

News Release

FOR IMMEDIATE RELEASE:



Home sale and listing activity dip below historical averages in October

VANCOUVER, BC – November 2, 2016 – Reduced home sale and listing activity are changing market dynamics in communities across Metro Vancouver*.

Residential property sales in the region totalled 2,233 in October 2016, a 38.8 per cent decrease from the 3,646 sales recorded in October 2015 and a 0.9 per cent decrease compared to September 2016 when 2,253 homes sold.

Last month's sales were 15 per cent below the 10-year October sales average.

“Changing market conditions compounded by a series of government interventions this year have put home buyers and sellers in a holding pattern,” Dan Morrison, Real Estate Board of Greater Vancouver (REBGV) president said. “Potential buyers and sellers are taking a wait-and-see approach to try and better understand what these changes mean for them.”

New listings for detached, attached and apartment properties in Metro Vancouver totalled 3,981 in October 2016. This represents a decrease of 3.5 per cent compared to the 4,126 units listed in October 2015 and a 17 per cent decrease compared to September 2016 when 4,799 properties were listed.

Last month's new listing count was 9.5 per cent below the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 9,143, a 4.5 per cent decrease compared to October 2015 (9,569) and a 2.3 per cent decrease compared to September 2016 (9,354).

The sales-to-active listings ratio for October 2016 is 24.4 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.

“While sales are down across the different property types, it's the detached market that's seen the largest reduction in home buyer demand in recent months,” Morrison said. “It's important to work with your local REALTOR® to help you navigate today's changing trends.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$919,300. This represents a 24.8 per cent increase compared to October 2015 and a 0.8 per cent decline compared to September 2016.

Sales of detached properties in October 2016 reached 652, a decrease of 54.6 per cent from the 1,437 detached sales recorded in October 2015. The benchmark price for detached properties is \$1,545,800. This represents a 28.9 per cent increase compared to October 2015 and a 1.4 per cent decrease compared to September 2016.

Sales of apartment properties reached 1,178 in October 2016, a decrease of 23.7 per cent compared to the 1,543 sales in October 2015. The benchmark price of an apartment property is \$512,300. This represents a 20.5 per cent increase compared to October 2015 and a 0.3 per cent increase compared to September 2016.

Attached property sales in October 2016 totalled 403, a decrease of 39.5 per cent compared to the 666 sales in October 2015. The benchmark price of an attached unit is \$669,200. This represents a 25.7 per cent increase compared to October 2015 and a 1.1 per cent decrease compared to September 2016.

Correction Notice:

Altus Group, the provider of the national MLS® Home Price Index (MLS® HPI), discovered a calculation error in their September 2016 reporting. This error resulted in variances of between 0.1 and 5 per cent in the benchmark prices the REBGV released for September 2016. Corrected September MLS® HPI numbers can be found at www.rebgv.org.

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***Editor's Note:** Areas covered by 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, New Westminister, Pitt Meadows, Maple Ridge, and South Delta.

The real estate industry is a key economic driver in British Columbia. In 2015, 42,326 homes changed ownership in the Board's area, generating \$2.7 billion in economic spin-off activity and an estimated 19,000 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$39 billion in 2015.

