

News Release



FOR IMMEDIATE RELEASE:

Balanced conditions come to the Metro Vancouver housing market for the holiday season

VANCOUVER, BC – December 4, 2023– With one month left in 2023, a steady increase in housing inventory is offering home buyers across Metro Vancouver¹ among the largest selection to choose from since 2021.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential sales² in the region totalled 1,702 in November 2023, a 4.7 per cent increase from the 1,625 sales recorded in November 2022. This was 33 per cent below the 10-year seasonal average (2,538).

“We’ve been watching the number of active listings in our market increase over the past few months, which is giving buyers more to choose from than they’ve been used to seeing over the past few years,” Andrew Lis, REBGV’s director of economics and data analytics said. “When paired with the seasonal slowdown in sales we typically see this time of year, this increase in supply is creating balanced conditions across Metro Vancouver’s housing market.”

There were 3,369 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in November 2023. This represents a 9.8 per cent increase compared to the 3,069 properties listed in November 2022. This was 2.8 per cent below the 10-year seasonal average (3,464).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 10,931, a 13.5 per cent increase compared to November 2022 (9,633). This is 3.7 per cent above the 10-year seasonal average (10,543).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for November 2023 is 16.3 per cent. By property type, the ratio is 12.7 per cent for detached homes, 19.8 per cent for attached, and 18.2 per cent for apartments.

Analysis of the historical data suggests 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.

“Balanced market conditions typically come with flatter price trends, and that’s what we’ve seen in the market since the summer months. These trends follow a period where prices rose over seven per cent earlier in the year,” Lis said. “You probably won’t find Cyber Monday discounts, but prices have edged lower by a few per cent since the summer. And with most economists expecting mortgage rates to fall modestly in 2024, market conditions for buyers are arguably the most favorable we’ve seen in some time in our market.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,185,100. This represents a 4.9 per cent increase over November 2022 and a one per cent decrease compared to October 2023.

Sales of detached homes in November 2023 reached 523, a seven per cent increase from the 489 detached sales recorded in November 2022. The benchmark price for a detached home is \$1,982,600. This represents a 6.8 per cent increase from November 2022 and a 0.9 per cent decrease compared to October 2023.

Sales of apartment homes reached 850 in November 2023, a 0.4 per cent increase compared to the 847 sales in November 2022. The benchmark price of an apartment home is \$762,700. This represents a 6.2 per cent increase from November 2022 and a one per cent decrease compared to October 2023.

Attached home sales in November 2023 totalled 316, a 12.5 per cent increase compared to the 281 sales in November 2022. The benchmark price of a townhouse³ is \$1,092,600. This represents a 6.9 per cent increase from November 2022 and a 0.7 per cent decrease compared to October 2023.

-30-

1. Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Bowen Island, 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.

2. REBGV is now including multifamily and land sales and listings in this monthly report. Previously, we only included detached, attached, and apartment sales, and these additional categories, which typically account for roughly one to two per cent of total MLS® activity per month, are being included for completeness in our reporting.

3. In calculating the MLS® HPI, Altus Group uses a narrower definition of "attached" properties than is used by REBGV in our "attached" statistics, preferring to use "townhouse" as their benchmark property.

The Real Estate Board of Greater Vancouver is an association representing more than 15,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

For more information please contact:

