

News Release



FOR IMMEDIATE RELEASE:

Reduced demand and increased supply remain the trend across Metro Vancouver's housing market

VANCOUVER, BC – May 2, 2019 – Decreased demand continues to allow the supply of homes for sale to accumulate across the Metro Vancouver* housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,829 in April 2019, a 29.1 per cent decrease from the 2,579 sales recorded in April 2018, and a 5.9 per cent increase from the 1,727 homes sold in March 2019.

Last month's sales were 43.1 per cent below the 10-year April sales average.

“Government policy continues to hinder home sale activity. The federal government's mortgage stress test has reduced buyers' purchasing power by about 20 per cent, which is causing people at the entry-level side of the market to struggle to secure financing,” Ashley Smith, REBGV president said. “Suppressing housing activity through government policy not only reduces home sales, it harms the job market, economic growth and creates pent-up demand.”

There were 5,742 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2019. This represents a 1.3 per cent decrease compared to the 5,820 homes listed in April 2018 and a 16 per cent increase compared to March 2019 when 4,949 homes were listed.

The total number of homes currently listed for sale on the MLS® in Metro Vancouver is 14,357, a 46.2 per cent increase compared to April 2018 (9,822) and a 12.4 per cent increase compared to March 2019 (12,774).

“There are more homes for sale in our market today than we've seen since October 2014. This trend is more about reduced demand than increased supply,” Smith said. “The number of new listings coming on the market each month are consistent with our long-term averages. It's the reduced sales activity that's allowing listings to accumulate.”

The overall sales-to-active listings ratio for April 2019 is 12.7 per cent. By property type, the ratio is 9.4 per cent for detached homes, 15.4 per cent for townhomes, and 15.3 per cent for apartments.

Generally, analysts say 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.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,008,400. This represents an 8.5 per cent decrease over April 2018, and a 0.3 per cent decrease compared to March 2019.

Detached home sales totalled 586 in April 2019, a 27.4 per cent decrease from the 807 detached sales in April 2018. The benchmark price for a detached home is \$1,425,200. This represents an 11.1 per cent decrease from April 2018, a 0.8 per cent decrease compared to March 2019.

Apartment home sales totalled 885 in April 2019, a 32.3 per cent decrease compared to the 1,308 sales in April 2018. The benchmark price of an apartment is \$656,900 in the region. This represents a 6.9 per cent decrease from April 2018 and is unchanged from March 2019.

Attached home sales totalled 358 in April 2019, a 22.8 per cent decrease compared to the 464 sales in April 2018. The benchmark price of an attached home is \$783,300. This represents a 7.5 per cent decrease from April 2018 and is unchanged from March 2019.

