

News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver housing market off to a quieter start than last year

VANCOUVER, BC – February 2, 2017 – Home sales and listings trends are below long-term averages in the Metro Vancouver* housing market. This is due largely to reduced activity in the detached home market.

Residential property sales in the region totalled 1,523 in January 2017, a 39.5 per cent decrease from the 2,519 sales recorded in January 2016 and an 11.1 per cent decrease compared to December 2016 when 1,714 homes sold.

Last month's sales were 10.3 per cent below our 10-year January sales average.

“From a real estate perspective, it's a lukewarm start to the year compared to 2016,” Dan Morrison, Real Estate Board of Greater Vancouver (REBGV) president said. “While we saw near record-breaking sales at this time last year, home buyers and sellers are more reluctant to engage so far in 2017.”

New listings for detached, attached and apartment properties in Metro Vancouver totalled 4,140 in January 2017. This represents a 6.8 per cent decrease compared to the 4,442 homes listed in January 2016 and a 215.5 per cent increase compared to December 2016 when 1,312 properties were listed.

The total number of homes currently listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver is 7,238, a 9.1 per cent increase compared to January 2016 (6,635) and a 14.1 per cent increase compared to December 2016 (6,345).

The sales-to-active listings ratio for January 2017 is 21 per cent. This is the lowest the ratio has been in the region since January 2015. 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.

“Conditions within the market vary depending on property type. The townhome and condominium markets are more active than the detached market at the moment,” Morrison said. “As a result, detached home prices declined about 7 per cent since peaking in July while townhome and condominium prices held steady over this period.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$896,000. This represents a 3.7 per cent decline over the past six months and a 0.2 per cent decrease compared to December 2016.

Sales of detached properties in January 2017 reached 444, a decrease of 57.6 per cent from the 1,047 detached sales recorded in January 2016. The benchmark price for detached properties is \$1,474,800. This represents a 6.6 per cent decline over the last six months and a 0.6 per cent decrease compared to December 2016.

Sales of apartment properties reached 825 in January 2017, a decrease of 24.7 per cent compared to the 1,096 sales in January 2016. The benchmark price of an apartment property is \$512,300. This represents a 0.3 per cent increase over the last six months and a 0.4 per cent increase compared to December 2016.

Attached property sales in January 2017 totalled 254, a decrease of 32.4 per cent compared to the 376 sales in January 2016. The benchmark price of an attached unit is \$666,500. This represents a 0.4 per cent decline over the last six months and a 0.7 per cent increase compared to December 2016.

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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 2016, 39,943 homes changed ownership in the Board's area, generating \$2.5 billion in economic spin-off activity and an estimated 17,600 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$40 billion in 2016.