Mark Moldowan

Manager, Communication and Editorial
Real Estate Board of Greater Vancouver
604.730.3153
mmoldowan@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	\$1,120,600	340.5	-1.0%	-2.3%	-0.6%	4.5%	26.3%	29.9%	88.6%
	Greater Vancouver	\$1,185,100	335.6	-1.0%	-1.9%	-0.2%	4.9%	22.4%	24.5%	78.2%
	Bowen Island	\$1,431,400	300.4	0.9%	1.2%	5.4%	3.3%	26.5%	45.3%	143.2%
	Burnaby East	\$1,166,400	362.9	-2.2%	-2.4%	0.6%	4.6%	22.1%	20.6%	104.9%
	Burnaby North	\$1,003,000	334.0	-1.8%	-1.6%	-1.5%	2.4%	18.0%	24.4%	95.6%
	Burnaby South	\$1,106,600	349.2	-1.4%	-2.8%	-0.5%	5.0%	21.8%	24.0%	92.6%
	Coquitlam	\$1,102,300	344.7	-1.1%	-2.8%	-1.1%	2.7%	25.8%	30.7%	112.4%
	Ladner	\$1,137,100	330.3	-2.0%	-3.5%	-0.7%	6.4%	34.5%	37.9%	120.1%
	Maple Ridge	\$967,400	334.9	-1.7%	-3.8%	-1.5%	4.3%	34.6%	44.2%	149.9%
	New Westminister	\$828,200	375.4	-1.0%	-2.2%	0.1%	4.8%	26.3%	28.2%	115.7%
	North Vancouver	\$1,370,300	314.9	-1.6%	-1.7%	-1.9%	3.4%	19.5%	26.2%	85.8%
	Pitt Meadows	\$908,800	363.1	-0.8%	-2.0%	0.3%	5.7%	35.0%	47.7%	167.8%
	Port Coquitlam	\$947,700	364.5	-0.7%	-2.4%	-0.4%	6.2%	37.2%	43.7%	142.8%
	Port Moody	\$1,125,700	355.6	-1.2%	-0.3%	1.2%	2.9%	31.7%	32.4%	137.1%
	Richmond	\$1,174,800	385.8	-0.4%	-1.1%	-1.5%	6.5%	29.5%	26.7%	93.6%
	Squamish	\$1,101,800	359.8	1.2%	-0.1%	1.1%	6.1%	31.9%	44.8%	160.5%
	Sunshine Coast	\$821,400	301.2	-1.1%	-2.4%	1.5%	0.4%	27.1%	41.1%	144.5%
	Tsawwassen	\$1,230,100	319.6	0.9%	1.1%	0.7%	6.3%	30.0%	25.9%	111.2%
	Vancouver East	\$1,207,600	375.6	-0.8%	-2.5%	1.2%	7.2%	22.5%	25.9%	93.0%
	Vancouver West	\$1,325,900	311.7	-0.4%	-1.5%	0.5%	6.0%	12.0%	8.4%	44.2%
West Vancouver	\$2,560,500	276.0	-3.7%	-3.8%	-0.2%	-1.3%	6.4%	8.8%	45.0%	
Whistler	\$1,388,200	311.9	1.0%	-0.8%	-0.1%	4.0%	32.2%	52.9%	174.8%	
Single Family Detached	Lower Mainland	\$1,764,500	386.4	-0.8%	-2.1%	1.1%	6.9%	29.8%	38.6%	105.3%
	Greater Vancouver	\$1,982,600	368.7	-0.9%	-1.8%	1.5%	6.8%	25.2%	30.1%	85.3%
	Bowen Island	\$1,434,700	300.6	0.9%	1.2%	5.4%	3.4%	26.6%	45.4%	143.2%
	Burnaby East	\$1,819,400	389.1	-4.0%	-5.4%	-0.3%	4.5%	26.4%	29.8%	117.4%
	Burnaby North	\$2,057,900	393.5	-1.0%	0.5%	3.9%	7.3%	30.0%	38.5%	120.2%
	Burnaby South	\$2,168,800	406.4	-1.4%	-3.6%	-0.4%	7.7%	26.4%	33.4%	107.3%
	Coquitlam	\$1,788,800	414.2	-0.4%	-0.5%	1.9%	5.2%	33.1%	43.3%	149.2%
	Ladner	\$1,379,000	333.7	-3.1%	-4.7%	-1.1%	6.5%	31.0%	44.0%	124.7%
	Maple Ridge	\$1,246,200	364.0	-2.6%	-4.9%	-1.2%	5.1%	33.8%	49.9%	167.3%
	New Westminister	\$1,504,200	372.4	-3.0%	-5.2%	-1.4%	3.7%	26.1%	32.8%	114.8%
	North Vancouver	\$2,211,700	343.3	-2.7%	-2.5%	-2.5%	3.7%	21.4%	31.7%	106.2%
	Pitt Meadows	\$1,266,400	380.9	-2.4%	-3.9%	-0.7%	9.2%	32.1%	51.8%	168.6%
	Port Coquitlam	\$1,373,800	387.0	-0.9%	-4.5%	-1.3%	7.1%	36.4%	45.5%	162.4%
	Port Moody	\$2,077,300	394.3	-0.6%	0.0%	3.5%	5.5%	36.9%	33.9%	151.3%
	Richmond	\$2,162,800	440.2	0.3%	-1.7%	-1.2%	6.1%	29.0%	26.5%	110.2%
	Squamish	\$1,572,700	384.8	0.1%	-1.4%	-4.5%	-3.6%	24.9%	44.9%	196.2%
	Sunshine Coast	\$864,300	302.0	-1.8%	-3.3%	0.3%	-2.7%	25.1%	41.3%	143.5%
	Tsawwassen	\$1,589,600	351.4	1.1%	2.7%	2.3%	8.4%	34.2%	37.1%	136.0%
	Vancouver East	\$1,868,000	415.5	-0.5%	-2.4%	2.5%	8.9%	23.9%	31.2%	115.0%
	Vancouver West	\$3,468,300	360.4	0.9%	-1.4%	3.9%	9.8%	11.3%	13.3%	58.4%
West Vancouver	\$3,207,300	296.9	-3.6%	-2.0%	3.1%	2.3%	10.6%	13.1%	55.6%	
Whistler	\$2,417,400	316.2	-0.3%	-1.8%	-4.0%	-4.7%	28.0%	47.5%	153.6%	

