

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 Westminster, Richmond, Port Moody, Port Coquitlam, Coquitlam, New Westminster, 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.

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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%

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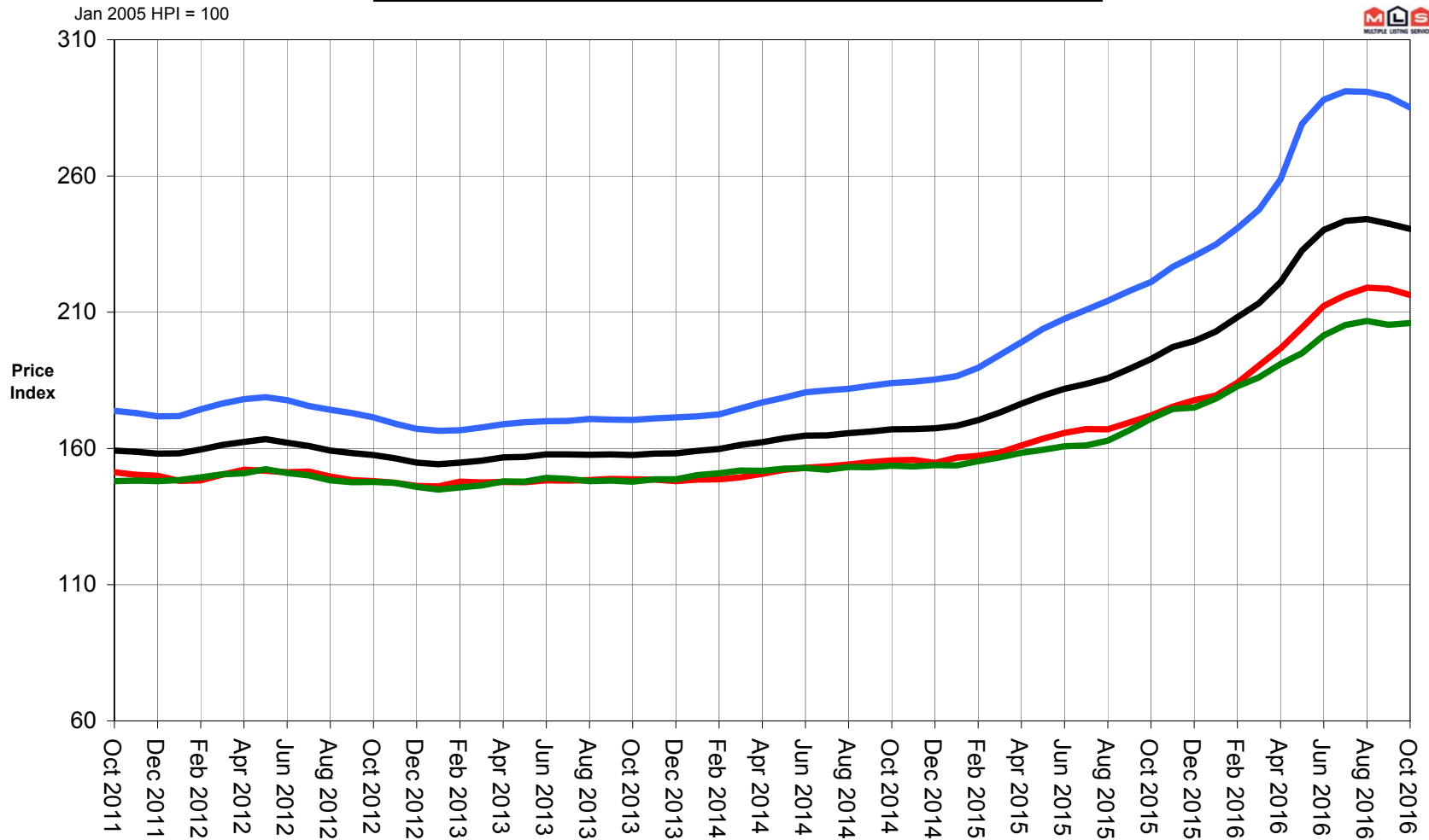
Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$560,300	202.8	-0.4%	1.2%	13.2%	28.4%	43.4%	40.1%	59.6%
	Greater Vancouver	\$669,200	216.3	-1.1%	0.0%	10.0%	25.7%	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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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**October
2016**

