

News Release



FOR IMMEDIATE RELEASE:

Housing market conditions continue to favour home buyers

VANCOUVER, BC – March 4, 2019 – The Metro Vancouver* housing market saw increased supply from home sellers and below average demand from home buyers in February.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,484 in February 2019, a 32.8 per cent decrease from the 2,207 sales recorded in February 2018, and a 34.5 per cent increase from the 1,103 homes sold in January 2019.

Last month's sales were 42.5 per cent below the 10-year February sales average.

“For much of the past four years, we’ve been in a sellers’ market. Conditions have shifted over the last 12 months to favour buyers, particularly in the detached home market,” Phil Moore, REBGV president said. “This means that home buyers face less competition today, have more selection to choose from and more time to make their decisions.”

There were 3,892 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in February 2019. This represents a 7.8 per cent decrease compared to the 4,223 homes listed in February 2018 and a 19.7 per cent decrease compared to the 4,848 homes listed in January 2019.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 11,590, a 48.2 per cent increase compared to February 2018 (7,822) and a 7.2 per cent increase compared to January 2019 (10,808).

For all property types, the sales-to-active listings ratio for February 2019 is 12.8 per cent.

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.

“Homes priced well for today’s market are attracting interest, however, buyers are choosing to take a wait-and-see approach for the time being,” Moore said. “REALTORS® continue to experience more traffic at open houses. We’ll see if this trend leads to increased sales activity during the spring market.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,016,600. This represents a 6.1 per cent decrease over February 2018, a 6.2 per cent decrease over the past six months, and a 0.3 per cent decrease compared to January 2019.

Sales of detached homes in February 2019 reached 448, a 27.9 per cent decrease from the 621 detached sales recorded in February 2018. The benchmark price for detached properties is \$1,443,100. This represents a 9.7 per cent decrease from February 2018, a 7.6 per cent decrease over the past six months, and a 0.7 per cent decrease compared to January 2019.

Sales of apartment homes reached 759 in February 2019, a 35.9 per cent decrease compared to the 1,185 sales in February 2018. The benchmark price of an apartment property is \$660,300. This represents a four per cent decrease from February 2018, a 5.1 per cent decrease over the past six months, and a 0.3 per cent increase compared to January 2019.

Attached home sales in February 2019 totalled 277, a 30.9 per cent decrease compared to the 401 sales in February 2018. The benchmark price of an attached unit is \$789,300. This represents a 3.3 per cent decrease from February 2018, a 6.7 per cent decrease over the past six months, and a 1.4 per cent decrease compared to January 2019.

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

The real estate industry is a key economic driver in British Columbia. In 2018, 24,619 homes changed ownership in the Board's area, generating \$1.7 billion in economic spin-off activity and an estimated 11,720 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$26 billion in 2018.

