

# News Release



FOR IMMEDIATE RELEASE:

## Housing demand remains strong despite diminishing supply

**VANCOUVER, B.C. – December 2, 2015** – Home sales reached near record levels in November even as home listings began the traditional year-end decline.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Metro Vancouver reached 3,524 on the Multiple Listing Service® (MLS®) in November 2015. This represents a 40.1 per cent increase compared to the 2,516 sales recorded in November 2014, and a 3.3 per cent decrease compared to the 3,646 sales in October 2015.

Last month's sales were 46.2 per cent above the 10-year sales average for the month and rank as the second highest November on record for residential property sales.

"November is typically one of the quietest months of the year in our housing market, but not this year," Darcy McLeod, REBGV president said. "The ratio of sales to home's available for sale reached 44 per cent in November, which is the highest it's been in our market in nine years."

New listings for detached, attached and apartment properties in Metro Vancouver totalled 3,392 in November. This represents a 12.5 per cent increase compared to the 3,016 new listings reported in November 2014.

The total number of properties listed for sale on the real estate board's MLS® is 8,096, a 35 per cent decline compared to November 2014 and a 15.4 per cent decline compared to October 2015.

"Demand remains strong and there are housing options at different price points throughout the region," McLeod said. "It's important to work with your REALTOR® to understand your options before you embark on your home buying journey."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$752,500. This represents a 17.8 per cent increase compared to November 2014.

The sales-to-active-listings ratio in November was 43.5 per cent. Generally, analysts say that downward pressure on home prices occurs when the ratio declines below the 12 per cent mark, while home prices often experience upward pressure when it reaches 20 per cent, or higher, in a particular community for a sustained period of time.

Sales of detached properties in November 2015 reached 1,335, an increase of 31.9 per cent from the 1,012 detached sales recorded in November 2014, and a 44.2 per cent increase from the 926 units sold in November 2013. The benchmark price for a detached property in Metro Vancouver increased 22.6 per cent from November 2014 to \$1,226,300.

Sales of apartment properties reached 1,553 in November 2015, an increase of 47.6 per cent compared to the 1,052 sales in November 2014, and an increase of 60.3 per cent compared to the 969 sales in November 2013. The benchmark price of an apartment property increased 14 per cent from November 2014 to \$435,000.

Attached property sales in November 2015 totalled 636, an increase of 40.7 per cent compared to the 452 sales in November 2014, and a 49.3 per cent increase from the 426 attached properties sold in November 2013. The benchmark price of an attached unit increased 11.3 per cent between November 2014 and 2015 to \$536,600.

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

-30-

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](http://www.rebgv.org).

For more information please contact:

**Craig Munn**

Manager, Communication

Real Estate Board of Greater Vancouver

604.730.3146

[cmunn@rebgv.org](mailto:cmunn@rebgv.org)