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.
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	\$966,600	368.1	-0.8%	-1.0%	1.1%	6.1%	37.8%	40.4%	136.6%
	Greater Vancouver	\$1,092,600	379.5	-0.7%	-1.0%	0.9%	6.9%	33.8%	35.9%	133.8%
	Burnaby East	\$882,500	380.4	-2.5%	-2.3%	0.9%	4.7%	24.2%	28.7%	128.6%
	Burnaby North	\$898,200	369.0	-0.9%	-1.8%	-0.5%	6.0%	28.1%	30.1%	130.2%
	Burnaby South	\$1,005,900	379.3	-1.3%	-3.0%	1.4%	7.1%	26.6%	28.6%	129.5%
	Coquitlam	\$1,042,100	406.3	-2.0%	-2.7%	-1.6%	4.9%	34.6%	41.1%	166.1%
	Ladner	\$998,300	398.8	-0.6%	1.0%	2.5%	13.1%	42.4%	33.1%	152.1%
	Maple Ridge	\$776,000	389.0	0.6%	1.6%	1.0%	6.7%	41.1%	46.4%	186.7%
	New Westminister	\$952,200	400.4	-1.2%	-0.8%	0.8%	5.6%	37.1%	37.9%	140.6%
	North Vancouver	\$1,357,600	363.7	0.6%	2.9%	4.3%	8.8%	36.1%	47.1%	139.4%
	Pitt Meadows	\$831,400	406.8	0.2%	0.2%	0.7%	-0.6%	39.4%	42.0%	176.4%
	Port Coquitlam	\$944,100	379.3	-0.9%	-1.0%	1.6%	8.9%	40.4%	47.6%	160.3%
	Port Moody	\$1,033,500	398.4	-1.3%	-2.3%	-0.8%	4.4%	35.4%	42.8%	165.4%
	Richmond	\$1,097,600	396.1	-0.7%	-2.1%	-2.0%	5.7%	33.0%	33.4%	124.9%
	Squamish	\$1,062,400	381.9	-0.2%	-0.3%	4.8%	10.8%	40.5%	44.5%	202.6%
	Sunshine Coast	\$766,800	354.0	-0.2%	0.0%	5.6%	12.8%	46.2%	51.7%	182.3%
	Tsawwassen	\$1,005,600	297.3	-0.8%	0.1%	0.0%	7.6%	26.1%	3.6%	81.1%
	Vancouver East	\$1,109,800	366.0	-0.8%	-2.3%	0.1%	6.6%	24.1%	28.0%	105.3%
	Vancouver West	\$1,460,600	332.3	-1.4%	-2.5%	0.2%	2.9%	20.8%	15.7%	92.5%
Whistler	\$1,527,300	395.9	-1.2%	-0.6%	4.9%	14.4%	47.6%	59.2%	244.6%	
Apartment	Lower Mainland	\$708,900	354.1	-0.8%	-1.1%	0.2%	5.9%	25.5%	25.9%	112.8%
	Greater Vancouver	\$762,700	351.5	-1.0%	-0.9%	0.3%	6.2%	22.8%	23.0%	110.5%
	Burnaby East	\$807,900	345.7	0.0%	1.1%	2.4%	5.9%	22.6%	18.2%	112.3%
	Burnaby North	\$741,200	369.1	-1.7%	-0.9%	-1.6%	4.1%	25.2%	29.1%	122.8%
	Burnaby South	\$806,600	386.5	-1.7%	-2.0%	0.1%	7.1%	24.2%	22.6%	119.5%
	Coquitlam	\$712,500	403.9	-1.5%	-4.1%	-1.6%	2.8%	26.2%	28.7%	158.4%
	Ladner	\$725,300	368.9	2.2%	-0.9%	2.9%	4.8%	47.0%	47.9%	165.0%
	Maple Ridge	\$531,100	371.7	-0.1%	-2.6%	-0.2%	3.3%	35.4%	39.8%	172.7%
	New Westminister	\$658,000	401.5	0.0%	-0.2%	1.7%	6.7%	26.6%	25.1%	138.3%
	North Vancouver	\$804,500	324.0	-1.2%	-1.6%	0.2%	5.5%	19.6%	24.9%	114.4%
	Pitt Meadows	\$606,000	414.2	-0.1%	-2.2%	0.7%	4.7%	32.0%	34.6%	175.9%
	Port Coquitlam	\$628,700	429.4	-0.4%	0.3%	0.5%	4.0%	32.5%	38.2%	173.9%
	Port Moody	\$739,500	397.2	-1.6%	1.4%	3.2%	6.6%	26.6%	30.6%	163.2%
	Richmond	\$753,500	414.0	-1.3%	0.9%	0.9%	10.5%	31.3%	32.2%	135.4%
	Squamish	\$660,900	392.0	5.1%	4.3%	10.7%	27.2%	44.9%	54.6%	240.3%
	Sunshine Coast	\$618,400	352.8	4.8%	3.8%	11.8%	26.1%	35.5%	34.6%	156.0%
	Tsawwassen	\$694,300	325.5	2.5%	-1.2%	2.3%	4.8%	33.7%	28.0%	136.6%
	Vancouver East	\$705,400	406.6	-1.4%	-2.5%	-0.3%	4.0%	15.9%	17.8%	108.5%
	Vancouver West	\$842,800	321.7	-1.0%	-0.5%	-0.8%	4.5%	14.9%	11.8%	90.0%
West Vancouver	\$1,240,600	241.7	-3.8%	-8.6%	-4.6%	-1.1%	9.1%	6.9%	80.4%	
Whistler	\$770,200	331.3	5.5%	5.7%	12.8%	31.7%	55.5%	71.2%	251.0%	