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	\$954,700	262.1	-0.2%	-2.4%	-6.0%	-5.0%	31.2%	68.1%	101.3%
	Greater Vancouver	\$1,016,600	263.2	-0.3%	-2.4%	-6.2%	-6.1%	25.0%	63.4%	102.3%
	Bowen Island	\$990,300	214.7	2.1%	0.8%	0.6%	1.6%	53.7%	77.7%	76.9%
	Burnaby East	\$950,000	263.5	-0.6%	-2.9%	-6.4%	-6.0%	28.3%	61.0%	103.0%
	Burnaby North	\$864,000	260.9	-1.2%	-4.8%	-7.5%	-7.3%	29.1%	65.5%	99.9%
	Burnaby South	\$992,700	280.4	0.4%	-1.1%	-4.3%	-4.3%	35.6%	70.7%	114.5%
	Coquitlam	\$914,000	271.1	0.2%	-1.6%	-6.6%	-3.4%	34.1%	77.3%	113.3%
	Ladner	\$821,500	230.6	-1.6%	-3.0%	-7.8%	-5.1%	14.2%	52.0%	75.8%
	Maple Ridge	\$746,500	237.7	-0.8%	-2.9%	-6.7%	-4.3%	47.5%	78.6%	87.8%
	New Westminster	\$649,800	285.5	-1.3%	-5.5%	-7.1%	-4.0%	43.4%	77.3%	111.2%
	North Vancouver	\$1,012,000	230.7	-0.7%	-3.8%	-7.5%	-7.5%	18.9%	56.5%	87.9%
	Pitt Meadows	\$749,000	272.3	-1.4%	-1.4%	-5.5%	-0.2%	56.9%	87.1%	109.9%
	Port Coquitlam	\$756,300	258.9	0.0%	-0.6%	-4.4%	-2.7%	38.4%	78.9%	97.9%
	Port Moody	\$896,500	247.8	-1.8%	-4.8%	-7.4%	-5.5%	30.8%	72.3%	96.7%
	Richmond	\$968,300	279.0	-0.8%	-2.2%	-6.0%	-6.3%	24.1%	63.4%	109.1%
	Squamish	\$757,300	237.7	-0.2%	-1.4%	-4.8%	-1.3%	49.8%	99.4%	84.5%
	Sunshine Coast	\$608,800	213.3	0.7%	-0.4%	-2.1%	3.4%	52.2%	80.3%	72.4%
	Tsawwassen	\$955,600	240.0	1.2%	-1.8%	-5.0%	-4.0%	15.0%	58.2%	87.8%
	Vancouver East	\$1,031,700	302.1	0.6%	-2.4%	-6.2%	-6.7%	22.3%	66.0%	121.2%
	Vancouver West	\$1,260,100	265.7	-0.2%	-1.6%	-5.7%	-8.3%	14.4%	52.1%	104.2%
West Vancouver	\$2,228,700	239.6	-0.4%	-5.5%	-8.0%	-16.1%	-1.8%	37.3%	101.0%	
Whistler	\$904,100	195.8	0.3%	-1.4%	-6.9%	-3.6%	52.6%	98.0%	51.1%	
Single Family Detached	Lower Mainland	\$1,231,100	261.3	-0.2%	-2.9%	-6.4%	-7.3%	18.0%	60.2%	105.6%
	Greater Vancouver	\$1,443,100	265.7	-0.7%	-3.8%	-7.6%	-9.7%	10.0%	53.9%	107.6%
	Bowen Island	\$990,300	214.7	2.1%	0.8%	0.6%	1.6%	53.7%	77.7%	76.9%
	Burnaby East	\$1,172,100	262.1	0.4%	-2.9%	-7.6%	-8.5%	10.5%	56.0%	109.5%
	Burnaby North	\$1,400,800	270.9	-1.0%	-4.7%	-6.7%	-8.6%	5.3%	51.3%	109.4%
	Burnaby South	\$1,542,100	295.2	0.5%	-4.3%	-4.9%	-8.4%	13.8%	56.4%	132.6%
	Coquitlam	\$1,182,800	262.5	-1.0%	-3.8%	-9.4%	-7.4%	16.7%	64.0%	107.5%
	Ladner	\$933,000	224.9	-1.1%	-1.7%	-7.6%	-7.1%	5.1%	50.2%	75.0%
	Maple Ridge	\$807,000	229.9	0.3%	-2.8%	-7.3%	-4.8%	39.5%	76.4%	88.9%
	New Westminster	\$1,059,100	264.2	0.5%	-2.8%	-6.4%	-8.7%	13.2%	57.4%	108.5%
	North Vancouver	\$1,492,400	233.4	-1.3%	-4.9%	-9.5%	-11.5%	6.6%	55.2%	93.2%
	Pitt Meadows	\$896,000	252.5	-0.6%	0.2%	-4.8%	-1.8%	40.5%	80.7%	104.8%
	Port Coquitlam	\$928,200	247.5	-1.6%	-5.1%	-7.9%	-5.9%	16.5%	65.9%	97.7%
	Port Moody	\$1,404,100	259.3	-3.5%	-6.3%	-8.2%	-5.4%	19.2%	62.2%	102.7%
	Richmond	\$1,546,500	299.6	-2.2%	-3.8%	-7.4%	-12.1%	7.2%	57.0%	121.1%
	Squamish	\$1,003,700	253.7	2.1%	2.9%	0.3%	1.8%	53.0%	107.3%	104.1%
	Sunshine Coast	\$603,700	211.5	0.6%	-0.4%	-2.3%	3.2%	51.6%	79.5%	70.8%
	Tsawwassen	\$1,191,700	256.6	3.4%	-0.5%	-4.7%	-4.6%	11.3%	63.9%	106.6%
	Vancouver East	\$1,412,900	312.3	-1.1%	-3.9%	-7.6%	-9.5%	11.6%	61.5%	137.9%
	Vancouver West	\$3,029,200	311.0	-0.7%	-5.5%	-7.6%	-13.5%	0.8%	41.1%	128.2%
West Vancouver	\$2,616,500	247.0	-0.2%	-4.4%	-7.6%	-16.7%	-4.1%	35.7%	108.8%	
Whistler	\$1,741,000	222.4	2.1%	2.3%	-2.4%	0.5%	49.7%	93.4%	75.8%	

