

News Release



FOR IMMEDIATE RELEASE:

Inflation, rising interest rates create caution across Metro Vancouver's housing market

VANCOUVER, BC – November 2, 2022 – Home sale activity across the Metro Vancouver* housing market continued to trend well below historical averages in October.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,903 in October 2022, a 45.5 per cent decrease from the 3,494 sales recorded in October 2021, and a 12.8 per cent increase from the 1,687 homes sold in September 2022.

Last month's sales were 33.3 per cent below the 10-year October sales average.

“Inflation and rising interest rates continue to dominate headlines, leading many buyers and sellers to assess how these factors impact their housing options,” Andrew Lis, REBGV's director, economics and data analytics said. “With sales remaining near historic lows, the number of active listings continues to inch upward, causing home prices to recede from the record highs set in the spring of 2022.”

There were 4,033 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2022. This represents a 0.4 per cent decrease compared to the 4,049 homes listed in October 2021 and a 4.6 per cent decrease compared to September 2022 when 4,229 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,852, a 22.6 per cent increase compared to October 2021 (8,034) and a 1.2 per cent decrease compared to September 2022 (9,971).

“Recent years have been characterized by a frenetic pace of sales amplified by scarce listings on the market to choose from. Today's market cycle is a marked departure, with a slower pace of sales and more selection to choose from,” Lis said. “This environment provides buyers and sellers more time to conduct home inspections, strata minute reviews, and other due diligence. With the possibility of yet another rate hike by the Bank of Canada this December, it has become even more important to secure financing as early in the process as possible.”

For all property types, the sales-to-active listings ratio for October 2022 is 19.3 per cent. By property type, the ratio is 14.3 per cent for detached homes, 21.6 per cent for townhomes, and 23.2 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 \$1,148,900. This represents a 2.1 per cent increase from October 2021, a 9.2 per cent decrease over the last six months, and a 0.6 per cent decrease compared to September 2022.

Sales of detached homes in October 2022 reached 575, a 47.2 per cent decrease from the 1,090 detached sales recorded in October 2021. The benchmark price for a detached home is \$1,892,100. This represents a 1.6 per cent increase from October 2021 and a 0.7 per cent decrease compared to September 2022.

Sales of apartment homes reached 995 in October 2022, a 44.8 per cent decrease compared to the 1,801 sales in October 2021. The benchmark price of an apartment home is \$727,100. This represents a 5.1 per cent increase from October 2021 and a 0.2 per cent decrease compared to September 2022.

Attached home sales in October 2022 totalled 333, a 44.8 per cent decrease compared to the 603 sales in October 2021. The benchmark price of an attached unit is \$1,043,600. This represents a 7.1 per cent increase from October 2021 and a 0.5 per cent decrease compared to September 2022.

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*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminister, 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 2021, 43,999 homes changed ownership in the Board's area, generating \$2.98 billion in economic spin-off activity and an estimated 20,942 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$53.4 billion in 2021.

