

Metro Vancouver

November 2022

# MARKET REPORT

Highlights from October

## Inflation, interest rates create caution in Metro Vancouver's housing market

### HOLIDAY & CELEBRATION

Remembrance Day

### THIS MONTH'S NEWSLETTER

Residential sales -45.5%

Sales-to-active ratio total 19.3%

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November 2022

### Inflation, interest rates create caution in Metro Vancouver's housing market



Dear Valued Clients,

Home sale activity across the Metro Vancouver housing market continued to trend well below historical averages in October.

Inflation and rising interest rates continue to dominate headlines, leading many buyers and sellers to assess how these factors impact their housing options. With sales remaining near historic lows, the number of active listings continues to inch upward, causing home prices to recede from the record highs set in the spring of 2022.

Recent years have been characterized by a frenetic pace of sales amplified by scarce listings on the market to choose from. Today's market cycle is a marked departure, with a slower pace of sales and more selection to choose from. This environment provides buyers and sellers more time to conduct home inspections, strata minute reviews, and other due diligence. With the possibility of yet another rate hike by the Bank of Canada this December, it has become even more important to secure financing as early in the process as possible.

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

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November 2022

Inflation, interest rates create caution in Metro Vancouver's housing market



### DETACHED

Active Listings: 4,017

Sales: 575

Benchmark Price: \$1,892,100

Avg. Days On Market: 35



### TOWNHOUSE

Active Listings: 1,542

Sales: 333

Benchmark Price: \$1,043,600

Avg. Days On Market: 23



### APARTMENT

Active Listings: 4,293

Sales: 995

Benchmark Price: \$727,100

Avg. Days On Market: 28

Residential property sales in Metro Vancouver

October 2021

**3,494**

Sold



October 2022

**1,903**

Sold

(-45.5%)

Sales-to-active ratio



Detached  
homes  
**14.3%**



Attached  
townhomes  
**21.6%**



Attached  
condos  
**23.2%**

(Total 19.3%)

# News Release

FOR IMMEDIATE RELEASE:



## **Inflation, rising interest rates create caution across Metro Vancouver's housing market**

**VANCOUVER, BC – November 2, 2022** – Home sale activity across the Metro Vancouver\* housing market continued to trend well below historical averages in October.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,903 in October 2022, a 45.5 per cent decrease from the 3,494 sales recorded in October 2021, and a 12.8 per cent increase from the 1,687 homes sold in September 2022.

Last month's sales were 33.3 per cent below the 10-year October sales average.

"Inflation and rising interest rates continue to dominate headlines, leading many buyers and sellers to assess how these factors impact their housing options," Andrew Lis, REBGV's director, economics and data analytics said. "With sales remaining near historic lows, the number of active listings continues to inch upward, causing home prices to recede from the record highs set in the spring of 2022."

There were 4,033 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2022. This represents a 0.4 per cent decrease compared to the 4,049 homes listed in October 2021 and a 4.6 per cent decrease compared to September 2022 when 4,229 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,852, a 22.6 per cent increase compared to October 2021 (8,034) and a 1.2 per cent decrease compared to September 2022 (9,971).

"Recent years have been characterized by a frenetic pace of sales amplified by scarce listings on the market to choose from. Today's market cycle is a marked departure, with a slower pace of sales and more selection to choose from," Lis said. "This environment provides buyers and sellers more time to conduct home inspections, strata minute reviews, and other due diligence. With the possibility of yet another rate hike by the Bank of Canada this December, it has become even more important to secure financing as early in the process as possible."

For all property types, the sales-to-active listings ratio for October 2022 is 19.3 per cent. By property type, the ratio is 14.3 per cent for detached homes, 21.6 per cent for townhomes, and 23.2 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 \$1,148,900. This represents a 2.1 per cent increase from October 2021, a 9.2 per cent decrease over the last six months, and a 0.6 per cent decrease compared to September 2022.

Sales of detached homes in October 2022 reached 575, a 47.2 per cent decrease from the 1,090 detached sales recorded in October 2021. The benchmark price for a detached home is \$1,892,100. This represents a 1.6 per cent increase from October 2021 and a 0.7 per cent decrease compared to September 2022.

Sales of apartment homes reached 995 in October 2022, a 44.8 per cent decrease compared to the 1,801 sales in October 2021. The benchmark price of an apartment home is \$727,100. This represents a 5.1 per cent increase from October 2021 and a 0.2 per cent decrease compared to September 2022.

Attached home sales in October 2022 totalled 333, a 44.8 per cent decrease compared to the 603 sales in October 2021. The benchmark price of an attached unit is \$1,043,600. This represents a 7.1 per cent increase from October 2021 and a 0.5 per cent decrease compared to September 2022.