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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 industry is a key economic driver in British Columbia. In 2018, 24,619 homes changed ownership in the Board's area, generating \$1.7 billion in economic spin-off activity and an estimated 11,720 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$26 billion in 2018.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 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	\$955,400	262.3	0.0%	-0.1%	-4.0%	-7.1%	23.2%	65.9%	101.2%
	Greater Vancouver	\$1,008,400	261.1	-0.3%	-1.1%	-5.1%	-8.5%	16.8%	59.5%	99.5%
	Bowen Island	\$990,800	214.8	0.3%	2.2%	2.3%	-0.2%	45.9%	73.2%	75.5%
	Burnaby East	\$949,700	263.4	1.1%	-0.7%	-5.3%	-8.5%	18.1%	58.8%	101.2%
	Burnaby North	\$871,700	263.2	0.2%	-0.3%	-4.6%	-7.3%	20.5%	63.4%	100.3%
	Burnaby South	\$975,400	275.5	-0.6%	-1.4%	-4.3%	-6.6%	25.5%	66.0%	110.1%
	Coquitlam	\$897,400	266.2	-0.7%	-1.6%	-4.7%	-7.7%	24.3%	72.3%	110.9%
	Ladner	\$824,800	231.5	-0.7%	-1.2%	-4.8%	-6.0%	4.5%	53.1%	77.1%
	Maple Ridge	\$755,300	240.5	0.3%	0.4%	-3.5%	-6.8%	38.8%	78.8%	90.7%
	New Westminster	\$659,300	289.7	1.5%	0.2%	-5.9%	-6.6%	37.0%	76.3%	113.6%
	North Vancouver	\$1,019,500	232.4	0.1%	0.0%	-4.3%	-9.6%	13.1%	54.1%	88.0%
	Pitt Meadows	\$741,900	269.7	-1.1%	-2.4%	-4.3%	-6.5%	47.0%	85.9%	106.4%
	Port Coquitlam	\$741,700	253.9	-0.5%	-1.9%	-3.2%	-8.4%	27.0%	74.4%	94.7%
	Port Moody	\$905,200	250.2	0.0%	-0.8%	-4.8%	-7.1%	25.7%	72.1%	100.8%
	Richmond	\$956,500	275.6	-0.5%	-2.0%	-5.9%	-9.1%	14.6%	58.8%	106.0%
	Squamish	\$773,900	242.9	2.5%	2.0%	-0.9%	-5.2%	42.4%	94.5%	90.8%
	Sunshine Coast	\$616,200	215.9	1.0%	1.9%	2.8%	-0.1%	45.8%	77.1%	73.6%
	Tsawwassen	\$944,900	237.3	1.4%	0.0%	-5.2%	-7.8%	4.9%	55.8%	84.1%
	Vancouver East	\$1,016,000	297.5	-0.9%	-0.9%	-5.7%	-8.8%	14.4%	59.2%	115.6%
	Vancouver West	\$1,225,000	258.3	-1.2%	-3.0%	-6.9%	-10.7%	5.2%	45.8%	94.4%
West Vancouver	\$2,212,900	237.9	0.0%	-1.1%	-6.1%	-15.5%	-10.5%	33.5%	97.6%	
Whistler	\$927,200	200.8	2.3%	2.8%	-1.5%	-6.2%	45.6%	99.8%	56.1%	
Single Family Detached	Lower Mainland	\$1,225,900	260.2	-0.4%	-0.6%	-4.6%	-8.4%	9.0%	56.6%	104.4%
	Greater Vancouver	\$1,425,200	262.4	-0.8%	-1.9%	-6.5%	-11.1%	1.0%	48.5%	104.0%
	Bowen Island	\$990,800	214.8	0.3%	2.2%	2.3%	-0.2%	45.9%	73.2%	75.5%
	Burnaby East	\$1,172,600	262.2	1.5%	0.4%	-6.2%	-11.9%	4.3%	52.2%	105.5%
	Burnaby North	\$1,391,000	269.0	-1.5%	-1.7%	-6.5%	-12.8%	-2.8%	45.2%	105.0%
	Burnaby South	\$1,532,100	293.3	-0.8%	-0.1%	-6.0%	-8.6%	2.7%	53.2%	129.1%
	Coquitlam	\$1,156,200	256.6	-0.5%	-3.2%	-7.7%	-11.4%	6.2%	56.8%	104.8%
	Ladner	\$961,200	231.7	0.7%	1.9%	-2.4%	-4.3%	-1.1%	55.6%	81.4%
	Maple Ridge	\$815,400	232.3	0.2%	1.4%	-4.4%	-6.1%	30.0%	76.4%	91.7%
	New Westminster	\$1,053,100	262.7	1.4%	0.0%	-6.1%	-11.7%	4.9%	53.9%	104.4%
	North Vancouver	\$1,499,400	234.5	-0.2%	-0.8%	-6.0%	-12.0%	-0.3%	51.2%	93.5%
	Pitt Meadows	\$897,100	252.8	-1.7%	-0.5%	-1.3%	-4.9%	32.6%	80.8%	102.7%
	Port Coquitlam	\$917,000	244.5	-0.4%	-2.8%	-6.0%	-11.6%	7.1%	61.8%	96.1%
	Port Moody	\$1,366,200	252.3	-2.6%	-6.1%	-8.3%	-9.5%	8.6%	53.8%	99.8%
	Richmond	\$1,531,000	296.6	-1.0%	-3.2%	-6.3%	-12.3%	-3.2%	51.3%	118.6%
	Squamish	\$985,900	249.2	0.6%	0.3%	1.8%	-4.0%	39.5%	89.8%	103.6%
	Sunshine Coast	\$611,400	214.2	1.1%	1.9%	2.3%	-0.5%	45.1%	76.9%	72.0%
	Tsawwassen	\$1,181,500	254.4	1.8%	2.5%	-4.5%	-6.6%	1.3%	61.0%	100.9%
	Vancouver East	\$1,357,200	300.0	-2.4%	-5.0%	-8.3%	-12.1%	0.9%	50.8%	126.1%
	Vancouver West	\$2,948,400	302.7	-2.6%	-3.3%	-9.8%	-13.4%	-7.9%	33.8%	118.4%
West Vancouver	\$2,574,100	243.0	-0.4%	-1.9%	-6.7%	-15.7%	-14.3%	30.2%	104.2%	
Whistler	\$1,719,000	219.6	0.8%	0.8%	0.5%	-1.9%	38.4%	81.2%	77.8%	

