

News Release

FOR IMMEDIATE RELEASE:



As inventory increases, price gains relent in Metro Vancouver to begin the fall season

VANCOUVER, BC – October 4, 2023 – The month-over-month price gains seen earlier this year abated in the Metro Vancouver¹ housing market in September due to a seasonal decline in sales and a modest increase in inventory levels across the region.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales² in the region totalled 1,926 in September 2023, a 13.2 per cent increase from the 1,701 sales recorded in September 2022. This was 26.3 per cent below the 10-year seasonal average (2,614).

“A key dynamic that we’ve been watching this year has been the reluctance of some homeowners to list their homes given that mortgage rates are the highest they’ve been in over ten years,” Andrew Lis, REBGV’s director of economics and data analytics said. “With fewer listings coming to the market earlier this year than usual, inventory levels remained very low, which led prices to increase throughout the spring and summer months.”

There were 5,446 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in September 2023. This represents a 28.4 per cent increase compared to the 4,243 homes listed in September 2022.

This was 5.2 per cent above the 10-year seasonal average (5,179).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 11,382, a 9.2 per cent increase compared to September 2022 (10,427). This was 6.2 per cent below the 10-year seasonal average (12,136).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for September 2023 is 17.7 per cent. By property type, the ratio is 12.6 per cent for detached homes, 21.6 per cent for townhomes, and 21.3 per cent for apartments.

Analysis of the historical data suggests downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

“In contrast to the spring and summer, the September data suggests there may be a renewed interest on the part of sellers to participate in the market, with new listing activity rising back in line with long-term historical averages. This upward shift in new listings has allowed overall inventory levels to recover modestly from the low levels we saw earlier this year,” Lis said. “When we pair this dynamic with the slowdown in sales that typically occurs in the fall as a result of seasonal patterns, the outcome is more balanced market conditions overall.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,203,300. This represents a 4.4 per cent increase over September 2022 and a 0.4 per cent decrease compared to August 2023.

Sales of detached homes in September 2023 reached 572, a 7.5 per cent increase from the 532 detached sales recorded in September 2022. The benchmark price for a detached home is \$2,017,100. This represents a 5.8 per cent increase from September 2022 and a 0.1 per cent decrease compared to August 2023.

Sales of apartment homes reached 988 in September 2023, an 11.3 per cent increase compared to the 888 sales in September 2022. The benchmark price of an apartment home is \$768,500. This represents a 5.8 per cent increase from September 2022 and a 0.2 per cent decrease compared to August 2023.

Attached home sales in September 2023 totalled 352, a 28.5 per cent increase compared to the 274 sales in September 2022. The benchmark price of an attached home is \$1,098,400. This represents a 5.3 per cent increase from September 2022 and a 0.5 per cent decrease compared to August 2023.

