

MARKET REPORT

Highlights from February

Below average home sales allow inventory to inch upwards

HOLIDAY & CELEBRATION

Spring has sprung. Happy Spring Break!

THIS MONTHS NEWSLETTER

Residential property sales -47.2%

Sales-to-active ratio total 23%

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Real Estate.

March 2022



Below average home sales allow inventory to inch upwards

Dear Valued Clients,

February listing data show a continued reluctance among prospective home sellers to engage in Metro Vancouver's housing market, leading to below-average sales activity. With sales remaining well-below historical norms, the number of available homes for sale in the region have continued inching upwards.

It's hard to sell what you don't have, and with new listing activity remaining among the lowest in recent history, sales are struggling to hit typical levels for this point in the year economics and data analytics. On the plus side for prospective buyers, the below-average sales activity is allowing inventory to accumulate, which is keeping market conditions from straying too deeply into sellers' market territory, particularly in the more affordably priced segments.

While we continue to expect home price trends to show year-over-year declines for a few more months, current data and market activity suggest pricing is firming up. In fact, some leading indicators suggest we may see modest price increases this spring, particularly if sales activity increases and mortgage rates hold steady. In the somewhat unusual market environment we find ourselves in right now with higher mortgage rates, fewer sales, and inventory that is inching higher but remains far from abundant, working with a Realtor who understands your local market conditions and has experience navigating challenging markets is paramount.

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

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SELLING A HOME →

I look forward to helping
you achieve your goals.

This communication is not intended to cause or
induce breach of an existing agency relationship.

DAVID VALENTE

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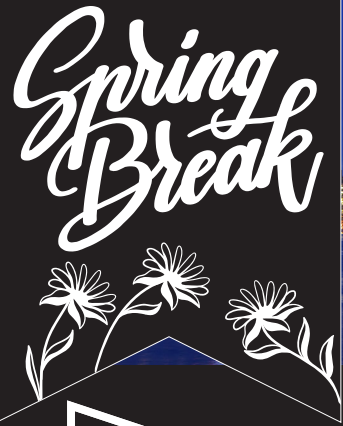
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🌐 DAVIDVALENTE.COM



March 2022

Below average home sales
allow inventory to inch upwards



DETACHED

Active Listings: 3,052

Sales: 514

Benchmark Price: \$1,813,100

Avg. Days On Market: 39



TOWNHOUSE

Active Listings: 1,215

Sales: 366

Benchmark Price: \$1,038,500

Avg. Days On Market: 29



APARTMENT

Active Listings: 3,601

Sales: 928

Benchmark Price: \$732,200

Avg. Days On Market: 35

Residential property sales in Metro Vancouver

February 2022

3,424

Sold



February 2023

1,808

Sold

(-47.2%)

Sales-to-active ratio



Detached
homes
16.8%



Attached
townhomes
30.1%



Attached
condos
25.8%

(Total 23%)

News Release

FOR IMMEDIATE RELEASE:



Below average home sales allow inventory to inch upwards

VANCOUVER, BC – March 2, 2023 – February listing data show a continued reluctance among prospective home sellers to engage in Metro Vancouver's* housing market, leading to below-average sales activity. With sales remaining well-below historical norms, the number of available homes for sale in the region have continued inching upwards.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,808 in February 2023, a 47.2 per cent decrease from the 3,424 sales recorded in February 2022, and a 76.9 per cent increase from the 1,022 homes sold in January 2023.

Last month's sales were 33 per cent below the 10-year February sales average.

"It's hard to sell what you don't have, and with new listing activity remaining among the lowest in recent history, sales are struggling to hit typical levels for this point in the year," said Andrew Lis, REBGV's director, economics and data analytics. "On the plus side for prospective buyers, the below-average sales activity is allowing inventory to accumulate, which is keeping market conditions from straying too deeply into sellers' market territory, particularly in the more affordably priced segments."

There were 3,467 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in February 2023. This represents a 36.6 per cent decrease compared to the 5,471 homes listed in February 2022 and a 5.2 per cent increase compared to January 2023 when 3,297 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 7,868, a 16.7 per cent increase compared to February 2022 (6,742) and a 5.2 per cent increase compared to January 2023 (7,478).

"While we continue to expect home price trends to show year-over-year declines for a few more months, current data and market activity suggest pricing is firming up. In fact, some leading indicators suggest we may see modest price increases this spring, particularly if sales activity increases and mortgage rates hold steady," Lis said. "In the somewhat unusual market environment we find ourselves in right now with higher mortgage rates, fewer sales, and inventory that is inching higher but remains far from abundant, working with a Realtor who understands your local market conditions and has experience navigating challenging markets is paramount."