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	\$666,800	240.5	-1.3%	-3.4%	-6.4%	-3.3%	39.3%	66.8%	84.7%
	Greater Vancouver	\$789,300	251.2	-1.4%	-3.6%	-6.7%	-3.3%	33.5%	65.6%	91.5%
	Burnaby East	\$687,100	253.8	1.0%	0.4%	-3.6%	0.3%	58.4%	63.1%	91.1%
	Burnaby North	\$715,300	267.0	-1.2%	-3.7%	-6.6%	-4.9%	33.0%	66.6%	98.2%
	Burnaby South	\$807,300	278.1	1.8%	1.1%	-4.1%	0.0%	46.8%	71.8%	108.8%
	Coquitlam	\$656,200	240.8	-2.4%	-2.1%	-5.0%	-3.6%	33.6%	68.7%	88.3%
	Ladner	\$727,300	253.6	-1.8%	-5.5%	-11.1%	-7.1%	25.2%	52.5%	87.2%
	Maple Ridge	\$525,200	243.8	-2.5%	-4.5%	-7.3%	-4.8%	55.8%	77.8%	82.2%
	New Westminster	\$696,700	275.5	0.1%	-2.3%	-6.0%	-2.2%	39.6%	68.7%	107.5%
	North Vancouver	\$956,500	232.4	-2.4%	-5.8%	-7.2%	-4.2%	29.2%	60.6%	89.9%
	Pitt Meadows	\$615,700	266.4	-2.9%	-5.4%	-7.8%	4.8%	60.1%	90.1%	102.3%
	Port Coquitlam	\$621,300	235.2	-2.6%	-2.8%	-6.9%	-5.1%	31.8%	65.9%	80.5%
	Port Moody	\$637,100	215.3	-1.1%	-5.4%	-7.4%	-1.2%	21.1%	59.0%	69.0%
	Richmond	\$796,400	261.7	-1.5%	-5.2%	-8.0%	-2.8%	30.3%	57.9%	96.5%
	Squamish	\$658,100	224.4	-0.5%	-3.9%	-7.2%	-2.4%	40.0%	80.4%	74.2%
	Tsawwassen	\$703,200	261.9	-4.0%	-4.9%	-11.4%	-7.0%	27.2%	57.2%	93.3%
	Vancouver East	\$823,800	270.4	-2.9%	-0.8%	-7.9%	-5.2%	19.6%	63.9%	97.4%
Vancouver West	\$1,208,500	266.9	-0.7%	-3.1%	-4.7%	-3.3%	27.1%	68.4%	107.9%	
Whistler	\$879,200	219.9	0.8%	-3.1%	-6.6%	-0.8%	49.7%	88.1%	70.7%	
Apartment	Lower Mainland	\$644,400	272.3	0.3%	-1.5%	-5.5%	-3.4%	49.2%	79.6%	102.9%
	Greater Vancouver	\$660,300	265.0	0.3%	-1.1%	-5.1%	-4.0%	41.8%	73.1%	101.2%
	Burnaby East	\$718,900	275.8	-3.4%	-5.7%	-8.2%	-9.6%	41.7%	62.2%	100.0%
	Burnaby North	\$599,900	256.1	-1.1%	-5.1%	-7.8%	-6.6%	54.9%	78.6%	97.6%
	Burnaby South	\$689,400	276.8	0.2%	-0.1%	-4.0%	-2.9%	50.4%	81.4%	109.5%
	Coquitlam	\$523,300	287.2	1.5%	0.2%	-5.3%	-0.4%	59.7%	95.0%	125.1%
	Ladner	\$445,400	211.1	-3.9%	-3.8%	-5.4%	0.5%	32.9%	47.4%	55.1%
	Maple Ridge	\$353,600	252.5	-1.6%	-1.5%	-5.5%	-3.9%	66.4%	79.5%	81.8%
	New Westminster	\$515,000	291.8	-1.8%	-6.4%	-7.5%	-3.2%	56.8%	84.6%	111.1%
	North Vancouver	\$561,500	225.3	0.4%	-2.2%	-5.9%	-4.7%	35.5%	56.7%	80.1%
	Pitt Meadows	\$497,200	293.2	-1.2%	-0.9%	-5.7%	-4.3%	71.9%	89.3%	111.1%
	Port Coquitlam	\$469,400	280.7	2.3%	3.9%	-0.5%	0.3%	72.4%	98.9%	102.8%
	Port Moody	\$622,500	259.4	-1.1%	-3.6%	-6.9%	-6.9%	50.7%	88.5%	110.6%
	Richmond	\$660,100	275.6	0.4%	0.3%	-3.7%	-2.0%	51.6%	78.3%	109.1%
	Squamish	\$459,100	221.1	-2.0%	-3.4%	-10.6%	-6.0%	54.8%	125.6%	64.3%
	Tsawwassen	\$476,900	201.1	-4.1%	-4.2%	-4.3%	1.3%	39.1%	50.7%	47.8%
	Vancouver East	\$545,200	300.8	2.8%	-1.1%	-4.2%	-3.6%	41.6%	74.8%	108.7%
Vancouver West	\$784,300	254.5	0.1%	0.3%	-4.9%	-6.2%	24.8%	61.0%	98.2%	
West Vancouver	\$1,103,800	223.6	-0.4%	-8.6%	-7.3%	-10.8%	21.2%	57.1%	83.4%	
Whistler	\$496,600	162.8	-1.9%	-2.9%	-10.8%	-9.3%	65.8%	156.4%	22.8%	