The Real Estate Board of Greater Vancouver is an association representing more than 13,400 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	\$804,000	226.7	0.0%	-2.1%	-2.8%	18.0%	47.6%	48.7%	73.7%
	Greater Vancouver	\$896,000	234.5	-0.2%	-2.5%	-3.7%	15.6%	47.4%	48.2%	80.7%
	Bowen Island	\$830,200	180.0	0.7%	4.7%	4.7%	27.8%	47.4%	47.4%	43.7%
	Burnaby East	\$831,800	229.6	-0.1%	-1.2%	-3.1%	16.3%	46.1%	49.5%	75.7%
	Burnaby North	\$772,300	232.1	0.6%	0.3%	-0.9%	20.1%	50.2%	50.4%	79.0%
	Burnaby South	\$868,200	245.4	1.2%	1.5%	-0.1%	23.4%	50.7%	53.7%	90.7%
	Coquitlam	\$732,200	217.3	-1.0%	-4.4%	-6.0%	12.0%	43.4%	50.4%	68.1%
	Ladner	\$784,400	218.0	-1.0%	-5.6%	-6.4%	12.9%	50.0%	47.7%	74.3%
	Maple Ridge	\$570,600	192.8	0.4%	-0.8%	0.8%	25.6%	48.8%	46.2%	51.3%
	New Westminster	\$533,500	227.2	0.7%	1.3%	0.8%	19.8%	44.4%	47.7%	67.9%
	North Vancouver	\$964,000	217.5	-0.2%	-3.1%	-5.3%	15.2%	47.9%	50.6%	75.3%
	Pitt Meadows	\$558,800	204.4	0.3%	-0.1%	3.1%	24.6%	41.7%	50.5%	56.5%
	Port Coquitlam	\$571,400	202.5	-0.3%	-3.3%	-4.6%	14.9%	42.3%	42.4%	54.6%
	Port Moody	\$766,000	211.8	0.0%	-0.4%	-0.6%	15.7%	50.0%	57.8%	64.8%
	Richmond	\$853,800	247.4	0.0%	-2.5%	-3.4%	17.0%	49.9%	44.5%	90.9%
	Squamish	\$658,600	214.7	2.0%	6.7%	8.4%	28.3%	69.5%	78.3%	82.4%
	Sunshine Coast	\$505,800	177.2	2.1%	4.1%	7.8%	26.3%	50.0%	40.5%	38.7%
	Tsawwassen	\$911,700	228.4	-1.3%	-6.7%	-7.9%	12.2%	55.2%	57.0%	80.7%
	Vancouver East	\$952,200	278.9	0.1%	-3.9%	-3.5%	16.2%	54.0%	61.3%	108.9%
	Vancouver West	\$1,184,800	249.7	-0.8%	-3.9%	-5.7%	11.9%	44.3%	45.8%	89.7%
West Vancouver	\$2,436,700	261.5	-1.3%	-8.2%	-12.3%	10.1%	52.6%	60.1%	104.5%	
Whistler	\$748,100	173.8	0.8%	6.3%	8.8%	25.2%	61.1%	64.1%	50.6%	
Single Family Detached	Lower Mainland	\$1,194,000	253.6	-0.4%	-3.6%	-5.3%	18.3%	56.7%	58.5%	97.7%
	Greater Vancouver	\$1,474,800	272.0	-0.6%	-4.6%	-6.6%	15.8%	58.3%	58.2%	113.3%
	Bowen Island	\$830,200	180.0	0.7%	4.7%	4.7%	27.8%	47.4%	47.4%	43.7%
	Burnaby East	\$1,150,600	257.3	-1.2%	-2.6%	-8.0%	12.3%	54.5%	58.0%	103.2%
	Burnaby North	\$1,480,500	286.3	-0.6%	-4.4%	-7.7%	14.7%	59.9%	62.5%	124.7%
	Burnaby South	\$1,635,100	313.0	0.8%	-1.3%	-4.4%	24.4%	68.2%	73.1%	145.1%
	Coquitlam	\$1,107,700	245.8	-1.6%	-7.5%	-9.7%	12.9%	53.1%	63.0%	92.9%
	Ladner	\$967,800	233.3	-1.3%	-6.6%	-6.3%	11.7%	60.8%	58.7%	88.1%
	Maple Ridge	\$711,800	202.8	0.5%	-0.4%	0.8%	27.3%	56.5%	54.6%	63.3%
	New Westminster	\$1,023,900	254.0	-1.1%	-2.1%	-6.8%	14.9%	55.7%	54.9%	100.3%
	North Vancouver	\$1,564,200	249.0	-0.9%	-5.7%	-7.9%	15.7%	64.6%	65.9%	104.6%
	Pitt Meadows	\$770,100	217.0	0.1%	-2.8%	0.4%	24.2%	56.5%	54.0%	70.6%
	Port Coquitlam	\$833,000	222.2	-1.8%	-5.3%	-9.4%	9.9%	48.1%	52.8%	75.7%
	Port Moody	\$1,344,000	248.2	-0.8%	-2.5%	-3.8%	18.4%	56.2%	69.5%	94.1%
	Richmond	\$1,566,000	314.1	-0.9%	-6.4%	-8.8%	18.3%	67.5%	56.6%	141.8%
	Squamish	\$816,200	217.0	0.3%	6.0%	4.7%	25.2%	61.8%	59.0%	81.9%
	Sunshine Coast	\$502,900	176.2	2.0%	4.0%	7.6%	26.0%	49.8%	40.1%	37.9%
	Tsawwassen	\$1,162,400	250.3	-1.9%	-7.3%	-8.4%	11.1%	64.9%	69.4%	98.3%
	Vancouver East	\$1,440,500	318.4	-1.1%	-5.0%	-5.7%	16.7%	65.9%	75.0%	146.4%
	Vancouver West	\$3,419,800	351.1	-0.7%	-4.2%	-4.8%	16.8%	59.4%	58.4%	164.6%
West Vancouver	\$2,907,100	276.4	-1.4%	-9.4%	-13.6%	9.3%	53.0%	61.9%	117.0%	
Whistler	\$1,354,600	187.5	0.0%	3.4%	5.8%	23.6%	49.0%	51.3%	62.1%	

