

Increased seller activity is giving buyers more choice this spring

VANCOUVER, BC – April 3, 2024 – The number of Metro Vancouver¹ homes listed for sale on the MLS® rose nearly 23 per cent year-over-year, providing more opportunity for buyers looking for a home this spring.

The Greater Vancouver REALTORS® (GVR)² reports that residential sales³ in the region totalled 2,415 in March 2024, a 4.7 per cent decrease from the 2,535 sales recorded in March 2023. This was 31.2 per cent below the 10-year seasonal average (3,512).

“If you’re finding the weather a little chillier than last spring, you may find some comfort in knowing that the market isn’t quite as hot as it was last spring either, particularly if you’re a buyer,” Andrew Lis, GVR’s director of economics and data analytics said. “Despite the welcome increase in inventory, the overall market balance continues inching deeper into sellers’ market territory, which suggests demand remains strong for well-priced and well-located properties.”

There were 5,002 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in March 2024. This represents a 15.9 per cent increase compared to the 4,317 properties listed in March 2023. This was 9.5 per cent below the 10-year seasonal average (5,524).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 10,552, a 22.5 per cent increase compared to March 2023 (8,617). This is 6.3 per cent above the 10-year seasonal average (9,923).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for March 2024 is 23.8 per cent. By property type, the ratio is 18.2 per cent for detached homes, 31.3 per cent for attached, and 25.8 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.

“Even though the market isn’t quite as hot as it was last year, we’re still seeing modest month-over-month price gains of one to two per cent happening at the aggregate level, which is an interesting dynamic given that borrowing costs remain elevated,” Lis said. “With the latest inflation numbers trending in the right direction, it remains likely that we’ll see at least one or two modest cuts to the Bank of Canada’s policy rate in 2024, but even if these cuts come, they may not provide the boost to affordability many had been hoping for. As a result, we expect constrained borrowing power to remain a challenging headwind as we move into the summer months.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,196,800. This represents a 4.5 per cent increase over March 2023 and a 1.1 per cent increase compared to February 2024.

Sales of detached homes in March 2024 reached 694, a 5.4 per cent decrease from the 734 detached sales recorded in March 2023. The benchmark price for a detached home is \$2,007,900. This represents a 7.4 per cent increase from March 2023 and a 1.8 per cent increase compared to February 2024.

Sales of apartment homes reached 1,207 in March 2024, a 7.9 per cent decrease compared to the 1,311 sales in March 2023. The benchmark price of an apartment home is \$777,500. This represents a 5.7 per cent increase from March 2023 and a 0.9 per cent increase compared to February 2024.

Attached home sales in March 2024 totalled 495, a 6.2 per cent increase compared to the 466 sales in March 2023. The benchmark price of a townhouse is \$1,112,800. This represents a 5 per cent increase from March 2023 and a 1.7 per cent increase compared to February 2024.

-30-

Editor's Note:

1. Areas covered by Greater Vancouver REALTORS® 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. On February 12, 2024, The Real Estate Board of Greater Vancouver changed its organizational name to the Greater Vancouver REALTORS®.

3. GVR 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.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association 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.gvrealtors.ca.