The Real Estate Board of Greater Vancouver is an association representing more than 13,000 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**](http://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	\$820,900	231.5	-0.6%	-0.8%	10.0%	26.7%	51.6%	50.9%	79.7%
	Greater Vancouver	\$919,300	240.6	-0.8%	-1.2%	8.8%	24.8%	52.7%	51.1%	87.5%
	Bowen Island	\$792,800	171.9	-0.5%	0.0%	16.8%	23.0%	38.1%	32.8%	36.3%
	Burnaby East	\$842,300	232.5	-1.3%	-1.9%	6.3%	21.7%	48.0%	54.1%	79.3%
	Burnaby North	\$769,900	231.4	-0.7%	-1.2%	9.0%	24.7%	48.2%	49.3%	79.8%
	Burnaby South	\$855,100	241.7	-1.2%	-1.6%	11.4%	23.7%	50.0%	47.6%	88.5%
	Coquitlam	\$766,300	227.4	-1.0%	-1.6%	8.1%	23.3%	53.6%	54.3%	78.4%
	Ladner	\$830,800	230.9	-2.8%	-0.9%	6.5%	26.3%	57.6%	53.4%	87.7%
	Maple Ridge	\$575,100	194.3	0.1%	1.6%	14.8%	32.7%	48.9%	46.1%	54.8%
	New Westminster	\$526,700	224.3	-2.5%	-0.5%	9.0%	23.1%	43.1%	43.4%	67.4%
	North Vancouver	\$995,000	224.5	-1.0%	-2.2%	9.9%	27.4%	53.2%	58.5%	83.6%
	Pitt Meadows	\$559,600	204.7	0.0%	3.2%	15.3%	30.5%	45.3%	48.0%	57.8%
	Port Coquitlam	\$590,900	209.4	-0.7%	-1.4%	7.3%	25.4%	49.0%	47.5%	61.9%
	Port Moody	\$769,000	212.6	-1.3%	-0.2%	6.8%	23.0%	50.0%	57.7%	67.3%
	Richmond	\$875,500	253.7	0.0%	-0.9%	9.4%	25.9%	53.8%	48.5%	97.3%
	Squamish	\$617,600	201.3	-1.4%	1.6%	10.7%	26.6%	58.9%	64.2%	73.7%
	Sunshine Coast	\$486,000	170.3	0.9%	3.6%	15.0%	27.2%	41.0%	31.4%	34.6%
	Tsawwassen	\$977,600	244.9	-1.2%	-1.3%	8.7%	29.5%	65.8%	62.7%	97.8%
	Vancouver East	\$990,400	290.1	0.5%	0.4%	11.7%	28.2%	62.6%	65.9%	120.3%
	Vancouver West	\$1,232,300	259.7	-0.7%	-1.9%	6.5%	22.7%	54.0%	51.7%	99.9%
West Vancouver	\$2,654,700	284.9	-4.1%	-4.4%	8.5%	28.6%	66.8%	73.1%	122.1%	
Whistler	\$703,700	163.5	-2.3%	2.3%	8.5%	23.4%	53.8%	48.2%	44.9%	
Single Family Detached	Lower Mainland	\$1,238,700	263.1	-1.1%	-1.8%	10.6%	30.4%	63.5%	63.2%	107.8%
	Greater Vancouver	\$1,545,800	285.1	-1.4%	-2.1%	10.2%	28.9%	67.2%	64.0%	126.4%
	Bowen Island	\$792,800	171.9	-0.5%	0.0%	16.8%	23.0%	38.1%	32.8%	36.3%
	Burnaby East	\$1,181,100	264.1	-3.9%	-5.5%	5.1%	22.7%	55.8%	65.0%	107.6%
	Burnaby North	\$1,549,200	299.6	-1.0%	-3.4%	8.2%	25.4%	66.7%	71.7%	137.2%
	Burnaby South	\$1,657,100	317.2	-1.9%	-3.1%	11.1%	31.6%	71.0%	71.3%	149.8%
	Coquitlam	\$1,197,100	265.6	-1.1%	-2.4%	10.3%	29.8%	68.8%	73.8%	111.6%
	Ladner	\$1,035,800	249.7	-2.7%	0.2%	6.6%	30.1%	68.6%	64.5%	104.8%
	Maple Ridge	\$714,600	203.6	-0.4%	1.2%	13.9%	34.6%	55.1%	55.9%	66.9%
	New Westminster	\$1,046,000	259.5	-3.7%	-4.8%	6.3%	24.5%	57.0%	59.3%	104.8%
	North Vancouver	\$1,658,400	264.0	-0.3%	-2.4%	11.5%	34.7%	74.1%	78.9%	121.5%
	Pitt Meadows	\$792,500	223.3	-0.1%	3.3%	17.2%	33.9%	57.3%	58.0%	75.8%
	Port Coquitlam	\$879,500	234.6	-1.0%	-4.4%	3.9%	23.9%	59.5%	61.6%	85.9%
	Port Moody	\$1,378,100	254.5	-0.3%	-1.4%	9.7%	27.6%	60.4%	72.1%	104.1%
	Richmond	\$1,673,300	335.6	-0.7%	-2.6%	11.3%	34.8%	80.3%	65.8%	161.6%
	Squamish	\$770,300	204.8	-2.3%	-1.2%	12.1%	25.3%	51.5%	54.6%	72.2%
	Sunshine Coast	\$483,800	169.5	0.8%	3.5%	14.8%	27.3%	41.1%	30.8%	34.1%
	Tsawwassen	\$1,253,400	269.9	-1.3%	-1.3%	7.4%	31.3%	76.1%	76.5%	118.9%
	Vancouver East	\$1,516,900	335.3	-1.3%	-0.7%	12.7%	29.1%	78.5%	83.7%	163.0%
	Vancouver West	\$3,569,700	366.5	-1.5%	-0.6%	11.6%	28.7%	70.9%	59.7%	181.9%
West Vancouver	\$3,210,100	305.2	-4.5%	-4.6%	9.6%	29.6%	70.2%	79.3%	138.8%	
Whistler	\$1,311,200	181.5	0.7%	2.4%	11.1%	21.6%	45.5%	40.0%	57.4%	

