

# News Release



FOR IMMEDIATE RELEASE:

## Home sales decline below long-term averages and inventory remains low to start 2023

**VANCOUVER, BC – February 2, 2023** – Inventory remains low in Metro Vancouver\* while home sales dipped well below monthly historical averages in January.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,022 in January 2023, a 55.3 per cent decrease from the 2,285 sales recorded in January 2022, and a 21.1 per cent decrease from the 1,295 homes sold in December 2022.

Last month's sales were 42.9 per cent below the 10-year January sales average.

“Due to seasonality, market activity is quieter in January. With mortgage rates having risen so rapidly over the last year, we anticipated sales this month would be among the lowest in recent history,” said Andrew Lis, REBGV’s director, economics and data analytics. “Looking forward, however, the Bank of Canada has said that it will pause further rate increases as long as the incoming economic data continues to support this policy stance. This should provide more certainty for home buyers and sellers in the market.”

There were 3,297 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2023. This represents a 20.9 per cent decrease compared to the 4,170 homes listed in January 2022 and a 173.4 per cent increase compared to December 2022 when 1,206 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 7,478, a 32.1 per cent increase compared to January 2022 (5,663) and a 1.3 per cent increase compared to December 2022 (7,384).

For all property types, the sales-to-active listings ratio for January 2023 is 13.7 per cent. By property type, the ratio is 10.2 per cent for detached homes, 13.4 per cent for townhomes, and 16.7 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.

“We know the peak for prices in our market occurred last spring. Over the coming months, year-over-year data comparisons will show larger price declines than we’ve been reporting up to now,” said Lis. “It’s important to understand that year-over-year calculations are backward-

looking. These price declines already happened, and what we are seeing today is that prices may have found a footing, even if it's an awkward one sandwiched between low inventory and higher borrowing costs.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,111,400. This represents a 6.6 per cent decrease over January 2022 and a 0.3 per cent decrease compared to December 2022.

Sales of detached homes in January 2023 reached 295, a 52.6 per cent decrease from the 622 detached sales recorded in January 2022. The benchmark price for a detached home is \$1,801,300. This represents a 9.1 per cent decrease from January 2022 and a 1.2 per cent decrease compared to December 2022.

Sales of apartment homes reached 571 in January 2023, a 56.6 per cent decrease compared to the 1,315 sales in January 2022. The benchmark price of an apartment home is \$720,700. This represents a 1.1 per cent decrease from January 2022 and a one per cent increase compared to December 2022.

Attached home sales in January 2023 totalled 156, a 55.2 per cent decrease compared to the 348 sales in January 2022. The benchmark price of an attached home is \$1,020,400. This represents a three per cent decrease from January 2022 and a 0.8 per cent increase compared to December 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 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](http://www.rebgv.org).

For more information please contact:

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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	\$1,049,900	318.2	-0.6%	-3.9%	-9.9%	-9.5%	26.4%	11.3%	83.5%
	Greater Vancouver	\$1,111,400	314.0	-0.3%	-3.2%	-7.9%	-6.6%	21.1%	6.1%	74.4%
	Bowen Island	\$1,405,300	296.3	-2.3%	-0.5%	-13.2%	-5.0%	49.4%	48.4%	144.9%
	Burnaby East	\$1,079,300	337.7	-0.3%	-4.1%	-6.5%	-4.7%	18.8%	8.4%	95.2%
	Burnaby North	\$954,400	317.2	-1.1%	-4.0%	-9.2%	-4.1%	19.3%	7.7%	91.7%
	Burnaby South	\$1,052,800	329.3	-0.4%	-1.1%	-4.3%	-4.7%	20.4%	10.3%	94.9%
	Coquitlam	\$1,042,600	324.5	-0.2%	-2.9%	-8.1%	-6.9%	27.3%	17.7%	107.2%
	Ladner	\$1,058,700	306.9	-0.1%	-4.7%	-9.4%	-9.9%	33.3%	20.6%	99.8%
	Maple Ridge	\$910,000	314.0	-0.6%	-3.3%	-12.6%	-14.5%	38.7%	31.0%	133.5%
	New Westminister	\$782,300	351.9	0.1%	-3.4%	-6.2%	-2.7%	26.3%	19.7%	110.2%
	North Vancouver	\$1,279,400	294.8	-1.3%	-3.8%	-9.3%	-7.7%	18.7%	8.0%	89.9%
	Pitt Meadows	\$830,600	324.8	-2.7%	-4.9%	-13.1%	-14.9%	34.8%	27.7%	131.3%
	Port Coquitlam	\$894,600	344.5	0.7%	-1.8%	-5.4%	-5.2%	38.2%	32.1%	134.5%
	Port Moody	\$1,083,700	341.5	0.4%	-3.0%	-9.5%	0.2%	38.4%	26.5%	136.5%
	Richmond	\$1,109,200	362.6	1.5%	-1.1%	-4.6%	-2.3%	26.4%	8.5%	88.2%
	Squamish	\$993,000	326.4	0.2%	-7.8%	-16.5%	-8.5%	27.4%	30.1%	140.7%
	Sunshine Coast	\$803,600	296.0	-2.5%	-3.9%	-12.7%	-4.6%	43.5%	46.5%	141.2%
	Tsawwassen	\$1,154,900	300.9	1.0%	-5.2%	-8.2%	-7.5%	27.4%	12.1%	92.5%
	Vancouver East	\$1,106,000	343.8	-0.6%	-1.9%	-7.6%	-6.1%	17.8%	6.0%	85.9%
	Vancouver West	\$1,229,600	288.5	-0.3%	-3.7%	-6.5%	-8.7%	5.3%	-12.1%	42.0%
West Vancouver	\$2,538,200	274.2	-0.8%	-7.1%	-9.7%	-6.8%	20.4%	-9.3%	50.8%	
Whistler	\$1,306,100	287.7	-0.2%	-8.0%	-16.3%	-8.1%	31.9%	41.5%	147.2%	
Single Family Detached	Lower Mainland	\$1,600,900	350.5	-1.3%	-5.0%	-11.8%	-12.4%	29.2%	15.7%	94.9%
	Greater Vancouver	\$1,801,300	335.4	-1.2%	-4.8%	-10.0%	-9.1%	23.6%	7.2%	77.5%
	Bowen Island	\$1,404,800	296.1	-2.3%	-0.5%	-13.2%	-5.1%	49.3%	48.5%	144.9%
	Burnaby East	\$1,673,400	355.9	-0.1%	-8.4%	-7.3%	-10.2%	19.7%	14.8%	111.2%
	Burnaby North	\$1,826,800	349.0	-3.3%	-6.2%	-12.0%	-5.4%	22.7%	11.4%	101.9%
	Burnaby South	\$1,988,600	369.4	-2.5%	-3.8%	-5.7%	-7.9%	22.7%	11.5%	106.0%
	Coquitlam	\$1,689,900	386.6	-0.5%	-3.5%	-8.8%	-6.6%	37.0%	27.7%	143.9%
	Ladner	\$1,267,700	306.1	-2.5%	-6.4%	-13.2%	-16.0%	33.2%	20.9%	97.1%
	Maple Ridge	\$1,166,000	340.9	-0.1%	-2.8%	-13.2%	-16.2%	40.2%	37.1%	150.7%
	New Westminister	\$1,384,300	346.0	-1.3%	-7.6%	-6.9%	-8.8%	27.1%	18.4%	110.2%
	North Vancouver	\$2,033,000	317.1	-2.3%	-4.3%	-10.7%	-9.5%	22.1%	12.0%	107.9%
	Pitt Meadows	\$1,135,000	335.3	-2.7%	-4.6%	-15.0%	-21.1%	32.2%	28.3%	135.1%
	Port Coquitlam	\$1,279,200	361.6	0.2%	-2.6%	-8.3%	-11.5%	38.0%	34.4%	148.2%
	Port Moody	\$1,976,200	374.2	1.0%	-2.7%	-9.4%	0.8%	42.8%	32.2%	154.7%
	Richmond	\$1,965,700	401.2	-0.6%	-4.3%	-7.7%	-5.2%	23.4%	9.2%	97.4%
	Squamish	\$1,470,900	364.7	-2.2%	-12.8%	-17.7%	-11.5%	32.0%	35.3%	185.8%
	Sunshine Coast	\$877,500	306.0	-3.8%	-4.3%	-12.0%	-4.8%	48.4%	52.2%	146.4%
	Tsawwassen	\$1,434,600	317.7	-0.3%	-6.6%	-10.1%	-11.2%	30.8%	17.8%	104.6%
	Vancouver East	\$1,664,900	372.5	-0.8%	-3.2%	-8.7%	-9.3%	18.7%	9.0%	104.2%
	Vancouver West	\$3,020,600	315.2	-1.7%	-5.3%	-10.7%	-11.6%	3.9%	-11.9%	48.6%
West Vancouver	\$3,074,400	285.9	-0.6%	-7.3%	-9.0%	-5.9%	21.8%	-7.2%	56.2%	
Whistler	\$2,309,300	311.9	-1.3%	-12.5%	-17.7%	-11.8%	36.7%	41.0%	155.7%	