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	\$558,100	202.0	0.8%	-0.4%	0.8%	22.6%	42.6%	42.1%	56.8%
	Greater Vancouver	\$666,500	215.4	0.7%	-0.4%	-0.4%	19.9%	45.0%	45.4%	68.0%
	Burnaby East	\$540,300	193.8	0.9%	1.9%	9.0%	28.9%	28.2%	31.7%	50.3%
	Burnaby North	\$523,400	195.2	0.6%	0.8%	-0.3%	12.4%	31.9%	26.2%	51.0%
	Burnaby South	\$575,200	206.4	1.1%	1.1%	2.9%	27.2%	41.1%	36.6%	63.8%
	Coquitlam	\$504,600	185.4	0.1%	-0.8%	-3.0%	11.2%	33.5%	35.1%	44.5%
	Ladner	\$613,900	203.4	-0.4%	2.6%	-3.2%	17.6%	38.6%	36.8%	59.5%
	Maple Ridge	\$396,200	192.5	1.4%	-2.1%	-0.5%	25.7%	49.7%	44.0%	46.1%
	New Westminster	\$535,600	201.2	-0.3%	3.5%	-1.7%	18.6%	35.2%	41.2%	57.6%
	North Vancouver	\$831,000	198.9	0.0%	-1.3%	-4.3%	18.5%	42.3%	41.1%	61.3%
	Pitt Meadows	\$483,300	209.1	1.1%	1.9%	3.3%	27.0%	49.1%	55.2%	60.5%
	Port Coquitlam	\$529,500	200.8	0.3%	-3.3%	-1.9%	22.7%	40.0%	41.6%	53.2%
	Port Moody	\$512,200	173.1	0.3%	-2.3%	-5.5%	-1.3%	29.7%	29.2%	33.7%
	Richmond	\$725,700	234.6	0.6%	1.6%	0.2%	21.7%	44.7%	44.7%	83.6%
	Squamish	\$704,100	255.8	8.4%	12.6%	16.2%	45.8%	101.6%	161.8%	120.9%
	Tsawwassen	\$607,900	200.9	-0.4%	1.4%	-2.6%	18.0%	42.4%	32.6%	57.6%
	Vancouver East	\$739,200	243.7	1.1%	-4.1%	-4.0%	11.8%	42.7%	48.0%	78.8%
Vancouver West	\$1,066,700	241.3	0.5%	-5.1%	-2.0%	19.5%	55.0%	59.6%	89.1%	
Whistler	\$808,800	216.3	0.2%	5.1%	7.1%	32.6%	70.0%	99.2%	94.0%	
Apartment	Lower Mainland	\$464,100	202.6	0.5%	0.4%	1.4%	16.8%	37.0%	37.7%	50.9%
	Greater Vancouver	\$512,300	206.0	0.4%	0.0%	0.3%	15.6%	37.2%	38.8%	55.5%
	Burnaby East	\$533,400	202.5	0.8%	1.4%	-2.9%	7.9%	35.3%	48.1%	42.6%
	Burnaby North	\$490,800	207.5	1.6%	5.0%	6.3%	28.7%	46.7%	48.7%	57.7%
	Burnaby South	\$551,200	221.3	1.7%	3.9%	3.0%	23.7%	42.9%	47.2%	70.1%
	Coquitlam	\$348,200	191.7	0.4%	1.2%	2.5%	14.4%	34.8%	39.1%	43.9%
	Ladner	\$380,900	180.5	1.2%	-7.9%	-7.4%	16.2%	25.4%	22.5%	42.2%
	Maple Ridge	\$207,300	149.7	-0.5%	0.9%	7.2%	22.1%	13.1%	13.0%	8.6%
	New Westminster	\$387,000	220.4	1.7%	2.7%	5.0%	22.3%	40.8%	45.6%	58.7%
	North Vancouver	\$455,300	185.3	0.6%	0.8%	-0.2%	15.2%	29.3%	34.4%	46.1%
	Pitt Meadows	\$309,600	183.0	-0.3%	1.2%	6.5%	22.9%	19.8%	42.6%	32.7%
	Port Coquitlam	\$307,400	182.2	1.3%	-0.2%	2.1%	18.3%	39.5%	32.1%	32.8%
	Port Moody	\$493,400	205.6	1.0%	3.4%	7.3%	25.4%	54.5%	63.4%	60.6%
	Richmond	\$460,900	194.6	1.0%	2.1%	6.6%	16.6%	33.4%	30.0%	49.1%
	Squamish	\$371,200	178.8	0.1%	3.9%	9.1%	18.8%	66.9%	61.7%	53.7%
	Tsawwassen	\$405,500	171.0	1.2%	-5.1%	-5.5%	19.3%	28.6%	24.7%	34.8%
	Vancouver East	\$438,800	242.1	0.8%	-2.5%	0.7%	17.4%	42.2%	48.3%	73.7%
Vancouver West	\$662,400	214.4	-0.6%	-2.6%	-5.1%	10.6%	37.4%	39.2%	62.7%	
West Vancouver	\$915,800	200.1	0.4%	1.8%	2.4%	19.5%	55.0%	51.8%	54.5%	
Whistler	\$402,300	131.9	0.3%	9.1%	13.9%	21.1%	89.0%	71.3%	11.3%	