For all property types, the sales-to-active listings ratio for February 2023 is 23 per cent. By property type, the ratio is 16.8 per cent for detached homes, 30.1 per cent for townhomes, and 25.8 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 \$1,123,400. This represents a 9.3 per cent decrease over February 2022 and a 1.1 per cent increase compared to January 2023.

Sales of detached homes in February 2023 reached 514, a 49.1 per cent decrease from the 1,010 detached sales recorded in February 2022. The benchmark price for detached properties is \$1,813,100. This represents a 12 per cent decrease from February 2022 and a 0.7 per cent increase compared to January 2023.

Sales of apartment homes reached 928 in February 2023, a 49.9 per cent decrease compared to the 1,854 sales in February 2022. The benchmark price of an apartment property is \$732,200. This represents a three per cent decrease from February 2022 and a 1.6 per cent increase compared to January 2023.

Attached home sales in February 2023 totalled 366, a 34.6 per cent decrease compared to the 560 sales in February 2022. The benchmark price of an attached unit is \$1,038,500. This represents a 6.3 per cent decrease from February 2022 and a 1.8 per cent increase compared to January 2023.

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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 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.

For more information please contact:

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V.P., Communication and Events

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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	\$1,059,300	321.0	0.9%	-1.4%	-6.3%	-12.7%	25.7%	11.8%	82.5%
	Greater Vancouver	\$1,123,400	317.3	1.1%	-0.8%	-4.9%	-9.3%	20.8%	6.9%	73.6%
	Bowen Island	\$1,325,300	279.4	-5.7%	-4.2%	-14.3%	-14.6%	45.6%	34.3%	137.2%
	Burnaby East	\$1,102,900	345.1	2.2%	-0.4%	-0.5%	-8.4%	19.3%	10.2%	99.5%
	Burnaby North	\$963,600	320.2	0.9%	-1.9%	-4.8%	-7.0%	19.3%	9.1%	89.7%
	Burnaby South	\$1,060,000	331.6	0.7%	0.4%	-3.0%	-7.6%	19.3%	9.6%	93.9%
	Coquitlam	\$1,049,700	326.7	0.7%	-0.8%	-5.0%	-10.4%	27.0%	16.8%	106.9%
	Ladner	\$1,070,400	310.3	1.1%	-0.1%	-6.3%	-11.1%	34.0%	22.8%	96.6%
	Maple Ridge	\$918,300	316.9	0.9%	-1.2%	-7.6%	-19.0%	36.7%	29.3%	134.6%
	New Westminster	\$800,100	359.9	2.3%	0.4%	-2.0%	-5.5%	26.1%	19.8%	111.7%
	North Vancouver	\$1,301,400	299.9	1.7%	-1.9%	-5.0%	-11.2%	20.2%	8.3%	88.9%