-30- 604.377.6015

\*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	\$1,093,000	331.2	-0.9%	-6.2%	-11.7%	2.1%	33.8%	16.3%	88.1%
	Greater Vancouver	\$1,148,900	324.5	-0.6%	-4.8%	-9.2%	2.1%	27.8%	9.6%	77.2%
	Bowen Island	\$1,412,000	297.7	-2.7%	-12.8%	-15.6%	-0.4%	52.0%	54.3%	143.2%
	Burnaby East	\$1,125,900	352.3	1.1%	-2.4%	-7.7%	6.3%	27.0%	15.9%	95.6%
	Burnaby North	\$994,400	330.5	-0.3%	-5.4%	-7.6%	4.8%	28.2%	12.1%	97.7%
	Burnaby South	\$1,064,300	332.9	-0.3%	-3.3%	-10.3%	4.4%	23.2%	11.8%	89.5%
	Coquitlam	\$1,074,200	334.3	-1.2%	-5.3%	-11.5%	3.6%	35.4%	23.3%	107.8%
	Ladner	\$1,110,600	321.9	0.6%	-5.0%	-10.0%	4.3%	43.1%	24.8%	110.9%
	Maple Ridge	\$941,200	324.8	-2.3%	-9.6%	-17.3%	-1.0%	44.9%	40.0%	141.8%
	New Westminster	\$809,800	364.3	0.2%	-2.9%	-6.5%	7.4%	33.6%	27.1%	111.9%
	North Vancouver	\$1,330,800	306.6	0.8%	-5.6%	-10.1%	2.0%	27.1%	11.5%	92.0%
	Pitt Meadows	\$873,100	341.5	-2.7%	-8.6%	-15.4%	1.1%	42.7%	39.2%	140.8%
	Port Coquitlam	\$911,000	350.8	-0.1%	-3.7%	-12.1%	5.7%	44.0%	37.1%	134.3%
	Port Moody	\$1,117,500	352.2	-2.0%	-6.7%	-8.6%	7.6%	44.2%	30.2%	137.5%
	Richmond	\$1,121,200	366.5	-0.9%	-3.5%	-6.6%	5.0%	30.5%	10.6%	85.5%
	Squamish	\$1,076,600	353.9	-0.6%	-9.5%	-8.4%	2.7%	37.2%	42.9%	161.0%
	Sunshine Coast	\$835,900	307.9	-3.3%	-9.2%	-10.9%	4.1%	48.9%	56.5%	149.5%
	Tsawwassen	\$1,218,400	317.5	0.2%	-3.1%	-9.4%	5.7%	36.8%	18.7%	102.7%
	Vancouver East	\$1,127,300	350.4	-1.6%	-5.8%	-10.0%	0.4%	24.3%	9.1%	85.2%
	Vancouver West	\$1,276,800	299.6	-0.3%	-2.9%	-7.7%	-2.2%	12.3%	-10.3%	46.1%
	West Vancouver	\$2,732,300	295.1	1.1%	-2.8%	-3.8%	1.8%	25.5%	-2.9%	61.1%
	Whistler	\$1,419,700	312.7	0.4%	-9.0%	-7.2%	2.7%	42.7%	57.8%	163.2%
Single Family Detached	Lower Mainland	\$1,685,100	369.0	-1.1%	-7.2%	-13.3%	0.8%	37.2%	21.1%	100.9%
	Greater Vancouver	\$1,892,100	352.3	-0.7%	-5.4%	-10.0%	1.6%	31.2%	11.0%	81.9%
	Bowen Island	\$1,412,600	297.7	-2.7%	-12.7%	-15.5%	-0.3%	52.0%	54.4%	143.4%
	Burnaby East	\$1,826,700	388.5	2.3%	1.2%	-7.6%	7.6%	35.6%	26.4%	122.4%
	Burnaby North	\$1,946,300	371.9	-0.6%	-6.3%	-8.4%	7.1%	33.7%	16.0%	109.3%
	Burnaby South	\$2,067,300	384.0	-0.6%	-1.9%	-11.6%	5.1%	28.5%	11.7%	101.5%
	Coquitlam	\$1,750,400	400.5	-1.6%	-5.5%	-10.8%	5.1%	45.7%	34.4%	144.1%
	Ladner	\$1,354,900	327.2	-0.1%	-7.2%	-12.5%	1.0%	46.9%	25.1%	114.1%
	Maple Ridge	\$1,199,900	350.8	-2.4%	-10.7%	-18.4%	-2.7%	46.5%	47.1%	156.1%
	New Westminster	\$1,497,400	374.3	1.1%	0.7%	-7.6%	6.4%	41.8%	29.6%	120.3%
	North Vancouver	\$2,124,600	331.4	1.5%	-6.7%	-11.2%	0.8%	29.9%	14.9%	109.2%
	Pitt Meadows	\$1,189,400	351.4	-4.2%	-10.9%	-19.2%	-6.9%	41.3%	38.9%	142.0%
	Port Coquitlam	\$1,313,100	371.1	-0.1%	-5.9%	-14.7%	2.9%	46.0%	39.3%	148.2%
	Port Moody	\$2,029,800	384.4	-2.1%	-7.0%	-8.5%	8.4%	46.4%	33.1%	145.0%
	Richmond	\$2,053,800	419.2	-1.3%	-3.6%	-6.5%	4.2%	30.4%	13.7%	100.3%
	Squamish	\$1,685,700	418.0	1.6%	-5.7%	-4.6%	5.8%	50.8%	57.1%	229.4%
	Sunshine Coast	\$917,000	319.7	-3.1%	-8.0%	-10.8%	5.4%	55.4%	62.5%	158.0%
	Tsawwassen	\$1,536,100	340.2	-0.3%	-3.7%	-11.2%	3.9%	43.1%	26.0%	119.3%
	Vancouver East	\$1,719,100	384.7	-1.3%	-5.7%	-11.5%	0.6%	26.4%	13.1%	105.0%
	Vancouver West	\$3,188,400	332.7	-2.1%	-5.7%	-9.8%	-5.1%	10.5%	-10.5%	53.0%
	West Vancouver	\$3,317,500	308.5	1.6%	-1.8%	-2.1%	3.1%	26.5%	0.7%	68.5%
	Whistler	\$2,639,400	356.4	2.0%	-5.9%	-4.0%	7.0%	55.4%	59.0%	192.9%

