

Monthly Market Newsletter

• March 2016 •

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- Reaching the Globe



Dear Valued Clients:

Metro Vancouver home buyers set a record pace in February. Last month was the highest selling February on record for the Metro Vancouver housing market.

We are in a competitive, fast-moving market cycle that favours home sellers. Sustained home buyer competition is keeping upward pressure on home prices across the region.

We're beginning to see home listings increase as we head toward the spring market, however, additional supply is still needed to meet today's demand.

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 buyers set a record pace in February

VANCOUVER, B.C. – March 2, 2016 – Last month was the highest selling February on record for the Metro Vancouver* housing market.

Residential property sales in the region totalled 4,172 in February 2016, an increase of 36.3 per cent from the 3,061 sales recorded in February 2015 and an increase of 65.6 per cent compared to January 2016 when 2,519 homes sold.

Last month's sales were 56.3 per cent above the 10-year sales average for the month and rank as the highest February sales total on record.

"We're in a competitive, fast-moving market cycle that favours home sellers," Darcy McLeod, REBGV president said. "Sustained home buyer competition is keeping upward pressure on home prices across the region."

New listings for detached, attached and apartment properties in Metro Vancouver totalled 5,812 in February 2016. This represents an increase of 7.1 per cent compared to the 5,425 units listed in February 2015 and a 30.8 per cent increase compared to January 2016 when 4,442 properties were listed.

"We're beginning to see home listings increase as we head toward the spring market, however, additional supply is still needed to meet today's demand," McLeod said.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 7,299, a 38.7 per cent decline compared to February 2015 (11,898) and a 10 per cent increase compared to January 2016 (6,635).

The sales-to-active listings ratio for February 2016 is 57.2 per cent. This is indicative of a seller's market.

Generally, analysts say that downward pressure on home prices occurs when the ratio dips below the 12 per cent mark, while home prices often experience upward pressure when it reaches the 20 to 22 per cent range in a particular community for a sustained period of time.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$795,500. This represents a 22.2 per cent increase compared to February 2015.

Sales of detached properties in February 2016 reached 1,778, an increase of 37.2 per cent from the 1,296 detached sales recorded in February 2015. The benchmark price for detached properties increased 27 per cent from February 2015 to \$1,305,600.

Sales of apartment properties reached 1,790 in February 2016, an increase of 43.9 per cent compared to the 1,244 sales in February 2015. The benchmark price of an apartment property increased 17.7 per cent from February 2015 to \$454,600.

Attached property sales in February 2016 totalled 604, an increase of 15.9 per cent compared to the 521 sales in February 2015. The benchmark price of an attached unit increased 17 per cent from February 2015 to \$569,600.

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

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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 12,500 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.

For more information please contact:

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Real Estate Board of Greater Vancouver