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.

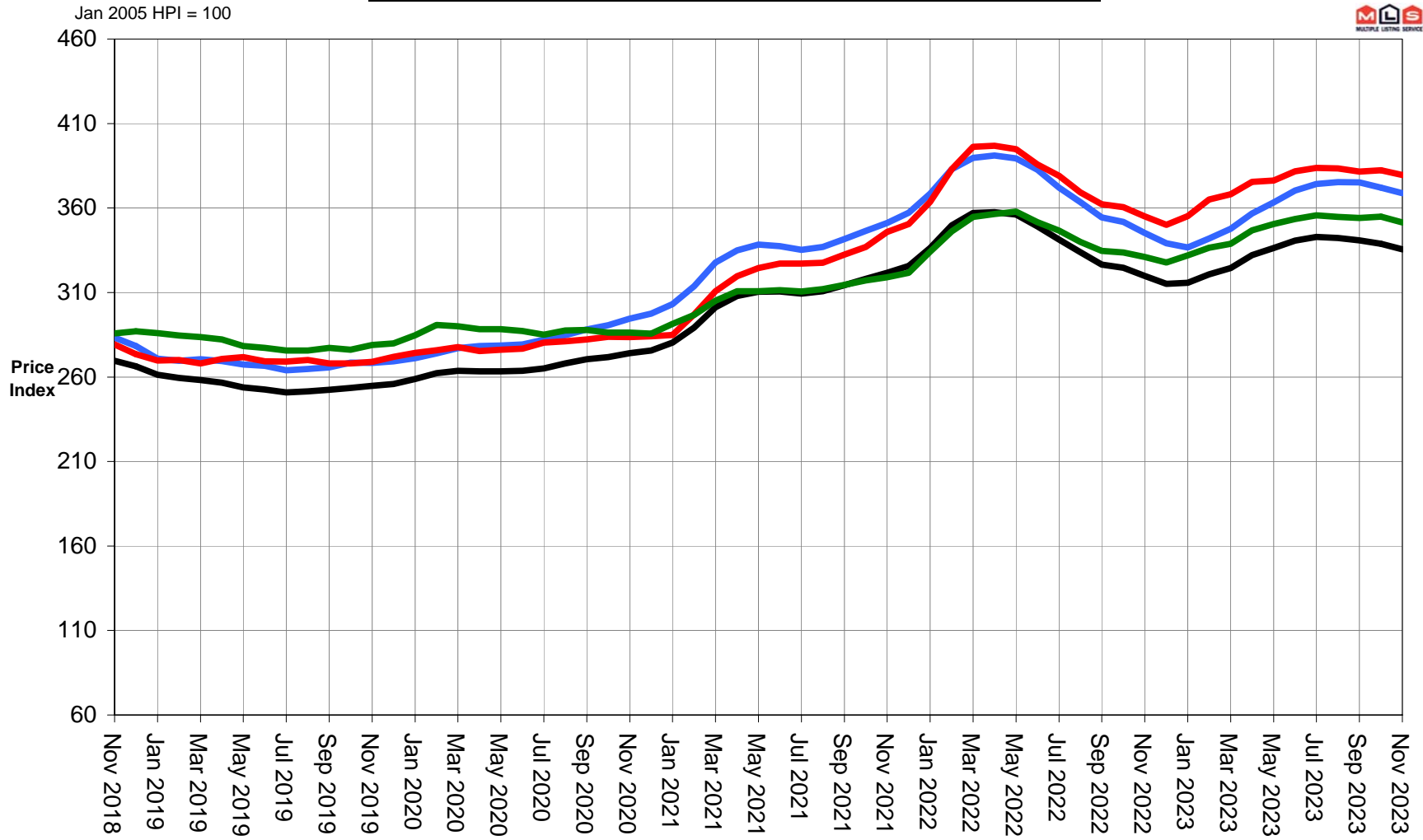
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**November
2023**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS	
November 2023	Number of Sales	Detached	37	36	27	7	65	13	55	13	9	55	14	28	59	55	33	13	519
		Attached	37	41	7	0	32	5	33	17	7	26	16	4	38	37	3	13	316
		Apartment	141	82	7	0	26	47	66	25	23	95	8	4	77	223	12	14	850
	Median Selling Price	Detached	\$1,900,000	\$1,780,444	\$1,470,000	n/a	\$1,190,000	n/a	\$2,100,000	n/a	n/a	\$1,980,000	n/a	\$949,405	\$1,926,000	\$3,330,000	\$2,977,777	n/a	n/a
		Attached	\$1,103,600	\$1,167,000	n/a	n/a	\$757,000	n/a	\$1,390,000	n/a	n/a	\$1,110,000	n/a	n/a	\$1,380,000	\$1,499,000	n/a	n/a	n/a
		Apartment	\$735,000	\$622,500	n/a	n/a	\$540,000	\$592,500	\$770,000	\$600,000	\$655,000	\$679,450	n/a	n/a	\$661,000	\$825,000	n/a	n/a	n/a
October 2023	Number of Sales	Detached	55	48	24	5	69	16	59	15	16	50	8	22	78	71	27	11	574
		Attached	46	40	13	0	23	6	37	13	10	40	13	3	52	47	2	11	356
		Apartment	176	79	14	0	36	59	98	26	25	126	8	4	100	231	24	38	1,044
	Median Selling Price	Detached	\$1,927,250	\$1,662,500	\$1,452,500	n/a	\$1,250,000	n/a	\$2,050,000	n/a	n/a	\$2,245,000	n/a	\$952,262	\$2,045,000	\$3,360,000	\$3,650,000	n/a	n/a
		Attached	\$1,085,000	\$1,079,900	n/a	n/a	\$780,000	n/a	\$1,485,000	n/a	n/a	\$1,037,000	n/a	n/a	\$1,402,500	\$1,500,000	n/a	n/a	n/a
		Apartment	\$700,000	\$670,000	n/a	n/a	\$523,450	\$599,000	\$828,500	\$611,250	\$750,000	\$699,000	n/a	n/a	\$700,000	\$844,800	\$1,332,000	\$575,000	n/a
November 2022	Number of Sales	Detached	45	37	28	7	60	17	55	11	12	53	11	23	50	53	16	8	486
		Attached	44	20	7	0	36	5	15	7	7	47	8	2	40	29	1	13	281
		Apartment	134	76	12	0	20	43	79	21	13	109	11	2	77	224	11	15	847
	Median Selling Price	Detached	\$1,943,750	\$1,550,000	\$1,453,750	n/a	\$1,175,000	n/a	\$1,925,000	n/a	n/a	\$2,025,000	n/a	\$850,000	\$1,697,500	\$3,185,000	n/a	n/a	n/a
