

# News Release

FOR IMMEDIATE RELEASE:



## Home buyers remain active despite reduced selection

**VANCOUVER, B.C. – February 3, 2015** – The first month of 2015 saw home sale activity above historical norms, while the number of homes listed for sale trended below typical levels.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 1,913 on the Multiple Listing Service® (MLS®) in January 2015. This represents an 8.7 per cent increase compared to the 1,760 sales recorded in January 2014, and a 9.6 per cent decline compared to the 2,116 sales in December 2014.

Last month's sales were 14.9 per cent above the 10-year sales average for the month.

"While demand remains steady, we're seeing fewer homes for sale at the moment," Ray Harris, REBGV president, said. "This is creating greater competition amongst buyers, particularly in the detached home market. The number of detached homes listed for sale today is the second lowest we've seen in four years."

New listings for detached, attached and apartment properties in Metro Vancouver<sup>1</sup> totalled 4,737 in January. This represents an 11.4 per cent decline compared to the 5,345 new listings reported in January 2014.

Last month's new listing count was 1.2 per cent higher than the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the REBGV MLS® is 10,811, a 14.2 per cent decline compared to January 2014 and a 4.8 per cent increase compared to December 2014.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$641,600<sup>2</sup>. This represents a 5.5 per cent increase compared to January 2014.

With the sales-to-active-listings ratio at 17.7 per cent, the region remains in balanced market territory.

"The Bank of Canada's recent announcement to lower its benchmark interest rate is an important one for home buyers, sellers and owners to note," Harris said. "A reduced rate could allow you to pay down your mortgage a little faster, save some money on your monthly payments, or change the amount you qualify for. It's important that you do your homework and understand how these announcements impact your situation."

Sales of detached properties in January 2015 reached 781, an increase of 7.3 per cent from the 728 detached sales recorded in January 2014, and a 44.1 per cent increase from the 542 units sold in January 2013. The benchmark price for a detached property in Metro Vancouver increased 8.4 per cent from January 2014 to \$1,010,000.

Sales of apartment properties reached 809 in January 2015, an increase of 7.4 per cent compared to the 753 sales in January 2014, and an increase of 40.5 per cent compared to the 576 sales in January 2013. The benchmark price of an apartment property increased 2.5 per cent from January 2014 to \$382,800.

Attached property sales in January 2015 totalled 323, an increase of 15.8 per cent compared to the 279 sales in January 2014, and a 38.6 per cent increase from the 233 attached properties sold in January 2013. The benchmark price of an attached unit increased 4.3 per cent between January 2014 and 2015 to \$479,600.

### Editor's Notes:

- 1.) Areas covered by 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, New Westminster, Pitt Meadows, Maple Ridge, and South Delta.
- 2.) The national MLS® Home Price Index (MLS® HPI) operations group underwent an annual review of the model in January. This led to the following changes:
  - Neighbourhoods where home sales over the past three years totaled 12 or less have been removed from the model. Neighbourhoods where sales have increased to 20 or more over the past three years have been added. Historical MLS® HPI data has been recalculated to reflect these changes.
  - The benchmark property descriptions have been updated to reflect current buying trends.

*Background:* MLS® HPI benchmark prices represent the value of a 'typical' property within a market. When the HPI was developed in 2011, a composite description was created for every neighbourhood and property type based on MLS® sales data for that specific area. What people typically purchase can change over time due to changes in affordability and buyer preferences. Therefore, it's necessary for these descriptions to be occasionally updated.

The MLS® HPI methodology has been updated to reflect these changes and is available at [http://homepriceindex.ca/hpi\\_tool\\_en.html](http://homepriceindex.ca/hpi_tool_en.html)

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The real estate industry is a key economic driver in British Columbia. In 2014, in the Real Estate Board of Greater Vancouver area, a total of 33,116 homes sold on the MLS® generating \$2.136 billion in economic activity and an estimated 16,227 jobs. The total dollar value of residential sales transacted through the MLS® system in Metro Vancouver totalled \$27.3 billion in 2014. The Real Estate Board of Greater Vancouver is an association representing more than 11,500 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).

For more information contact:

**Craig Munn**

Manager, Communication

Real Estate Board of Greater Vancouver

604.730.3146

[cmunn@rebgv.org](mailto: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 % |
|-------------------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Residential / Composite | Lower Mainland    | \$569,300       | 160.5       | 0.2%             | 0.2%             | 1.3%             | 4.5%            | 5.2%            | 11.5%           |
|                         | Greater Vancouver | \$641,600       | 167.9       | 0.2%             | 0.5%             | 1.9%             | 5.5%            | 6.1%            | 14.1%           |
|                         | Bowen Island      | \$580,700       | 125.9       | -1.5%            | -1.3%            | -2.3%            | 3.1%            | 3.1%            | -4.7%           |
|                         | Burnaby East      | \$588,700       | 162.5       | -1.4%            | -1.7%            | -1.5%            | 3.4%            | 5.8%            | 10.3%           |
|                         | Burnaby North     | \$539,700       | 162.2       | -0.6%            | 0.0%             | 0.1%             | 4.9%            | 5.1%            | 11.2%           |
|                         | Burnaby South     | \$603,500       | 170.6       | -0.3%            | 0.8%             | 2.2%             | 4.8%            | 6.8%            | 16.1%           |
|                         | Coquitlam         | \$541,500       | 160.2       | 0.9%             | 0.6%             | 3.4%             | 5.7%            | 10.9%           | 13.4%           |
|                         | Ladner            | \$560,800       | 156.0       | 0.1%             | 0.5%             | 2.8%             | 7.7%            | 5.5%            | 11.9%           |
|                         | Maple Ridge       | \$397,800       | 134.4       | 0.4%             | 1.1%             | 1.7%             | 3.7%            | 1.9%            | 0.4%            |
|                         | New Westminster   | \$380,800       | 162.2       | 0.2%             | -0.8%            | 0.5%             | 3.1%            | 5.5%            | 9.8%            |
|                         | North Vancouver   | \$697,600       | 157.4       | 0.6%             | 1.2%             | 2.9%             | 7.0%            | 9.0%            | 13.6%           |
|                         | Pitt Meadows      | \$403,100       | 147.5       | 0.8%             | 1.6%             | 2.1%             | 2.1%            | 8.5%            | 6.9%            |
|                         | Port Coquitlam    | \$414,300       | 146.8       | -0.6%            | -0.1%            | 1.7%             | 3.2%            | 3.2%            | 2.6%            |
|                         | Port Moody        | \$547,500       | 151.4       | 0.4%             | 0.5%             | 2.2%             | 7.2%            | 12.8%           | 10.1%           |
|                         | Richmond          | \$599,800       | 173.8       | 0.3%             | 0.7%             | 1.0%             | 5.3%            | 1.5%            | 13.3%           |
|                         | Squamish          | \$414,300       | 135.0       | -0.5%            | -1.2%            | 1.7%             | 6.6%            | 12.2%           | 7.8%            |
|                         | Sunshine Coast    | \$353,100       | 123.7       | 0.2%             | -0.6%            | -0.9%            | 4.7%            | -1.8%           | -6.9%           |
|                         | Tsawwassen        | \$625,100       | 156.6       | -1.4%            | 0.1%             | 1.9%             | 6.4%            | 7.6%            | 13.9%           |
|                         | Vancouver East    | \$665,100       | 194.8       | 0.7%             | 1.4%             | 2.9%             | 7.6%            | 12.7%           | 24.6%           |
|                         | Vancouver West    | \$869,300       | 183.2       | 0.1%             | 0.2%             | 2.2%             | 5.9%            | 6.9%            | 19.0%           |
|                         | West Vancouver    | \$1,725,800     | 185.2       | 3.1%             | 2.4%             | 1.0%             | 8.1%            | 13.8%           | 31.8%           |
|                         | Whistler          | \$480,300       | 111.6       | -1.9%            | -1.8%            | 2.5%             | 3.4%            | 5.4%            | -4.8%           |
| Single Family Detached  | Lower Mainland    | \$812,700       | 172.6       | 0.3%             | 0.7%             | 2.0%             | 6.7%            | 7.9%            | 21.1%           |
|                         | Greater Vancouver | \$1,010,000     | 186.3       | 0.5%             | 1.3%             | 2.8%             | 8.4%            | 8.4%            | 26.0%           |
|                         | Bowen Island      | \$580,700       | 125.9       | -1.5%            | -1.3%            | -2.3%            | 3.1%            | 3.1%            | -4.7%           |
|                         | Burnaby East      | \$769,600       | 172.1       | -2.3%            | -3.2%            | -2.8%            | 3.4%            | 5.6%            | 16.1%           |
|                         | Burnaby North     | \$1,004,700     | 194.3       | 0.1%             | 1.1%             | 2.2%             | 8.5%            | 10.3%           | 30.4%           |
|                         | Burnaby South     | \$1,049,500     | 200.9       | -0.4%            | 0.0%             | 2.6%             | 7.8%            | 11.0%           | 36.7%           |
|                         | Coquitlam         | \$778,100       | 172.4       | 0.9%             | 1.5%             | 3.6%             | 7.4%            | 14.5%           | 22.2%           |
|                         | Ladner            | \$658,900       | 159.0       | 0.1%             | 1.2%             | 4.2%             | 10.1%           | 7.9%            | 14.4%           |
|                         | Maple Ridge       | \$480,500       | 136.9       | 0.6%             | 0.9%             | 1.6%             | 5.6%            | 4.3%            | 3.3%            |
|                         | New Westminster   | \$677,200       | 168.0       | -2.7%            | -3.5%            | -2.0%            | 3.0%            | 2.4%            | 14.1%           |
|                         | North Vancouver   | \$1,047,800     | 166.8       | 0.3%             | 0.5%             | 3.5%             | 10.2%           | 11.1%           | 21.2%           |
|                         | Pitt Meadows      | \$526,000       | 148.3       | 0.7%             | 0.3%             | 2.0%             | 6.6%            | 5.0%            | 6.1%            |
|                         | Port Coquitlam    | \$588,200       | 156.9       | 0.5%             | 0.4%             | 2.4%             | 4.6%            | 7.9%            | 11.2%           |
|                         | Port Moody        | \$922,700       | 170.4       | 0.7%             | 1.7%             | 2.7%             | 7.2%            | 16.4%           | 21.9%           |
|                         | Richmond          | \$1,031,100     | 206.8       | 0.4%             | 2.1%             | 3.8%             | 10.3%           | 3.1%            | 29.3%           |
|                         | Squamish          | \$543,700       | 144.5       | 0.0%             | -0.6%            | -0.5%            | 7.5%            | 5.7%            | 13.3%           |
|                         | Sunshine Coast    | \$350,800       | 122.9       | 0.0%             | -0.8%            | -0.9%            | 4.5%            | -2.3%           | -7.5%           |
|                         | Tsawwassen        | \$760,300       | 163.7       | -1.6%            | 0.5%             | 2.6%             | 7.8%            | 10.8%           | 19.5%           |
|                         | Vancouver East    | \$974,500       | 215.4       | 0.5%             | 2.2%             | 4.7%             | 12.2%           | 18.4%           | 40.7%           |
|                         | Vancouver West    | \$2,351,300     | 241.4       | 1.0%             | 1.9%             | 3.3%             | 9.6%            | 8.9%            | 42.3%           |
|                         | West Vancouver    | \$2,060,600     | 195.9       | 2.8%             | 2.0%             | 0.8%             | 8.4%            | 15.1%           | 37.9%           |
|                         | Whistler          | \$943,500       | 130.6       | -1.4%            | 0.7%             | -1.1%            | 3.9%            | 5.4%            | 4.6%            |