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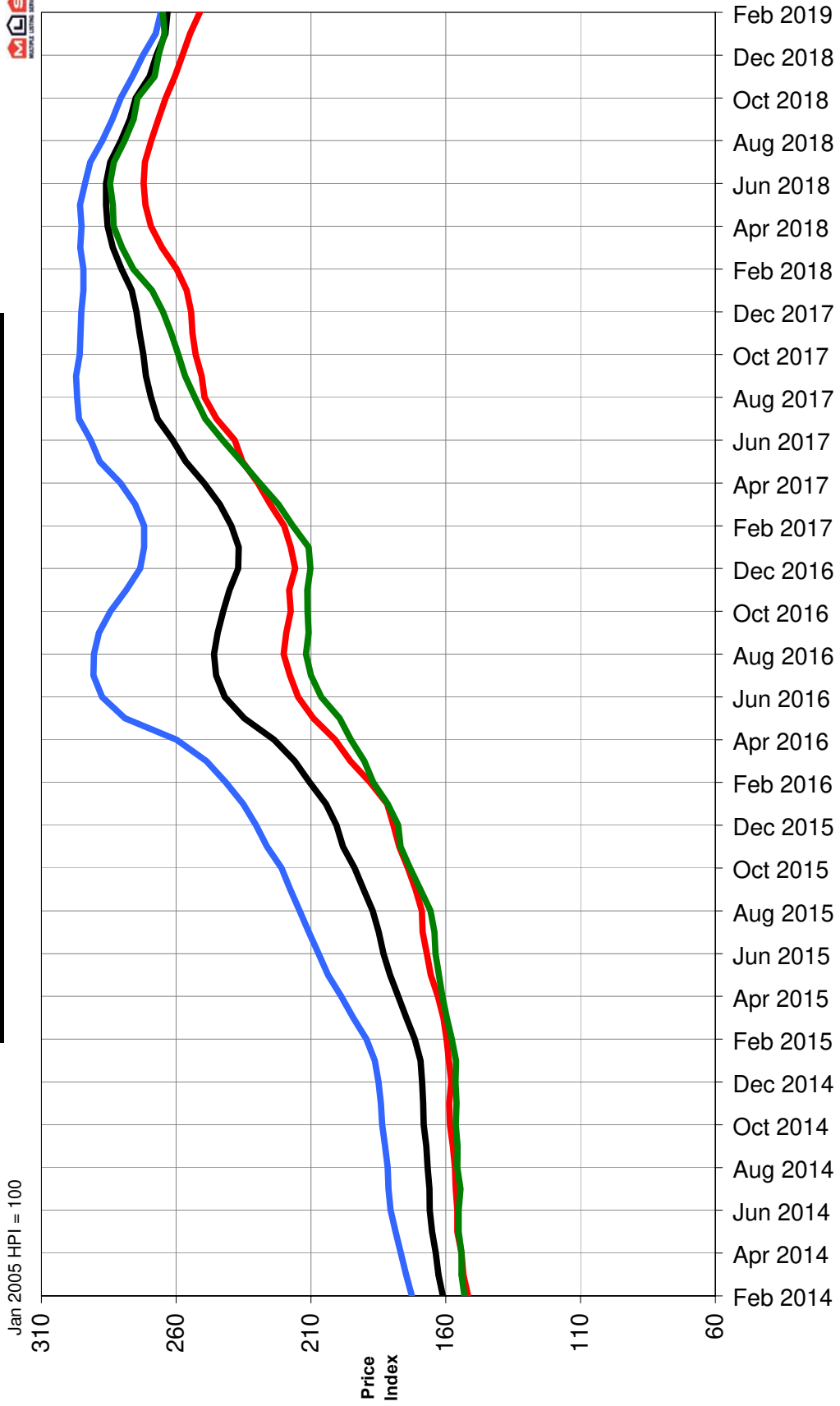
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