		Attached	\$910,950	\$1,140,000	n/a	n/a	\$712,500	n/a	n/a	n/a	n/a	\$1,030,000	n/a	n/a	\$1,333,333	\$1,444,000	n/a	n/a	n/a
		Apartment	\$670,000	\$661,950	n/a	n/a	\$490,000	\$597,500	\$805,000	\$525,000	n/a	\$650,000	n/a	n/a	\$615,800	\$789,000	n/a	n/a	n/a
Jan. - Nov. 2023 <i>Year-to-date</i>	Number of Sales	Detached	597	610	379	61	863	190	663	242	156	775	157	361	853	783	345	116	7,151
		Attached	545	438	165	0	468	103	364	164	159	622	151	67	605	487	43	174	4,555
		Apartment	2,226	1,054	172	2	427	705	1,025	311	378	1,644	106	56	1,224	3,177	205	245	12,957
	Median Selling Price	Detached	\$1,950,000	\$1,747,500	\$1,475,000	\$801,000	\$1,250,000	\$1,536,500	\$2,100,000	\$1,381,250	\$1,885,000	\$1,991,944	\$1,450,000	\$950,000	\$1,927,000	\$3,500,000	\$3,087,500	\$2,350,000	n/a
		Attached	\$1,093,500	\$1,159,950	\$1,020,000	n/a	\$790,000	\$966,500	\$1,416,500	\$940,000	\$1,025,000	\$1,131,500	\$975,000	\$660,000	\$1,400,000	\$1,625,000	\$1,880,000	\$1,370,000	n/a
		Apartment	\$726,700	\$678,900	\$640,000	n/a	\$522,000	\$615,000	\$789,900	\$600,000	\$725,000	\$683,000	\$630,000	\$485,000	\$679,950	\$845,000	\$1,245,000	\$650,000	n/a
Jan. - Nov. 2022 <i>Year-to-date</i>	Number of Sales	Detached	668	693	402	62	926	195	726	313	168	877	181	482	920	822	411	111	7,957
		Attached	546	358	130	2	513	128	394	212	174	738	154	74	553	542	56	188	4,762
		Apartment	2,365	1,258	203	3	475	853	1,146	402	289	1,885	134	50	1,509	3,885	161	271	14,889
	Median Selling Price	Detached	\$2,057,000	\$1,780,000	\$1,600,000	\$798,000	\$1,365,000	\$1,575,000	\$2,150,000	\$1,475,000	\$2,017,000	\$2,050,000	\$1,545,000	\$999,000	\$1,940,000	\$3,405,888	\$3,000,000	\$2,950,000	n/a
		Attached	\$1,030,000	\$1,121,000	\$951,400	n/a	\$830,000	\$998,950	\$1,350,000	\$970,000	\$1,049,450	\$1,120,000	\$1,033,700	\$633,000	\$1,379,000	\$1,565,000	\$2,224,500	\$1,422,000	n/a
		Apartment	\$710,000	\$690,000	\$655,000	n/a	\$540,000	\$611,250	\$777,000	\$579,900	\$735,000	\$670,400	\$674,500	\$579,000	\$670,000	\$847,000	\$1,107,500	\$599,000	n/a

