

# MARKET REPORT

Highlights from September

## Metro Vancouver saw more home sellers and fewer buyers in September

### HOLIDAY & CELEBRATION

Happy Thanksgiving

Happy Halloween

### THIS MONTHS NEWSLETTER

Residential sales -46.4%

Sales-to-active ratio total 16.9%

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Real Estate.



October 2022



### Metro Vancouver saw more home sellers and fewer buyers in September

Dear Valued Clients,

Home sellers were more active in Metro Vancouver's housing market in September while home buyer demand remained below the region's long-term averages.

With the Bank of Canada and other central banks around the globe hiking rates in an effort to stamp out inflation, the cost to borrow funds has risen substantially over a short period. This has resulted in a more challenging environment for borrowers looking to purchase a home, and home sales across the region have dropped accordingly.

With fewer homes selling and new listings continuing to come to market, inventory is beginning to accumulate, providing buyers with more selection compared to last year.

— Enclosed is this month's market report published by the Real Estate Board of Greater Vancouver (REBGV) —

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**DAVID VALENTE**

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Metro Vancouver saw more  
home sellers and fewer  
buyers in September

October 2022

Happy  
THANKSGIVING  
Happy  
HALLOWEEN



### DETACHED

Active Listings: 4,225

Sales: 525

Benchmark Price: \$1,906,400

Avg. Days On Market: 38



### TOWNHOUSE

Active Listings: 1,489

Sales: 274

Benchmark Price: \$1,048,900

Avg. Days On Market: 31



### APARTMENT

Active Listings: 4,257

Sales: 888

Benchmark Price: \$728,500

Avg. Days On Market: 30

Residential property sales in Metro Vancouver

September 2021

**3,149**

Sold



September 2022

**1,687**

Sold

(-46.4%)

Sales-to-active ratio



Detached  
homes  
**12.4%**



Attached  
townhomes  
**18.4%**



Attached  
condos  
**20.9%**

(Total 16.9%)

# News Release



## Metro Vancouver saw more home sellers and fewer buyers in September

**Vancouver, B.C. – October 4, 2022** – Home sellers were more active in Metro Vancouver's\* housing market in September while home buyer demand remained below the region's long-term averages.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,687 in September 2022, a 46.4 per cent decrease from the 3,149 sales recorded in September 2021, and a 9.8 per cent decrease from the 1,870 homes sold in August 2022.

Last month's sales were 35.7 per cent below the 10-year September sales average.

“With the Bank of Canada and other central banks around the globe hiking rates in an effort to stamp out inflation, the cost to borrow funds has risen substantially over a short period,” said Andrew Lis, REBGV director, economics and data analytics. “This has resulted in a more challenging environment for borrowers looking to purchase a home, and home sales across the region have dropped accordingly.”

There were 4,229 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in September 2022. This represents an 18.2 per cent decrease compared to the 5,171 homes listed in September 2021 and a 27.1 per cent increase compared to August 2022 when 3,328 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,971, an eight per cent increase compared to September 2021 (9,236) and a 3.2 per cent increase compared to August 2022 (9,662).

“With fewer homes selling and new listings continuing to come to market, inventory is beginning to accumulate, providing buyers with more selection compared to last year,” Lis said. “With more supply and less demand within this market cycle, residential home prices have edged down in the region over the last six months.”

For all property types, the sales-to-active listings ratio for September 2022 is 16.9 per cent. By property type, the ratio is 12.4 per cent for detached homes, 18.4 per cent for townhomes, and 20.9 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 \$1,155,300. This represents a 3.9 per cent increase over September 2021, an 8.5 per cent decline over the past six months, and a 2.1 per cent decline compared to August 2022.

Sales of detached homes in September 2022 reached 525, a 44.7 per cent decrease from the 950 detached sales recorded in September 2021. The benchmark price for a detached home is \$1,906,400. This represents a 3.8 per cent increase from September 2021 and a 2.4 per cent decrease compared to August 2022.

Sales of apartment homes reached 888 in September 2022, a 45.2 per cent decrease compared to the 1,621 sales in September 2021. The benchmark price of an apartment home is \$728,500. This represents a 6.2% per cent increase from September 2021 and a 1.6 per cent decrease compared to August 2022.

Attached home sales in September 2022 totalled 274, a 52.6 per cent decrease compared to the 578 sales in September 2021. The benchmark price of an attached home is \$1,048,900. This represents a 9.1 per cent increase from September 2021 and a 1.9 per cent decrease compared to August 2022.

