

# News Release



FOR IMMEDIATE RELEASE:

## Home buyers and sellers adjust their activities in March amid challenging circumstances

**VANCOUVER, BC – April 2, 2020** – Metro Vancouver’s\* housing market saw steady home buyer demand to begin March and a levelling off of activity as the month went on and concerns about the COVID-19 outbreak intensified.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,524 in March 2020, a 46.1 per cent increase from the 1,727 sales recorded in March 2019, and a 17.4 per cent increase from the 2,150 homes sold in February 2020.

Last month’s sales were 19.9 per cent below the 10-year March sales average.

“The first two weeks of the month were the busiest days of the year for our region with heightened demand and multiple offers becoming more common,” Ashley Smith, REBGV president said, “Like other aspects of our lives, this changed as concerns over the COVID-19 situation in our province grew.”

Daily residential sales on the region’s MLS® were 138 on average in the first ten business days of the month. In the final ten business days of the month, the daily average declined to 93 sales.

“Many of the sales recorded in March were in process before the provincial government declared a state of emergency. We’ll need more time to pass to fully understand the impact that the pandemic is having on the housing market,” Smith said.

“In recent weeks, REALTORS® have been working to help and guide their clients through this uncertain period. Many people have understandably chosen to put their home buying or selling plans on hold for now. Other people have more urgent housing needs and we’re trying to work with them to address these needs in the safest and most responsible way possible.”

There were 4,436 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in March 2020. This represents a 10.4 per cent decrease compared to the 4,949 homes listed in March 2019 and a 10.8 per cent increase compared to February 2020 when 4,002 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,606, a 24.8 per cent decrease compared to March 2019 (12,774) and a 4.5 per cent increase compared to February 2020 (9,195).

“Realtors were named among the province’s list of essential services last week,” Smith said. “This means that we have a responsibility to do what we can to help residents meet their housing and shelter needs while strictly following the most up-to-date public health orders and physical distancing requirements from our health officials and government agencies.”

For all property types, the sales-to-active listings ratio for March 2020 is 26.3 per cent. By property type, the ratio is 21.1 per cent for detached homes, 33 per cent for townhomes, and 28.9 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 \$1,033,700. This represents a 2.1 per cent increase over March 2019, and a 1.3 per cent increase compared to February 2020.

Sales of detached homes in March 2020 reached 852, a 61.1 per cent increase from the 529 detached sales recorded in March 2019. The benchmark price for detached properties is \$1,450,700. This represents a 0.7 per cent increase from March 2019, and a 1.2 per cent increase compared to February 2020.

Sales of apartment homes reached 1,179 in March 2020, a 35.1 per cent increase compared to the 873 sales in March 2019. The benchmark price of an apartment property is \$687,000. This represents a 2.9 per cent increase from March 2019, and a 1.4 per cent increase compared to February 2020.

Attached home sales in March 2020 totalled 493, a 51.7 per cent increase compared to the 325 sales in March 2019. The benchmark price of an attached unit is \$791,800. This represents a 2.5 per cent increase from March 2019, and a 0.9 per cent increase compared to February 2020.

-30-

\*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 2019, 25,351 homes changed ownership in the Board’s area, generating \$1.8 billion in economic spin-off activity and an estimated 12,910 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$25.3 billion in 2019.

