

News Release

FOR IMMEDIATE RELEASE:



Steady sales and diminished listings characterize 2017 for the Metro Vancouver housing market

VANCOUVER, BC – January 3, 2018 – After reaching record levels in 2015 and 2016, Metro Vancouver* home sales returned to more historically normal levels in 2017. Home listings, on the other hand, came in several thousand units below typical activity.

The Real Estate Board of Greater Vancouver (REBGV) reports that sales of detached, attached and apartment properties reached 35,993 on the Multiple Listing Service® (MLS®) in 2017, a 9.9 per cent decrease from the 39,943 sales recorded in 2016, and a 15 per cent decrease over the 42,326 residential sales in 2015.

Last year's sales total was, however, 9.7 per cent above the 10-year sales average.

“It was a steady year for home sales across the region, led by condominium and townhome activity, and a quieter year for home listings,” Jill Oudil, REBGV president said. “Metro Vancouver home sales were the third highest we’ve seen in the past ten years while the home listings total was the second lowest on record for the same period.”

Home listings in Metro Vancouver reached 54,655 in 2017. This is a 5.1 per cent decrease compared to the 57,596 homes listed in 2016 and a 4.5 per cent decrease compared to the 57,249 homes listed in 2015.

Last year's listings total was 4.4 per cent below the 10-year listings average.

“Market activity differed considerably this year based on property type,” Oudil said. “Competition was intense in the condominium and townhome markets, with multiple offer situations becoming commonplace. The detached home market operated in a more balanced state, giving home buyers more selection to choose from and more time to make decisions.”

The MLS® HPI composite benchmark price for all residential properties in Metro Vancouver ends the year at \$1,050,300. This is up 15.9 per cent compared to December 2016.

The benchmark price of condominiums increased 25.9 per cent in the region last year. Townhomes increased 18.5 per cent and detached homes increased 7.9 per cent.

“Strong economic growth, low interest rates, declining unemployment, increasing wages and a growing population all helped boost home buyer demand in our region last year,” Oudil said.

December summary

Sales of detached, attached, and apartment properties totalled 2,016 in the region in December 2017, a 17.6 per cent increase from the 1,714 sales recorded in December 2016 and a 27.9 per cent decrease compared to November 2017 when 2,795 homes sold.

Last month's sales were 7.5 per cent above the 10-year sales average for the month.

“As we move into 2018, REALTORS® are working with their clients to help them understand how changing interest rates and the federal government's new mortgage qualifications could affect their purchasing power,” Oudil said. “Only time will tell what impact these rules will have on the market.

“Home buyers today should get pre-approved before making an offer to ensure that your home buying goals align with your financial situation,” Oudil said.

There were 1,891 residential homes newly listed for sale in December 2017. This represents a 44.1 per cent increase compared to the 1,312 homes listed in December 2016 and a 54 per cent decrease compared to November 2017 when 4,109 properties were listed.

The total number of homes currently listed for sale on the MLS® in Metro Vancouver is 6,958, a 9.7 per cent increase compared to December 2016 (6,345) and a 20.5 per cent decrease compared to November 2017 (8,747).

The sales-to-active listings ratio for December 2017 is 29 per cent. By property type, the ratio is 14.4 per cent for detached homes, 38.8 per cent for townhomes, and 59.6 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.

Sales of detached properties in December 2017 reached 617, a 14 per cent increase from the 541 detached sales recorded in December 2016. The benchmark price for a detached home in the region is \$1,605,800. This represents a 7.9 per cent increase compared to December 2016.

Sales of apartment homes reached 1,028 in December 2017, a 12.3 per cent increase compared to the 915 sales in December 2016. The benchmark price of an apartment in the region is \$655,400. This represents a 25.9 per cent increase compared to December 2016.

Attached (or townhome) property sales in December 2017 totalled 371, a 43.8 per cent increase compared to the 258 sales in December 2016. The benchmark price of an attached home in the region is \$803,700. This represents an 18.5 per cent increase compared to December 2016.

*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 Westminister, Richmond, Port Moody, Port Coquitlam, Coquitlam, Pitt Meadows, Maple Ridge, and South Delta.