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	\$661,200	186.4	2.1%	5.8%	9.5%	16.4%	22.7%	29.3%	68.7%
	Greater Vancouver	\$752,500	196.9	2.2%	6.2%	9.9%	17.8%	25.9%	33.0%	77.7%
	Bowen Island	\$634,200	137.5	-1.6%	0.7%	5.6%	9.0%	10.5%	2.9%	23.4%
	Burnaby East	\$702,500	193.9	2.7%	4.6%	9.4%	16.0%	27.5%	34.3%	75.0%
	Burnaby North	\$631,900	189.9	1.1%	5.1%	9.5%	17.4%	25.8%	32.2%	72.6%
	Burnaby South	\$695,200	196.5	1.1%	6.3%	9.0%	16.3%	23.3%	32.9%	77.5%
	Coquitlam	\$635,500	188.0	1.9%	6.7%	10.3%	18.5%	26.9%	34.6%	72.2%
	Ladner	\$669,400	186.2	2.4%	4.4%	11.2%	19.7%	30.1%	32.0%	70.8%
	Maple Ridge	\$439,800	148.6	1.6%	3.8%	7.1%	11.0%	13.1%	13.0%	38.9%
	New Westminster	\$437,700	186.4	2.4%	6.0%	10.4%	14.5%	21.0%	24.9%	67.0%
	North Vancouver	\$808,400	182.4	3.5%	7.0%	8.1%	17.1%	26.1%	32.5%	66.6%
	Pitt Meadows	\$430,900	157.7	1.3%	0.6%	1.9%	7.1%	12.2%	19.0%	47.0%
	Port Coquitlam	\$476,600	168.9	1.1%	4.5%	7.6%	14.8%	20.2%	22.3%	54.0%
	Port Moody	\$638,700	176.6	2.0%	6.1%	10.0%	17.1%	24.8%	28.4%	58.8%
	Richmond	\$706,500	204.7	1.5%	6.3%	10.3%	18.5%	23.7%	29.3%	85.9%
	Squamish	\$470,400	153.3	1.6%	4.6%	4.8%	12.3%	23.2%	19.9%	43.1%
	Sunshine Coast	\$385,900	135.2	0.9%	1.7%	5.0%	9.6%	9.3%	6.0%	19.4%
	Tsawwassen	\$775,600	194.3	2.7%	5.0%	12.8%	23.8%	30.6%	41.9%	75.7%
	Vancouver East	\$795,500	233.0	2.9%	7.5%	12.3%	20.8%	31.6%	46.9%	106.9%
	Vancouver West	\$1,034,900	218.1	3.0%	7.1%	11.2%	19.2%	31.1%	40.2%	92.8%
West Vancouver	\$2,103,200	225.7	2.8%	5.7%	11.3%	25.7%	40.1%	61.1%	104.1%	
Whistler	\$530,700	123.3	-0.9%	2.7%	1.4%	6.3%	17.3%	9.7%	15.8%	
Single Family Detached	Lower Mainland	\$969,400	205.9	2.1%	5.4%	10.3%	19.8%	29.3%	41.7%	88.2%
	Greater Vancouver	\$1,226,300	226.2	2.4%	5.8%	11.0%	22.6%	33.8%	48.7%	106.8%
	Bowen Island	\$634,200	137.5	-1.6%	0.7%	5.6%	9.0%	10.5%	2.9%	23.4%
	Burnaby East	\$987,900	220.9	3.0%	5.0%	13.1%	22.4%	37.4%	49.3%	99.7%
	Burnaby North	\$1,243,600	240.5	0.7%	4.3%	11.1%	26.3%	36.9%	56.0%	119.2%
	Burnaby South	\$1,261,600	241.5	1.5%	4.6%	8.6%	21.3%	28.9%	56.8%	118.8%
	Coquitlam	\$938,300	207.9	1.7%	5.6%	11.0%	21.9%	33.1%	47.0%	91.8%
	Ladner	\$825,500	199.2	4.1%	7.9%	15.7%	27.0%	39.5%	43.3%	82.4%
	Maple Ridge	\$538,800	153.5	1.7%	3.9%	7.9%	12.2%	17.6%	19.1%	44.5%
	New Westminster	\$861,000	213.6	2.9%	5.2%	12.1%	20.9%	33.4%	42.5%	94.2%
	North Vancouver	\$1,279,600	203.7	3.9%	7.7%	9.6%	23.4%	37.2%	49.3%	88.3%
	Pitt Meadows	\$592,000	166.9	1.5%	3.3%	6.9%	13.2%	18.5%	23.9%	56.9%
	Port Coquitlam	\$719,800	192.0	1.4%	5.8%	11.3%	23.3%	29.8%	37.1%	77.1%
	Port Moody	\$1,093,800	202.0	1.4%	6.4%	10.3%	18.7%	30.8%	44.3%	84.3%
	Richmond	\$1,266,400	254.0	2.0%	6.8%	12.3%	24.0%	31.9%	47.0%	130.3%
	Squamish	\$630,200	167.5	1.6%	3.8%	6.1%	16.1%	28.5%	33.7%	53.5%
	Sunshine Coast	\$383,900	134.5	1.0%	1.7%	5.1%	9.5%	9.0%	5.5%	18.8%
	Tsawwassen	\$993,400	213.9	4.1%	8.7%	17.1%	31.4%	39.5%	57.7%	92.2%
	Vancouver East	\$1,208,800	267.2	2.8%	6.4%	12.9%	26.4%	44.8%	69.4%	142.5%
	Vancouver West	\$2,864,600	294.1	3.3%	6.3%	12.1%	23.2%	41.0%	60.4%	167.9%
West Vancouver	\$2,519,200	239.5	2.7%	5.2%	10.0%	26.1%	42.0%	69.0%	116.7%	
Whistler	\$1,056,200	146.2	-0.4%	0.8%	3.2%	11.0%	20.4%	20.4%	36.5%	