**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 % |
|---------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Townhouse     | Lower Mainland    | \$399,200       | 144.5       | 0.1%             | -0.8%            | 0.1%             | 2.0%            | 1.6%            | 3.9%            |
|               | Greater Vancouver | \$479,600       | 155.0       | 0.2%             | -0.4%            | 1.0%             | 4.3%            | 4.7%            | 8.5%            |
|               | Burnaby East      | \$426,900       | 153.1       | -0.2%            | -0.3%            | -0.4%            | 1.3%            | 4.0%            | 6.2%            |
|               | Burnaby North     | \$405,700       | 151.3       | -0.6%            | -1.2%            | -1.8%            | 2.2%            | -2.2%           | 6.1%            |
|               | Burnaby South     | \$418,900       | 150.3       | -2.1%            | 1.3%             | -1.8%            | 2.7%            | -0.5%           | 5.2%            |
|               | Coquitlam         | \$394,100       | 144.8       | -1.2%            | -2.2%            | 2.6%             | 4.2%            | 5.5%            | 4.1%            |
|               | Ladner            | \$463,900       | 153.7       | 1.3%             | -0.5%            | 0.8%             | 4.7%            | 3.4%            | 9.0%            |
|               | Maple Ridge       | \$281,000       | 136.5       | 0.7%             | 3.2%             | 5.4%             | 6.1%            | 2.1%            | -0.4%           |
|               | New Westminster   | \$415,000       | 155.9       | -0.1%            | -1.0%            | 0.1%             | 4.8%            | 9.4%            | 12.9%           |
|               | North Vancouver   | \$606,700       | 145.2       | 0.6%             | -0.7%            | 0.8%             | 3.9%            | 3.0%            | 6.2%            |
|               | Pitt Meadows      | \$346,900       | 150.1       | 4.7%             | 5.5%             | 6.5%             | 7.1%            | 11.4%           | 8.5%            |
|               | Port Coquitlam    | \$376,800       | 142.9       | -0.3%            | -2.3%            | 0.1%             | -0.3%           | 0.7%            | -0.3%           |
|               | Port Moody        | \$426,400       | 144.1       | -0.9%            | -1.3%            | 3.0%             | 7.9%            | 7.5%            | 4.4%            |
|               | Richmond          | \$519,700       | 168.0       | 0.8%             | 0.5%             | 0.8%             | 3.6%            | 3.6%            | 12.7%           |
|               | Squamish          | \$345,500       | 125.4       | -3.9%            | -4.6%            | -3.0%            | -0.9%           | 29.0%           | 0.9%            |
|               | Tsawwassen        | \$449,000       | 148.4       | 1.5%             | 0.2%             | 1.6%             | 5.2%            | -2.0%           | 6.2%            |
|               | Vancouver East    | \$545,100       | 179.7       | 2.9%             | -0.6%            | 3.6%             | 5.2%            | 9.1%            | 16.3%           |
|               | Vancouver West    | \$758,600       | 171.6       | 0.4%             | -1.2%            | 0.0%             | 10.2%           | 13.5%           | 18.0%           |
|               | Whistler          | \$474,200       | 126.8       | -3.4%            | -3.1%            | -2.2%            | -0.3%           | 16.9%           | 8.2%            |
| Apartment     | Lower Mainland    | \$345,400       | 150.8       | -0.1%            | -0.1%            | 0.6%             | 1.9%            | 2.5%            | 2.0%            |
|               | Greater Vancouver | \$382,800       | 153.9       | 0.0%             | 0.1%             | 1.1%             | 2.5%            | 3.7%            | 4.0%            |
|               | Burnaby East      | \$412,600       | 156.6       | -1.7%            | -0.4%            | -0.3%            | 4.6%            | 14.6%           | 2.6%            |
|               | Burnaby North     | \$344,500       | 145.6       | -1.3%            | -0.7%            | -1.4%            | 2.9%            | 4.3%            | 0.6%            |
|               | Burnaby South     | \$397,000       | 159.4       | 0.1%             | 1.3%             | 2.7%             | 2.9%            | 6.1%            | 7.6%            |
|               | Coquitlam         | \$264,900       | 145.8       | 1.7%             | 0.1%             | 3.6%             | 2.5%            | 5.8%            | 2.3%            |
|               | Ladner            | \$309,300       | 146.6       | -1.4%            | -1.5%            | -0.5%            | 1.9%            | -0.5%           | 5.4%            |
|               | Maple Ridge       | \$165,100       | 119.2       | -1.3%            | -0.2%            | -3.2%            | -10.0%          | -10.0%          | -11.8%          |
|               | New Westminster   | \$282,400       | 160.8       | 1.5%             | 0.2%             | 1.5%             | 2.7%            | 6.2%            | 7.8%            |
|               | North Vancouver   | \$363,200       | 147.8       | 1.1%             | 3.1%             | 2.8%             | 3.1%            | 7.1%            | 5.5%            |
|               | Pitt Meadows      | \$245,500       | 145.1       | -1.4%            | 0.5%             | -0.4%            | -4.9%           | 13.2%           | 8.0%            |
|               | Port Coquitlam    | \$230,400       | 136.6       | -2.6%            | 1.5%             | 2.5%             | 4.6%            | -0.9%           | -6.2%           |
|               | Port Moody        | \$337,200       | 140.5       | 1.0%             | 0.6%             | 0.4%             | 5.6%            | 11.7%           | 3.5%            |
|               | Richmond          | \$343,600       | 145.1       | -0.2%            | -1.2%            | -3.0%            | -0.5%           | -3.1%           | -3.7%           |
|               | Squamish          | \$263,900       | 127.1       | 3.7%             | 1.4%             | 23.4%            | 18.6%           | 14.9%           | 4.0%            |
|               | Tsawwassen        | \$319,000       | 134.5       | -1.5%            | -1.5%            | -1.2%            | 1.1%            | -1.9%           | -3.3%           |
|               | Vancouver East    | \$316,300       | 174.5       | 0.3%             | 1.0%             | 0.5%             | 2.6%            | 6.9%            | 7.9%            |
|               | Vancouver West    | \$497,100       | 160.9       | -0.6%            | -0.7%            | 1.7%             | 3.1%            | 4.5%            | 7.5%            |
|               | West Vancouver    | \$641,700       | 140.2       | 3.9%             | 4.6%             | 2.1%             | 8.6%            | 6.4%            | 4.5%            |
|               | Whistler          | \$253,200       | 83.0        | 1.1%             | -1.2%            | 21.0%            | 18.9%           | 7.8%            | -26.3%          |