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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	\$700,700	197.6	2.8%	6.0%	12.1%	21.4%	31.3%	35.5%	70.8%
	Greater Vancouver	\$795,500	208.2	2.6%	5.6%	12.1%	22.2%	34.5%	38.2%	79.2%
	Bowen Island	\$644,300	139.7	-0.8%	1.7%	2.3%	9.7%	10.7%	15.9%	20.5%
	Burnaby East	\$729,700	201.4	2.7%	2.7%	7.4%	20.0%	31.8%	36.9%	73.5%
	Burnaby North	\$656,100	197.2	2.2%	5.5%	9.6%	20.0%	29.1%	32.9%	71.2%
	Burnaby South	\$723,900	204.6	2.9%	3.5%	10.0%	18.0%	31.2%	34.0%	76.4%
	Coquitlam	\$671,300	199.2	2.7%	6.0%	13.1%	23.8%	36.3%	40.9%	74.3%
	Ladner	\$712,800	198.1	2.6%	5.4%	10.7%	25.7%	33.1%	40.6%	74.7%
	Maple Ridge	\$465,300	157.2	2.4%	5.7%	9.8%	16.4%	20.9%	20.1%	41.2%
	New Westminster	\$454,800	193.7	2.4%	3.9%	10.1%	18.7%	25.2%	30.0%	63.9%
	North Vancouver	\$853,600	192.6	2.0%	5.6%	13.1%	21.1%	34.1%	41.6%	69.5%
	Pitt Meadows	\$456,300	166.9	1.8%	5.1%	5.8%	12.3%	20.2%	21.6%	48.0%
	Port Coquitlam	\$514,500	182.3	3.4%	7.9%	12.9%	23.5%	32.1%	30.6%	58.4%
	Port Moody	\$682,900	188.8	3.2%	7.1%	13.5%	22.8%	36.5%	39.4%	61.9%
	Richmond	\$749,900	217.3	2.3%	6.2%	12.8%	23.1%	33.7%	31.6%	87.7%
	Squamish	\$512,400	167.0	-0.2%	3.2%	8.0%	14.1%	31.9%	42.9%	52.8%
	Sunshine Coast	\$399,600	140.0	-0.2%	3.6%	5.3%	13.8%	13.6%	12.4%	18.9%
	Tsawwassen	\$829,900	207.9	2.2%	6.9%	12.5%	32.0%	40.0%	53.9%	81.1%
	Vancouver East	\$843,300	247.0	2.9%	6.0%	14.0%	25.8%	42.6%	52.2%	108.3%
	Vancouver West	\$1,095,600	230.9	3.5%	5.9%	13.5%	24.0%	40.2%	45.3%	94.0%
	West Vancouver	\$2,253,100	241.8	1.8%	5.5%	11.6%	26.1%	46.3%	69.0%	109.9%
	Whistler	\$586,600	136.3	-1.8%	3.9%	6.5%	10.5%	30.3%	31.3%	25.9%
Single Family Detached	Lower Mainland	\$1,038,100	220.5	2.9%	6.9%	12.7%	25.6%	40.0%	48.4%	92.9%
	Greater Vancouver	\$1,305,600	240.8	2.6%	6.3%	12.4%	27.0%	44.5%	52.6%	110.1%
	Bowen Island	\$644,300	139.7	-0.8%	1.7%	2.3%	9.7%	10.7%	15.9%	20.5%
	Burnaby East	\$1,060,300	237.1	3.4%	6.8%	12.1%	33.6%	45.2%	56.9%	103.5%
	Burnaby North	\$1,330,500	257.3	3.1%	7.0%	11.5%	28.7%	46.4%	64.2%	125.9%
	Burnaby South	\$1,355,100	259.4	3.1%	6.1%	11.0%	25.3%	47.2%	61.3%	121.7%
	Coquitlam	\$1,006,900	223.4	2.5%	7.4%	13.5%	27.8%	44.3%	56.1%	97.3%
	Ladner	\$887,700	214.0	2.5%	6.3%	15.6%	33.7%	42.0%	53.1%	89.7%
	Maple Ridge	\$578,400	164.8	3.5%	7.2%	11.4%	20.3%	27.4%	28.9%	49.8%
	New Westminster	\$917,900	227.7	3.0%	6.2%	11.7%	31.2%	40.8%	46.0%	96.6%
	North Vancouver	\$1,382,000	220.0	2.2%	8.0%	16.3%	29.7%	49.3%	61.5%	94.5%
	Pitt Meadows	\$637,800	179.7	2.9%	6.1%	9.6%	19.0%	29.0%	33.6%	61.2%
	Port Coquitlam	\$776,800	207.2	2.5%	7.9%	14.2%	31.0%	42.2%	50.0%	82.4%
	Port Moody	\$1,164,800	215.1	2.6%	6.5%	13.3%	25.6%	43.6%	50.8%	88.0%
	Richmond	\$1,370,200	274.8	3.5%	8.2%	15.5%	30.3%	47.2%	42.0%	137.1%
	Squamish	\$642,800	170.9	-1.3%	2.8%	7.0%	15.5%	26.6%	43.4%	54.0%
	Sunshine Coast	\$398,100	139.5	-0.2%	3.8%	5.5%	14.1%	13.6%	11.8%	18.5%
	Tsawwassen	\$1,070,900	230.6	2.4%	7.8%	17.4%	40.5%	51.7%	69.8%	100.2%
	Vancouver East	\$1,265,800	279.8	2.6%	4.7%	11.4%	27.8%	55.9%	70.8%	140.6%
	Vancouver West	\$3,003,800	308.4	2.6%	4.9%	11.5%	25.0%	50.0%	60.4%	166.3%
	West Vancouver	\$2,710,500	257.7	1.9%	5.7%	11.5%	27.2%	49.5%	74.9%	122.5%
	Whistler	\$1,098,000	152.0	0.2%	2.4%	3.1%	10.1%	22.4%	31.8%	38.3%

HOW TO READ THE TABLE:

- 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 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	\$467,800	169.3	2.9%	5.3%	10.0%	15.6%	19.9%	19.8%	48.9%
	Greater Vancouver	\$569,600	184.1	2.6%	5.0%	10.2%	17.0%	24.6%	24.7%	61.3%
	Burnaby East	\$403,100	144.6	-0.8%	-6.2%	-9.4%	-6.8%	-0.6%	-1.2%	27.5%
	Burnaby North	\$454,300	169.4	-1.5%	4.3%	4.4%	13.3%	14.5%	8.0%	47.2%
	Burnaby South	\$467,100	167.6	3.3%	2.8%	5.9%	13.0%	13.3%	11.4%	49.9%
	Coquitlam	\$471,500	173.2	3.8%	5.2%	12.2%	15.2%	22.7%	26.9%	50.3%
	Ladner	\$539,900	178.9	3.5%	5.5%	6.9%	17.3%	24.1%	20.7%	55.4%
	Maple Ridge	\$312,800	151.9	-0.8%	1.3%	8.0%	11.5%	14.5%	11.2%	34.2%
	New Westminster	\$439,500	165.1	0.7%	1.4%	0.2%	5.6%	15.1%	13.5%	44.6%
	North Vancouver	\$728,200	174.3	3.8%	6.0%	11.1%	18.9%	24.3%	30.0%	54.5%
	Pitt Meadows	\$384,600	166.4	1.0%	4.3%	4.5%	16.9%	19.9%	16.3%	46.7%
	Port Coquitlam	\$462,500	175.4	7.1%	11.4%	14.6%	22.2%	26.2%	22.9%	51.3%
	Port Moody	\$526,100	177.8	1.5%	6.9%	15.1%	19.9%	27.8%	27.0%	53.7%
	Richmond	\$614,000	198.5	3.0%	4.8%	10.5%	17.3%	25.6%	24.4%	74.6%
	Squamish	\$508,200	184.6	5.2%	5.4%	9.1%	15.8%	54.1%	55.1%	76.3%
	Tsawwassen	\$528,600	174.7	2.6%	5.4%	7.2%	16.6%	23.5%	13.8%	51.8%
	Vancouver East	\$683,600	225.4	3.4%	9.1%	20.7%	29.3%	33.6%	44.2%	86.4%
	Vancouver West	\$907,200	205.2	1.6%	4.6%	11.8%	19.2%	29.5%	38.4%	79.7%
	Whistler	\$632,800	169.2	3.7%	3.7%	6.9%	12.7%	45.5%	41.8%	63.3%
Apartment	Lower Mainland	\$407,400	177.9	2.5%	4.4%	12.0%	17.0%	22.4%	23.1%	50.0%
	Greater Vancouver	\$454,600	182.8	2.5%	4.8%	12.2%	17.7%	25.5%	25.7%	54.3%
	Burnaby East	\$520,500	197.6	5.3%	2.6%	17.4%	22.0%	40.8%	41.8%	63.8%
	Burnaby North	\$390,500	165.1	2.4%	4.0%	8.6%	12.9%	17.9%	17.7%	42.0%
	Burnaby South	\$458,300	184.0	2.9%	2.2%	11.0%	14.3%	24.6%	22.2%	57.5%
	Coquitlam	\$312,700	172.1	2.7%	4.2%	13.8%	20.8%	28.1%	22.0%	48.4%
	Ladner	\$335,300	158.9	2.3%	1.6%	-4.9%	5.7%	8.9%	16.4%	39.8%
	Maple Ridge	\$171,200	123.6	0.8%	3.0%	1.1%	-0.2%	-4.5%	-10.1%	7.7%
	New Westminster	\$323,500	184.2	2.2%	2.9%	10.4%	15.0%	20.1%	25.1%	54.3%
	North Vancouver	\$399,000	162.4	0.9%	1.6%	9.2%	10.1%	16.6%	18.9%	41.8%
	Pitt Meadows	\$253,600	149.9	0.7%	3.7%	0.4%	0.1%	8.2%	11.0%	30.6%
	Port Coquitlam	\$263,500	156.2	1.4%	5.5%	10.3%	14.2%	23.4%	12.2%	34.1%
	Port Moody	\$413,000	172.1	4.9%	8.0%	12.5%	20.5%	33.0%	34.3%	43.7%
	Richmond	\$395,700	167.1	-0.2%	3.3%	9.5%	13.7%	17.4%	16.3%	42.6%
	Squamish	\$296,600	142.8	-5.1%	1.1%	9.5%	8.8%	26.7%	32.2%	29.3%
	Tsawwassen	\$343,000	144.6	1.0%	1.8%	-5.6%	4.9%	4.9%	11.1%	27.2%
	Vancouver East	\$385,300	212.5	3.1%	6.7%	16.3%	20.9%	27.7%	31.2%	74.6%
	Vancouver West	\$624,800	202.2	4.3%	6.6%	15.2%	23.7%	35.3%	36.5%	67.5%
	West Vancouver	\$761,600	166.4	-0.7%	1.5%	10.6%	15.2%	22.4%	31.1%	48.0%
	Whistler	\$299,500	98.2	-9.8%	9.0%	13.1%	13.5%	34.2%	66.7%	-11.8%

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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.

