

Monthly Market Newsletter

• May 2017 •

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Condominiums and townhomes in high demand across Metro Vancouver

Dear Valued Clients:

Demand for condominiums and townhomes continues to drive the Metro Vancouver housing market. Our overall market is operating below the record-setting pace from a year ago and is in line with historical spring levels. It's a different story in our condominium and townhome markets. Demand has been increasing for months and supply is not keeping pace. This dynamic is causing prices to increase and making multiple offer scenarios the norm.

Until more entry level, or 'missing middle', homes are available for sale in our market, we'll likely continue to see prices increase. There's been record building this past year, but much of that inventory isn't ready to hit the market. Home buyers are looking to get into the market and they're facing fierce competition.

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:



Condominiums and townhomes in high demand across Metro Vancouver

VANCOUVER, BC – May 2, 2017 – Demand for condominiums and townhomes continues to drive the Metro Vancouver* housing market.

Residential property sales in the region totalled 3,553 in April 2017, a 25.7 per cent decline compared to April 2016 when 4,781 homes sold and a 0.7 per cent decrease from the 3,579 sales recorded in March 2017.

April sales were 4.8 per cent above the 10-year average for the month.

For the first four months of the year, condominium and townhome sales have comprised a larger percentage of all residential sales on the Multiple Listing Service® (MLS®) in Metro Vancouver. Over this time, they've accounted for 68.5 per cent, on average, of all residential sales. This is up 10 per cent from the 58.2 per cent average over the same period last year.

“Our overall market is operating below the record-setting pace from a year ago and is in line with historical spring levels. It's a different story in our condominium and townhome markets,” Jill Oudil, Real Estate Board of Greater Vancouver (REBGV) president said. “Demand has been increasing for months and supply is not keeping pace. This dynamic is causing prices to increase and making multiple offer scenarios the norm.”

New listings for detached, attached and apartment properties in Metro Vancouver totalled 4,907 in April 2017. This represents a decrease of 19.9 per cent compared to the 6,127 units listed in April 2016 and a three per cent increase compared to March 2017 when 4,762 properties were listed.

The total number of residential properties currently listed for sale on the MLS® system in Metro Vancouver is 7,813, a 3.5 per cent increase compared to April 2016 (7,550) and a three per cent increase compared to March 2017 (7,586).

The sales-to-active listings ratio for April 2017 is 45.5 per cent for all property types. This is two per cent below March 2017 and is indicative of a sellers' market. 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.

By property type, the sales-to-active listings ratio is 26 per cent for detached homes, 58.2 per cent for townhomes, and 82.2 per cent for condominiums.

“Until more entry level, or ‘missing middle’, homes are available for sale in our market, we’ll likely continue to see prices increase,” Oudil said. “There’s been record building this past year, but much of that inventory isn’t ready to hit the market.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$941,100. This represents a five per cent increase over the past three months and an 11.4 per cent increase compared to April 2016.

Over the last three months, the benchmark price of condominiums has seen the largest increase in the region at 8.2 per cent, followed by townhomes at 5.3 per cent, and detached homes at 2.8 per cent.

“Home buyers are looking to get into the market and they’re facing fierce competition,” Oudil said. “It’s important to work with your local Realtor to help you navigate today’s marketplace.”

Sales of detached properties in April 2017 reached 1,211, a decrease of 38.8 per cent from the 1,979 detached sales recorded in April 2016. The benchmark price for detached properties is \$1,516,500. This represents an 8.1 per cent increase over the last 12 months and a 1.8 per cent increase compared to March 2017.

Sales of apartment, or condominium, properties reached 1,722 in April 2017, a decrease of 18.3 per cent compared to the 2,107 sales in April 2016. The benchmark price of an apartment property is \$554,100. This represents a 16.6 per cent increase over the past 12 months and a 3.1 per cent increase compared to March 2017.

Attached, or townhome, property sales in April 2017 totalled 620, a decrease of 10.8 per cent compared to the 695 sales in April 2016. The benchmark price of an attached unit is \$701,800. This represents a 15.3 per cent increase over the past 12 months and a 2.4 per cent increase compared to March 2017.

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*Editor’s Note: Areas covered by the 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, Pitt Meadows, Maple Ridge, and South Delta.

The real estate industry is a key economic driver in British Columbia. In 2016, 39,943 homes changed ownership in the Board’s area, generating \$2.5 billion in economic spin-off activity and an estimated 17,600 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$40 billion in 2016.