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	\$1,093,000	331.2	-0.9%	-6.2%	-11.7%	2.1%	33.8%	16.3%	88.1%
	Greater Vancouver	\$1,148,900	324.5	-0.6%	-4.8%	-9.2%	2.1%	27.8%	9.6%	77.2%
	Bowen Island	\$1,412,000	297.7	-2.7%	-12.8%	-15.6%	-0.4%	52.0%	54.3%	143.2%
	Burnaby East	\$1,125,900	352.3	1.1%	-2.4%	-7.7%	6.3%	27.0%	15.9%	95.6%
	Burnaby North	\$994,400	330.5	-0.3%	-5.4%	-7.6%	4.8%	28.2%	12.1%	97.7%
	Burnaby South	\$1,064,300	332.9	-0.3%	-3.3%	-10.3%	4.4%	23.2%	11.8%	89.5%
	Coquitlam	\$1,074,200	334.3	-1.2%	-5.3%	-11.5%	3.6%	35.4%	23.3%	107.8%
	Ladner	\$1,110,600	321.9	0.6%	-5.0%	-10.0%	4.3%	43.1%	24.8%	110.9%
	Maple Ridge	\$941,200	324.8	-2.3%	-9.6%	-17.3%	-1.0%	44.9%	40.0%	141.8%
	New Westminister	\$809,800	364.3	0.2%	-2.9%	-6.5%	7.4%	33.6%	27.1%	111.9%
	North Vancouver	\$1,330,800	306.6	0.8%	-5.6%	-10.1%	2.0%	27.1%	11.5%	92.0%
	Pitt Meadows	\$873,100	341.5	-2.7%	-8.6%	-15.4%	1.1%	42.7%	39.2%	140.8%
	Port Coquitlam	\$911,000	350.8	-0.1%	-3.7%	-12.1%	5.7%	44.0%	37.1%	134.3%
	Port Moody	\$1,117,500	352.2	-2.0%	-6.7%	-8.6%	7.6%	44.2%	30.2%	137.5%
	Richmond	\$1,121,200	366.5	-0.9%	-3.5%	-6.6%	5.0%	30.5%	10.6%	85.5%
	Squamish	\$1,076,600	353.9	-0.6%	-9.5%	-8.4%	2.7%	37.2%	42.9%	161.0%
	Sunshine Coast	\$835,900	307.9	-3.3%	-9.2%	-10.9%	4.1%	48.9%	56.5%	149.5%
	Tsawwassen	\$1,218,400	317.5	0.2%	-3.1%	-9.4%	5.7%	36.8%	18.7%	102.7%
	Vancouver East	\$1,127,300	350.4	-1.6%	-5.8%	-10.0%	0.4%	24.3%	9.1%	85.2%
	Vancouver West	\$1,276,800	299.6	-0.3%	-2.9%	-7.7%	-2.2%	12.3%	-10.3%	46.1%
West Vancouver	\$2,732,300	295.1	1.1%	-2.8%	-3.8%	1.8%	25.5%	-2.9%	61.1%	
Whistler	\$1,419,700	312.7	0.4%	-9.0%	-7.2%	2.7%	42.7%	57.8%	163.2%	
Single Family Detached	Lower Mainland	\$1,685,100	369.0	-1.1%	-7.2%	-13.3%	0.8%	37.2%	21.1%	100.9%
	Greater Vancouver	\$1,892,100	352.3	-0.7%	-5.4%	-10.0%	1.6%	31.2%	11.0%	81.9%
	Bowen Island	\$1,412,600	297.7	-2.7%	-12.7%	-15.5%	-0.3%	52.0%	54.4%	143.4%
	Burnaby East	\$1,826,700	388.5	2.3%	1.2%	-7.6%	7.6%	35.6%	26.4%	122.4%
	Burnaby North	\$1,946,300	371.9	-0.6%	-6.3%	-8.4%	7.1%	33.7%	16.0%	109.3%
	Burnaby South	\$2,067,300	384.0	-0.6%	-1.9%	-11.6%	5.1%	28.5%	11.7%	101.5%
	Coquitlam	\$1,750,400	400.5	-1.6%	-5.5%	-10.8%	5.1%	45.7%	34.4%	144.1%
	Ladner	\$1,354,900	327.2	-0.1%	-7.2%	-12.5%	1.0%	46.9%	25.1%	114.1%
	Maple Ridge	\$1,199,900	350.8	-2.4%	-10.7%	-18.4%	-2.7%	46.5%	47.1%	156.1%
	New Westminister	\$1,497,400	374.3	1.1%	0.7%	-7.6%	6.4%	41.8%	29.6%	120.3%
	North Vancouver	\$2,124,600	331.4	1.5%	-6.7%	-11.2%	0.8%	29.9%	14.9%	109.2%
	Pitt Meadows	\$1,189,400	351.4	-4.2%	-10.9%	-19.2%	-6.9%	41.3%	38.9%	142.0%
	Port Coquitlam	\$1,313,100	371.1	-0.1%	-5.9%	-14.7%	2.9%	46.0%	39.3%	148.2%
	Port Moody	\$2,029,800	384.4	-2.1%	-7.0%	-8.5%	8.4%	46.4%	33.1%	145.0%
	Richmond	\$2,053,800	419.2	-1.3%	-3.6%	-6.5%	4.2%	30.4%	13.7%	100.3%
	Squamish	\$1,685,700	418.0	1.6%	-5.7%	-4.6%	5.8%	50.8%	57.1%	229.4%
	Sunshine Coast	\$917,000	319.7	-3.1%	-8.0%	-10.8%	5.4%	55.4%	62.5%	158.0%
	Tsawwassen	\$1,536,100	340.2	-0.3%	-3.7%	-11.2%	3.9%	43.1%	26.0%	119.3%
	Vancouver East	\$1,719,100	384.7	-1.3%	-5.7%	-11.5%	0.6%	26.4%	13.1%	105.0%
	Vancouver West	\$3,188,400	332.7	-2.1%	-5.7%	-9.8%	-5.1%	10.5%	-10.5%	53.0%
West Vancouver	\$3,317,500	308.5	1.6%	-1.8%	-2.1%	3.1%	26.5%	0.7%	68.5%	
Whistler	\$2,639,400	356.4	2.0%	-5.9%	-4.0%	7.0%	55.4%	59.0%	192.9%	