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.
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	\$560,300	202.8	-0.4%	1.2%	13.2%	28.4%	43.4%	40.1%	59.6%
	Greater Vancouver	\$669,200	216.3	-1.1%	0.0%	10.0%	25.7%	45.5%	43.0%	70.6%
	Burnaby East	\$530,300	190.2	2.6%	7.0%	14.3%	20.5%	25.6%	31.4%	48.9%
	Burnaby North	\$519,500	193.7	-3.3%	-1.1%	7.3%	18.6%	27.5%	22.1%	50.3%
	Burnaby South	\$568,800	204.1	-2.9%	1.7%	17.6%	24.5%	37.6%	33.5%	61.1%
	Coquitlam	\$508,700	186.9	-3.0%	-2.2%	-0.3%	14.2%	35.1%	32.5%	48.2%
	Ladner	\$598,200	198.2	-6.3%	-5.7%	1.8%	16.3%	34.9%	36.9%	58.2%
	Maple Ridge	\$405,000	196.7	1.8%	1.7%	23.2%	33.3%	50.8%	41.1%	50.4%
	New Westminster	\$517,200	194.3	-3.5%	-5.1%	2.2%	17.5%	31.2%	34.9%	51.9%
	North Vancouver	\$842,300	201.6	-4.2%	-3.0%	11.8%	25.7%	46.3%	43.0%	65.4%
	Pitt Meadows	\$474,400	205.3	-0.1%	1.4%	17.0%	30.1%	50.0%	49.7%	59.5%
	Port Coquitlam	\$547,400	207.6	0.8%	1.5%	11.9%	31.4%	46.4%	47.1%	61.1%
	Port Moody	\$524,000	177.1	-4.0%	-3.3%	-1.8%	9.5%	30.5%	28.6%	37.1%
	Richmond	\$714,500	231.0	-1.0%	-1.3%	8.8%	24.5%	44.4%	39.0%	82.0%
	Squamish	\$625,200	227.1	0.5%	3.1%	8.9%	33.6%	82.1%	94.6%	102.0%
	Tsawwassen	\$599,800	198.2	-6.0%	-3.9%	3.4%	18.8%	40.1%	32.2%	58.2%
	Vancouver East	\$771,000	254.2	-0.7%	0.2%	7.0%	27.9%	51.9%	50.3%	88.4%
Vancouver West	\$1,123,800	254.2	0.7%	3.2%	16.3%	35.4%	58.5%	66.6%	105.0%	
Whistler	\$769,700	205.8	-0.2%	1.9%	6.5%	29.1%	63.9%	74.9%	89.7%	
Apartment	Lower Mainland	\$462,100	201.8	0.5%	1.0%	8.7%	20.9%	37.6%	37.6%	52.0%
	Greater Vancouver	\$512,300	206.0	0.3%	0.3%	7.9%	20.5%	39.4%	39.2%	57.0%
	Burnaby East	\$526,300	199.8	-0.9%	-4.2%	-3.0%	11.7%	39.2%	47.9%	44.2%
	Burnaby North	\$467,600	197.7	0.4%	1.3%	11.5%	26.2%	38.5%	40.1%	51.6%
	Burnaby South	\$530,300	212.9	-0.2%	-0.9%	11.7%	19.6%	40.2%	36.2%	64.3%
	Coquitlam	\$344,100	189.4	0.1%	1.2%	8.8%	17.9%	38.6%	33.9%	43.9%
	Ladner	\$413,600	196.0	1.1%	0.5%	14.6%	22.7%	40.8%	29.9%	56.8%
	Maple Ridge	\$205,500	148.4	0.8%	6.2%	11.1%	24.8%	16.2%	9.5%	9.0%
	New Westminster	\$376,800	214.6	-1.9%	2.2%	11.4%	23.0%	38.6%	38.0%	56.6%
	North Vancouver	\$451,600	183.8	-0.5%	-1.0%	8.1%	18.4%	29.4%	37.0%	46.1%
	Pitt Meadows	\$305,900	180.8	0.2%	5.2%	11.7%	26.4%	26.8%	34.9%	32.7%
	Port Coquitlam	\$308,000	182.6	-1.2%	2.4%	11.6%	25.8%	40.7%	31.7%	36.5%
	Port Moody	\$477,100	198.8	-0.6%	3.7%	10.1%	27.4%	49.1%	60.8%	56.2%
	Richmond	\$451,300	190.6	2.1%	4.4%	11.0%	18.3%	28.7%	31.6%	46.6%
	Squamish	\$357,500	172.1	-2.8%	4.9%	10.4%	21.9%	62.7%	65.6%	51.1%
	Tsawwassen	\$427,400	180.2	0.4%	-0.4%	15.7%	24.4%	39.0%	26.2%	44.2%
	Vancouver East	\$450,000	248.2	3.6%	3.3%	12.4%	28.4%	46.6%	49.7%	80.5%
Vancouver West	\$680,100	220.1	-0.2%	-2.6%	3.5%	19.2%	45.8%	45.8%	68.4%	
West Vancouver	\$899,800	196.6	-0.4%	0.6%	5.4%	24.3%	47.5%	40.8%	51.1%	
Whistler	\$368,700	120.9	-6.4%	4.4%	12.0%	25.9%	78.3%	61.0%	5.0%	