The Real Estate Board of Greater Vancouver is an association representing more than 13,500 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®.

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	\$843,700	237.9	2.4%	4.9%	2.8%	13.1%	51.7%	52.1%	76.4%
	Greater Vancouver	\$941,100	246.3	2.4%	5.0%	2.4%	11.4%	51.8%	51.7%	83.1%
	Bowen Island	\$878,700	190.5	3.0%	5.8%	10.8%	29.4%	53.6%	41.7%	46.0%
	Burnaby East	\$868,000	239.6	2.2%	4.4%	3.1%	9.6%	48.9%	51.1%	77.9%
	Burnaby North	\$814,200	244.7	1.7%	5.4%	5.7%	15.3%	55.0%	56.1%	82.3%
	Burnaby South	\$906,800	256.3	2.5%	4.4%	6.0%	18.1%	55.9%	56.3%	92.3%
	Coquitlam	\$791,900	235.0	3.0%	8.1%	3.3%	11.7%	53.8%	57.2%	75.8%
	Ladner	\$795,900	221.2	2.0%	1.5%	-4.2%	2.0%	48.7%	44.1%	72.1%
	Maple Ridge	\$589,200	199.1	1.6%	3.3%	2.5%	17.6%	52.3%	50.5%	51.8%
	New Westminster	\$561,900	239.3	2.4%	5.3%	6.7%	16.3%	49.4%	49.0%	71.7%
	North Vancouver	\$1,006,100	227.0	2.3%	4.4%	1.1%	11.2%	51.1%	52.7%	73.7%
	Pitt Meadows	\$581,200	212.6	2.3%	4.0%	3.9%	19.7%	49.8%	55.6%	57.6%
	Port Coquitlam	\$618,600	219.2	2.1%	8.2%	4.7%	12.4%	53.5%	51.3%	61.5%
	Port Moody	\$805,400	222.7	3.2%	5.1%	4.8%	11.9%	53.0%	60.6%	67.1%
	Richmond	\$887,600	257.2	2.1%	4.0%	1.4%	10.9%	51.4%	47.8%	93.1%
	Squamish	\$694,500	226.4	2.6%	5.4%	12.5%	24.5%	77.6%	82.6%	84.7%
	Sunshine Coast	\$536,600	188.0	3.1%	6.1%	10.4%	26.9%	54.2%	41.8%	43.4%
	Tsawwassen	\$944,500	236.6	2.1%	3.6%	-3.4%	5.1%	56.1%	55.2%	83.3%
	Vancouver East	\$997,900	292.3	2.4%	4.8%	0.8%	12.5%	56.5%	62.3%	111.2%
	Vancouver West	\$1,251,700	263.8	2.7%	5.6%	1.6%	8.2%	49.3%	51.2%	92.4%
	West Vancouver	\$2,509,400	269.3	0.8%	3.0%	-5.5%	2.6%	51.7%	53.0%	98.5%
	Whistler	\$794,500	184.6	3.3%	6.2%	12.9%	22.5%	77.8%	65.0%	54.1%
Single Family Detached	Lower Mainland	\$1,231,700	261.6	2.0%	3.2%	-0.6%	10.0%	57.3%	58.5%	97.0%
	Greater Vancouver	\$1,516,500	279.7	1.8%	2.8%	-1.9%	8.1%	58.1%	57.0%	110.5%
	Bowen Island	\$878,700	190.5	3.0%	5.8%	10.8%	29.4%	53.6%	41.7%	46.0%
	Burnaby East	\$1,199,800	268.3	3.4%	4.3%	1.6%	6.7%	55.7%	56.2%	105.3%
	Burnaby North	\$1,527,500	295.4	0.6%	3.2%	-1.4%	6.7%	59.5%	64.1%	122.1%
	Burnaby South	\$1,631,400	312.3	1.2%	-0.2%	-1.5%	9.4%	63.2%	64.4%	136.8%
	Coquitlam	\$1,187,000	263.4	3.2%	7.2%	-0.8%	9.4%	61.1%	67.7%	99.4%
	Ladner	\$968,300	233.4	2.2%	0.0%	-6.5%	-0.3%	56.7%	49.5%	82.3%
	Maple Ridge	\$733,300	208.9	2.1%	3.0%	2.6%	16.9%	58.6%	58.6%	63.1%
	New Westminster	\$1,060,500	263.1	3.0%	3.6%	1.4%	7.8%	57.4%	54.1%	101.1%
	North Vancouver	\$1,599,300	254.6	1.5%	2.2%	-3.6%	7.5%	62.6%	65.4%	96.9%
	Pitt Meadows	\$796,000	224.3	2.8%	3.4%	0.4%	17.6%	60.4%	60.0%	71.1%
	Port Coquitlam	\$915,900	244.3	3.6%	9.9%	4.1%	8.2%	61.9%	64.5%	86.2%
	Port Moody	\$1,367,800	252.6	1.5%	1.8%	-0.7%	8.9%	53.5%	65.0%	90.4%
	Richmond	\$1,589,000	318.7	2.5%	1.5%	-5.0%	5.7%	64.3%	54.3%	137.0%
	Squamish	\$856,400	227.7	2.4%	4.9%	11.2%	24.6%	64.0%	70.1%	83.8%
	Sunshine Coast	\$532,300	186.5	2.8%	5.8%	10.0%	26.4%	54.0%	41.2%	42.4%
	Tsawwassen	\$1,202,900	259.0	2.0%	3.5%	-4.0%	3.1%	63.9%	65.4%	100.5%
	Vancouver East	\$1,474,400	325.9	1.5%	2.4%	-2.8%	9.6%	63.8%	73.3%	143.2%
	Vancouver West	\$3,495,800	358.9	1.0%	2.2%	-2.1%	9.3%	58.7%	54.8%	154.2%
	West Vancouver	\$2,980,700	283.4	0.6%	2.5%	-7.1%	1.8%	50.6%	53.4%	108.8%
	Whistler	\$1,394,300	193.0	2.7%	2.9%	6.4%	18.2%	49.5%	62.5%	60.6%

