

Metro Vancouver

November 2023

# MARKET REPORT

Highlights from October

## Metro Vancouver housing market holds steady in October

### HOLIDAY & CELEBRATION

Remembrance Day - November 11th

### THIS MONTHS NEWSLETTER

Residential MLS® Home Price Index  
composite benchmark price \$1,196,500

Sales-to-active ratio total 17.9%

Download the full PDF report & REBGV  
stats package at [davidvalente.com](http://davidvalente.com)

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### Metro Vancouver housing market holds steady in October

November 2023

REMEMBRANCE  
DAY  
★ ★ ★  
LEST We Forget

Dear Valued Clients,

An increase in newly listed properties is providing more choice to home buyers across Metro Vancouver, but sales remain below long-term averages.

With properties coming to market at a rate roughly five per cent above the ten-year seasonal average, there seems to be a continuation of the renewed interest on the part of sellers to participate in the market that we've been watching this fall. Counterbalancing this increase in supply, however, is the fact sales remain almost 30 per cent below their ten-year seasonal average, which tells us demand is not as strong as we might expect this time of year.

With more supply in the form of resale inventory, and weaker demand in the form of slower sales, we've seen market conditions overall adjust towards more balanced conditions. It's noteworthy that the multifamily segment remains more active than the detached segment at this time. While the highest borrowing costs we've seen in over a decade continue to constrain affordability, a silver lining for buyers is that price increases have abated with these more balanced market conditions, meaning purchasing power is holding steady for the moment.

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

**BUYING A HOME** →

**SELLING A HOME** →

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you achieve your goals.

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DAVID VALENTE

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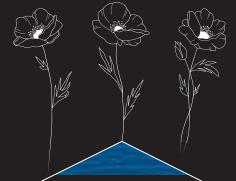
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**Metro Vancouver  
housing market holds  
steady in October**

November 2023

REMEMBRANCE  
DAY  
☆☆☆  
LEST We Forget



### DETACHED

Active Listings: **4,482**

Sales: **577**

Benchmark Price: **\$2,001,400**

Avg. Days On Market: **32**



### TOWNHOUSE

Active Listings: **1,706**

Sales: **356**

Benchmark Price: **\$1,100,500**

Avg. Days On Market: **21**



### APARTMENT

Active Listings: **4,846**

Sales: **1,044**

Benchmark Price: **\$770,200**

Avg. Days On Market: **25**

Residential property sales in Metro Vancouver

Sales-to-active ratio - October 2023

October 2022

**1,924**

Sold



October 2023

**1,996**

Sold

(3.7%)



Detached  
homes  
**12.9%**



Attached  
townhomes  
**20.9%**



Attached  
condos  
**21.5%**

(Total 17.9%)

# News Release

FOR IMMEDIATE RELEASE:



## Metro Vancouver housing market holds steady in October

**VANCOUVER, BC – November 2, 2023** – An increase in newly listed properties is providing more choice to home buyers across Metro Vancouver<sup>1</sup>, but sales remain below long-term averages.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential sales<sup>2</sup> in the region totalled 1,996 in October 2023, a 3.7 per cent increase from the 1,924 sales recorded in October 2022. This total is 29.5 per cent below the 10-year seasonal average (2,832) for October.

“With properties coming to market at a rate roughly five per cent above the ten-year seasonal average, there seems to be a continuation of the renewed interest on the part of sellers to participate in the market that we’ve been watching this fall,” Andrew Lis, REBGV’s director of economics and data analytics said. “Counterbalancing this increase in supply, however, is the fact sales remain almost 30 per cent below their ten-year seasonal average, which tells us demand is not as strong as we might expect this time of year.”

There were 4,664 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2023. This represents a 15.4 per cent increase compared to the 4,043 properties listed in October 2022 and is 4.8 per cent above the 10-year seasonal average (4,449) for the month.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 11,599, a 12.6 per cent increase compared to October 2022 (10,305). This change is also 0.6 per cent above the 10-year seasonal average (11,526).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for October 2023 is 17.9 per cent. By property type, the ratio is 12.9 per cent for detached homes, 20.9 per cent for attached, and 21.5 per cent for apartments.