	Pitt Meadows	\$825,900	323.0	-0.6%	-4.6%	-9.4%	-19.5%	29.3%	24.8%	127.0%
	Port Coquitlam	\$900,900	346.9	0.7%	0.7%	-1.8%	-9.8%	38.8%	29.8%	137.4%
	Port Moody	\$1,093,000	344.5	0.9%	-0.5%	-7.0%	-4.5%	35.3%	25.4%	138.9%
	Richmond	\$1,131,100	369.8	2.0%	2.2%	-1.0%	-4.0%	27.3%	10.9%	87.3%
	Squamish	\$1,019,300	335.1	2.7%	-1.6%	-11.2%	-11.2%	27.5%	30.5%	147.5%
	Sunshine Coast	\$800,600	294.9	-0.4%	-1.2%	-9.1%	-10.7%	43.6%	40.7%	144.9%
	Tsawwassen	\$1,112,800	289.9	-3.7%	-4.8%	-11.0%	-15.1%	21.5%	6.6%	88.5%
	Vancouver East	\$1,116,400	347.0	0.9%	-1.3%	-4.9%	-8.7%	17.1%	7.0%	87.2%
	Vancouver West	\$1,247,300	292.7	1.5%	-0.5%	-4.0%	-8.9%	5.3%	-10.1%	41.3%
	West Vancouver	\$2,524,800	272.7	-0.5%	-3.0%	-9.0%	-8.9%	20.9%	-9.3%	46.6%
	Whistler	\$1,325,200	291.9	1.5%	-2.5%	-12.0%	-11.9%	30.1%	40.1%	152.9%
Single Family Detached	Lower Mainland	\$1,610,500	352.6	0.6%	-2.5%	-8.2%	-15.8%	28.3%	16.4%	93.1%
	Greater Vancouver	\$1,813,100	337.6	0.7%	-2.3%	-7.2%	-12.0%	23.3%	8.1%	75.8%
	Bowen Island	\$1,325,200	279.3	-5.7%	-4.2%	-14.3%	-14.6%	45.6%	34.3%	137.3%
	Burnaby East	\$1,729,700	367.9	3.4%	-2.0%	0.0%	-13.3%	21.1%	18.9%	113.5%
	Burnaby North	\$1,841,100	351.8	0.8%	-4.2%	-6.2%	-9.0%	22.3%	14.4%	101.1%
	Burnaby South	\$1,997,200	371.0	0.4%	-1.5%	-5.1%	-10.8%	22.0%	11.5%	103.4%
	Coquitlam	\$1,694,000	387.6	0.3%	-2.0%	-5.6%	-9.8%	36.0%	27.3%	141.5%
	Ladner	\$1,251,400	302.2	-1.3%	-3.6%	-12.1%	-18.6%	30.1%	20.7%	89.3%
	Maple Ridge	\$1,169,000	341.8	0.3%	-1.2%	-8.6%	-20.3%	36.6%	35.0%	151.9%
	New Westminster	\$1,418,100	354.4	2.4%	-1.8%	-2.2%	-13.1%	27.0%	21.2%	112.6%
	North Vancouver	\$2,058,500	321.1	1.3%	-3.5%	-6.8%	-13.8%	23.1%	11.2%	106.8%
	Pitt Meadows	\$1,122,200	331.5	-1.1%	-3.7%	-10.5%	-26.2%	24.9%	26.2%	128.0%
	Port Coquitlam	\$1,282,000	362.4	0.2%	0.0%	-3.5%	-16.2%	38.3%	33.0%	150.1%
	Port Moody	\$1,969,900	373.0	-0.3%	-0.5%	-8.2%	-4.4%	36.3%	29.7%	151.3%
	Richmond	\$2,005,700	409.4	2.0%	-1.3%	-5.0%	-7.1%	24.2%	10.9%	98.5%
	Squamish	\$1,478,200	366.5	0.5%	-8.8%	-16.2%	-14.0%	27.3%	32.2%	185.2%
	Sunshine Coast	\$868,100	302.7	-1.1%	-2.5%	-9.3%	-11.2%	49.1%	45.2%	149.1%
	Tsawwassen	\$1,334,800	295.6	-7.0%	-8.9%	-16.3%	-21.2%	19.7%	8.7%	94.9%
	Vancouver East	\$1,677,300	375.3	0.8%	-2.3%	-6.5%	-11.5%	18.6%	10.7%	105.2%
	Vancouver West	\$3,103,100	323.8	2.7%	-0.8%	-7.0%	-10.7%	6.3%	-8.7%	48.6%
	West Vancouver	\$3,051,800	283.8	-0.7%	-2.4%	-8.7%	-8.4%	22.6%	-7.5%	51.4%
	Whistler	\$2,269,200	306.4	-1.8%	-10.1%	-17.1%	-15.8%	28.4%	35.3%	151.6%