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	\$927,900	351.1	-1.0%	-6.1%	-10.9%	7.5%	39.0%	36.6%	127.8%
	Greater Vancouver	\$1,043,600	359.5	-0.5%	-4.8%	-9.1%	7.1%	34.1%	30.4%	124.0%
	Burnaby East	\$840,300	353.8	-1.5%	-7.0%	-5.3%	10.6%	26.3%	27.4%	112.1%
	Burnaby North	\$879,500	357.1	-1.8%	-6.7%	-7.7%	9.2%	27.0%	29.8%	124.2%
	Burnaby South	\$942,300	350.2	-1.3%	-4.8%	-10.4%	6.0%	22.1%	24.3%	115.2%
	Coquitlam	\$1,014,600	393.0	-1.7%	-6.1%	-11.7%	7.8%	42.5%	40.5%	151.6%
	Ladner	\$941,100	361.4	2.4%	-3.4%	-8.3%	6.6%	33.0%	30.4%	125.6%
	Maple Ridge	\$732,700	364.0	-2.4%	-7.6%	-17.0%	3.3%	41.0%	41.4%	165.3%
	New Westminister	\$917,500	390.6	1.6%	-2.9%	-3.6%	13.1%	41.4%	39.8%	132.4%
	North Vancouver	\$1,230,600	334.2	0.8%	-7.9%	-11.2%	4.5%	34.3%	28.4%	125.5%
	Pitt Meadows	\$818,700	396.7	0.0%	-4.2%	-11.1%	9.5%	43.1%	50.2%	171.2%
	Port Coquitlam	\$892,300	357.3	-2.0%	-2.5%	-13.5%	6.1%	42.1%	37.3%	151.4%
	Port Moody	\$1,021,600	387.9	-2.0%	-8.9%	-10.1%	9.9%	43.6%	47.8%	154.5%
	Richmond	\$1,059,300	379.9	0.7%	-1.9%	-6.1%	10.5%	35.8%	28.9%	118.6%
	Squamish	\$992,000	357.6	-1.3%	-8.0%	-9.3%	5.4%	39.9%	44.0%	187.7%
	Sunshine Coast	\$718,500	325.9	-0.7%	-7.1%	-8.9%	6.5%	43.4%	49.0%	166.3%
	Tsawwassen	\$952,600	298.9	2.1%	-3.7%	-8.2%	6.2%	18.5%	7.6%	82.8%
	Vancouver East	\$1,028,500	336.8	-3.9%	-10.6%	-10.9%	-2.1%	21.3%	14.1%	95.8%
Vancouver West	\$1,477,700	330.4	1.5%	1.0%	-4.6%	6.7%	24.1%	15.0%	100.6%	
Whistler	\$1,417,200	361.3	-1.7%	-7.8%	-9.5%	8.2%	45.7%	59.2%	202.8%	
Apartment	Lower Mainland	\$678,800	336.4	-0.2%	-3.9%	-7.1%	6.4%	24.6%	20.4%	105.7%
	Greater Vancouver	\$727,100	332.2	-0.2%	-3.7%	-6.3%	5.1%	20.4%	17.3%	102.7%
	Burnaby East	\$771,200	323.9	0.6%	-5.3%	-8.6%	5.2%	19.8%	19.5%	91.0%
	Burnaby North	\$711,900	359.4	0.6%	-3.1%	-4.4%	8.0%	30.6%	30.5%	123.4%
	Burnaby South	\$751,600	357.7	0.2%	-3.5%	-7.0%	6.8%	20.5%	21.0%	112.9%
	Coquitlam	\$665,000	377.2	0.5%	-2.3%	-8.0%	7.8%	26.2%	29.9%	145.4%
	Ladner	\$717,100	364.8	1.2%	1.8%	-1.9%	14.1%	51.6%	51.7%	146.0%
	Maple Ridge	\$525,500	362.9	-2.0%	-5.9%	-8.4%	11.6%	40.8%	51.6%	164.1%
	New Westminister	\$632,200	379.0	-0.3%	-4.4%	-6.0%	8.4%	25.2%	28.4%	127.8%
	North Vancouver	\$780,400	311.7	-0.9%	-2.8%	-5.9%	7.9%	23.4%	19.8%	113.2%
	Pitt Meadows	\$594,600	400.9	-1.5%	-5.9%	-9.0%	10.6%	34.9%	42.8%	172.2%
	Port Coquitlam	\$610,200	414.8	1.0%	-2.6%	-7.5%	10.8%	37.2%	42.4%	166.4%
	Port Moody	\$699,000	372.6	-1.6%	-3.8%	-7.4%	4.1%	25.2%	30.2%	151.6%
	Richmond	\$699,600	378.0	-0.6%	-3.4%	-4.5%	7.1%	25.6%	25.9%	116.6%
	Squamish	\$532,900	316.1	-7.3%	-20.7%	-15.6%	-9.1%	12.1%	35.7%	148.7%
	Sunshine Coast	\$506,100	290.0	-6.6%	-22.3%	-16.6%	-12.1%	4.1%	19.8%	93.1%
	Tsawwassen	\$741,000	345.9	1.1%	1.2%	-1.6%	13.4%	36.8%	33.1%	130.1%
	Vancouver East	\$678,900	388.8	-1.2%	-5.7%	-6.9%	2.6%	15.8%	12.7%	108.7%
Vancouver West	\$827,700	312.5	0.7%	-1.9%	-5.9%	2.1%	12.1%	5.2%	90.1%	
West Vancouver	\$1,193,200	233.0	0.0%	-4.0%	-9.8%	3.4%	8.9%	2.0%	63.6%	
Whistler	\$603,900	260.3	-5.2%	-20.4%	-14.1%	-8.0%	17.6%	47.0%	130.4%	