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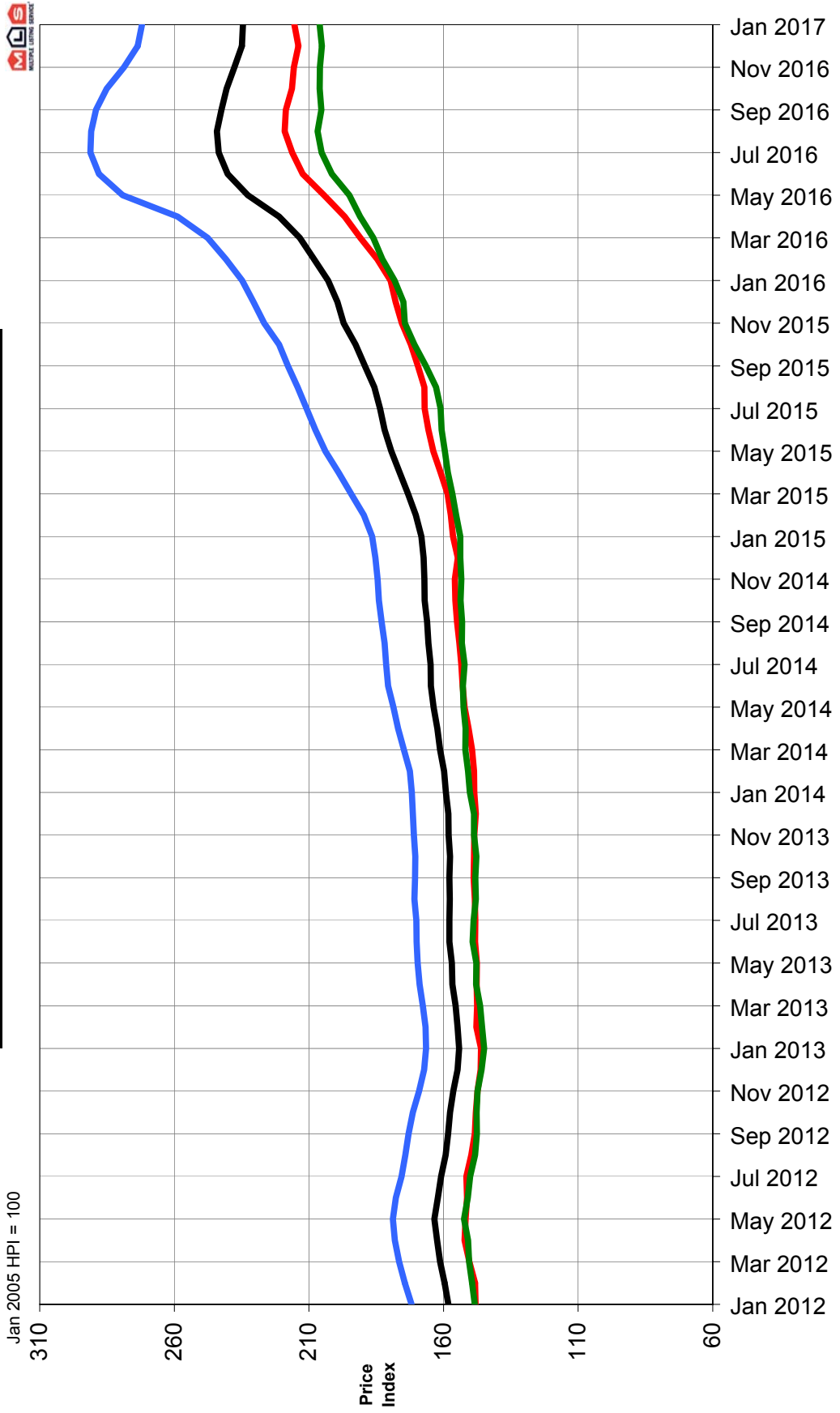
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100