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](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	\$975,700	269.3	1.4%	3.3%	3.9%	2.0%	13.5%	60.3%	81.7%
	Greater Vancouver	\$1,033,700	268.9	1.3%	3.3%	4.3%	2.1%	9.6%	52.9%	76.9%
	Bowen Island	\$926,200	200.8	2.1%	-0.9%	-5.1%	-6.2%	8.7%	56.6%	50.4%
	Burnaby East	\$965,900	267.9	2.4%	5.1%	4.9%	2.8%	9.4%	50.8%	76.4%
	Burnaby North	\$888,900	268.4	0.9%	3.1%	4.6%	2.2%	9.4%	56.6%	79.1%
	Burnaby South	\$967,200	273.2	0.0%	2.3%	2.8%	-1.4%	8.1%	53.1%	81.0%
	Coquitlam	\$920,700	273.1	1.1%	2.5%	3.8%	1.8%	15.7%	65.2%	91.5%
	Ladner	\$803,100	226.1	1.0%	1.7%	3.5%	-0.2%	2.7%	37.0%	56.8%
	Maple Ridge	\$767,200	244.3	1.4%	2.5%	3.0%	1.9%	20.5%	74.3%	76.6%
	New Westminster	\$662,400	291.4	1.8%	3.8%	3.5%	2.2%	21.9%	72.5%	90.2%
	North Vancouver	\$1,073,200	241.2	1.2%	4.4%	5.9%	2.9%	6.7%	45.9%	68.8%
	Pitt Meadows	\$746,600	271.4	0.6%	2.2%	2.1%	-0.4%	25.0%	76.9%	88.6%
	Port Coquitlam	\$763,300	261.3	1.8%	2.5%	5.4%	2.4%	18.3%	71.8%	79.1%
	Port Moody	\$932,300	257.7	2.4%	4.3%	3.6%	3.0%	19.4%	64.8%	84.5%
	Richmond	\$940,800	279.7	1.7%	3.2%	3.9%	1.1%	8.1%	52.7%	74.9%
	Squamish	\$785,700	250.0	-0.2%	0.8%	1.1%	4.0%	17.3%	72.9%	94.9%
	Sunshine Coast	\$574,000	201.1	2.3%	-1.0%	-4.4%	-5.9%	10.3%	61.7%	52.3%
	Tsawwassen	\$924,400	231.7	1.3%	0.5%	2.4%	-1.0%	-0.3%	41.3%	62.9%
	Vancouver East	\$1,096,500	321.9	1.0%	3.6%	6.1%	2.7%	7.4%	55.3%	96.5%
	Vancouver West	\$1,296,200	270.1	1.6%	4.8%	5.8%	3.4%	4.2%	41.6%	69.4%
West Vancouver	\$2,108,000	232.1	0.7%	-0.6%	1.7%	-1.0%	-13.1%	17.6%	62.2%	
Whistler	\$913,500	212.9	-1.1%	-0.4%	-0.3%	4.5%	23.5%	74.7%	68.7%	
Single Family Detached	Lower Mainland	\$1,252,500	265.6	1.5%	2.7%	3.6%	1.6%	3.1%	47.7%	80.8%
	Greater Vancouver	\$1,450,700	266.9	1.2%	1.9%	3.2%	0.7%	-3.2%	36.9%	74.0%
	Bowen Island	\$926,200	200.8	2.1%	-0.9%	-5.1%	-6.2%	8.7%	56.6%	50.4%
	Burnaby East	\$1,225,300	274.0	2.5%	6.8%	5.6%	6.1%	5.6%	47.4%	79.9%
	Burnaby North	\$1,453,100	281.0	2.4%	4.6%	8.0%	2.9%	-4.3%	36.9%	81.4%
	Burnaby South	\$1,493,500	285.9	1.1%	-0.1%	2.4%	-3.3%	-7.4%	34.7%	88.1%
	Coquitlam	\$1,190,000	264.1	1.4%	2.2%	2.8%	2.4%	3.3%	47.3%	83.0%
	Ladner	\$953,700	229.9	1.4%	2.0%	1.8%	-0.1%	0.7%	37.7%	63.3%
	Maple Ridge	\$835,100	237.9	1.2%	3.3%	3.3%	2.6%	16.2%	71.5%	76.4%
	New Westminster	\$1,079,500	269.3	2.4%	6.4%	5.2%	4.0%	3.5%	47.5%	73.5%
	North Vancouver	\$1,551,400	244.3	0.3%	2.5%	6.0%	2.5%	-3.1%	37.7%	71.1%
	Pitt Meadows	\$897,100	252.8	1.4%	1.8%	2.5%	-1.7%	15.9%	66.3%	78.0%
	Port Coquitlam	\$959,700	255.9	0.7%	0.8%	5.6%	4.2%	7.8%	56.5%	78.3%
	Port Moody	\$1,420,300	262.3	0.6%	1.5%	0.9%	1.3%	5.3%	51.4%	82.7%
	Richmond	\$1,522,800	295.0	0.9%	1.8%	3.1%	-1.5%	-5.6%	36.1%	73.6%
	Squamish	\$996,500	262.6	-0.5%	1.9%	2.2%	5.6%	13.6%	70.5%	92.4%
	Sunshine Coast	\$569,200	199.4	2.2%	-0.9%	-4.3%	-5.9%	10.0%	61.2%	51.1%
	Tsawwassen	\$1,156,400	249.0	1.6%	0.2%	1.9%	-0.4%	-2.0%	45.3%	77.1%
	Vancouver East	\$1,426,500	317.3	1.3%	2.6%	5.0%	2.7%	-1.6%	40.2%	101.1%
	Vancouver West	\$2,942,200	301.7	1.0%	0.7%	1.7%	-2.8%	-14.9%	20.3%	66.7%
West Vancouver	\$2,554,000	241.1	0.4%	-1.4%	1.3%	-1.1%	-14.4%	15.5%	69.3%	
Whistler	\$1,670,000	232.3	-0.6%	2.5%	1.5%	9.2%	14.8%	57.8%	68.9%	