February 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	
February 2019	30 Detached 29 Attached 124 Apartment	38 18 8 14	n/a n/a n/a	8 0 0	57 33 23	n/a n/a \$482,500	n/a n/a \$648,000	37 27 59	17 16 21	10 5 15	36 29 89	16 18 5	36 7 6	54 31 81	43 24 186	25 3 11	10 9 18	448 277 759
	Median \$1,489,150 Selling \$740,000 Price \$557,500	\$1,195,000 \$910,999 \$478,000	n/a n/a n/a	n/a n/a n/a	\$812,500 \$549,900 \$388,000	n/a n/a \$482,500	\$1,470,000 \$1,028,000 \$648,000	n/a n/a \$410,000	n/a n/a n/a	n/a n/a n/a	\$1,500,000 \$803,000 \$541,000	n/a n/a n/a	\$582,000 n/a n/a	\$1,269,400 \$1,015,000 \$576,000	\$2,700,000 \$1,099,000 \$764,000	\$2,043,800 n/a n/a	n/a n/a n/a	n/a n/a n/a
January 2019	26 Detached 24 Attached 80 Apartment	27 18 42	16 7 6	3 0 0	39 33 20	n/a n/a \$505,000	35 15 41	13 9 16	8 5 18	30 25 66	8 8 8	19 5 2	44 13 48	34 20 133	18 1 7	9 12 17	339 205 559	
	Median \$1,440,000 Selling \$721,500 Price \$557,500	\$1,090,000 n/a \$517,500	n/a n/a n/a	n/a n/a n/a	\$795,000 \$500,000 \$346,400	n/a n/a \$505,000	\$1,618,000 n/a \$545,000	n/a n/a n/a	n/a n/a n/a	\$1,448,000 \$818,500 \$511,500	n/a n/a n/a	n/a n/a n/a	\$1,400,000 n/a \$583,500	\$2,712,500 \$1,295,000 \$755,000	n/a n/a n/a	n/a n/a n/a	n/a n/a n/a	n/a n/a n/a
February 2018	52 Detached 60 Attached 144 Apartment	60 30 87	30 7 11	1 1 0	85 39 65	n/a n/a \$405,000	58 20 87	27 19 38	8 12 22	52 66 143	18 20 18	35 7 4	77 37 127	53 44 332	24 5 12	19 22 29	621 401 1,185	
	Median \$1,720,000 Selling \$792,950 Price \$595,150	\$1,340,000 \$771,000 \$546,000	\$1,100,000 n/a n/a	n/a n/a n/a	\$882,500 \$577,750 \$405,000	\$1,300,000 n/a \$585,000	\$1,740,000 \$988,000 \$709,500	\$1,025,000 n/a \$434,850	n/a n/a \$599,500	\$1,700,000 \$854,350 \$568,000	n/a \$636,000 n/a	\$670,000 n/a n/a	\$1,600,000 \$1,180,000 \$632,222	\$3,433,333 \$1,385,000 \$873,000	\$2,855,000 n/a n/a	n/a \$1,179,000 \$460,000	n/a n/a n/a	n/a n/a n/a
Jan. - Year-to-date	56 Detached 53 Attached 204 Apartment	65 49 107	34 15 20	11 0 0	96 66 43	n/a n/a \$495,000	72 42 100	30 25 37	18 10 33	66 54 155	24 26 13	55 12 8	98 44 129	77 44 319	43 4 18	19 21 35	787 482 1,318	
	Median \$1,453,000 Selling \$728,000 Price \$557,500	\$1,108,000 \$769,000 \$496,500	\$972,500 n/a \$475,500	n/a n/a n/a	\$798,500 \$526,000 \$355,000	\$1,170,000 n/a \$495,000	\$1,552,500 \$1,026,500 \$588,000	\$867,500 \$607,500 \$398,500	n/a n/a \$593,150	\$1,500,000 \$803,000 \$528,000	\$1,040,000 \$615,000 n/a	\$582,000 n/a n/a	\$1,280,000 \$984,950 \$579,000	\$2,712,500 \$1,210,000 \$763,000	\$2,250,000 n/a n/a	n/a \$1,160,000 \$362,500	n/a n/a n/a	n/a n/a n/a
Jan. - Feb. 2018	108 Detached 95 Attached 256 Apartment	116 49 167	44 15 24	2 1 0	159 81 147	n/a n/a \$372,000	88 47 162	40 35 67	11 23 54	118 127 288	24 30 24	71 12 10	122 62 194	99 68 575	39 9 35	34 41 56	1,108 720 2,197	
	Median \$1,682,500 Selling \$750,000 Price \$610,000	\$1,302,500 \$775,000 \$550,000	\$1,100,000 n/a \$515,000	n/a n/a n/a	\$882,500 \$562,500 \$372,000	\$1,299,000 \$769,000 \$510,000	\$1,690,000 \$910,000 \$697,000	\$992,250 \$685,000 \$430,000	n/a \$725,100 \$595,450	\$1,750,000 \$874,000 \$579,500	\$897,450 \$689,000 \$442,450	\$640,000 n/a n/a	\$1,599,500 \$1,129,000 \$625,900	\$3,500,000 \$1,445,000 \$876,000	\$2,910,000 n/a \$1,449,000	\$2,475,000 \$1,160,000 \$362,500	n/a n/a n/a	n/a n/a n/a