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

The Real Estate Board of Greater Vancouver is an association representing more than 15,000 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	\$1,140,900	346.7	-0.5%	-0.3%	5.7%	3.7%	30.8%	28.1%	92.6%
	Greater Vancouver	\$1,203,300	340.8	-0.4%	0.0%	5.0%	4.4%	26.0%	22.6%	81.8%
	Bowen Island	\$1,444,400	303.1	2.1%	4.1%	2.3%	-0.7%	33.6%	45.7%	143.5%
	Burnaby East	\$1,179,500	367.0	-1.3%	-0.9%	5.9%	5.6%	25.7%	22.3%	108.8%
	Burnaby North	\$1,014,400	337.8	-0.5%	-1.3%	2.9%	2.1%	22.2%	19.5%	96.3%
	Burnaby South	\$1,127,600	355.8	-0.9%	0.4%	5.5%	6.1%	25.2%	21.4%	100.5%
	Coquitlam	\$1,120,900	350.5	-1.2%	-1.2%	3.5%	1.7%	29.9%	29.0%	115.4%
	Ladner	\$1,178,700	342.3	0.0%	1.3%	10.8%	7.2%	42.5%	38.7%	119.8%
	Maple Ridge	\$999,600	346.0	-0.6%	0.2%	7.5%	4.0%	42.7%	44.4%	155.9%
	New Westminster	\$840,500	381.0	-0.8%	0.0%	4.8%	4.9%	30.2%	28.8%	119.7%
	North Vancouver	\$1,388,000	318.9	-0.5%	-1.5%	3.2%	5.1%	22.4%	24.1%	90.5%
	Pitt Meadows	\$925,500	369.8	-0.2%	-0.2%	9.3%	4.4%	41.1%	44.7%	159.1%
	Port Coquitlam	\$958,600	368.7	-1.3%	-1.0%	4.8%	5.3%	41.3%	42.2%	147.4%
	Port Moody	\$1,125,600	355.5	-0.3%	0.6%	2.4%	-1.1%	34.8%	31.4%	135.9%
	Richmond	\$1,184,700	389.1	-0.3%	-0.1%	2.8%	5.2%	31.5%	23.5%	95.4%
	Squamish	\$1,082,300	353.5	-1.9%	-1.8%	3.8%	-0.6%	30.2%	39.7%	152.9%
	Sunshine Coast	\$843,700	309.4	0.3%	0.1%	2.1%	-3.2%	34.9%	45.1%	149.7%
	Tsawwassen	\$1,247,800	324.2	2.6%	0.1%	9.8%	3.6%	29.7%	24.9%	109.6%
	Vancouver East	\$1,228,800	382.2	-0.8%	1.0%	8.3%	7.6%	25.3%	24.6%	99.8%
	Vancouver West	\$1,349,000	317.1	0.2%	0.9%	5.3%	5.7%	14.8%	7.0%	48.6%
	West Vancouver	\$2,653,800	286.1	-0.2%	0.3%	6.3%	-1.5%	14.4%	8.2%	48.7%
	Whistler	\$1,372,200	308.3	-1.9%	-2.3%	2.5%	-1.7%	31.4%	47.7%	167.9%
Single Family Detached	Lower Mainland	\$1,797,800	393.7	-0.2%	0.9%	8.6%	5.5%	35.4%	37.7%	110.6%
	Greater Vancouver	\$2,017,100	375.1	-0.1%	1.3%	7.9%	5.8%	30.2%	29.1%	90.6%
	Bowen Island	\$1,447,500	303.3	2.1%	4.1%	2.3%	-0.6%	33.6%	45.6%	143.6%
	Burnaby East	\$1,861,600	398.1	-3.2%	-2.6%	8.6%	5.5%	31.6%	33.3%	125.8%
	Burnaby North	\$2,048,900	391.8	0.1%	0.5%	6.4%	5.0%	32.5%	30.2%	116.5%
	Burnaby South	\$2,197,100	411.8	-2.3%	-0.7%	8.0%	6.5%	30.3%	28.3%	115.5%
	Coquitlam	\$1,789,300	414.3	-0.5%	0.1%	4.3%	2.3%	36.9%	39.4%	150.6%
	Ladner	\$1,441,400	348.8	-0.3%	1.3%	15.6%	6.9%	43.8%	46.6%	125.0%
	Maple Ridge	\$1,297,200	378.9	-1.0%	1.0%	9.0%	5.3%	43.9%	51.5%	177.0%
	New Westminster	\$1,538,600	380.9	-3.1%	-2.1%	7.0%	3.4%	32.8%	36.0%	122.2%
	North Vancouver	\$2,272,800	352.8	0.2%	0.1%	6.0%	8.5%	26.5%	32.4%	114.7%
	Pitt Meadows	\$1,331,600	400.5	1.1%	0.9%	12.3%	8.4%	44.1%	55.3%	170.6%
	Port Coquitlam	\$1,408,000	396.6	-2.1%	-0.7%	7.0%	7.1%	44.1%	47.3%	169.4%
	Port Moody	\$2,082,000	395.2	0.3%	2.3%	4.7%	0.9%	42.5%	36.7%	151.9%
	Richmond	\$2,179,100	443.5	-0.9%	-0.1%	3.5%	4.5%	31.0%	25.5%	113.2%
	Squamish	\$1,581,000	386.8	-0.9%	-3.6%	2.6%	-5.6%	25.7%	45.4%	194.8%
	Sunshine Coast	\$903,500	315.7	1.1%	0.4%	2.0%	-4.3%	35.9%	48.5%	154.8%
	Tsawwassen	\$1,594,500	352.5	3.0%	-0.1%	14.0%	3.3%	33.5%	34.8%	132.5%
	Vancouver East	\$1,898,100	422.2	-0.8%	1.0%	10.9%	8.9%	27.8%	30.9%	123.4%
	Vancouver West	\$3,553,600	369.2	1.0%	3.9%	8.6%	8.0%	16.7%	14.2%	66.7%
	West Vancouver	\$3,281,800	303.8	0.2%	1.7%	7.8%	0.2%	17.8%	12.0%	58.1%
	Whistler	\$2,474,900	323.7	0.5%	-1.4%	4.6%	-4.3%	31.5%	51.0%	156.3%