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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 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	\$589,000	213.2	2.7%	5.5%	5.1%	19.0%	49.0%	46.4%	61.3%
	Greater Vancouver	\$701,800	226.8	2.4%	5.3%	4.9%	15.3%	50.5%	49.0%	72.1%
	Burnaby East	\$572,100	205.2	1.2%	5.9%	7.9%	23.3%	36.3%	35.8%	54.2%
	Burnaby North	\$565,000	210.7	1.5%	7.9%	8.8%	16.7%	39.7%	38.6%	56.5%
	Burnaby South	\$592,800	212.7	2.5%	3.1%	4.2%	22.6%	42.4%	39.5%	63.6%
	Coquitlam	\$554,500	203.7	3.0%	9.9%	9.0%	8.6%	43.0%	44.9%	54.4%
	Ladner	\$644,400	213.5	1.6%	5.0%	7.7%	9.8%	38.0%	43.0%	64.0%
	Maple Ridge	\$414,800	201.5	1.6%	4.7%	2.4%	26.1%	51.2%	50.9%	49.1%
	New Westminster	\$576,600	216.6	2.8%	7.7%	11.4%	13.9%	40.9%	44.5%	65.0%
	North Vancouver	\$887,800	212.5	2.5%	6.8%	5.4%	17.9%	48.0%	46.8%	64.0%
	Pitt Meadows	\$498,000	215.5	1.6%	3.1%	5.0%	22.8%	53.2%	56.4%	59.2%
	Port Coquitlam	\$557,000	211.2	1.6%	5.2%	1.7%	13.8%	51.7%	44.9%	56.1%
	Port Moody	\$546,800	184.8	4.6%	6.8%	4.3%	2.4%	33.6%	34.0%	38.6%
	Richmond	\$749,800	242.4	1.3%	3.3%	4.9%	14.1%	45.8%	47.4%	85.6%
	Squamish	\$751,400	273.0	1.4%	6.7%	20.2%	30.9%	122.7%	146.2%	129.4%
	Tsawwassen	\$631,500	208.7	0.6%	3.9%	5.3%	8.9%	40.1%	37.9%	60.3%
	Vancouver East	\$763,800	251.8	4.0%	3.3%	-0.9%	6.0%	49.8%	45.4%	80.0%
	Vancouver West	\$1,124,600	254.4	4.2%	5.4%	0.1%	16.4%	58.5%	58.7%	95.5%
	Whistler	\$872,700	233.4	2.7%	7.9%	13.4%	20.8%	92.9%	81.9%	105.6%
Apartment	Lower Mainland	\$502,100	219.2	3.1%	8.2%	8.6%	18.0%	46.4%	46.3%	57.6%
	Greater Vancouver	\$554,100	222.8	3.1%	8.2%	8.2%	16.6%	46.8%	47.6%	62.5%
	Burnaby East	\$562,400	213.5	1.1%	5.4%	6.9%	3.6%	36.8%	52.3%	45.9%
	Burnaby North	\$528,000	223.2	2.9%	7.6%	12.9%	25.9%	55.3%	56.1%	65.2%
	Burnaby South	\$595,500	239.1	3.2%	8.0%	12.3%	25.4%	55.7%	55.5%	76.8%
	Coquitlam	\$383,300	211.0	3.3%	10.1%	11.4%	21.2%	51.6%	49.0%	53.5%
	Ladner	\$395,600	187.5	2.5%	3.9%	-4.3%	9.7%	32.0%	26.5%	45.6%
	Maple Ridge	\$218,500	157.8	0.9%	5.4%	6.3%	18.1%	28.3%	17.9%	11.3%
	New Westminster	\$410,500	233.8	2.2%	6.1%	8.9%	21.4%	47.5%	47.7%	63.4%
	North Vancouver	\$489,700	199.3	3.3%	7.6%	8.4%	17.2%	39.3%	39.6%	50.5%
	Pitt Meadows	\$329,400	194.7	2.3%	6.4%	7.7%	20.3%	34.5%	50.7%	37.3%
	Port Coquitlam	\$334,900	198.5	1.1%	8.9%	8.8%	21.3%	47.6%	42.5%	39.6%
	Port Moody	\$531,300	221.4	4.2%	7.7%	11.4%	22.7%	63.2%	71.6%	65.3%
	Richmond	\$502,600	212.2	2.3%	9.0%	11.3%	23.6%	42.1%	41.6%	58.6%
	Squamish	\$394,700	190.1	4.5%	6.3%	10.5%	21.9%	86.2%	61.2%	53.2%
	Tsawwassen	\$423,100	178.4	2.6%	4.3%	-1.0%	14.5%	36.3%	28.3%	38.5%
	Vancouver East	\$480,300	265.0	3.3%	9.5%	6.8%	20.0%	50.4%	54.2%	83.5%
	Vancouver West	\$718,400	232.5	3.7%	8.4%	5.6%	9.4%	46.8%	51.2%	70.3%
	West Vancouver	\$991,800	216.7	2.9%	8.3%	10.2%	16.1%	68.1%	57.1%	59.7%
	Whistler	\$429,500	140.8	4.3%	6.7%	16.5%	30.5%	118.6%	82.4%	12.6%