**HOW TO READ THE TABLE:**

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- 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	\$927,900	351.1	-1.0%	-6.1%	-10.9%	7.5%	39.0%	36.6%	127.8%
	Greater Vancouver	\$1,043,600	359.5	-0.5%	-4.8%	-9.1%	7.1%	34.1%	30.4%	124.0%
	Burnaby East	\$840,300	353.8	-1.5%	-7.0%	-5.3%	10.6%	26.3%	27.4%	112.1%
	Burnaby North	\$879,500	357.1	-1.8%	-6.7%	-7.7%	9.2%	27.0%	29.8%	124.2%
	Burnaby South	\$942,300	350.2	-1.3%	-4.8%	-10.4%	6.0%	22.1%	24.3%	115.2%
	Coquitlam	\$1,014,600	393.0	-1.7%	-6.1%	-11.7%	7.8%	42.5%	40.5%	151.6%
	Ladner	\$941,100	361.4	2.4%	-3.4%	-8.3%	6.6%	33.0%	30.4%	125.6%
	Maple Ridge	\$732,700	364.0	-2.4%	-7.6%	-17.0%	3.3%	41.0%	41.4%	165.3%
	New Westminster	\$917,500	390.6	1.6%	-2.9%	-3.6%	13.1%	41.4%	39.8%	132.4%
	North Vancouver	\$1,230,600	334.2	0.8%	-7.9%	-11.2%	4.5%	34.3%	28.4%	125.5%
	Pitt Meadows	\$818,700	396.7	0.0%	-4.2%	-11.1%	9.5%	43.1%	50.2%	171.2%
	Port Coquitlam	\$892,300	357.3	-2.0%	-2.5%	-13.5%	6.1%	42.1%	37.3%	151.4%
	Port Moody	\$1,021,600	387.9	-2.0%	-8.9%	-10.1%	9.9%	43.6%	47.8%	154.5%
	Richmond	\$1,059,300	379.9	0.7%	-1.9%	-6.1%	10.5%	35.8%	28.9%	118.6%
	Squamish	\$992,000	357.6	-1.3%	-8.0%	-9.3%	5.4%	39.9%	44.0%	187.7%
	Sunshine Coast	\$718,500	325.9	-0.7%	-7.1%	-8.9%	6.5%	43.4%	49.0%	166.3%
	Tsawwassen	\$952,600	298.9	2.1%	-3.7%	-8.2%	6.2%	18.5%	7.6%	82.8%
	Vancouver East	\$1,028,500	336.8	-3.9%	-10.6%	-10.9%	-2.1%	21.3%	14.1%	95.8%
	Vancouver West	\$1,477,700	330.4	1.5%	1.0%	-4.6%	6.7%	24.1%	15.0%	100.6%
	Whistler	\$1,417,200	361.3	-1.7%	-7.8%	-9.5%	8.2%	45.7%	59.2%	202.8%
Apartment	Lower Mainland	\$678,800	336.4	-0.2%	-3.9%	-7.1%	6.4%	24.6%	20.4%	105.7%
	Greater Vancouver	\$727,100	332.2	-0.2%	-3.7%	-6.3%	5.1%	20.4%	17.3%	102.7%
	Burnaby East	\$771,200	323.9	0.6%	-5.3%	-8.6%	5.2%	19.8%	19.5%	91.0%
	Burnaby North	\$711,900	359.4	0.6%	-3.1%	-4.4%	8.0%	30.6%	30.5%	123.4%
	Burnaby South	\$751,600	357.7	0.2%	-3.5%	-7.0%	6.8%	20.5%	21.0%	112.9%
	Coquitlam	\$665,000	377.2	0.5%	-2.3%	-8.0%	7.8%	26.2%	29.9%	145.4%
	Ladner	\$717,100	364.8	1.2%	1.8%	-1.9%	14.1%	51.6%	51.7%	146.0%
	Maple Ridge	\$525,500	362.9	-2.0%	-5.9%	-8.4%	11.6%	40.8%	51.6%	164.1%
	New Westminster	\$632,200	379.0	-0.3%	-4.4%	-6.0%	8.4%	25.2%	28.4%	127.8%
	North Vancouver	\$780,400	311.7	-0.9%	-2.8%	-5.9%	7.9%	23.4%	19.8%	113.2%
	Pitt Meadows	\$594,600	400.9	-1.5%	-5.9%	-9.0%	10.6%	34.9%	42.8%	172.2%
	Port Coquitlam	\$610,200	414.8	1.0%	-2.6%	-7.5%	10.8%	37.2%	42.4%	166.4%
	Port Moody	\$699,000	372.6	-1.6%	-3.8%	-7.4%	4.1%	25.2%	30.2%	151.6%
	Richmond	\$699,600	378.0	-0.6%	-3.4%	-4.5%	7.1%	25.6%	25.9%	116.6%
	Squamish	\$532,900	316.1	-7.3%	-20.7%	-15.6%	-9.1%	12.1%	35.7%	148.7%
	Sunshine Coast	\$506,100	290.0	-6.6%	-22.3%	-16.6%	-12.1%	4.1%	19.8%	93.1%
	Tsawwassen	\$741,000	345.9	1.1%	1.2%	-1.6%	13.4%	36.8%	33.1%	130.1%
	Vancouver East	\$678,900	388.8	-1.2%	-5.7%	-6.9%	2.6%	15.8%	12.7%	108.7%
	Vancouver West	\$827,700	312.5	0.7%	-1.9%	-5.9%	2.1%	12.1%	5.2%	90.1%
	West Vancouver	\$1,193,200	233.0	0.0%	-4.0%	-9.8%	3.4%	8.9%	2.0%	63.6%
	Whistler	\$603,900	260.3	-5.2%	-20.4%	-14.1%	-8.0%	17.6%	47.0%	130.4%