**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	\$682,800	247.8	0.8%	1.8%	2.0%	1.9%	16.4%	63.1%	72.8%
	Greater Vancouver	\$791,800	254.1	0.9%	1.7%	3.2%	2.5%	13.1%	57.0%	71.2%
	Burnaby East	\$658,100	243.1	-0.3%	1.2%	1.9%	-2.0%	12.8%	51.4%	62.5%
	Burnaby North	\$727,700	271.6	0.0%	0.5%	-0.3%	0.2%	13.0%	57.1%	77.3%
	Burnaby South	\$768,400	264.7	-0.6%	0.8%	1.5%	-1.4%	13.2%	53.7%	73.8%
	Coquitlam	\$679,600	249.4	1.2%	2.5%	4.4%	6.4%	16.5%	63.4%	79.7%
	Ladner	\$657,600	233.9	1.3%	2.9%	8.2%	0.9%	3.3%	38.0%	51.0%
	Maple Ridge	\$535,100	248.4	2.1%	0.2%	2.3%	0.2%	20.2%	73.7%	74.4%
	New Westminster	\$749,000	274.7	0.7%	3.5%	6.1%	2.9%	14.6%	60.5%	79.3%
	North Vancouver	\$967,200	235.0	1.7%	4.2%	3.2%	1.5%	6.5%	52.5%	63.8%
	Pitt Meadows	\$610,100	264.0	-0.5%	2.7%	2.5%	0.0%	24.5%	81.4%	85.3%
	Port Coquitlam	\$643,500	243.6	3.6%	2.8%	3.3%	4.8%	15.7%	68.2%	68.6%
	Port Moody	\$639,700	216.2	1.7%	2.1%	0.8%	0.6%	22.5%	47.4%	55.3%
	Richmond	\$795,000	261.0	1.4%	3.2%	3.6%	1.2%	8.4%	51.9%	69.2%
	Squamish	\$726,500	238.9	-0.2%	-0.8%	0.8%	7.7%	21.0%	78.8%	95.7%
	Tsawwassen	\$630,500	248.2	0.3%	3.9%	6.8%	-0.3%	4.0%	45.9%	60.6%
	Vancouver East	\$893,300	286.2	-1.2%	1.4%	5.9%	3.7%	12.0%	54.9%	79.5%
Vancouver West	\$1,133,500	265.0	0.2%	-0.2%	3.2%	2.2%	6.0%	45.6%	71.7%	
Whistler	\$944,800	227.8	-0.6%	-0.7%	-0.3%	7.6%	25.9%	86.0%	85.7%	
Apartment	Lower Mainland	\$671,400	282.3	1.6%	4.5%	5.1%	2.5%	26.5%	77.5%	85.8%
	Greater Vancouver	\$687,000	274.6	1.4%	4.6%	5.5%	2.9%	21.9%	70.0%	80.7%
	Burnaby East	\$768,900	295.0	4.8%	7.5%	7.7%	6.4%	20.8%	63.6%	88.0%
	Burnaby North	\$616,500	263.2	0.5%	3.0%	4.2%	2.3%	21.1%	77.1%	80.6%
	Burnaby South	\$674,900	271.0	-0.5%	3.5%	3.1%	-1.0%	17.0%	67.4%	80.7%
	Coquitlam	\$541,900	297.4	0.5%	2.6%	4.6%	3.7%	34.4%	97.6%	109.4%
	Ladner	\$433,200	205.3	-0.4%	-0.2%	2.7%	0.1%	12.2%	33.7%	41.5%
	Maple Ridge	\$359,700	256.8	1.1%	3.5%	3.2%	2.0%	35.6%	77.6%	74.2%
	New Westminster	\$526,300	298.2	1.8%	3.5%	3.0%	1.8%	28.5%	82.4%	95.4%
	North Vancouver	\$582,800	237.7	1.9%	6.0%	6.6%	3.3%	20.1%	56.7%	66.5%
	Pitt Meadows	\$497,000	293.1	0.5%	2.4%	2.0%	0.9%	33.1%	83.0%	97.1%
	Port Coquitlam	\$462,700	276.7	1.7%	3.6%	6.7%	0.6%	31.1%	92.7%	84.5%
	Port Moody	\$671,900	280.0	3.8%	7.2%	7.2%	5.8%	31.8%	87.7%	104.1%
	Richmond	\$655,200	280.5	2.3%	4.0%	4.5%	2.7%	26.0%	77.6%	80.7%
	Squamish	\$486,300	239.7	-0.2%	0.0%	-1.1%	-3.3%	23.0%	89.3%	97.8%
	Tsawwassen	\$463,800	195.6	0.6%	1.1%	2.9%	-0.3%	12.5%	38.6%	33.7%
	Vancouver East	\$585,600	334.2	1.0%	4.7%	6.8%	2.3%	17.1%	76.1%	92.1%
Vancouver West	\$810,800	263.1	1.9%	6.6%	7.4%	5.4%	15.8%	57.5%	72.3%	
West Vancouver	\$1,027,600	208.8	1.4%	1.8%	0.6%	-2.5%	-1.6%	40.2%	45.3%	
Whistler	\$484,800	189.9	-1.9%	-1.8%	-1.6%	-1.1%	27.1%	82.6%	56.3%	

**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.

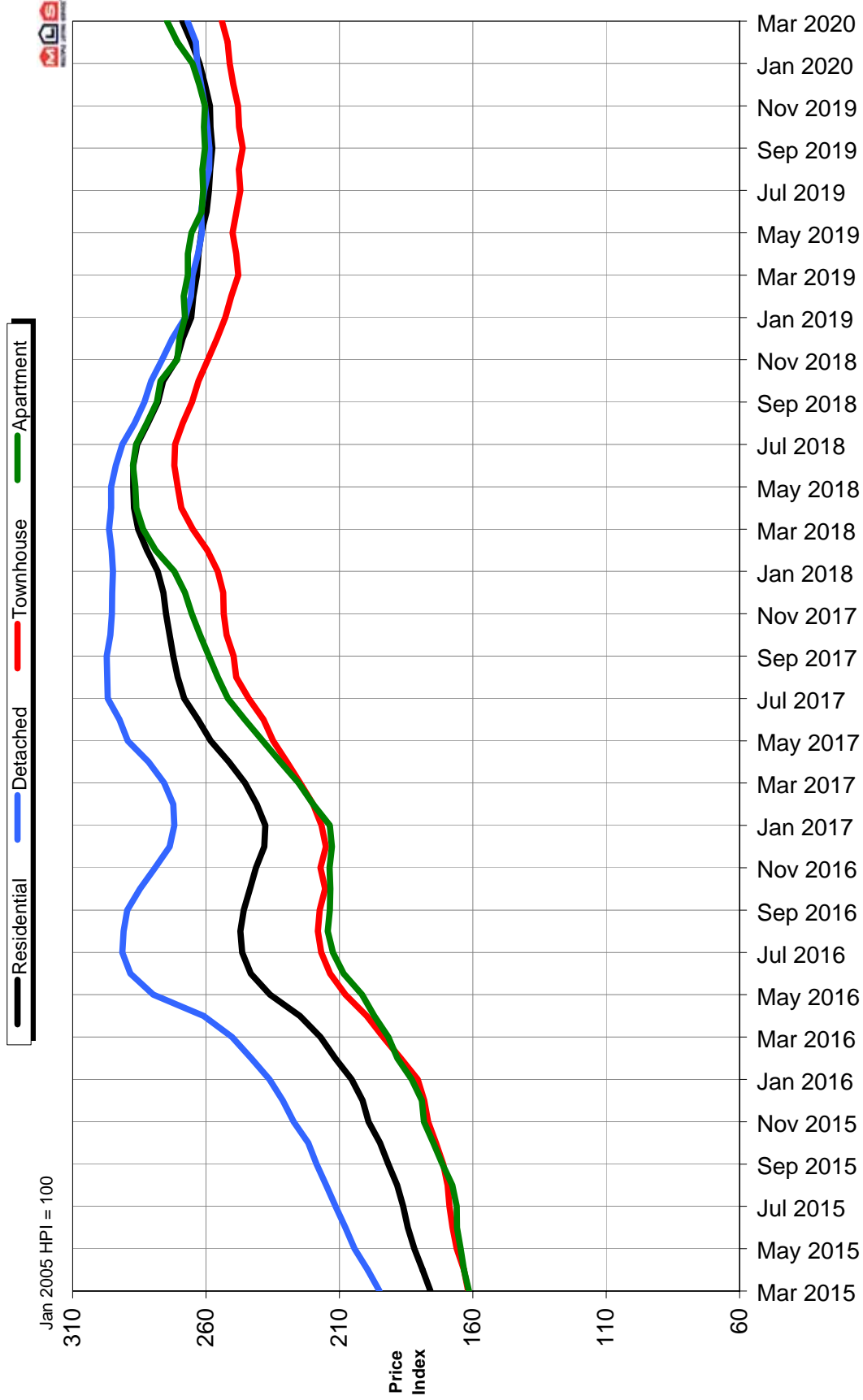
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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