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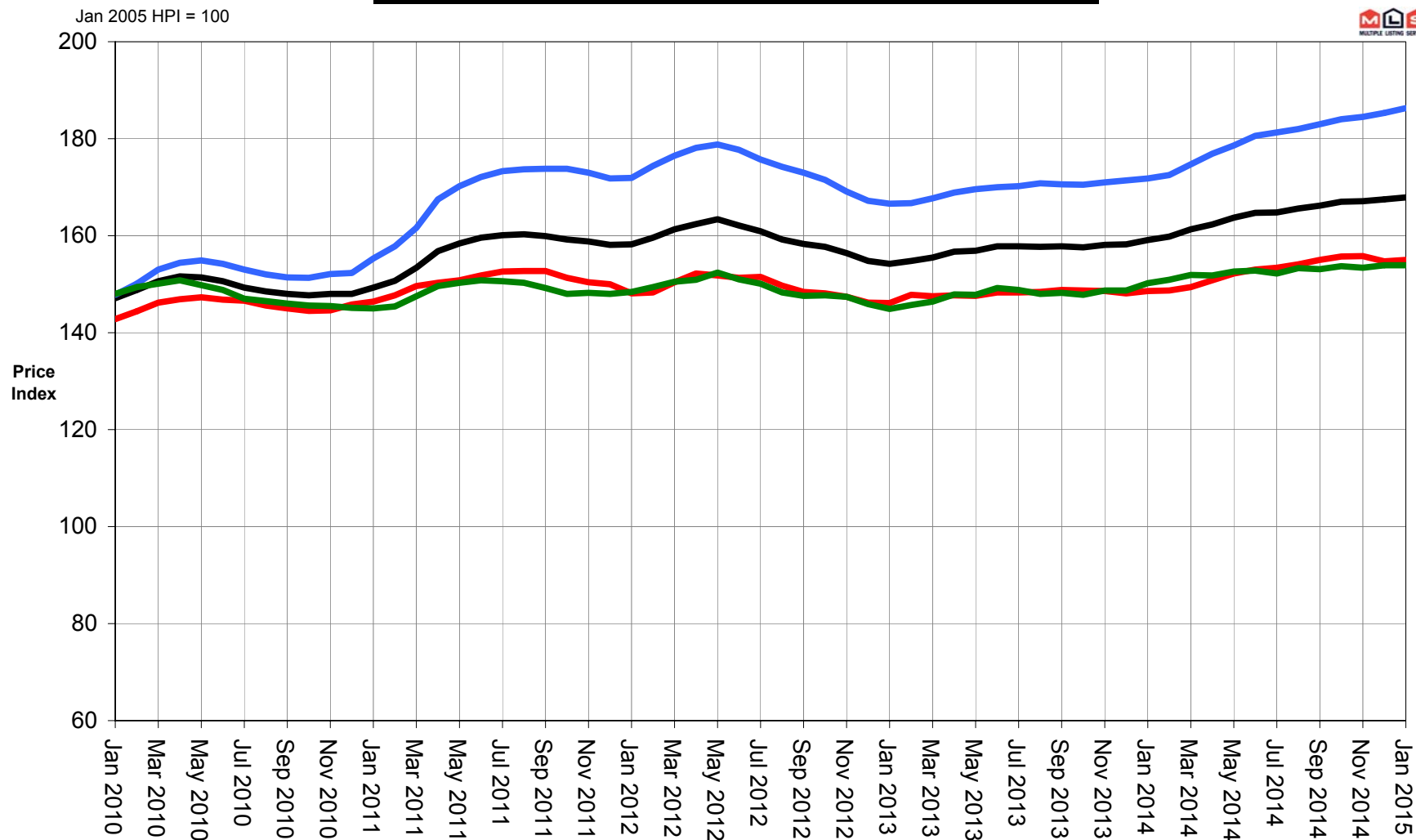
In January 2005, the indexes are set to 100.