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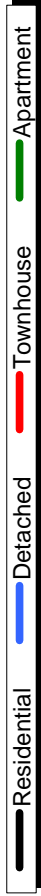
In January 2005, the indexes are set to 100.

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

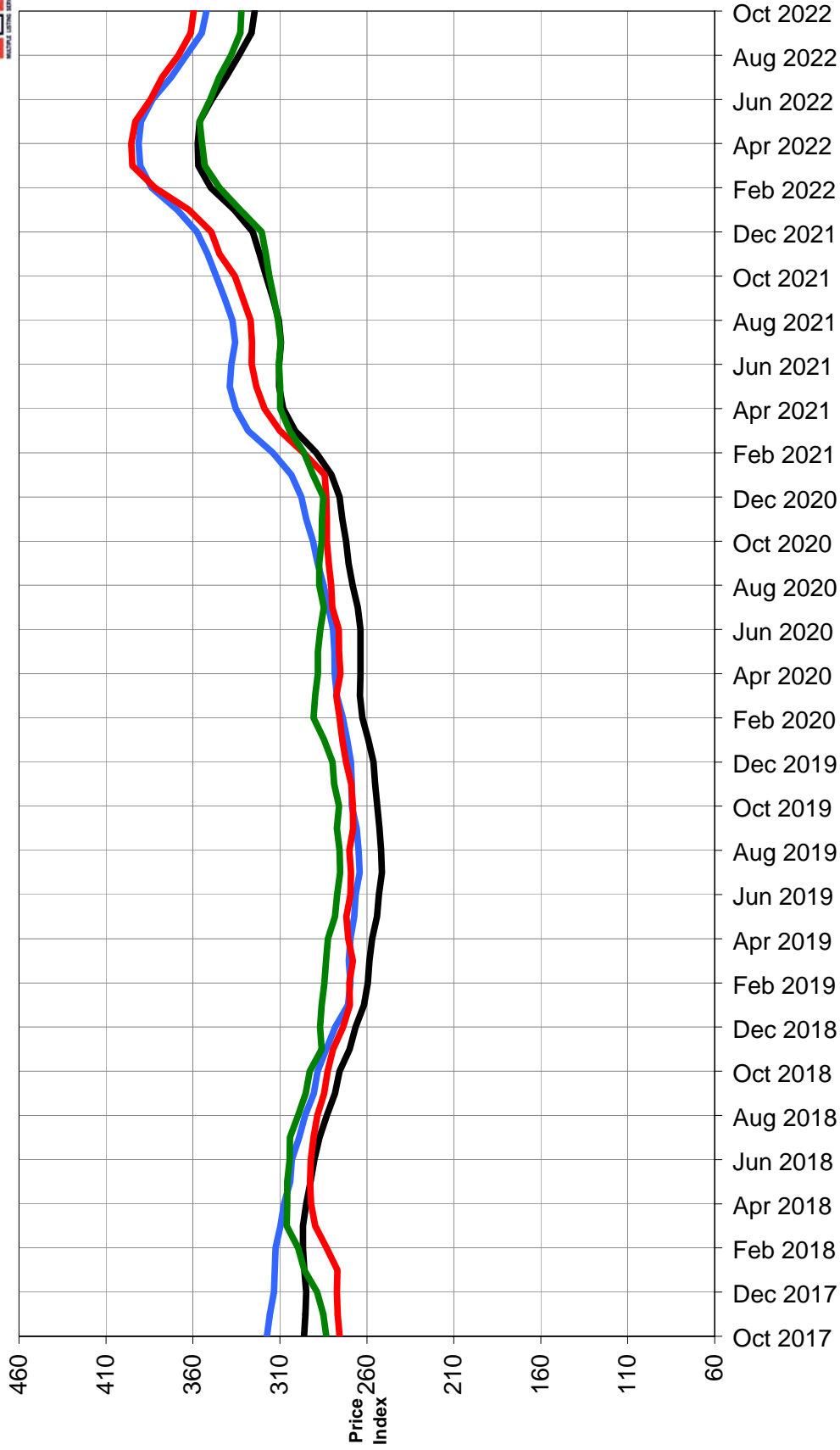
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100