Jan 2005 HPI = 100

Price Index

Mar 2020  
Jan 2020  
Nov 2019  
Sep 2019  
Jul 2019  
May 2019  
Mar 2019  
Jan 2019  
Nov 2018  
Sep 2018  
Jul 2018  
May 2018  
Mar 2018  
Jan 2018  
Nov 2017  
Sep 2017  
Jul 2017  
May 2017  
Mar 2017  
Jan 2017  
Nov 2016  
Sep 2016  
Jul 2016  
May 2016  
Mar 2016  
Jan 2016  
Nov 2015  
Sep 2015  
Jul 2015  
May 2015  
Mar 2015

# MLS® SALES Facts



**March  
2020**

	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>March 2020</b>	69 Number of Sales Detached 58 Attached 170 Apartment	73 Number of Sales Detached 49 Attached 79 Apartment	40 Number of Sales Detached 14 Attached 17 Apartment	5 Number of Sales Detached 0 Attached 0 Apartment	104 Number of Sales Detached 66 Attached 29 Apartment	21 Number of Sales Detached 16 Attached 81 Apartment	69 Number of Sales Detached 35 Attached 99 Apartment	28 Number of Sales Detached 30 Attached 38 Apartment	16 Number of Sales Detached 16 Attached 22 Apartment	97 Number of Sales Detached 73 Attached 165 Apartment	18 Number of Sales Detached 10 Attached 7 Apartment	44 Number of Sales Detached 11 Attached 3 Apartment	109 Number of Sales Detached 47 Attached 136 Apartment	106 Number of Sales Detached 52 Attached 308 Apartment	41 Number of Sales Detached 6 Attached 9 Apartment	12 Number of Sales Detached 10 Attached 16 Apartment	852 Number of Sales Detached 493 Attached 1,179 Apartment
	\$1,549,000 Median Selling Price \$835,000 Attached \$607,500 Apartment	\$1,250,000 Median Selling Price \$815,000 Attached \$510,000 Apartment	\$1,025,000 Median Selling Price n/a Attached n/a Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$887,810 Median Selling Price \$549,900 Attached \$399,000 Apartment	\$1,200,000 Median Selling Price n/a Attached \$525,000 Apartment	\$1,632,000 Median Selling Price \$1,049,000 Attached \$695,000 Apartment	\$1,031,000 Median Selling Price \$635,000 Attached \$442,500 Apartment	n/a Median Selling Price n/a Attached \$627,950 Apartment	\$1,608,000 Median Selling Price \$853,000 Attached \$551,000 Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$628,500 Median Selling Price n/a Attached n/a Apartment	\$1,497,000 Median Selling Price \$1,100,000 Attached \$590,000 Apartment	\$3,050,000 Median Selling Price \$1,232,500 Attached \$790,000 Apartment	\$2,465,000 Median Selling Price n/a Attached n/a Apartment	n/a Median Selling Price n/a Attached n/a Apartment	n/a Median Selling Price n/a Attached n/a Apartment
<b>February 2020</b>	54 Number of Sales Detached 47 Attached 134 Apartment	67 Number of Sales Detached 41 Attached 87 Apartment	37 Number of Sales Detached 13 Attached 18 Apartment	3 Number of Sales Detached 0 Attached 0 Apartment	98 Number of Sales Detached 60 Attached 38 Apartment	20 Number of Sales Detached 7 Attached 63 Apartment	71 Number of Sales Detached 35 Attached 98 Apartment	25 Number of Sales Detached 18 Attached 40 Apartment	9 Number of Sales Detached 8 Attached 19 Apartment	52 Number of Sales Detached 59 Attached 136 Apartment	15 Number of Sales Detached 16 Attached 16 Apartment	31 Number of Sales Detached 2 Attached 8 Apartment	86 Number of Sales Detached 38 Attached 118 Apartment	62 Number of Sales Detached 43 Attached 261 Apartment	45 Number of Sales Detached 3 Attached 7 Apartment	10 Number of Sales Detached 14 Attached 18 Apartment	685 Number of Sales Detached 404 Attached 1,061 Apartment
	\$1,452,500 Median Selling Price \$796,944 Attached \$607,000 Apartment	\$1,238,000 Median Selling Price \$898,900 Attached \$527,500 Apartment	\$1,035,000 Median Selling Price n/a Attached n/a Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$913,805 Median Selling Price \$554,950 Attached \$377,450 Apartment	\$1,192,500 Median Selling Price n/a Attached \$507,000 Apartment	\$1,640,000 Median Selling Price \$1,090,000 Attached \$655,000 Apartment	\$950,000 Median Selling Price n/a Attached \$440,000 Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$1,725,000 Median Selling Price \$862,000 Attached \$576,450 Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$586,500 Median Selling Price n/a Attached n/a Apartment	\$1,422,500 Median Selling Price \$1,093,700 Attached \$640,000 Apartment	\$2,980,000 Median Selling Price \$1,160,000 Attached \$760,000 Apartment	\$2,310,700 Median Selling Price n/a Attached n/a Apartment	n/a Median Selling Price n/a Attached n/a Apartment	n/a Median Selling Price n/a Attached n/a Apartment
<b>March 2019</b>	36 Number of Sales Detached 43 Attached 111 Apartment	48 Number of Sales Detached 33 Attached 61 Apartment	22 Number of Sales Detached 12 Attached 6 Apartment	0 Number of Sales Detached 0 Attached 0 Apartment	60 Number of Sales Detached 47 Attached 32 Apartment	11 Number of Sales Detached 5 Attached 65 Apartment	70 Number of Sales Detached 22 Attached 73 Apartment	16 Number of Sales Detached 19 Attached 24 Apartment	7 Number of Sales Detached 8 Attached 23 Apartment	54 Number of Sales Detached 30 Attached 94 Apartment	16 Number of Sales Detached 19 Attached 14 Apartment	38 Number of Sales Detached 2 Attached 11 Apartment	53 Number of Sales Detached 28 Attached 93 Apartment	64 Number of Sales Detached 34 Attached 235 Apartment	23 Number of Sales Detached 3 Attached 8 Apartment	11 Number of Sales Detached 20 Attached 23 Apartment	529 Number of Sales Detached 325 Attached 873 Apartment