**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	\$441,500	159.8	1.8%	4.4%	6.3%	9.5%	13.1%	14.2%	46.7%
	Greater Vancouver	\$536,600	173.4	1.9%	4.9%	7.1%	11.3%	17.6%	19.9%	58.6%
	Burnaby East	\$429,900	154.2	-2.1%	-3.4%	-2.6%	0.5%	3.8%	8.5%	41.9%
	Burnaby North	\$435,500	162.4	-0.5%	0.1%	1.0%	5.8%	13.0%	11.6%	48.7%
	Burnaby South	\$454,600	163.1	-0.5%	3.1%	4.9%	6.7%	9.3%	13.3%	51.4%
	Coquitlam	\$448,300	164.7	0.7%	6.7%	8.6%	11.6%	15.4%	23.8%	49.9%
	Ladner	\$511,800	169.6	-0.4%	1.3%	4.8%	10.3%	17.8%	15.0%	56.2%
	Maple Ridge	\$308,800	150.0	1.6%	6.6%	10.9%	13.2%	14.1%	7.7%	38.0%
	New Westminster	\$433,700	162.9	-1.5%	-1.0%	-0.1%	2.5%	13.0%	13.1%	50.8%
	North Vancouver	\$686,900	164.4	2.5%	4.8%	8.4%	12.1%	19.3%	21.9%	50.7%
	Pitt Meadows	\$368,900	159.6	1.1%	0.3%	2.6%	8.4%	11.1%	25.4%	48.7%
	Port Coquitlam	\$415,300	157.5	-0.3%	2.9%	4.0%	8.0%	12.0%	14.1%	42.5%
	Port Moody	\$493,300	166.7	3.0%	7.9%	11.4%	14.0%	19.3%	20.2%	50.6%
	Richmond	\$585,900	189.4	2.1%	5.5%	8.5%	13.6%	19.0%	22.3%	73.9%
	Squamish	\$391,300	142.0	2.6%	3.5%	3.0%	7.2%	19.2%	14.1%	38.4%
	Tsawwassen	\$501,400	165.7	-0.7%	1.7%	4.3%	12.7%	15.9%	11.1%	52.6%
	Vancouver East	\$626,400	206.5	3.9%	10.6%	11.7%	17.1%	25.4%	31.4%	78.9%
Vancouver West	\$866,500	196.0	4.3%	6.8%	9.3%	12.4%	27.6%	30.8%	78.2%	
Whistler	\$533,600	142.7	2.6%	3.0%	2.4%	6.9%	20.6%	23.8%	38.7%	
Apartment	Lower Mainland	\$391,200	170.8	2.2%	7.5%	9.5%	13.6%	16.3%	18.0%	51.4%
	Greater Vancouver	\$435,000	174.9	2.2%	7.3%	9.6%	14.0%	18.7%	20.2%	55.2%
	Burnaby East	\$507,100	192.5	7.7%	14.4%	16.0%	19.4%	41.9%	40.3%	66.8%
	Burnaby North	\$389,700	164.7	2.0%	7.6%	10.4%	12.2%	18.9%	20.4%	49.0%
	Burnaby South	\$448,600	180.1	1.2%	8.6%	10.2%	14.8%	22.0%	23.8%	60.8%
	Coquitlam	\$299,900	165.1	2.8%	9.2%	9.8%	15.5%	19.5%	17.8%	49.8%
	Ladner	\$330,000	156.4	-2.1%	-6.4%	0.3%	2.8%	9.2%	10.4%	43.9%
	Maple Ridge	\$166,200	120.0	0.9%	-1.9%	-4.4%	-1.4%	-12.0%	-9.0%	10.0%
	New Westminster	\$314,300	179.0	2.5%	7.3%	11.0%	13.3%	17.0%	19.6%	59.1%
	North Vancouver	\$392,900	159.9	3.0%	7.5%	6.2%	10.0%	12.9%	14.3%	44.3%
	Pitt Meadows	\$245,000	144.8	1.3%	-3.0%	-5.1%	-1.4%	5.3%	7.7%	32.7%
	Port Coquitlam	\$249,600	148.0	1.9%	4.5%	5.8%	8.6%	13.5%	9.1%	33.5%
	Port Moody	\$384,200	160.1	2.1%	4.6%	8.5%	16.4%	19.8%	18.8%	40.9%
	Richmond	\$383,000	161.7	0.4%	6.0%	7.1%	11.4%	12.3%	9.3%	46.1%
	Squamish	\$293,600	141.4	0.2%	8.5%	6.8%	11.7%	21.9%	2.3%	31.8%
	Tsawwassen	\$337,200	142.2	-1.9%	-7.2%	-0.8%	2.2%	5.3%	2.2%	30.8%
	Vancouver East	\$360,900	199.1	3.0%	8.9%	12.0%	13.9%	17.0%	23.4%	72.2%
Vancouver West	\$586,100	189.7	2.7%	8.1%	11.5%	17.8%	25.1%	29.4%	65.4%	
West Vancouver	\$750,200	163.9	3.6%	9.0%	21.1%	19.5%	27.1%	22.9%	48.3%	
Whistler	\$274,500	90.0	-6.3%	3.8%	0.1%	4.0%	21.1%	-9.9%	-17.6%	