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- 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	\$908,800	343.9	1.2%	-0.7%	-5.0%	-9.5%	33.1%	29.4%	120.9%
	Greater Vancouver	\$1,038,500	357.7	1.8%	1.0%	-2.9%	-6.3%	29.8%	26.3%	119.9%
	Burnaby East	\$874,700	368.3	0.5%	2.1%	-0.2%	-0.6%	30.4%	24.9%	124.7%
	Burnaby North	\$892,100	362.2	2.4%	3.5%	-4.1%	1.3%	27.8%	25.9%	124.6%
	Burnaby South	\$966,500	359.2	1.9%	2.4%	0.3%	-3.8%	25.4%	20.5%	118.6%
	Coquitlam	\$999,900	387.3	2.5%	0.6%	-5.5%	-8.8%	34.0%	31.3%	157.2%
	Ladner	\$988,600	379.6	6.7%	8.6%	6.1%	-1.9%	35.8%	31.6%	145.5%
	Maple Ridge	\$723,600	359.5	3.5%	-0.9%	-3.6%	-17.6%	40.1%	33.6%	150.3%
	New Westminster	\$932,200	396.8	4.4%	4.4%	1.0%	1.0%	41.9%	37.1%	137.3%
	North Vancouver	\$1,286,200	349.3	4.1%	4.1%	-0.2%	-3.4%	36.4%	31.7%	118.9%
	Pitt Meadows	\$758,100	367.3	-1.2%	-9.8%	-8.6%	-13.7%	30.4%	29.0%	145.4%
	Port Coquitlam	\$884,700	354.3	0.6%	1.8%	-2.3%	-7.5%	39.7%	32.6%	152.4%
	Port Moody	\$984,000	373.6	-1.3%	-1.7%	-10.3%	-6.6%	35.4%	35.6%	149.4%
	Richmond	\$1,083,100	388.5	1.6%	3.4%	2.3%	0.0%	35.6%	30.0%	121.6%
	Squamish	\$978,600	352.8	1.8%	2.2%	-5.2%	-9.7%	34.2%	38.7%	185.7%
	Sunshine Coast	\$709,900	322.0	2.7%	2.6%	-5.3%	-9.3%	36.7%	43.6%	165.0%
	Tsawwassen	\$999,700	313.7	6.7%	8.0%	6.3%	-1.6%	22.8%	10.4%	97.2%
	Vancouver East	\$1,052,500	344.6	2.9%	0.1%	-5.0%	-4.7%	17.1%	14.1%	97.4%
	Vancouver West	\$1,347,800	301.4	-2.3%	-5.6%	-7.6%	-12.0%	8.0%	3.1%	77.4%
	Whistler	\$1,406,600	358.6	2.9%	3.7%	-5.5%	-8.2%	39.4%	51.8%	212.4%
Apartment	Lower Mainland	\$678,100	336.0	1.5%	1.0%	-2.0%	-4.4%	18.5%	13.1%	104.9%
	Greater Vancouver	\$732,200	334.5	1.6%	1.6%	-1.1%	-3.0%	15.1%	11.7%	103.6%
	Burnaby East	\$767,500	322.3	1.0%	-1.4%	-3.4%	-4.3%	15.1%	8.6%	108.3%
	Burnaby North	\$702,200	354.5	0.8%	-0.3%	-2.1%	-3.0%	23.1%	19.0%	114.5%
	Burnaby South	\$766,800	365.0	1.1%	-1.9%	-1.2%	-2.4%	18.2%	13.7%	120.4%
	Coquitlam	\$663,100	376.1	1.0%	0.8%	-0.9%	-5.3%	19.1%	20.1%	141.2%
	Ladner	\$710,300	361.3	2.8%	2.3%	-0.6%	7.4%	47.2%	41.1%	149.0%
	Maple Ridge	\$507,500	350.5	0.7%	-2.0%	-7.1%	-7.4%	33.1%	29.2%	147.5%
	New Westminster	\$633,700	379.9	1.8%	0.8%	-2.7%	-1.7%	20.5%	19.2%	129.7%
	North Vancouver	\$763,700	305.0	2.0%	-0.5%	-2.4%	-5.8%	14.4%	12.4%	110.3%
	Pitt Meadows	\$572,400	386.0	0.6%	-1.9%	-7.3%	-8.7%	27.7%	23.0%	152.3%
	Port Coquitlam	\$611,500	415.7	1.0%	0.8%	-0.3%	-1.4%	33.3%	27.8%	170.6%
	Port Moody	\$705,400	376.0	4.2%	1.5%	-2.0%	-3.1%	21.4%	20.4%	149.7%
	Richmond	\$735,800	397.5	2.1%	7.0%	3.9%	1.8%	25.2%	23.4%	125.1%
	Squamish	\$579,700	343.8	7.6%	12.3%	-6.7%	-4.2%	27.9%	34.0%	203.7%
	Sunshine Coast	\$539,600	309.2	5.5%	10.8%	-10.2%	-7.5%	13.4%	13.5%	134.6%
	Tsawwassen	\$730,900	341.2	2.4%	1.8%	-1.5%	5.6%	32.2%	21.4%	135.6%
	Vancouver East	\$683,600	391.5	1.0%	0.1%	-2.6%	-4.3%	9.7%	7.1%	112.8%
	Vancouver West	\$824,400	311.2	1.2%	0.9%	-0.6%	-4.2%	3.9%	1.4%	87.7%
	West Vancouver	\$1,228,900	240.0	2.7%	-1.9%	-0.5%	1.4%	15.9%	2.2%	72.3%
	Whistler	\$656,300	282.9	7.4%	12.5%	-7.8%	-4.3%	32.0%	42.1%	191.0%