MLS® SALES Facts



October 2022

	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
October 2022	43 Detached Attached Apartment	56 29 109	24 13 12	4 0 0	75 21 23	9 4 58	62 45 87	22 12 28	12 8 23	59 58 124	15 5 9	27 4 2	56 34 103	73 33 236	27 4 16	11 15 18	575 333 995
	Median Selling Price	\$2,005,000 \$962,500 \$705,000	\$1,380,000 n/a n/a	n/a n/a n/a	\$1,160,000 \$765,000 \$497,000	n/a n/a \$555,000	\$2,012,500 \$1,250,000 \$655,000	\$1,302,500 n/a \$534,000	n/a n/a \$690,000	\$1,740,000 \$1,135,000 \$667,500	n/a n/a n/a	\$932,125 n/a n/a	\$1,702,500 \$1,499,500 \$655,000	\$3,101,750 \$1,437,500 \$820,000	\$3,096,250 n/a n/a	n/a n/a n/a	n/a
September 2022	35 Detached Attached Apartment	52 15 74	30 3 8	6 0 0	65 38 31	9 7 51	50 21 57	15 13 22	9 16 28	53 42 115	12 6 13	36 4 2	66 28 84	54 33 214	26 6 10	7 10 22	525 274 888
	Median Selling Price	\$1,661,000 \$897,000 \$667,000	\$1,481,000 n/a n/a	n/a n/a n/a	\$1,192,500 \$747,450 \$525,000	n/a n/a \$575,000	\$1,849,500 \$1,190,000 \$712,000	n/a n/a \$516,500	n/a n/a \$687,500	\$2,085,400 \$1,046,500 \$635,000	n/a n/a n/a	\$835,000 n/a n/a	\$1,660,000 \$1,344,000 \$612,500	\$3,395,000 \$1,619,500 \$809,250	\$2,695,000 n/a n/a	n/a n/a \$757,500	n/a
October 2021	97 Detached Attached Apartment	100 39 163	51 27 24	12 0 1	122 38 58	29 17 118	94 30 136	37 31 50	21 19 32	116 117 243	24 20 25	63 10 10	137 76 178	108 68 417	60 9 19	19 29 36	1,090 603 1,801
	Median Selling Price	\$1,772,000 \$920,000 \$660,000	\$1,452,000 \$849,900 \$561,250	n/a n/a n/a	\$1,280,000 \$727,550 \$480,000	\$1,400,000 n/a \$560,500	\$2,187,500 \$1,355,028 \$702,500	\$1,380,500 \$850,000 \$543,900	\$1,700,000 n/a \$685,000	\$1,810,000 \$960,088 \$619,900	\$1,539,950 \$960,000 \$635,000	\$877,000 n/a n/a	\$1,850,500 \$1,315,900 \$662,000	\$3,205,000 \$1,489,950 \$830,000	\$2,625,000 n/a n/a	n/a \$1,235,000 \$627,500	n/a
Jan. - Oct. 2022	623 Detached Attached Apartment	656 338 1,182	374 123 191	55 2 3	866 477 455	178 123 810	671 379 1,067	302 205 381	156 167 276	824 691 1,776	170 146 123	459 72 48	870 513 1,432	769 513 3,661	395 55 150	103 175 256	7,471 4,481 14,042
	Median Selling Price	\$2,076,500 \$1,037,000 \$714,400	\$1,601,500 \$952,800 \$659,000	\$796,000 n/a n/a	\$1,379,563 \$835,000 \$546,000	\$1,599,500 \$999,900 \$612,000	\$2,178,000 \$1,355,000 \$775,000	\$1,486,000 \$973,050 \$580,000	\$2,019,000 \$1,060,000 \$738,800	\$2,050,000 \$1,120,888 \$673,000	\$1,550,000 \$1,046,500 \$675,000	\$999,000 \$633,000 \$579,000	\$1,950,000 \$1,379,000 \$670,400	\$3,450,000 \$1,576,900 \$849,000	\$3,000,000 \$2,174,000 \$1,100,000	\$2,950,000 \$1,419,000 \$608,500	n/a
Jan. - Oct. 2021	1,027 Detached Attached Apartment	1,143 563 1,442	658 243 334	88 6 6	1,540 707 632	302 192 1,158	1,057 569 1,436	493 279 520	246 250 379	1,343 1,195 2,366	256 218 213	722 107 118	1,577 706 1,926	1,031 768 4,499	603 83 203	221 267 384	12,307 7,094 18,482
	Median Selling Price	\$1,765,500 \$910,000 \$639,900	\$1,350,000 \$831,000 \$570,000	\$845,000 n/a n/a	\$1,175,000 \$679,900 \$450,000	\$1,351,000 \$837,250 \$550,000	\$1,950,500 \$1,235,500 \$699,000	\$1,259,950 \$820,000 \$500,000	\$1,700,000 \$914,000 \$651,000	\$1,770,000 \$943,800 \$603,250	\$1,413,500 \$887,750 \$580,000	\$878,500 \$525,000 \$487,500	\$1,760,000 \$1,216,500 \$630,000	\$3,314,000 \$1,450,000 \$780,000	\$3,000,000 \$1,925,000 \$1,050,000	\$2,362,000 \$1,162,000 \$595,250	n/a