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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	\$1,130,600	343.5	1.2%	2.3%	-0.9%	4.7%	14.0%	36.4%	85.7%
	Greater Vancouver	\$1,196,800	338.9	1.1%	2.4%	-0.6%	4.4%	12.5%	31.3%	75.3%
	Bowen Island	\$1,356,900	284.8	1.1%	4.4%	-6.0%	-3.9%	8.4%	40.2%	126.8%
	Burnaby East	\$1,205,400	375.0	3.6%	4.1%	2.2%	8.2%	18.6%	35.9%	107.6%
	Burnaby North	\$1,015,100	338.0	1.3%	2.1%	0.1%	3.0%	12.4%	29.7%	92.0%
	Burnaby South	\$1,122,400	354.2	0.8%	2.3%	-0.4%	5.0%	16.1%	27.4%	91.0%
	Coquitlam	\$1,119,200	350.0	0.5%	2.2%	-0.1%	3.3%	15.4%	38.2%	110.3%
	Ladner	\$1,158,500	336.5	3.4%	3.3%	-1.7%	8.9%	20.3%	46.0%	113.9%
	Maple Ridge	\$983,900	340.6	1.6%	2.3%	-1.6%	5.8%	16.4%	50.1%	151.7%
	New Westminster	\$848,100	384.5	3.4%	4.0%	0.9%	5.7%	20.6%	39.5%	113.3%
	North Vancouver	\$1,393,700	320.2	1.7%	2.1%	0.4%	3.6%	10.9%	31.3%	87.0%
	Pitt Meadows	\$951,300	380.1	3.1%	7.6%	2.8%	12.4%	22.4%	55.0%	176.0%
	Port Coquitlam	\$956,800	368.0	-0.4%	2.4%	-0.2%	4.6%	20.1%	49.6%	140.4%
	Port Moody	\$1,108,600	350.2	0.5%	-0.9%	-1.5%	0.8%	16.4%	41.7%	123.2%
	Richmond	\$1,191,800	391.4	1.6%	3.3%	0.6%	3.4%	18.1%	35.4%	91.0%
	Squamish	\$1,078,000	352.1	0.2%	-0.8%	-0.4%	3.4%	13.6%	40.2%	143.2%
	Sunshine Coast	\$826,300	303.0	2.9%	4.4%	-2.1%	0.0%	12.6%	45.8%	143.8%
	Tsawwassen	\$1,238,600	321.8	3.3%	2.7%	-0.7%	9.0%	16.7%	33.7%	95.4%
	Vancouver East	\$1,210,400	376.5	1.2%	1.5%	-1.5%	6.7%	13.3%	31.4%	88.4%
	Vancouver West	\$1,336,400	314.2	-0.1%	3.0%	-0.9%	4.4%	4.9%	14.3%	40.2%
West Vancouver	\$2,550,000	274.9	2.3%	1.0%	-3.9%	2.2%	-3.5%	19.1%	39.4%	
Whistler	\$1,348,600	303.0	0.2%	-0.9%	-1.7%	0.7%	14.0%	44.3%	157.4%	
Single Family Detached	Lower Mainland	\$1,794,900	393.0	2.0%	2.7%	-0.2%	8.4%	16.0%	46.2%	102.9%
	Greater Vancouver	\$2,007,900	373.4	1.8%	2.2%	-0.5%	7.4%	13.9%	38.0%	81.9%
	Bowen Island	\$1,359,500	284.8	1.1%	4.3%	-6.1%	-3.9%	8.3%	40.2%	126.6%
	Burnaby East	\$1,964,700	420.2	4.5%	8.4%	5.6%	14.6%	23.8%	52.5%	131.9%
	Burnaby North	\$2,112,000	403.8	2.6%	2.8%	3.1%	9.7%	21.0%	44.0%	112.2%
	Burnaby South	\$2,272,400	425.9	1.9%	7.4%	3.4%	11.7%	23.5%	40.1%	110.4%
	Coquitlam	\$1,810,600	419.2	0.5%	1.8%	1.2%	5.5%	18.8%	51.2%	146.9%
	Ladner	\$1,414,900	342.4	1.9%	2.0%	-1.8%	13.5%	18.3%	49.8%	117.3%
	Maple Ridge	\$1,273,200	371.8	1.3%	2.3%	-1.9%	7.0%	15.2%	54.9%	172.0%
	New Westminster	\$1,600,000	396.1	3.8%	6.7%	4.0%	11.2%	20.4%	51.6%	124.3%
	North Vancouver	\$2,259,900	350.8	2.0%	1.8%	-0.6%	5.4%	11.0%	40.1%	109.6%
	Pitt Meadows	\$1,334,800	401.4	2.6%	8.7%	0.2%	12.6%	18.7%	53.0%	177.6%
	Port Coquitlam	\$1,396,400	393.4	-1.5%	1.4%	-0.8%	6.1%	18.0%	56.0%	158.6%
	Port Moody	\$2,060,800	391.2	1.0%	-1.4%	-1.0%	3.7%	21.5%	48.9%	138.7%
	Richmond	\$2,190,500	445.9	2.9%	3.7%	0.5%	4.1%	16.7%	33.7%	105.2%
	Squamish	\$1,527,100	373.6	-0.3%	-1.0%	-3.4%	-0.9%	4.0%	36.2%	167.6%
	Sunshine Coast	\$878,000	306.8	3.6%	6.3%	-2.8%	-0.9%	11.0%	46.9%	145.2%
	Tsawwassen	\$1,605,000	354.8	2.4%	2.4%	0.7%	14.7%	18.9%	46.2%	114.0%
	Vancouver East	\$1,852,200	412.0	1.1%	-0.3%	-2.4%	8.2%	12.7%	35.8%	104.2%
	Vancouver West	\$3,452,200	358.7	0.5%	-0.4%	-2.8%	5.5%	3.9%	17.1%	50.6%
West Vancouver	\$3,177,400	294.2	3.3%	1.2%	-3.2%	4.4%	0.4%	21.4%	48.3%	
Whistler	\$2,392,200	312.9	-0.1%	1.1%	-3.3%	1.1%	10.4%	41.3%	134.7%	