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

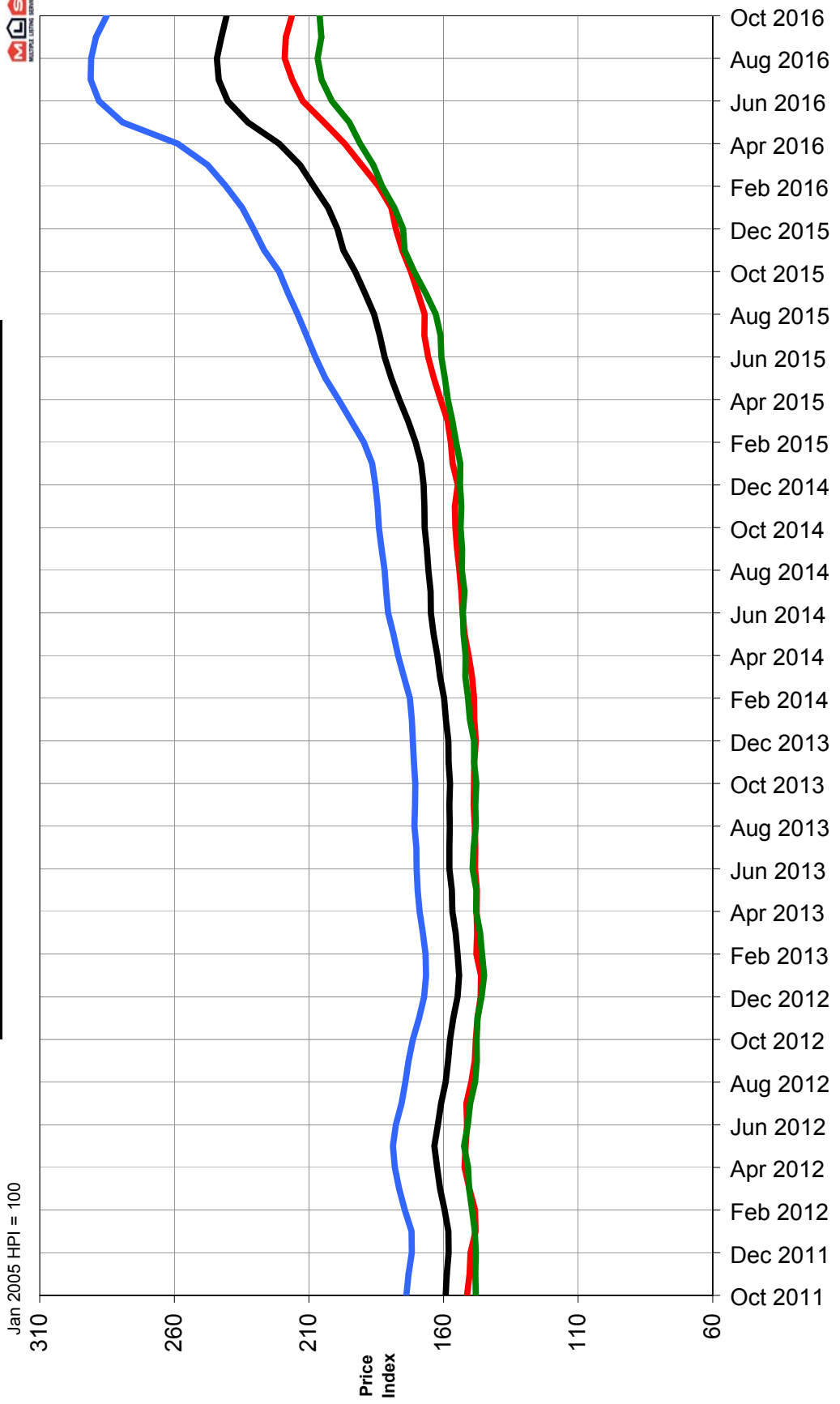
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Greater Vancouver 5 Year Trend