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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.

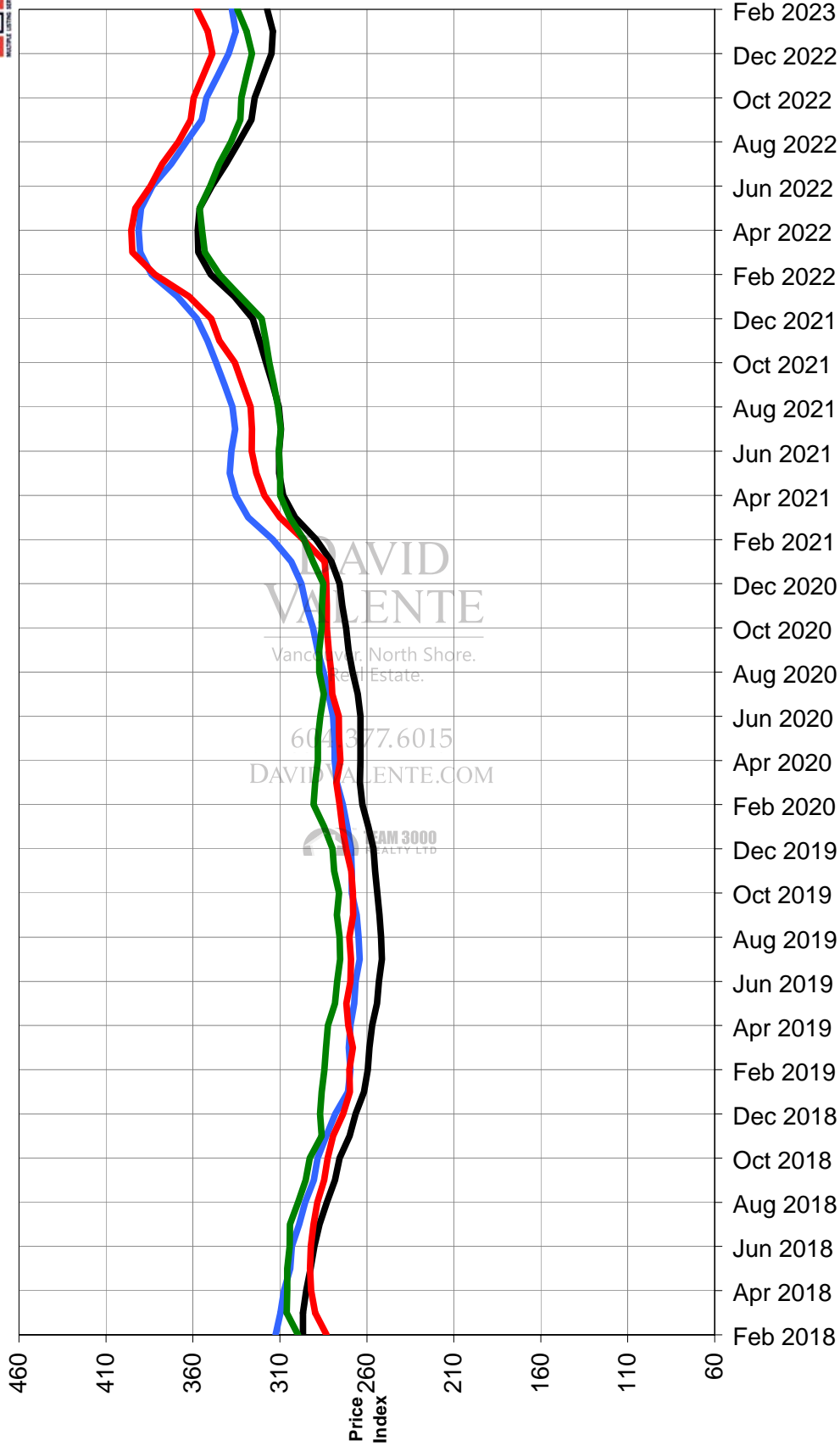
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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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TEAM 3000
REALTY LTD