			<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Hoquiam Sound</i>	<i>Whistler/Pemberton</i>	<i>TOTALS</i>
October 2016	Number of Sales	Detached	44	59	21	4	110	14	61	29	15	61	11	43	65	78	22	15	652
		Attached	52	29	14	0	42	6	32	17	15	68	14	12	28	30	2	42	403
		Apartment	150	95	16	0	32	86	74	46	34	161	10	5	109	299	11	50	1,178
	Median Selling Price	Detached	\$1,550,000	\$1,190,000	\$1,075,000	n/a	\$717,500	n/a	\$1,560,000	\$843,500	n/a	\$1,563,000	n/a	\$451,825	\$1,413,775	\$3,200,000	\$3,362,500	n/a	
		Attached	\$660,000	\$620,000	n/a	n/a	\$420,500	n/a	\$825,000	n/a	n/a	\$744,500	n/a	n/a	\$928,099	\$1,129,800	n/a	\$651,000	n/a
		Apartment	\$432,000	\$380,000	n/a	n/a	\$295,000	\$370,000	\$500,400	\$304,950	\$432,500	\$433,750	n/a	n/a	\$468,700	\$650,000	n/a	\$428,750	
September 2016	Number of Sales	Detached	58	63	21	5	92	17	53	27	8	79	19	56	62	60	22	24	666
		Attached	32	23	19	0	45	6	31	18	20	60	10	10	26	37	2	30	369
		Apartment	165	79	9	0	44	91	97	53	31	130	13	10	112	329	15	40	1,218
	Median Selling Price	Detached	\$1,550,000	\$1,100,000	\$1,140,000	n/a	\$729,000	n/a	\$1,602,000	\$874,500	n/a	\$1,697,500	n/a	\$470,000	\$1,539,750	\$2,990,000	\$2,835,000	\$1,327,500	
		Attached	\$636,000	\$522,750	n/a	n/a	\$440,000	n/a	\$882,000	n/a	\$532,500	\$789,000	n/a	n/a	\$915,000	\$1,125,000	n/a	\$735,000	n/a
		Apartment	\$458,000	\$392,500	n/a	n/a	\$254,000	\$387,000	\$533,000	\$287,500	\$389,900	\$375,000	n/a	n/a	\$435,000	\$631,000	n/a	\$437,500	
October 2015	Number of Sales	Detached	128	113	58	4	159	25	130	46	42	194	27	61	149	163	116	22	1,437
		Attached	94	54	9	0	81	11	36	32	17	132	28	8	52	78	9	25	666
		Apartment	223	104	33	0	20	117	123	42	36	161	19	5	154	457	20	29	1,543
	Median Selling Price	Detached	\$1,305,000	\$950,000	\$981,750	n/a	\$572,250	\$922,500	\$1,448,800	\$700,000	\$1,155,000	\$1,369,000	\$698,000	\$455,000	\$1,288,000	\$2,910,000	\$2,700,000	\$898,500	
		Attached	\$575,000	\$623,000	n/a	n/a	\$325,000	n/a	\$822,500	\$414,500	n/a	\$620,000	\$454,500	n/a	\$799,900	\$1,049,900	n/a	\$550,000	n/a
		Apartment	\$400,000	\$343,500	\$400,000	n/a	\$225,450	\$332,000	\$399,900	\$261,500	\$415,000	\$365,500	n/a	n/a	\$410,000	\$569,900	\$688,000	\$299,500	
Jan. - Oct. 2016	Number of Sales	Detached	1,060	1,287	561	64	1,766	353	1,133	532	277	1,536	261	868	1,354	1,459	777	188	13,476
		Attached	696	492	121	0	683	126	421	298	213	941	176	108	389	643	65	323	5,695
		Apartment	2,313	1,314	177	0	553	1,057	1,141	624	374	2,290	167	98	1,463	4,648	200	425	16,844
Year-to-date	Median Selling Price	Detached	\$1,618,000	\$1,238,000	\$1,200,000	\$435,750	\$720,000	\$1,093,000	\$1,650,000	\$865,000	\$1,300,000	\$1,690,000	\$835,000	\$485,000	\$1,540,000	\$3,500,400	\$3,200,000	\$1,377,000	
		Attached	\$675,000	\$675,750	\$680,000	n/a	\$405,000	\$541,000	\$880,000	\$541,000	\$595,000	\$739,000	\$539,500	\$305,750	\$895,000	\$1,200,000	\$1,650,000	\$721,000	n/a
		Apartment	\$436,000	\$375,000	\$455,000	n/a	\$239,000	\$355,000	\$470,000	\$286,400	\$444,500	\$410,000	\$339,000	\$279,000	\$443,000	\$643,000	\$820,000	\$309,000	
Jan. - Oct. 2015	Number of Sales	Detached	1,378	1,381	603	45	1,549	323	1,301	512	294	1,995	294	626	1,677	1,733	921	172	14,804
		Attached	905	515	98	0	628	138	455	329	167	1,121	205	68	490	773	96	255	6,243
		Apartment	2,004	994	229	0	314	919	1,102	446	291	1,707	147	70	1,596	4,668	180	261	14,928
Year-to-date	Median Selling Price	Detached	\$1,242,750	\$890,000	\$869,000	\$385,000	\$549,900	\$815,000	\$1,300,000	\$661,062	\$980,500	\$1,238,000	\$659,000	\$410,000	\$1,201,500	\$2,790,000	\$2,398,000	\$1,113,750	
		Attached	\$535,900	\$517,000	\$509,000	n/a	\$318,950	\$464,640	\$689,000	\$419,000	\$450,000	\$575,000	\$425,000	\$268,750	\$735,000	\$950,000	\$1,200,000	\$565,000	n/a
		Apartment	\$391,800	\$325,000	\$365,750	n/a	\$213,500	\$309,000	\$402,000	\$246,000	\$385,000	\$355,450	\$265,000	\$263,750	\$380,000	\$529,000	\$785,000	\$279,000	

