

Monthly Market Newsletter

• January 2016 •

- Award Winning Realtor®
- Service Excellence
- Reaching the Globe



Dear Valued Clients:

Please accept my sincere best wishes to you and yours for a joyful, healthy and prosperous 2016.

2015 was a record-breaking year for Real Estate sales across most if not all of the Lower Mainland market.

I finished the year receiving the **Royal LePage Presidents Gold Award** recognizing the TOP 6% of Realtors.

This level of business would not be possible without fantastic support from great clients like yourselves. I

wish to truly express my sincere appreciation to you for helping make 2015 such an incredible success.

Enclosed is this months market report published by the Real Estate Board of Greater Vancouver (REBGV).

“Do you know of anyone right now that might be considering a move? Maybe a relative, friend, or someone from work?”

“I APPRECIATE YOUR REFERRALS
& MY BUSINESS DEPENDS ON IT.”



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News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver home sales set an all-time record in 2015

VANCOUVER, B.C. – January 5, 2016 – In a year when the number of homes listed for sale was below historical averages, actual home sales in Metro Vancouver set a new record.

The Real Estate Board of Greater Vancouver (REBGV) reports that 2015 home sales were the highest annual total in REBGV history. This was powered early in the year by four straight months with more than 4,000 sales a month from March to June, another first for REBGV.

Sales of detached, attached and apartment properties in 2015 reached 42,326, a 27.8 per cent increase from the 33,116 sales recorded in 2014, and a 48.4 per cent increase over the 28,524 residential sales in 2013.

The total number of homes listed for sale on the MLS® in 2015 ranked fifth in the last ten years, while the MLS® Home Price Index (HPI) saw double-digit year-over-year price increases.

The number of residential properties listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in 2015 reached 57,249. This is an increase of 2.1 per cent compared to the 56,066 properties listed in 2014 and an increase of 4.6 per cent compared to the 54,742 properties listed in 2013.

With sales-to-active-listings ratios above 25 per cent for 11 months in 2015, the Metro Vancouver market experienced seller's market conditions for much of the year.

"Home buyers were active and motivated throughout 2015 despite the pressure on supply of homes on the market," Darcy McLeod, REBGV president said. "Housing markets typically experience quieter periods within a calendar year, but that wasn't the case in Metro Vancouver last year."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver ends the year at \$760,900. This represents an 18.9 per cent increase compared to December 2014.

"We often hear economists say that seller's market conditions put upward pressure on home prices," McLeod said. "That was certainly the case in 2015, with price increases ranging from 14 to 24 per cent depending on property type."

December summary

Residential property sales in Greater Vancouver totalled 2,827 in December 2015, an increase of 33.6 per cent from the 2,116 sales recorded in December 2014 and a 19.8 per cent decline compared to November 2015 when 3,524 home sales occurred.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 2,021 in December 2015. This represents a 7 per cent increase compared to the 1,888 units listed in December 2014 and a 40.4 per cent decline compared to November 2015 when 3,392 properties were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 6,024, a 41.6 per cent decline compared to December 2014 and a 25.6 per cent decrease compared to November 2015.

Sales of detached properties in December 2015 reached 1,136, an increase of 36.4 per cent from the 833 detached sales recorded in December 2014. The benchmark price for detached properties increased 24.3 per cent from December 2014 to \$1,248,600.

Sales of apartment properties reached 1,225 in December 2015, an increase of 34.3 per cent compared to the 912 sales in December 2014. The benchmark price of an apartment property increased 14 per cent from December 2014 to \$436,200.

Attached property sales in December 2015 totalled 466, an increase of 25.6 per cent compared to the 371 sales in December 2014. The benchmark price of an attached unit increased 13.6 per cent from December 2014 to \$543,700.

***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.

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The real estate industry is a key economic driver in British Columbia. In 2014, 33,116 homes changed ownership in the Board's area, generating \$2.136 billion in economic spin-off 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 nearly 12,000 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.