— Residential
— Detached
— Townhouse
— Apartment



MLS® SALES Facts



October 2016

	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
October 2016	44 Detached 52 Attached 150 Apartment	59 29 95	21 14 16	4 0 0	110 42 32	14 6 86	61 32 74	29 17 46	15 15 34	61 68 161	11 14 10	43 12 5	65 28 109	78 30 299	22 2 11	15 42 50	652 403 1,178
	Median Selling Price \$1,550,000 \$660,000 \$432,000	\$1,190,000 \$620,000 \$380,000	\$1,075,000 n/a n/a	n/a n/a n/a	\$717,500 \$420,500 \$295,000	n/a n/a \$370,000	\$1,560,000 \$825,000 \$500,400	\$843,500 n/a \$304,950	n/a n/a \$432,500	\$1,563,000 \$744,500 \$433,750	n/a n/a n/a	\$451,825 n/a n/a	\$1,413,775 \$928,099 \$468,700	\$3,200,000 \$1,129,800 \$650,000	\$3,362,500 n/a n/a	n/a \$651,000 \$428,750	n/a
September 2016	58 32 165	63 23 79	21 19 9	5 0 0	92 45 44	17 6 91	53 31 97	27 18 53	8 20 31	79 60 130	19 10 13	56 10 10	62 26 112	60 37 329	22 2 15	24 30 40	666 369 1,218
	Median Selling Price \$1,550,000 \$636,000 \$458,000	\$1,100,000 \$522,750 \$392,500	\$1,140,000 n/a n/a	n/a n/a n/a	\$729,000 \$440,000 \$254,000	n/a n/a \$387,000	\$1,602,000 \$882,000 \$533,000	\$874,500 n/a \$287,500	n/a \$532,500 \$389,900	\$1,697,500 \$789,000 \$375,000	n/a n/a n/a	\$470,000 n/a n/a	\$1,539,750 \$915,000 \$435,000	\$2,990,000 \$1,125,000 \$631,000	\$2,835,000 n/a n/a	\$1,327,500 \$735,000 \$437,500	n/a
October 2015	128 94 223	113 54 104	58 9 33	4 0 0	159 81 20	25 11 117	130 36 123	46 32 42	42 17 36	194 132 161	27 28 19	61 8 5	149 52 154	163 78 457	116 9 20	22 25 29	1,437 666 1,543
	Median Selling Price \$1,305,000 \$575,000 \$400,000	\$950,000 \$623,000 \$343,500	\$981,750 n/a \$400,000	n/a n/a n/a	\$572,250 \$325,000 \$225,450	\$922,500 n/a \$332,000	\$1,448,800 \$822,500 \$399,900	\$700,000 \$414,500 \$261,500	\$1,155,000 n/a \$415,000	\$1,369,000 \$620,000 \$365,500	\$688,000 \$454,500 n/a	\$455,000 n/a n/a	\$1,288,000 \$799,900 \$410,000	\$2,910,000 \$1,049,900 \$569,900	\$2,700,000 n/a \$688,000	\$698,500 \$550,000 \$298,500	n/a
Jan. - Oct. 2016	1,060 696 2,313	1,287 492 1,314	561 121 177	64 0 0	1,766 683 553	353 126 1,057	1,133 421 1,141	532 298 624	277 213 374	1,536 941 2,290	261 176 167	868 108 98	1,354 389 1,463	1,459 643 4,648	777 65 200	188 323 425	13,476 5,695 16,844
Year-to-date	Median Selling Price \$1,618,000 \$675,000 \$436,000	\$1,238,000 \$675,750 \$375,000	\$1,200,000 \$680,000 \$465,000	\$435,750 n/a n/a	\$720,000 \$405,000 \$239,000	\$1,093,000 \$541,000 \$355,000	\$1,650,000 \$880,000 \$470,000	\$865,000 \$541,000 \$286,400	\$1,300,000 \$595,000 \$444,500	\$1,690,000 \$739,000 \$410,000	\$883,000 \$539,500 \$339,000	\$465,000 \$305,750 \$279,000	\$1,540,400 \$895,000 \$443,000	\$3,500,400 \$1,200,000 \$643,000	\$3,200,000 \$1,650,000 \$820,000	\$1,377,000 \$721,000 \$309,000	n/a
Jan. - Oct. 2015	1,378 905 2,004	1,381 515 994	603 98 229	45 0 0	1,549 628 314	323 138 919	1,301 455 1,102	512 329 446	294 167 291	1,995 1,121 1,707	294 205 147	626 68 70	1,677 490 1,596	1,733 773 4,668	921 96 180	172 255 261	14,804 6,243 14,928
Year-to-date	Median Selling Price \$1,242,750 \$535,900 \$391,800	\$890,000 \$517,000 \$325,000	\$869,000 \$509,000 \$365,750	\$385,000 n/a n/a	\$549,900 \$318,950 \$213,500	\$815,000 \$464,640 \$309,000	\$1,300,000 \$689,000 \$402,000	\$661,062 \$419,000 \$246,000	\$980,500 \$450,000 \$385,000	\$1,238,000 \$575,000 \$355,450	\$669,000 \$425,000 \$285,000	\$410,000 \$268,750 \$263,750	\$1,201,500 \$735,000 \$380,000	\$2,790,000 \$950,000 \$529,000	\$2,398,000 \$1,200,000 \$785,000	\$1,113,750 \$665,000 \$279,000	n/a