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



MLS® LISTINGS Facts



**October
2016**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	<i>TOTALS</i>
October 2016	Number of Listings	Detached 160	123	67	7	166	34	156	57	26	191	32	51	233	163	119	18	1,603
		Attached 60	57	29	0	74	14	43	30	21	118	22	7	54	91	5	43	668
		Apartment 204	122	21	0	59	101	112	58	38	199	22	9	210	495	17	43	1,710
	% Sales to Listings	Detached 28%	48%	31%	57%	66%	41%	39%	51%	58%	32%	34%	84%	28%	48%	18%	83%	
		Attached 87%	51%	48%	n/a	57%	43%	74%	57%	71%	58%	64%	171%	52%	33%	40%	98%	n/a
		Apartment 74%	78%	76%	n/a	54%	85%	66%	79%	89%	81%	45%	56%	52%	60%	65%	116%	
September 2016	Number of Listings	Detached 183	188	78	13	219	35	215	74	40	244	46	90	296	250	170	19	2,160
		Attached 89	52	18	1	68	11	59	41	22	103	36	8	68	86	5	22	689
		Apartment 225	126	22	0	54	127	165	74	47	198	25	14	187	609	31	46	1,950
	% Sales to Listings	Detached 32%	34%	27%	38%	42%	49%	25%	36%	20%	32%	41%	62%	21%	24%	13%	126%	
		Attached 36%	44%	106%	0%	66%	55%	53%	44%	91%	58%	28%	125%	38%	43%	40%	136%	n/a
		Apartment 73%	63%	41%	n/a	81%	72%	59%	72%	66%	66%	52%	71%	60%	54%	48%	87%	
October 2015	Number of Listings	Detached 159	115	49	9	151	40	102	42	27	194	34	62	179	215	153	18	1,549
		Attached 104	35	8	0	65	17	56	32	27	138	35	11	62	93	9	26	718
		Apartment 298	136	24	0	34	126	128	63	27	248	15	12	160	523	29	36	1,859
	% Sales to Listings	Detached 81%	98%	118%	44%	105%	63%	127%	110%	156%	100%	79%	98%	83%	76%	76%	122%	
		Attached 90%	154%	113%	n/a	125%	65%	64%	100%	63%	96%	80%	73%	84%	84%	100%	96%	n/a
		Apartment 75%	76%	138%	n/a	59%	93%	96%	67%	133%	65%	127%	42%	96%	87%	69%	81%	
Jan. - Oct. 2016 <i>Year-to-date*</i>	Number of Listings	Detached 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
		Attached 1,022	668	205	4	788	156	541	426	253	1,360	264	113	588	932	95	345	7,760
		Apartment 2,760	1,599	242	0	631	1,293	1,496	721	469	2,740	246	103	1,888	6,311	287	435	21,221
	% Sales to Listings	Detached 48%	59%	54%	51%	73%	66%	60%	62%	61%	48%	60%	81%	48%	51%	44%	79%	
		Attached 68%	74%	59%	0%	87%	81%	78%	70%	84%	69%	67%	96%	66%	69%	68%	94%	n/a
		Apartment 84%	82%	73%	n/a	88%	82%	76%	87%	80%	84%	68%	95%	77%	74%	70%	98%	
Jan. - Oct. 2015 <i>Year-to-date*</i>	Number of Listings	Detached 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
		Attached 1,180	641	109	2	796	195	545	427	207	1,419	257	113	630	1,118	122	319	8,080
		Apartment 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
	% Sales to Listings	Detached 69%	78%	87%	46%	81%	79%	78%	84%	71%	71%	81%	62%	70%	60%	50%	59%	
		Attached 77%	80%	90%	0%	79%	71%	83%	77%	81%	79%	80%	60%	78%	69%	79%	80%	n/a
		Apartment 66%	65%	80%	n/a	55%	62%	67%	62%	75%	56%	85%	64%	73%	70%	56%	70%	