For more information please contact:

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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	\$669,000	188.6	1.2%	5.2%	9.5%	17.7%	25.5%	31.1%	69.1%
	Greater Vancouver	\$760,900	199.1	1.1%	5.3%	9.6%	18.9%	28.6%	34.5%	78.2%
	Bowen Island	\$642,100	139.2	1.2%	-0.1%	4.4%	8.9%	14.7%	12.2%	25.9%
	Burnaby East	\$700,300	193.3	-0.3%	3.4%	6.6%	17.3%	27.1%	33.9%	73.4%
	Burnaby North	\$635,600	191.0	0.6%	3.4%	8.1%	17.0%	27.2%	29.8%	72.9%
	Burnaby South	\$694,100	196.2	-0.2%	3.5%	7.9%	14.7%	24.2%	32.2%	75.5%
	Coquitlam	\$640,200	189.4	0.7%	5.1%	9.9%	19.3%	28.7%	35.2%	71.6%
	Ladner	\$692,000	192.5	3.4%	6.2%	12.6%	23.5%	34.1%	36.7%	74.7%
	Maple Ridge	\$442,200	149.4	0.5%	3.3%	6.6%	11.6%	12.9%	14.1%	38.6%
	New Westminster	\$436,200	185.8	-0.3%	3.6%	7.9%	14.8%	22.2%	25.7%	65.2%
	North Vancouver	\$826,600	186.5	2.2%	7.6%	9.6%	19.2%	32.1%	37.4%	69.5%
	Pitt Meadows	\$435,000	159.2	1.0%	2.6%	2.5%	8.8%	13.1%	17.3%	47.3%
	Port Coquitlam	\$484,500	171.7	1.7%	4.7%	8.5%	16.2%	22.4%	23.8%	54.8%
	Port Moody	\$651,700	180.2	2.0%	6.6%	11.2%	19.5%	29.9%	34.0%	59.9%
	Richmond	\$716,800	207.7	1.5%	5.4%	10.1%	19.8%	27.5%	31.0%	86.8%
	Squamish	\$474,700	154.7	0.9%	3.5%	5.9%	14.0%	23.8%	28.0%	44.2%
	Sunshine Coast	\$394,200	138.1	2.1%	2.4%	6.3%	11.9%	15.8%	11.6%	23.2%
	Tsawwassen	\$798,000	199.9	2.9%	7.0%	13.2%	25.8%	35.2%	49.5%	79.3%
	Vancouver East	\$806,400	236.2	1.4%	6.6%	11.4%	22.1%	34.5%	48.9%	108.1%
	Vancouver West	\$1,044,800	220.2	1.0%	6.2%	11.0%	20.3%	33.9%	40.6%	92.7%
	West Vancouver	\$2,154,400	231.2	2.4%	6.1%	12.2%	28.7%	43.4%	63.9%	108.7%
	Whistler	\$536,300	124.6	1.1%	1.2%	2.9%	9.5%	17.3%	17.5%	16.1%
Single Family Detached	Lower Mainland	\$987,300	209.7	1.8%	5.5%	10.7%	21.8%	33.1%	44.5%	90.1%
	Greater Vancouver	\$1,248,600	230.3	1.8%	5.8%	11.1%	24.3%	37.7%	51.2%	109.0%
	Bowen Island	\$642,100	139.2	1.2%	-0.1%	4.4%	8.9%	14.7%	12.2%	25.9%
	Burnaby East	\$996,800	222.9	0.9%	5.8%	10.4%	26.5%	39.7%	50.8%	99.7%
	Burnaby North	\$1,254,500	242.6	0.9%	3.6%	9.2%	24.9%	40.2%	57.0%	119.9%
	Burnaby South	\$1,283,500	245.7	1.7%	5.0%	8.9%	21.8%	34.6%	60.2%	119.2%
	Coquitlam	\$962,300	213.2	2.5%	6.6%	11.7%	24.8%	37.3%	50.5%	94.5%
	Ladner	\$855,800	206.5	3.7%	8.6%	17.8%	30.0%	43.8%	50.2%	87.0%
	Maple Ridge	\$545,500	155.4	1.2%	3.9%	8.0%	14.2%	18.0%	21.6%	45.5%
	New Westminster	\$869,100	215.6	0.9%	5.2%	10.1%	24.8%	35.9%	43.7%	94.4%
	North Vancouver	\$1,322,300	210.5	3.3%	9.1%	12.4%	26.6%	45.3%	56.4%	93.3%
	Pitt Meadows	\$597,300	168.4	0.9%	3.1%	6.6%	14.3%	20.2%	25.6%	56.9%
	Port Coquitlam	\$738,900	197.1	2.7%	6.3%	11.6%	26.3%	33.8%	42.2%	80.2%
	Port Moody	\$1,120,900	207.0	2.5%	6.3%	11.5%	22.3%	36.9%	46.5%	86.3%
	Richmond	\$1,296,800	260.1	2.4%	7.2%	13.3%	26.3%	37.7%	47.7%	133.9%
	Squamish	\$638,100	169.6	1.3%	3.4%	8.0%	17.4%	30.2%	37.6%	56.3%
	Sunshine Coast	\$392,200	137.4	2.2%	2.4%	6.3%	11.8%	15.7%	11.0%	22.6%
	Tsawwassen	\$1,021,300	219.9	2.8%	9.9%	17.8%	32.2%	44.7%	68.0%	96.2%
	Vancouver East	\$1,222,900	270.3	1.2%	5.3%	11.8%	26.1%	47.5%	70.1%	143.1%
	Vancouver West	\$2,885,000	296.2	0.7%	5.1%	11.0%	24.0%	43.8%	60.8%	167.3%
	West Vancouver	\$2,579,200	245.2	2.4%	5.4%	11.2%	28.6%	44.9%	71.9%	121.3%
	Whistler	\$1,069,900	148.1	1.3%	2.6%	6.1%	11.8%	20.2%	23.8%	38.2%