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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.
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	\$975,000	371.3	-0.2%	0.1%	5.3%	4.5%	39.8%	38.6%	139.1%
	Greater Vancouver	\$1,098,400	381.5	-0.5%	-0.1%	3.6%	5.3%	35.1%	34.0%	136.2%
	Burnaby East	\$913,900	393.9	1.2%	5.8%	8.9%	8.7%	32.1%	33.1%	140.2%
	Burnaby North	\$911,800	374.6	-0.3%	0.9%	4.8%	3.4%	32.3%	27.9%	131.7%
	Burnaby South	\$1,022,200	385.4	-1.4%	2.4%	6.1%	7.9%	32.0%	28.0%	137.0%
	Coquitlam	\$1,075,100	419.1	0.3%	0.0%	5.9%	4.2%	40.3%	42.9%	174.8%
	Ladner	\$1,008,200	402.8	2.1%	3.8%	4.3%	12.9%	41.6%	31.4%	154.8%
	Maple Ridge	\$774,800	388.4	1.5%	-1.3%	6.2%	3.6%	42.3%	43.1%	183.1%
	New Westminster	\$971,900	408.7	1.3%	2.8%	3.8%	6.6%	40.4%	36.2%	144.6%
	North Vancouver	\$1,313,000	351.7	-0.5%	-1.8%	-3.1%	6.5%	31.6%	36.6%	132.1%
	Pitt Meadows	\$816,400	399.4	-1.6%	-1.8%	7.6%	0.1%	38.4%	32.3%	170.8%
	Port Coquitlam	\$944,800	379.6	-0.9%	-1.8%	6.1%	4.0%	40.8%	43.8%	165.8%
	Port Moody	\$1,056,800	407.4	0.0%	2.3%	5.7%	2.5%	39.7%	41.7%	171.6%
	Richmond	\$1,126,200	406.4	0.5%	0.4%	2.8%	8.0%	39.2%	32.9%	132.2%
	Squamish	\$1,028,500	369.7	-3.5%	-2.5%	2.5%	2.0%	41.6%	35.0%	188.4%
	Sunshine Coast	\$740,000	341.6	-3.5%	-2.3%	2.9%	3.8%	46.2%	42.5%	170.0%
	Tsawwassen	\$1,028,300	304.0	2.4%	2.9%	1.7%	9.2%	26.2%	3.2%	86.4%
	Vancouver East	\$1,140,400	376.1	0.4%	2.8%	4.5%	8.0%	24.8%	31.3%	114.8%
	Vancouver West	\$1,457,900	331.6	-2.7%	-2.6%	2.4%	1.0%	16.6%	17.4%	94.5%
	Whistler	\$1,480,000	383.6	-3.7%	-2.2%	2.6%	3.5%	49.9%	48.5%	228.1%
Apartment	Lower Mainland	\$713,600	356.4	-0.4%	-0.1%	4.5%	5.2%	26.0%	22.3%	112.1%
	Greater Vancouver	\$768,500	354.1	-0.2%	0.2%	4.5%	5.8%	23.0%	20.0%	109.7%
	Burnaby East	\$796,700	340.9	-0.3%	-0.2%	2.0%	6.1%	23.2%	17.4%	109.0%
	Burnaby North	\$746,800	371.9	-0.1%	-0.9%	3.2%	4.4%	26.7%	25.5%	124.2%
	Burnaby South	\$822,900	394.3	-0.1%	1.3%	5.6%	9.5%	27.7%	21.5%	127.9%
	Coquitlam	\$729,100	413.3	-1.8%	-1.1%	3.8%	4.7%	28.5%	27.8%	157.7%
	Ladner	\$736,400	374.6	0.6%	2.4%	4.0%	4.0%	42.3%	43.5%	150.1%
	Maple Ridge	\$542,600	379.7	-0.5%	1.9%	7.4%	1.9%	40.4%	37.8%	164.8%
	New Westminster	\$661,900	403.8	0.4%	1.3%	4.3%	6.3%	27.1%	24.6%	141.2%
	North Vancouver	\$811,900	327.0	-0.7%	-0.9%	5.4%	4.0%	21.8%	21.2%	119.3%
	Pitt Meadows	\$616,200	421.2	-0.6%	1.5%	8.1%	2.9%	36.4%	32.5%	168.8%
	Port Coquitlam	\$626,600	428.0	0.0%	-0.6%	2.0%	4.1%	32.8%	35.0%	176.1%
	Port Moody	\$724,200	388.9	-0.7%	-0.5%	3.3%	2.2%	26.3%	25.8%	151.2%
	Richmond	\$750,200	412.2	0.4%	1.4%	3.4%	7.5%	29.3%	27.4%	131.6%
	Squamish	\$626,200	371.4	-1.2%	3.3%	8.0%	8.3%	33.2%	42.9%	216.9%
	Sunshine Coast	\$579,700	330.7	-2.7%	0.6%	7.3%	6.2%	23.4%	26.9%	127.3%
	Tsawwassen	\$709,600	332.7	1.0%	2.7%	4.1%	4.8%	29.8%	25.5%	125.6%
	Vancouver East	\$719,100	414.5	-0.6%	0.8%	4.7%	5.4%	16.9%	15.8%	115.1%
	Vancouver West	\$849,800	324.4	0.3%	-0.7%	3.7%	4.7%	14.3%	9.1%	88.7%
	West Vancouver	\$1,331,600	259.5	-1.9%	-0.6%	9.8%	11.5%	19.5%	11.3%	76.9%
	Whistler	\$713,400	306.8	-2.1%	2.3%	10.0%	11.7%	40.2%	52.6%	216.0%