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



Listing & Sales Activity Summary

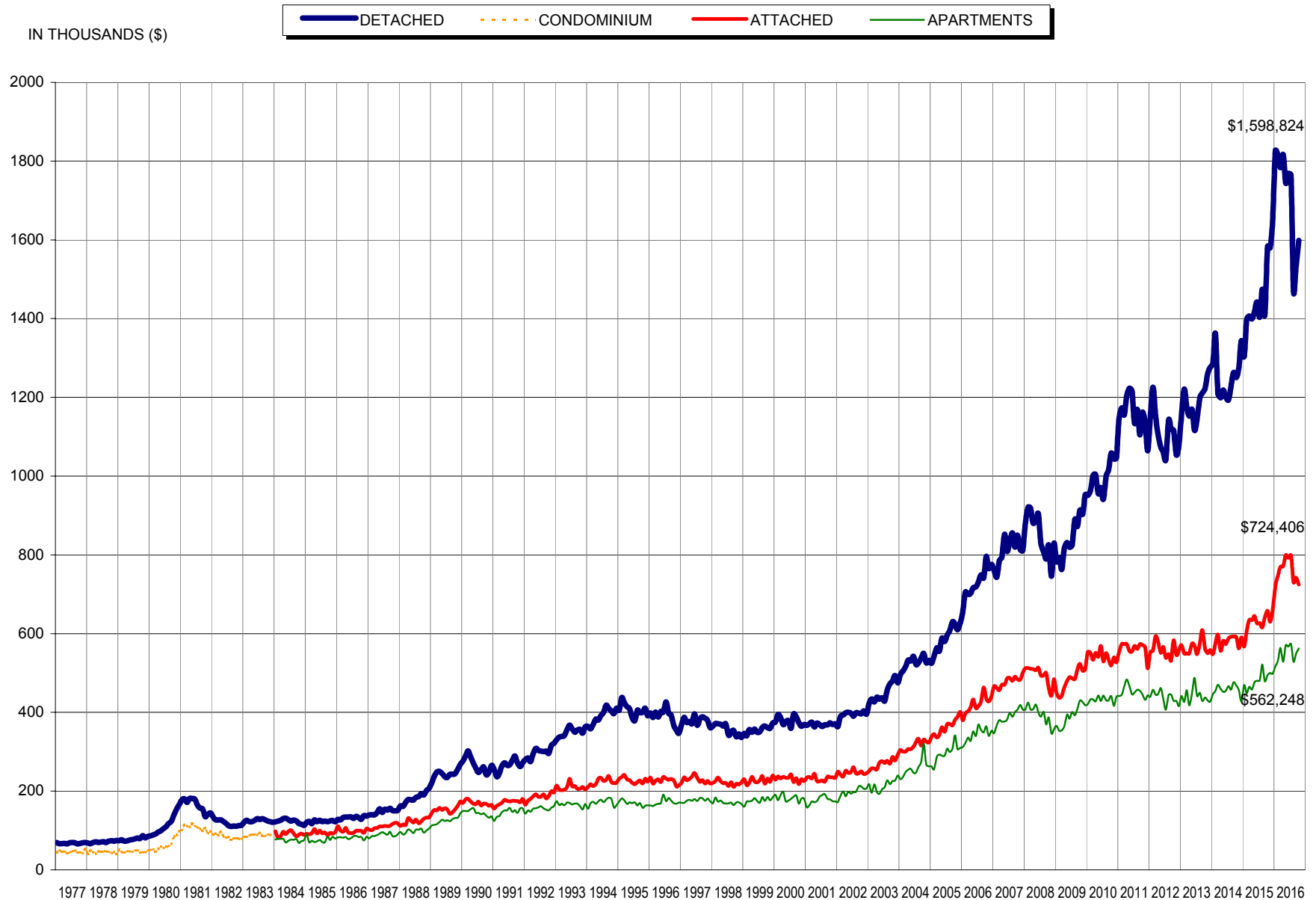
Listings

Sales

	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



Residential Average Sale Prices - January 1977 to October 2016



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