 24 | 20 | -16.7 | 17 | 7 | 4 | -42.9 | 51 | 28 | -45.1 |
| APARTMENTS | 124 | 112 | 90 | -19.6 | 118 | 51 | 58 | 13.7 | 325 | 157 | -51.7 |
| PORT MOODY/BELCARRA | | | | | | | | | | | |
| DETACHED | 18 | 24 | 24 | 0.0 | 21 | 9 | 12 | 33.3 | 63 | 26 | -58.7 |
| ATTACHED | 12 | 16 | 20 | 25.0 | 19 | 16 | 8 | -50.0 | 41 | 36 | -12.2 |
| APARTMENTS | 38 | 46 | 32 | -30.4 | 32 | 28 | 23 | -17.9 | 94 | 67 | -28.7 |
| PORT COQUITLAM | | | | | | | | | | | |
| DETACHED | 42 | 29 | 31 | 6.9 | 37 | 15 | 22 | 46.7 | 111 | 65 | -41.4 |
| ATTACHED | 23 | 31 | 32 | 3.2 | 31 | 13 | 12 | -7.7 | 75 | 50 | -33.3 |
| APARTMENTS | 66 | 63 | 58 | -7.9 | 50 | 22 | 28 | 27.3 | 127 | 75 | -40.9 |
| RICHMOND | | | | | | | | | | | |
| DETACHED | 141 | 144 | 130 | -9.7 | 116 | 53 | 59 | 11.3 | 339 | 168 | -50.4 |
| ATTACHED | 117 | 93 | 125 | 34.4 | 117 | 42 | 58 | 38.1 | 319 | 148 | -53.6 |
| APARTMENTS | 278 | 224 | 197 | -12.1 | 243 | 115 | 124 | 7.8 | 694 | 361 | -48.0 |
| SUNSHINE COAST | | | | | | | | | | | |
| DETACHED | 58 | 89 | 75 | -15.7 | 63 | 36 | 27 | -25.0 | 200 | 92 | -54.0 |
| ATTACHED | 10 | 10 | 9 | -10.0 | 10 | 4 | 4 | 0.0 | 27 | 11 | -59.3 |
| APARTMENTS | 6 | 16 | 8 | -50.0 | 10 | 2 | 2 | 0.0 | 33 | 8 | -75.8 |
| SQUAMISH | | | | | | | | | | | |
| DETACHED | 28 | 35 | 34 | -2.9 | 24 | 12 | 15 | 25.0 | 63 | 35 | -44.4 |
| ATTACHED | 18 | 20 | 16 | -20.0 | 20 | 6 | 5 | -16.7 | 57 | 19 | -66.7 |
| APARTMENTS | 28 | 19 | 24 | 26.3 | 25 | 13 | 9 | -30.8 | 46 | 28 | -39.1 |
| VANCOUVER EAST | | | | | | | | | | | |
| DETACHED | 158 | 130 | 122 | -6.2 | 137 | 66 | 56 | -15.2 | 377 | 179 | -52.5 |
| ATTACHED | 87 | 96 | 115 | 19.8 | 76 | 28 | 34 | 21.4 | 191 | 114 | -40.3 |
| APARTMENTS | 233 | 222 | 200 | -9.9 | 178 | 84 | 103 | 22.6 | 486 | 273 | -43.8 |
| VANCOUVER WEST | | | | | | | | | | | |
| DETACHED | 158 | 174 | 147 | -15.5 | 108 | 54 | 73 | 35.2 | 265 | 184 | -30.6 |
| ATTACHED | 124 | 98 | 95 | -3.1 | 68 | 33 | 33 | 0.0 | 213 | 107 | -49.8 |
| APARTMENTS | 689 | 635 | 616 | -3.0 | 417 | 214 | 236 | 10.3 | 1276 | 732 | -42.6 |
| WHISTLER/PEMBERTON | | | | | | | | | | | |
| DETACHED | 13 | 22 | 24 | 9.1 | 19 | 7 | 11 | 57.1 | 63 | 26 | -58.7 |
| ATTACHED | 15 | 21 | 29 | 38.1 | 29 | 10 | 15 | 50.0 | 76 | 38 | -50.0 |
| APARTMENTS | 34 | 23 | 37 | 60.9 | 36 | 22 | 18 | -18.2 | 102 | 63 | -38.2 |
| WEST VANCOUVER/HOWE SOUND | | | | | | | | | | | |
| DETACHED | 126 | 122 | 105 | -13.9 | 60 | 26 | 27 | 3.8 | 144 | 81 | -43.8 |
| ATTACHED | 14 | 19 | 13 | -31.6 | 9 | 6 | 4 | -33.3 | 24 | 14 | -41.7 |
| APARTMENTS | 22 | 48 | 46 | -4.2 | 19 | 10 | 16 | 60.0 | 58 | 47 | -19.0 |
| GRAND TOTALS | | | | | | | | | | | |
| DETACHED | 1218 | 1424 | 1236 | -13.2 | 1078 | 519 | 571 | 10.0 | 2963 | 1602 | -45.9 |
| ATTACHED | 665 | 703 | 760 | 8.1 | 603 | 274 | 333 | 21.5 | 1755 | 962 | -45.2 |
| APARTMENTS | 2158 | 2087 | 2027 | -2.9 | 1800 | 888 | 995 | 12.0 | 5049 | 2881 | -42.9 |

Residential Average Sale Prices - January 1977 to October 2022

— DETACHED
 - - - CONDOMINIUM
 — ATTACHED
 — APARTMENTS

IN THOUSANDS (\$)



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