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



MLS® LISTINGS Facts



**October
2016**

	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
October 2016	160	123	67	7	166	34	156	57	26	191	32	51	233	163	119	18	1,603
	Detached	Attached	Apartment														
	60	57	29	0	74	14	43	30	21	118	22	7	54	91	5	43	668
	204	122	21	0	59	101	112	58	38	199	22	9	210	495	17	43	1,710
	28%	48%	31%	57%	66%	41%	39%	51%	58%	32%	34%	84%	28%	48%	18%	83%	n/a
	87%	51%	48%	n/a	57%	43%	74%	57%	71%	58%	64%	171%	52%	33%	40%	98%	n/a
	74%	78%	76%	n/a	54%	85%	66%	79%	89%	81%	45%	56%	52%	60%	65%	116%	n/a
September 2016	183	188	78	13	219	35	215	74	40	244	46	90	296	250	170	19	2,160
	Detached	Attached	Apartment														
	89	52	18	1	68	11	59	41	22	103	36	8	68	86	5	22	689
	225	126	22	0	54	127	165	74	47	198	25	14	187	609	31	46	1,950
	32%	34%	27%	38%	42%	49%	25%	36%	20%	32%	41%	62%	21%	24%	13%	126%	n/a
	36%	44%	106%	0%	66%	55%	53%	44%	91%	58%	28%	125%	38%	43%	40%	136%	n/a
	73%	63%	41%	n/a	81%	72%	59%	72%	66%	66%	52%	71%	60%	54%	48%	87%	n/a
October 2015	159	115	49	9	151	40	102	42	27	194	34	62	179	215	153	18	1,549
	Detached	Attached	Apartment														
	104	35	8	0	65	17	56	32	27	138	35	11	62	93	9	26	718
	298	136	24	0	34	126	128	63	27	248	15	12	160	523	29	36	1,859
	81%	98%	118%	44%	105%	63%	127%	110%	156%	100%	79%	98%	83%	76%	76%	122%	n/a
	90%	154%	113%	n/a	125%	65%	64%	100%	63%	96%	80%	73%	84%	84%	100%	96%	n/a
	75%	76%	138%	n/a	59%	93%	96%	67%	133%	65%	127%	42%	96%	87%	69%	81%	n/a
Jan. - Oct. 2016	2,201	2,170	1,047	126	2,433	538	1,882	865	452	3,193	438	1,073	2,849	2,886	1,764	239	24,156
	Detached	Attached	Apartment														
	1,022	668	205	4	788	156	541	426	253	1,360	264	113	588	932	95	345	7,760
	2,760	1,599	242	0	631	1,293	1,496	721	489	2,740	246	103	1,888	6,311	287	435	21,221
	48%	59%	54%	51%	73%	66%	60%	62%	61%	48%	60%	81%	48%	51%	44%	79%	n/a
	68%	74%	59%	0%	87%	81%	78%	70%	84%	69%	67%	96%	66%	69%	68%	94%	n/a
	84%	82%	73%	n/a	88%	82%	76%	87%	80%	84%	68%	95%	77%	74%	70%	98%	n/a
Jan. - Oct. 2015	2,007	1,780	692	98	1,924	408	1,676	610	412	2,820	363	1,004	2,402	2,902	1,831	291	21,220
	Detached	Attached	Apartment														
	1,180	641	109	2	796	195	545	427	207	1,419	257	113	630	1,118	122	319	8,080
	3,046	1,532	287	0	576	1,472	1,633	724	390	3,049	173	110	2,183	6,669	320	372	22,536
	69%	78%	87%	46%	81%	79%	78%	84%	71%	71%	81%	62%	70%	60%	50%	59%	n/a
	77%	80%	90%	0%	79%	71%	83%	77%	81%	79%	80%	60%	78%	69%	78%	80%	n/a
	66%	65%	80%	n/a	55%	62%	67%	62%	75%	56%	85%	64%	73%	70%	56%	70%	n/a