**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	\$897,900	339.7	-0.4%	-3.2%	-9.1%	-5.5%	32.4%	30.6%	120.7%
	Greater Vancouver	\$1,020,400	351.5	0.8%	-2.2%	-6.9%	-3.0%	28.2%	26.9%	119.0%
	Burnaby East	\$870,100	366.4	1.9%	3.6%	-3.7%	3.4%	30.5%	28.0%	122.5%
	Burnaby North	\$871,100	353.7	1.2%	-1.0%	-7.6%	3.4%	26.3%	25.5%	122.7%
	Burnaby South	\$948,700	352.5	0.0%	0.7%	-4.2%	-0.1%	24.5%	21.9%	117.9%
	Coquitlam	\$975,600	377.8	-0.3%	-3.9%	-9.7%	-5.3%	31.9%	32.3%	152.0%
	Ladner	\$926,800	355.9	5.3%	-1.5%	-4.9%	-4.1%	28.5%	23.0%	133.1%
	Maple Ridge	\$699,000	347.2	-1.9%	-4.6%	-11.9%	-11.2%	36.1%	33.4%	147.8%
	New Westminister	\$892,300	379.9	2.2%	-2.7%	-5.6%	0.4%	36.8%	31.9%	129.5%
	North Vancouver	\$1,235,400	335.5	0.8%	0.4%	-7.6%	-3.0%	33.7%	26.7%	117.0%
	Pitt Meadows	\$767,000	371.6	-5.0%	-6.3%	-10.3%	-9.5%	39.0%	34.6%	149.7%
	Port Coquitlam	\$879,100	352.1	1.1%	-1.5%	-3.9%	-2.8%	39.2%	40.1%	151.9%
	Port Moody	\$997,500	378.7	1.1%	-2.4%	-11.1%	0.6%	37.6%	40.5%	156.4%
	Richmond	\$1,065,600	382.2	1.5%	0.6%	-1.3%	2.0%	34.7%	27.4%	124.8%
	Squamish	\$961,600	346.6	0.8%	-3.1%	-10.8%	-2.3%	31.9%	40.7%	178.6%
	Sunshine Coast	\$691,100	313.4	-0.5%	-3.8%	-10.7%	-1.7%	33.4%	43.2%	154.2%
	Tsawwassen	\$937,100	294.0	4.5%	-1.6%	-5.3%	-4.4%	15.5%	1.7%	88.2%
	Vancouver East	\$1,022,800	334.9	-1.7%	-0.6%	-11.1%	-3.8%	13.3%	14.6%	91.0%
Vancouver West	\$1,380,200	308.6	2.6%	-6.6%	-5.7%	-8.4%	10.5%	10.0%	82.7%	
Whistler	\$1,367,300	348.5	-0.6%	-3.5%	-11.0%	-0.1%	34.8%	52.7%	196.3%	
Apartment	Lower Mainland	\$668,000	331.0	0.8%	-1.6%	-5.4%	-2.0%	19.1%	12.9%	105.3%
	Greater Vancouver	\$720,700	329.2	1.0%	-0.9%	-4.6%	-1.1%	15.7%	11.2%	104.0%
	Burnaby East	\$760,000	319.2	-1.1%	-1.5%	-6.7%	-0.6%	16.2%	10.2%	98.5%
	Burnaby North	\$696,600	351.6	0.6%	-2.2%	-5.2%	0.2%	23.5%	21.0%	118.5%
	Burnaby South	\$758,800	361.2	0.9%	1.0%	-2.5%	0.3%	19.6%	15.1%	119.7%
	Coquitlam	\$656,300	372.3	0.5%	-1.3%	-3.5%	-0.9%	19.4%	21.9%	137.1%
	Ladner	\$691,100	351.5	3.1%	-3.6%	-1.9%	8.7%	42.7%	43.0%	143.8%
	Maple Ridge	\$503,700	347.9	-0.9%	-4.1%	-9.8%	-3.5%	34.2%	34.7%	148.9%
	New Westminister	\$622,500	373.2	0.5%	-1.5%	-5.9%	0.8%	21.2%	21.9%	129.7%
	North Vancouver	\$749,000	299.1	-0.9%	-4.0%	-6.8%	-2.9%	12.1%	12.0%	113.9%
	Pitt Meadows	\$568,900	383.6	-0.6%	-4.3%	-9.9%	-4.7%	28.1%	28.4%	153.4%
	Port Coquitlam	\$605,400	411.6	1.1%	-0.8%	-3.4%	3.3%	33.1%	29.8%	165.4%
	Port Moody	\$677,200	361.0	-0.4%	-3.1%	-6.8%	-1.5%	20.8%	20.2%	133.1%
	Richmond	\$720,700	389.4	4.6%	3.0%	-0.5%	3.2%	25.0%	20.9%	130.0%
	Squamish	\$538,800	319.6	7.4%	1.1%	-19.8%	-5.0%	22.1%	27.4%	178.4%
	Sunshine Coast	\$511,300	293.0	7.1%	1.0%	-21.4%	-8.7%	13.7%	11.3%	119.1%
	Tsawwassen	\$713,500	333.1	2.7%	-3.7%	-2.5%	7.6%	28.9%	24.9%	130.2%
	Vancouver East	\$676,800	387.6	0.0%	-0.3%	-6.0%	-1.4%	12.2%	8.1%	112.0%
Vancouver West	\$814,800	307.6	0.4%	-1.6%	-3.5%	-3.8%	5.5%	-0.1%	88.4%	
West Vancouver	\$1,196,600	233.7	-0.4%	0.3%	-3.7%	-1.0%	15.0%	3.1%	72.5%	
Whistler	\$611,100	263.4	7.5%	1.2%	-19.4%	-5.5%	26.9%	37.0%	168.8%	