310

260

210

160

110

60

Price Index

Jan 2017
Nov 2016
Sep 2016
Jul 2016
May 2016
Mar 2016
Jan 2016
Nov 2015
Sep 2015
Jul 2015
May 2015
Mar 2015
Jan 2015
Nov 2014
Sep 2014
Jul 2014
May 2014
Mar 2014
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Nov 2013
Sep 2013
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May 2013
Mar 2013
Jan 2013
Nov 2012
Sep 2012
Jul 2012
May 2012
Mar 2012
Jan 2012



MLS® SALES Facts



**January
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
January 2017	Number of Sales	35	19	4	57	11	34	14	8	55	16	32	51	36	20	12	444
	Median Selling Price	\$1,500,000	n/a	n/a	\$679,250	n/a	\$1,600,000	n/a	n/a	\$1,560,000	n/a	\$451,191	\$1,355,000	\$2,820,000	\$2,675,000	n/a	n/a
		\$690,000	n/a	n/a	\$415,500	n/a	n/a	n/a	n/a	\$765,000	n/a	n/a	n/a	\$1,231,900	n/a	\$767,500	n/a
December 2016	Number of Sales	42	18	4	66	9	48	23	10	59	7	43	63	64	31	7	541
	Median Selling Price	\$1,517,500	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
		\$660,000	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
January 2016	Number of Sales	97	52	1	111	22	68	27	22	162	17	42	99	134	82	8	1,047
	Median Selling Price	\$1,498,800	\$1,262,500	n/a	\$688,000	\$991,500	\$1,615,000	\$780,000	\$1,379,000	\$1,525,000	n/a	\$421,500	\$1,458,500	\$3,500,000	\$3,069,000	n/a	n/a
		\$588,450	n/a	n/a	\$334,277	n/a	\$790,900	\$551,000	n/a	\$653,500	n/a	n/a	\$798,188	\$1,197,500	n/a	\$1,040,000	n/a
Jan. - Year-to-date	Number of Sales	40	19	4	57	11	34	14	8	55	16	32	51	36	20	12	444
	Median Selling Price	\$1,500,000	n/a	n/a	\$679,250	n/a	\$1,600,000	n/a	n/a	\$1,560,000	n/a	\$451,191	\$1,355,000	\$2,820,000	\$2,675,000	n/a	n/a
		\$690,000	n/a	n/a	\$415,500	n/a	n/a	n/a	n/a	\$765,000	n/a	n/a	n/a	\$1,231,900	n/a	\$767,500	n/a
Jan. - Year-to-date	Number of Sales	97	52	1	111	22	68	27	22	162	17	42	99	134	82	8	1,047
	Median Selling Price	\$1,498,800	\$1,262,500	n/a	\$688,000	\$991,500	\$1,615,000	\$780,000	\$1,379,000	\$1,525,000	n/a	\$421,500	\$1,458,500	\$3,500,000	\$3,069,000	n/a	n/a
		\$588,450	n/a	n/a	\$334,277	n/a	\$790,900	\$551,000	n/a	\$653,500	n/a	n/a	\$798,188	\$1,197,500	n/a	\$1,040,000	n/a