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

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

## Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



# MLS® SALES Facts



**January  
2015**

|                                     |                            |           | 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 | TOTAL'S |
|-------------------------------------|----------------------------|-----------|-------------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|-------------|----------|----------------|----------------|----------------|---------------------------|--------------------|---------|
| January<br>2015                     | Number<br>of<br>Sales      | Detached  | 86          | 55        | 31            | 2              | 79                       | 16              | 68              | 22             | 11                  | 118         | 9        | 35             | 95             | 100            | 47                        | 7                  | 781     |
|                                     |                            | Attached  | 53          | 28        | 3             | 0              | 21                       | 9               | 22              | 23             | 7                   | 66          | 9        | 3              | 21             | 36             | 4                         | 18                 | 323     |
|                                     |                            | Apartment | 104         | 53        | 11            | 0              | 22                       | 58              | 57              | 20             | 13                  | 102         | 11       | 4              | 95             | 230            | 7                         | 22                 | 809     |
|                                     | Median<br>Selling<br>Price | Detached  | \$1,075,400 | \$801,000 | \$785,000     | n/a            | \$475,000                | n/a             | \$1,210,000     | \$587,550      | n/a                 | \$1,090,000 | n/a      | \$358,500      | \$1,081,000    | \$2,450,050    | \$2,050,000               | n/a                |         |
|                                     |                            | Attached  | \$430,000   | \$387,450 | n/a           | n/a            | \$299,899                | n/a             | \$679,000       | \$397,750      | n/a                 | \$549,000   | n/a      | n/a            | \$607,000      | \$750,900      | n/a                       | n/a                | n/a     |
|                                     |                            | Apartment | \$359,000   | \$265,000 | n/a           | n/a            | \$215,500                | \$275,950       | \$392,000       | \$241,700      | n/a                 | \$339,500   | n/a      | n/a            | \$330,000      | \$498,000      | n/a                       | \$269,500          |         |
| December<br>2014                    | Number<br>of<br>Sales      | Detached  | 104         | 70        | 32            | 1              | 85                       | 12              | 64              | 24             | 16                  | 107         | 14       | 46             | 98             | 99             | 51                        | 10                 | 833     |
|                                     |                            | Attached  | 50          | 37        | 9             | 0              | 25                       | 6               | 28              | 19             | 9                   | 77          | 17       | 2              | 30             | 43             | 5                         | 14                 | 371     |
|                                     |                            | Apartment | 111         | 59        | 14            | 0              | 29                       | 52              | 59              | 23             | 15                  | 115         | 6        | 5              | 132            | 270            | 9                         | 13                 | 912     |
|                                     | Median<br>Selling<br>Price | Detached  | \$1,146,429 | \$850,000 | \$708,900     | n/a            | \$501,250                | n/a             | \$1,350,000     | \$599,000      | n/a                 | \$1,050,000 | n/a      | \$373,134      | \$1,034,044    | \$2,657,500    | \$2,133,800               | n/a                |         |
|                                     |                            | Attached  | \$539,250   | \$474,900 | n/a           | n/a            | \$304,900                | n/a             | \$734,250       | n/a            | n/a                 | \$541,800   | n/a      | n/a            | \$725,500      | \$899,900      | n/a                       | n/a                | n/a     |
|                                     |                            | Apartment | \$362,500   | \$314,800 | n/a           | n/a            | \$244,000                | \$278,000       | \$351,500       | \$232,250      | n/a                 | \$343,500   | n/a      | n/a            | \$317,450      | \$467,500      | n/a                       | n/a                |         |
| January<br>2014                     | Number<br>of<br>Sales      | Detached  | 61          | 71        | 29            | 3              | 57                       | 17              | 53              | 22             | 9                   | 114         | 14       | 28             | 80             | 117            | 44                        | 9                  | 728     |
|                                     |                            | Attached  | 41          | 23        | 0             | 0              | 16                       | 10              | 19              | 15             | 10                  | 61          | 7        | 4              | 29             | 29             | 3                         | 12                 | 279     |
|                                     |                            | Apartment | 106         | 45        | 10            | 0              | 25                       | 47              | 48              | 14             | 17                  | 89          | 10       | 5              | 62             | 244            | 12                        | 19                 | 753     |
|                                     | Median<br>Selling<br>Price | Detached  | \$980,000   | \$742,500 | \$753,500     | n/a            | \$491,000                | n/a             | \$1,142,500     | \$593,500      | n/a                 | \$988,000   | n/a      | \$366,500      | \$920,000      | \$2,380,000    | \$1,796,500               | n/a                |         |
|                                     |                            | Attached  | \$450,000   | \$449,950 | n/a           | n/a            | n/a                      | n/a             | n/a             | n/a            | n/a                 | \$548,000   | n/a      | n/a            | \$665,000      | \$825,000      | n/a                       | n/a                | n/a     |
|                                     |                            | Apartment | \$380,400   | \$309,496 | n/a           | n/a            | \$240,000                | \$304,250       | \$378,000       | n/a            | n/a                 | \$349,000   | n/a      | n/a            | \$316,500      | \$475,000      | n/a                       | n/a                |         |
| Jan. -<br>Jan. 2015<br>Year-to-date | Number<br>of<br>Sales      | Detached  | 86          | 55        | 31            | 2              | 79                       | 16              | 68              | 22             | 11                  | 118         | 9        | 35             | 95             | 100            | 47                        | 7                  | 781     |
|                                     |                            | Attached  | 53          | 28        | 3             | 0              | 21                       | 9               | 22              | 23             | 7                   | 66          | 9        | 3              | 21             | 36             | 4                         | 18                 | 323     |
|                                     |                            | Apartment | 104         | 53        | 11            | 0              | 22                       | 58              | 57              | 20             | 13                  | 102         | 11       | 4              | 95             | 230            | 7                         | 22                 | 809     |
|                                     | Median<br>Selling<br>Price | Detached  | \$1,075,400 | \$801,000 | \$785,000     | n/a            | \$475,000                | n/a             | \$1,210,000     | \$587,550      | n/a                 | \$1,090,000 | n/a      | \$358,500      | \$1,081,000    | \$2,450,050    | \$2,050,000               | n/a                |         |
|                                     |                            | Attached  | \$430,000   | \$387,450 | n/a           | n/a            | \$299,899                | n/a             | \$679,000       | \$397,750      | n/a                 | \$549,000   | n/a      | n/a            | \$607,000      | \$750,900      | n/a                       | n/a                | n/a     |
|                                     |                            | Apartment | \$359,000   | \$265,000 | n/a           | n/a            | \$215,500                | \$275,950       | \$392,000       | \$241,700      | n/a                 | \$339,500   | n/a      | n/a            | \$330,000      | \$498,000      | n/a                       | \$269,500          |         |
| Jan. -<br>Jan. 2014<br>Year-to-date | Number<br>of<br>Sales      | Detached  | 61          | 71        | 29            | 3              | 57                       | 17              | 53              | 22             | 9                   | 114         | 14       | 28             | 80             | 117            | 44                        | 9                  | 728     |
|                                     |                            | Attached  | 41          | 23        | 0             | 0              | 16                       | 10              | 19              | 15             | 10                  | 61          | 7        | 4              | 29             | 29             | 3                         | 12                 | 279     |
|                                     |                            | Apartment | 106         | 45        | 10            | 0              | 25                       | 47              | 48              | 14             | 17                  | 89          | 10       | 5              | 62             | 244            | 12                        | 19                 | 753     |
|                                     | Median<br>Selling<br>Price | Detached  | \$980,000   | \$742,500 | \$753,500     | n/a            | \$491,000                | n/a             | \$1,142,500     | \$593,500      | n/a                 | \$988,000   | n/a      | \$366,500      | \$920,000      | \$2,380,000    | \$1,796,500               | n/a                |         |
|                                     |                            | Attached  | \$450,000   | \$449,950 | n/a           | n/a            | n/a                      | n/a             | n/a             | n/a            | n/a                 | \$548,000   | n/a      | n/a            | \$665,000      | \$825,000      | n/a                       | n/a                | n/a     |
|                                     |                            | Apartment | \$380,400   | \$309,496 | n/a           | n/a            | \$240,000                | \$304,250       | \$378,000       | n/a            | n/a                 | \$349,000   | n/a      | n/a            | \$316,500      | \$475,000      | 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