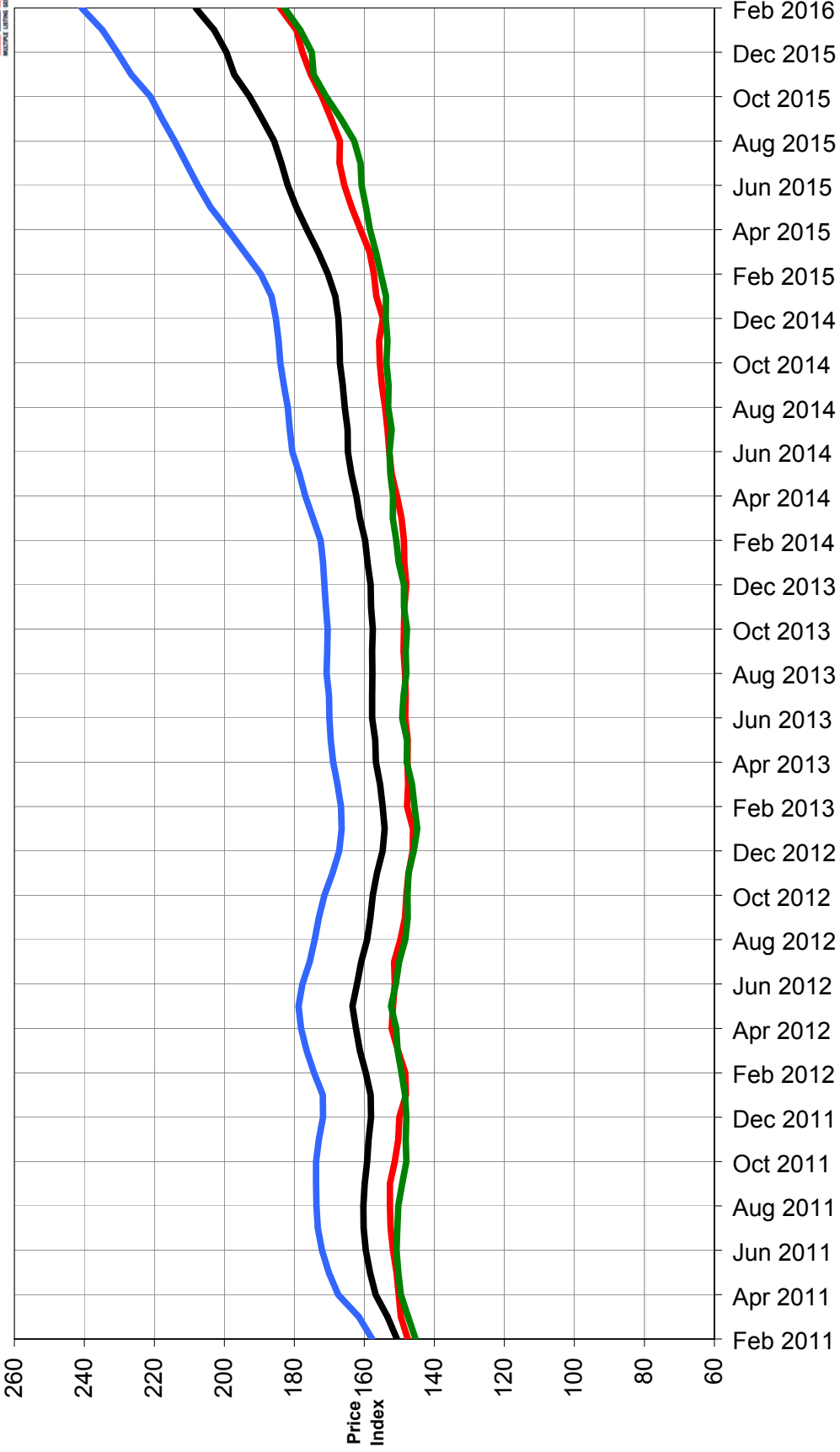
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