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



MLS® LISTINGS Facts



**January
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
January 2017	178	115	106	6	134	19	137	44	24	344	31	66	219	309	166	23	1,921
	Detached	Attached	Apartment														
	71	38	25	0	62	17	32	22	8	106	34	10	41	73	10	26	575
	205	123	26	0	47	96	126	51	35	210	14	7	153	494	21	36	1,644
	22%	30%	18%	67%	43%	58%	25%	32%	33%	16%	52%	48%	23%	12%	12%	52%	n/a
	38%	50%	32%	n/a	47%	29%	41%	64%	163%	44%	32%	60%	29%	33%	30%	85%	n/a
	53%	49%	42%	n/a	74%	49%	47%	61%	63%	59%	57%	100%	49%	43%	62%	42%	n/a
December 2016	48	32	25	1	43	10	25	10	7	84	12	26	86	65	25	15	514
	Detached	Attached	Apartment														
	21	10	7	0	9	10	9	10	4	47	4	2	19	18	5	21	196
	66	40	8	0	26	42	35	21	16	92	8	4	51	146	24	23	602
	88%	147%	72%	400%	153%	90%	192%	230%	143%	70%	58%	165%	73%	98%	124%	47%	n/a
	129%	180%	114%	n/a	378%	60%	178%	100%	225%	100%	300%	150%	132%	128%	60%	81%	n/a
	165%	155%	125%	n/a	108%	162%	209%	119%	138%	140%	200%	100%	184%	162%	42%	122%	n/a
January 2016	169	167	97	7	177	34	141	54	27	243	29	63	210	324	178	16	1,936
	Detached	Attached	Apartment														
	85	43	7	0	57	9	46	39	12	93	16	14	41	75	14	20	571
	242	138	24	0	90	102	117	79	32	277	24	6	139	583	36	46	1,935
	57%	62%	54%	14%	63%	65%	48%	50%	81%	67%	59%	67%	47%	41%	46%	50%	n/a
	59%	77%	43%	n/a	67%	122%	80%	54%	100%	82%	25%	57%	49%	48%	50%	100%	n/a
	74%	67%	38%	n/a	30%	55%	53%	54%	59%	56%	29%	67%	63%	52%	47%	76%	n/a
Jan. - Jan. 2017 Year-to-date*	178	115	106	6	134	19	137	44	24	344	31	66	219	309	166	23	1,921
	Detached	Attached	Apartment														
	71	38	25	0	62	17	32	22	8	106	34	10	41	73	10	26	575
	205	123	26	0	47	96	126	51	35	210	14	7	153	494	21	36	1,644
	22%	30%	18%	67%	43%	58%	25%	32%	33%	16%	52%	48%	23%	12%	12%	52%	n/a
	38%	50%	32%	n/a	47%	29%	41%	64%	163%	44%	32%	60%	29%	33%	30%	85%	n/a
	53%	49%	42%	n/a	74%	49%	47%	61%	63%	59%	57%	100%	49%	43%	62%	42%	n/a
Jan. - Jan. 2016 Year-to-date*	169	167	97	7	177	34	141	54	27	243	29	63	210	324	178	16	1,936
	Detached	Attached	Apartment														
	85	43	7	0	57	9	46	39	12	93	16	14	41	75	14	20	571
	242	138	24	0	90	102	117	79	32	277	24	6	139	583	36	46	1,935
	57%	62%	54%	14%	63%	65%	48%	50%	81%	67%	59%	67%	47%	41%	46%	50%	n/a
	59%	77%	43%	n/a	67%	122%	80%	54%	100%	82%	25%	57%	49%	48%	50%	100%	n/a
	74%	67%	38%	n/a	30%	55%	53%	54%	59%	56%	29%	67%	63%	52%	47%	76%	n/a