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	\$952,400	268.7	0.7%	1.7%	6.3%	17.3%	66.2%	77.2%	87.8%
	Greater Vancouver	\$1,050,300	274.6	0.3%	1.3%	5.2%	15.9%	62.9%	76.1%	90.7%
	Bowen Island	\$953,900	206.8	-1.5%	-0.6%	6.9%	15.7%	61.8%	70.3%	52.1%
	Burnaby East	\$962,400	267.7	1.1%	1.1%	4.9%	15.2%	60.9%	74.4%	86.0%
	Burnaby North	\$905,400	273.4	1.3%	2.2%	5.8%	16.8%	63.6%	79.6%	91.1%
	Burnaby South	\$1,009,400	285.1	0.7%	1.2%	5.4%	16.3%	64.5%	79.3%	100.6%
	Coquitlam	\$925,800	274.6	0.8%	2.3%	7.1%	21.6%	71.4%	85.8%	94.6%
	Ladner	\$876,100	245.9	0.4%	2.5%	6.2%	9.9%	55.2%	68.2%	78.8%
	Maple Ridge	\$691,700	232.6	0.8%	2.7%	9.6%	20.8%	72.7%	72.4%	68.8%
	New Westminster	\$667,400	286.1	1.8%	2.8%	10.9%	25.4%	74.5%	85.5%	92.1%
	North Vancouver	\$1,091,200	245.2	-0.9%	-0.3%	2.5%	12.1%	56.1%	71.9%	77.2%
	Pitt Meadows	\$688,400	251.8	1.3%	3.2%	11.6%	23.6%	72.2%	79.1%	79.0%
	Port Coquitlam	\$733,700	258.8	0.3%	2.5%	7.1%	23.9%	72.5%	81.4%	80.0%
	Port Moody	\$923,300	255.2	1.0%	3.2%	8.9%	20.7%	69.5%	84.0%	81.6%
	Richmond	\$1,004,100	293.2	2.1%	2.4%	5.9%	15.4%	66.0%	77.1%	105.6%
	Squamish	\$812,800	260.2	-0.7%	2.4%	13.0%	23.2%	94.0%	113.1%	101.2%
	Sunshine Coast	\$583,100	204.3	-1.5%	-0.1%	4.7%	17.8%	65.6%	71.2%	49.8%
	Tsawwassen	\$1,010,600	253.8	-0.3%	1.4%	5.4%	9.3%	59.2%	70.9%	83.5%
	Vancouver East	\$1,089,100	318.9	0.0%	0.8%	4.1%	14.5%	64.8%	81.5%	114.5%
	Vancouver West	\$1,351,600	285.0	-0.7%	-0.3%	1.7%	12.6%	55.1%	72.9%	89.7%
West Vancouver	\$2,604,500	280.0	-1.1%	-0.8%	-0.9%	5.8%	54.0%	71.9%	94.3%	
Whistler	\$956,500	210.3	-1.7%	2.8%	17.4%	23.4%	87.9%	103.4%	63.1%	
Single Family Detached	Lower Mainland	\$1,321,700	280.4	0.1%	-0.4%	2.3%	10.0%	62.8%	77.8%	100.7%
	Greater Vancouver	\$1,605,800	295.1	-0.1%	-0.7%	1.1%	7.9%	59.5%	76.5%	108.4%
	Bowen Island	\$953,900	206.8	-1.5%	-0.6%	6.9%	15.7%	61.8%	70.3%	52.1%
	Burnaby East	\$1,293,300	289.2	2.1%	1.4%	2.6%	11.0%	64.1%	81.2%	106.7%
	Burnaby North	\$1,578,700	305.3	0.9%	-1.1%	0.3%	6.0%	57.2%	76.5%	115.5%
	Burnaby South	\$1,680,500	321.7	-0.3%	-2.8%	-2.3%	3.6%	59.7%	76.5%	131.4%
	Coquitlam	\$1,282,800	284.7	-0.1%	0.2%	2.1%	14.0%	66.5%	83.0%	105.4%
	Ladner	\$1,029,200	248.1	-0.6%	1.4%	5.5%	4.9%	55.5%	72.4%	83.6%
	Maple Ridge	\$827,000	235.6	1.5%	1.8%	6.6%	16.8%	73.1%	78.9%	74.5%
	New Westminster	\$1,159,300	289.2	1.7%	1.8%	3.0%	11.9%	65.7%	79.4%	106.1%
	North Vancouver	\$1,679,700	262.7	-1.1%	-1.9%	-0.6%	5.2%	59.7%	81.7%	92.6%
	Pitt Meadows	\$894,300	252.0	1.0%	0.2%	6.4%	16.2%	71.3%	80.4%	82.9%
	Port Coquitlam	\$995,800	265.5	-0.4%	0.0%	0.5%	17.4%	69.5%	79.4%	92.8%
	Port Moody	\$1,501,600	277.3	0.0%	0.3%	3.9%	11.1%	64.3%	83.4%	97.2%
	Richmond	\$1,692,500	339.9	1.3%	-0.1%	2.6%	7.1%	64.8%	78.4%	136.9%
	Squamish	\$1,015,900	259.3	0.3%	2.1%	7.2%	20.2%	85.1%	110.8%	102.7%
	Sunshine Coast	\$580,000	203.2	-1.5%	0.0%	4.8%	17.7%	65.3%	71.0%	49.1%
	Tsawwassen	\$1,281,800	276.0	-0.1%	1.0%	5.1%	8.2%	66.0%	81.5%	99.4%
	Vancouver East	\$1,559,900	344.8	-0.9%	-0.3%	1.7%	7.1%	60.9%	88.2%	141.6%
	Vancouver West	\$3,556,100	365.1	-0.5%	-2.7%	-2.0%	3.3%	52.8%	77.2%	132.0%
West Vancouver	\$3,093,200	292.0	-1.7%	-1.4%	-1.1%	4.0%	53.0%	73.6%	102.4%	
Whistler	\$1,655,400	209.9	-2.1%	0.7%	5.6%	17.1%	68.5%	85.3%	63.5%	