**January  
2015**



January

2015

|                                   |                     | 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 | TOTAL'S |       |
|-----------------------------------|---------------------|-----------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|---------|-------|
| January 2015                      | Number of Listings  | Detached  | 188       | 147           | 64             | 7                        | 148             | 25              | 151            | 47                  | 32       | 273      | 20             | 81             | 168            | 278                       | 192                | 10      | 1,831 |
|                                   |                     | Attached  | 93        | 54            | 9              | 1                        | 80              | 21              | 63             | 21                  | 11       | 135      | 19             | 7              | 39             | 97                        | 9                  | 16      | 675   |
|                                   |                     | Apartment | 288       | 147           | 35             | 0                        | 54              | 180             | 152            | 74                  | 32       | 326      | 18             | 8              | 230            | 621                       | 38                 | 28      | 2,231 |
|                                   | % Sales to Listings | Detached  | 46%       | 37%           | 48%            | 29%                      | 53%             | 64%             | 45%            | 47%                 | 34%      | 43%      | 45%            | 43%            | 57%            | 36%                       | 24%                | 70%     | n/a   |
|                                   |                     | Attached  | 57%       | 52%           | 33%            | 0%                       | 26%             | 43%             | 35%            | 110%                | 64%      | 49%      | 47%            | 43%            | 54%            | 37%                       | 44%                | 113%    |       |
|                                   |                     | Apartment | 36%       | 36%           | 31%            | n/a                      | 41%             | 32%             | 38%            | 27%                 | 41%      | 31%      | 61%            | 50%            | 41%            | 37%                       | 18%                | 79%     |       |
| December 2014                     | Number of Listings  | Detached  | 50        | 64            | 27             | 2                        | 65              | 14              | 45             | 20                  | 12       | 122      | 9              | 22             | 71             | 100                       | 48                 | 22      | 693   |
|                                   |                     | Attached  | 34        | 23            | 1              | 0                        | 20              | 5               | 23             | 15                  | 9        | 63       | 13             | 11             | 18             | 39                        | 7                  | 13      | 294   |
|                                   |                     | Apartment | 94        | 67            | 13             | 0                        | 20              | 73              | 62             | 16                  | 10       | 127      | 3              | 3              | 134            | 227                       | 12                 | 40      | 901   |
|                                   | % Sales to Listings | Detached  | 208%      | 109%          | 119%           | 50%                      | 131%            | 86%             | 142%           | 120%                | 133%     | 88%      | 156%           | 209%           | 138%           | 99%                       | 106%               | 45%     | n/a   |
|                                   |                     | Attached  | 147%      | 161%          | 900%           | n/a                      | 125%            | 120%            | 122%           | 127%                | 100%     | 122%     | 131%           | 18%            | 167%           | 110%                      | 71%                | 108%    |       |
|                                   |                     | Apartment | 118%      | 88%           | 108%           | n/a                      | 145%            | 71%             | 95%            | 144%                | 150%     | 91%      | 200%           | 167%           | 99%            | 119%                      | 75%                | 33%     |       |
| January 2014                      | Number of Listings  | Detached  | 212       | 166           | 95             | 7                        | 164             | 39              | 151            | 53                  | 30       | 344      | 57             | 107            | 182            | 407                       | 190                | 22      | 2,226 |
|                                   |                     | Attached  | 103       | 57            | 9              | 0                        | 95              | 12              | 55             | 33                  | 24       | 146      | 15             | 9              | 80             | 112                       | 12                 | 31      | 793   |
|                                   |                     | Apartment | 255       | 186           | 32             | 0                        | 71              | 140             | 196            | 78                  | 40       | 278      | 19             | 8              | 222            | 721                       | 39                 | 41      | 2,326 |
|                                   | % Sales to Listings | Detached  | 29%       | 43%           | 31%            | 43%                      | 35%             | 44%             | 35%            | 42%                 | 30%      | 33%      | 25%            | 26%            | 44%            | 29%                       | 23%                | 41%     | n/a   |
|                                   |                     | Attached  | 40%       | 40%           | 0%             | n/a                      | 17%             | 83%             | 35%            | 45%                 | 42%      | 42%      | 47%            | 44%            | 36%            | 26%                       | 25%                | 39%     |       |
|                                   |                     | Apartment | 42%       | 24%           | 31%            | n/a                      | 35%             | 34%             | 24%            | 18%                 | 43%      | 32%      | 53%            | 63%            | 28%            | 34%                       | 31%                | 46%     |       |
| Jan. - Jan. 2015<br>Year-to-date* | Number of Listings  | Detached  | 188       | 147           | 64             | 7                        | 148             | 25              | 151            | 47                  | 32       | 273      | 20             | 81             | 168            | 278                       | 192                | 10      | 1,831 |
|                                   |                     | Attached  | 93        | 54            | 9              | 1                        | 80              | 21              | 63             | 21                  | 11       | 135      | 19             | 7              | 39             | 97                        | 9                  | 16      | 675   |
|                                   |                     | Apartment | 288       | 147           | 35             | 0                        | 54              | 180             | 152            | 74                  | 32       | 326      | 18             | 8              | 230            | 621                       | 38                 | 28      | 2,231 |
|                                   | % Sales to Listings | Detached  | 46%       | 37%           | 48%            | 29%                      | 53%             | 64%             | 45%            | 47%                 | 34%      | 43%      | 45%            | 43%            | 57%            | 36%                       | 24%                | 70%     | n/a   |
|                                   |                     | Attached  | 57%       | 52%           | 33%            | 0%                       | 26%             | 43%             | 35%            | 110%                | 64%      | 49%      | 47%            | 43%            | 54%            | 37%                       | 44%                | 113%    |       |
|                                   |                     | Apartment | 36%       | 36%           | 31%            | n/a                      | 41%             | 32%             | 38%            | 27%                 | 41%      | 31%      | 61%            | 50%            | 41%            | 37%                       | 18%                | 79%     |       |
| Jan. - Jan. 2014<br>Year-to-date* | Number of Listings  | Detached  | 212       | 166           | 95             | 7                        | 164             | 39              | 151            | 53                  | 30       | 344      | 57             | 107            | 182            | 407                       | 190                | 22      | 2,226 |
|                                   |                     | Attached  | 103       | 57            | 9              | 0                        | 95              | 12              | 55             | 33                  | 24       | 146      | 15             | 9              | 80             | 112                       | 12                 | 31      | 793   |
|                                   |                     | Apartment | 255       | 186           | 32             | 0                        | 71              | 140             | 196            | 78                  | 40       | 278      | 19             | 8              | 222            | 721                       | 39                 | 41      | 2,326 |
|                                   | % Sales to Listings | Detached  | 29%       | 43%           | 31%            | 43%                      | 35%             | 44%             | 35%            | 42%                 | 30%      | 33%      | 25%            | 26%            | 44%            | 29%                       | 23%                | 41%     | n/a   |
|                                   |                     | Attached  | 40%       | 40%           | 0%             | n/a                      | 17%             | 83%             | 35%            | 45%                 | 42%      | 42%      | 47%            | 44%            | 36%            | 26%                       | 25%                | 39%     |       |
|                                   |                     | Apartment | 42%       | 24%           | 31%            | n/a                      | 35%             | 34%             | 24%            | 18%                 | 43%      | 32%      | 53%            | 63%            | 28%            | 34%                       | 31%                | 46%     |       |