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- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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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 included 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	\$446,800	161.7	1.2%	4.6%	6.8%	12.1%	15.3%	15.2%	47.1%
	Greater Vancouver	\$543,700	175.7	1.3%	4.8%	7.3%	13.6%	20.2%	20.5%	59.3%
	Burnaby East	\$428,200	153.6	-0.4%	-3.9%	-5.9%	0.1%	5.3%	6.6%	40.5%
	Burnaby North	\$448,100	167.1	2.9%	1.5%	2.6%	9.8%	17.0%	7.0%	53.0%
	Burnaby South	\$455,400	163.4	0.2%	1.6%	4.2%	6.4%	11.1%	11.7%	50.9%
	Coquitlam	\$444,500	163.3	-0.9%	2.7%	7.3%	11.5%	15.1%	23.4%	46.9%
	Ladner	\$527,500	174.8	3.1%	5.2%	7.0%	15.2%	22.7%	18.7%	59.2%
	Maple Ridge	\$303,000	147.2	-1.9%	2.2%	7.3%	8.6%	13.2%	7.3%	34.4%
	New Westminster	\$444,800	167.1	2.6%	1.6%	0.7%	7.0%	16.7%	17.0%	54.3%
	North Vancouver	\$703,200	168.3	2.4%	6.6%	8.2%	16.6%	24.2%	28.3%	53.7%
	Pitt Meadows	\$377,900	163.5	2.4%	4.7%	4.1%	14.1%	16.9%	17.4%	51.8%
	Port Coquitlam	\$415,900	157.7	0.1%	2.5%	4.6%	10.0%	12.5%	13.3%	40.8%
	Port Moody	\$503,600	170.2	2.1%	8.8%	12.6%	17.1%	23.2%	24.2%	52.9%
	Richmond	\$589,300	190.5	0.6%	3.9%	7.7%	14.3%	20.7%	22.7%	72.7%
	Squamish	\$391,800	142.2	0.1%	0.6%	1.8%	9.0%	16.7%	15.3%	37.8%
	Tsawwassen	\$525,900	173.8	4.9%	7.0%	7.7%	18.9%	23.5%	14.0%	58.3%
	Vancouver East	\$651,200	214.7	4.0%	12.5%	15.9%	23.0%	27.0%	36.6%	83.0%
	Vancouver West	\$897,400	203.0	3.6%	10.3%	11.4%	18.7%	35.2%	33.9%	83.0%
	Whistler	\$530,600	141.9	-0.6%	-0.2%	0.1%	8.1%	18.2%	13.1%	37.1%
Apartment	Lower Mainland	\$391,400	170.9	0.1%	4.9%	8.8%	13.3%	17.7%	18.6%	50.0%
	Greater Vancouver	\$436,200	175.4	0.3%	5.1%	9.0%	14.0%	20.2%	20.9%	54.1%
	Burnaby East	\$489,000	185.6	-3.6%	7.7%	14.7%	16.5%	29.2%	35.6%	60.1%
	Burnaby North	\$387,800	163.9	-0.5%	3.7%	8.6%	11.1%	18.3%	17.4%	47.4%
	Burnaby South	\$442,300	177.6	-1.4%	3.0%	8.1%	11.5%	19.8%	20.2%	57.4%
	Coquitlam	\$295,200	162.5	-1.6%	4.1%	8.3%	13.4%	18.6%	15.3%	45.7%
	Ladner	\$337,800	160.1	2.4%	-2.7%	-1.3%	7.7%	11.5%	10.7%	45.4%
	Maple Ridge	\$166,200	120.0	0.0%	0.5%	-3.5%	-0.7%	-13.9%	-12.3%	8.9%
	New Westminster	\$310,600	176.9	-1.2%	3.2%	7.9%	11.7%	17.5%	19.8%	55.9%
	North Vancouver	\$394,900	160.7	0.5%	5.8%	6.6%	9.9%	16.7%	16.1%	44.3%
	Pitt Meadows	\$244,000	144.2	-0.4%	-0.3%	-4.5%	-2.0%	1.1%	7.5%	30.9%
	Port Coquitlam	\$253,500	150.3	1.6%	4.5%	7.3%	7.2%	15.1%	8.4%	34.2%
	Port Moody	\$390,500	162.7	1.6%	5.5%	10.0%	17.0%	25.3%	26.3%	40.4%
	Richmond	\$383,900	162.1	0.2%	3.2%	5.9%	11.5%	14.5%	11.3%	45.1%
	Squamish	\$297,600	143.3	1.3%	6.3%	6.9%	16.9%	24.3%	28.5%	32.2%
	Tsawwassen	\$343,600	144.9	1.9%	-3.5%	-2.4%	6.1%	7.0%	4.7%	31.6%
	Vancouver East	\$364,500	201.1	1.0%	7.7%	10.4%	15.6%	20.1%	26.6%	73.1%
	Vancouver West	\$590,400	191.1	0.7%	6.3%	11.8%	18.1%	27.3%	29.5%	64.9%
	West Vancouver	\$765,700	167.3	2.1%	10.2%	18.5%	23.9%	31.3%	22.5%	51.5%
	Whistler	\$285,500	93.6	4.0%	2.6%	5.6%	14.0%	26.8%	37.0%	-15.3%