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)
 - In January 2005, the indexes are set to 100.
 - Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.
 - The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$667,900	240.9	0.4%	-1.1%	-4.4%	-6.5%	31.4%	65.5%	85.9%
	Greater Vancouver	\$783,300	249.3	0.0%	-2.2%	-5.5%	-7.5%	24.0%	61.7%	89.7%
	Burnaby East	\$656,500	242.5	-2.2%	-3.5%	-7.8%	-6.1%	37.3%	57.0%	83.7%
	Burnaby North	\$708,900	264.6	-2.4%	-2.1%	-6.9%	-6.4%	23.5%	62.7%	95.1%
	Burnaby South	\$769,000	264.9	-1.3%	-3.0%	-5.2%	-7.9%	31.8%	62.7%	97.1%
	Coquitlam	\$662,500	243.1	3.8%	-1.5%	-2.7%	-5.7%	24.3%	65.9%	91.9%
	Ladner	\$704,900	245.8	-3.8%	-4.8%	-9.1%	-10.3%	9.6%	46.4%	79.4%
	Maple Ridge	\$542,600	251.9	1.6%	0.7%	-1.9%	-7.3%	50.7%	80.4%	90.5%
	New Westminster	\$685,800	271.2	-0.9%	-1.5%	-5.5%	-4.1%	23.5%	64.0%	101.3%
	North Vancouver	\$957,700	232.7	0.5%	-2.3%	-6.7%	-7.1%	21.7%	58.2%	88.4%
	Pitt Meadows	\$603,400	261.1	-1.1%	-4.8%	-8.8%	-5.0%	48.8%	85.6%	98.4%
	Port Coquitlam	\$615,500	233.0	0.3%	-3.5%	-4.8%	-10.5%	22.8%	65.5%	79.0%
	Port Moody	\$661,000	223.4	3.9%	2.7%	-2.4%	-0.2%	23.8%	61.5%	76.9%
	Richmond	\$780,200	256.4	-1.4%	-3.5%	-8.4%	-7.0%	19.1%	52.9%	93.2%
	Squamish	\$673,900	229.8	2.9%	1.9%	-7.0%	-4.7%	34.5%	83.1%	80.4%
	Tsawwassen	\$696,400	259.4	-1.2%	-4.9%	-7.4%	-10.9%	14.1%	50.9%	89.3%
	Vancouver East	\$816,500	268.0	-0.6%	-3.7%	-2.0%	-12.5%	12.0%	57.8%	91.0%
Vancouver West	\$1,167,700	257.9	-1.4%	-4.0%	-5.3%	-10.3%	13.9%	56.9%	97.3%	
Whistler	\$886,000	221.6	1.5%	1.6%	-6.9%	-4.5%	41.5%	88.4%	73.9%	
Apartment	Lower Mainland	\$647,000	273.4	0.2%	0.7%	-3.4%	-6.3%	43.4%	78.7%	102.8%
	Greater Vancouver	\$656,900	263.6	0.0%	-0.3%	-3.9%	-6.9%	35.0%	70.9%	98.3%
	Burnaby East	\$754,900	289.6	4.5%	1.5%	-0.9%	-6.3%	36.0%	67.6%	108.2%
	Burnaby North	\$611,800	261.2	1.5%	0.9%	-3.1%	-4.5%	45.1%	79.3%	101.1%
	Burnaby South	\$679,200	272.7	-0.3%	-1.3%	-3.2%	-5.1%	43.1%	77.5%	106.6%
	Coquitlam	\$511,500	280.7	-2.2%	-0.8%	-3.3%	-5.9%	52.5%	94.4%	120.8%
	Ladner	\$433,800	205.6	0.3%	-6.4%	-6.7%	-8.2%	20.3%	44.8%	52.9%
	Maple Ridge	\$348,600	248.9	-1.1%	-3.0%	-4.2%	-9.6%	56.5%	77.0%	77.3%
	New Westminster	\$525,600	297.8	1.7%	0.2%	-6.1%	-6.0%	52.6%	84.1%	115.8%
	North Vancouver	\$567,500	227.7	0.1%	1.5%	-2.5%	-8.6%	32.0%	56.3%	80.4%
	Pitt Meadows	\$490,300	289.1	-0.4%	-2.6%	-4.8%	-10.4%	60.3%	88.3%	105.9%
	Port Coquitlam	\$455,800	272.6	-0.9%	-0.6%	-0.5%	-5.3%	57.2%	91.3%	97.5%
	Port Moody	\$633,000	263.8	-0.3%	0.6%	-4.0%	-8.6%	46.1%	94.4%	116.1%
	Richmond	\$654,900	273.4	0.2%	-0.4%	-4.0%	-6.5%	46.5%	75.5%	105.9%
	Squamish	\$490,800	236.4	4.6%	4.8%	0.7%	-9.8%	51.6%	131.5%	76.7%
	Tsawwassen	\$469,500	198.0	1.0%	-5.6%	-5.5%	-8.6%	27.1%	51.3%	47.2%
	Vancouver East	\$547,900	302.3	0.0%	3.3%	-3.7%	-4.7%	36.8%	71.6%	108.8%
Vancouver West	\$764,600	248.1	-0.6%	-2.4%	-5.6%	-9.2%	15.7%	56.3%	88.8%	
West Vancouver	\$1,128,500	228.6	1.1%	1.8%	-2.5%	-12.9%	24.2%	61.2%	83.0%	
Whistler	\$531,300	174.2	3.9%	5.0%	1.5%	-10.9%	61.4%	170.5%	30.7%	