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

# Listing & Sales Activity Summary

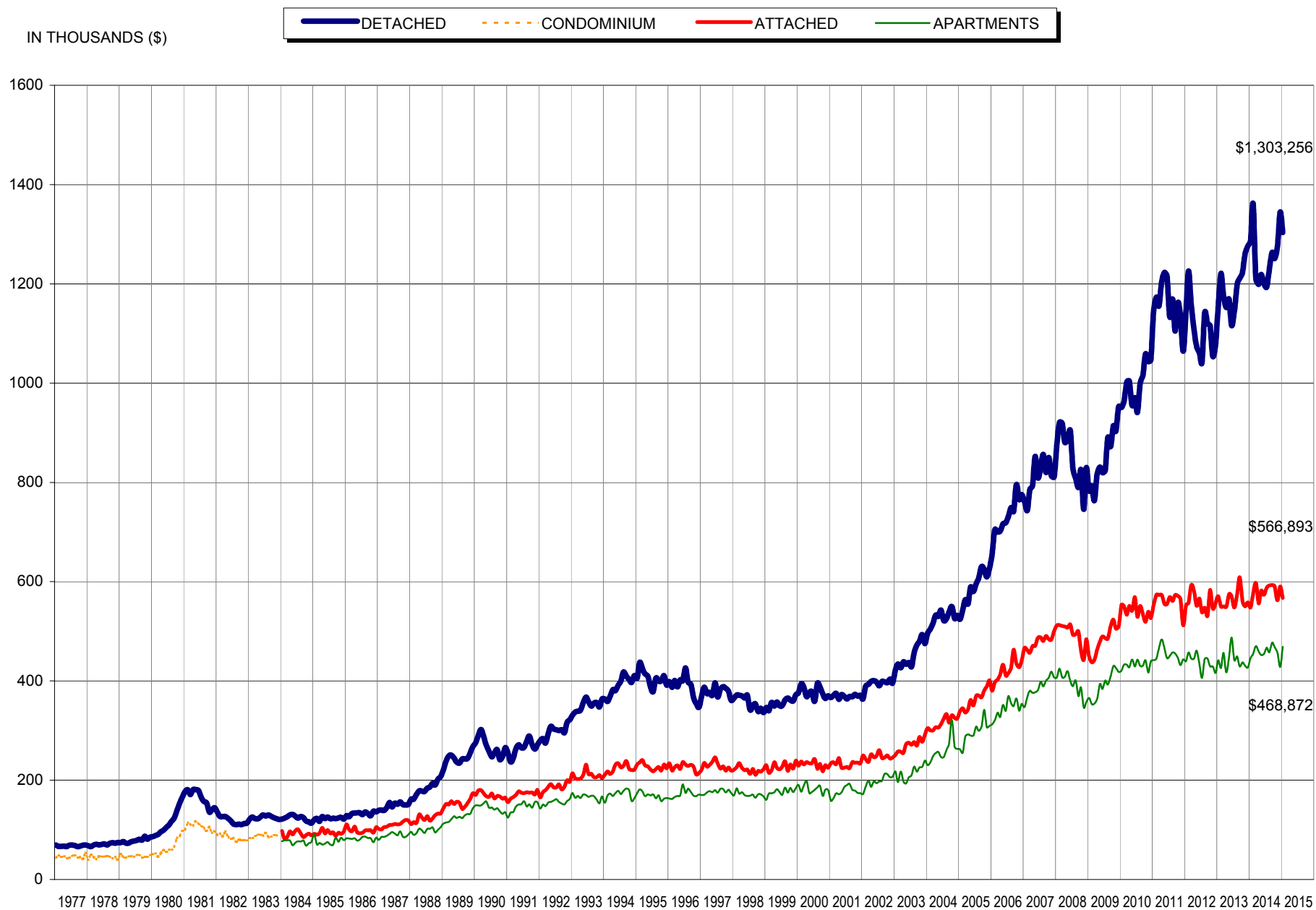
## Listings

## Sales

|                                  | 1<br>Jan<br>2014 | 2<br>Dec<br>2014 | 3<br>Jan<br>2015 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Jan<br>2014 | 6<br>Dec<br>2014 | 7<br>Jan<br>2015 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Nov 2013 -<br>Jan 2014 | 10<br>Nov 2014 -<br>Jan 2015 | Col. 9 & 10<br>Percentage<br>Variance |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 212              | 50               | 188              | 276.0                                | 61               | 104              | 86               | -17.3                                | 226                         | 276                          | 22.1                                  |
| ATTACHED                         | 103              | 34               | 93               | 173.5                                | 41               | 50               | 53               | 6.0                                  | 146                         | 164                          | 12.3                                  |
| APARTMENTS                       | 255              | 94               | 288              | 206.4                                | 106              | 111              | 104              | -6.3                                 | 348                         | 343                          | -1.4                                  |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 166              | 64               | 147              | 129.7                                | 71               | 70               | 55               | -21.4                                | 220                         | 231                          | 5.0                                   |
| ATTACHED                         | 57               | 23               | 54               | 134.8                                | 23               | 37               | 28               | -24.3                                | 89                          | 104                          | 16.9                                  |
| APARTMENTS                       | 186              | 67               | 147              | 119.4                                | 45               | 59               | 53               | -10.2                                | 161                         | 168                          | 4.3                                   |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 95               | 27               | 64               | 137.0                                | 29               | 32               | 31               | -3.1                                 | 85                          | 112                          | 31.8                                  |
| ATTACHED                         | 9                | 1                | 9                | 800.0                                | 0                | 9                | 3                | -66.7                                | 13                          | 18                           | 38.5                                  |
| APARTMENTS                       | 32               | 13               | 35               | 169.2                                | 10               | 14               | 11               | -21.4                                | 23                          | 36                           | 56.5                                  |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 164              | 65               | 148              | 127.7                                | 57               | 85               | 79               | -7.1                                 | 204                         | 286                          | 40.2                                  |
| ATTACHED                         | 95               | 20               | 80               | 300.0                                | 16               | 25               | 21               | -16.0                                | 84                          | 83                           | -1.2                                  |
| APARTMENTS                       | 71               | 20               | 54               | 170.0                                | 25               | 29               | 22               | -24.1                                | 113                         | 88                           | -22.1                                 |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 151              | 45               | 151              | 235.6                                | 53               | 64               | 68               | 6.3                                  | 194                         | 206                          | 6.2                                   |
| ATTACHED                         | 55               | 23               | 63               | 173.9                                | 19               | 28               | 22               | -21.4                                | 62                          | 89                           | 43.5                                  |
| APARTMENTS                       | 196              | 62               | 152              | 145.2                                | 48               | 59               | 57               | -3.4                                 | 194                         | 192                          | -1.0                                  |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 39               | 14               | 25               | 78.6                                 | 17               | 12               | 16               | 33.3                                 | 51                          | 52                           | 2.0                                   |
| ATTACHED                         | 12               | 5                | 21               | 320.0                                | 10               | 6                | 9                | 50.0                                 | 26                          | 28                           | 7.7                                   |
| APARTMENTS                       | 140              | 73               | 180              | 146.6                                | 47               | 52               | 58               | 11.5                                 | 148                         | 178                          | 20.3                                  |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 30               | 12               | 32               | 166.7                                | 9                | 16               | 11               | -31.3                                | 44                          | 44                           | 0.0                                   |
| ATTACHED                         | 24               | 9                | 11               | 22.2                                 | 10               | 9                | 7                | -22.2                                | 44                          | 33                           | -25.0                                 |
| APARTMENTS                       | 40               | 10               | 32               | 220.0                                | 17               | 15               | 13               | -13.3                                | 55                          | 42                           | -23.6                                 |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 53               | 20               | 47               | 135.0                                | 22               | 24               | 22               | -8.3                                 | 76                          | 74                           | -2.6                                  |