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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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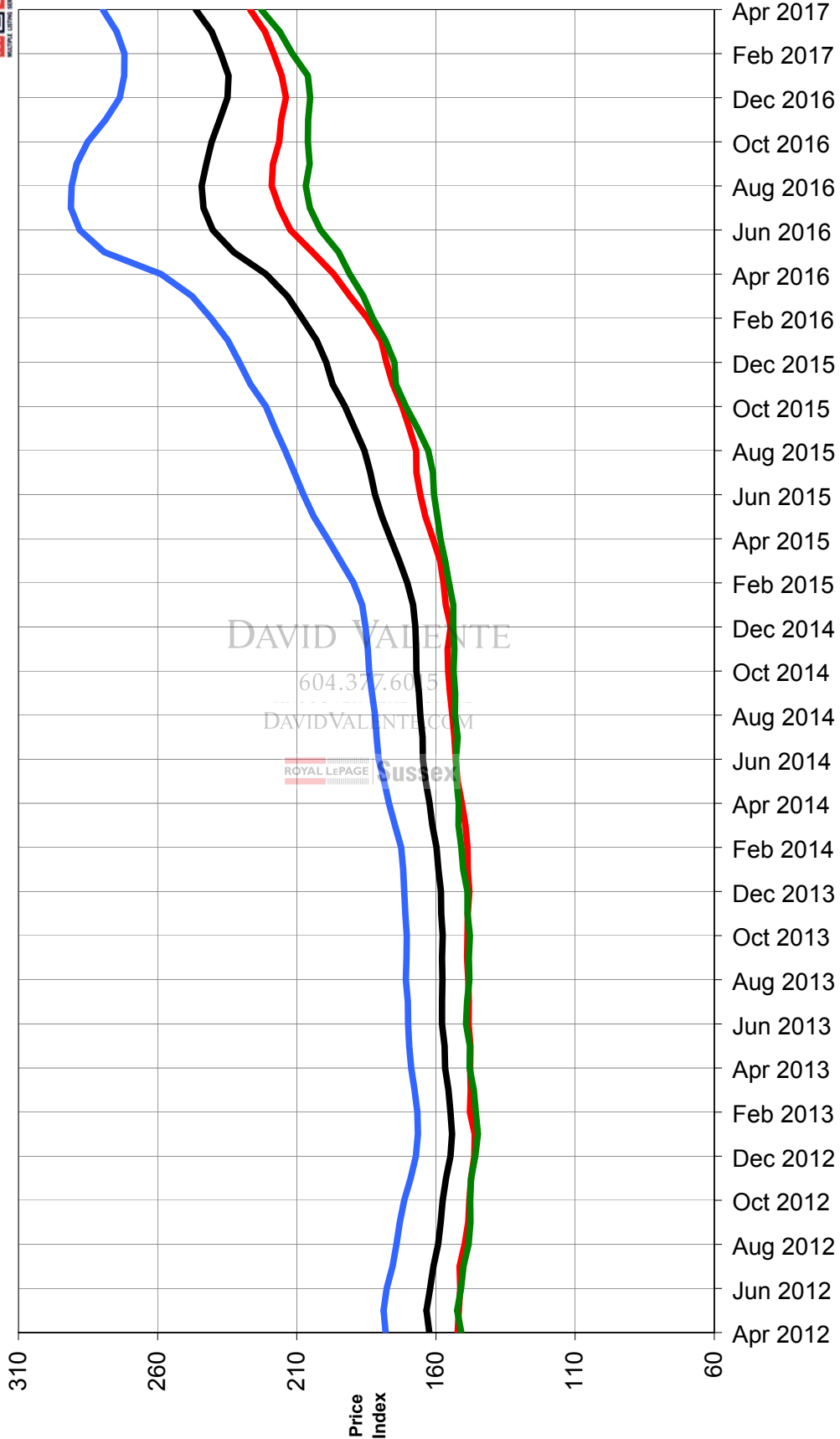
MLS[®]
HOME PRICE INDEX