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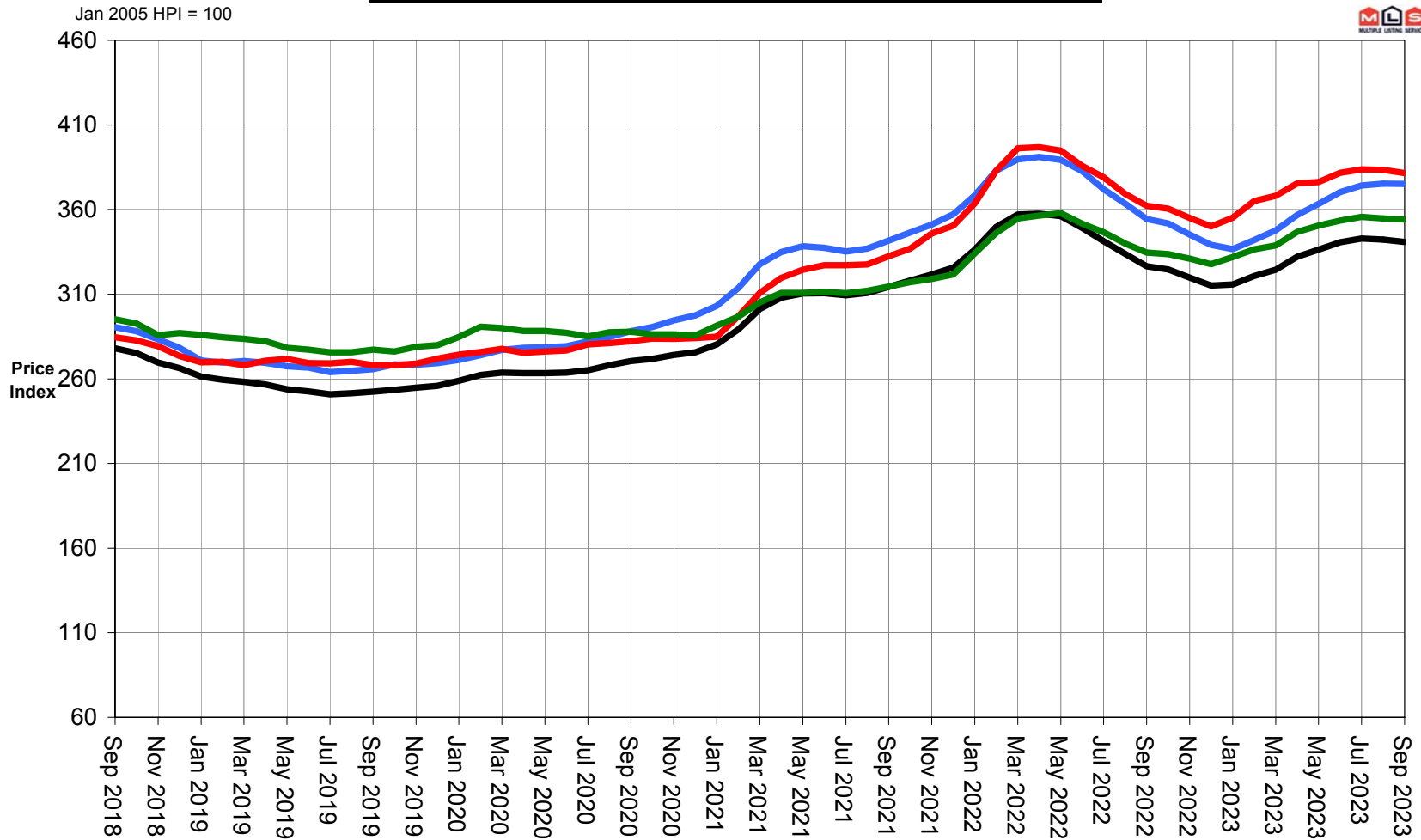
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**September
2023**