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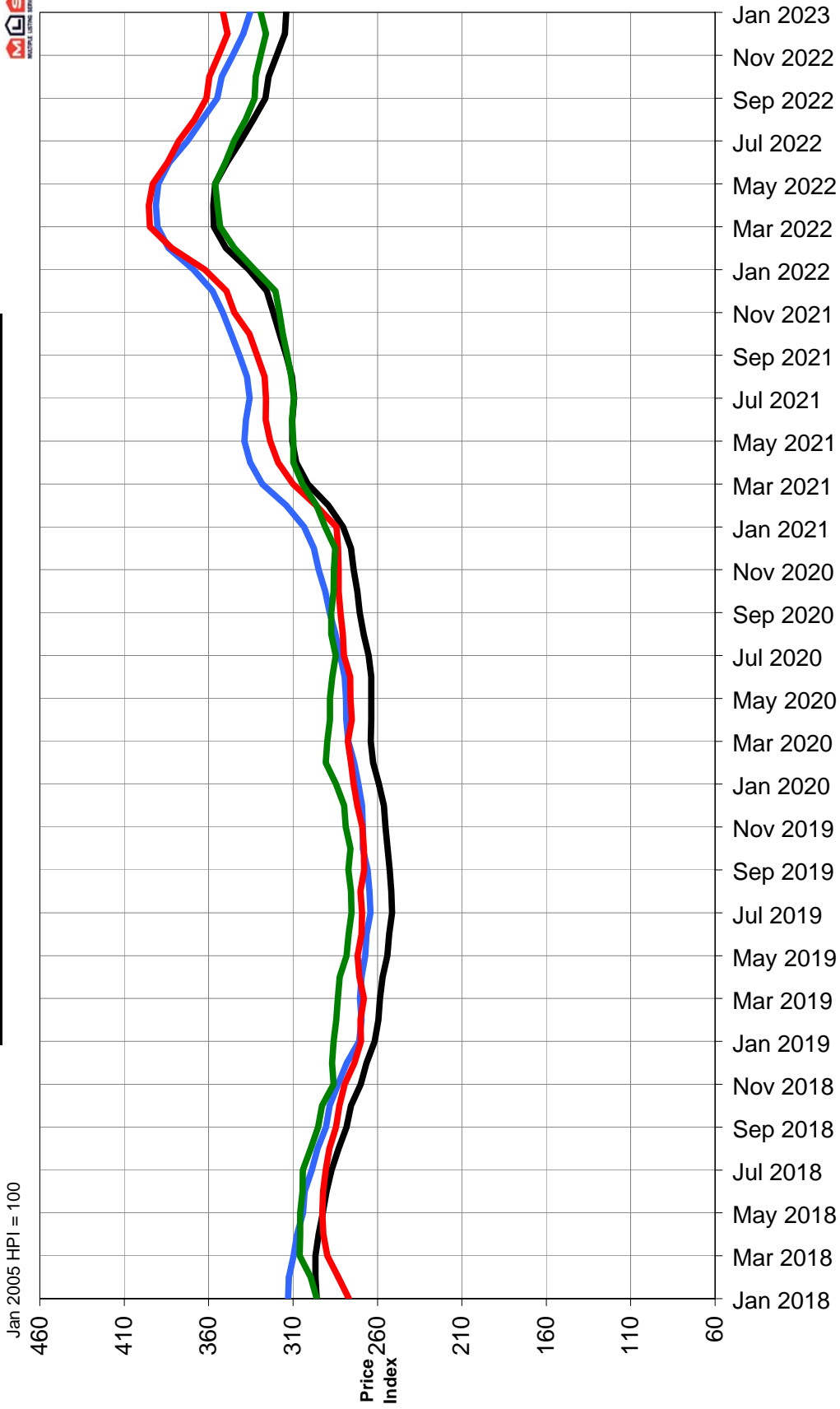
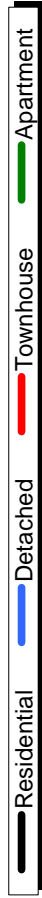
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### Greater Vancouver 5 Year Trend