	\$1,427,000 Median Selling Price \$815,000 Attached \$574,250 Apartment	\$1,165,000 Median Selling Price \$808,900 Attached \$527,000 Apartment	\$1,099,750 Median Selling Price n/a Attached n/a Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$835,000 Median Selling Price \$535,000 Attached \$402,500 Apartment	n/a Median Selling Price n/a Attached \$520,000 Apartment	\$1,547,500 Median Selling Price \$976,500 Attached \$600,000 Apartment	n/a Median Selling Price n/a Attached \$407,750 Apartment	n/a Median Selling Price n/a Attached \$580,000 Apartment	\$1,538,500 Median Selling Price \$856,250 Attached \$540,500 Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$610,000 Median Selling Price n/a Attached n/a Apartment	\$1,385,000 Median Selling Price \$950,000 Attached \$558,350 Apartment	\$2,800,000 Median Selling Price \$1,200,000 Attached \$775,000 Apartment	\$2,380,000 Median Selling Price n/a Attached n/a Apartment	n/a Median Selling Price \$1,190,000 Attached \$375,000 Apartment	n/a Median Selling Price n/a Attached n/a Apartment
<b>Jan. - Mar. 2020</b>	164 Number of Sales Detached 142 Attached 428 Apartment	181 Number of Sales Detached 122 Attached 237 Apartment	100 Number of Sales Detached 40 Attached 55 Apartment	12 Number of Sales Detached 2 Attached 0 Apartment	289 Number of Sales Detached 162 Attached 99 Apartment	48 Number of Sales Detached 27 Attached 182 Apartment	164 Number of Sales Detached 83 Attached 280 Apartment	75 Number of Sales Detached 63 Attached 101 Apartment	34 Number of Sales Detached 36 Attached 57 Apartment	201 Number of Sales Detached 195 Attached 402 Apartment	45 Number of Sales Detached 32 Attached 34 Apartment	96 Number of Sales Detached 17 Attached 14 Apartment	248 Number of Sales Detached 115 Attached 332 Apartment	203 Number of Sales Detached 125 Attached 779 Apartment	107 Number of Sales Detached 11 Attached 22 Apartment	29 Number of Sales Detached 43 Attached 52 Apartment	1,976 Number of Sales Detached 1,215 Attached 3,054 Apartment
	\$1,462,500 Median Selling Price \$815,000 Attached \$599,450 Apartment	\$1,280,000 Median Selling Price \$815,000 Attached \$511,250 Apartment	\$1,022,500 Median Selling Price \$692,900 Attached \$545,000 Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$879,998 Median Selling Price \$549,400 Attached \$385,100 Apartment	\$1,179,000 Median Selling Price \$740,500 Attached \$520,000 Apartment	\$1,642,750 Median Selling Price \$1,055,000 Attached \$645,000 Apartment	\$955,000 Median Selling Price \$657,000 Attached \$440,000 Apartment	\$1,332,500 Median Selling Price \$749,750 Attached \$596,000 Apartment	\$1,827,500 Median Selling Price \$830,000 Attached \$557,500 Apartment	\$1,086,344 Median Selling Price \$680,000 Attached \$482,500 Apartment	\$622,738 Median Selling Price n/a Attached n/a Apartment	\$1,480,000 Median Selling Price \$1,085,619 Attached \$595,000 Apartment	\$3,030,000 Median Selling Price \$1,300,000 Attached \$765,000 Apartment	\$2,360,000 Median Selling Price n/a Attached \$637,500 Apartment	\$2,099,000 Median Selling Price \$1,100,000 Attached \$525,500 Apartment	n/a Median Selling Price n/a Attached n/a Apartment
<b>Jan. - Mar. 2019</b>	92 Number of Sales Detached 96 Attached 315 Apartment	113 Number of Sales Detached 82 Attached 168 Apartment	56 Number of Sales Detached 27 Attached 26 Apartment	11 Number of Sales Detached 0 Attached 0 Apartment	156 Number of Sales Detached 113 Attached 75 Apartment	34 Number of Sales Detached 22 Attached 162 Apartment	142 Number of Sales Detached 64 Attached 173 Apartment	46 Number of Sales Detached 44 Attached 61 Apartment	25 Number of Sales Detached 18 Attached 56 Apartment	120 Number of Sales Detached 84 Attached 249 Apartment	40 Number of Sales Detached 45 Attached 27 Apartment	93 Number of Sales Detached 14 Attached 19 Apartment	151 Number of Sales Detached 72 Attached 222 Apartment	141 Number of Sales Detached 78 Attached 554 Apartment	66 Number of Sales Detached 7 Attached 26 Apartment	30 Number of Sales Detached 41 Attached 58 Apartment	1,316 Number of Sales Detached 807 Attached 2,191 Apartment
	\$1,450,000 Median Selling Price \$750,000 Attached \$569,000 Apartment	\$1,155,000 Median Selling Price \$769,500 Attached \$509,000 Apartment	\$1,017,500 Median Selling Price \$688,000 Attached \$453,500 Apartment	n/a Median Selling Price n/a Attached n/a Apartment	\$818,500 Median Selling Price \$527,900 Attached \$380,000 Apartment	\$1,160,000 Median Selling Price \$717,500 Attached \$505,000 Apartment	\$1,550,000 Median Selling Price \$1,009,750 Attached \$592,000 Apartment	\$875,000 Median Selling Price \$622,950 Attached \$398,500 Apartment	\$1,180,000 Median Selling Price n/a Attached \$591,800 Apartment	\$1,511,500 Median Selling Price \$828,800 Attached \$533,888 Apartment	\$1,027,500 Median Selling Price \$645,000 Attached \$430,000 Apartment	\$587,500 Median Selling Price n/a Attached n/a Apartment	\$1,325,000 Median Selling Price \$969,000 Attached \$570,000 Apartment	\$2,735,000 Median Selling Price \$1,210,000 Attached \$765,000 Apartment	\$2,275,000 Median Selling Price n/a Attached \$1,082,500 Apartment	\$1,887,500 Median Selling Price \$1,130,000 Attached \$399,500 Apartment	n/a Median Selling Price n/a Attached n/a Apartment