MLS® SALES Facts

February 2023

		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
February 2023	Number of Sales	47	34	22	1	76	11	48	11	11	60	12	24	57	66	27	7	514
	Detached																	
	Attached Apartment																	
January 2023	Median Selling Price	\$1,837,000	\$1,659,542	\$1,355,000	n/a	\$1,150,000	n/a	\$1,852,500	n/a	n/a	\$1,837,500	n/a	\$1,072,500	\$1,748,000	\$3,356,500	\$2,884,000	n/a	n/a
	Detached																	
	Attached Apartment																	
February 2022	Number of Sales	26	21	22	3	44	11	18	13	3	24	8	22	33	25	16	6	295
	Detached																	
	Attached Apartment																	
Jan. - Feb. 2023	Median Selling Price	\$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
	Detached																	
	Attached Apartment																	
Year-to-date	Number of Sales	102	80	62	4	126	32	80	42	26	101	20	49	117	102	58	9	1,010
	Detached																	
	Attached Apartment																	
Jan. - Feb. 2022	Median Selling Price	\$2,200,000	\$1,865,000	\$1,707,500	n/a	\$1,565,000	\$1,683,000	\$2,303,500	\$1,594,500	\$2,090,000	\$2,108,000	\$1,630,000	\$1,100,500	\$2,165,000	\$3,655,000	\$3,022,500	n/a	n/a
	Detached																	
	Attached Apartment																	
Year-to-date	Number of Sales	73	55	44	4	120	22	66	24	14	84	20	46	90	91	43	13	809
	Detached																	
	Attached Apartment																	
Jan. - Feb. 2022	Median Selling Price	\$1,853,500	\$1,580,000	\$1,332,500	n/a	\$1,150,000	\$1,230,000	\$1,852,500	\$1,280,000	n/a	\$1,925,250	\$1,357,500	\$942,000	\$1,700,000	\$3,380,000	\$2,867,000	n/a	n/a
	Detached																	
	Attached Apartment																	
Year-to-date	Number of Sales	65	44	21	0	54	5	42	24	21	61	13	9	68	64	7	24	522
	Detached																	
	Attached Apartment																	
Jan. - Feb. 2022	Median Selling Price	\$1,000,800	\$1,102,500	\$1,128,000	n/a	\$708,150	n/a	\$1,386,500	\$822,500	\$1,040,000	\$1,119,500	n/a	n/a	\$1,385,000	\$1,555,500	n/a	\$1,610,000	n/a
	Detached																	
	Attached Apartment																	
Year-to-date	Number of Sales	147	129	98	7	187	50	117	71	41	209	33	85	182	167	90	19	1,632
	Detached																	
	Attached Apartment																	
Jan. - Feb. 2022	Median Selling Price	\$2,150,000	\$1,890,444	\$1,686,500	n/a	\$1,556,389	\$1,683,000	\$2,300,000	\$1,593,500	\$2,019,000	\$2,169,000	\$1,575,000	\$1,005,000	\$2,145,000	\$3,539,000	\$3,045,000	n/a	n/a
	Detached																	
	Attached Apartment																	
Year-to-date	Number of Sales	98	58	21	0	106	25	67	32	40	128	44	17	103	122	5	42	908
	Detached																	
	Attached Apartment																	
Year-to-date	Median Selling Price	\$1,070,000	\$1,209,500	\$985,000	n/a	\$919,950	\$970,000	\$1,451,500	\$1,020,000	\$1,039,900	\$1,144,900	\$1,100,000	n/a	\$1,425,000	\$1,680,000	n/a	\$1,975,000	n/a
	Detached																	
	Attached Apartment																	
Year-to-date	Number of Sales	739,000	720,000	\$605,750	n/a	\$600,000	\$620,000	\$800,250	\$602,557	\$725,000	\$680,000	\$738,000	n/a	\$700,500	\$875,000	\$935,000	\$535,000	n/a
	Detached																	
	Attached Apartment																	

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

MLS® LISTINGS Facts



**February
2023**

	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
February 2023	Number of Listings	81	61	54	7	118	26	78	34	18	117	45	67	109	148	111	22
	% Sales to Listings	Detached Apartment	58%	56%	77%	75%	65%	65%	58%	65%	77%	75%	56%	56%	77%	75%	65%
January 2023	Number of Listings	93	76	60	4	134	21	57	20	24	135	23	58	105	126	88	9
	% Sales to Listings	Detached Apartment	28%	28%	10%	34%	32%	35%	27%	25%	42%	57%	0%	33%	30%	38%	43%
February 2022	Number of Listings	151	160	107	7	224	46	151	59	38	252	30	69	239	207	167	18
	% Sales to Listings	Detached Apartment	68%	50%	58%	56%	70%	53%	71%	68%	40%	67%	71%	49%	49%	35%	50%
Jan. - Feb. 2023	Number of Listings	174	137	114	11	252	47	135	54	42	252	68	125	214	274	199	31
	% Sales to Listings	Detached Apartment	42%	40%	39%	48%	47%	49%	44%	33%	33%	29%	37%	42%	33%	22%	42%
Jan. - Feb. 2022	Number of Listings	128	91	52	1	102	22	92	23	44	153	25	25	197	180	14	46
	% Sales to Listings	Detached Apartment	55%	63%	72%	68%	53%	75%	79%	100%	53%	97%	45%	54%	56%	31%	84%
Year-to-date *	Number of Listings	529	255	43	0	119	142	251	86	104	449	22	16	326	971	59	68
	% Sales to Listings	Detached Apartment	49%	52%	53%	40%	56%	49%	30%	33%	44%	55%	13%	48%	36%	32%	47%
Jan. - Feb. 2022	Number of Listings	239	256	173	13	361	83	225	104	55	404	61	112	387	389	279	36
	% Sales to Listings	Detached Apartment	62%	50%	57%	52%	60%	52%	68%	75%	52%	54%	76%	47%	43%	32%	53%
Year-to-date *	Number of Listings	166	93	34	1	167	49	103	42	50	227	55	29	183	254	18	67
	% Sales to Listings	Detached Apartment	59%	62%	62%	63%	51%	65%	76%	80%	56%	80%	58%	56%	48%	28%	63%
Year-to-date *	Number of Listings	70%	70%	82%	n/a	77%	70%	65%	76%	61%	65%	73%	63%	61%	56%	55%	84%
	% Sales to Listings	Detached Apartment	70%	70%	n/a	77%	70%	65%	76%	61%	65%	73%	63%	61%	56%	55%	84%