**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.

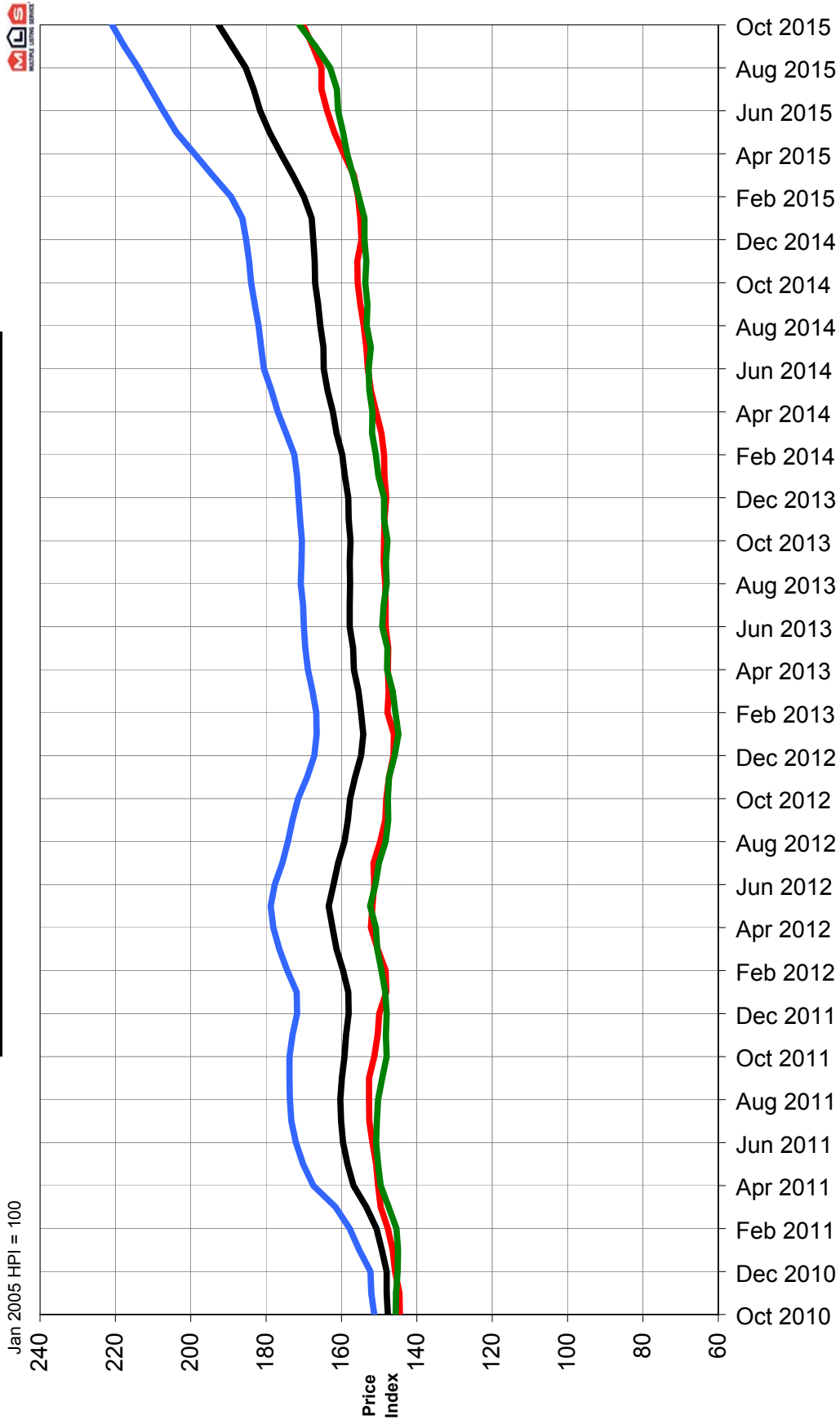
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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