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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	\$677,300	244.8	0.5%	2.4%	8.5%	20.0%	65.5%	71.1%	75.2%
	Greater Vancouver	\$803,700	259.3	-0.2%	2.2%	7.8%	18.5%	63.7%	73.7%	85.0%
	Burnaby East	\$659,200	243.5	0.5%	3.6%	7.8%	21.1%	53.2%	62.3%	73.6%
	Burnaby North	\$728,200	271.8	2.3%	3.7%	5.8%	22.6%	60.8%	77.3%	87.8%
	Burnaby South	\$765,200	263.6	0.6%	2.3%	2.9%	14.2%	53.4%	69.4%	86.7%
	Coquitlam	\$662,600	243.1	0.7%	3.3%	7.3%	21.1%	62.0%	70.2%	76.8%
	Ladner	\$776,900	270.9	2.7%	4.6%	6.2%	21.3%	65.5%	73.5%	86.6%
	Maple Ridge	\$527,500	244.9	-1.0%	2.5%	11.9%	27.3%	76.1%	73.1%	73.9%
	New Westminster	\$693,700	274.3	1.7%	3.8%	8.3%	22.3%	61.2%	75.2%	92.8%
	North Vancouver	\$982,800	238.8	-0.1%	1.9%	4.7%	16.1%	58.6%	70.8%	78.3%
	Pitt Meadows	\$588,200	254.5	1.1%	2.7%	9.7%	23.1%	77.6%	81.9%	82.6%
	Port Coquitlam	\$632,700	238.7	-0.5%	-0.4%	7.0%	17.5%	65.6%	69.8%	68.0%
	Port Moody	\$629,100	212.6	1.4%	3.9%	7.6%	23.2%	46.2%	53.8%	50.7%
	Richmond	\$807,900	265.5	0.3%	0.8%	5.4%	13.4%	57.9%	66.9%	90.3%
	Squamish	\$843,400	306.4	-4.5%	4.8%	23.9%	29.9%	134.3%	150.9%	139.9%
	Tsawwassen	\$754,700	281.1	0.1%	2.3%	3.1%	21.4%	72.7%	74.3%	93.6%
	Vancouver East	\$879,200	288.6	2.0%	3.3%	8.1%	19.8%	65.6%	70.3%	93.3%
Vancouver West	\$1,242,400	274.4	-2.0%	-1.8%	2.5%	12.6%	59.1%	82.9%	94.1%	
Whistler	\$999,100	267.2	-4.3%	9.6%	27.8%	23.8%	103.3%	122.7%	113.1%	
Apartment	Lower Mainland	\$610,300	266.8	1.6%	4.3%	11.2%	28.6%	73.2%	81.0%	78.7%
	Greater Vancouver	\$655,400	263.4	1.1%	3.1%	9.1%	25.9%	69.0%	78.7%	78.1%
	Burnaby East	\$681,400	258.7	1.9%	-0.2%	12.8%	28.8%	62.4%	80.2%	62.7%
	Burnaby North	\$603,100	257.5	1.5%	4.6%	10.7%	26.7%	72.2%	85.4%	79.2%
	Burnaby South	\$685,200	275.1	1.6%	3.1%	10.9%	26.5%	72.7%	85.6%	90.1%
	Coquitlam	\$502,900	276.0	1.9%	4.3%	13.6%	33.9%	86.2%	98.0%	88.0%
	Ladner	\$436,600	206.9	0.7%	3.2%	9.8%	16.0%	39.1%	44.1%	50.8%
	Maple Ridge	\$282,200	203.8	0.9%	7.5%	21.3%	35.5%	68.7%	46.3%	37.2%
	New Westminster	\$503,300	286.9	1.9%	3.0%	14.2%	31.7%	80.4%	89.7%	88.1%
	North Vancouver	\$560,600	228.2	-1.0%	1.3%	6.1%	22.2%	53.5%	62.4%	60.5%
	Pitt Meadows	\$422,800	249.9	2.1%	7.8%	21.3%	36.1%	69.9%	75.2%	68.3%
	Port Coquitlam	\$441,600	264.1	1.3%	6.6%	14.1%	35.7%	80.4%	92.9%	71.7%
	Port Moody	\$632,800	263.7	1.6%	5.2%	14.1%	29.6%	89.6%	102.8%	88.8%
	Richmond	\$637,200	272.0	4.0%	6.5%	11.3%	31.7%	77.8%	86.3%	88.9%
	Squamish	\$464,900	223.9	3.6%	-0.4%	12.5%	25.4%	82.8%	94.2%	67.6%
	Tsawwassen	\$462,400	195.0	-1.1%	2.4%	8.2%	15.4%	42.8%	44.1%	42.1%
	Vancouver East	\$545,600	301.0	1.0%	1.9%	7.5%	25.4%	73.1%	79.9%	90.7%
Vancouver West	\$807,100	261.9	-0.5%	1.4%	4.4%	20.2%	61.0%	73.4%	75.8%	
West Vancouver	\$1,171,000	237.2	1.4%	1.5%	0.3%	19.5%	63.4%	65.0%	65.6%	
Whistler	\$507,500	166.4	2.0%	-3.5%	14.2%	26.5%	102.7%	125.5%	25.8%	