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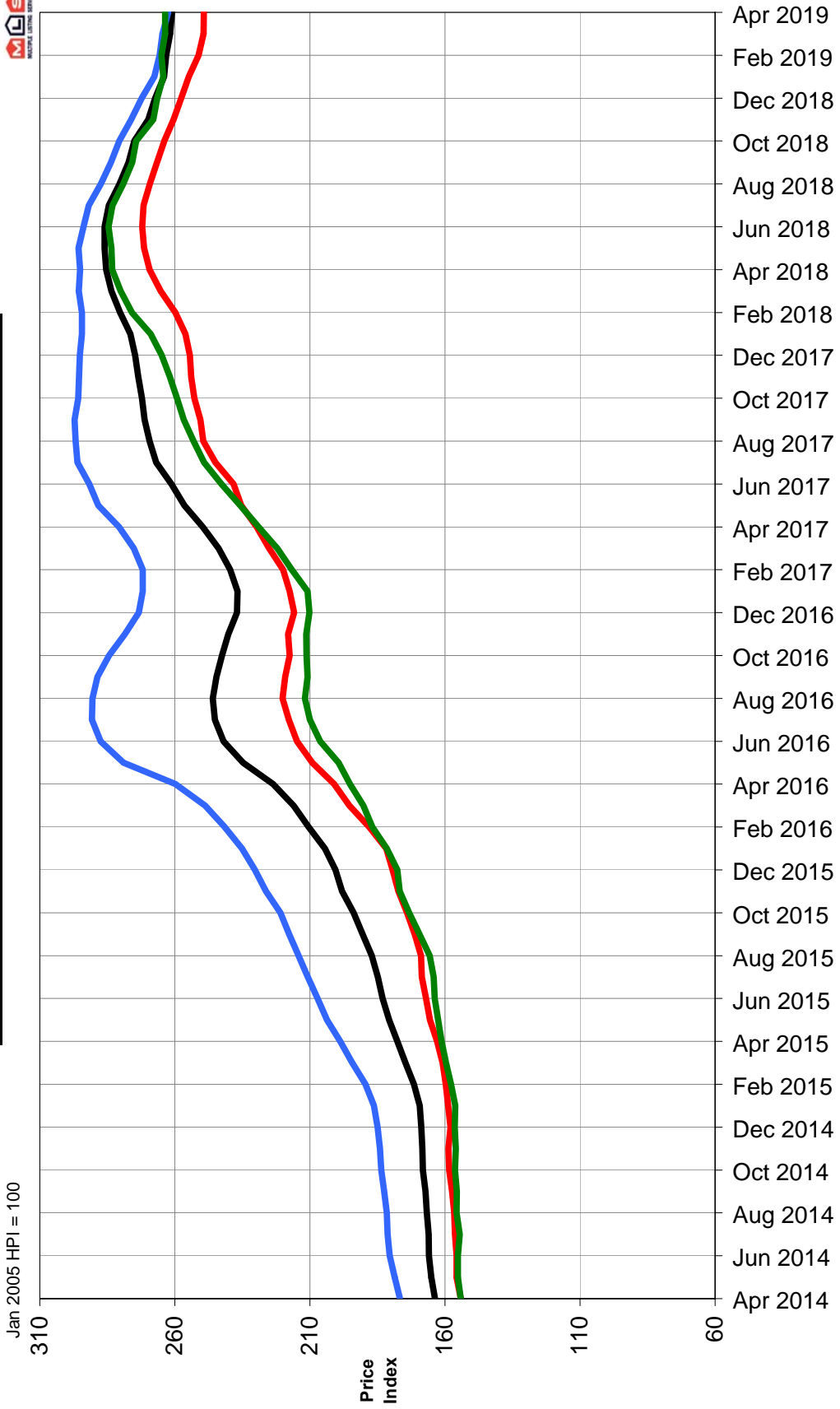
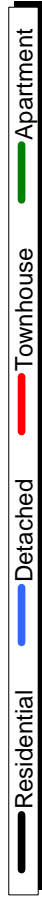
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