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\*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

The real estate industry is a key economic driver in British Columbia. In 2021, 43,999 homes changed ownership in the Board's area, generating \$2.98 billion in economic spin-off activity and an estimated 20,942 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$53.4 billion in 2021.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit [www.rebgv.org](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	\$1,102,800	334.2	-2.4%	-7.8%	-11.1%	4.7%	35.6%	17.2%	88.6%
	Greater Vancouver	\$1,155,300	326.4	-2.1%	-6.5%	-8.5%	3.9%	29.1%	10.2%	77.1%
	Bowen Island	\$1,451,500	306.0	-6.2%	-12.8%	-6.9%	6.1%	58.8%	57.7%	142.7%
	Burnaby East	\$1,113,200	348.3	0.4%	-5.5%	-9.5%	6.6%	25.2%	12.9%	99.5%
	Burnaby North	\$997,800	331.6	-1.4%	-6.8%	-5.9%	5.8%	30.4%	13.5%	98.3%
	Burnaby South	\$1,067,800	334.0	-2.3%	-7.1%	-9.2%	4.9%	24.4%	11.2%	90.2%
	Coquitlam	\$1,086,800	338.3	-1.6%	-5.8%	-10.1%	6.6%	37.5%	24.0%	108.6%
	Ladner	\$1,104,400	320.1	-3.4%	-7.1%	-10.2%	6.5%	42.3%	24.7%	108.3%
	Maple Ridge	\$963,400	332.4	-3.0%	-10.1%	-16.5%	3.8%	49.4%	43.7%	146.8%
	New Westminster	\$808,600	363.7	-1.0%	-4.4%	-6.6%	8.7%	33.6%	27.3%	110.5%
	North Vancouver	\$1,320,400	304.2	-3.7%	-8.3%	-11.6%	1.5%	25.9%	9.3%	87.8%
	Pitt Meadows	\$897,000	350.8	-1.6%	-9.2%	-15.0%	8.8%	48.4%	43.9%	146.9%
	Port Coquitlam	\$911,500	351.0	-0.7%	-7.1%	-12.3%	8.8%	44.9%	37.4%	132.5%
	Port Moody	\$1,140,500	359.4	-3.0%	-5.7%	-5.1%	11.7%	48.2%	33.8%	140.9%
	Richmond	\$1,130,800	369.7	-1.0%	-4.8%	-5.9%	7.3%	31.1%	11.5%	85.9%
	Squamish	\$1,083,500	356.2	-5.6%	-9.7%	-8.1%	8.1%	40.2%	47.9%	167.6%
	Sunshine Coast	\$864,200	318.3	-1.9%	-8.3%	-5.5%	9.8%	55.3%	62.0%	157.1%
	Tsawwassen	\$1,216,600	317.0	-2.7%	-7.9%	-7.4%	8.8%	38.3%	20.2%	98.1%
	Vancouver East	\$1,145,500	356.1	-2.4%	-6.4%	-8.9%	2.8%	27.0%	10.8%	87.8%
	Vancouver West	\$1,280,200	300.4	-1.5%	-4.8%	-7.6%	-1.8%	13.1%	-9.3%	45.7%
	West Vancouver	\$2,703,600	292.0	-2.5%	-7.0%	-2.7%	1.2%	26.1%	-5.5%	55.8%
	Whistler	\$1,413,600	311.4	-6.1%	-10.2%	-8.2%	8.1%	44.0%	62.4%	166.4%
Single Family Detached	Lower Mainland	\$1,704,400	373.2	-2.8%	-9.0%	-12.6%	4.1%	40.2%	21.9%	101.2%
	Greater Vancouver	\$1,906,400	354.9	-2.4%	-7.4%	-9.1%	3.8%	33.5%	11.4%	81.3%
	Bowen Island	\$1,451,900	306.0	-6.1%	-12.8%	-6.9%	6.2%	58.8%	57.9%	142.9%
	Burnaby East	\$1,784,800	379.6	3.2%	-5.5%	-11.2%	6.5%	33.2%	22.1%	124.1%
	Burnaby North	\$1,957,400	374.0	-0.2%	-8.0%	-6.4%	8.1%	37.9%	18.4%	111.2%
	Burnaby South	\$2,079,400	386.2	-1.2%	-8.5%	-10.2%	5.8%	30.9%	10.6%	103.2%
	Coquitlam	\$1,779,200	407.0	-0.9%	-5.1%	-8.4%	9.0%	48.4%	35.4%	146.2%
	Ladner	\$1,355,600	327.4	-4.8%	-8.5%	-12.7%	3.2%	47.3%	26.1%	112.7%
	Maple Ridge	\$1,229,800	359.6	-3.9%	-10.9%	-17.1%	2.5%	51.2%	51.0%	161.3%
	New Westminster	\$1,481,400	370.3	2.2%	-3.9%	-9.5%	7.4%	41.4%	27.5%	121.2%
	North Vancouver	\$2,092,700	326.4	-5.3%	-10.0%	-13.4%	0.5%	28.8%	11.9%	102.9%
	Pitt Meadows	\$1,241,300	366.7	-1.0%	-10.7%	-19.4%	4.0%	48.0%	45.1%	155.0%
	Port Coquitlam	\$1,314,200	371.5	-1.0%	-8.0%	-15.9%	6.9%	47.8%	39.2%	147.2%
	Port Moody	\$2,073,900	392.7	-3.3%	-5.8%	-4.1%	11.8%	49.7%	36.3%	149.8%
	Richmond	\$2,081,500	424.9	-1.4%	-3.7%	-5.2%	6.2%	32.2%	13.9%	99.9%
	Squamish	\$1,659,500	411.5	-5.9%	-8.5%	-6.4%	9.0%	53.8%	59.7%	230.0%
	Sunshine Coast	\$946,500	330.0	-1.1%	-7.7%	-5.0%	10.1%	61.8%	67.9%	163.6%
	Tsawwassen	\$1,540,500	341.2	-3.4%	-8.7%	-8.4%	7.5%	45.6%	28.4%	115.1%
	Vancouver East	\$1,741,300	389.6	-3.0%	-8.5%	-10.6%	2.7%	28.8%	14.5%	107.5%
	Vancouver West	\$3,258,500	340.0	-2.3%	-6.9%	-7.9%	-2.7%	15.4%	-7.9%	54.3%
	West Vancouver	\$3,264,900	303.7	-2.3%	-6.5%	-1.6%	2.6%	25.9%	-3.0%	61.5%
	Whistler	\$2,587,500	349.4	-5.5%	-7.8%	-6.6%	12.2%	56.2%	62.9%	198.4%