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	\$982,800	374.3	1.8%	3.3%	0.8%	6.1%	27.1%	47.8%	137.3%
	Greater Vancouver	\$1,112,800	386.5	1.7%	3.7%	1.3%	5.0%	24.4%	44.2%	135.0%
	Burnaby East	\$925,300	398.8	7.4%	3.9%	1.2%	10.3%	29.4%	40.9%	136.0%
	Burnaby North	\$894,600	367.5	0.2%	-0.8%	-1.9%	2.9%	21.9%	33.2%	124.9%
	Burnaby South	\$1,026,100	386.9	1.1%	-0.9%	0.4%	6.5%	24.3%	36.0%	127.5%
	Coquitlam	\$1,062,600	414.3	0.1%	3.6%	-1.1%	4.6%	24.8%	50.6%	160.9%
	Ladner	\$1,033,800	413.0	8.9%	10.4%	2.5%	6.9%	28.7%	51.9%	150.8%
	Maple Ridge	\$783,500	392.7	3.0%	4.4%	1.1%	7.4%	23.8%	51.2%	182.5%
	New Westminster	\$971,900	408.7	6.2%	6.3%	0.0%	3.8%	29.7%	51.5%	134.1%
	North Vancouver	\$1,374,200	368.1	2.4%	3.2%	4.7%	1.4%	27.5%	44.5%	133.9%
	Pitt Meadows	\$841,000	411.4	3.3%	6.0%	3.0%	10.8%	20.1%	49.6%	170.1%
	Port Coquitlam	\$963,000	386.9	5.2%	5.5%	1.9%	8.1%	23.9%	55.1%	165.2%
	Port Moody	\$1,008,700	388.9	0.4%	0.1%	-4.5%	0.9%	20.4%	42.3%	154.2%
	Richmond	\$1,146,600	413.8	2.3%	4.8%	1.8%	4.7%	29.6%	46.7%	130.9%
	Squamish	\$1,030,700	370.5	0.0%	-1.1%	0.2%	2.7%	22.1%	47.0%	184.6%
	Sunshine Coast	\$746,200	344.5	0.7%	-0.9%	0.8%	3.7%	26.9%	55.4%	169.1%
	Tsawwassen	\$1,036,700	306.4	8.6%	10.3%	0.8%	2.5%	19.5%	23.1%	76.0%
	Vancouver East	\$1,148,700	378.9	3.7%	7.2%	0.7%	5.3%	18.9%	33.9%	115.9%
Vancouver West	\$1,483,800	337.5	-2.8%	4.1%	1.8%	4.2%	12.5%	26.9%	96.1%	
Whistler	\$1,512,000	391.9	1.6%	1.3%	2.2%	4.8%	30.5%	63.0%	230.4%	
Apartment	Lower Mainland	\$722,000	360.6	1.0%	3.4%	1.2%	5.8%	19.4%	29.4%	112.6%
	Greater Vancouver	\$777,500	358.3	0.9%	3.5%	1.2%	5.7%	17.4%	26.3%	110.6%
	Burnaby East	\$804,200	344.1	3.1%	2.6%	0.9%	3.0%	20.1%	24.0%	108.5%
	Burnaby North	\$753,300	375.1	0.6%	2.8%	0.9%	4.1%	20.4%	32.6%	126.5%
	Burnaby South	\$812,000	389.1	0.2%	0.4%	-1.3%	4.2%	19.0%	23.3%	121.3%
	Coquitlam	\$748,500	424.3	2.6%	5.2%	2.7%	6.6%	24.9%	35.1%	161.6%
	Ladner	\$674,800	343.2	-1.2%	-5.4%	-8.4%	-4.7%	17.7%	36.5%	143.4%
	Maple Ridge	\$546,000	382.1	2.4%	2.4%	0.6%	8.1%	27.6%	46.6%	170.4%
	New Westminster	\$665,400	406.0	2.8%	2.6%	0.5%	4.8%	22.3%	30.8%	132.1%
	North Vancouver	\$830,200	334.4	2.6%	4.0%	2.3%	7.8%	16.5%	27.1%	125.3%
	Pitt Meadows	\$623,800	426.4	2.3%	2.6%	1.2%	9.4%	25.6%	41.5%	172.5%
	Port Coquitlam	\$642,600	438.9	-1.2%	5.2%	2.5%	4.6%	23.6%	39.8%	170.8%
	Port Moody	\$741,200	398.1	0.7%	0.9%	2.4%	5.7%	17.7%	33.9%	147.3%
	Richmond	\$772,400	424.4	0.3%	3.8%	3.0%	6.5%	23.9%	36.2%	136.8%
	Squamish	\$639,600	379.4	0.1%	-2.8%	2.2%	10.3%	28.7%	45.0%	224.8%
	Sunshine Coast	\$583,400	332.8	-1.5%	-5.3%	0.6%	7.9%	20.4%	27.0%	138.1%
	Tsawwassen	\$685,100	321.2	2.1%	-0.5%	-3.5%	0.5%	19.7%	25.8%	131.6%
	Vancouver East	\$714,400	411.8	0.7%	3.1%	-0.7%	4.0%	12.1%	19.7%	110.5%
Vancouver West	\$856,700	327.0	0.3%	4.9%	0.8%	4.6%	9.0%	14.6%	87.0%	
West Vancouver	\$1,328,900	258.9	-0.8%	4.5%	-0.2%	9.5%	11.5%	21.5%	90.6%	
Whistler	\$736,500	316.8	-0.1%	-2.7%	3.3%	13.5%	34.9%	56.5%	236.3%	