			<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>
September 2023	Number of Sales	Detached	46	53	35	5	58	11	51	27	13	74	7	25	68	55	32	8	568
		Attached	40	32	20	0	39	6	33	15	13	51	13	5	27	44	3	11	352
		Apartment	171	83	13	0	35	55	84	23	17	130	7	4	97	238	18	13	988
	Median Selling Price	Detached	\$2,070,000	\$1,846,500	\$1,550,000	n/a	\$1,258,750	n/a	\$2,007,500	\$1,438,000	n/a	\$1,875,000	n/a	\$880,000	\$1,880,000	\$3,402,500	\$3,000,000	n/a	
		Attached	\$1,191,750	\$1,207,450	\$1,119,950	n/a	\$837,000	n/a	\$1,380,000	n/a	n/a	\$1,120,000	n/a	n/a	\$1,325,000	\$1,688,000	n/a	n/a	n/a
		Apartment	\$705,000	\$705,000	n/a	n/a	\$515,000	\$593,800	\$838,000	\$626,500	n/a	\$644,000	n/a	n/a	\$688,000	\$821,500	n/a	n/a	
August 2023	Number of Sales	Detached	44	47	23	4	61	19	37	28	12	63	15	41	80	69	34	7	584
		Attached	52	37	16	0	49	7	38	13	12	63	18	6	43	45	5	18	422
		Apartment	207	119	13	0	32	61	85	28	34	193	14	6	127	319	17	15	1,270
	Median Selling Price	Detached	\$2,044,400	\$1,730,000	\$1,539,000	n/a	\$1,312,500	n/a	\$2,320,000	\$1,413,750	n/a	\$1,950,000	n/a	\$1,005,000	\$1,950,000	\$4,070,000	\$2,892,500	n/a	
		Attached	\$1,139,000	\$1,161,900	n/a	n/a	\$793,000	n/a	\$1,455,000	n/a	n/a	\$1,150,000	n/a	n/a	\$1,479,000	\$1,496,000	n/a	n/a	n/a
		Apartment	\$720,000	\$720,000	n/a	n/a	\$559,000	\$647,900	\$821,000	\$630,000	\$730,000	\$698,400	n/a	n/a	\$678,000	\$830,875	n/a	n/a	
September 2022	Number of Sales	Detached	35	52	30	6	65	9	50	15	9	53	12	36	66	54	26	7	525
		Attached	32	15	3	0	38	7	21	13	16	42	6	4	28	33	6	10	274
		Apartment	157	74	8	0	31	51	57	22	28	115	13	2	84	214	10	22	888
	Median Selling Price	Detached	\$1,661,000	\$1,715,000	\$1,481,000	n/a	\$1,192,500	n/a	\$1,849,500	n/a	n/a	\$2,085,400	n/a	\$835,000	\$1,660,000	\$3,395,000	\$2,695,000	n/a	
		Attached	\$897,000	n/a	n/a	n/a	\$747,450	n/a	\$1,190,000	n/a	n/a	\$1,046,500	n/a	n/a	\$1,344,000	\$1,619,500	n/a	n/a	n/a
		Apartment	\$667,000	\$638,000	n/a	n/a	\$525,000	\$575,000	\$712,000	\$516,500	\$687,500	\$635,000	n/a	n/a	\$612,500	\$809,250	n/a	\$757,500	
Jan. - Sep. 2023 <i>Year-to-date</i>	Number of Sales	Detached	505	526	328	49	729	161	549	214	131	670	135	311	716	657	285	92	6,058
		Attached	462	357	145	0	413	92	294	134	142	556	122	60	515	403	38	150	3,883
		Apartment	1,909	893	151	2	365	599	861	260	330	1,423	90	48	1,047	2,723	169	193	11,063
	Median Selling Price	Detached	\$1,950,000	\$1,750,000	\$1,475,000	\$850,000	\$1,253,000	\$1,549,000	\$2,100,000	\$1,394,250	\$1,893,750	\$1,985,000	\$1,445,000	\$950,000	\$1,905,000	\$3,530,000	\$3,105,000	\$2,289,500	
		Attached	\$1,094,000	\$1,160,000	\$1,040,000	n/a	\$795,000	\$970,000	\$1,399,450	\$948,000	\$1,042,500	\$1,150,000	\$967,000	\$638,000	\$1,400,000	\$1,643,000	\$1,875,000	\$1,437,500	n/a
		Apartment	\$728,000	\$684,400	\$645,000	n/a	\$520,000	\$618,000	\$789,900	\$597,000	\$720,000	\$683,000	\$618,500	\$480,000	\$680,000	\$846,750	\$1,200,000	\$650,000	
Jan. - Sep. 2022 <i>Year-to-date</i>	Number of Sales	Detached	580	600	350	51	791	169	609	280	144	765	155	432	814	696	368	92	6,896
		Attached	454	309	110	2	456	119	334	193	159	633	141	68	479	480	51	160	4,148
		Apartment	2,084	1,073	179	3	432	752	980	353	253	1,652	114	46	1,329	3,425	134	238	13,047
	Median Selling Price	Detached	\$2,100,000	\$1,800,000	\$1,620,000	\$796,000	\$1,401,000	\$1,608,000	\$2,198,000	\$1,500,000	\$2,035,000	\$2,080,000	\$1,550,000	\$999,952	\$1,960,000	\$3,488,000	\$3,000,000	\$3,095,000	
		Attached	\$1,050,000	\$1,150,000	\$965,000	n/a	\$840,000	\$999,999	\$1,369,000	\$985,000	\$1,050,000	\$1,120,888	\$1,049,000	\$633,000	\$1,379,000	\$1,579,000	\$2,275,000	\$1,377,501	n/a
		Apartment	\$715,000	\$700,000	\$655,000	n/a	\$550,000	\$615,000	\$791,000	\$582,500	\$742,000	\$673,800	\$694,050	\$579,000	\$675,000	\$850,000	\$1,120,000	\$618,500	