# MLS® SALES Facts



## November 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
<b>November 2015</b>	116 Detached 85 Attached 225 Apartment	108 108 108	54 4 18	3 0 0	145 77 40	36 15 109	102 38 134	41 34 40	20 32 22	192 110 198	35 24 8	74 7 7	144 47 140	165 68 458	82 8 16	18 37 30	1,335 636 1,553
	Median \$1,405,000 Selling \$579,950 Price \$419,500	\$1,044,000 \$590,750 \$321,000	\$1,032,500 n/a n/a	n/a n/a n/a	\$585,100 \$315,000 \$230,000	\$931,500 n/a \$297,000	\$1,500,000 \$718,700 \$409,450	\$719,800 \$449,900 \$266,000	\$982,500 \$514,900 \$385,000	\$1,350,000 \$616,600 \$369,900	\$730,000 \$489,450 n/a	\$386,500 n/a n/a	\$1,310,000 \$800,450 \$372,500	\$3,100,000 \$961,900 \$585,000	\$2,720,000 n/a n/a	n/a \$580,000 \$309,000	n/a
<b>October 2015</b>	128 Detached 94 Attached 223 Apartment	113 54 104	58 9 33	4 0 0	159 81 20	25 11 117	130 36 123	46 32 42	42 17 36	194 132 161	27 28 19	61 8 5	149 52 154	163 78 457	116 9 20	22 25 29	1,437 666 1,543
	Median \$1,305,000 Selling \$575,000 Price \$400,000	\$950,000 \$623,000 \$343,500	\$981,750 n/a \$400,000	n/a n/a n/a	\$572,250 \$325,000 \$225,450	\$922,500 n/a \$332,000	\$1,448,800 \$822,500 \$399,900	\$700,000 \$414,500 \$261,500	\$1,155,000 n/a \$415,000	\$1,369,000 \$620,000 \$365,500	\$698,000 \$454,500 n/a	\$455,000 n/a n/a	\$1,288,000 \$799,900 \$410,000	\$2,910,000 \$1,049,900 \$569,900	\$2,700,000 n/a \$688,000	\$898,500 \$550,000 \$299,500	n/a
<b>November 2014</b>	86 Detached 61 Attached 128 Apartment	106 39 56	49 6 11	7 0 0	122 37 37	24 13 68	74 39 76	28 34 36	17 17 14	129 73 126	18 18 7	38 5 5	122 45 117	117 43 332	65 3 11	10 19 28	1,012 452 1,052
	Median \$1,050,000 Selling \$538,000 Price \$379,000	\$837,500 \$468,000 \$292,250	\$739,500 n/a n/a	n/a n/a n/a	\$515,220 \$301,841 \$201,900	\$699,750 n/a \$286,700	\$1,079,000 \$668,151 \$437,500	\$583,750 \$368,950 \$244,200	n/a n/a n/a	\$1,086,000 \$532,800 \$350,000	n/a n/a n/a	\$412,500 n/a n/a	\$960,500 \$657,000 \$345,000	\$2,648,000 \$788,250 \$495,000	\$1,875,000 n/a n/a	n/a n/a \$287,500	n/a
<b>Jan. - Nov. 2015</b>	2,229 Detached 990 Attached 2,229 Apartment	1,489 565 1,102	657 102 247	48 0 0	1,694 705 354	359 153 1,028	1,403 493 1,236	553 363 486	314 199 313	2,187 1,231 1,905	329 229 155	700 75 77	1,821 537 1,736	1,898 841 5,126	1,003 104 196	190 292 291	16,139 6,879 16,481
	Median \$1,020,000 Selling \$539,900 Price \$395,000	\$899,950 \$524,900 \$324,900	\$875,000 \$501,250 \$367,250	\$375,000 n/a n/a	\$552,285 \$318,950 \$214,950	\$836,500 \$460,000 \$309,000	\$1,315,000 \$693,900 \$405,000	\$670,000 \$420,000 \$248,750	\$980,500 \$452,150 \$385,000	\$1,250,000 \$578,000 \$357,000	\$665,000 \$429,900 \$265,000	\$410,000 \$270,000 \$270,000	\$1,215,000 \$738,000 \$379,950	\$2,820,000 \$958,000 \$532,500	\$2,432,000 \$1,230,000 \$773,000	\$1,107,500 \$566,750 \$284,000	n/a
<b>Jan. - Nov. 2014</b>	1,100 Detached 712 Attached 1,670 Apartment	1,268 463 724	589 80 164	46 0 0	1,277 440 332	328 93 745	1,171 370 841	452 327 334	277 212 274	1,585 1,006 1,384	257 167 98	538 40 67	1,655 477 1,317	1,684 615 4,125	777 69 172	156 266 256	13,160 5,337 12,503
	Median \$1,020,000 Selling \$517,500 Price \$375,000	\$775,000 \$480,000 \$297,000	\$701,100 \$438,500 \$340,000	\$383,500 n/a n/a	\$495,327 \$302,000 \$214,900	\$705,000 \$429,950 \$306,500	\$1,075,000 \$659,500 \$384,000	\$570,000 \$389,000 \$242,000	\$872,500 \$437,400 \$358,000	\$1,038,000 \$535,000 \$350,000	\$545,000 \$366,846 \$216,250	\$380,000 \$239,900 \$249,500	\$965,000 \$655,000 \$345,000	\$2,380,000 \$871,000 \$492,000	\$2,100,000 \$1,035,000 \$748,000	\$1,050,000 \$575,000 \$256,500	n/a