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



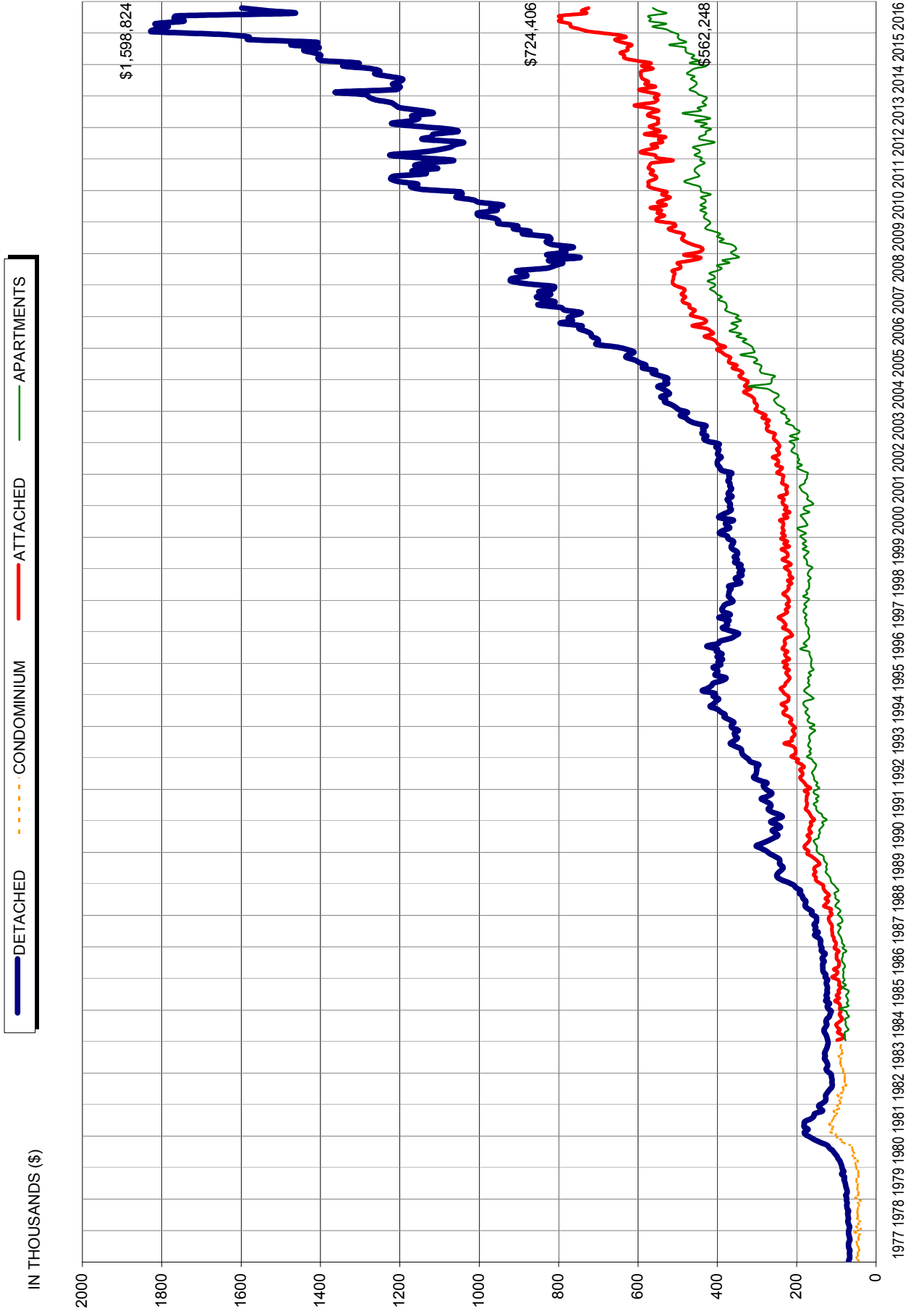
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Oct 2015	2 Sep 2016	3 Oct 2016	Col. 2 & 3 Percentage Variance	5 Oct 2015	6 Sep 2016	7 Oct 2016	Col. 6 & 7 Percentage Variance	9 Aug 2015 - Oct 2015	10 Aug 2016 - Oct 2016	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	159	183	160	-12.6	128	58	44	-24.1	338	146	-56.8
ATTACHED	104	89	60	-32.6	94	32	52	62.5	246	129	-47.6
APARTMENTS	298	225	204	-9.3	223	165	150	-9.1	659	498	-24.4
COQUITLAM											
DETACHED	115	188	123	-34.6	113	63	59	-6.3	343	179	-47.8
ATTACHED	35	52	57	9.6	54	23	29	26.1	160	89	-44.4
APARTMENTS	136	126	122	-3.2	104	79	95	20.3	310	277	-10.6
DELTA											
DETACHED	49	78	67	-14.1	58	21	21	0.0	159	65	-59.1
ATTACHED	8	18	29	61.1	9	19	14	-26.3	30	36	20.0
APARTMENTS	24	22	21	-4.5	33	9	16	77.8	77	42	-45.5
MAPLE RIDGE/PITT MEADOWS											
DETACHED	151	219	166	-24.2	159	92	110	19.6	464	337	-27.4
ATTACHED	65	68	74	8.8	81	45	42	-6.7	213	162	-23.9
APARTMENTS	34	54	59	9.3	20	44	32	-27.3	84	135	60.7
NORTH VANCOUVER											
DETACHED	102	215	156	-27.4	130	53	61	15.1	332	176	-47.0
ATTACHED	56	59	43	-27.1	36	31	32	3.2	101	84	-16.8
APARTMENTS	128	165	112	-32.1	123	97	74	-23.7	330	248	-24.8
NEW WESTMINSTER											
DETACHED	40	35	34	-2.9	25	17	14	-17.6	87	44	-49.4
ATTACHED	17	11	14	27.3	11	6	6	0.0	41	19	-53.7
APARTMENTS	126	127	101	-20.5	117	91	86	-5.5	282	277	-1.8
PORT MOODY/BELCARRA											
DETACHED	27	40	26	-35.0	42	8	15	87.5	90	35	-61.1
ATTACHED	27	22	21	-4.5	17	20	15	-25.0	44	51	15.9
APARTMENTS	27	47	38	-19.1	36	31	34	9.7	103	101	-1.9
PORT COQUITLAM											
DETACHED	42	74	57	-23.0	46	27	29	7.4	141	78	-44.7