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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.

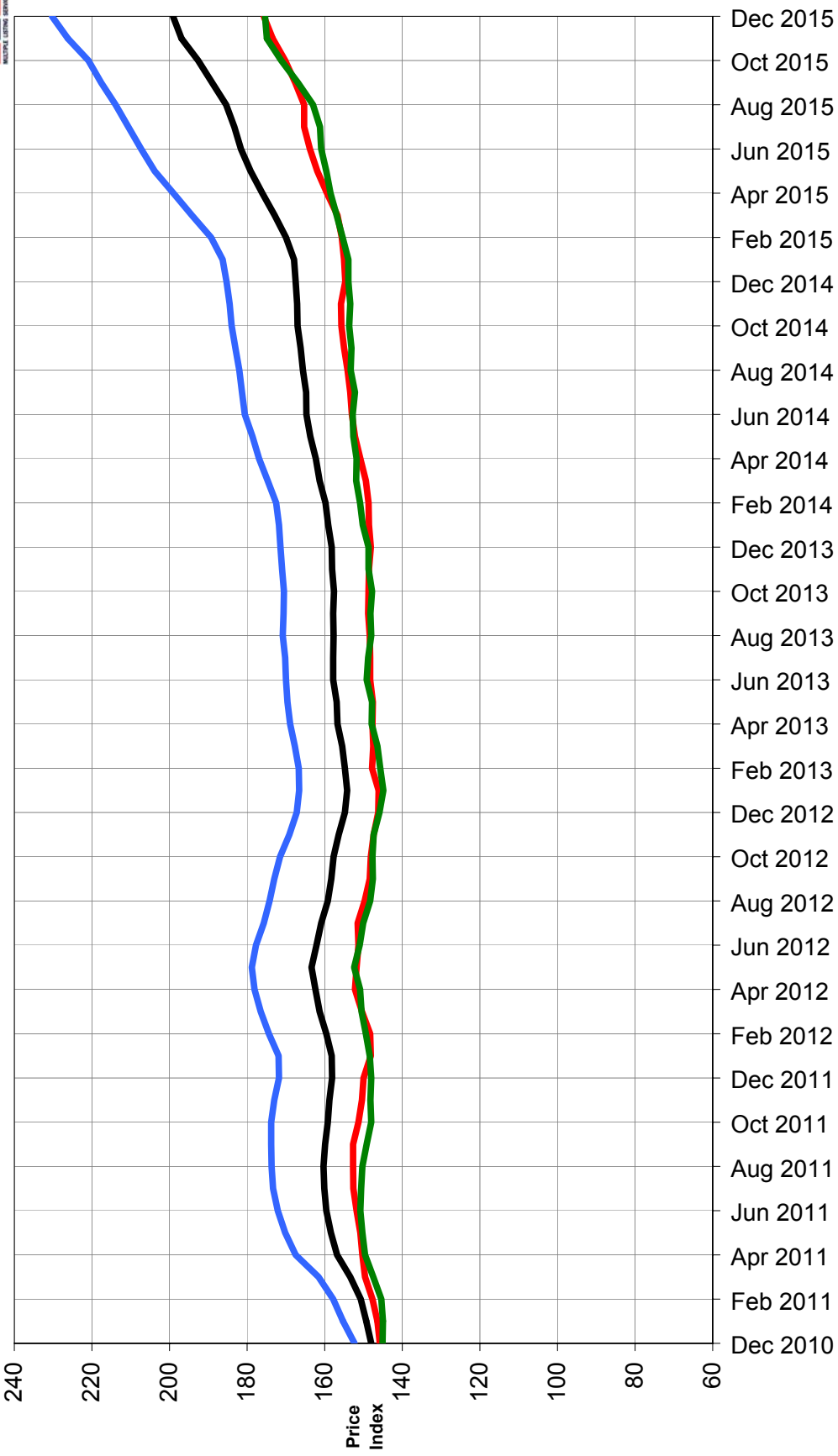
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Greater Vancouver 5 Year Trend