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

# MLS® LISTINGS Facts



## March 2020

	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>March 2020</b>	105	147	87	10	185	32	130	48	40	138	39	78	188	151	109	22	1,509
	Detached	Attached	Apartment														
	68	87	22	2	88	21	53	35	31	110	21	17	59	90	16	33	753
	310	148	30	0	84	143	165	58	31	274	25	11	215	599	41	40	2,174
	66%	50%	46%	50%	56%	66%	53%	58%	40%	70%	48%	56%	58%	70%	38%	55%	n/a
	85%	56%	64%	0%	75%	76%	66%	86%	52%	66%	48%	65%	80%	58%	38%	30%	n/a
	55%	53%	57%	n/a	35%	57%	60%	66%	71%	60%	28%	27%	63%	51%	22%	40%	n/a
<b>February 2020</b>	97	101	67	3	154	29	124	38	32	144	36	77	157	131	100	25	1,315
	Detached	Attached	Apartment														
	78	48	19	1	103	15	54	36	25	113	23	16	70	86	11	25	723
	240	177	34	1	72	108	188	49	42	243	18	15	210	492	30	45	1,964
	56%	66%	55%	100%	64%	69%	57%	66%	28%	36%	42%	40%	55%	47%	45%	40%	n/a
	60%	85%	68%	0%	58%	47%	65%	50%	32%	52%	70%	13%	54%	50%	27%	56%	n/a
	56%	49%	53%	0%	53%	58%	52%	82%	45%	56%	89%	53%	56%	53%	23%	40%	n/a
<b>March 2019</b>	163	169	100	8	173	44	147	54	28	224	42	115	210	188	120	21	1,806
	Detached	Attached	Apartment														
	119	83	23	5	85	16	66	39	21	144	18	14	65	113	12	36	859
	279	157	33	0	53	142	174	74	44	302	19	28	226	688	30	35	2,284
	22%	28%	22%	0%	35%	25%	48%	30%	25%	24%	38%	33%	25%	34%	19%	52%	n/a
	36%	40%	52%	0%	55%	31%	33%	49%	38%	21%	106%	14%	43%	30%	25%	56%	n/a
	40%	39%	18%	n/a	60%	46%	42%	32%	52%	31%	74%	39%	41%	34%	27%	66%	n/a
<b>Jan. - Mar. 2020</b>	325	365	224	19	469	89	385	123	96	450	103	204	465	426	345	70	4,158
	Detached	Attached	Apartment														
	226	196	69	6	262	55	167	106	67	332	60	43	192	268	34	89	2,172
	800	449	115	2	211	339	528	162	101	759	67	29	596	1,591	102	129	5,980
	50%	50%	45%	63%	57%	54%	43%	61%	35%	45%	44%	47%	53%	48%	31%	41%	n/a
	63%	62%	58%	33%	62%	49%	50%	59%	54%	59%	53%	40%	60%	47%	32%	48%	n/a
	54%	53%	48%	0%	47%	54%	49%	62%	56%	53%	51%	48%	56%	49%	22%	40%	n/a
<b>Jan. - Mar. 2019</b>	420	452	240	14	459	113	438	143	91	686	112	256	558	611	393	65	5,051
	Detached	Attached	Apartment														
	311	214	74	5	206	48	195	104	50	390	66	37	194	322	40	102	2,358
	779	401	77	0	165	396	508	195	110	817	46	56	588	1,901	124	117	6,280
	22%	25%	23%	79%	34%	30%	32%	32%	27%	17%	36%	36%	27%	23%	17%	46%	n/a
	31%	38%	36%	0%	55%	46%	33%	42%	36%	22%	68%	38%	37%	24%	18%	40%	n/a
	40%	42%	34%	n/a	45%	41%	34%	31%	51%	30%	59%	34%	38%	29%	21%	50%	n/a