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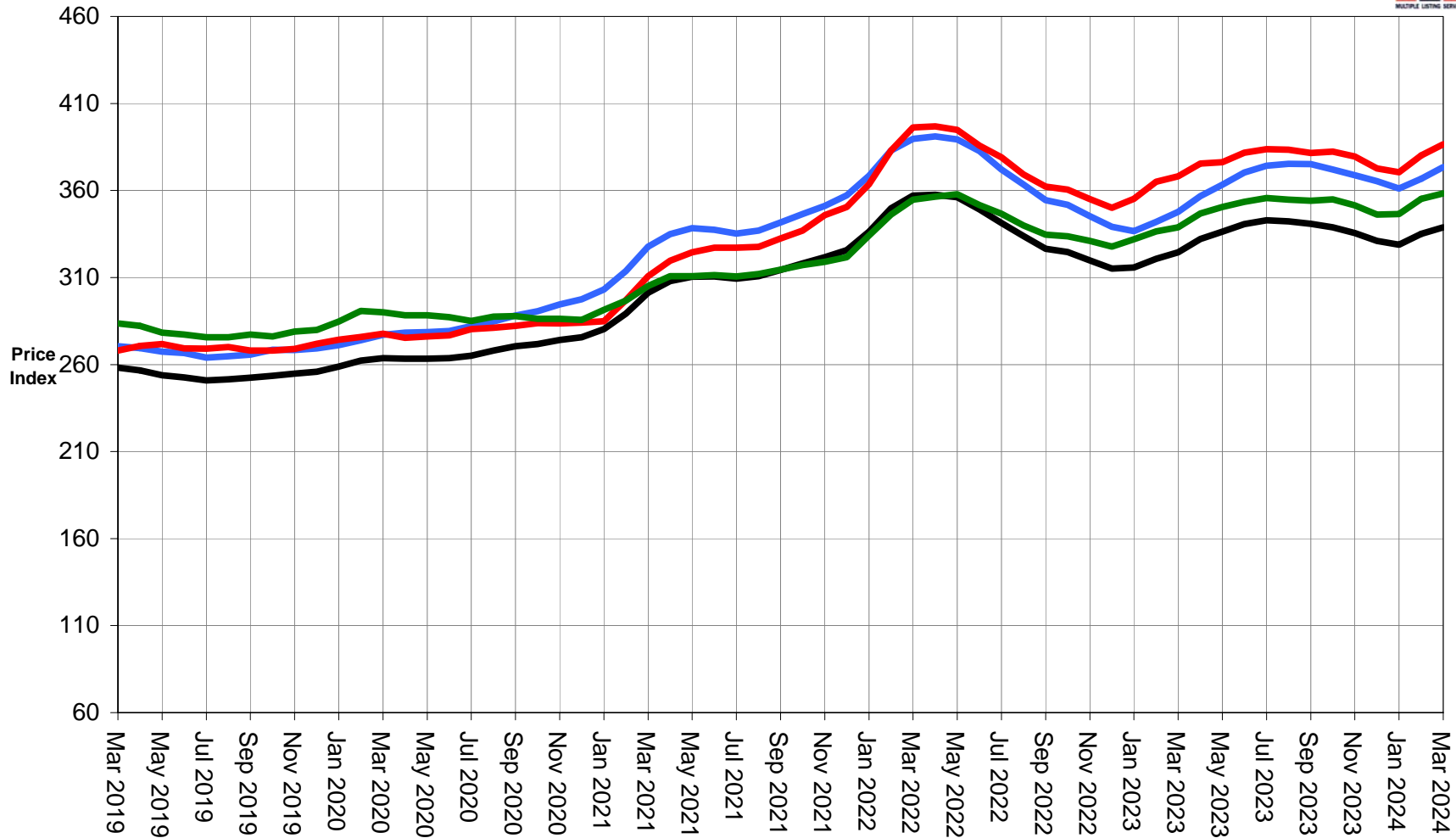
Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