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



MLS® LISTINGS Facts



**November
2023**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS		
November 2023	Number of Listings	Detached	57	75	41	5	117	27	83	28	29	118	23	63	115	94	97	15	987	
		Attached	58	63	16	0	47	16	49	15	18	67	15	7	142	67	7	28	615	
		Apartment	264	148	13	0	66	88	132	41	35	213	19	6	151	516	30	34	1,756	
	% Sales to Listings	Detached	65%	48%	66%	140%	56%	48%	66%	46%	31%	47%	61%	44%	51%	59%	34%	87%		
		Attached	64%	65%	44%	n/a	68%	31%	67%	113%	39%	39%	107%	57%	27%	55%	43%	46%	n/a	
		Apartment	53%	55%	54%	n/a	39%	53%	50%	61%	66%	45%	42%	67%	51%	43%	40%	41%		
October 2023	Number of Listings	Detached	107	113	65	6	200	29	133	42	24	140	27	90	169	157	113	36	1,451	
		Attached	79	100	23	0	84	14	75	22	15	94	36	8	155	123	10	22	860	
		Apartment	376	190	28	1	79	106	157	49	42	242	27	8	243	718	40	33	2,339	
	% Sales to Listings	Detached	51%	42%	37%	83%	35%	55%	44%	36%	67%	36%	30%	24%	46%	45%	24%	31%		
		Attached	58%	40%	57%	n/a	27%	43%	49%	59%	67%	43%	36%	38%	34%	38%	20%	50%	n/a	
		Apartment	47%	42%	50%	0%	46%	56%	62%	53%	60%	52%	30%	50%	41%	32%	60%	115%		
November 2022	Number of Listings	Detached	79	81	39	7	115	29	70	35	20	78	14	37	89	142	66	14	915	
		Attached	56	37	5	0	52	17	52	13	12	49	8	8	97	90	12	16	524	
		Apartment	236	123	8	0	44	78	130	43	52	166	20	4	142	520	32	18	1,616	
	% Sales to Listings	Detached	57%	46%	72%	100%	52%	59%	79%	31%	60%	68%	79%	62%	56%	37%	24%	57%		
		Attached	79%	54%	140%	n/a	69%	29%	29%	54%	58%	96%	100%	25%	41%	32%	8%	81%	n/a	
		Apartment	57%	62%	150%	n/a	45%	55%	61%	49%	25%	66%	55%	50%	54%	43%	34%	83%		
Jan. - Nov. 2023 <i>Year-to-date*</i>	Number of Listings	Detached	1,165	1,169	731	117	1,932	364	1,300	459	325	1,706	376	1,041	1,746	1,797	1,386	281	15,895	
		Attached	904	848	284	5	750	187	637	244	237	1,096	254	118	1,346	1,189	121	297	8,517	
		Apartment	3,797	1,818	264	3	790	1,136	1,709	519	544	2,792	197	104	2,321	7,136	414	345	23,889	
	% Sales to Listings	Detached	51%	52%	52%	52%	45%	52%	51%	53%	48%	45%	42%	35%	49%	44%	25%	41%		
		Attached	60%	52%	58%	0%	62%	55%	57%	67%	67%	57%	59%	57%	45%	41%	36%	59%	n/a	
		Apartment	59%	58%	65%	67%	54%	62%	60%	60%	69%	59%	54%	54%	53%	45%	50%	71%		
Jan. - Nov. 2022 <i>Year-to-date*</i>	Number of Listings	Detached	1,352	1,385	819	125	2,261	432	1,447	598	331	1,989	400	989	1,989	2,167	1,412	270	17,966	
		Attached	956	644	211	10	999	233	722	334	272	1,313	260	118	1,206	1,220	124	305	8,927	
		Apartment	3,803	2,019	276	5	788	1,312	1,897	652	528	3,000	245	98	2,563	7,749	421	403	25,759	
	% Sales to Listings	Detached	49%	50%	49%	50%	41%	45%	50%	52%	51%	44%	45%	49%	46%	38%	29%	41%		
		Attached	57%	56%	62%	20%	51%	55%	55%	63%	64%	56%	59%	63%	46%	44%	45%	62%	n/a	
		Apartment	62%	62%	74%	60%	60%	65%	60%	62%	55%	63%	55%	51%	59%	50%	38%	67%		