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



Listing & Sales Activity Summary

Listings

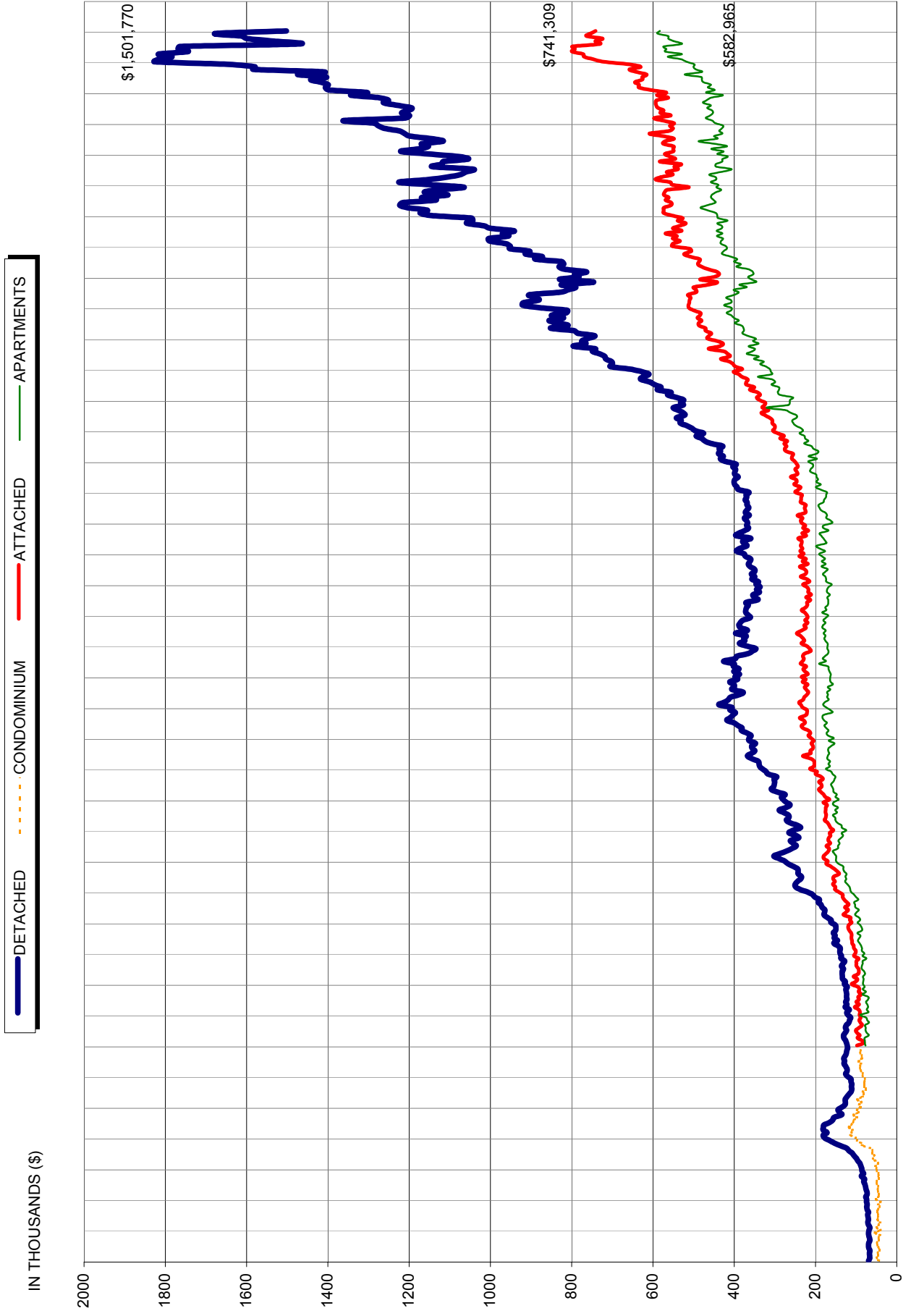
Sales

	1 Jan 2016	2 Dec 2016	3 Jan 2017	Col. 2 & 3 Percentage Variance	5 Jan 2016	6 Dec 2016	7 Jan 2017	Col. 6 & 7 Percentage Variance	9 Nov 2015 - Jan 2016	10 Nov 2016 - Jan 2017	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	169	48	178	270.8	97	42	40	-4.8	316	130	-58.9
ATTACHED	85	21	71	238.1	50	27	27	0.0	203	90	-55.7
APARTMENTS	242	66	205	210.6	179	109	108	-0.9	616	381	-38.1
COQUITLAM											
DETACHED	167	32	115	259.4	103	47	35	-25.5	332	136	-59.0
ATTACHED	43	10	38	280.0	33	18	19	5.6	127	68	-46.5
APARTMENTS	138	40	123	207.5	93	62	60	-3.2	278	211	-24.1
DELTA											
DETACHED	97	25	106	324.0	52	18	19	5.6	157	72	-54.1
ATTACHED	7	7	25	257.1	3	8	8	0.0	12	26	116.7
APARTMENTS	24	8	26	225.0	9	10	11	10.0	43	33	-23.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	177	43	134	211.6	111	66	57	-13.6	368	206	-44.0
ATTACHED	57	9	62	588.9	38	34	29	-14.7	163	113	-30.7
APARTMENTS	90	26	47	80.8	27	28	35	25.0	94	108	14.9
NORTH VANCOUVER											
DETACHED	141	25	137	448.0	68	48	34	-29.2	248	143	-42.3
ATTACHED	46	9	32	255.6	37	16	13	-18.8	104	55	-47.1
APARTMENTS	117	35	126	260.0	62	73	59	-19.2	298	218	-26.8
NEW WESTMINSTER											
DETACHED	34	10	19	90.0	22	9	11	22.2	82	33	-59.8
ATTACHED	9	10	17	70.0	11	6	5	-16.7	36	22	-38.9
APARTMENTS	102	42	96	128.6	56	68	47	-30.9	232	188	-19.0
PORT MOODY/BELCARRA											
DETACHED	27	7	24	242.9	22	10	8	-20.0	59	28	-52.5
ATTACHED	12	4	8	100.0	12	9	13	44.4	56	30	-46.4
APARTMENTS	32	16	35	118.8	19	22	22	0.0	63	63	0.0
PORT COQUITLAM											
DETACHED	54	10	44	340.0	27	23	14	-39.1	102	60	-41.2