Greater Vancouver 5 Year Trend

Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



MLS® SALES Facts

February 2016

		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
February 2016	Number of Sales	150	177	60	4	203	47	159	80	29	204	27	82	167	226	141	22	1,778
	Detached																	
	Attached Apartment	78	56	6	0	77	11	54	32	17	100	20	10	36	75	9	23	604
January 2016	Median Selling Price	\$1,604,000	\$1,226,000	\$1,198,000	n/a	\$675,000	\$1,125,000	\$1,588,000	\$855,000	\$1,188,000	\$1,689,000	\$733,000	\$443,500	\$1,499,000	\$3,431,444	\$3,320,000	\$1,425,000	n/a
	Detached																	
	Attached Apartment	\$660,000	\$640,400	n/a	n/a	\$349,900	n/a	\$872,950	\$520,000	n/a	\$680,000	\$505,000	n/a	\$832,450	\$1,200,000	n/a	\$980,000	n/a
February 2015	Number of Sales	97	103	52	1	111	22	68	27	22	162	17	42	99	134	82	8	1,047
	Detached																	
	Attached Apartment	50	33	3	0	38	11	37	21	12	76	4	8	20	36	7	20	376
January 2016	Median Selling Price	\$1,498,800	\$1,199,900	\$1,262,500	n/a	\$668,000	\$991,500	\$1,615,000	\$780,000	\$1,379,000	\$1,525,000	n/a	\$421,500	\$1,458,500	\$3,500,000	\$3,069,000	n/a	n/a
	Detached																	
	Attached Apartment	\$588,450	\$629,000	n/a	n/a	\$334,277	n/a	\$790,900	\$551,000	n/a	\$653,500	n/a	n/a	\$798,188	\$1,197,500	n/a	\$1,040,000	n/a
February 2015	Number of Sales	121	119	54	2	127	28	124	38	20	164	27	31	145	166	118	12	1,296
	Detached																	
	Attached Apartment	88	35	8	0	39	12	53	21	14	94	19	2	44	63	6	23	521
Jan. - Feb. 2016	Median Selling Price	\$1,195,500	\$834,750	\$714,357	n/a	\$545,000	\$752,500	\$1,278,750	\$576,000	\$932,500	\$1,050,000	\$640,000	\$360,327	\$1,098,000	\$2,581,500	\$2,367,500	n/a	n/a
	Detached																	
	Attached Apartment	\$515,400	\$486,000	n/a	n/a	\$288,080	n/a	\$674,900	\$429,900	n/a	\$550,000	n/a	n/a	\$691,500	\$948,000	n/a	\$470,000	n/a
Year-to-date	Number of Sales	247	280	112	5	314	69	227	107	51	366	44	124	286	360	223	30	2,825
	Detached																	
	Attached Apartment	128	89	9	0	115	22	91	53	29	176	24	18	56	111	16	43	980
Jan. - Feb. 2015	Median Selling Price	\$1,550,000	\$1,216,800	\$1,240,000	n/a	\$675,000	\$1,085,000	\$1,594,500	\$840,000	\$1,210,000	\$1,602,000	\$743,500	\$435,000	\$1,480,000	\$3,450,000	\$3,210,000	\$1,455,000	n/a
	Detached																	
	Attached Apartment	\$643,500	\$630,000	n/a	n/a	\$345,000	\$462,500	\$845,000	\$520,000	\$630,000	\$664,300	\$502,000	n/a	\$810,450	\$1,200,000	n/a	\$950,000	n/a
Year-to-date	Number of Sales	207	174	85	4	206	44	192	60	31	282	36	66	240	266	165	19	2,077
	Detached																	
	Attached Apartment	141	63	11	0	60	21	75	44	21	160	28	5	65	99	10	41	844
Jan. - Feb. 2015	Median Selling Price	\$1,162,500	\$827,000	\$729,000	n/a	\$517,500	\$755,000	\$1,260,000	\$580,500	\$925,000	\$1,061,500	\$599,000	\$360,000	\$1,090,000	\$2,512,500	\$2,250,000	n/a	n/a
	Detached																	
	Attached Apartment	\$475,000	\$470,000	n/a	n/a	\$288,080	\$475,000	\$678,000	\$414,900	\$416,500	\$549,000	\$387,400	n/a	\$672,500	\$898,000	n/a	\$500,000	n/a
Year-to-date	Number of Sales	260	141	21	0	47	136	151	52	35	240	21	13	230	629	29	48	2,053
	Detached																	
	Attached Apartment	\$388,950	\$299,900	\$338,000	n/a	\$210,500	\$293,000	\$382,000	\$241,750	\$350,000	\$338,000	\$247,500	n/a	\$341,800	\$498,900	\$824,000	\$300,750	n/a