310

260

210

160

110

60

Price Index

Apr 2019
Feb 2019
Dec 2018
Oct 2018
Aug 2018
Jun 2018
Apr 2018
Feb 2018
Dec 2017
Oct 2017
Aug 2017
Jun 2017
Apr 2017
Feb 2017
Dec 2016
Oct 2016
Aug 2016
Jun 2016
Apr 2016
Feb 2016
Dec 2015
Oct 2015
Aug 2015
Jun 2015
Apr 2015
Feb 2015
Dec 2014
Oct 2014
Aug 2014
Jun 2014
Apr 2014

MLS® SALES Facts



**April
2019**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
April 2019	53 Number of Sales Median Selling Price \$1,425,000 \$787,500 \$588,394	65 Number of Sales Median Selling Price \$1,208,000 \$724,900 \$530,000	24 Number of Sales Median Selling Price \$1,142,500 n/a n/a	0 Number of Sales Median Selling Price n/a n/a n/a	76 Number of Sales Median Selling Price \$880,000 \$512,500 \$362,500	14 Number of Sales Median Selling Price n/a n/a \$490,000	53 Number of Sales Median Selling Price \$1,725,000 \$1,025,000 \$631,500	21 Number of Sales Median Selling Price \$915,000 n/a \$410,000	13 Number of Sales Median Selling Price n/a n/a \$520,000	41 Number of Sales Median Selling Price \$1,490,000 \$829,999 \$533,944	22 Number of Sales Median Selling Price \$975,000 n/a n/a	29 Number of Sales Median Selling Price \$638,000 n/a n/a	66 Number of Sales Median Selling Price \$1,381,000 \$969,500 \$540,000	63 Number of Sales Median Selling Price \$2,999,000 \$1,450,000 \$733,500	38 Number of Sales Median Selling Price \$2,925,000 n/a n/a	8 Number of Sales Median Selling Price n/a \$1,115,000 n/a	586 Number of Sales Median Selling Price n/a n/a n/a
March 2019	36 Number of Sales Median Selling Price \$1,427,000 \$815,000 \$574,250	43 Number of Sales Median Selling Price \$1,165,000 \$808,900 \$527,000	12 Number of Sales Median Selling Price \$1,099,750 n/a n/a	0 Number of Sales Median Selling Price n/a n/a n/a	47 Number of Sales Median Selling Price \$835,000 \$535,000 \$402,500	5 Number of Sales Median Selling Price n/a n/a \$520,000	22 Number of Sales Median Selling Price \$1,547,500 \$976,500 \$600,000	16 Number of Sales Median Selling Price n/a n/a \$407,750	7 Number of Sales Median Selling Price n/a n/a \$580,000	54 Number of Sales Median Selling Price \$1,538,500 \$856,250 \$540,500	16 Number of Sales Median Selling Price n/a n/a n/a	38 Number of Sales Median Selling Price \$610,000 n/a n/a	53 Number of Sales Median Selling Price \$1,385,000 \$950,000 \$558,350	64 Number of Sales Median Selling Price \$2,800,000 \$1,200,000 \$775,000	23 Number of Sales Median Selling Price \$2,380,000 n/a n/a	11 Number of Sales Median Selling Price n/a \$1,190,000 \$376,000	529 Number of Sales Median Selling Price n/a n/a n/a
April 2018	54 Number of Sales Median Selling Price \$1,575,000 \$809,900 \$599,000	77 Number of Sales Median Selling Price \$1,310,000 \$870,000 \$608,180	45 Number of Sales Median Selling Price \$1,175,000 n/a n/a	4 Number of Sales Median Selling Price n/a n/a n/a	123 Number of Sales Median Selling Price \$908,000 \$579,950 \$380,000	27 Number of Sales Median Selling Price \$1,180,000 n/a \$535,000	77 Number of Sales Median Selling Price \$1,675,000 \$1,040,000 \$650,000	34 Number of Sales Median Selling Price \$1,030,000 n/a \$453,000	21 Number of Sales Median Selling Price \$1,420,000 n/a n/a	65 Number of Sales Median Selling Price \$1,680,000 \$850,000 \$618,000	24 Number of Sales Median Selling Price \$1,050,000 n/a n/a	42 Number of Sales Median Selling Price \$622,500 n/a n/a	103 Number of Sales Median Selling Price \$1,650,000 \$1,136,000 \$620,000	68 Number of Sales Median Selling Price \$2,970,000 \$1,315,000 \$845,000	32 Number of Sales Median Selling Price \$2,655,000 n/a \$1,053,750	11 Number of Sales Median Selling Price n/a n/a \$388,500	807 Number of Sales Median Selling Price n/a n/a n/a
Jan. - Apr. 2019	145 Number of Sales Median Selling Price \$1,440,000 \$778,000 \$573,500	178 Number of Sales Median Selling Price \$1,175,000 \$761,000 \$514,000	80 Number of Sales Median Selling Price \$1,050,000 \$688,800 \$457,000	11 Number of Sales Median Selling Price n/a n/a n/a	232 Number of Sales Median Selling Price \$835,000 \$525,000 \$369,000	48 Number of Sales Median Selling Price \$1,140,000 \$715,000 \$497,000	195 Number of Sales Median Selling Price \$1,590,000 \$1,010,000 \$605,000	67 Number of Sales Median Selling Price \$900,000 \$639,900 \$404,500	38 Number of Sales Median Selling Price \$1,180,000 \$770,000 \$578,500	161 Number of Sales Median Selling Price \$1,680,000 \$829,999 \$531,388	62 Number of Sales Median Selling Price \$1,000,000 \$641,000 \$444,500	22 Number of Sales Median Selling Price \$599,726 \$470,000 \$439,900	217 Number of Sales Median Selling Price \$1,350,500 \$969,000 \$555,000	204 Number of Sales Median Selling Price \$2,800,000 \$1,270,000 \$748,800	104 Number of Sales Median Selling Price \$2,332,500 n/a \$1,082,500	38 Number of Sales Median Selling Price \$2,092,500 \$1,170,000 \$409,500	1,902 Number of Sales Median Selling Price n/a n/a n/a
Jan. - Apr. 2018	212 Number of Sales Median Selling Price \$1,655,000 \$786,000 \$600,000	271 Number of Sales Median Selling Price \$1,335,000 \$830,000 \$558,000	123 Number of Sales Median Selling Price \$1,140,000 \$678,000 \$551,000	11 Number of Sales Median Selling Price n/a n/a n/a	395 Number of Sales Median Selling Price \$885,000 \$560,000 \$378,000	80 Number of Sales Median Selling Price \$1,237,500 \$775,000 \$526,250	232 Number of Sales Median Selling Price \$1,740,000 \$1,025,000 \$665,000	105 Number of Sales Median Selling Price \$1,025,000 \$702,347 \$447,500	39 Number of Sales Median Selling Price \$1,462,000 \$738,000 \$613,500	260 Number of Sales Median Selling Price \$1,700,000 \$865,000 \$593,000	73 Number of Sales Median Selling Price \$955,000 \$662,500 \$435,000	157 Number of Sales Median Selling Price \$623,324 \$389,950 \$479,100	308 Number of Sales Median Selling Price \$1,615,000 \$1,129,900 \$625,000	220 Number of Sales Median Selling Price \$3,265,000 \$1,398,000 \$850,000	97 Number of Sales Median Selling Price \$2,835,000 n/a \$1,225,000	54 Number of Sales Median Selling Price \$2,092,500 \$1,170,000 \$409,500	2,637 Number of Sales Median Selling Price n/a 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