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- 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	\$937,000	354.5	-2.1%	-6.9%	-9.7%	10.3%	40.2%	39.0%	129.9%
	Greater Vancouver	\$1,048,900	361.3	-1.9%	-6.0%	-8.5%	9.1%	34.9%	32.5%	125.5%
	Burnaby East	\$852,900	359.1	-2.7%	-3.9%	-4.4%	13.2%	26.1%	28.3%	120.3%
	Burnaby North	\$896,000	363.8	-3.7%	-8.8%	-0.7%	12.2%	28.9%	34.6%	129.4%
	Burnaby South	\$954,700	354.8	-1.0%	-8.3%	-7.2%	8.8%	25.3%	26.1%	118.1%
	Coquitlam	\$1,032,000	399.7	-2.5%	-5.0%	-9.8%	11.6%	44.7%	43.4%	156.2%
	Ladner	\$919,100	353.0	-1.4%	-7.2%	-10.6%	7.4%	28.2%	28.0%	122.0%
	Maple Ridge	\$751,100	373.1	0.1%	-9.9%	-17.2%	7.3%	46.5%	47.6%	173.1%
	New Westminister	\$902,800	384.3	-2.2%	-5.2%	-4.4%	13.7%	39.6%	39.0%	131.6%
	North Vancouver	\$1,220,700	331.5	-5.3%	-9.4%	-13.3%	6.0%	33.7%	28.7%	121.3%
	Pitt Meadows	\$818,600	396.6	-1.3%	-7.1%	-11.1%	11.4%	46.1%	51.9%	163.2%
	Port Coquitlam	\$910,400	364.6	0.6%	-7.1%	-10.6%	10.2%	43.5%	41.1%	153.5%
	Port Moody	\$1,043,000	396.0	-4.9%	-6.6%	-7.0%	13.4%	46.9%	51.7%	158.1%
	Richmond	\$1,051,500	377.2	-0.7%	-5.1%	-5.8%	11.5%	34.3%	30.1%	118.5%
	Squamish	\$1,005,000	362.3	-2.7%	-5.9%	-9.4%	9.7%	39.5%	49.8%	180.6%
	Sunshine Coast	\$723,400	328.1	-3.5%	-6.1%	-9.7%	9.8%	43.9%	55.6%	156.9%
	Tsawwassen	\$932,900	292.7	-0.8%	-7.0%	-10.3%	6.5%	14.3%	6.3%	79.9%
	Vancouver East	\$1,069,800	350.3	-3.4%	-5.4%	-9.0%	2.2%	27.0%	18.2%	102.7%
	Vancouver West	\$1,455,700	325.5	-0.2%	-2.0%	-5.2%	4.8%	22.3%	13.9%	99.8%
	Whistler	\$1,441,300	367.4	-3.1%	-5.9%	-8.9%	11.9%	48.0%	68.0%	200.2%
Apartment	Lower Mainland	\$680,500	337.2	-1.7%	-5.3%	-6.5%	7.8%	24.3%	22.3%	105.0%
	Greater Vancouver	\$728,500	332.8	-1.6%	-4.9%	-5.7%	6.2%	20.1%	19.0%	101.9%
	Burnaby East	\$766,400	321.9	-3.6%	-6.2%	-8.3%	6.2%	19.1%	17.1%	90.8%
	Burnaby North	\$707,700	357.2	-1.4%	-4.4%	-4.4%	8.6%	29.6%	31.2%	121.6%
	Burnaby South	\$750,300	357.1	-3.4%	-4.7%	-6.6%	6.5%	20.2%	21.0%	112.6%
	Coquitlam	\$661,900	375.4	-1.1%	-5.5%	-8.3%	8.7%	26.1%	29.9%	137.0%
	Ladner	\$708,900	360.6	-0.7%	-3.7%	1.1%	16.0%	50.8%	49.4%	138.0%
	Maple Ridge	\$536,100	370.2	-1.9%	-5.0%	-6.0%	16.2%	44.7%	56.0%	168.8%
	New Westminister	\$633,800	380.0	-2.6%	-4.5%	-5.2%	9.8%	24.9%	30.9%	122.7%
	North Vancouver	\$787,200	314.4	0.6%	-3.9%	-5.0%	6.5%	22.2%	19.5%	110.3%
	Pitt Meadows	\$603,900	407.2	-2.2%	-5.3%	-6.6%	14.3%	38.8%	48.7%	177.2%
	Port Coquitlam	\$603,900	410.5	-1.6%	-6.9%	-7.6%	11.7%	36.7%	42.7%	159.0%
	Port Moody	\$710,200	378.6	-1.3%	-4.9%	-4.4%	9.6%	28.9%	34.5%	152.9%
	Richmond	\$703,900	380.3	-0.5%	-5.7%	-4.4%	9.6%	24.0%	30.3%	117.3%
	Squamish	\$574,700	340.9	-7.5%	-16.6%	-7.8%	5.3%	20.4%	46.4%	178.3%
	Sunshine Coast	\$542,000	310.6	-9.8%	-17.5%	-8.6%	1.7%	11.1%	24.9%	132.0%
	Tsawwassen	\$733,000	342.2	-1.2%	-4.0%	0.4%	14.6%	35.6%	31.5%	124.0%
	Vancouver East	\$686,900	393.4	-2.2%	-4.1%	-5.7%	4.4%	18.1%	15.7%	110.0%
	Vancouver West	\$822,300	310.4	-0.9%	-3.8%	-6.3%	1.8%	10.4%	6.9%	88.5%
	West Vancouver	\$1,193,200	233.0	-3.4%	-5.0%	-3.3%	-0.2%	12.6%	1.7%	67.1%
	Whistler	\$636,900	274.5	-10.5%	-18.4%	-8.6%	5.0%	21.6%	53.2%	159.2%