— Residential
— Detached
— Townhouse
— Apartment

Jan 2005 HPI = 100



MLS® SALES Facts

**December
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	TOTALS
December 2015	Number of Sales	121	51	2	112	24	78	34	17	177	17	56	122	133	72	17	1,136
	Median Selling Price	\$1,477,857	\$1,175,000	n/a	\$600,500	\$962,500	\$1,485,000	\$762,500	n/a	\$1,480,000	n/a	\$422,500	\$1,362,500	\$3,200,000	\$3,000,000	n/a	n/a
		\$572,450	\$548,400	n/a	\$323,973	n/a	\$890,000	\$495,000	n/a	\$610,000	n/a	n/a	\$741,000	\$1,081,000	n/a	\$550,000	n/a
November 2015	Number of Sales	116	54	3	145	36	102	41	20	192	35	74	144	165	82	18	1,335
	Median Selling Price	\$1,405,000	\$1,032,500	n/a	\$585,100	\$931,500	\$1,500,000	\$719,800	\$982,500	\$1,350,000	\$730,000	\$386,500	\$1,310,000	\$3,100,000	\$2,720,000	n/a	636
		\$579,950	n/a	n/a	\$315,000	n/a	\$718,700	\$449,900	\$514,900	\$616,600	\$489,450	n/a	\$800,450	\$961,900	n/a	\$580,000	n/a
December 2014	Number of Sales	104	32	1	85	12	64	24	16	107	14	46	98	99	51	10	833
	Median Selling Price	\$1,146,429	\$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	371
		\$539,250	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
Jan. - Dec. 2015	Number of Sales	1,597	708	50	1,806	383	1,481	587	331	2,364	346	756	1,943	2,031	1,075	207	17,275
	Median Selling Price	\$1,265,000	\$888,000	\$382,500	\$555,000	\$850,000	\$1,331,000	\$672,000	\$991,000	\$1,270,000	\$665,000	\$410,000	\$1,220,000	\$2,838,000	\$2,500,000	\$1,110,000	n/a
		\$540,000	\$505,125	n/a	\$319,816	\$460,000	\$702,250	\$424,950	\$460,000	\$579,000	\$429,900	\$270,000	\$738,000	\$965,000	\$1,262,700	\$566,500	n/a
Year-to-date	Number of Sales	3,395,000	\$368,500	n/a	\$214,950	\$310,000	\$405,000	\$250,000	\$389,000	\$359,000	\$265,000	\$265,000	\$380,900	\$536,000	\$773,000	\$282,500	13,993
	Median Selling Price	\$1,025,000	\$705,000	\$383,500	\$496,750	\$701,550	\$1,088,000	\$570,000	\$865,500	\$1,038,000	\$545,000	\$380,000	\$967,500	\$2,396,500	\$2,100,000	\$1,050,000	5,708
		\$520,000	\$446,000	n/a	\$302,000	\$432,500	\$663,000	\$390,000	\$440,000	\$536,000	\$373,140	\$240,000	\$657,250	\$872,000	\$1,010,000	\$575,000	n/a
Jan. - Dec. 2014	Number of Sales	1,204	621	47	1,362	340	1,235	476	293	1,692	271	584	1,753	1,783	828	166	13,993
	Median Selling Price	\$775,351	\$705,000	\$383,500	\$496,750	\$701,550	\$1,088,000	\$570,000	\$865,500	\$1,038,000	\$545,000	\$380,000	\$967,500	\$2,396,500	\$2,100,000	\$1,050,000	5,708
		\$480,000	\$446,000	n/a	\$302,000	\$432,500	\$663,000	\$390,000	\$440,000	\$536,000	\$373,140	\$240,000	\$657,250	\$872,000	\$1,010,000	\$575,000	n/a
Year-to-date	Number of Sales	762	89	0	465	99	398	346	221	1,083	184	42	507	658	74	280	13,415
	Median Selling Price	\$1,781	\$705,000	\$383,500	\$496,750	\$701,550	\$1,088,000	\$570,000	\$865,500	\$1,038,000	\$545,000	\$380,000	\$967,500	\$2,396,500	\$2,100,000	\$1,050,000	5,708
		\$375,000	\$340,000	n/a	\$215,275	\$305,000	\$381,000	\$240,550	\$359,000	\$350,000	\$219,700	\$249,000	\$343,750	\$490,000	\$722,500	\$252,000	13,415