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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.

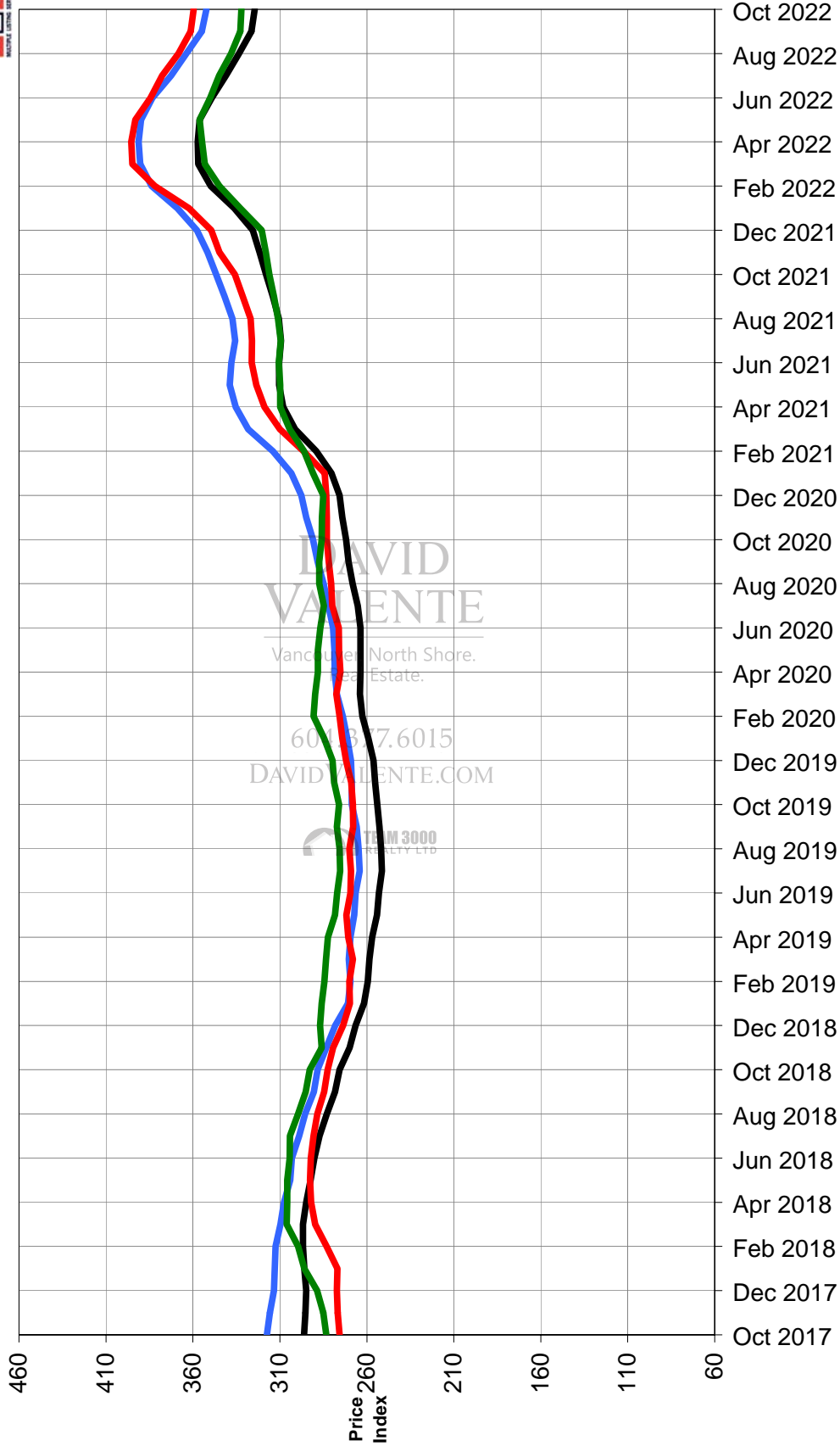
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