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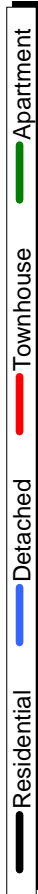
In January 2005, the indexes are set to 100.

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

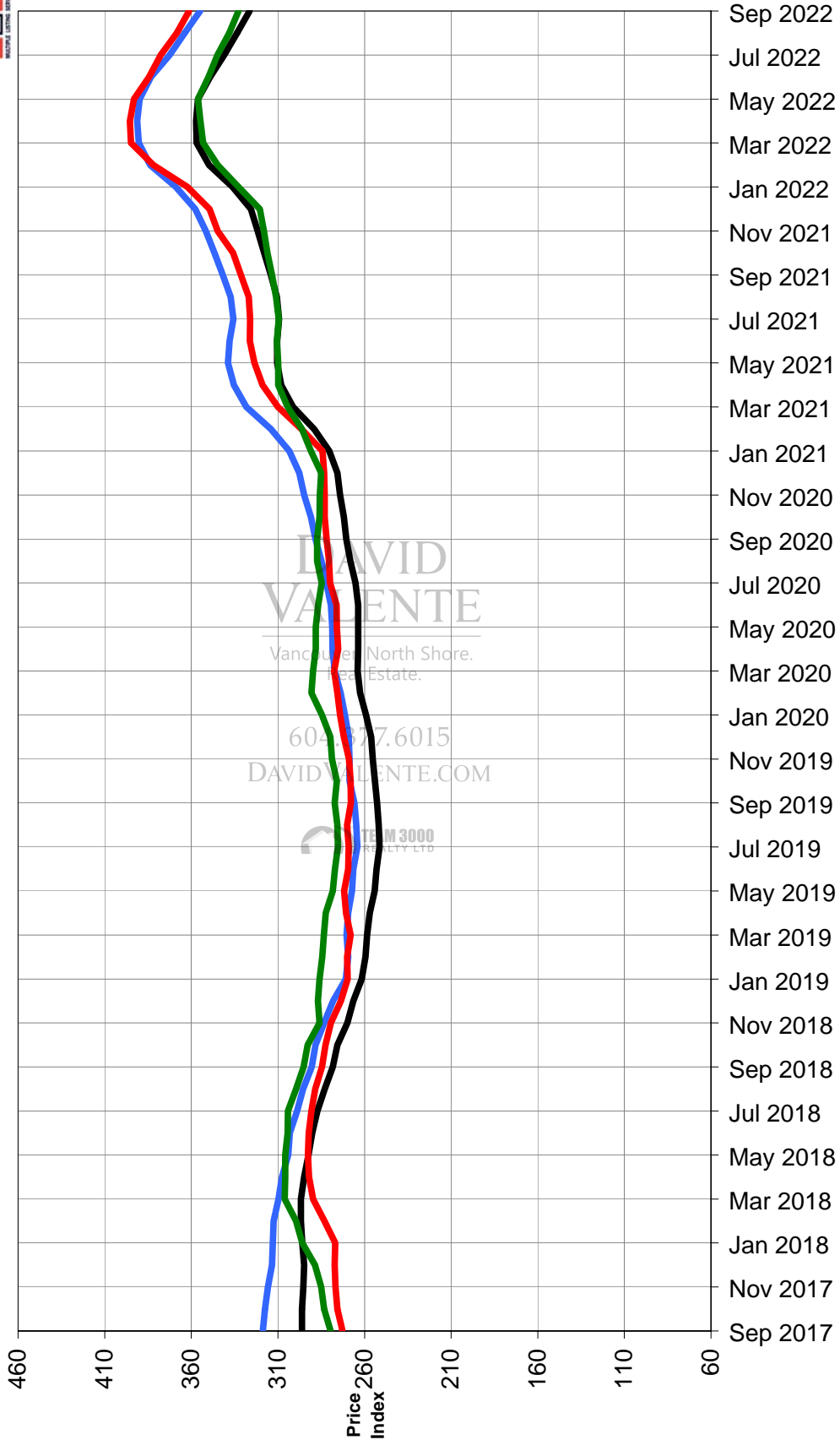
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

# Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100



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# MLS® SALES Facts

**September  
2022**

		Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
September 2022	Number of Sales	35	52	30	6	65	9	50	15	9	53	12	36	66	54	26	7	525
	Attached Apartment																	274
	Median Selling Price	\$1,661,000	\$1,715,000	\$1,481,000	n/a	\$1,192,500	n/a	\$1,849,500	n/a	n/a	\$2,085,400	n/a	\$835,000	\$1,660,000	\$3,395,000	\$2,695,000	n/a	888
August 2022	Attached Apartment	\$897,000	n/a	n/a	n/a	\$747,450	n/a	\$1,190,000	n/a	n/a	\$1,046,500	n/a	n/a	\$1,344,000	\$1,619,500	n/a	n/a	n/a
	Median Selling Price	\$667,000	\$638,000	n/a	n/a	\$525,000	\$575,000	\$712,000	\$516,500	\$687,500	\$635,000	n/a	n/a	\$612,500	\$809,250	n/a	\$757,500	n/a
	Number of Sales	50	49	20	5	63	12	42	28	5	56	8	29	57	57	28	8	517
September 2021	Attached Apartment	32	34	12	0	33	17	21	25	12	48	8	3	52	41	4	13	355
	Median Selling Price	\$1,815,000	\$1,585,000	\$1,477,500	n/a	\$1,215,000	n/a	\$1,835,000	\$1,288,300	n/a	\$1,960,000	n/a	\$900,000	\$1,768,000	\$3,050,000	\$2,790,000	n/a	998
	Attached Apartment	\$1,001,500	\$1,122,500	n/a	n/a	\$725,000	n/a	\$1,300,000	\$907,500	n/a	\$989,000	n/a	n/a	\$1,384,500	\$1,300,000	n/a	n/a	n/a
Jan. - Sep. 2022	Attached Apartment	\$695,000	\$647,500	n/a	n/a	\$479,350	\$602,400	\$700,129	\$565,000	n/a	\$679,000	n/a	n/a	\$623,000	\$829,000	\$1,400,000	\$435,000	n/a
	Number of Sales	75	74	49	6	109	14	80	38	24	106	20	70	138	82	41	24	950
	Median Selling Price	\$1,650,000	\$1,570,000	\$1,390,000	n/a	\$1,222,500	n/a	\$2,147,500	\$1,240,000	\$1,698,660	\$1,760,000	\$1,352,500	\$922,500	\$1,742,500	\$3,140,000	\$2,953,000	\$3,084,603	n/a
Jan. - Year-to-date	Attached Apartment	\$978,000	\$988,800	\$897,000	n/a	\$720,000	n/a	\$1,329,900	\$840,000	n/a	\$1,031,500	\$925,500	n/a	\$1,247,000	\$1,435,000	n/a	\$1,420,000	n/a
	Number of Sales	\$660,000	\$599,000	\$565,000	n/a	\$466,000	\$565,000	\$745,000	\$502,000	\$653,000	\$625,000	n/a	n/a	\$640,000	\$791,500	\$1,167,500	\$625,000	n/a
	Median Selling Price	580	600	350	51	791	169	609	280	144	765	155	432	814	696	368	92	6,896
Jan. - Sep. 2021	Attached Apartment	454	309	110	2	456	119	334	193	159	633	141	68	479	480	51	160	4,148
	Number of Sales	2,084	1,073	179	3	432	752	980	353	253	1,652	114	46	1,329	3,425	134	238	13,047
	Median Selling Price	\$2,100,000	\$1,800,000	\$1,620,000	\$796,000	\$1,401,000	\$1,608,000	\$2,198,000	\$1,500,000	\$2,035,000	\$2,080,000	\$1,550,000	\$999,952	\$1,960,000	\$3,488,000	\$3,000,000	\$3,095,000	n/a
Jan. - Year-to-date	Attached Apartment	\$1,050,000	\$1,150,000	\$965,000	n/a	\$840,000	\$999,999	\$1,369,000	\$985,000	\$1,050,000	\$1,120,888	\$1,049,000	\$633,000	\$1,379,000	\$1,579,000	\$2,275,000	\$1,377,501	n/a
	Number of Sales	\$715,000	\$700,000	\$655,000	n/a	\$550,000	\$615,000	\$791,000	\$582,500	\$742,000	\$673,800	\$694,050	\$579,000	\$675,000	\$850,000	\$1,120,000	\$618,500	n/a
	Median Selling Price	930	1,043	607	76	1,418	273	963	456	225	1,227	232	659	1,440	923	543	202	11,217
Jan. - Year-to-date	Attached Apartment	868	524	216	6	669	175	539	248	231	1,078	198	97	630	700	74	238	6,491
	Number of Sales	2,575	1,279	310	5	574	1,040	1,300	470	347	2,123	188	108	1,748	4,082	184	348	16,681
	Median Selling Price	\$1,765,000	\$1,530,500	\$1,330,000	\$829,500	\$1,156,500	\$1,350,000	\$1,925,000	\$1,250,000	\$1,700,000	\$1,760,000	\$1,400,500	\$880,000	\$1,750,000	\$3,344,500	\$3,030,000	\$2,280,000	n/a
Jan. - Year-to-date	Attached Apartment	\$905,900	\$953,500	\$830,450	n/a	\$675,500	\$830,000	\$1,229,000	\$815,000	\$918,000	\$940,500	\$882,453	\$526,000	\$1,198,000	\$1,449,950	\$1,890,000	\$1,159,000	n/a
	Number of Sales	\$636,000	\$583,000	\$570,000	n/a	\$447,500	\$550,000	\$698,500	\$498,800	\$650,900	\$600,000	\$579,500	\$499,000	\$625,000	\$775,000	\$1,017,500	\$589,000	n/a
	Median Selling Price																	