Greater Vancouver 5 Year Trend



Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



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MLS® SALES Facts

**April
2017**

	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 2017	Number of Sales	113	52	7	140	28	110	45	22	157	34	67	142	109	66	15	1,211
	Median Selling Price	\$1,600,000	\$1,310,000	\$1,057,500	\$785,000	\$1,107,500	\$1,900,000	\$935,000	\$1,264,500	\$1,632,000	\$996,500	\$640,000	\$1,552,500	\$3,320,000	\$3,500,000	n/a	n/a
	Number of Sales	67	15	0	68	20	36	27	19	121	31	13	48	62	9	29	620
March 2017	Median Selling Price	\$825,000	\$705,000	n/a	\$475,500	\$640,000	\$1,002,000	\$582,000	n/a	\$828,000	\$579,900	n/a	\$889,950	\$1,316,000	n/a	\$573,500	n/a
	Number of Sales	238	126	0	90	131	106	48	40	230	18	10	164	438	21	42	1,722
	Median Selling Price	\$510,000	\$480,000	\$497,500	\$319,450	\$446,000	\$585,000	\$342,500	\$592,000	\$475,000	n/a	n/a	\$511,000	\$762,000	\$960,500	\$419,500	n/a
April 2016	Number of Sales	100	99	67	122	26	98	49	22	151	30	59	155	95	59	14	1,150
	Median Selling Price	\$1,627,500	\$1,225,000	\$1,100,000	\$746,250	\$1,084,000	\$1,725,000	\$870,000	\$1,270,000	\$1,698,000	\$952,000	\$549,000	\$1,540,000	\$3,500,000	\$3,212,500	n/a	588
	Number of Sales	73	60	12	83	17	55	46	33	109	16	10	51	89	6	35	695
Jan. - Apr. 2017	Median Selling Price	\$780,000	\$753,000	n/a	\$453,250	\$707,000	\$979,500	\$588,500	n/a	\$818,000	\$602,450	n/a	\$999,900	\$1,375,000	n/a	\$550,000	n/a
	Number of Sales	279	166	19	92	145	142	72	46	288	36	13	195	557	22	35	2,107
	Median Selling Price	\$435,500	\$378,800	n/a	\$234,000	\$350,000	\$467,000	\$274,500	\$470,950	\$423,500	\$345,000	n/a	\$440,000	\$625,000	\$696,250	\$281,000	n/a
Jan. - Year-to-date	Number of Sales	291	313	173	398	72	330	135	64	455	96	202	430	333	180	59	3,550
	Median Selling Price	\$1,660,000	\$1,255,250	\$1,200,000	\$709,000	\$1,050,000	\$1,680,500	\$868,950	\$1,425,500	\$1,750,000	\$882,500	\$571,500	\$1,521,500	\$3,688,000	\$3,337,500	\$1,348,750	n/a
	Number of Sales	199	153	62	216	60	116	91	54	346	78	35	133	190	27	105	1,866
Jan. - Apr. 2016	Median Selling Price	\$500,000	\$465,000	\$479,000	\$300,000	\$431,000	\$542,000	\$337,500	\$495,000	\$465,000	\$363,000	\$315,000	\$518,000	\$713,500	\$1,001,500	\$342,500	n/a