# Greater Vancouver 5 Year Trend

Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



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# MLS® SALES Facts


**October  
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
October 2022	Number of Sales	43	56	24	4	75	9	62	22	12	59	15	27	56	73	27	11	575
	Detached																	
	Attached Apartment	48 147	29 109	13 12	0 0	21 23	4 58	45 87	12 28	8 23	58 124	5 9	4 2	34 103	33 236	4 16	15 18	333 995
September 2022	Median Selling Price	\$2,005,000	\$1,500,000	\$1,380,000	n/a	\$1,160,000	n/a	\$2,012,500	\$1,302,500	n/a	\$1,740,000	n/a	\$932,125	\$1,702,500	\$3,101,750	\$3,096,250	n/a	n/a
	Detached																	
	Attached Apartment	\$962,500 \$705,000	\$999,999 \$635,000	n/a n/a	n/a n/a	\$765,000 \$497,000	n/a \$555,000	\$1,250,000 \$665,000	n/a \$534,000	n/a \$680,000	\$1,135,000 \$667,500	n/a n/a	n/a n/a	\$1,499,500 \$655,000	\$1,437,500 \$820,000	n/a n/a	n/a n/a	n/a
October 2021	Number of Sales	35	52	30	6	65	9	50	15	9	53	12	36	66	54	26	7	525
	Detached																	
	Attached Apartment	32 157	15 74	3 8	0 0	38 31	7 51	21 57	13 22	16 28	42 115	6 13	4 2	28 84	33 214	6 10	10 22	274 888
October 2021	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	n/a
	Detached																	
	Attached Apartment	\$897,000 \$667,000	n/a \$638,000	n/a n/a	n/a n/a	\$747,450 \$525,000	n/a \$575,000	\$1,190,000 \$712,000	n/a \$516,500	n/a \$687,500	\$1,046,500 \$635,000	n/a n/a	n/a n/a	\$1,344,000 \$612,500	\$1,619,500 \$809,250	n/a n/a	n/a \$757,500	n/a
Jan. - Oct. 2022	Number of Sales	97	100	51	12	122	29	94	37	21	116	24	63	137	108	60	19	1,090
	Detached																	
	Attached Apartment	73 291	39 163	27 24	0 1	38 58	17 118	30 136	31 50	19 32	117 243	20 25	10 10	76 178	68 417	9 19	29 36	603 1,801
Jan. - Year-to-date	Median Selling Price	\$1,772,000	\$1,631,500	\$1,452,000	n/a	\$1,280,000	\$1,400,000	\$2,187,500	\$1,380,500	\$1,700,000	\$1,810,000	\$1,539,950	\$877,000	\$1,850,500	\$3,205,000	\$2,625,000	n/a	n/a
	Detached																	
	Attached Apartment	\$920,000 \$660,000	\$1,005,000 \$608,000	\$849,900 \$561,250	n/a n/a	\$727,550 \$480,000	n/a \$560,500	\$1,355,028 \$702,500	\$850,000 \$543,900	n/a \$685,000	\$960,088 \$619,900	\$960,000 \$635,000	n/a n/a	\$1,315,900 \$662,000	\$1,489,950 \$830,000	n/a n/a	\$1,235,000 \$627,500	n/a
Jan. - Oct. 2021	Number of Sales	623	656	374	55	866	178	671	302	156	824	170	459	870	769	395	103	7,471
	Detached																	
	Attached Apartment	502 2,231	338 1,182	123 191	2 3	477 455	123 810	379 1,067	205 381	167 276	691 1,776	146 123	72 48	513 1,432	513 3,661	55 150	175 256	4,481 14,042
Jan. - Oct. 2021	Median Selling Price	\$2,076,500	\$1,796,500	\$1,601,500	\$796,000	\$1,379,563	\$1,599,500	\$2,178,000	\$1,486,000	\$2,019,000	\$2,050,000	\$1,550,000	\$999,000	\$1,950,000	\$3,450,000	\$3,000,000	\$2,950,000	n/a
	Detached																	
	Attached Apartment	\$1,037,000 \$714,400	\$1,121,000 \$695,000	\$952,800 \$659,000	n/a n/a	\$835,000 \$546,000	\$999,900 \$612,000	\$1,355,000 \$775,000	\$973,050 \$580,000	\$1,060,000 \$738,800	\$1,120,888 \$673,000	\$1,046,500 \$675,000	\$633,000 \$579,000	\$1,379,000 \$670,400	\$1,576,900 \$849,000	\$2,174,000 \$1,100,000	\$1,419,000 \$608,500	n/a
Jan. - Oct. 2021	Number of Sales	1,027	1,143	658	88	1,540	302	1,057	493	246	1,343	256	722	1,577	1,031	603	221	12,307
	Detached																	
	Attached Apartment	941 2,866	563 1,442	243 334	6 6	707 632	192 1,158	569 1,436	279 520	250 379	1,195 2,366	218 213	107 118	706 1,926	768 4,499	83 203	267 384	7,094 18,482
Year-to-date	Median Selling Price	\$1,765,500	\$1,544,000	\$1,350,000	\$845,000	\$1,175,000	\$1,351,000	\$1,950,500	\$1,259,950	\$1,700,000	\$1,770,000	\$1,413,500	\$878,500	\$1,760,000	\$3,314,000	\$3,000,000	\$2,362,000	n/a
	Detached																	
	Attached Apartment	\$910,000 \$639,900	\$960,000 \$587,000	\$831,000 \$570,000	n/a n/a	\$679,900 \$450,000	\$837,250 \$550,000	\$1,235,500 \$699,000	\$820,000 \$500,000	\$914,000 \$651,000	\$943,800 \$603,250	\$887,750 \$580,000	\$525,000 \$487,500	\$1,216,500 \$630,000	\$1,450,000 \$780,000	\$1,925,000 \$1,050,000	\$1,162,000 \$595,250	n/a