MLS® SALES Facts



GREATER VANCOUVER REALTORS®

March 2024

		<i>Bowen Island</i>	<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>	<i>TOTALS</i>
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March 2024	Number of Sales	Detached	4	57	58	31	4	114	24	56	26	11	78	11	35	77	64	38	6	694
		Attached	0	32	64	20	0	64	11	37	19	14	58	14	4	81	58	1	18	495
		Apartment	0	192	112	13	0	36	73	94	44	20	142	7	4	126	302	14	28	1,207
Median Selling Price	Detached	n/a	\$2,200,000	\$1,854,000	\$1,580,000	n/a	\$1,325,000	\$1,593,000	\$2,353,500	\$1,445,026	n/a	\$2,091,944	n/a	\$939,000	\$1,998,750	\$3,600,000	\$2,895,000	n/a	n/a	
	Attached	n/a	\$970,000	\$1,146,550	\$1,241,500	n/a	\$824,950	n/a	\$1,438,000	n/a	n/a	\$1,190,500	n/a	n/a	\$1,550,000	\$1,708,900	n/a	n/a	n/a	
	Apartment	n/a	\$740,500	\$710,000	n/a	n/a	\$571,000	\$645,000	\$827,500	\$641,250	\$771,250	\$738,000	n/a	n/a	\$732,500	\$843,444	n/a	\$639,500	n/a	
February 2024	Number of Sales	Detached	3	40	45	21	4	81	10	42	15	7	67	18	31	64	66	40	6	560
		Attached	0	38	40	17	0	49	5	29	17	8	56	13	3	67	46	2	13	403
		Apartment	0	176	103	23	0	38	63	90	32	31	108	5	4	117	262	12	28	1,092
Median Selling Price	Detached	n/a	\$1,965,000	\$1,800,000	\$1,640,000	n/a	\$1,360,000	n/a	\$2,141,500	n/a	n/a	\$2,190,000	n/a	\$877,500	\$1,865,944	\$3,600,000	\$2,520,000	n/a	n/a	
	Attached	n/a	\$1,021,500	\$1,189,000	n/a	n/a	\$810,000	n/a	\$1,353,000	n/a	n/a	\$1,195,000	n/a	n/a	\$1,521,024	\$1,663,000	n/a	n/a	n/a	
	Apartment	n/a	\$727,500	\$646,500	\$689,900	n/a	\$570,000	\$610,000	\$799,000	\$637,000	\$710,000	\$729,000	n/a	n/a	\$675,000	\$845,000	n/a	\$684,500	n/a	
March 2023	Number of Sales	Detached	2	53	59	31	4	87	16	64	28	15	95	17	24	92	94	38	15	734
		Attached	0	46	31	18	0	49	5	38	12	21	73	19	8	83	43	4	16	466
		Apartment	0	219	104	23	0	36	75	111	29	44	180	12	6	111	312	22	26	1,310
Median Selling Price	Detached	n/a	\$1,825,000	\$1,650,000	\$1,352,000	n/a	\$1,190,000	n/a	\$1,992,500	\$1,349,000	n/a	\$1,995,000	n/a	\$874,500	\$1,800,000	\$3,480,000	\$2,890,400	n/a	n/a	
	Attached	n/a	\$1,000,500	\$1,170,000	n/a	n/a	\$755,000	n/a	\$1,428,950	n/a	\$1,052,000	\$1,126,500	n/a	n/a	\$1,349,500	\$1,549,000	n/a	n/a	n/a	
	Apartment	n/a	\$731,000	\$682,900	\$613,000	n/a	\$537,500	\$582,500	\$800,000	\$625,000	\$712,500	\$675,000	n/a	n/a	\$665,000	\$835,000	\$993,950	\$699,500	n/a	
Jan. - Mar. 2024 <i>Year-to-date</i>	Number of Sales	Detached	10	139	131	81	10	252	41	135	51	25	177	35	87	179	169	92	19	1,633
		Attached	0	99	127	48	1	140	22	83	51	34	149	35	12	208	123	6	45	1,183
		Apartment	0	502	276	41	0	115	177	247	94	62	342	17	11	310	750	32	69	3,045
Median Selling Price	Detached	n/a	\$2,100,000	\$1,800,000	\$1,485,000	n/a	\$1,315,000	\$1,665,000	\$2,198,000	\$1,422,500	\$1,894,000	\$2,180,000	\$1,570,000	\$907,642	\$1,897,500	\$3,460,000	\$2,835,000	n/a	n/a	
	Attached	n/a	\$1,010,000	\$1,168,000	\$1,082,450	n/a	\$818,500	\$1,052,500	\$1,420,900	\$959,900	\$1,036,000	\$1,192,000	\$980,000	n/a	\$1,525,000	\$1,680,000	n/a	\$1,310,000	n/a	
	Apartment	n/a	\$730,000	\$678,000	\$699,990	n/a	\$543,900	\$637,142	\$811,500	\$640,000	\$737,450	\$722,500	n/a	n/a	\$699,000	\$836,000	\$1,490,000	\$599,000	n/a	
Jan. - Mar. 2023 <i>Year-to-date</i>	Number of Sales	Detached	6	126	114	75	8	207	38	130	52	29	179	37	70	182	185	81	28	1,547
		Attached	0	111	75	39	0	103	10	80	36	42	134	32	17	151	107	11	40	988
		Apartment	0	479	236	46	0	84	154	233	55	78	379	24	8	268	666	41	58	2,809
Median Selling Price	Detached	n/a	\$1,837,000	\$1,650,000	\$1,352,000	n/a	\$1,156,000	\$1,340,500	\$1,920,000	\$1,307,500	\$1,814,000	\$1,980,000	\$1,380,000	\$920,000	\$1,735,000	\$3,392,000	\$2,850,000	\$2,322,500	n/a	
	Attached	n/a	\$1,000,800	\$1,135,000	\$1,128,000	n/a	\$737,000	n/a	\$1,392,500	\$878,000	\$1,050,000	\$1,126,500	\$927,000	n/a	\$1,365,000	\$1,549,000	n/a	\$1,610,000	n/a	
	Apartment	n/a	\$711,000	\$665,000	\$642,500	n/a	\$520,000	\$607,750	\$765,000	\$604,000	\$697,000	\$662,500	\$567,500	n/a	\$643,500	\$821,750	\$1,160,000	\$582,500	n/a	