	Number of Sales	586	651	292	834	184	567	280	155	832	125	384	663	809	482	89	6,939
	Median Selling Price	\$1,608,000	\$1,246,500	\$1,211,250	\$701,300	\$1,085,000	\$1,635,000	\$857,600	\$1,289,000	\$1,670,000	\$789,000	\$489,900	\$1,520,000	\$3,530,000	\$3,300,000	\$1,400,000	n/a
Year-to-date	Number of Sales	297	228	32	288	57	207	145	84	418	67	37	165	299	29	108	2,461
	Median Selling Price	\$658,883	\$675,000	\$631,000	\$364,319	\$535,000	\$858,000	\$525,500	\$612,500	\$689,500	\$505,000	\$280,000	\$875,000	\$1,210,000	\$1,507,500	\$721,000	n/a
	Number of Sales	1,015	558	84	217	413	489	276	145	939	86	38	630	2,092	81	182	7,245
Jan. - Year-to-date	Median Selling Price	\$422,000	\$345,900	\$460,000	\$227,900	\$327,000	\$456,000	\$270,000	\$430,000	\$411,900	\$327,500	\$245,000	\$428,000	\$623,000	\$840,000	\$280,000	n/a
	Number of Sales	279	228	32	288	57	207	145	84	418	67	37	165	299	29	108	2,461
	Median Selling Price	\$658,883	\$675,000	\$631,000	\$364,319	\$535,000	\$858,000	\$525,500	\$612,500	\$689,500	\$505,000	\$280,000	\$875,000	\$1,210,000	\$1,507,500	\$721,000	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
2017**

	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 2017	Number of Listings	187	183	91	103	154	171	256	108	300	215	61	61	61	61	61	2,104
	% Sales to Listings	56%	62%	57%	100%	100%	91%	74%	72%	72%	102%	64%	72%	72%	72%	72%	820
March 2017	Number of Listings	171	154	103	154	171	256	108	300	215	61	61	61	61	61	61	1,983
	% Sales to Listings	56%	62%	57%	100%	100%	91%	74%	72%	72%	102%	64%	72%	72%	72%	72%	n/a
April 2016	Number of Listings	256	293	155	171	318	59	193	118	47	68	73	73	73	73	73	2,900
	% Sales to Listings	68%	61%	109%	109%	100%	103%	100%	106%	106%	106%	106%	106%	106%	106%	106%	867
Jan. - Apr. 2017 Year-to-date*	Number of Listings	685	566	367	88	526	526	526	526	526	526	526	526	526	526	526	7,352
	% Sales to Listings	42%	55%	47%	89%	89%	89%	89%	89%	89%	89%	89%	89%	89%	89%	89%	n/a
Jan. - Apr. 2016 Year-to-date*	Number of Listings	912	992	528	46	295	295	295	295	295	295	295	295	295	295	295	10,601
	% Sales to Listings	64%	77%	70%	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%	3,089
Jan. - Apr. 2016 Year-to-date*	Number of Listings	64%	66%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	8,969
	% Sales to Listings	71%	77%	70%	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%	n/a