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

# MLS® LISTINGS Facts

**September  
2022**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
<b>September 2022</b>	<b>Number of Listings</b>	102	114	57	13	199	35	148	29	24	144	35	89	130	174	122	1,437
	<b>% Sales to Listings</b>	34%	46%	53%	46%	33%	26%	34%	52%	38%	37%	34%	40%	51%	31%	21%	32%
		40%	33%	27%	0%	63%	29%	27%	42%	100%	45%	30%	40%	29%	34%	32%	n/a
<b>August 2022</b>	<b>Number of Listings</b>	80	80	58	7	144	26	83	39	14	120	28	71	111	156	113	1,148
	<b>% Sales to Listings</b>	61%	61%	34%	71%	44%	46%	51%	72%	36%	47%	29%	41%	51%	37%	25%	44%
		52%	72%	60%	0%	49%	189%	45%	119%	92%	63%	67%	43%	57%	52%	67%	62%
<b>September 2021</b>	<b>Number of Listings</b>	130	127	59	17	143	40	144	34	30	184	31	66	185	220	162	1,597
	<b>% Sales to Listings</b>	58%	58%	83%	35%	76%	35%	56%	112%	80%	58%	65%	106%	75%	37%	25%	96%
		89%	74%	77%	n/a	121%	46%	76%	53%	74%	90%	87%	50%	53%	57%	91%	93%
<b>Jan. - Sep. 2022 Year-to-date*</b>	<b>Number of Listings</b>	1,179	1,199	716	109	2,006	369	1,270	532	287	1,781	352	877	1,778	1,878	1,241	15,806
	<b>% Sales to Listings</b>	49%	50%	49%	47%	39%	46%	48%	53%	50%	43%	44%	49%	48%	37%	30%	40%
		56%	55%	57%	22%	51%	61%	56%	67%	66%	56%	60%	67%	48%	46%	52%	62%
<b>Jan. - Sep. 2021 Year-to-date*</b>	<b>Number of Listings</b>	1,639	1,552	826	97	1,841	429	1,488	657	337	2,088	340	864	2,402	2,198	1,425	18,418
	<b>% Sales to Listings</b>	74%	77%	74%	100%	91%	74%	76%	78%	78%	80%	81%	89%	61%	58%	52%	86%
		70%	75%	90%	100%	80%	69%	68%	69%	78%	68%	90%	75%	65%	56%	60%	92%