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

# MLS® LISTINGS Facts

**October  
2022**



REAL ESTATE BOARD

OF GREATER VANCOUVER

October

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	
October 2022	Number of Listings	94	105	64	9	140	34	107	31	24	130	34	75	122	147	105	24	1,245
	% Sales to Listings	46%	53%	38%	44%	54%	26%	58%	71%	50%	45%	44%	36%	46%	50%	26%	46%	n/a
September 2022	Number of Listings	102	114	57	13	199	35	148	29	24	144	35	89	130	174	122	22	1,437
	% Sales to Listings	34%	46%	53%	46%	33%	26%	34%	52%	38%	37%	34%	40%	51%	31%	21%	32%	705
October 2021	Number of Listings	70	29	24	0	40	28	54	23	12	117	18	10	87	124	14	15	665
	% Sales to Listings	104%	134%	113%	n/a	95%	61%	56%	135%	158%	100%	111%	100%	87%	55%	64%	193%	2,158
Jan. - Oct. 2022	Number of Listings	1,273	1,304	780	118	2,146	403	1,377	563	311	1,911	386	952	1,900	2,025	1,346	256	17,051
	% Sales to Listings	49%	50%	48%	47%	40%	44%	49%	54%	50%	43%	44%	48%	46%	38%	29%	40%	8,403
Year-to-date*	Number of Listings	3,567	1,896	268	5	744	1,234	1,767	609	476	2,834	225	94	2,421	7,229	389	385	24,143
	% Sales to Listings	56%	56%	60%	20%	50%	57%	57%	64%	64%	55%	58%	65%	46%	45%	49%	61%	n/a
Jan. - Oct. 2021	Number of Listings	1,743	1,634	885	105	1,960	447	1,582	699	355	2,229	368	922	2,560	2,356	1,551	248	19,644
	% Sales to Listings	76%	80%	77%	100%	91%	72%	74%	82%	81%	82%	84%	90%	63%	57%	53%	91%	9,465
Year-to-date*	Number of Listings	3,931	1,878	368	5	756	1,633	2,064	751	481	3,386	237	150	2,934	7,932	327	414	27,247
	% Sales to Listings	73%	77%	91%	120%	84%	71%	70%	69%	79%	70%	90%	79%	66%	57%	62%	93%	n/a