ATTACHED	39	10	22	120.0	21	10	14	40.0	77	46	-40.3
APARTMENTS	79	21	51	142.9	43	25	31	24.0	124	107	-13.7
RICHMOND											
DETACHED	243	84	344	309.5	162	59	55	-6.8	531	179	-66.3
ATTACHED	93	47	106	125.5	76	47	47	0.0	276	149	-46.0
APARTMENTS	277	92	210	128.3	154	129	123	-4.7	505	393	-22.2
SUNSHINE COAST											
DETACHED	63	26	66	153.8	42	43	32	-25.6	172	116	-32.6
ATTACHED	14	2	10	400.0	8	3	6	100.0	25	13	-48.0
APARTMENTS	6	4	7	75.0	4	4	7	75.0	21	25	19.0
SQUAMISH											
DETACHED	29	12	31	158.3	17	7	16	128.6	69	37	-46.4
ATTACHED	16	4	34	750.0	4	12	11	-8.3	43	38	-11.6
APARTMENTS	24	8	14	75.0	7	16	8	-50.0	25	36	44.0
VANCOUVER EAST											
DETACHED	210	86	219	154.7	99	63	51	-19.0	365	191	-47.7
ATTACHED	41	19	41	115.8	20	25	12	-52.0	98	64	-34.7
APARTMENTS	139	51	153	200.0	88	94	75	-20.2	336	316	-6.0
VANCOUVER WEST											
DETACHED	324	65	309	375.4	134	64	36	-43.8	432	168	-61.1
ATTACHED	75	18	73	305.6	36	23	24	4.3	151	91	-39.7
APARTMENTS	583	146	494	238.4	303	237	211	-11.0	1092	744	-31.9
WHISTLER/PEMBERTON											
DETACHED	16	15	23	53.3	8	7	12	71.4	43	34	-20.9
ATTACHED	20	21	26	23.8	20	17	22	29.4	88	72	-18.2
APARTMENTS	46	23	36	56.5	35	28	15	-46.4	104	81	-22.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	178	25	166	564.0	82	31	20	-35.5	236	77	-67.4
ATTACHED	14	5	10	100.0	7	3	3	0.0	19	10	-47.4
APARTMENTS	36	24	21	-12.5	17	10	13	30.0	43	36	-16.3
GRAND TOTALS											
DETACHED	1929	513	1915	273.3	1046	537	440	-18.1	3512	1610	-54.2
ATTACHED	571	196	575	193.4	376	258	253	-1.9	1478	887	-40.0
APARTMENTS	1935	602	1644	173.1	1096	915	825	-9.8	3874	2940	-24.1



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to January 2017



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