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



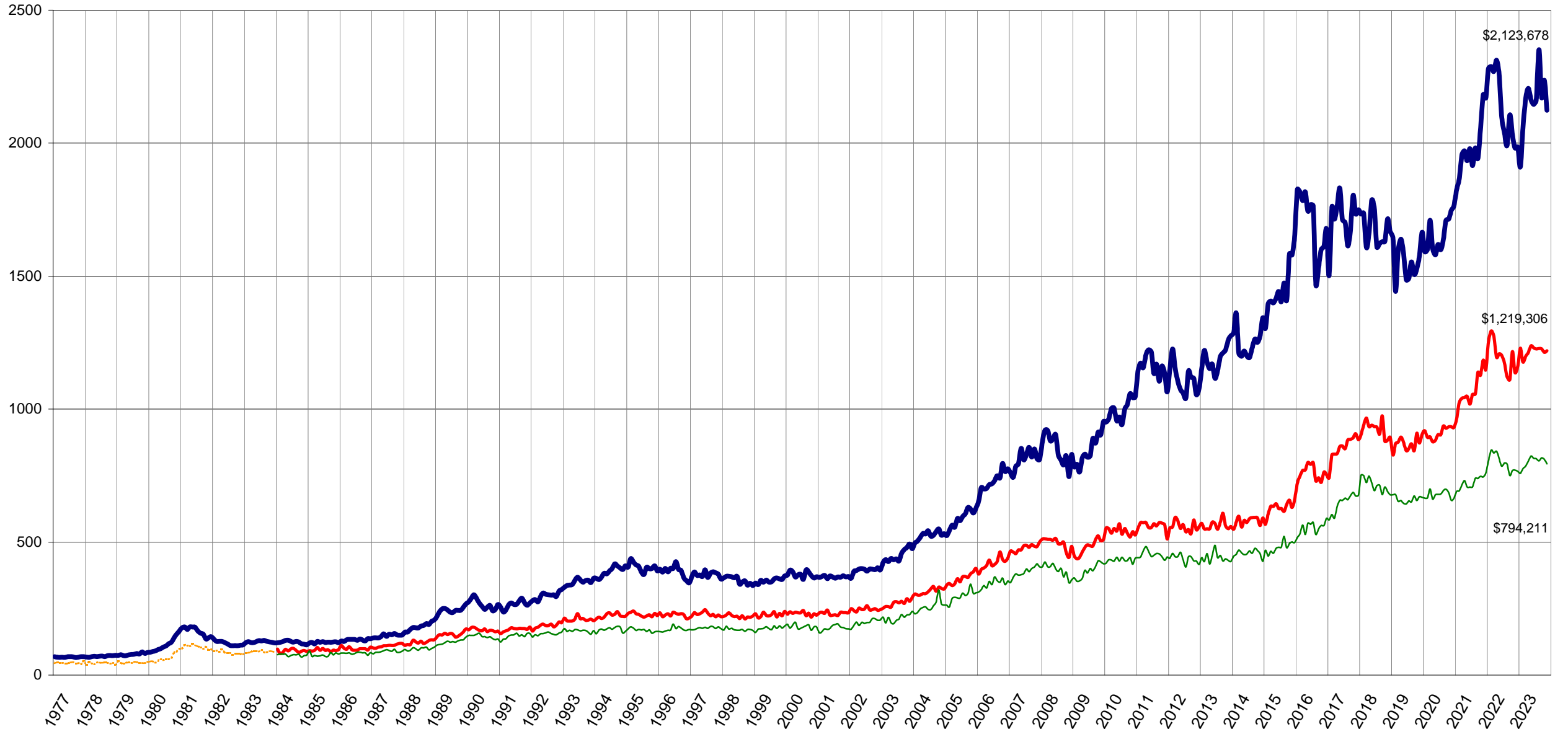
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Nov 2022	2 Oct 2023	3 Nov 2023	Col. 2 & 3 Percentage Variance	5 Nov 2022	6 Oct 2023	7 Nov 2023	Col. 6 & 7 Percentage Variance	9 Sep 2022 - Nov 2022	10 Sep 2023 - Nov 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	79	107	57	-46.7	45	55	37	-32.7	123	138	12.2
ATTACHED	56	79	58	-26.6	44	46	37	-19.6	124	123	-0.8
APARTMENTS	236	376	264	-29.8	134	176	141	-19.9	438	488	11.4
COQUITLAM											
DETACHED	81	113	75	-33.6	37	48	36	-25.0	145	137	-5.5
ATTACHED	37	100	63	-37.0	20	40	41	2.5	64	113	76.6
APARTMENTS	123	190	148	-22.1	76	79	82	3.8	259	244	-5.8
DELTA											
DETACHED	39	65	41	-36.9	28	24	27	12.5	82	86	4.9
ATTACHED	5	23	16	-30.4	7	13	7	-46.2	23	40	73.9
APARTMENTS	8	28	13	-53.6	12	14	7	-50.0	32	34	6.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	115	200	117	-41.5	60	69	65	-5.8	200	192	-4.0
ATTACHED	52	84	47	-44.0	36	23	32	39.1	95	94	-1.1
APARTMENTS	44	79	66	-16.5	20	36	26	-27.8	74	97	31.1
NORTH VANCOUVER											
DETACHED	70	133	83	-37.6	55	59	55	-6.8	167	165	-1.2
ATTACHED	52	75	49	-34.7	15	37	33	-10.8	81	103	27.2
APARTMENTS	130	157	132	-15.9	79	98	66	-32.7	223	248	11.2
NEW WESTMINSTER											
DETACHED	29	29	27	-6.9	17	16	13	-18.8	35	40	14.3
ATTACHED	17	14	16	14.3	5	6	5	-16.7	16	17	6.3
APARTMENTS	78	106	88	-17.0	43	59	47	-20.3	152	161	5.9
PORT MOODY/BELCARRA											
DETACHED	20	24	29	20.8	12	16	9	-43.8	33	38	15.2
ATTACHED	12	15	18	20.0	7	10	7	-30.0	31	30	-3.2
APARTMENTS	52	42	35	-16.7	13	25	23	-8.0	64	65	1.6
PORT COQUITLAM											
DETACHED	35	42	28	-33.3	11	15	13	-13.3	48	55	14.6
ATTACHED	13	22	15	-31.8	7	13	17	30.8	32	45	40.6