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



MLS® LISTINGS Facts



**October
2022**

	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
October 2022	94	105	64	9	140	34	107	31	24	130	34	75	122	147	105	24	1,245
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	
	46%	53%	38%	44%	54%	26%	58%	71%	50%	45%	44%	36%	48%	50%	26%	48%	n/a
	51%	62%	100%	0%	35%	20%	63%	38%	40%	46%	31%	44%	30%	35%	31%	52%	n/a
	51%	59%	60%	n/a	40%	64%	53%	48%	72%	63%	38%	25%	52%	38%	35%	49%	n/a
September 2022	102	114	57	13	199	35	148	29	24	144	35	89	130	174	122	22	1,437
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	
	34%	46%	53%	46%	33%	26%	34%	52%	38%	37%	34%	40%	51%	31%	21%	32%	n/a
	40%	33%	27%	0%	63%	29%	27%	42%	100%	45%	30%	40%	29%	34%	32%	48%	n/a
	62%	47%	30%	n/a	46%	46%	33%	35%	61%	51%	68%	13%	38%	34%	21%	98%	n/a
October 2021	104	82	59	8	119	18	94	42	18	141	28	58	158	158	126	13	1,226
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	
	70	29	24	0	40	28	54	23	12	117	18	10	87	124	14	15	665
	270	165	22	0	41	124	142	66	38	278	28	6	233	689	22	34	2,158
	93%	122%	86%	150%	103%	161%	100%	88%	117%	82%	86%	109%	87%	68%	48%	146%	n/a
	104%	134%	113%	n/a	95%	61%	56%	135%	158%	100%	111%	100%	87%	55%	64%	193%	n/a
	108%	99%	109%	n/a	141%	95%	96%	76%	84%	87%	89%	167%	76%	61%	86%	106%	n/a
Jan. - Oct. 2022	1,273	1,304	780	118	2,146	403	1,377	563	311	1,911	386	952	1,900	2,025	1,346	256	17,051
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	
	900	607	206	10	947	216	670	321	260	1,264	252	110	1,109	1,130	112	289	8,403
	3,567	1,896	268	5	744	1,234	1,767	609	476	2,834	225	94	2,421	7,229	389	385	24,143
	49%	50%	48%	47%	40%	44%	49%	54%	50%	43%	44%	48%	46%	38%	29%	40%	n/a
	56%	56%	60%	20%	50%	57%	57%	64%	64%	55%	59%	65%	46%	45%	49%	61%	n/a
	63%	62%	71%	60%	61%	66%	60%	63%	58%	63%	55%	51%	59%	51%	39%	66%	n/a
Jan. - Oct. 2021	1,743	1,634	885	105	1,960	447	1,582	699	355	2,229	368	922	2,560	2,356	1,551	248	19,644
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	
	1,239	708	314	6	776	265	765	342	310	1,461	261	119	1,113	1,337	156	293	9,465
	1,931	1,878	368	5	756	1,633	2,064	751	481	3,386	237	150	2,934	7,932	327	414	27,247
	59%	70%	74%	84%	79%	68%	67%	71%	69%	60%	70%	78%	62%	44%	39%	89%	n/a
	76%	80%	77%	100%	91%	72%	74%	82%	81%	82%	84%	90%	63%	57%	53%	91%	n/a
	73%	77%	91%	120%	84%	71%	70%	69%	79%	70%	90%	79%	66%	57%	62%	93%	n/a