| ATTACHED                         | 33               | 15               | 21               | 40.0                                 | 15               | 19               | 23               | 21.1                                 | 51                          | 76                           | 49.0                                  |
| APARTMENTS                       | 78               | 16               | 74               | 362.5                                | 14               | 23               | 20               | -13.0                                | 60                          | 79                           | 31.7                                  |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 344              | 122              | 273              | 123.8                                | 114              | 107              | 118              | 10.3                                 | 312                         | 354                          | 13.5                                  |
| ATTACHED                         | 146              | 63               | 135              | 114.3                                | 61               | 77               | 66               | -14.3                                | 185                         | 216                          | 16.8                                  |
| APARTMENTS                       | 278              | 127              | 326              | 156.7                                | 89               | 115              | 102              | -11.3                                | 304                         | 343                          | 12.8                                  |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 107              | 22               | 81               | 268.2                                | 28               | 46               | 35               | -23.9                                | 78                          | 119                          | 52.6                                  |
| ATTACHED                         | 9                | 11               | 7                | -36.4                                | 4                | 2                | 3                | 50.0                                 | 12                          | 10                           | -16.7                                 |
| APARTMENTS                       | 8                | 3                | 8                | 166.7                                | 5                | 5                | 4                | -20.0                                | 14                          | 14                           | 0.0                                   |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 57               | 9                | 20               | 122.2                                | 14               | 14               | 9                | -35.7                                | 30                          | 41                           | 36.7                                  |
| ATTACHED                         | 15               | 13               | 19               | 46.2                                 | 7                | 17               | 9                | -47.1                                | 36                          | 44                           | 22.2                                  |
| APARTMENTS                       | 19               | 3                | 18               | 500.0                                | 10               | 6                | 11               | 83.3                                 | 17                          | 24                           | 41.2                                  |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 182              | 71               | 168              | 136.6                                | 80               | 98               | 95               | -3.1                                 | 306                         | 315                          | 2.9                                   |
| ATTACHED                         | 80               | 18               | 39               | 116.7                                | 29               | 30               | 21               | -30.0                                | 107                         | 96                           | -10.3                                 |
| APARTMENTS                       | 222              | 134              | 230              | 71.6                                 | 62               | 132              | 95               | -28.0                                | 271                         | 344                          | 26.9                                  |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 407              | 100              | 278              | 178.0                                | 117              | 99               | 100              | 1.0                                  | 368                         | 316                          | -14.1                                 |
| ATTACHED                         | 112              | 39               | 97               | 148.7                                | 29               | 43               | 36               | -16.3                                | 119                         | 122                          | 2.5                                   |
| APARTMENTS                       | 721              | 227              | 621              | 173.6                                | 244              | 270              | 230              | -14.8                                | 782                         | 832                          | 6.4                                   |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 22               | 22               | 10               | -54.5                                | 9                | 10               | 7                | -30.0                                | 42                          | 27                           | -35.7                                 |
| ATTACHED                         | 31               | 13               | 16               | 23.1                                 | 12               | 14               | 18               | 28.6                                 | 57                          | 51                           | -10.5                                 |
| APARTMENTS                       | 41               | 40               | 28               | -30.0                                | 19               | 13               | 22               | 69.2                                 | 50                          | 63                           | 26.0                                  |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 190              | 48               | 192              | 300.0                                | 44               | 51               | 47               | -7.8                                 | 173                         | 163                          | -5.8                                  |
| ATTACHED                         | 12               | 7                | 9                | 28.6                                 | 3                | 5                | 4                | -20.0                                | 15                          | 12                           | -20.0                                 |
| APARTMENTS                       | 39               | 12               | 38               | 216.7                                | 12               | 9                | 7                | -22.2                                | 32                          | 27                           | -15.6                                 |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 2219             | 691              | 1824             | 164.0                                | 725              | 832              | 779              | -6.4                                 | 2409                        | 2616                         | 8.6                                   |



## Residential Average Sale Prices - January 1977 to January 2015



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