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



Listing & Sales Activity Summary

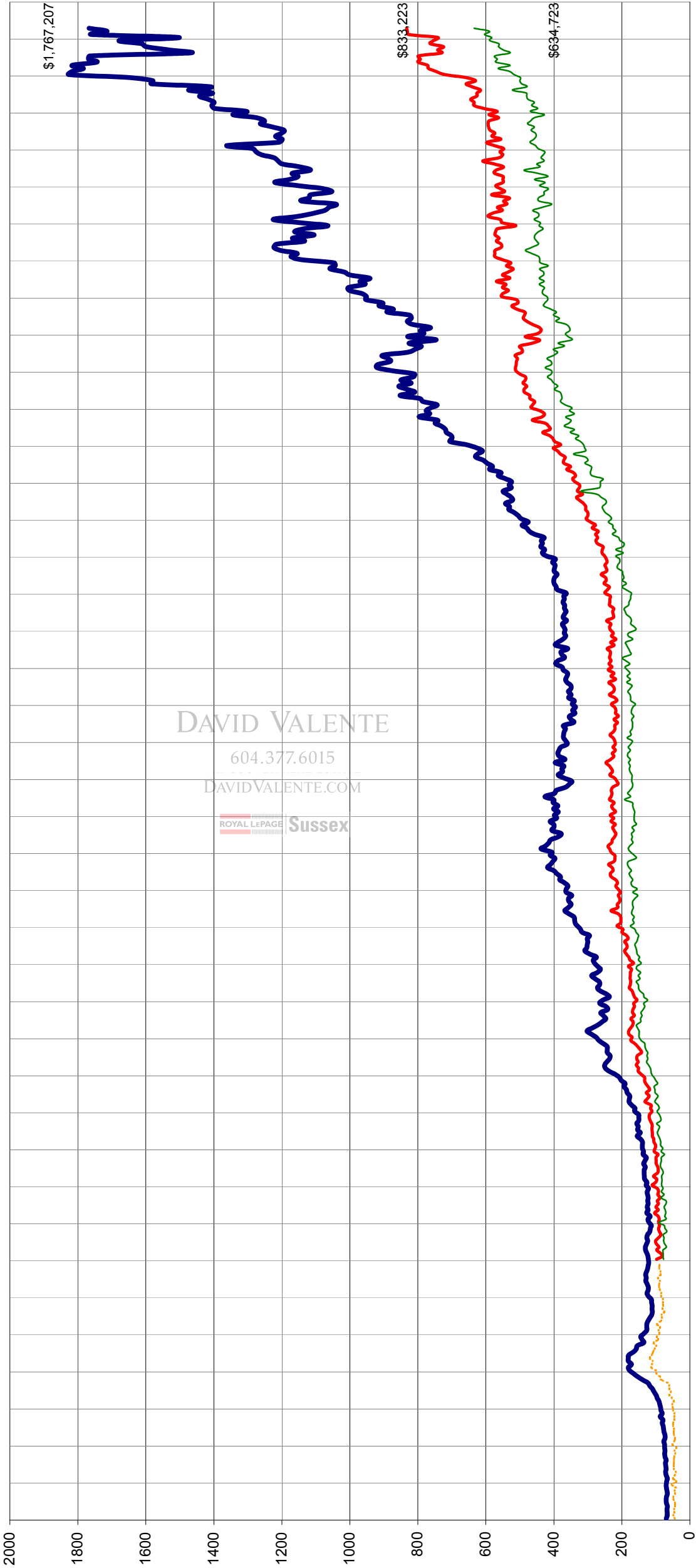
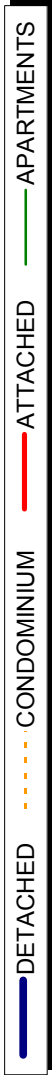
Listings