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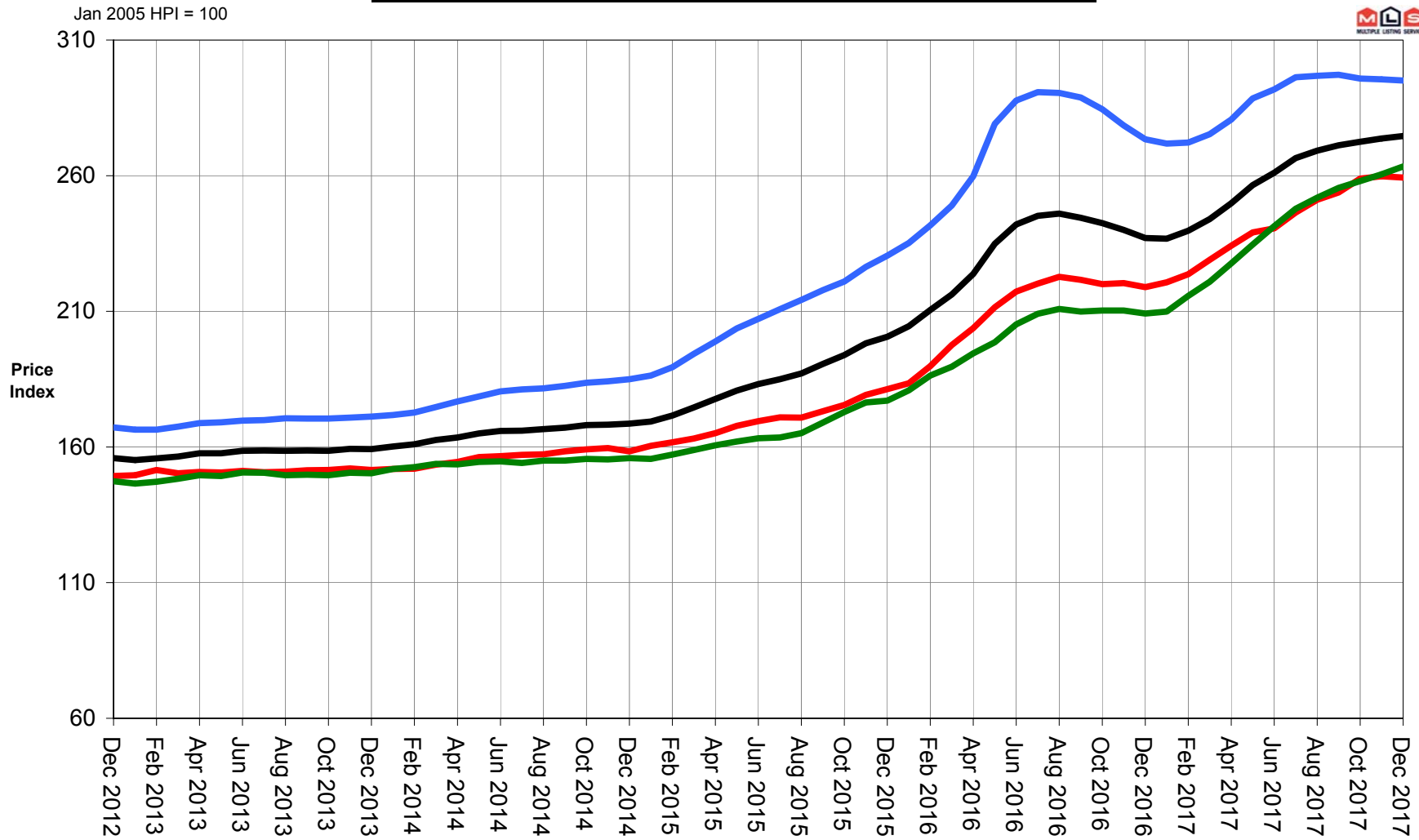
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS[®] SALES Facts