**April
2019**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
April 2019	Number of Listings	178	188	101	4	223	65	193	54	46	251	32	110	214	226	184	2,089
	% Sales to Listings	30%	35%	24%	0%	34%	22%	27%	39%	28%	16%	69%	28%	31%	28%	21%	40%
March 2019	Number of Listings	163	169	100	8	173	44	147	54	28	224	42	115	210	188	120	1,806
	% Sales to Listings	36%	40%	52%	0%	55%	31%	33%	49%	38%	21%	106%	14%	43%	30%	19%	859
April 2018	Number of Listings	240	206	122	9	215	61	243	82	38	257	50	108	337	296	202	2,488
	% Sales to Listings	58%	53%	44%	0%	63%	42%	63%	58%	46%	31%	74%	39%	52%	48%	24%	n/a
Jan. - Apr. 2019 Year-to-date*	Number of Listings	598	640	341	18	682	178	631	197	137	937	144	366	772	837	577	7,140
	% Sales to Listings	31%	38%	40%	0%	54%	48%	34%	37%	36%	23%	61%	50%	37%	25%	15%	3,367
Jan. - Apr. 2018 Year-to-date*	Number of Listings	717	632	377	33	660	157	691	214	111	989	168	345	964	1,042	603	7,785
	% Sales to Listings	60%	54%	59%	13%	71%	60%	61%	68%	60%	57%	73%	53%	50%	39%	25%	2,899
		68%	72%	56%	n/a	83%	75%	69%	79%	62%	46%	82%	61%	56%	50%	67%	n/a