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

MLS® LISTINGS Facts



**February
2016**

 REAL ESTATE BOARD OF GREATER VANCOUVER February 2016																		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	
February 2016	Number of Listings	257	241	144	8	247	69	237	93	68	382	34	103	257	412	241	26	2,819	% Sales to Listings	Detached	169	167	97	7	177	34	141	54	27	243	29	63	210	324	178	16	1,936														
		Attached	85	43	7	57	9	46	39	12	93	16	14	41	75	14	20	571		Detached	57%	62%	54%	38%	63%	65%	48%	50%	81%	67%	59%	47%	41%	46%	50%	100%	76%	50%	n/a												
January 2016	% Sales to Listings	59%	77%	43%	n/a	67%	122%	80%	54%	100%	82%	25%	49%	48%	82%	25%	49%	48%	57%	Detached	59%	74%	67%	n/a	30%	55%	53%	54%	59%	56%	29%	67%	63%	52%	47%	46%	50%	100%	76%	50%	n/a										
		Attached	242	138	24	0	90	102	117	79	32	277	24	6	139	583	36	46	1,935	Attached	74%	67%	38%	n/a	38%	55%	53%	54%	59%	56%	29%	67%	63%	52%	47%	46%	50%	100%	76%	50%	n/a										
February 2015	Number of Listings	211	140	62	9	190	42	208	45	35	262	39	91	235	404	240	23	2,236	% Sales to Listings	Detached	211	140	62	9	190	42	208	45	35	262	39	91	235	404	240	23	2,236														
		Attached	141	61	9	72	25	70	46	31	128	24	14	60	132	21	33	867		Attached	57%	85%	87%	n/a	67%	60%	60%	84%	69%	63%	57%	49%	48%	41%	49%	52%	45%	52%	70%	45%	52%	n/a									
Jan. - Feb. 2016 Year-to-date*	Number of Listings	276	150	25	0	65	128	206	61	34	328	15	9	223	709	35	58	2,322	% Sales to Listings	Detached	276	150	25	0	65	128	206	61	34	328	15	9	223	709	35	58	2,322														
		Attached	57%	57%	89%	n/a	54%	48%	76%	46%	45%	73%	79%	14%	73%	48%	29%	63%		52%	47%	Detached	57%	59%	40%	n/a	38%	61%	46%	52%	65%	42%	67%	100%	61%	56%	63%	45%	45%	52%	n/a										
Jan. - Feb. 2016 Year-to-date*	Number of Listings	426	408	241	15	424	103	378	147	95	625	63	166	467	736	419	42	4,755	% Sales to Listings	Detached	426	408	241	15	424	103	378	147	95	625	63	166	467	736	419	42	4,755														
		Attached	187	111	17	0	150	28	122	90	37	190	42	19	85	176	19	52		1,325	Attached	58%	69%	46%	33%	74%	60%	60%	73%	54%	59%	70%	75%	49%	49%	53%	53%	71%	83%	94%	94%	83%	71%	83%	n/a						
Jan. - Feb. 2015 Year-to-date*	Number of Listings	523	286	51	0	143	241	279	163	81	551	56	23	345	1,267	67	98	4,174	% Sales to Listings	Detached	523	286	51	0	143	241	279	163	81	551	56	23	345	1,267	67	98	4,174														
		Attached	68%	80%	53%	n/a	77%	79%	75%	59%	78%	93%	57%	95%	66%	63%	84%	83%		n/a	Attached	68%	80%	53%	n/a	77%	79%	75%	59%	78%	93%	57%	95%	66%	63%	84%	83%	94%	94%	83%	71%	83%	n/a								
Jan. - Feb. 2015 Year-to-date*	Number of Listings	399	287	126	16	338	67	359	92	67	535	59	172	403	682	432	33	4,067	% Sales to Listings	Detached	399	287	126	16	338	67	359	92	67	535	59	172	403	682	432	33	4,067														
		Attached	234	115	18	1	152	46	133	67	42	263	43	21	99	229	30	49		1,542	Attached	234	115	18	1	152	46	133	67	42	263	43	21	99	229	30	49	1,542													
Jan. - Feb. 2015 Year-to-date*	Number of Listings	564	297	60	0	119	308	358	135	66	654	33	17	453	1,330	73	86	4,553	% Sales to Listings	Detached	564	297	60	0	119	308	358	135	66	654	33	17	453	1,330	73	86	4,553														
		Attached	52%	61%	67%	25%	61%	66%	53%	65%	46%	53%	61%	38%	60%	39%	38%	58%		n/a	Attached	52%	61%	67%	25%	61%	66%	53%	65%	46%	53%	61%	38%	60%	39%	38%	58%	58%	84%	56%	56%	n/a									