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

MLS® LISTINGS Facts

**December
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	TOTALS
December 2015	Number of Listings	81	40	4	74	18	49	21	11	135	10	39	105	97	65	20	834
	% Sales to Listings	149%	128%	50%	151%	133%	159%	162%	155%	131%	170%	144%	116%	137%	111%	85%	n/a
	% Sales to Listings	232%	500%	n/a	253%	125%	138%	183%	109%	170%	500%	143%	135%	157%	100%	135%	n/a
November 2015	Number of Listings	101	47	1	122	24	108	45	21	178	32	62	153	166	106	19	1,291
	% Sales to Listings	73	4	0	45	13	51	27	19	93	20	7	37	63	6	42	550
	% Sales to Listings	207	123	0	43	86	107	53	29	256	11	6	144	410	21	41	1,551
December 2014	Number of Listings	64	27	2	65	14	45	20	12	122	9	22	71	100	48	22	693
	% Sales to Listings	109%	115%	300%	119%	150%	94%	91%	95%	108%	109%	119%	138%	99%	77%	95%	n/a
	% Sales to Listings	147%	100%	n/a	125%	115%	75%	126%	168%	118%	120%	100%	167%	110%	133%	88%	n/a
Jan. - Dec. 2015	Number of Listings	1,967	779	103	2,120	450	1,833	676	444	3,133	405	1,105	2,660	3,165	2,002	330	23,345
	% Sales to Listings	710	114	2	860	216	617	486	237	1,565	280	127	690	1,211	132	384	8,896
	% Sales to Listings	3,394	310	0	653	1,589	1,806	812	435	3,496	186	118	2,390	7,310	350	441	25,008
Jan. - Dec. 2014	Number of Listings	82%	91%	49%	85%	85%	81%	87%	75%	75%	85%	68%	73%	64%	54%	63%	n/a
	% Sales to Listings	86%	94%	0%	88%	75%	85%	83%	89%	84%	87%	67%	82%	73%	82%	84%	n/a
	% Sales to Listings	69%	85%	n/a	58%	69%	74%	65%	77%	59%	89%	74%	77%	75%	59%	75%	n/a
Jan. - Dec. 2014	Number of Listings	1,914	856	137	2,178	489	1,804	590	447	2,988	406	1,219	2,474	3,258	1,737	321	22,958
	% Sales to Listings	697	113	2	747	176	593	493	274	1,655	233	109	756	1,171	146	370	8,740
	% Sales to Listings	1,503	272	0	636	1,584	1,878	766	424	3,211	156	149	2,515	7,438	359	431	24,368
Year-to-date *	Number of Listings	70%	73%	34%	63%	70%	68%	81%	66%	57%	67%	48%	71%	55%	48%	52%	n/a
	% Sales to Listings	72%	79%	0%	62%	56%	67%	70%	81%	65%	79%	39%	67%	56%	51%	76%	n/a
	% Sales to Listings	52%	65%	n/a	57%	50%	48%	47%	68%	47%	67%	48%	58%	59%	50%	62%	n/a