ATTACHED	32	41	30	-26.8	32	18	17	-5.6	105	51	-51.4
APARTMENTS	63	74	58	-21.6	42	53	46	-13.2	120	151	25.8
RICHMOND											
DETACHED	194	244	191	-21.7	194	79	61	-22.8	551	201	-63.5
ATTACHED	138	103	118	14.6	132	60	68	13.3	310	199	-35.8
APARTMENTS	248	198	199	0.5	161	130	161	23.8	533	482	-9.6
SUNSHINE COAST											
DETACHED	62	90	51	-43.3	61	56	43	-23.2	200	170	-15.0
ATTACHED	11	8	7	-12.5	8	10	12	20.0	16	34	112.5
APARTMENTS	12	14	9	-35.7	5	10	5	-50.0	20	22	10.0
SQUAMISH											
DETACHED	34	46	32	-30.4	27	19	11	-42.1	84	53	-36.9
ATTACHED	35	36	22	-38.9	28	10	14	40.0	59	37	-37.3
APARTMENTS	15	25	22	-12.0	19	13	10	-23.1	47	34	-27.7
VANCOUVER EAST											
DETACHED	179	296	233	-21.3	149	62	65	4.8	431	205	-52.4
ATTACHED	62	68	54	-20.6	52	26	28	7.7	137	78	-43.1
APARTMENTS	160	187	210	12.3	154	112	109	-2.7	438	336	-23.3
VANCOUVER WEST											
DETACHED	215	250	163	-34.8	163	60	78	30.0	436	199	-54.4
ATTACHED	93	86	91	5.8	78	37	30	-18.9	205	116	-43.4
APARTMENTS	523	609	495	-18.7	457	329	299	-9.1	1416	970	-31.5
WHISTLER/PEMBERTON											
DETACHED	18	19	18	-5.3	22	24	15	-37.5	64	52	-18.8
ATTACHED	26	22	43	95.5	25	30	42	40.0	100	110	10.0
APARTMENTS	36	46	43	-6.5	29	40	50	25.0	89	122	37.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	153	170	119	-30.0	116	22	22	0.0	266	75	-71.8
ATTACHED	9	5	5	0.0	9	2	2	0.0	21	8	-61.9
APARTMENTS	29	31	17	-45.2	20	15	11	-26.7	58	44	-24.1
GRAND TOTALS											
DETACHED	1540	2147	1596	-25.7	1433	661	648	-2.0	3986	2015	-49.4
ATTACHED	718	688	668	-2.9	666	369	403	9.2	1788	1203	-32.7
APARTMENTS	1859	1950	1710	-12.3	1543	1218	1178	-3.3	4566	3739	-18.1



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to October 2016



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