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



MLS® LISTINGS Facts



**September
2023**

			<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>
September 2023	Number of Listings	Detached	125	140	75	10	226	38	170	45	34	179	41	101	190	193	192	32	1,791
		Attached	97	88	39	0	81	12	93	38	23	114	31	4	164	149	15	32	980
		Apartment	408	211	23	0	93	121	213	55	43	299	24	13	270	809	37	33	2,652
	% Sales to Listings	Detached	37%	38%	47%	50%	26%	29%	30%	60%	38%	41%	17%	25%	36%	28%	17%	25%	
		Attached	41%	36%	51%	n/a	48%	50%	35%	39%	57%	45%	42%	125%	16%	30%	20%	34%	n/a
		Apartment	42%	39%	57%	n/a	38%	45%	39%	42%	40%	43%	29%	31%	36%	29%	49%	39%	
August 2023	Number of Listings	Detached	101	72	55	18	171	30	85	52	28	150	36	103	140	141	107	35	1,324
		Attached	75	72	18	2	63	21	52	23	15	97	22	9	78	101	9	20	677
		Apartment	325	150	13	0	70	103	115	40	32	247	18	13	162	579	31	18	1,916
	% Sales to Listings	Detached	44%	65%	42%	22%	36%	63%	44%	54%	43%	42%	42%	40%	57%	49%	32%	20%	
		Attached	69%	51%	89%	0%	78%	33%	73%	57%	80%	65%	82%	67%	55%	45%	56%	90%	n/a
		Apartment	64%	79%	100%	n/a	46%	59%	74%	70%	106%	78%	78%	46%	78%	55%	55%	83%	
September 2022	Number of Listings	Detached	102	114	57	13	199	35	148	29	24	144	35	89	130	174	122	22	1,437
		Attached	81	46	11	2	60	24	77	31	16	93	20	10	96	98	19	21	705
		Apartment	253	159	27	0	67	112	173	63	46	224	19	16	222	635	48	23	2,087
	% Sales to Listings	Detached	34%	46%	53%	46%	33%	26%	34%	52%	38%	37%	34%	40%	51%	31%	21%	32%	
		Attached	40%	33%	27%	0%	63%	29%	27%	42%	100%	45%	30%	40%	29%	34%	32%	48%	n/a
		Apartment	62%	47%	30%	n/a	46%	46%	33%	35%	61%	51%	68%	13%	38%	34%	21%	96%	
Jan. - Sep. 2023 <i>Year-to-date*</i>	Number of Listings	Detached	1,001	981	625	106	1,615	308	1,084	389	272	1,448	326	888	1,462	1,546	1,176	230	13,457
		Attached	767	685	245	5	619	157	513	207	204	935	203	103	1,049	999	104	247	7,042
		Apartment	3,157	1,480	223	2	645	942	1,420	429	467	2,337	151	90	1,927	5,902	344	278	19,794
	% Sales to Listings	Detached	50%	54%	52%	46%	45%	52%	51%	55%	48%	46%	41%	35%	49%	42%	24%	40%	
		Attached	60%	52%	59%	0%	67%	59%	57%	65%	70%	59%	60%	58%	49%	40%	37%	61%	n/a
		Apartment	60%	60%	68%	100%	57%	64%	61%	61%	71%	61%	60%	53%	54%	46%	49%	69%	
Jan. - Sep. 2022 <i>Year-to-date*</i>	Number of Listings	Detached	1,179	1,199	716	109	2,006	369	1,270	532	287	1,781	352	877	1,778	1,878	1,241	232	15,806
		Attached	805	560	193	9	887	196	599	289	240	1,139	236	101	994	1,035	99	260	7,642
		Apartment	3,277	1,710	248	5	686	1,144	1,602	551	444	2,637	201	86	2,221	6,613	343	348	22,116
	% Sales to Listings	Detached	49%	50%	49%	47%	39%	46%	48%	53%	50%	43%	44%	49%	46%	37%	30%	40%	
		Attached	56%	55%	57%	22%	51%	61%	56%	67%	66%	56%	60%	67%	48%	46%	52%	62%	n/a
		Apartment	64%	63%	72%	60%	63%	66%	61%	64%	57%	63%	57%	53%	60%	52%	39%	68%	