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

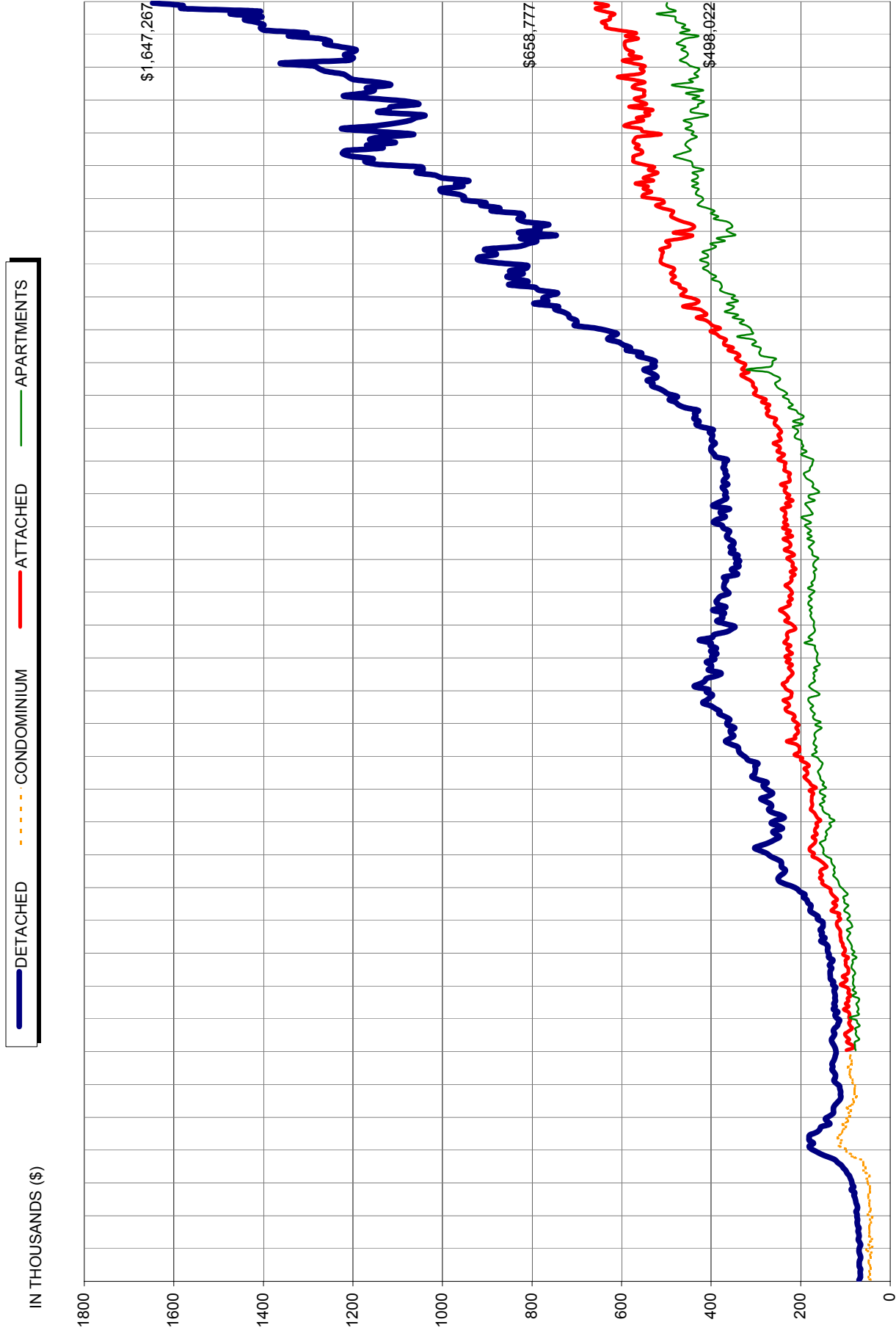
Listing & Sales Activity Summary

Listings

Sales

	1 Dec 2014	2 Nov 2015	3 Dec 2015	Col. 2 & 3 Percentage Variance	5 Dec 2014	6 Nov 2015	7 Dec 2015	Col. 6 & 7 Percentage Variance	9 Oct 2014 - Dec 2014	10 Oct 2015 - Dec 2015	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	50	101	65	-35.6	104	116	103	-11.2	305	347	13.8
ATTACHED	34	73	32	-56.2	50	85	68	-20.0	171	247	44.4
APARTMENTS	94	207	141	-31.9	111	225	212	-5.8	416	660	58.7
COQUITLAM											
DETACHED	64	106	81	-23.6	70	108	121	12.0	291	342	17.5
ATTACHED	23	50	19	-62.0	37	50	44	-12.0	108	148	37.0
APARTMENTS	67	123	63	-48.8	59	108	77	-28.7	185	289	56.2
DELTA											
DETACHED	27	47	40	-14.9	32	54	51	-5.6	143	163	14.0
ATTACHED	1	4	1	-75.0	9	4	5	25.0	27	18	-33.3
APARTMENTS	13	14	9	-35.7	14	18	16	-11.1	41	67	63.4
MAPLE RIDGE/PITT MEADOWS											
DETACHED	65	122	74	-39.3	85	145	112	-22.8	323	416	28.8
ATTACHED	20	45	19	-57.8	25	77	48	-37.7	103	206	100.0
APARTMENTS	20	43	34	-20.9	29	40	27	-32.5	86	87	1.2
NORTH VANCOUVER											
DETACHED	45	108	49	-54.6	64	102	78	-23.5	229	310	35.4
ATTACHED	23	51	21	-58.8	28	38	29	-23.7	107	103	-3.7
APARTMENTS	62	107	66	-38.3	59	134	102	-23.9	220	359	63.2
NEW WESTMINSTER											
DETACHED	14	24	18	-25.0	12	36	24	-33.3	68	85	25.0
ATTACHED	5	13	8	-38.5	6	15	10	-33.3	25	36	44.0
APARTMENTS	73	86	31	-64.0	52	109	67	-38.5	188	293	55.9
PORT MOODY/BELCARRA											
DETACHED	12	21	11	-47.6	16	20	17	-15.0	64	79	23.4
ATTACHED	9	19	11	-42.1	9	32	12	-62.5	39	61	56.4
APARTMENTS	10	29	16	-44.8	15	22	22	0.0	64	80	25.0
PORT COQUITLAM											
DETACHED	20	45	21	-53.3	24	41	34	-17.1	98	121	23.5