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

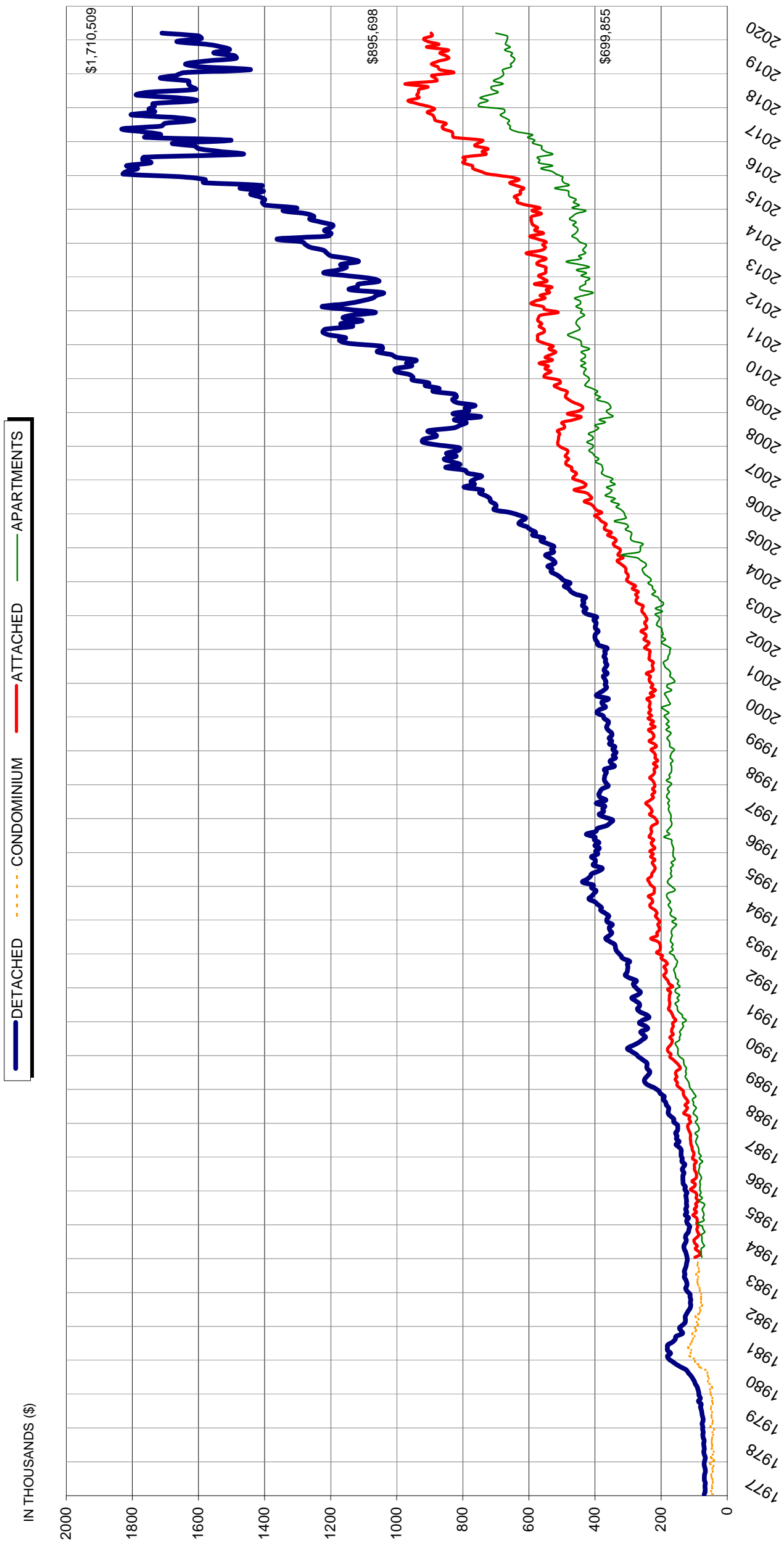


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Mar 2019	2 Feb 2020	3 Mar 2020	Col. 2 & 3 Percentage Variance	5 Mar 2019	6 Feb 2020	7 Mar 2020	Col. 6 & 7 Percentage Variance	9 Jan 2019 - Mar 2019	10 Jan 2020 - Mar 2020	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	163	97	105	8.2	36	54	69	27.8	92	164	78.3
ATTACHED	119	78	68	-12.8	43	47	58	23.4	96	142	47.9
APARTMENTS	279	240	310	29.2	111	134	170	26.9	315	428	35.9
<b>COQUITLAM</b>											
DETACHED	169	101	147	45.5	48	67	73	9.0	113	181	60.2
ATTACHED	83	48	87	81.3	33	41	49	19.5	82	122	48.8
APARTMENTS	157	177	148	-16.4	61	87	79	-9.2	168	237	41.1
<b>DELTA</b>											
DETACHED	100	67	87	29.9	22	37	40	8.1	56	100	78.6
ATTACHED	23	19	22	15.8	12	13	14	7.7	27	40	48.1
APARTMENTS	33	34	30	-11.8	6	18	17	-5.6	26	55	111.5
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	173	154	185	20.1	60	98	104	6.1	156	269	72.4
ATTACHED	85	103	88	-14.6	47	60	66	10.0	113	162	43.4
APARTMENTS	53	72	84	16.7	32	38	29	-23.7	75	99	32.0
<b>NORTH VANCOUVER</b>											
DETACHED	147	124	130	4.8	70	71	69	-2.8	142	164	15.5
ATTACHED	66	54	53	-1.9	22	35	35	0.0	64	83	29.7
APARTMENTS	174	188	165	-12.2	73	98	99	1.0	173	260	50.3
<b>NEW WESTMINSTER</b>											
DETACHED	44	29	32	10.3	11	20	21	5.0	34	48	41.2
ATTACHED	16	15	21	40.0	5	7	16	128.6	22	27	22.7
APARTMENTS	142	108	143	32.4	65	63	81	28.6	162	182	12.3
<b>PORT MOODY/BELCARRA</b>											
DETACHED	28	32	40	25.0	7	9	16	77.8	25	34	36.0
ATTACHED	21	25	31	24.0	8	8	16	100.0	18	36	100.0
APARTMENTS	44	42	31	-26.2	23	19	22	15.8	56	57	1.8
<b>PORT COQUITLAM</b>											
DETACHED	54	38	48	26.3	16	25	28	12.0	46	75	63.0
ATTACHED	39	36	35	-2.8	19	18	30	66.7	44	63	43.2
APARTMENTS	74	49	58	18.4	24	40	38	-5.0	61	101	65.6
<b>RICHMOND</b>											