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



Listing & Sales Activity Summary

Listings

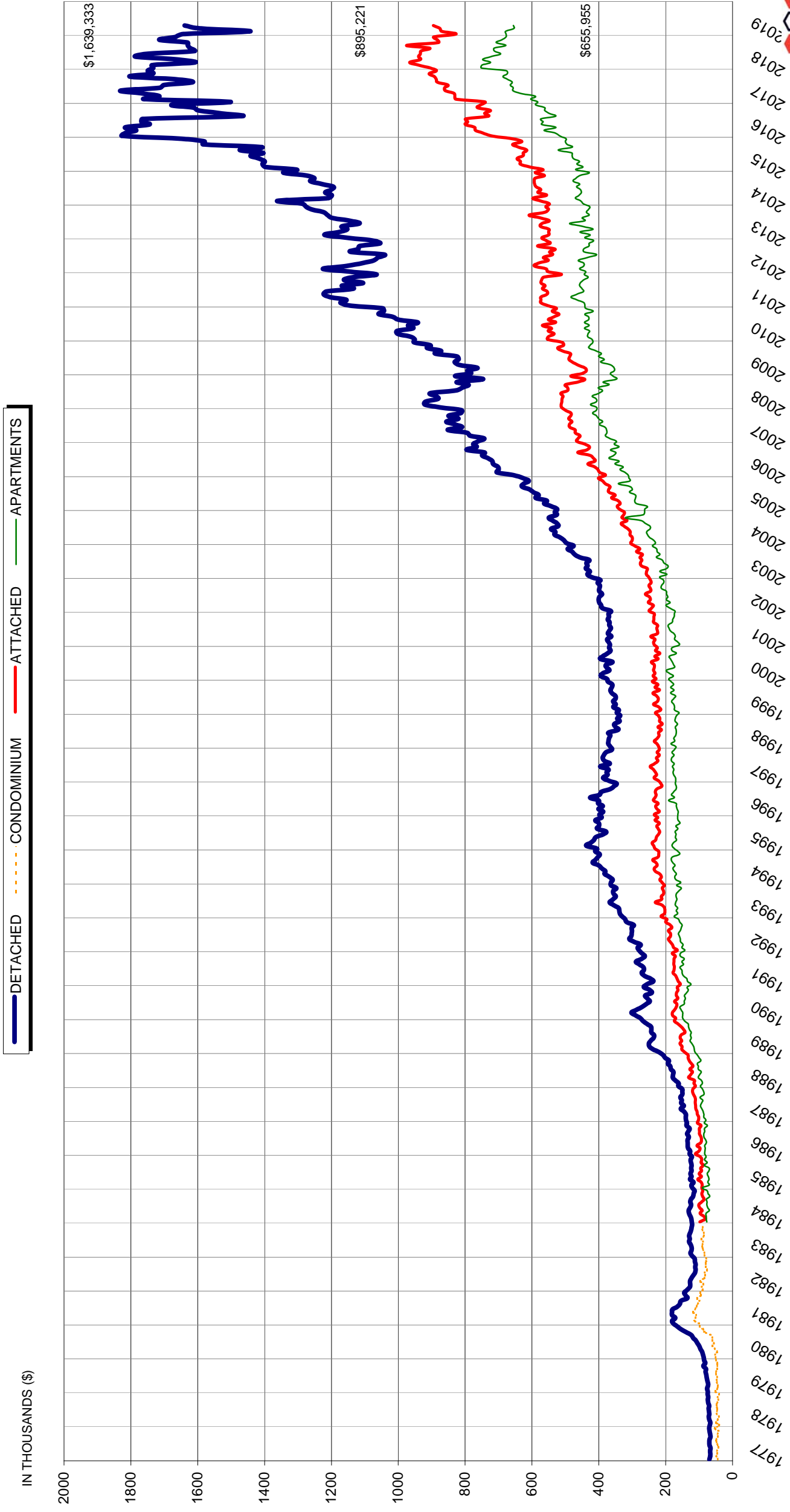
Sales

	1 Apr 2018	2 Mar 2019	3 Apr 2019	Col. 2 & 3 Percentage Variance	5 Apr 2018	6 Mar 2019	7 Apr 2019	Col. 6 & 7 Percentage Variance	9 Feb 2018 - Apr 2018	10 Feb 2019 - Apr 2019	Col. 9 & 10 Percentage Variance
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	1 Apr 2018	2 Mar 2019	3 Apr 2019	Col. 2 & 3 Percentage Variance	5 Apr 2018	6 Mar 2019	7 Apr 2019	Col. 6 & 7 Percentage Variance	9 Feb 2018 - Apr 2018	10 Feb 2019 - Apr 2019	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	240	163	178	9.2	54	36	53	47.2	156	119	-23.7
ATTACHED	104	119	116	-2.5	60	43	35	-18.6	178	107	-39.9
APARTMENTS	279	279	323	15.8	160	111	103	-7.2	454	338	-25.6
COQUITLAM											
DETACHED	206	169	188	11.2	77	48	65	35.4	215	151	-29.8
ATTACHED	72	83	76	-8.4	31	33	28	-15.2	96	92	-4.2
APARTMENTS	173	157	195	24.2	92	61	60	-1.6	270	186	-31.1
DELTA											
DETACHED	122	100	101	1.0	45	22	24	9.1	109	64	-41.3
ATTACHED	18	23	35	52.2	8	12	17	41.7	24	37	54.2
APARTMENTS	33	33	32	-3.0	17	6	5	-16.7	48	25	-47.9
MAPLE RIDGE/PITT MEADOWS											
DETACHED	215	173	223	28.9	123	60	76	26.7	321	193	-39.9
ATTACHED	79	85	87	2.4	50	47	46	-2.1	136	126	-7.4
APARTMENTS	108	53	82	54.7	55	32	28	-12.5	173	83	-52.0
NORTH VANCOUVER											
DETACHED	243	147	193	31.3	77	70	53	-24.3	202	160	-20.8
ATTACHED	67	66	84	27.3	42	22	31	40.9	92	80	-13.0
APARTMENTS	168	174	228	31.0	101	73	64	-12.3	305	196	-35.7
NEW WESTMINSTER											
DETACHED	61	44	65	47.7	27	11	14	27.3	69	38	-44.9
ATTACHED	31	16	16	0.0	13	5	9	80.0	40	21	-47.5
APARTMENTS	143	142	201	41.5	93	65	85	30.8	270	192	-28.9
PORT MOODY/BELCARRA											
DETACHED	38	28	46	64.3	21	7	13	85.7	36	30	-16.7
ATTACHED	35	21	36	71.4	16	8	15	87.5	45	28	-37.8