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

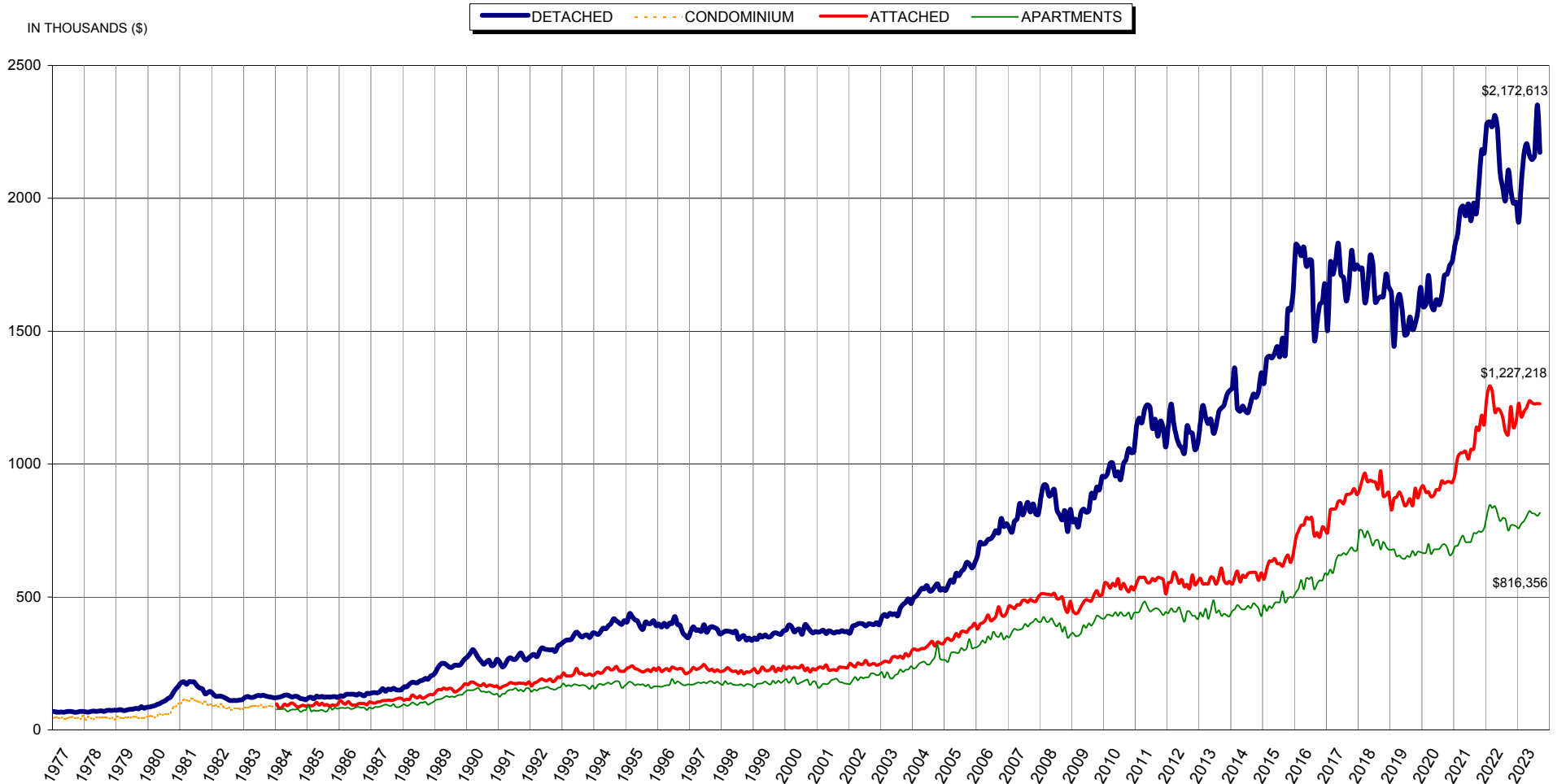


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Sep 2022	2 Aug 2023	3 Sep 2023	Col. 2 & 3 Percentage Variance	5 Sep 2022	6 Aug 2023	7 Sep 2023	Col. 6 & 7 Percentage Variance	9 Jul 2022 - Sep 2022	10 Jul 2023 - Sep 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	102	101	125	23.8	35	44	46	4.5	139	149	7.2
ATTACHED	81	75	97	29.3	32	52	40	-23.1	102	144	41.2
APARTMENTS	253	325	408	25.5	157	207	171	-17.4	518	590	13.9
COQUITLAM											
DETACHED	114	72	140	94.4	52	47	53	12.8	150	169	12.7
ATTACHED	46	72	88	22.2	15	37	32	-13.5	70	123	75.7
APARTMENTS	159	150	211	40.7	74	119	83	-30.3	219	302	37.9
DELTA											
DETACHED	57	55	75	36.4	30	23	35	52.2	74	87	17.6
ATTACHED	11	18	39	116.7	3	16	20	25.0	23	52	126.1
APARTMENTS	27	13	23	76.9	8	13	13	0.0	35	40	14.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	199	171	226	32.2	65	61	58	-4.9	191	202	5.8
ATTACHED	60	63	81	28.6	38	49	39	-20.4	111	131	18.0
APARTMENTS	67	70	93	32.9	31	32	35	9.4	91	108	18.7
NORTH VANCOUVER											
DETACHED	148	85	170	100.0	50	37	51	37.8	136	146	7.4
ATTACHED	77	52	93	78.8	21	38	33	-13.2	66	99	50.0
APARTMENTS	173	115	213	85.2	57	85	84	-1.2	223	268	20.2
NEW WESTMINSTER											
DETACHED	35	30	38	26.7	9	19	11	-42.1	32	55	71.9
ATTACHED	24	21	12	-42.9	7	7	6	-14.3	32	29	-9.4
APARTMENTS	112	103	121	17.5	51	61	55	-9.8	162	194	19.8
PORT MOODY/BELCARRA											
DETACHED	24	28	34	21.4	9	12	13	8.3	28	43	53.6
ATTACHED	16	15	23	53.3	16	12	13	8.3	34	47	38.2
APARTMENTS	46	32	43	34.4	28	34	17	-50.0	69	92	33.3
PORT COQUITLAM											
DETACHED	29	52	45	-13.5	15	28	27	-3.6	64	82	28.1