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



# MLS® LISTINGS Facts



**November  
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
<b>November 2015</b>	101	106	47	1	122	24	108	45	21	178	32	62	153	166	106	19	1,291
	Detached	Attached	Apartment	0	45	13	51	27	19	93	20	7	37	63	6	42	550
	207	123	14	0	43	86	107	53	29	256	11	6	144	410	21	41	1,551
	115%	102%	115%	300%	119%	150%	94%	91%	95%	108%	109%	119%	94%	99%	77%	95%	n/a
	116%	100%	100%	n/a	171%	115%	75%	126%	168%	118%	120%	100%	127%	108%	133%	88%	n/a
	109%	88%	129%	n/a	93%	127%	125%	75%	76%	77%	73%	117%	97%	112%	76%	73%	n/a
<b>October 2015</b>	159	115	49	9	151	40	102	42	27	194	34	62	179	215	153	18	1,549
	Detached	Attached	Apartment	0	65	17	56	32	27	138	35	11	62	93	9	26	718
	104	35	8	0	34	126	128	63	27	248	15	12	160	523	29	36	1,859
	298	136	24	0	105%	63%	127%	110%	156%	100%	79%	98%	83%	76%	76%	122%	n/a
	81%	98%	118%	44%	125%	65%	64%	100%	63%	96%	80%	73%	84%	84%	100%	96%	n/a
	90%	154%	113%	n/a	59%	93%	96%	67%	133%	65%	127%	42%	96%	87%	69%	81%	n/a
	75%	76%	136%	n/a	79%	75%	67%	68%	58%	62%	58%	71%	68%	82%	73%	108%	n/a
<b>November 2014</b>	106	87	40	3	121	22	66	32	31	145	24	56	103	130	80	13	1,059
	Detached	Attached	Apartment	0	43	18	34	43	10	98	18	4	44	55	10	27	514
	63	36	11	0	47	91	113	53	24	202	12	7	172	403	15	26	1,443
	175	94	9	0	101%	109%	112%	88%	55%	89%	75%	68%	118%	90%	81%	77%	n/a
	81%	122%	123%	233%	86%	72%	115%	79%	170%	74%	100%	125%	102%	78%	30%	70%	n/a
	97%	108%	55%	n/a	79%	75%	67%	68%	58%	62%	58%	71%	68%	82%	73%	108%	n/a
	73%	60%	122%	n/a	79%	75%	67%	68%	58%	62%	58%	71%	68%	82%	73%	108%	n/a
<b>Jan. - Nov. 2015</b>	2,108	1,886	739	99	2,046	432	1,784	655	433	2,998	395	1,066	2,555	3,068	1,937	310	22,511
	Detached	Attached	Apartment	2	841	208	596	454	226	1,512	277	120	667	1,181	128	361	8,630
	1,253	691	113	0	619	1,558	1,740	777	419	3,305	184	116	2,327	7,079	341	413	24,087
	3,253	1,655	301	0	83%	83%	79%	84%	73%	73%	83%	66%	71%	62%	52%	61%	n/a
	71%	79%	89%	48%	84%	74%	83%	80%	88%	81%	83%	63%	81%	71%	81%	81%	n/a
	79%	82%	90%	0%	84%	74%	83%	80%	88%	81%	83%	63%	81%	71%	81%	81%	n/a
	69%	67%	82%	n/a	57%	66%	71%	63%	75%	58%	84%	66%	75%	72%	57%	70%	n/a
<b>Year-to-date*</b>	2,090	1,850	829	135	2,113	475	1,759	570	435	2,866	397	1,197	2,403	3,158	1,689	299	22,265
	Detached	Attached	Apartment	2	727	171	570	478	265	1,592	220	98	738	1,132	139	357	8,446
	1,171	674	112	0	616	1,511	1,816	750	414	3,084	153	146	2,381	7,211	347	391	23,467
	2,952	1,436	259	0	60%	69%	67%	79%	64%	55%	65%	45%	69%	53%	46%	52%	n/a
	53%	69%	71%	34%	60%	69%	67%	79%	64%	55%	65%	41%	65%	54%	50%	75%	n/a
	61%	69%	71%	0%	61%	54%	65%	68%	80%	63%	76%	41%	65%	54%	50%	75%	n/a
<b>Jan. - Nov. 2014</b>	57%	50%	63%	n/a	54%	49%	46%	45%	66%	45%	64%	46%	55%	57%	50%	65%	n/a
<b>Year-to-date*</b>	57%	50%	63%	n/a	54%	49%	46%	45%	66%	45%	64%	46%	55%	57%	50%	65%	n/a