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

# Listing & Sales Activity Summary

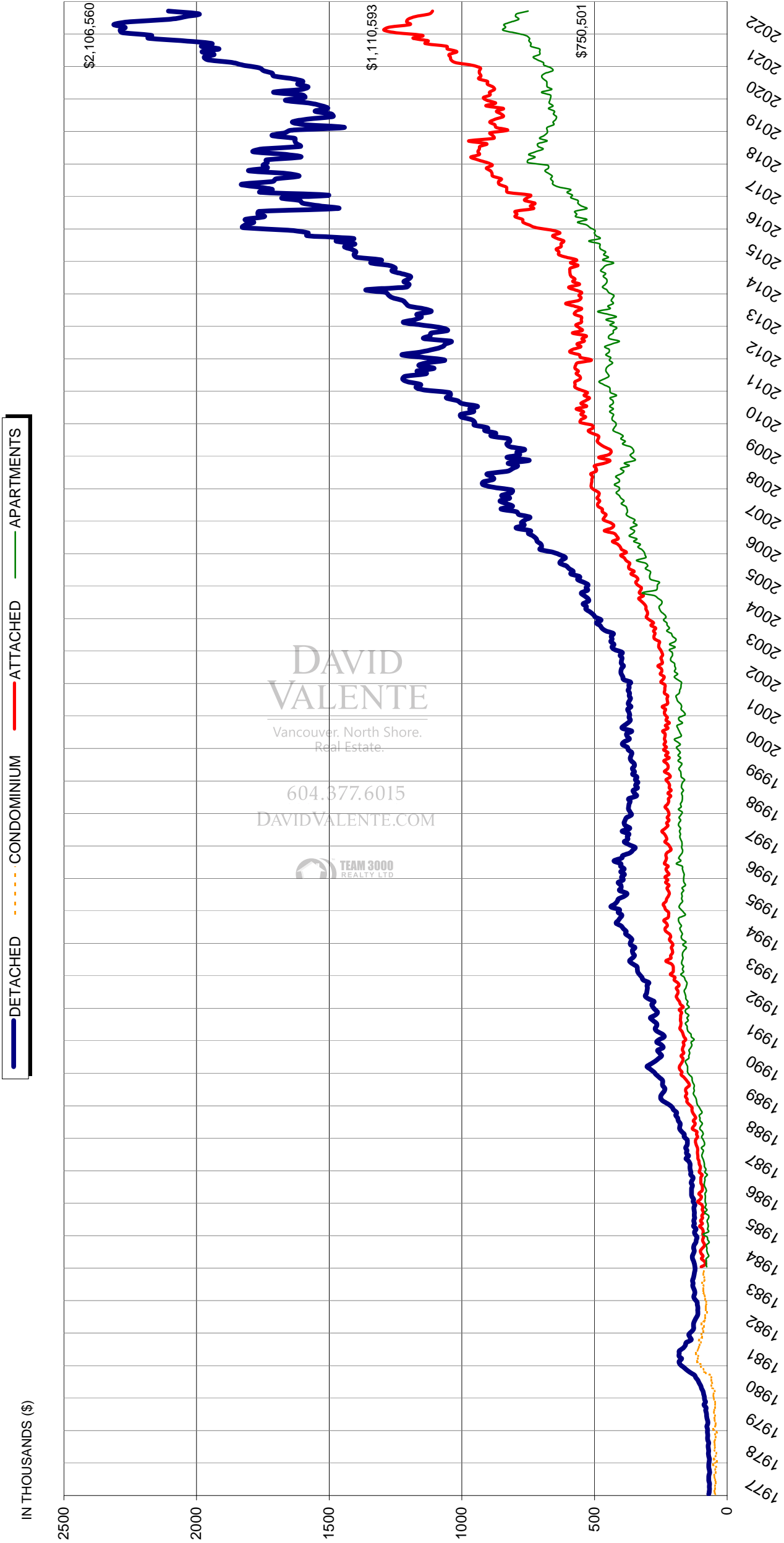
## Listings

## Sales

	1 Sep 2021	2 Aug 2022	3 Sep 2022	Col. 2 & 3 Percentage Variance	5 Sep 2021	6 Aug 2022	7 Sep 2022	Col. 6 & 7 Percentage Variance	9 Jul 2021 - Sep 2021	10 Jul 2022 - Sep 2022	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				%				%			%
DETACHED	130	80	102	27.5	75	50	35	-30.0	245	139	-43.3
ATTACHED	95	61	81	32.8	85	32	32	0.0	257	102	-60.3
APARTMENTS	384	244	253	3.7	248	181	157	-13.3	752	518	-31.1
<b>COQUITLAM</b>											
DETACHED	127	80	114	42.5	74	49	52	6.1	275	150	-45.5
ATTACHED	50	47	46	-2.1	37	34	15	-55.9	133	70	-47.4
APARTMENTS	176	132	159	20.5	133	73	74	1.4	415	219	-47.2
<b>DELTA</b>											
DETACHED	59	58	57	-1.7	49	20	30	50.0	159	74	-53.5
ATTACHED	30	20	11	-45.0	23	12	3	-75.0	63	23	-63.5
APARTMENTS	28	17	27	58.8	22	18	8	-55.6	77	35	-54.5
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	143	144	199	38.2	109	63	65	3.2	353	191	-45.9
ATTACHED	42	67	60	-10.4	51	33	38	15.2	159	111	-30.2
APARTMENTS	82	59	67	13.6	60	32	31	-3.1	140	91	-35.0
<b>NORTH VANCOUVER</b>											
DETACHED	144	83	148	78.3	80	42	50	19.0	224	136	-39.3
ATTACHED	46	47	77	63.8	35	21	21	0.0	116	66	-43.1
APARTMENTS	224	96	173	80.2	115	61	57	-6.6	351	223	-36.5
<b>NEW WESTMINSTER</b>											
DETACHED	40	26	35	34.6	14	12	9	-25.0	64	32	-50.0
ATTACHED	24	9	24	166.7	11	17	7	-58.8	54	32	-40.7
APARTMENTS	171	83	112	34.9	104	48	51	6.3	320	162	-49.4
<b>PORT MOODY/BELCARRA</b>											
DETACHED	30	14	24	71.4	24	5	9	80.0	63	28	-55.6
ATTACHED	19	13	16	23.1	14	12	16	33.3	69	34	-50.7
APARTMENTS	43	50	46	-8.0	31	16	28	75.0	84	69	-17.9
<b>PORT COQUITLAM</b>											
DETACHED	34	39	29	-25.6	38	28	15	-46.4	113	64	-43.4
ATTACHED	40	21	31	47.6	21	25	13	-48.0	68	53	-22.1