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



MLS® LISTINGS Facts



GREATER VANCOUVER REALTORS®

March 2024

		<i>Bowen Island</i>	<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>	<i>TOTALS</i>
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March 2024	Number of Listings	Detached	10	94	118	57	9	182	53	100	49	33	171	30	146	178	169	132	31	1,562
		Attached	1	73	96	30	0	106	24	64	32	22	100	27	17	167	127	13	33	932
		Apartment	0	427	209	36	0	117	132	162	56	45	277	16	13	247	676	37	50	2,500
% Sales to Listings	Detached	40%	61%	49%	54%	44%	63%	45%	56%	53%	33%	46%	37%	24%	43%	38%	29%	19%		
	Attached	0%	44%	67%	67%	n/a	60%	46%	58%	59%	64%	58%	52%	24%	49%	46%	8%	55%		n/a
	Apartment	n/a	45%	54%	36%	n/a	31%	55%	58%	79%	44%	51%	44%	31%	51%	45%	38%	56%		
February 2024	Number of Listings	Detached	13	100	103	57	8	229	32	95	55	23	150	27	83	135	163	111	12	1,396
		Attached	0	62	94	23	0	95	25	65	26	21	81	19	12	159	112	8	33	835
		Apartment	0	354	171	30	0	106	128	177	64	35	230	21	5	246	655	45	54	2,321
% Sales to Listings	Detached	23%	40%	44%	37%	50%	35%	31%	44%	27%	30%	45%	67%	37%	47%	40%	36%	50%		
	Attached	n/a	61%	43%	74%	n/a	52%	20%	45%	65%	38%	69%	68%	25%	42%	41%	25%	39%		n/a
	Apartment	n/a	50%	60%	77%	n/a	36%	49%	51%	50%	89%	47%	24%	80%	48%	40%	27%	52%		
March 2023	Number of Listings	Detached	5	101	110	78	15	165	27	133	38	22	128	26	98	139	177	97	24	1,383
		Attached	0	81	51	25	1	62	13	53	27	30	117	32	13	116	94	14	19	748
		Apartment	0	334	142	45	0	81	98	172	61	57	227	18	13	202	649	46	38	2,183
% Sales to Listings	Detached	40%	52%	54%	40%	27%	53%	59%	48%	74%	68%	74%	65%	24%	66%	53%	39%	63%		
	Attached	n/a	57%	61%	72%	0%	79%	38%	72%	44%	70%	62%	59%	62%	72%	46%	29%	84%		n/a
	Apartment	n/a	66%	73%	51%	n/a	44%	77%	65%	48%	77%	79%	67%	46%	55%	48%	48%	68%		
Jan. - Mar. 2024 <i>Year-to-date*</i>	Number of Listings	Detached	31	275	298	161	18	570	110	281	127	65	457	88	292	429	478	371	51	4,102
		Attached	1	190	255	81	0	245	65	177	72	58	248	67	36	484	341	30	88	2,438
		Apartment	0	1,094	524	87	0	312	350	470	154	110	711	52	30	718	1,931	116	132	6,791
% Sales to Listings	Detached	32%	51%	44%	50%	56%	44%	37%	48%	40%	38%	39%	40%	30%	42%	35%	25%	37%		
	Attached	0%	52%	50%	59%	n/a	57%	34%	47%	71%	59%	60%	52%	33%	43%	36%	20%	51%		n/a
	Apartment	n/a	46%	53%	47%	n/a	37%	51%	53%	61%	56%	48%	33%	37%	43%	39%	28%	52%		
Jan. - Mar. 2023 <i>Year-to-date*</i>	Number of Listings	Detached	19	275	247	192	26	417	74	268	92	64	380	94	223	353	451	296	55	3,526
		Attached	0	209	142	77	2	164	35	145	50	74	270	57	38	313	274	28	65	1,943
		Apartment	0	863	397	88	0	200	240	423	147	161	676	40	29	528	1,620	105	106	5,623
% Sales to Listings	Detached	32%	46%	46%	39%	31%	50%	51%	49%	57%	45%	47%	39%	31%	52%	41%	27%	51%		
	Attached	n/a	53%	53%	51%	0%	63%	29%	55%	72%	57%	50%	56%	45%	48%	39%	39%	62%		n/a
	Apartment	n/a	56%	59%	52%	n/a	42%	64%	55%	37%	48%	56%	60%	28%	51%	41%	39%	55%		