APARTMENTS	38	44	57	29.5	17	23	29	26.1	72	67	-6.9
PORT COQUITLAM											
DETACHED	82	54	54	0.0	34	16	21	31.3	92	54	-41.3
ATTACHED	33	39	59	51.3	19	19	17	-10.5	68	52	-23.5
APARTMENTS	67	74	79	6.8	48	24	29	20.8	127	74	-41.7
RICHMOND											
DETACHED	257	224	251	12.1	65	54	41	-24.1	194	131	-32.5
ATTACHED	139	144	166	15.3	79	30	42	40.0	212	101	-52.4
APARTMENTS	284	302	273	-9.6	167	94	89	-5.3	471	272	-42.3
SUNSHINE COAST											
DETACHED	108	115	110	-4.3	42	38	29	-23.7	121	103	-14.9
ATTACHED	21	14	7	-50.0	9	2	8	300.0	25	17	-32.0
APARTMENTS	9	28	23	-17.9	7	11	10	-9.1	21	27	28.6
SQUAMISH											
DETACHED	50	42	32	-23.8	24	16	22	37.5	67	54	-19.4
ATTACHED	29	18	23	27.8	17	19	9	-52.6	51	46	-9.8
APARTMENTS	35	19	24	26.3	12	14	9	-35.7	38	28	-26.3
VANCOUVER EAST											
DETACHED	337	210	214	1.9	103	53	66	24.5	263	173	-34.2
ATTACHED	105	65	91	40.0	53	28	34	21.4	134	93	-30.6
APARTMENTS	272	226	282	24.8	142	93	115	23.7	425	289	-32.0
VANCOUVER WEST											
DETACHED	296	188	226	20.2	68	64	63	-1.6	174	170	-2.3
ATTACHED	129	113	164	45.1	47	34	45	32.4	130	103	-20.8
APARTMENTS	734	688	769	11.8	350	235	233	-0.9	1031	654	-36.6
WHISTLER/PEMBERTON											
DETACHED	22	21	20	-4.8	11	11	8	-27.3	39	29	-25.6
ATTACHED	26	36	28	-22.2	16	20	20	0.0	68	49	-27.9
APARTMENTS	42	35	38	8.6	27	23	18	-21.7	91	59	-35.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	202	120	184	53.3	32	23	38	65.2	82	86	4.9
ATTACHED	17	12	21	75.0	4	3	2	-33.3	11	8	-27.3
APARTMENTS	40	30	38	26.7	20	8	8	0.0	46	27	-41.3
GRAND TOTALS											
DETACHED	2479	1798	2085	16.0	803	529	586	10.8	2140	1555	-27.3
ATTACHED	905	854	1009	18.1	464	325	358	10.2	1310	960	-26.7
APARTMENTS	2425	2284	2644	15.8	1308	873	885	1.4	3842	2517	-34.5



Residential Average Sale Prices - January 1977 to April 2019



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