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



MLS® LISTINGS Facts



February 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
February 2019	115	122	61	2	133	27	120	47	29	160	39	74	153	188	113	15	1,398
	69	64	26	0	61	15	52	34	16	87	25	8	62	94	14	30	657
	215	102	18	0	47	120	155	58	31	226	10	12	168	600	40	35	1,837
	26%	31%	30%	400%	43%	48%	31%	36%	34%	23%	41%	49%	35%	23%	22%	67%	n/a
	42%	48%	31%	n/a	54%	47%	52%	47%	31%	33%	72%	88%	50%	26%	21%	30%	n/a
	58%	64%	78%	n/a	49%	35%	38%	36%	48%	39%	50%	50%	48%	31%	28%	51%	n/a
January 2019	142	161	79	4	153	42	171	42	34	302	31	67	195	235	160	29	1,847
	123	67	25	0	60	17	77	31	13	159	23	15	67	115	14	36	842
	285	142	26	0	65	134	179	63	35	289	17	16	194	613	54	47	2,159
	18%	17%	20%	75%	25%	24%	20%	31%	24%	10%	26%	28%	23%	14%	11%	31%	n/a
	20%	27%	28%	n/a	55%	59%	19%	29%	38%	16%	35%	33%	19%	17%	7%	33%	n/a
	28%	30%	23%	n/a	31%	41%	23%	25%	51%	23%	47%	13%	25%	22%	13%	36%	n/a
February 2018	159	128	82	4	150	34	147	43	29	283	43	68	216	248	155	21	1,810
	83	52	11	2	47	13	38	35	23	116	25	16	66	96	14	32	669
	169	114	19	0	74	90	131	49	34	237	19	4	187	536	34	47	1,744
	33%	47%	37%	25%	57%	65%	39%	63%	28%	18%	42%	51%	36%	21%	15%	90%	n/a
	72%	58%	64%	50%	83%	92%	53%	54%	52%	57%	80%	44%	56%	46%	36%	69%	n/a
	85%	76%	58%	n/a	88%	73%	66%	78%	65%	60%	95%	100%	68%	62%	35%	62%	n/a
Jan. - Feb. 2019 Year-to-date*	257	283	140	6	286	69	291	89	63	462	70	141	348	423	273	44	3,245
	192	131	51	0	121	32	129	65	29	246	48	23	129	209	28	66	1,499
	500	244	44	0	112	254	334	121	66	515	27	28	362	1,213	94	82	3,996
	22%	23%	24%	183%	34%	33%	25%	34%	29%	14%	34%	39%	28%	18%	16%	43%	n/a
	28%	37%	29%	n/a	55%	53%	33%	38%	34%	22%	54%	52%	34%	21%	14%	32%	n/a
	41%	44%	45%	n/a	38%	38%	30%	31%	50%	30%	48%	29%	36%	26%	19%	43%	n/a
Jan. - Feb. 2018 Year-to-date*	323	267	166	12	267	61	291	80	49	519	82	134	392	516	292	34	3,485
	161	94	25	4	110	41	72	64	37	220	41	20	139	177	30	52	1,287
	349	199	37	0	132	173	242	85	67	435	44	14	330	989	65	86	3,247
	33%	43%	27%	17%	60%	54%	30%	50%	22%	23%	29%	53%	31%	19%	13%	100%	n/a
	59%	52%	60%	25%	74%	61%	65%	55%	62%	58%	73%	60%	45%	38%	30%	79%	n/a
	73%	84%	65%	n/a	111%	80%	67%	79%	81%	66%	55%	71%	59%	58%	54%	65%	n/a