ATTACHED	31	23	38	65.2	13	13	15	15.4	53	42	-20.8
APARTMENTS	63	40	55	37.5	22	28	23	-17.9	81	83	2.5
RICHMOND											
DETACHED	144	150	179	19.3	53	63	74	17.5	163	195	19.6
ATTACHED	93	97	114	17.5	42	63	51	-19.0	137	184	34.3
APARTMENTS	224	247	299	21.1	115	193	130	-32.6	358	486	35.8
SUNSHINE COAST											
DETACHED	89	103	101	-1.9	36	41	25	-39.0	99	102	3.0
ATTACHED	10	9	4	-55.6	4	6	5	-16.7	10	19	90.0
APARTMENTS	16	13	13	0.0	2	6	4	-33.3	11	13	18.2
SQUAMISH											
DETACHED	35	36	41	13.9	12	15	7	-53.3	34	42	23.5
ATTACHED	20	22	31	40.9	6	18	13	-27.8	23	43	87.0
APARTMENTS	19	18	24	33.3	13	14	7	-50.0	22	29	31.8
VANCOUVER EAST											
DETACHED	130	140	190	35.7	66	80	68	-15.0	177	238	34.5
ATTACHED	96	78	164	110.3	28	43	27	-37.2	123	138	12.2
APARTMENTS	222	162	270	66.7	84	127	97	-23.6	271	351	29.5
VANCOUVER WEST											
DETACHED	174	141	193	36.9	54	69	55	-20.3	157	193	22.9
ATTACHED	98	101	149	47.5	33	45	44	-2.2	102	133	30.4
APARTMENTS	635	579	809	39.7	214	319	238	-25.4	790	882	11.6
WHISTLER/PEMBERTON											
DETACHED	22	35	32	-8.6	7	7	8	14.3	22	24	9.1
ATTACHED	21	20	32	60.0	10	18	11	-38.9	33	46	39.4
APARTMENTS	23	18	33	83.3	22	15	13	-13.3	52	42	-19.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	122	107	192	79.4	26	34	32	-5.9	84	89	6.0
ATTACHED	19	9	15	66.7	6	5	3	-40.0	14	10	-28.6
APARTMENTS	48	31	37	19.4	10	17	18	5.9	44	58	31.8
GRAND TOTALS											
DETACHED	1424	1306	1781	36.4	519	580	563	-2.9	1550	1816	17.2
ATTACHED	703	675	980	45.2	274	422	352	-16.6	933	1240	32.9
APARTMENTS	2087	1916	2652	38.4	888	1270	988	-22.2	2946	3538	20.1



Residential Average Sale Prices - January 1977 to September 2023



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