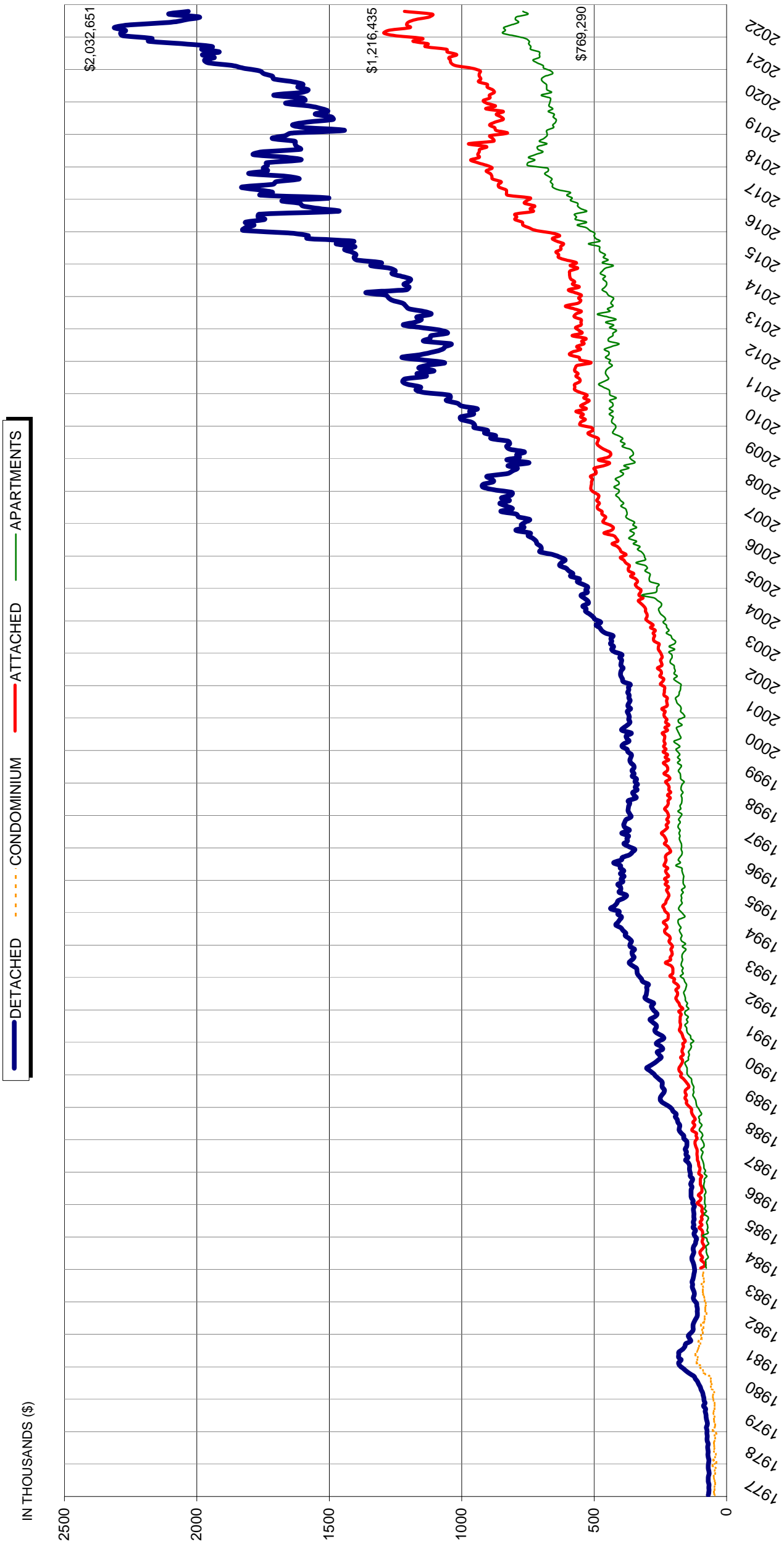
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Oct 2021	2 Sep 2022	3 Oct 2022	Col. 2 & 3 Percentage Variance	5 Oct 2021	6 Sep 2022	7 Oct 2022	Col. 6 & 7 Percentage Variance	9 Aug 2021 - Oct 2021	10 Aug 2022 - Oct 2022	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	104	102	94	-7.8	97	35	43	22.9	244	128	-47.5
ATTACHED	70	81	95	17.3	73	32	48	50.0	240	112	-53.3
APARTMENTS	270	253	290	14.6	291	157	147	-6.4	792	485	-38.8
COQUITLAM											
DETACHED	82	114	105	-7.9	100	52	56	7.7	273	157	-42.5
ATTACHED	29	46	47	2.2	39	15	29	93.3	124	78	-37.1
APARTMENTS	165	159	186	17.0	163	74	109	47.3	436	256	-41.3
DELTA											
DETACHED	59	57	64	12.3	51	30	24	-20.0	163	74	-54.6
ATTACHED	24	11	13	18.2	27	3	13	333.3	70	28	-60.0
APARTMENTS	22	27	20	-25.9	24	8	12	50.0	73	38	-47.9
MAPLE RIDGE/PITT MEADOWS											
DETACHED	119	199	140	-29.6	122	65	75	15.4	348	203	-41.7
ATTACHED	40	60	60	0.0	38	38	21	-44.7	140	92	-34.3
APARTMENTS	41	67	58	-13.4	58	31	23	-25.8	157	86	-45.2
NORTH VANCOUVER											
DETACHED	94	148	107	-27.7	94	50	62	24.0	246	154	-37.4
ATTACHED	54	77	71	-7.8	30	21	45	114.3	107	87	-18.7
APARTMENTS	142	173	165	-4.6	136	57	87	52.6	350	205	-41.4
NEW WESTMINSTER											
DETACHED	18	35	34	-2.9	29	9	9	0.0	64	30	-53.1
ATTACHED	28	24	20	-16.7	17	7	4	-42.9	51	28	-45.1
APARTMENTS	124	112	90	-19.6	118	51	58	13.7	325	157	-51.7
PORT MOODY/BELCARRA											
DETACHED	18	24	24	0.0	21	9	12	33.3	63	26	-58.7
ATTACHED	12	16	20	25.0	19	16	8	-50.0	41	36	-12.2
APARTMENTS	38	46	32	-30.4	32	28	23	-17.9	94	67	-28.7
PORT COQUITLAM											
DETACHED	42	29	31	6.9	37	15	22	46.7	111	65	-41.4
ATTACHED	23	31	32	3.2	31	13	12	-7.7	75	50	-33.3