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

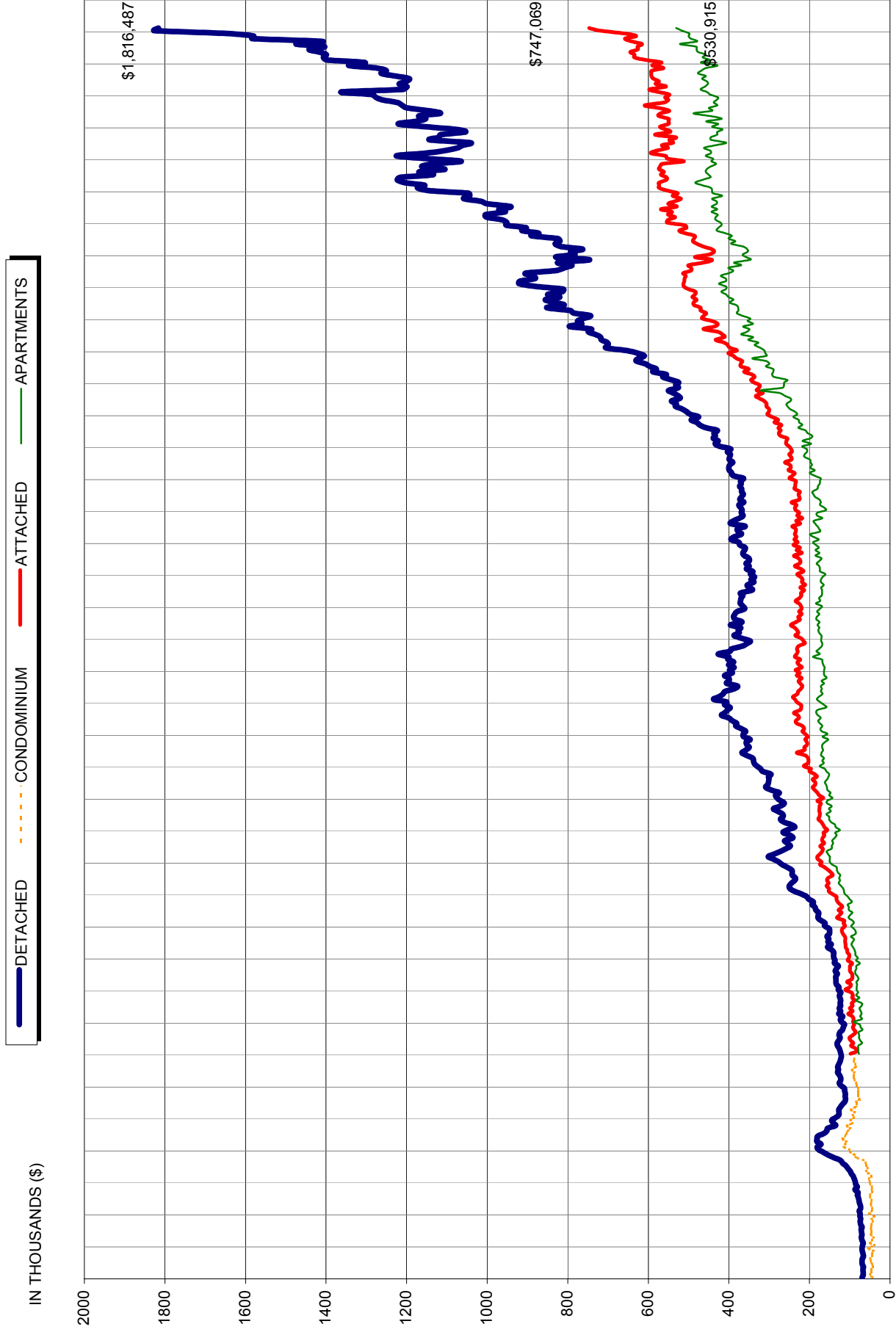
Listing & Sales Activity Summary

Listings

Sales

	1 Feb 2015	2 Jan 2016	3 Feb 2016	Col. 2 & 3 Percentage Variance	5 Feb 2015	6 Jan 2016	7 Feb 2016	Col. 6 & 7 Percentage Variance	9 Dec 2014 - Feb 2015	10 Dec 2015 - Feb 2016	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	211	169	257	52.1	121	97	150	54.6	311	350	12.5
ATTACHED	141	85	102	20.0	88	50	78	56.0	191	196	2.6
APARTMENTS	276	242	281	16.1	156	179	235	31.3	371	626	68.7
COQUITLAM											
DETACHED	140	167	241	44.3	119	103	177	71.8	244	401	64.3
ATTACHED	61	43	68	58.1	35	33	56	69.7	100	133	33.0
APARTMENTS	150	138	148	7.2	88	93	136	46.2	200	306	53.0
DELTA											
DETACHED	62	97	144	48.5	54	52	60	15.4	117	163	39.3
ATTACHED	9	7	10	42.9	8	3	6	100.0	20	14	-30.0
APARTMENTS	25	24	27	12.5	10	9	20	122.2	35	45	28.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	190	177	247	39.5	127	111	203	82.9	291	426	46.4
ATTACHED	72	57	93	63.2	39	38	77	102.6	85	163	91.8
APARTMENTS	65	90	53	-41.1	25	27	48	77.8	76	102	34.2
NORTH VANCOUVER											
DETACHED	208	141	237	68.1	124	68	159	133.8	256	305	19.1
ATTACHED	70	46	76	65.2	53	37	54	45.9	103	120	16.5
APARTMENTS	206	117	162	38.5	94	62	129	108.1	210	293	39.5
NEW WESTMINSTER											
DETACHED	42	34	69	102.9	28	22	47	113.6	56	93	66.1
ATTACHED	25	9	19	111.1	12	11	11	0.0	27	32	18.5
APARTMENTS	128	102	139	36.3	78	56	101	80.4	188	224	19.1
PORT MOODY/BELCARRA											
DETACHED	35	27	68	151.9	20	22	29	31.8	47	68	44.7
ATTACHED	31	12	25	108.3	14	12	17	41.7	30	41	36.7
APARTMENTS	34	32	49	53.1	22	19	34	78.9	50	75	50.0
PORT COQUITLAM											
DETACHED	45	54	93	72.2	38	27	80	196.3	84	141	67.9