December 2017

		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 2017	Number of Sales	Detached	44	50	26	1	82	17	70	20	10	67	14	49	88	36	30	13	617	
		Attached	45	32	8	0	40	14	21	17	15	77	18	5	33	26	1	19	371	
		Apartment	145	79	5	0	40	85	78	32	11	141	11	6	116	251	10	18	1,028	
	Median Selling Price	Detached	\$1,585,000	\$1,390,400	\$1,002,500	n/a	\$865,000	n/a	\$1,707,500	\$948,700	n/a	\$1,688,800	n/a	\$695,000	\$1,650,000	\$3,200,000	\$3,600,000	n/a	n/a	
		Attached	\$795,000	\$749,400	n/a	n/a	\$539,000	n/a	\$965,000	n/a	n/a	\$825,800	n/a	n/a	\$1,190,000	\$1,610,000	n/a	n/a	n/a	
		Apartment	\$539,500	\$529,950	n/a	n/a	\$339,000	\$478,000	\$622,500	\$439,000	n/a	\$545,000	n/a	n/a	\$608,500	\$788,000	n/a	n/a	n/a	
November 2017	Number of Sales	Detached	76	80	37	9	113	26	76	27	18	74	22	50	94	83	37	19	841	
		Attached	47	42	7	0	41	13	37	24	16	84	10	9	51	42	7	16	446	
		Apartment	197	106	6	0	57	128	135	43	39	191	13	7	170	380	13	23	1,508	
	Median Selling Price	Detached	\$1,610,000	\$1,298,000	\$1,196,000	n/a	\$895,000	\$1,239,286	\$1,689,000	\$982,000	n/a	\$1,676,190	\$859,500	\$649,900	\$1,527,500	\$3,218,333	\$3,000,000	n/a	n/a	
		Attached	\$745,000	\$740,000	n/a	n/a	\$535,050	n/a	\$1,062,500	\$627,500	n/a	\$860,000	n/a	n/a	\$1,069,000	\$1,360,000	n/a	n/a	n/a	
		Apartment	\$535,000	\$506,000	n/a	n/a	\$367,500	\$488,250	\$645,000	\$410,000	\$625,000	\$509,500	n/a	n/a	\$585,000	\$780,000	n/a	\$599,000	n/a	
December 2016	Number of Sales	Detached	42	47	18	4	66	9	48	23	10	59	7	43	63	64	31	7	541	
		Attached	27	18	8	0	34	6	16	10	9	47	12	3	25	23	3	17	258	
		Apartment	109	62	10	0	28	68	73	25	22	129	16	4	94	237	10	28	915	
	Median Selling Price	Detached	\$1,517,500	\$1,100,000	n/a	n/a	\$712,750	n/a	\$1,595,000	\$815,000	n/a	\$1,541,000	n/a	\$509,000	\$1,367,500	\$3,472,500	\$2,960,000	n/a	n/a	
		Attached	\$660,000	n/a	n/a	n/a	\$424,500	n/a	n/a	n/a	n/a	\$777,500	n/a	n/a	\$819,900	\$1,120,000	n/a	n/a	n/a	
		Apartment	\$500,900	\$396,500	n/a	n/a	\$240,950	\$382,500	\$559,900	\$334,000	\$425,500	\$465,000	n/a	n/a	\$492,000	\$676,000	n/a	\$271,000	n/a	
Jan. - Dec. 2017 Year-to-date	Number of Sales	Detached	902	1,051	557	76	1,481	268	1,048	480	213	1,280	283	725	1,394	1,058	509	193	11,518	
		Attached	747	517	143	2	671	208	413	312	208	1,181	267	122	482	631	67	311	6,282	
		Apartment	2,385	1,391	185	0	703	1,371	1,283	586	409	2,490	191	112	1,845	4,688	203	351	18,193	
	Median Selling Price	Detached	\$1,610,000	\$1,275,000	\$1,133,000	\$471,500	\$805,000	\$1,150,000	\$1,723,000	\$940,000	\$1,350,000	\$1,655,000	\$920,000	\$607,500	\$1,572,200	\$3,420,000	\$3,110,000	\$1,749,000	n/a	
		Attached	\$754,500	\$738,000	\$690,000	n/a	\$487,500	\$690,000	\$1,020,000	\$625,000	\$674,500	\$830,000	\$614,500	\$389,488	\$1,020,500	\$1,350,000	\$1,725,000	\$780,000	n/a	
		Apartment	\$535,000	\$480,000	\$500,000	n/a	\$326,000	\$465,000	\$615,000	\$378,000	\$545,000	\$506,000	\$410,000	\$369,450	\$550,000	\$758,500	\$1,054,000	\$386,000	n/a	
Jan. - Dec. 2016 Year-to-date	Number of Sales	Detached	1,150	1,388	614	73	1,915	375	1,242	578	297	1,660	282	952	1,494	1,591	834	210	14,655	
		Attached	759	541	139	0	767	143	463	330	230	1,043	203	115	441	710	72	373	6,329	
		Apartment	2,586	1,465	199	0	626	1,198	1,300	700	415	2,560	195	116	1,704	5,181	223	491	18,959	