APARTMENTS	43	49	41	-16.3	21	26	25	-3.8	71	74	4.2
RICHMOND											
DETACHED	78	140	118	-15.7	53	50	55	10.0	165	179	8.5
ATTACHED	49	94	67	-28.7	47	40	26	-35.0	147	117	-20.4
APARTMENTS	166	242	213	-12.0	109	126	95	-24.6	348	351	0.9
SUNSHINE COAST											
DETACHED	37	90	63	-30.0	23	22	28	27.3	86	75	-12.8
ATTACHED	8	8	7	-12.5	2	3	4	33.3	10	12	20.0
APARTMENTS	4	8	6	-25.0	2	4	4	0.0	6	12	100.0
SQUAMISH											
DETACHED	14	27	23	-14.8	11	8	14	75.0	38	29	-23.7
ATTACHED	8	36	15	-58.3	8	13	16	23.1	19	42	121.1
APARTMENTS	20	27	19	-29.6	11	8	8	0.0	33	23	-30.3
VANCOUVER EAST											
DETACHED	89	169	115	-32.0	50	78	59	-24.4	172	205	19.2
ATTACHED	97	155	142	-8.4	40	52	38	-26.9	102	117	14.7
APARTMENTS	142	243	151	-37.9	77	100	77	-23.0	264	274	3.8
VANCOUVER WEST											
DETACHED	142	157	94	-40.1	53	71	55	-22.5	180	181	0.6
ATTACHED	90	123	67	-45.5	29	47	37	-21.3	95	128	34.7
APARTMENTS	520	718	516	-28.1	224	231	223	-3.5	674	692	2.7
WHISTLER/PEMBERTON											
DETACHED	14	36	15	-58.3	8	11	13	18.2	26	32	23.1
ATTACHED	16	22	28	27.3	13	11	13	18.2	38	35	-7.9
APARTMENTS	18	33	34	3.0	15	38	14	-63.2	55	65	18.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	66	113	97	-14.2	16	27	33	22.2	69	92	33.3
ATTACHED	12	10	7	-30.0	1	2	3	50.0	11	8	-27.3
APARTMENTS	32	40	30	-25.0	11	24	12	-50.0	37	54	45.9
GRAND TOTALS											
DETACHED	908	1445	982	-32.0	479	569	512	-10.0	1569	1644	4.8
ATTACHED	524	860	615	-28.5	281	356	316	-11.2	888	1024	15.3
APARTMENTS	1616	2338	1756	-24.9	847	1044	850	-18.6	2730	2882	5.6

Residential Average Sale Prices - January 1977 to November 2023

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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