Sales

	1 Apr 2016	2 Mar 2017	3 Apr 2017	Col. 2 & 3 Percentage Variance	5 Apr 2016	6 Mar 2017	7 Apr 2017	Col. 6 & 7 Percentage Variance	9 Feb 2016 - Apr 2016	10 Feb 2017 - Apr 2017	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	256	171	187	9.4	158	100	104	4.0	489	251	-48.7
ATTACHED	108	74	118	59.5	73	69	67	-2.9	247	172	-30.4
APARTMENTS	300	273	271	-0.7	279	220	238	8.2	836	595	-28.8
COQUITLAM											
DETACHED	293	154	183	18.8	179	99	113	14.1	548	278	-49.3
ATTACHED	99	68	74	8.8	60	49	55	12.2	195	134	-31.3
APARTMENTS	215	150	138	-8.0	166	153	126	-17.6	465	376	-19.1
DELTA											
DETACHED	155	103	91	-11.7	89	67	52	-22.4	240	154	-35.8
ATTACHED	11	13	15	15.4	12	16	15	-6.3	29	54	86.2
APARTMENTS	34	28	20	-28.6	19	20	20	0.0	75	55	-26.7
MAPLE RIDGE/PITT MEADOWS											
DETACHED	318	185	186	0.5	266	122	140	14.8	723	341	-52.8
ATTACHED	83	61	67	9.8	83	67	68	1.5	250	187	-25.2
APARTMENTS	57	123	89	-27.6	92	98	90	-8.2	190	227	19.5
NORTH VANCOUVER											
DETACHED	193	154	162	5.2	160	98	110	12.2	499	296	-40.7
ATTACHED	71	39	58	48.7	55	34	36	5.9	170	103	-39.4
APARTMENTS	142	142	136	-4.2	142	126	106	-15.9	427	326	-23.7
NEW WESTMINSTER											
DETACHED	59	35	43	22.9	52	26	28	7.7	162	61	-62.3
ATTACHED	26	22	25	13.6	17	21	20	-4.8	46	55	19.6
APARTMENTS	141	147	145	-1.4	145	119	131	10.1	357	337	-5.6
PORT MOODY/BELCARRA											
DETACHED	52	29	43	48.3	46	22	22	0.0	133	56	-57.9
ATTACHED	38	23	29	26.1	33	16	19	18.8	72	41	-43.1
APARTMENTS	51	43	52	20.9	46	45	40	-11.1	126	116	-7.9
PORT COQUITLAM											
DETACHED	118	59	62	5.1	86	49	45	-8.2	253	121	-52.2
ATTACHED	47	35	34	-2.9	46	34	27	-20.6	124	77	-37.9
APARTMENTS	68	74	49	-33.8	72	56	48	-14.3	233	141	-39.5
RICHMOND											
DETACHED	356	255	264	3.5	212	151	157	4.0	670	400	-40.3
ATTACHED	123	149	144	-3.4	109	109	121	11.0	342	299	-12.6
APARTMENTS	328	273	236	-13.6	288	275	230	-16.4	785	682	-13.1
SUNSHINE COAST											
DETACHED	138	98	114	16.3	124	59	67	13.6	342	170	-50.3
ATTACHED	29	13	22	69.2	10	6	13	116.7	29	29	0.0
APARTMENTS	10	10	7	-30.0	13	7	10	42.9	34	32	-5.9
SQUAMISH											
DETACHED	63	50	49	-2.0	47	30	34	13.3	108	80	-25.9
ATTACHED	24	35	23	-34.3	16	22	31	40.9	63	67	6.3
APARTMENTS	23	18	21	16.7	36	17	18	5.9	79	49	-38.0
VANCOUVER EAST											
DETACHED	294	259	291	12.4	180	155	142	-8.4	554	379	-31.6
ATTACHED	55	51	79	54.9	51	45	48	6.7	145	121	-16.6
APARTMENTS	212	208	214	2.9	195	180	164	-8.9	542	463	-14.6
VANCOUVER WEST											
DETACHED	349	195	241	23.6	230	95	109	14.7	675	297	-56.0
ATTACHED	103	93	90	-3.2	89	64	62	-3.1	263	166	-36.9
APARTMENTS	695	531	531	0.0	557	454	438	-3.5	1789	1261	-29.5
WHISTLER/PEMBERTON											
DETACHED	24	22	15	-31.8	30	14	15	7.1	81	47	-42.0
ATTACHED	36	27	25	-7.4	35	27	29	7.4	88	83	-5.7
APARTMENTS	52	52	34	-34.6	35	43	42	-2.3	147	113	-23.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	215	155	160	3.2	113	59	66	11.9	400	160	-60.0
ATTACHED	14	15	17	13.3	6	9	9	0.0	22	24	9.1
APARTMENTS	32	38	40	5.3	22	28	21	-25.0	64	65	1.6
GRAND TOTALS											
DETACHED	2883	1924	2091	8.7	1972	1146	1204	5.1	5877	3091	-47.4
ATTACHED	867	718	820	14.2	695	588	620	5.4	2085	1612	-22.7
APARTMENTS	2360	2110	1983	-6.0	2107	1841	1722	-6.5	6149	4838	-21.3



Residential Average Sale Prices - January 1977 to April 2017



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