	Median Selling Price	Detached	\$1,609,000	\$1,220,000	\$1,187,750	\$450,000	\$720,000	\$1,090,000	\$1,636,500	\$861,888	\$1,289,000	\$1,679,000	\$837,500	\$490,000	\$1,520,000	\$3,500,000	\$3,200,000	\$1,360,750	n/a	
		Attached	\$675,000	\$675,000	\$661,500	n/a	\$405,000	\$550,000	\$875,000	\$547,750	\$595,000	\$738,000	\$542,000	\$303,000	\$890,000	\$1,200,000	\$1,650,000	\$721,000	n/a	
		Apartment	\$439,900	\$380,000	\$468,000	n/a	\$239,900	\$360,000	\$478,800	\$289,750	\$440,000	\$415,000	\$339,000	\$285,000	\$445,000	\$646,500	\$820,000	\$309,000	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
2017**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS		
December 2017	Number of Listings	Detached	78	59	18	2	53	26	47	20	5	100	14	40	88	72	35	20	677	
		Attached	41	20	5	0	31	15	20	11	16	66	6	3	24	23	3	11	295	
		Apartment	112	82	6	0	72	54	54	31	13	132	5	6	93	229	10	20	919	
	% Sales to Listings	Detached	56%	85%	144%	50%	155%	65%	149%	100%	200%	67%	100%	123%	100%	50%	86%	65%		
		Attached	110%	160%	160%	n/a	129%	93%	105%	155%	94%	117%	300%	167%	138%	113%	33%	173%	n/a	
		Apartment	129%	96%	83%	n/a	56%	157%	144%	103%	85%	107%	220%	100%	125%	110%	100%	90%		
November 2017	Number of Listings	Detached	158	153	54	3	147	37	136	47	23	211	27	61	230	149	123	19	1,578	
		Attached	83	51	15	0	45	11	49	31	18	154	16	8	85	85	9	22	682	
		Apartment	243	114	14	0	52	132	184	43	36	257	20	8	194	490	34	28	1,849	
	% Sales to Listings	Detached	48%	52%	69%	300%	77%	70%	56%	57%	78%	35%	81%	82%	41%	56%	30%	100%		
		Attached	57%	82%	47%	n/a	91%	118%	76%	77%	89%	55%	63%	113%	60%	49%	78%	73%	n/a	
		Apartment	81%	93%	43%	n/a	110%	97%	73%	100%	108%	74%	65%	88%	88%	78%	38%	82%		
December 2016	Number of Listings	Detached	48	32	25	1	43	10	25	10	7	84	12	26	86	65	25	15	514	
		Attached	21	10	7	0	9	10	9	10	4	47	4	2	19	18	5	21	196	
		Apartment	66	40	8	0	26	42	35	21	16	92	8	4	51	146	24	23	602	
	% Sales to Listings	Detached	88%	147%	72%	400%	153%	90%	192%	230%	143%	70%	58%	165%	73%	98%	124%	47%		
		Attached	129%	180%	114%	n/a	378%	60%	178%	100%	225%	100%	300%	150%	132%	128%	60%	81%	n/a	
		Apartment	165%	155%	125%	n/a	108%	162%	209%	119%	138%	140%	200%	100%	184%	162%	42%	122%		
Jan. - Dec. 2017 <i>Year-to-date*</i>	Number of Listings	Detached	2,255	2,015	996	116	2,111	464	1,935	696	392	3,045	461	997	2,927	2,734	1,754	278	23,176	
		Attached	1,115	655	169	5	759	262	592	383	254	1,721	310	140	816	1,049	137	335	8,702	
		Apartment	2,893	1,672	228	0	809	1,591	1,644	696	497	3,076	208	115	2,249	6,377	335	387	22,777	
	% Sales to Listings	Detached	40%	52%	56%	66%	70%	58%	54%	69%	54%	42%	61%	73%	48%	39%	29%	69%		
		Attached	67%	79%	85%	40%	88%	79%	70%	81%	82%	69%	86%	87%	59%	60%	49%	93%	n/a	
		Apartment	82%	83%	81%	n/a	87%	86%	78%	84%	82%	81%	92%	97%	82%	74%	61%	91%		
Jan. - Dec. 2016 <i>Year-to-date*</i>	Number of Listings	Detached	2,345	2,303	1,136	130	2,592	572	1,991	906	480	3,432	478	1,146	3,147	3,073	1,876	271	25,878	
		Attached	1,098	713	234	5	838	183	580	454	279	1,483	301	124	655	1,007	104	397	8,455	
		Apartment	3,010	1,734	263	0	702	1,433	1,634	779	512	3,026	282	115	2,097	6,850	327	499	23,263	
	% Sales to Listings	Detached	49%	60%	54%	56%	74%	66%	62%	64%	62%	48%	59%	83%	47%	52%	44%	77%		
		Attached	69%	76%	59%	0%	92%	78%	80%	73%	82%	70%	67%	93%	67%	71%	69%	94%	n/a	
		Apartment	86%	84%	76%	n/a	89%	84%	80%	90%	81%	85%	69%	101%	81%	76%	68%	98%		