# MLS<sup>®</sup> SALES Facts



**January  
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>	<b>TOTALS</b>	
<b>January 2023</b>	<b>Number of Sales</b>	Detached	26	21	22	3	44	11	18	13	3	24	8	22	33	25	16	6	295
		Attached	20	4	5	0	13	2	18	10	6	15	5	2	28	20	1	7	156
		Apartment	80	48	9	0	22	27	46	11	14	81	4	0	56	148	9	16	571
	<b>Median Selling Price</b>	Detached	\$1,864,000	\$1,485,000	\$1,322,500	n/a	\$1,135,000	n/a	n/a	n/a	n/a	\$2,004,000	n/a	\$767,250	\$1,600,000	\$3,430,000	n/a	n/a	n/a
		Attached	\$1,002,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$1,418,000	\$1,725,000	n/a	n/a	n/a
		Apartment	\$706,950	\$671,500	n/a	n/a	\$525,000	\$590,000	\$795,000	n/a	n/a	\$645,000	n/a	n/a	\$637,500	\$811,750	n/a	n/a	n/a
<b>December 2022</b>	<b>Number of Sales</b>	Detached	34	32	22	0	51	9	25	10	8	36	7	20	38	38	26	15	371
		Attached	29	14	2	0	28	7	20	10	6	37	8	2	28	16	3	12	222
		Apartment	120	35	8	0	22	36	62	17	26	96	7	3	56	190	10	14	702
	<b>Median Selling Price</b>	Detached	\$1,837,000	\$1,520,000	\$1,508,000	n/a	\$1,055,000	n/a	\$1,910,000	n/a	n/a	\$1,780,000	n/a	\$887,500	\$1,718,800	\$3,205,000	\$2,697,500	n/a	n/a
		Attached	\$1,065,000	n/a	n/a	n/a	\$750,000	n/a	\$1,352,500	n/a	n/a	\$1,100,000	n/a	n/a	\$1,198,000	n/a	n/a	n/a	n/a
		Apartment	\$678,000	\$622,500	n/a	n/a	\$470,125	\$601,550	\$716,000	n/a	\$762,500	\$657,950	n/a	n/a	\$650,000	\$829,400	n/a	n/a	n/a
<b>January 2022</b>	<b>Number of Sales</b>	Detached	45	49	36	3	61	18	37	29	15	108	13	36	65	65	32	10	622
		Attached	44	17	8	0	36	7	21	13	17	56	14	7	47	49	1	11	348
		Apartment	226	106	18	0	53	73	85	35	24	175	7	2	143	330	12	26	1,315
	<b>Median Selling Price</b>	Detached	\$2,062,500	\$1,936,000	\$1,664,354	n/a	\$1,530,000	n/a	\$2,250,000	\$1,591,500	n/a	\$2,200,000	n/a	\$861,905	\$2,100,000	\$3,196,500	\$3,080,000	n/a	n/a
		Attached	\$1,117,650	n/a	n/a	n/a	\$890,000	n/a	\$1,410,000	n/a	n/a	\$1,130,844	n/a	n/a	\$1,430,000	\$1,598,000	n/a	n/a	n/a
		Apartment	\$727,500	\$739,900	n/a	n/a	\$610,000	\$613,777	\$800,250	\$572,500	\$680,000	\$661,400	n/a	n/a	\$690,000	\$858,000	n/a	\$581,500	n/a
<b>Jan. - Jan. 2023</b> <i>Year-to-date</i>	<b>Number of Sales</b>	Detached	26	21	22	3	44	11	18	13	3	24	8	22	33	25	16	6	295
		Attached	20	4	5	0	13	2	18	10	6	15	5	2	28	20	1	7	156
		Apartment	80	48	9	0	22	27	46	11	14	81	4	0	56	148	9	16	571
	<b>Median Selling Price</b>	Detached	\$1,864,000	\$1,485,000	\$1,322,500	n/a	\$1,135,000	n/a	n/a	n/a	n/a	\$2,004,000	n/a	\$767,250	\$1,600,000	\$3,430,000	n/a	n/a	n/a
		Attached	\$1,002,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$1,418,000	\$1,725,000	n/a	n/a	n/a
		Apartment	\$706,950	\$671,500	n/a	n/a	\$525,000	\$590,000	\$795,000	n/a	n/a	\$645,000	n/a	n/a	\$637,500	\$811,750	n/a	n/a	n/a
<b>Jan. - Jan. 2022</b> <i>Year-to-date</i>	<b>Number of Sales</b>	Detached	45	49	36	3	61	18	37	29	15	108	13	36	65	65	32	10	622
		Attached	44	17	8	0	36	7	21	13	17	56	14	7	47	49	1	11	348
		Apartment	226	106	18	0	53	73	85	35	24	175	7	2	143	330	12	26	1,315
	<b>Median Selling Price</b>	Detached	\$2,062,500	\$1,936,000	\$1,664,354	n/a	\$1,530,000	n/a	\$2,250,000	\$1,591,500	n/a	\$2,200,000	n/a	\$861,905	\$2,100,000	\$3,196,500	\$3,080,000	n/a	n/a
		Attached	\$1,117,650	n/a	n/a	n/a	\$890,000	n/a	\$1,410,000	n/a	n/a	\$1,130,844	n/a	n/a	\$1,430,000	\$1,598,000	n/a	n/a	n/a
		Apartment	\$727,500	\$739,900	n/a	n/a	\$610,000	\$613,777	\$800,250	\$572,500	\$680,000	\$661,400	n/a	n/a	\$690,000	\$858,000	n/a	\$581,500	n/a