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



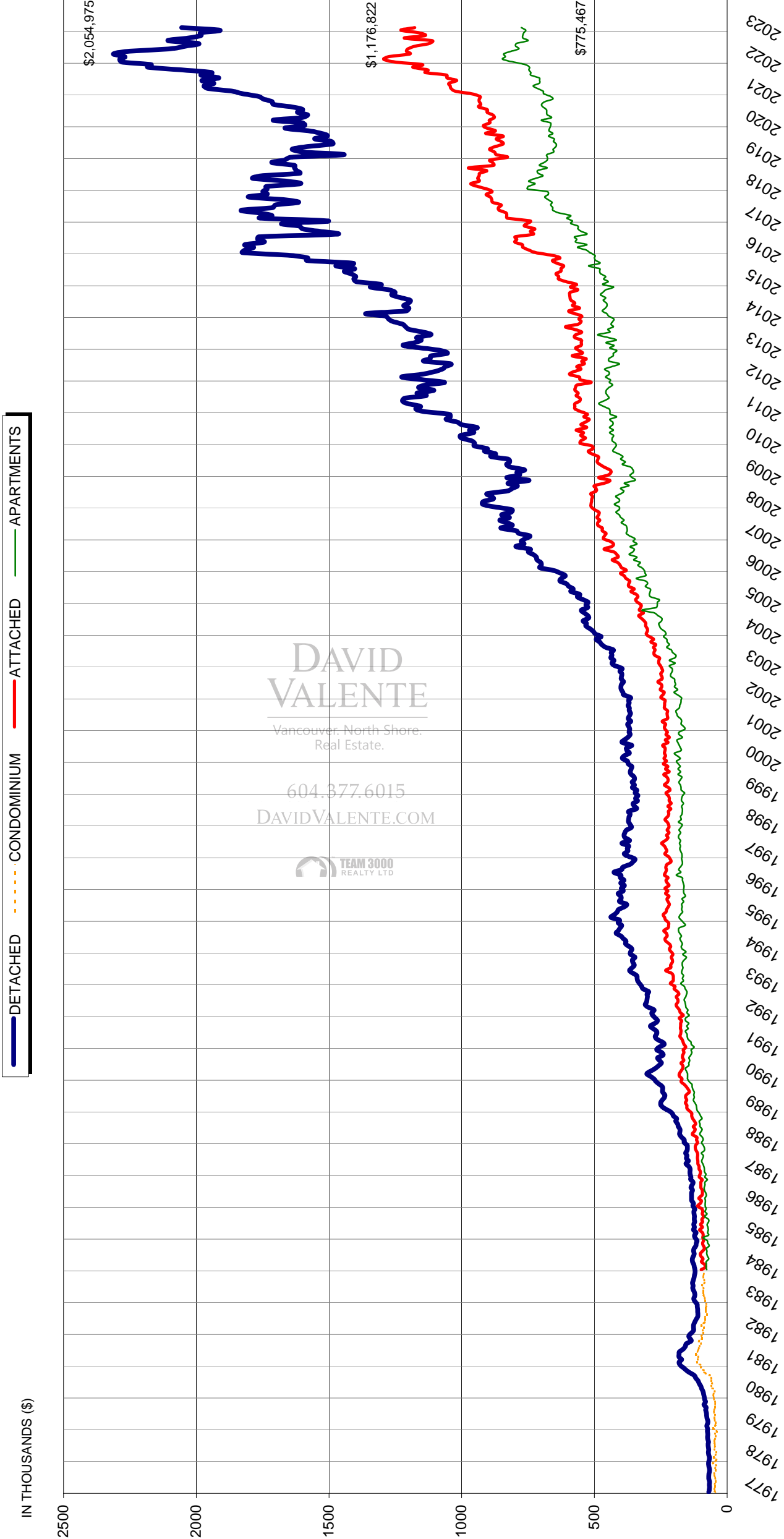
Listing & Sales Activity Summary

Listings

Sales

	1 Feb 2022	2 Jan 2023	3 Feb 2023	Col. 2 & 3 Percentage Variance	5 Feb 2022	6 Jan 2023	7 Feb 2023	Col. 6 & 7 Percentage Variance	9 Dec 2021 - Feb 2022	10 Dec 2022 - Feb 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	151	93	81	-12.9	102	26	47	80.8	229	107	-53.3
ATTACHED	98	59	69	16.9	54	20	45	125.0	145	94	-35.2
APARTMENTS	393	253	276	9.1	303	80	180	125.0	772	380	-50.8
COQUITLAM											
DETACHED	160	76	61	-19.7	80	21	34	61.9	196	87	-55.6
ATTACHED	65	39	52	33.3	41	4	40	900.0	91	58	-36.3
APARTMENTS	218	143	112	-21.7	143	48	84	75.0	360	167	-53.6
DELTA											
DETACHED	107	60	54	-10.0	62	22	22	0.0	135	66	-51.1
ATTACHED	18	21	31	47.6	13	5	16	220.0	34	23	-32.4
APARTMENTS	30	16	27	68.8	27	9	14	55.6	59	31	-47.5
MAPLE RIDGE/PITT MEADOWS											
DETACHED	224	134	118	-11.9	126	44	76	72.7	291	171	-41.2
ATTACHED	103	43	59	37.2	70	13	41	215.4	139	82	-41.0
APARTMENTS	74	67	52	-22.4	60	22	26	18.2	162	70	-56.8
NORTH VANCOUVER											
DETACHED	151	57	78	36.8	80	18	48	166.7	173	91	-47.4
ATTACHED	61	41	51	24.4	46	18	24	33.3	98	62	-36.7
APARTMENTS	190	131	120	-8.4	134	46	76	65.2	327	184	-43.7
NEW WESTMINSTER											
DETACHED	46	21	26	23.8	32	11	11	0.0	72	31	-56.9
ATTACHED	34	12	10	-16.7	18	2	3	50.0	44	12	-72.7
APARTMENTS	144	72	70	-2.8	103	27	52	92.6	272	115	-57.7
PORT MOODY/BELCARRA											
DETACHED	38	24	18	-25.0	26	3	11	266.7	48	22	-54.2
ATTACHED	23	22	22	0.0	23	6	15	150.0	52	27	-48.1
APARTMENTS	59	55	49	-10.9	34	14	20	42.9	91	60	-34.1
PORT COQUITLAM											
DETACHED	59	20	34	70.0	42	13	11	-15.4	98	34	-65.3
ATTACHED	24	16	7	-56.3	19	10	14	40.0	58	34	-41.4