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



Listing & Sales Activity Summary

Listings

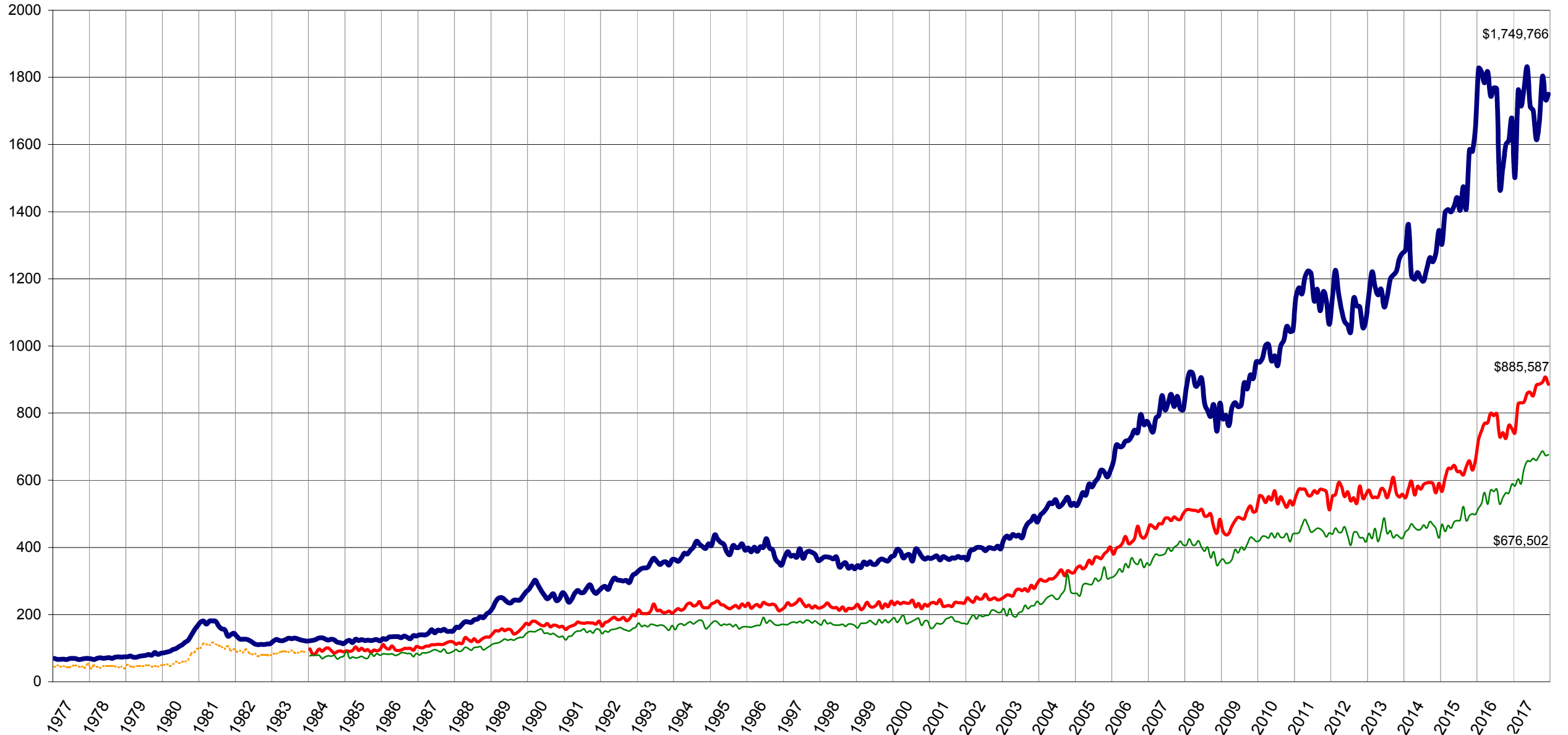
Sales

	1 Dec 2016	2 Nov 2017	3 Dec 2017	Col. 2 & 3 Percentage Variance	5 Dec 2016	6 Nov 2017	7 Dec 2017	Col. 6 & 7 Percentage Variance	9 Oct 2016 - Dec 2016	10 Oct 2017 - Dec 2017	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	48	158	78	-50.6	42	76	44	-42.1	134	208	55.2
ATTACHED	21	83	41	-50.6	27	47	45	-4.3	115	162	40.9
APARTMENTS	66	243	112	-53.9	109	197	145	-26.4	423	548	29.6
COQUITLAM											
DETACHED	32	153	59	-61.4	47	80	50	-37.5	160	218	36.3
ATTACHED	10	51	20	-60.8	18	42	32	-23.8	78	116	48.7
APARTMENTS	40	114	82	-28.1	62	106	79	-25.5	246	301	22.4
DELTA											
DETACHED	25	54	18	-66.7	18	37	26	-29.7	74	109	47.3
ATTACHED	7	15	5	-66.7	8	7	8	14.3	32	26	-18.8
APARTMENTS	8	14	6	-57.1	10	6	5	-16.7	38	24	-36.8
MAPLE RIDGE/PITT MEADOWS											
DETACHED	43	147	53	-63.9	66	113	82	-27.4	259	316	22.0
ATTACHED	9	45	31	-31.1	34	41	40	-2.4	126	131	4.0
APARTMENTS	26	52	72	38.5	28	57	40	-29.8	105	143	36.2
NORTH VANCOUVER											
DETACHED	25	136	47	-65.4	48	76	70	-7.9	170	227	33.5
ATTACHED	9	49	20	-59.2	16	37	21	-43.2	74	100	35.1
APARTMENTS	35	184	54	-70.7	73	135	78	-42.2	233	338	45.1
NEW WESTMINSTER											
DETACHED	10	37	26	-29.7	9	26	17	-34.6	36	66	83.3
ATTACHED	10	11	15	36.4	6	13	14	7.7	23	40	73.9
APARTMENTS	42	132	54	-59.1	68	128	85	-33.6	227	329	44.9
PORT MOODY/BELCARRA											
DETACHED	7	23	5	-78.3	10	18	10	-44.4	35	50	42.9
ATTACHED	4	18	16	-11.1	9	16	15	-6.3	32	48	50.0
APARTMENTS	16	36	13	-63.9	22	39	11	-71.8	75	86	14.7
PORT COQUITLAM											
DETACHED	10	47	20	-57.4	23	27	20	-25.9	75	78	4.0
ATTACHED	10	31	11	-64.5	10	24	17	-29.2	49	62	26.5