DETACHED	224	144	138	-4.2	54	52	97	86.5	120	201	67.5
ATTACHED	144	113	110	-2.7	30	59	73	23.7	84	195	132.1
APARTMENTS	302	243	274	12.8	94	136	165	21.3	249	402	61.4
<b>SUNSHINE COAST</b>											
DETACHED	115	77	78	1.3	38	31	44	41.9	93	96	3.2
ATTACHED	14	16	17	6.3	2	2	11	450.0	14	17	21.4
APARTMENTS	28	15	11	-26.7	11	8	3	-62.5	19	14	-26.3
<b>SQUAMISH</b>											
DETACHED	42	36	39	8.3	16	15	18	20.0	40	45	12.5
ATTACHED	18	23	21	-8.7	19	16	10	-37.5	45	32	-28.9
APARTMENTS	19	18	25	38.9	14	16	7	-56.3	27	34	25.9
<b>VANCOUVER EAST</b>											
DETACHED	210	157	188	19.7	53	86	109	26.7	151	248	64.2
ATTACHED	65	70	59	-15.7	28	38	47	23.7	72	115	59.7
APARTMENTS	226	210	215	2.4	93	118	136	15.3	222	332	49.5
<b>VANCOUVER WEST</b>											
DETACHED	188	131	151	15.3	64	62	106	71.0	141	203	44.0
ATTACHED	113	86	90	4.7	34	43	52	20.9	78	125	60.3
APARTMENTS	688	492	599	21.7	235	261	308	18.0	554	779	40.6
<b>WHISTLER/PEMBERTON</b>											
DETACHED	21	25	22	-12.0	11	10	12	20.0	30	29	-3.3
ATTACHED	36	25	33	32.0	20	14	10	-28.6	41	43	4.9
APARTMENTS	35	45	40	-11.1	23	18	16	-11.1	58	52	-10.3
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	120	100	109	9.0	23	45	41	-8.9	66	107	62.1
ATTACHED	12	11	16	45.5	3	3	6	100.0	7	11	57.1
APARTMENTS	30	30	41	36.7	8	7	9	28.6	26	22	-15.4
<b>GRAND TOTALS</b>											
DETACHED	<b>1798</b>	<b>1312</b>	<b>1499</b>	<b>14.3</b>	<b>529</b>	<b>682</b>	<b>847</b>	<b>24.2</b>	<b>1305</b>	<b>1964</b>	<b>50.5</b>
ATTACHED	<b>854</b>	<b>722</b>	<b>751</b>	<b>4.0</b>	<b>325</b>	<b>404</b>	<b>493</b>	<b>22.0</b>	<b>807</b>	<b>1213</b>	<b>50.3</b>
APARTMENTS	<b>2284</b>	<b>1963</b>	<b>2174</b>	<b>10.7</b>	<b>873</b>	<b>1061</b>	<b>1179</b>	<b>11.1</b>	<b>2191</b>	<b>3054</b>	<b>39.4</b>



## Residential Average Sale Prices - January 1977 to March 2020



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