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



# MLS® LISTINGS Facts



**January  
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>	<b>TOTALS</b>		
<b>January 2023</b>	<b>Number of Listings</b>	Detached	93	76	60	4	134	21	57	20	24	135	23	58	105	126	88	9	1,033	
		Attached	59	39	21	1	43	12	41	16	22	72	6	12	83	89	11	24	551	
		Apartment	253	143	16	0	67	72	131	41	55	192	7	9	170	496	24	37	1,713	
	<b>% Sales to Listings</b>	Detached	28%	28%	37%	75%	33%	52%	32%	65%	13%	18%	35%	38%	31%	20%	18%	67%		
		Attached	34%	10%	24%	0%	30%	17%	44%	63%	27%	21%	83%	17%	34%	22%	9%	29%	n/a	
		Apartment	32%	34%	56%	n/a	33%	38%	35%	27%	25%	42%	57%	0%	33%	30%	38%	43%		
<b>December 2022</b>	<b>Number of Listings</b>	Detached	40	31	17	2	40	5	25	11	5	47	12	21	37	49	21	11	374	
		Attached	24	11	9	0	24	2	18	9	5	29	6	2	49	28	3	11	230	
		Apartment	76	33	8	0	13	22	35	24	32	88	2	3	58	166	19	23	602	
	<b>% Sales to Listings</b>	Detached	85%	103%	129%	0%	128%	180%	100%	91%	160%	77%	58%	95%	103%	78%	124%	136%		
		Attached	121%	127%	22%	n/a	117%	350%	111%	111%	120%	128%	133%	100%	57%	57%	100%	109%	n/a	
		Apartment	158%	106%	100%	n/a	169%	164%	177%	71%	81%	109%	350%	100%	97%	114%	53%	61%		
<b>January 2022</b>	<b>Number of Listings</b>	Detached	88	96	66	6	137	37	74	45	17	152	31	43	148	182	112	18	1,252	
		Attached	68	28	16	1	64	15	42	18	27	90	24	7	79	123	5	30	637	
		Apartment	359	138	25	0	72	109	145	40	36	306	23	11	250	700	23	44	2,281	
	<b>% Sales to Listings</b>	Detached	51%	51%	55%	50%	45%	49%	50%	64%	88%	71%	42%	84%	44%	36%	29%	56%		
		Attached	65%	61%	50%	0%	56%	47%	50%	72%	63%	62%	58%	100%	59%	40%	20%	37%	n/a	
		Apartment	63%	77%	72%	n/a	74%	67%	59%	88%	67%	57%	30%	18%	57%	47%	52%	59%		
<b>Jan. - Jan. 2023</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	93	76	60	4	134	21	57	20	24	135	23	58	105	126	88	9	1,033	
		Attached	59	39	21	1	43	12	41	16	22	72	6	12	83	89	11	24	551	
		Apartment	253	143	16	0	67	72	131	41	55	192	7	9	170	496	24	37	1,713	
	<b>% Sales to Listings</b>	Detached	28%	28%	37%	75%	33%	52%	32%	65%	13%	18%	35%	38%	31%	20%	18%	67%		
		Attached	34%	10%	24%	0%	30%	17%	44%	63%	27%	21%	83%	17%	34%	22%	9%	29%	n/a	
		Apartment	32%	34%	56%	n/a	33%	38%	35%	27%	25%	42%	57%	0%	33%	30%	38%	43%		
<b>Jan. - Jan. 2022</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	88	96	66	6	137	37	74	45	17	152	31	43	148	182	112	18	1,252	
		Attached	68	28	16	1	64	15	42	18	27	90	24	7	79	123	5	30	637	
		Apartment	359	138	25	0	72	109	145	40	36	306	23	11	250	700	23	44	2,281	
	<b>% Sales to Listings</b>	Detached	51%	51%	55%	50%	45%	49%	50%	64%	88%	71%	42%	84%	44%	36%	29%	56%		
		Attached	65%	61%	50%	0%	56%	47%	50%	72%	63%	62%	58%	100%	59%	40%	20%	37%	n/a	
		Apartment	63%	77%	72%	n/a	74%	67%	59%	88%	67%	57%	30%	18%	57%	47%	52%	59%		