APARTMENTS	69	43	63	-46.5	37	25	22	-12.0	116	81	-30.2
<b>RICHMOND</b>											
DETACHED	184	120	144	20.0	106	56	53	-5.4	317	163	-48.6
ATTACHED	107	76	93	22.4	96	48	42	-12.5	300	137	-54.3
APARTMENTS	328	177	224	26.6	230	122	115	-5.7	687	358	-47.9
<b>SUNSHINE COAST</b>											
DETACHED	66	71	89	25.4	70	29	36	24.1	214	99	-53.7
ATTACHED	12	7	10	42.9	6	3	4	33.3	24	10	-58.3
APARTMENTS	11	9	16	77.8	9	4	2	-50.0	28	11	-60.7
<b>SQUAMISH</b>											
DETACHED	31	28	35	25.0	20	8	12	50.0	53	34	-35.8
ATTACHED	23	12	20	66.7	20	8	6	-25.0	50	23	-54.0
APARTMENTS	25	16	19	18.8	11	6	13	116.7	36	22	-38.9
<b>VANCOUVER EAST</b>											
DETACHED	185	111	130	17.1	138	57	66	15.8	384	177	-53.9
ATTACHED	141	91	96	5.5	75	52	28	-46.2	172	123	-28.5
APARTMENTS	296	131	222	69.5	153	86	84	-2.3	466	271	-41.8
<b>VANCOUVER WEST</b>											
DETACHED	220	156	174	11.5	82	57	54	-5.3	250	157	-37.2
ATTACHED	116	79	98	24.1	66	41	33	-19.5	202	102	-49.5
APARTMENTS	892	495	635	28.3	416	282	214	-24.1	1278	790	-38.2
<b>WHISTLER/PEMBERTON</b>											
DETACHED	25	18	22	22.2	24	8	7	-12.5	68	22	-67.6
ATTACHED	29	21	21	0.0	27	13	10	-23.1	71	33	-53.5
APARTMENTS	28	20	23	15.0	30	23	22	-4.3	104	52	-50.0
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	162	113	122	8.0	41	28	26	-7.1	138	84	-39.1
ATTACHED	11	6	19	216.7	10	4	6	50.0	23	14	-39.1
APARTMENTS	32	30	48	60.0	20	21	10	-52.4	60	44	-26.7
<b>GRAND TOTALS</b>											
DETACHED	1580	1141	1424	24.8	944	512	519	1.4	2920	1550	-46.9
ATTACHED	785	577	703	21.8	577	355	274	-22.8	1761	933	-47.0
APARTMENTS	2789	1602	2087	30.3	1619	998	888	-11.0	4914	2946	-40.0



Residential Average Sale Prices - January 1977 to September 2022



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

# DAVID VALENTE

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