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



Listing & Sales Activity Summary

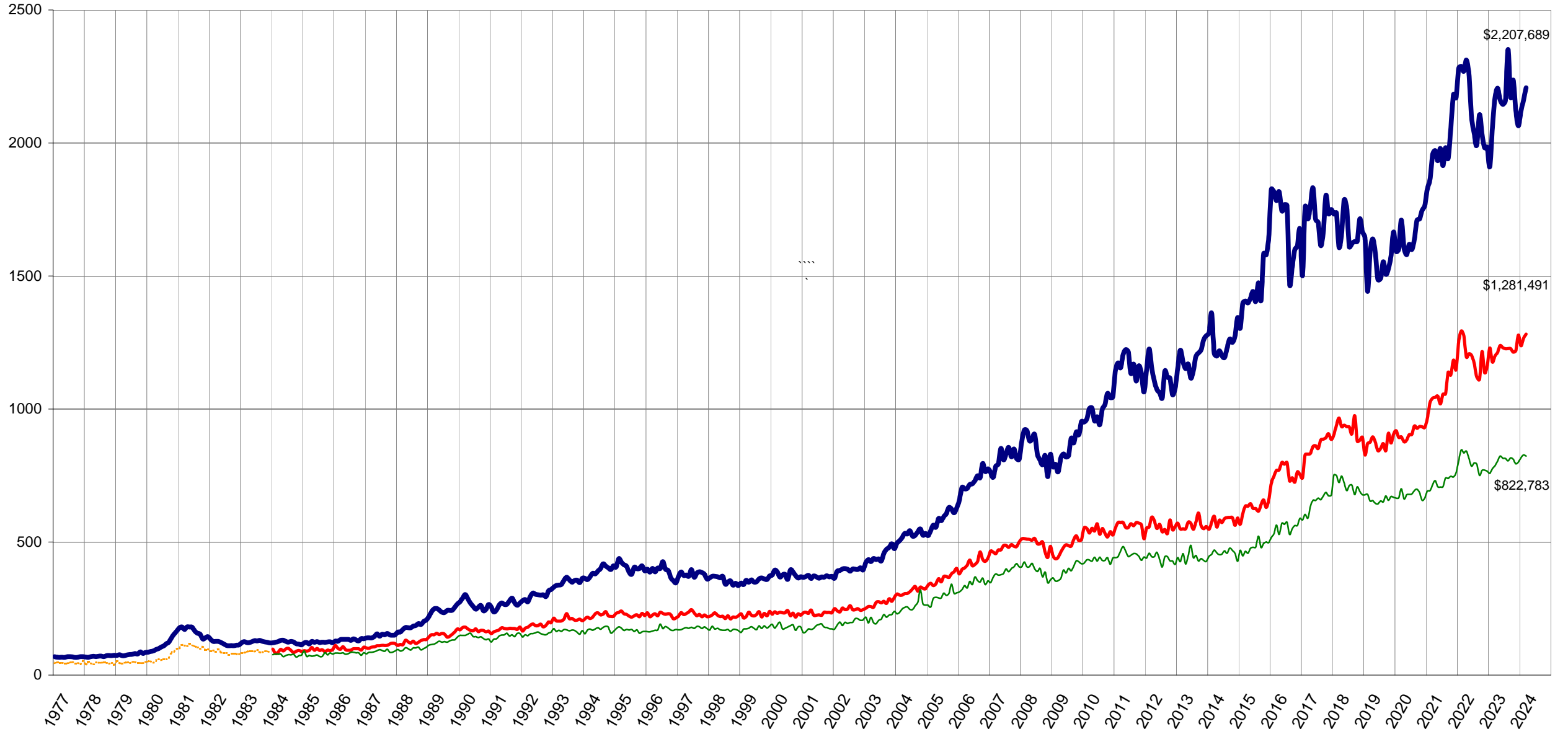
	<u>Listings</u>				<u>Sales</u>						
	1 Mar 2023	2 Feb 2024	3 Mar 2024	Col. 2 & 3 Percentage Variance	5 Mar 2023	6 Feb 2024	7 Mar 2024	Col. 6 & 7 Percentage Variance	9 Jan 2023 - Mar 2023	10 Jan 2024 - Mar 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	5	13	10	-23.1	2	3	4	33.3	6	10	66.7
ATTACHED	0	0	1	100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	101	100	94	-6.0	53	40	57	42.5	126	139	10.3
ATTACHED	81	62	73	17.7	46	38	32	-15.8	111	99	-10.8
APARTMENTS	334	354	427	20.6	219	176	192	9.1	479	502	4.8
COQUITLAM											
DETACHED	110	103	118	14.6	59	45	58	28.9	114	131	14.9
ATTACHED	51	94	96	2.1	31	40	64	60.0	75	127	69.3
APARTMENTS	142	171	209	22.2	104	103	112	8.7	236	276	16.9
DELTA											
DETACHED	78	57	57	0.0	31	21	31	47.6	75	81	8.0
ATTACHED	25	23	30	30.4	18	17	20	17.6	39	48	23.1
APARTMENTS	45	30	36	20.0	23	23	13	-43.5	46	41	-10.9
ISLANDS - GULF											
DETACHED	15	8	9	12.5	4	4	4	0.0	8	10	25.0
ATTACHED	1	0	0	0.0	0	0	0	0.0	0	1	100.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	165	229	182	-20.5	87	81	114	40.7	207	252	21.7
ATTACHED	62	95	106	11.6	49	49	64	30.6	103	140	35.9
APARTMENTS	81	106	117	10.4	36	38	36	-5.3	84	115	36.9
NEW WESTMINSTER											
DETACHED	27	32	53	65.6	16	10	24	140.0	38	41	7.9
ATTACHED	13	25	24	-4.0	5	5	11	120.0	10	22	120.0
APARTMENTS	98	128	132	3.1	75	63	73	15.9	154	177	14.9
NORTH VANCOUVER											
DETACHED	133	95	100	5.3	64	42	56	33.3	130	135	3.8
ATTACHED	53	65	64	-1.5	38	29	37	27.6	80	83	3.8
APARTMENTS	172	177	162	-8.5	111	90	94	4.4	233	247	6.0
PORT COQUITLAM											
DETACHED	38	55	49	-10.9	28	15	26	73.3	52	51	-1.9
ATTACHED	27	26	32	23.1	12	17	19	11.8	36	51	41.7
APARTMENTS	61	64	56	-12.5	29	32	44	37.5	55	94	70.9