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

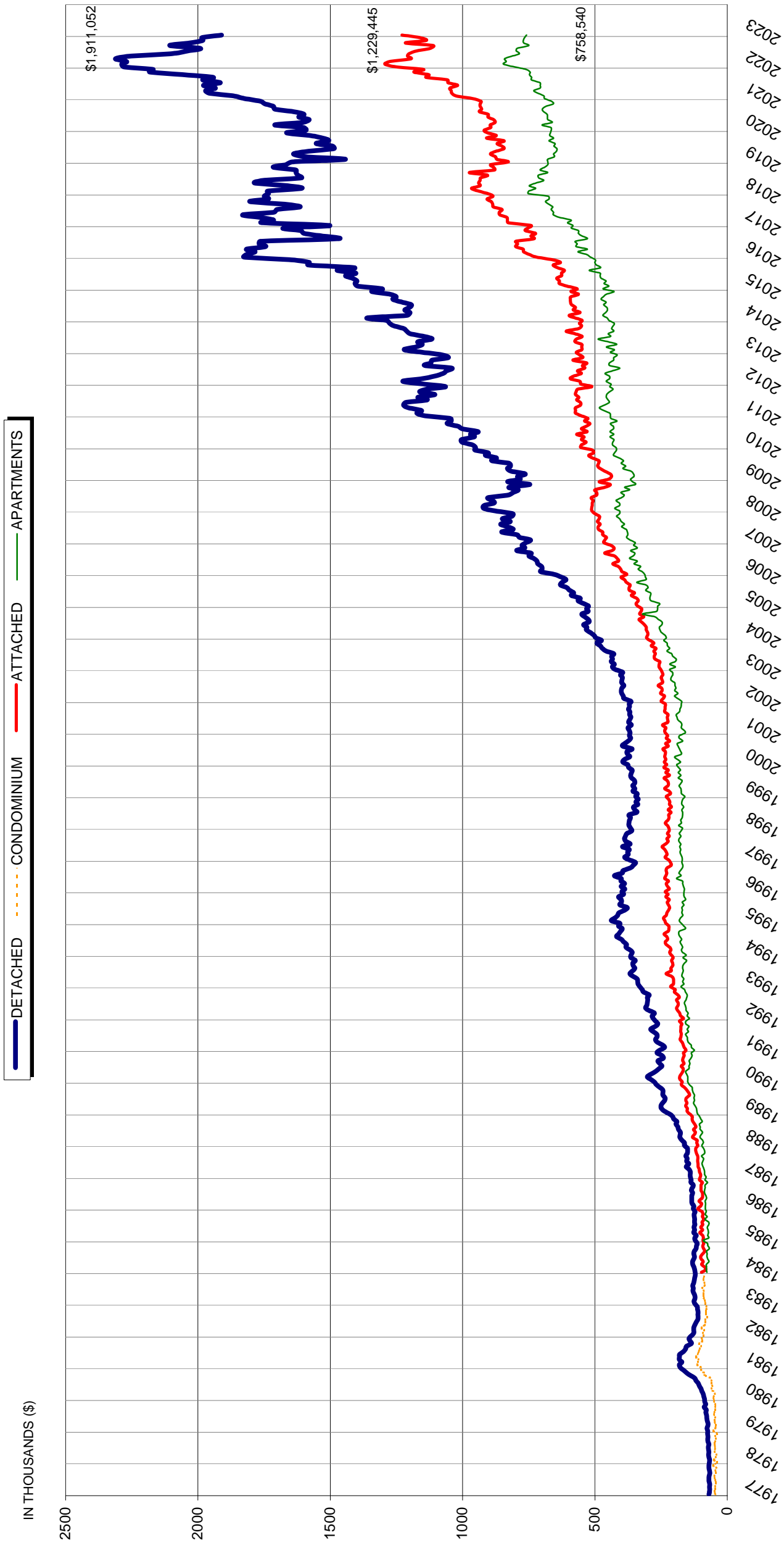


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jan 2022	2 Dec 2022	3 Jan 2023	Col. 2 & 3 Percentage Variance	5 Jan 2022	6 Dec 2022	7 Jan 2023	Col. 6 & 7 Percentage Variance	9 Nov 2021 - Jan 2022	10 Nov 2022 - Jan 2023	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	88	40	93	132.5	45	34	26	-23.5	217	105	-51.6
ATTACHED	68	24	59	145.8	44	29	20	-31.0	166	93	-44.0
APARTMENTS	359	76	253	232.9	226	120	80	-33.3	742	334	-55.0
<b>COQUITLAM</b>											
DETACHED	96	31	76	145.2	49	32	21	-34.4	208	90	-56.7
ATTACHED	28	11	39	254.5	17	14	4	-71.4	95	38	-60.0
APARTMENTS	138	33	143	333.3	106	35	48	37.1	366	159	-56.6
<b>DELTA</b>											
DETACHED	66	17	60	252.9	36	22	22	0.0	125	72	-42.4
ATTACHED	16	9	21	133.3	8	2	5	150.0	39	14	-64.1
APARTMENTS	25	8	16	100.0	18	8	9	12.5	54	29	-46.3
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	137	40	134	235.0	61	51	44	-13.7	283	155	-45.2
ATTACHED	64	24	43	79.2	36	28	13	-53.6	124	77	-37.9
APARTMENTS	72	13	67	415.4	53	22	22	0.0	156	64	-59.0
<b>NORTH VANCOUVER</b>											
DETACHED	74	25	57	128.0	37	25	18	-28.0	164	98	-40.2
ATTACHED	42	18	41	127.8	21	20	18	-10.0	94	53	-43.6
APARTMENTS	145	35	131	274.3	85	62	46	-25.8	326	187	-42.6
<b>NEW WESTMINSTER</b>											
DETACHED	37	5	21	320.0	18	9	11	22.2	64	37	-42.2
ATTACHED	15	2	12	500.0	7	7	2	-71.4	50	14	-72.0
APARTMENTS	109	22	72	227.3	73	36	27	-25.0	298	106	-64.4
<b>PORT MOODY/BELCARRA</b>											
DETACHED	17	5	24	380.0	15	8	3	-62.5	33	23	-30.3
ATTACHED	27	5	22	340.0	17	6	6	0.0	45	19	-57.8
APARTMENTS	36	32	55	71.9	24	26	14	-46.2	89	53	-40.4
<b>PORT COQUITLAM</b>											
DETACHED	45	11	20	81.8	29	10	13	30.0	91	34	-62.6
ATTACHED	18	9	16	77.8	13	10	10	0.0	65	27	-58.5
APARTMENTS	40	24	41	70.8	35	17	11	-35.3	152	49	-67.8
<b>RICHMOND</b>											