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



# Listing & Sales Activity Summary

## Listings

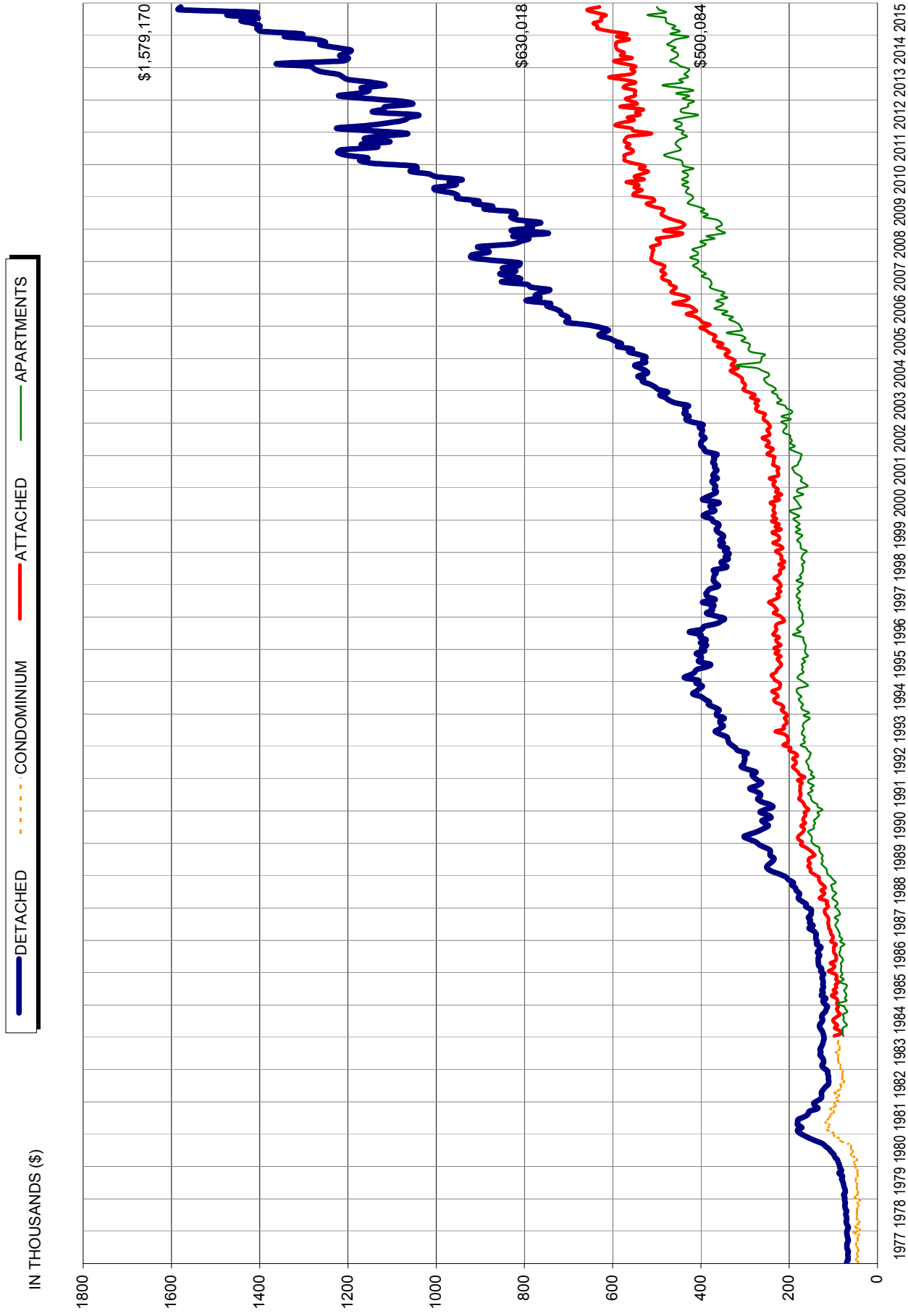
## Sales

	1 Nov 2014	2 Oct 2015	3 Nov 2015	Col. 2 & 3 Percentage Variance	5 Nov 2014	6 Oct 2015	7 Nov 2015	Col. 6 & 7 Percentage Variance	9 Sep 2014 - Nov 2014	10 Sep 2015 - Nov 2015	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	106	159	101	-36.5	86	128	116	-9.4	304	330	8.6
ATTACHED	63	104	73	-29.8	61	94	85	-9.6	178	256	43.8
APARTMENTS	175	298	207	-30.5	128	223	225	0.9	461	669	45.1
<b>COQUITLAM</b>											
DETACHED	87	115	106	-7.8	106	113	108	-4.4	347	347	0.0
ATTACHED	36	35	50	42.9	39	54	50	-7.4	109	152	39.4
APARTMENTS	94	136	123	-9.6	56	104	108	3.8	200	326	63.0
<b>DELTA</b>											
DETACHED	40	49	47	-4.1	49	58	54	-6.9	168	170	1.2
ATTACHED	11	8	4	-50.0	6	9	4	-55.6	28	19	-32.1
APARTMENTS	9	24	14	-41.7	11	33	18	-45.5	43	72	67.4
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	121	151	122	-19.2	122	159	145	-8.8	361	458	26.9
ATTACHED	43	65	45	-30.8	37	81	77	-4.9	108	227	110.2
APARTMENTS	47	34	43	26.5	37	20	40	100.0	92	99	7.6
<b>NORTH VANCOUVER</b>											
DETACHED	66	102	108	5.9	74	130	102	-21.5	257	339	31.9
ATTACHED	34	56	51	-8.9	39	36	38	5.6	102	111	8.8
APARTMENTS	113	128	107	-16.4	76	123	134	8.9	242	368	52.1
<b>NEW WESTMINSTER</b>											
DETACHED	22	40	24	-40.0	24	25	36	44.0	86	91	5.8
ATTACHED	18	17	13	-23.5	13	11	15	36.4	27	45	66.7
APARTMENTS	91	126	86	-31.7	68	117	109	-6.8	203	306	50.7
<b>PORT MOODY/BELCARRA</b>											
DETACHED	31	27	21	-22.2	17	42	20	-52.4	91	81	-11.0
ATTACHED	10	27	19	-29.6	17	17	32	88.2	44	60	36.4
APARTMENTS	24	27	29	7.4	14	36	22	-38.9	80	95	18.8
<b>PORT COQUITLAM</b>											
DETACHED	32	42	45	7.1	28	46	41	-10.9	106	129	21.7
ATTACHED	43	32	27	-15.6	34	32	34	6.3	92	97	5.4
APARTMENTS	53	63	53	-15.9	36	42	40	-4.8	97	119	22.7
<b>RICHMOND</b>											