PORT MOODY/BELCARRA											
DETACHED	22	23	33	43.5	15	7	11	57.1	29	25	-13.8
ATTACHED	30	21	22	4.8	21	8	14	75.0	42	34	-19.0
APARTMENTS	57	35	45	28.6	44	31	20	-35.5	78	62	-20.5
RICHMOND											
DETACHED	128	150	171	14.0	95	67	78	16.4	179	177	-1.1
ATTACHED	117	81	100	23.5	73	56	58	3.6	134	149	11.2
APARTMENTS	227	230	277	20.4	180	108	142	31.5	379	342	-9.8
SQUAMISH											
DETACHED	26	27	30	11.1	17	18	11	-38.9	37	35	-5.4
ATTACHED	32	19	27	42.1	19	13	14	7.7	32	35	9.4
APARTMENTS	18	21	16	-23.8	12	5	7	40.0	24	17	-29.2
SUNSHINE COAST											
DETACHED	98	83	146	75.9	24	31	35	12.9	70	87	24.3
ATTACHED	13	12	17	41.7	8	3	4	33.3	17	12	-29.4
APARTMENTS	13	5	13	160.0	6	4	4	0.0	8	11	37.5
VANCOUVER EAST											
DETACHED	139	135	178	31.9	92	64	77	20.3	182	179	-1.6
ATTACHED	116	159	167	5.0	83	67	81	20.9	151	208	37.7
APARTMENTS	202	246	247	0.4	111	117	126	7.7	268	310	15.7
VANCOUVER WEST											
DETACHED	177	163	169	3.7	94	66	64	-3.0	185	169	-8.6
ATTACHED	94	112	127	13.4	43	46	58	26.1	107	123	15.0
APARTMENTS	649	655	676	3.2	312	262	302	15.3	666	750	12.6
WEST VANCOUVER/HOWE SOUND											
DETACHED	97	111	132	18.9	38	40	38	-5.0	81	92	13.6
ATTACHED	14	8	13	62.5	4	2	1	-50.0	11	6	-45.5
APARTMENTS	46	45	37	-17.8	22	12	14	16.7	41	32	-22.0
WHISTLER/PEMBERTON											
DETACHED	24	12	31	158.3	15	6	6	0.0	28	19	-32.1
ATTACHED	19	33	33	0.0	16	13	18	38.5	40	45	12.5
APARTMENTS	38	54	50	-7.4	26	28	28	0.0	58	69	19.0
GRAND TOTALS											
DETACHED	1383	1396	1562	11.9	734	560	694	23.9	1547	1633	5.6
ATTACHED	748	835	932	11.6	466	403	495	22.8	988	1183	19.7
APARTMENTS	2183	2321	2500	7.7	1310	1092	1207	10.5	2809	3045	8.4



Residential Average Sale Prices - January 1977 to March 2024

— DETACHED — CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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