ATTACHED	15	27	12	-55.6	19	34	22	-35.3	88	88	0.0
APARTMENTS	16	53	35	-34.0	23	40	41	2.5	88	123	39.8
RICHMOND											
DETACHED	122	178	135	-24.2	107	192	177	-7.8	401	563	40.4
ATTACHED	63	93	53	-43.0	77	110	90	-18.2	249	332	33.3
APARTMENTS	127	256	191	-25.4	115	198	153	-22.7	380	512	34.7
SUNSHINE COAST											
DETACHED	22	62	39	-37.1	46	74	56	-24.3	143	191	33.6
ATTACHED	11	7	7	0.0	2	7	10	42.9	9	25	177.8
APARTMENTS	3	6	2	-66.7	5	7	10	42.9	20	22	10.0
SQUAMISH											
DETACHED	9	32	10	-68.8	14	35	17	-51.4	58	79	36.2
ATTACHED	13	20	3	-85.0	17	24	15	-37.5	58	67	15.5
APARTMENTS	3	11	2	-81.8	6	8	10	25.0	25	37	48.0
VANCOUVER EAST											
DETACHED	71	153	105	-31.4	98	144	122	-15.3	384	415	8.1
ATTACHED	18	37	23	-37.8	30	47	31	-34.0	124	130	4.8
APARTMENTS	134	144	63	-56.3	132	140	108	-22.9	374	402	7.5
VANCOUVER WEST											
DETACHED	100	166	97	-41.6	99	165	133	-19.4	371	461	24.3
ATTACHED	39	63	30	-52.4	43	68	47	-30.9	154	193	25.3
APARTMENTS	227	410	231	-43.7	270	458	331	-27.7	1033	1246	20.6
WHISTLER/PEMBERTON											
DETACHED	22	19	20	5.3	10	18	17	-5.6	42	57	35.7
ATTACHED	13	42	23	-45.2	14	37	31	-16.2	65	93	43.1
APARTMENTS	40	41	28	-31.7	13	30	39	30.0	70	98	40.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	48	106	65	-38.7	51	82	72	-12.2	187	270	44.4
ATTACHED	7	6	4	-33.3	5	8	4	-50.0	14	21	50.0
APARTMENTS	12	21	9	-57.1	9	16	10	-37.5	42	46	9.5
GRAND TOTALS											
DETACHED	691	1290	830	-35.7	832	1332	1134	-14.9	3107	3899	25.5
ATTACHED	294	550	266	-51.6	371	636	466	-26.7	1341	1768	31.8
APARTMENTS	901	1551	921	-40.6	912	1553	1225	-21.1	3232	4321	33.7

Residential Average Sale Prices - January 1977 to December 2015



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