DETACHED	152	47	135	187.2	108	36	24	-33.3	333	113	-66.1
ATTACHED	90	29	72	148.3	56	37	15	-59.5	250	99	-60.4
APARTMENTS	306	88	192	118.2	175	96	81	-15.6	622	286	-54.0
<b>SUNSHINE COAST</b>											
DETACHED	43	21	58	176.2	36	20	22	10.0	137	65	-52.6
ATTACHED	7	2	12	500.0	7	2	2	0.0	27	6	-77.8
APARTMENTS	11	3	9	200.0	2	3	0	-100.0	17	5	-70.6
<b>SQUAMISH</b>											
DETACHED	31	12	23	91.7	13	7	8	14.3	56	26	-53.6
ATTACHED	24	6	6	0.0	14	8	5	-37.5	37	21	-43.2
APARTMENTS	23	2	7	250.0	7	7	4	-42.9	41	22	-46.3
<b>VANCOUVER EAST</b>											
DETACHED	148	37	105	183.8	65	38	33	-13.2	285	121	-57.5
ATTACHED	79	49	83	69.4	47	28	28	0.0	184	96	-47.8
APARTMENTS	250	58	170	193.1	143	56	56	0.0	460	189	-58.9
<b>VANCOUVER WEST</b>											
DETACHED	182	49	126	157.1	65	38	25	-34.2	244	116	-52.5
ATTACHED	123	28	89	217.9	49	16	20	25.0	158	65	-58.9
APARTMENTS	700	166	496	198.8	330	190	148	-22.1	1156	562	-51.4
<b>WHISTLER/PEMBERTON</b>											
DETACHED	18	11	9	-18.2	10	15	6	-60.0	32	29	-9.4
ATTACHED	30	11	24	118.2	11	12	7	-41.7	38	32	-15.8
APARTMENTS	44	23	37	60.9	26	14	16	14.3	79	45	-43.0
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	112	21	88	319.0	32	26	16	-38.5	117	58	-50.4
ATTACHED	5	3	11	266.7	1	3	1	-66.7	18	5	-72.2
APARTMENTS	23	19	24	26.3	12	10	9	-10.0	49	30	-38.8
<b>GRAND TOTALS</b>											
DETACHED	<b>1246</b>	<b>372</b>	<b>1029</b>	<b>176.6</b>	<b>619</b>	<b>371</b>	<b>292</b>	<b>-21.3</b>	<b>2389</b>	<b>1142</b>	<b>-52.2</b>
ATTACHED	<b>636</b>	<b>230</b>	<b>550</b>	<b>139.1</b>	<b>348</b>	<b>222</b>	<b>156</b>	<b>-29.7</b>	<b>1390</b>	<b>659</b>	<b>-52.6</b>
APARTMENTS	<b>2281</b>	<b>602</b>	<b>1713</b>	<b>184.6</b>	<b>1315</b>	<b>702</b>	<b>571</b>	<b>-18.7</b>	<b>4607</b>	<b>2120</b>	<b>-54.0</b>



## Residential Average Sale Prices - January 1977 to January 2023



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