APARTMENTS	68	41	45	9.8	47	11	15	36.4	135	43	-68.1
RICHMOND											
DETACHED	252	135	117	-13.3	101	24	60	150.0	301	120	-60.1
ATTACHED	137	72	81	12.5	72	15	46	206.7	208	98	-52.9
APARTMENTS	311	192	257	33.9	225	81	118	45.7	614	295	-52.0
SUNSHINE COAST											
DETACHED	69	58	67	15.5	49	22	24	9.1	131	66	-49.6
ATTACHED	22	12	13	8.3	10	2	7	250.0	23	11	-52.2
APARTMENTS	5	9	7	-22.2	8	0	2	200.0	15	5	-66.7
SQUAMISH											
DETACHED	30	23	45	95.7	20	8	12	50.0	56	27	-51.8
ATTACHED	31	6	19	216.7	30	5	8	60.0	56	21	-62.5
APARTMENTS	28	7	15	114.3	30	4	8	100.0	52	19	-63.5
VANCOUVER EAST											
DETACHED	239	105	109	3.8	117	33	57	72.7	276	128	-53.6
ATTACHED	104	83	114	37.3	56	28	40	42.9	159	96	-39.6
APARTMENTS	296	170	156	-8.2	190	56	101	80.4	478	213	-55.4
VANCOUVER WEST											
DETACHED	207	126	148	17.5	102	25	66	164.0	246	129	-47.6
ATTACHED	131	89	91	2.2	73	20	44	120.0	167	80	-52.1
APARTMENTS	759	496	475	-4.2	488	148	206	39.2	1162	544	-53.2
WHISTLER/PEMBERTON											
DETACHED	18	9	22	144.4	9	6	7	16.7	28	28	0.0
ATTACHED	37	24	22	-8.3	31	7	17	142.9	55	36	-34.5
APARTMENTS	38	37	31	-16.2	43	16	16	0.0	86	46	-46.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	167	88	111	26.1	58	16	27	68.8	131	69	-47.3
ATTACHED	13	11	3	-72.7	4	1	6	500.0	8	10	25.0
APARTMENTS	32	24	35	45.8	18	9	10	11.1	47	29	-38.3
GRAND TOTALS											
DETACHED	1918	1029	1089	5.8	1006	292	513	75.7	2411	1176	-51.2
ATTACHED	901	550	644	17.1	560	156	366	134.6	1337	744	-44.4
APARTMENTS	2645	1713	1727	0.8	1853	571	928	62.5	4632	2201	-52.5

Residential Average Sale Prices - January 1977 to February 2023



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

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