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

# Listing & Sales Activity Summary

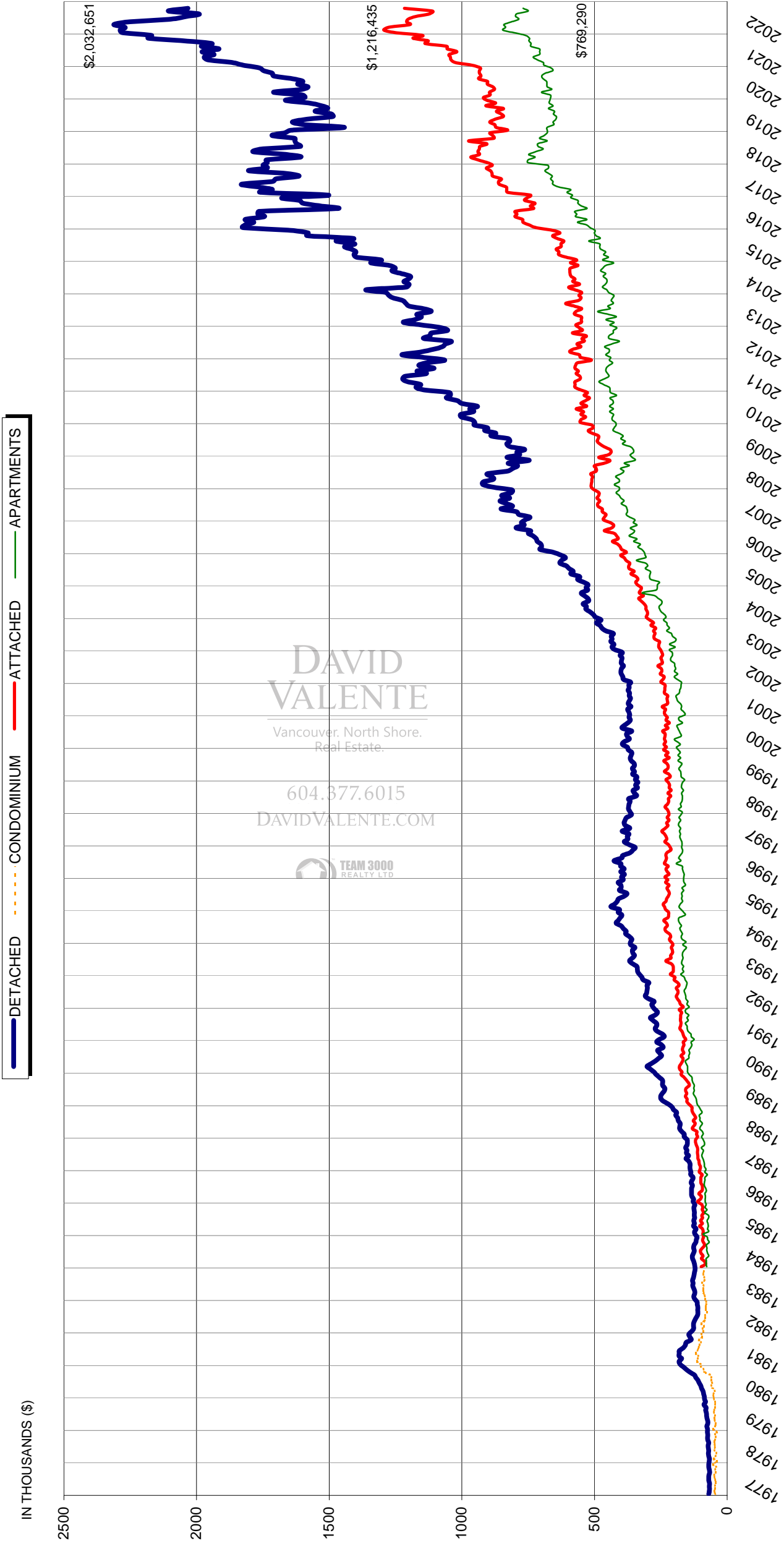
## Listings

## Sales

	1 Oct 2021	2 Sep 2022	3 Oct 2022	Col. 2 & 3 Percentage Variance	5 Oct 2021	6 Sep 2022	7 Oct 2022	Col. 6 & 7 Percentage Variance	9 Aug 2021 - Oct 2021	10 Aug 2022 - Oct 2022	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				%				%			%
DETACHED	104	102	94	-7.8	97	35	43	22.9	244	128	-47.5
ATTACHED	70	81	95	17.3	73	32	48	50.0	240	112	-53.3
APARTMENTS	270	253	290	14.6	291	157	147	-6.4	792	485	-38.8
<b>COQUITLAM</b>											
DETACHED	82	114	105	-7.9	100	52	56	7.7	273	157	-42.5
ATTACHED	29	46	47	2.2	39	15	29	93.3	124	78	-37.1
APARTMENTS	165	159	186	17.0	163	74	109	47.3	436	256	-41.3
<b>DELTA</b>											
DETACHED	59	57	64	12.3	51	30	24	-20.0	163	74	-54.6
ATTACHED	24	11	13	18.2	27	3	13	333.3	70	28	-60.0
APARTMENTS	22	27	20	-25.9	24	8	12	50.0	73	38	-47.9
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	119	199	140	-29.6	122	65	75	15.4	348	203	-41.7
ATTACHED	40	60	60	0.0	38	38	21	-44.7	140	92	-34.3
APARTMENTS	41	67	58	-13.4	58	31	23	-25.8	157	86	-45.2
<b>NORTH VANCOUVER</b>											
DETACHED	94	148	107	-27.7	94	50	62	24.0	246	154	-37.4
ATTACHED	54	77	71	-7.8	30	21	45	114.3	107	87	-18.7
APARTMENTS	142	173	165	-4.6	136	57	87	52.6	350	205	-41.4
<b>NEW WESTMINSTER</b>											
DETACHED	18	35	34	-2.9	29	9	9	0.0	64	30	-53.1
ATTACHED	28	24	20	-16.7	17	7	4	-42.9	51	28	-45.1
APARTMENTS	124	112	90	-19.6	118	51	58	13.7	325	157	-51.7
<b>PORT MOODY/BELCARRA</b>											
DETACHED	18	24	24	0.0	21	9	12	33.3	63	26	-58.7
ATTACHED	12	16	20	25.0	19	16	8	-50.0	41	36	-12.2
APARTMENTS	38	46	32	-30.4	32	28	23	-17.9	94	67	-28.7
<b>PORT COQUITLAM</b>											
DETACHED	42	29	31	6.9	37	15	22	46.7	111	65	-41.4
ATTACHED	23	31	32	3.2	31	13	12	-7.7	75	50	-33.3