APARTMENTS	66	63	58	-7.9	50	22	28	27.3	127	75	-40.9
RICHMOND											
DETACHED	141	144	130	-9.7	116	53	59	11.3	339	168	-50.4
ATTACHED	117	93	125	34.4	117	42	58	38.1	319	148	-53.6
APARTMENTS	278	224	197	-12.1	243	115	124	7.8	694	361	-48.0
SUNSHINE COAST											
DETACHED	58	89	75	-15.7	63	36	27	-25.0	200	92	-54.0
ATTACHED	10	10	9	-10.0	10	4	4	0.0	27	11	-59.3
APARTMENTS	6	16	8	-50.0	10	2	2	0.0	33	8	-75.8
SQUAMISH											
DETACHED	28	35	34	-2.9	24	12	15	25.0	63	35	-44.4
ATTACHED	18	20	16	-20.0	20	6	5	-16.7	57	19	-66.7
APARTMENTS	28	19	24	26.3	25	13	9	-30.8	46	28	-39.1
VANCOUVER EAST											
DETACHED	158	130	122	-6.2	137	66	56	-15.2	377	179	-52.5
ATTACHED	87	96	115	19.8	76	28	34	21.4	191	114	-40.3
APARTMENTS	233	222	200	-9.9	178	84	103	22.6	486	273	-43.8
VANCOUVER WEST											
DETACHED	158	174	147	-15.5	108	54	73	35.2	265	184	-30.6
ATTACHED	124	98	95	-3.1	68	33	33	0.0	213	107	-49.8
APARTMENTS	689	635	616	-3.0	417	214	236	10.3	1276	732	-42.6
WHISTLER/PEMBERTON											
DETACHED	13	22	24	9.1	19	7	11	57.1	63	26	-58.7
ATTACHED	15	21	29	38.1	29	10	15	50.0	76	38	-50.0
APARTMENTS	34	23	37	60.9	36	22	18	-18.2	102	63	-38.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	126	122	105	-13.9	60	26	27	3.8	144	81	-43.8
ATTACHED	14	19	13	-31.6	9	6	4	-33.3	24	14	-41.7
APARTMENTS	22	48	46	-4.2	19	10	16	60.0	58	47	-19.0
GRAND TOTALS											
DETACHED	1218	1424	1236	-13.2	1078	519	571	10.0	2963	1602	-45.9
ATTACHED	665	703	760	8.1	603	274	333	21.5	1755	962	-45.2
APARTMENTS	2158	2087	2027	-2.9	1800	888	995	12.0	5049	2881	-42.9

Residential Average Sale Prices - January 1977 to October 2022



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