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

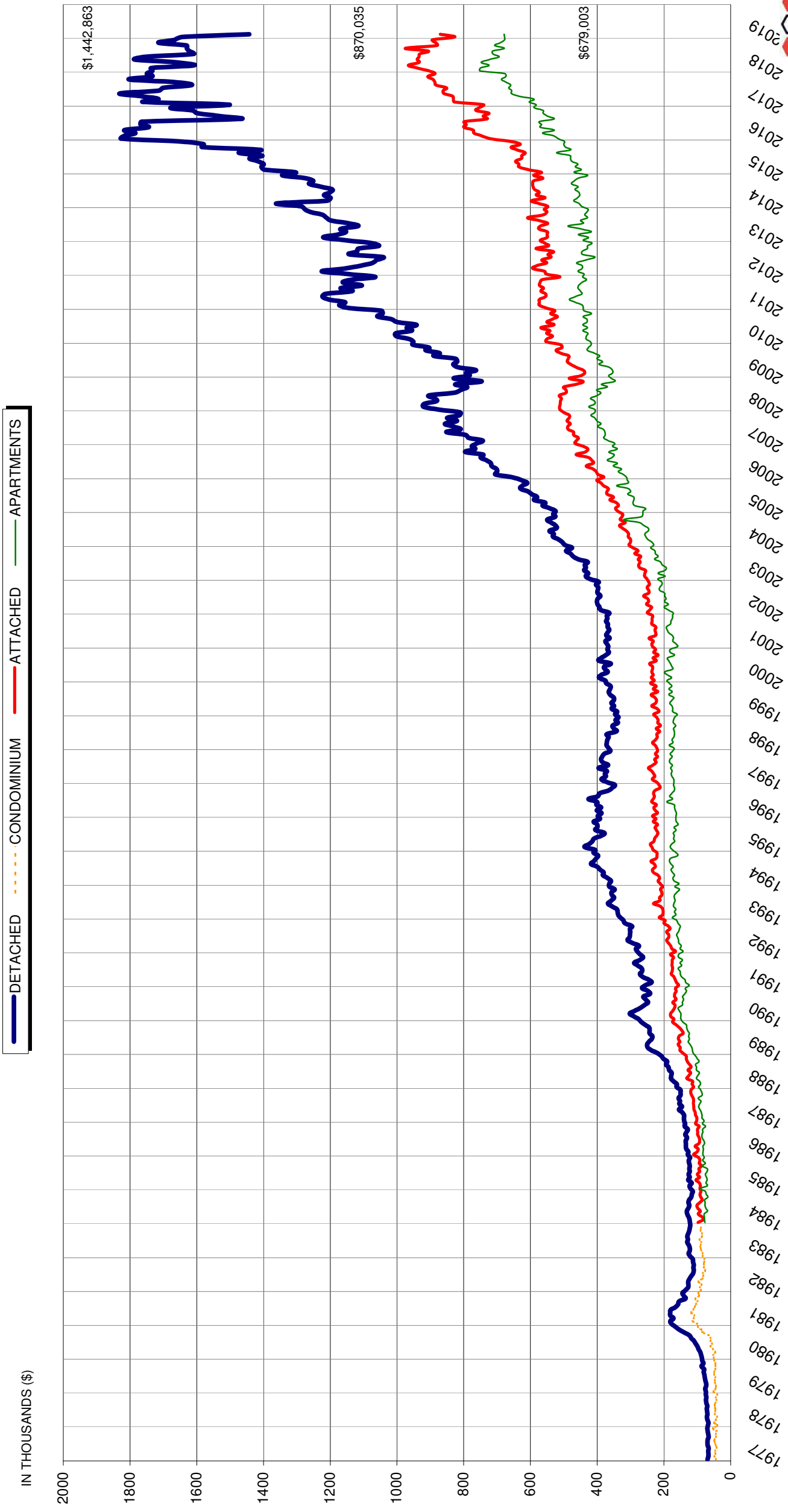


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Feb 2018	2 Jan 2019	3 Feb 2019	Col. 2 & 3 Percentage Variance	5 Feb 2018	6 Jan 2019	7 Feb 2019	Col. 6 & 7 Percentage Variance	9 Dec 2017 - Feb 2018	10 Dec 2018 - Feb 2019	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	159	142	115	-19.0	52	26	30	15.4	152	86	-43.4
ATTACHED	83	123	69	-43.9	60	24	29	20.8	140	65	-53.6
APARTMENTS	169	285	215	-24.6	144	80	124	55.0	401	280	-30.2
COQUITLAM											
DETACHED	128	161	122	-24.2	60	27	38	40.7	166	92	-44.6
ATTACHED	52	67	64	-4.5	30	18	31	72.2	81	69	-14.8
APARTMENTS	114	142	102	-28.2	87	42	65	54.8	246	149	-39.4
DELTA											
DETACHED	82	79	61	-22.8	30	16	18	12.5	70	53	-24.3
ATTACHED	11	25	26	4.0	7	7	8	14.3	23	23	0.0
APARTMENTS	19	26	18	-30.8	11	6	14	133.3	29	28	-3.4
MAPLE RIDGE/PITT MEADOWS											
DETACHED	150	153	133	-13.1	85	39	57	46.2	241	147	-39.0
ATTACHED	47	60	61	1.7	39	33	33	0.0	121	75	-38.0
APARTMENTS	74	65	47	-27.7	65	20	23	15.0	187	66	-64.7
NORTH VANCOUVER											
DETACHED	147	171	120	-29.8	58	35	37	5.7	158	113	-28.5
ATTACHED	38	77	52	-32.5	20	15	27	80.0	68	66	-2.9
APARTMENTS	131	179	155	-13.4	87	41	59	43.9	240	134	-44.2
NEW WESTMINSTER											
DETACHED	34	42	27	-35.7	22	10	13	30.0	50	36	-28.0
ATTACHED	13	17	15	-11.8	12	10	7	-30.0	39	23	-41.0
APARTMENTS	90	134	120	-10.4	66	55	42	-23.6	223	136	-39.0
PORT MOODY/BELCARRA											
DETACHED	29	34	29	-14.7	8	8	10	25.0	21	24	14.3
ATTACHED	23	13	16	23.1	12	5	5	0.0	38	20	-47.4
APARTMENTS	34	35	31	-11.4	22	18	15	-16.7	65	46	-29.2
PORT COQUITLAM											
DETACHED	43	42	47	11.9	27	13	17	30.8	60	48	-20.0