APARTMENTS	21	43	31	-27.9	25	43	32	-25.6	122	141	15.6
RICHMOND											
DETACHED	84	211	100	-52.6	59	74	67	-9.5	185	232	25.4
ATTACHED	47	154	66	-57.1	47	84	77	-8.3	170	278	63.5
APARTMENTS	92	257	132	-48.6	129	191	141	-26.2	431	534	23.9
SUNSHINE COAST											
DETACHED	26	61	40	-34.4	43	50	49	-2.0	127	164	29.1
ATTACHED	2	8	3	-62.5	3	9	5	-44.4	19	24	26.3
APARTMENTS	4	8	6	-25.0	4	7	6	-14.3	23	24	4.3
SQUAMISH											
DETACHED	12	27	14	-48.1	7	22	14	-36.4	32	57	78.1
ATTACHED	4	16	6	-62.5	12	10	18	80.0	41	58	41.5
APARTMENTS	8	20	5	-75.0	16	13	11	-15.4	38	41	7.9
VANCOUVER EAST											
DETACHED	86	230	88	-61.7	63	94	88	-6.4	205	288	40.5
ATTACHED	19	85	24	-71.8	25	51	33	-35.3	80	124	55.0
APARTMENTS	51	194	93	-52.1	94	170	116	-31.8	350	436	24.6
VANCOUVER WEST											
DETACHED	65	149	72	-51.7	64	83	36	-56.6	210	227	8.1
ATTACHED	18	85	23	-72.9	23	42	26	-38.1	97	122	25.8
APARTMENTS	146	490	229	-53.3	237	380	251	-33.9	832	1023	23.0
WHISTLER/PEMBERTON											
DETACHED	15	19	20	5.3	7	19	13	-31.6	37	46	24.3
ATTACHED	21	22	11	-50.0	17	16	19	18.8	92	61	-33.7
APARTMENTS	23	28	20	-28.6	28	23	18	-21.7	116	69	-40.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	25	123	35	-71.5	31	37	30	-18.9	79	96	21.5
ATTACHED	5	9	3	-66.7	3	7	1	-85.7	9	15	66.7
APARTMENTS	24	34	10	-70.6	10	13	10	-23.1	34	31	-8.8
GRAND TOTALS											
DETACHED	513	1575	675	-57.1	537	832	616	-26.0	1818	2382	31.0
ATTACHED	196	682	295	-56.7	258	446	371	-16.8	1037	1367	31.8
APARTMENTS	602	1849	919	-50.3	915	1508	1028	-31.8	3293	4068	23.5

Residential Average Sale Prices - January 1977 to December 2017

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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