APARTMENTS	66	63	58	-7.9	50	22	28	27.3	127	75	-40.9
<b>RICHMOND</b>											
DETACHED	141	144	130	-9.7	116	53	59	11.3	339	168	-50.4
ATTACHED	117	93	125	34.4	117	42	58	38.1	319	148	-53.6
APARTMENTS	278	224	197	-12.1	243	115	124	7.8	694	361	-48.0
<b>SUNSHINE COAST</b>											
DETACHED	58	89	75	-15.7	63	36	27	-25.0	200	92	-54.0
ATTACHED	10	10	9	-10.0	10	4	4	0.0	27	11	-59.3
APARTMENTS	6	16	8	-50.0	10	2	2	0.0	33	8	-75.8
<b>SQUAMISH</b>											
DETACHED	28	35	34	-2.9	24	12	15	25.0	63	35	-44.4
ATTACHED	18	20	16	-20.0	20	6	5	-16.7	57	19	-66.7
APARTMENTS	28	19	24	26.3	25	13	9	-30.8	46	28	-39.1
<b>VANCOUVER EAST</b>											
DETACHED	158	130	122	-6.2	137	66	56	-15.2	377	179	-52.5
ATTACHED	87	96	115	19.8	76	28	34	21.4	191	114	-40.3
APARTMENTS	233	222	200	-9.9	178	84	103	22.6	486	273	-43.8
<b>VANCOUVER WEST</b>											
DETACHED	158	174	147	-15.5	108	54	73	35.2	265	184	-30.6
ATTACHED	124	98	95	-3.1	68	33	33	0.0	213	107	-49.8
APARTMENTS	689	635	616	-3.0	417	214	236	10.3	1276	732	-42.6
<b>WHISTLER/PEMBERTON</b>											
DETACHED	13	22	24	9.1	19	7	11	57.1	63	26	-58.7
ATTACHED	15	21	29	38.1	29	10	15	50.0	76	38	-50.0
APARTMENTS	34	23	37	60.9	36	22	18	-18.2	102	63	-38.2
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	126	122	105	-13.9	60	26	27	3.8	144	81	-43.8
ATTACHED	14	19	13	-31.6	9	6	4	-33.3	24	14	-41.7
APARTMENTS	22	48	46	-4.2	19	10	16	60.0	58	47	-19.0
<b>GRAND TOTALS</b>											
DETACHED	1218	1424	1236	-13.2	1078	519	571	10.0	2963	1602	-45.9
ATTACHED	665	703	760	8.1	603	274	333	21.5	1755	962	-45.2
APARTMENTS	2158	2087	2027	-2.9	1800	888	995	12.0	5049	2881	-42.9



Residential Average Sale Prices - January 1977 to October 2022



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

# DAVID VALENTE

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