ATTACHED	35	31	34	9.7	19	9	16	77.8	52	40	-23.1
APARTMENTS	49	63	58	-7.9	38	16	21	31.3	99	55	-44.4
RICHMOND											
DETACHED	283	302	160	-47.0	52	30	36	20.0	185	95	-48.6
ATTACHED	116	159	87	-45.3	66	25	29	16.0	204	82	-59.8
APARTMENTS	237	289	226	-21.8	143	66	89	34.8	429	219	-49.0
SUNSHINE COAST											
DETACHED	68	67	74	10.4	35	19	36	89.5	120	69	-42.5
ATTACHED	16	15	8	-46.7	7	5	7	40.0	17	16	-5.9
APARTMENTS	4	16	12	-25.0	4	2	6	200.0	16	11	-31.3
SQUAMISH											
DETACHED	43	31	39	25.8	18	8	16	100.0	38	31	-18.4
ATTACHED	25	23	25	8.7	20	8	18	125.0	48	30	-37.5
APARTMENTS	19	17	10	-41.2	18	8	5	-37.5	35	16	-54.3
VANCOUVER EAST											
DETACHED	216	195	153	-21.5	77	44	54	22.7	210	140	-33.3
ATTACHED	66	67	62	-7.5	37	13	31	138.5	95	62	-34.7
APARTMENTS	187	194	168	-13.4	127	48	81	68.8	310	182	-41.3
VANCOUVER WEST											
DETACHED	248	235	188	-20.0	53	34	43	26.5	135	110	-18.5
ATTACHED	96	115	94	-18.3	44	20	24	20.0	94	62	-34.0
APARTMENTS	536	613	600	-2.1	332	133	186	39.8	826	458	-44.6
WHISTLER/PEMBERTON											
DETACHED	21	29	15	-48.3	19	9	10	11.1	47	21	-55.3
ATTACHED	32	36	30	-16.7	22	12	9	-25.0	60	29	-51.7
APARTMENTS	47	47	35	-25.5	29	17	18	5.9	74	45	-39.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	155	160	113	-29.4	24	18	25	38.9	69	58	-15.9
ATTACHED	14	14	14	0.0	5	1	3	200.0	10	9	-10.0
APARTMENTS	34	54	40	-25.9	12	7	11	57.1	45	28	-37.8
GRAND TOTALS											
DETACHED	1806	1843	1396	-24.3	620	336	440	31.0	1722	1123	-34.8
ATTACHED	667	842	657	-22.0	400	205	277	35.1	1090	671	-38.4
APARTMENTS	1744	2159	1837	-14.9	1185	559	759	35.8	3225	1853	-42.5



Residential Average Sale Prices - January 1977 to February 2019



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