DETACHED	145	194	178	-8.2	129	194	192	-1.0	446	562	26.0
ATTACHED	98	138	93	-32.6	73	132	110	-16.7	286	326	14.0
APARTMENTS	202	248	256	3.2	126	161	198	23.0	384	553	44.0
<b>SUNSHINE COAST</b>											
DETACHED	56	62	62	0.0	38	61	74	21.3	162	212	30.9
ATTACHED	4	11	7	-36.4	5	8	7	-12.5	9	19	111.1
APARTMENTS	7	12	6	-50.0	5	5	7	40.0	17	21	23.5
<b>SQUAMISH</b>											
DETACHED	24	34	32	-5.9	18	27	35	29.6	69	95	37.7
ATTACHED	18	35	20	-42.9	18	28	24	-14.3	62	67	8.1
APARTMENTS	12	15	11	-26.7	7	19	8	-57.9	30	46	53.3
<b>VANCOUVER EAST</b>											
DETACHED	103	179	153	-14.5	122	149	144	-3.4	431	437	1.4
ATTACHED	44	62	37	-40.3	45	52	47	-9.6	129	147	14.0
APARTMENTS	172	160	144	-10.0	117	154	140	-9.1	333	451	35.4
<b>VANCOUVER WEST</b>											
DETACHED	130	215	166	-22.8	117	163	165	1.2	443	453	2.3
ATTACHED	55	93	63	-32.3	43	78	68	-12.8	166	197	18.7
APARTMENTS	403	523	410	-21.6	332	457	458	0.2	1180	1348	14.2
<b>WHISTLER/PEMBERTON</b>											
DETACHED	13	18	19	5.6	10	22	18	-18.2	53	63	18.9
ATTACHED	27	26	42	61.5	19	25	37	48.0	76	98	28.9
APARTMENTS	26	36	41	13.9	28	29	30	3.4	92	91	-1.1
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	80	153	106	-30.7	65	116	82	-29.3	216	265	22.7
ATTACHED	10	9	6	-33.3	3	9	8	-11.1	18	25	38.9
APARTMENTS	15	29	21	-27.6	11	20	16	-20.0	54	61	13.0
<b>GRAND TOTALS</b>											
DETACHED	<b>1056</b>	<b>1540</b>	<b>1290</b>	<b>-16.2</b>	<b>1005</b>	<b>1433</b>	<b>1332</b>	<b>-7.0</b>	<b>3540</b>	<b>4032</b>	<b>13.9</b>
ATTACHED	<b>514</b>	<b>718</b>	<b>550</b>	<b>-23.4</b>	<b>452</b>	<b>666</b>	<b>636</b>	<b>-4.5</b>	<b>1434</b>	<b>1846</b>	<b>28.7</b>
APARTMENTS	<b>1443</b>	<b>1859</b>	<b>1551</b>	<b>-16.6</b>	<b>1052</b>	<b>1543</b>	<b>1553</b>	<b>0.6</b>	<b>3508</b>	<b>4625</b>	<b>31.8</b>





# Residential Average Sale Prices - January 1977 to November 2015



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