ATTACHED	46	39	51	30.8	21	21	32	52.4	63	75	19.0
APARTMENTS	61	79	84	6.3	32	43	76	76.7	75	160	113.3
RICHMOND											
DETACHED	262	243	382	57.2	164	162	204	25.9	389	543	39.6
ATTACHED	128	93	97	4.3	94	76	100	31.6	237	266	12.2
APARTMENTS	328	277	274	-1.1	138	154	223	44.8	355	530	49.3
SUNSHINE COAST											
DETACHED	91	63	103	63.5	31	42	82	95.2	112	180	60.7
ATTACHED	14	14	5	-64.3	2	8	10	25.0	7	28	300.0
APARTMENTS	9	6	17	183.3	9	4	8	100.0	18	22	22.2
SQUAMISH											
DETACHED	39	29	34	17.2	27	17	27	58.8	50	61	22.0
ATTACHED	24	16	26	62.5	19	4	20	400.0	45	39	-13.3
APARTMENTS	15	24	32	33.3	10	7	17	142.9	27	34	25.9
VANCOUVER EAST											
DETACHED	235	210	257	22.4	145	99	167	68.7	338	388	14.8
ATTACHED	60	41	44	7.3	44	20	36	80.0	95	87	-8.4
APARTMENTS	223	139	206	48.2	135	88	139	58.0	362	335	-7.5
VANCOUVER WEST											
DETACHED	404	324	412	27.2	166	134	226	68.7	365	493	35.1
ATTACHED	132	75	101	34.7	63	36	75	108.3	142	158	11.3
APARTMENTS	709	583	684	17.3	399	303	550	81.5	899	1184	31.7
WHISTLER/PEMBERTON											
DETACHED	23	16	26	62.5	12	8	22	175.0	29	47	62.1
ATTACHED	33	20	32	60.0	23	20	23	15.0	55	74	34.5
APARTMENTS	58	46	52	13.0	26	35	57	62.9	61	131	114.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	240	178	241	35.4	118	82	141	72.0	216	295	36.6
ATTACHED	21	14	5	-64.3	6	7	9	28.6	15	20	33.3
APARTMENTS	35	36	31	-13.9	22	17	17	0.0	38	44	15.8
GRAND TOTALS											
DETACHED	2227	1929	2811	45.7	1294	1046	1774	69.6	2905	3954	36.1
ATTACHED	867	571	754	32.0	521	376	604	60.6	1215	1446	19.0
APARTMENTS	2322	1935	2239	15.7	1244	1096	1790	63.3	2965	4111	38.7

Residential Average Sale Prices - January 1977 to February 2016



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