Analysis of the historical data suggests downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

“With more supply in the form of resale inventory, and weaker demand in the form of slower sales, we’ve seen market conditions overall adjust towards more balanced conditions. It’s noteworthy that the multifamily segment remains more active than the detached segment at this time,” Lis said. “While the highest borrowing costs we’ve seen in over a decade continue to constrain affordability, a silver lining for buyers is that price increases have abated with these more balanced market conditions, meaning purchasing power is holding steady for the moment.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,196,500. This represents a 4.4 per cent increase over October 2022 and a 0.6 per cent decrease compared to September 2023.

Sales of detached homes in October 2023 reached 577, a 0.7 per cent decrease from the 581 detached sales recorded in October 2022. The benchmark price for a detached home is \$2,001,400. This represents a 5.8 per cent increase from October 2022 and a 0.8 per cent decrease compared to September 2023.

Sales of apartment homes reached 1,044 in October 2023, a 4.9 per cent increase compared to the 995 sales in October 2022. The benchmark price of an apartment home is \$770,200. This represents a 6.4 per cent increase from October 2022 and a 0.2 per cent increase compared to September 2023.

Attached home sales in October 2023 totalled 356, a 6.6 per cent increase compared to the 334 sales in October 2022. The benchmark price of a townhouse<sup>3</sup> is \$1,100,500. This represents a 6 per cent increase from October 2022 and a 0.2 per cent increase compared to September 2023.

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Editor's Notes:

1. 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.

2. REBGV is now including multifamily and land sales and listings in this monthly report. Previously, we only included detached, attached, and apartment sales, and these additional categories, which typically account for less than one to two per cent of total MLS® activity per month, are being included for completeness in our reporting.

3. In calculating the MLS® HPI, Altus Group uses a narrower definition of "attached" properties than is used by REBGV in our "attached" statistics, preferring to use "townhouse" as their benchmark property.

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:

**Craig Munn**

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	\$1,131,800	343.9	-0.8%	-1.7%	2.0%	3.8%	28.8%	28.6%	91.3%
	Greater Vancouver	\$1,196,500	338.9	-0.6%	-1.2%	2.0%	4.4%	24.7%	23.1%	80.8%
	Bowen Island	\$1,418,800	297.8	-1.7%	-2.3%	-0.7%	0.3%	25.9%	43.5%	140.9%
	Burnaby East	\$1,192,600	371.1	1.1%	-0.9%	5.9%	5.3%	24.3%	23.4%	111.8%
	Burnaby North	\$1,020,900	340.0	0.7%	0.0%	1.8%	3.1%	21.3%	21.8%	98.7%
	Burnaby South	\$1,122,000	354.1	-0.5%	-1.1%	1.8%	5.9%	23.8%	24.2%	98.4%
	Coquitlam	\$1,114,400	348.5	-0.6%	-1.8%	1.2%	2.4%	28.4%	29.3%	115.8%
	Ladner	\$1,160,200	337.0	-1.5%	-1.8%	4.0%	4.9%	38.1%	40.4%	117.7%
	Maple Ridge	\$984,700	340.8	-1.5%	-2.0%	2.8%	4.9%	38.8%	44.4%	153.4%
	New Westminster	\$836,700	379.3	-0.4%	-1.1%	3.0%	4.2%	27.6%	28.5%	119.2%
	North Vancouver	\$1,392,300	319.9	0.3%	-1.3%	1.5%	4.6%	22.1%	25.3%	91.1%
	Pitt Meadows	\$915,800	365.9	-1.1%	-2.6%	5.0%	5.9%	37.3%	46.9%	163.4%
	Port Coquitlam	\$954,500	367.1	-0.4%	-2.2%	2.5%	4.9%	39.5%	44.0%	143.9%
	Port Moody	\$1,139,900	360.0	1.3%	1.7%	2.9%	1.9%	35.5%	33.9%	141.9%
	Richmond	\$1,179,700	387.4	-0.4%	-0.7%	0.6%	5.6%	30.4%	23.4%	94.8%
	Squamish	\$1,088,600	355.5	0.6%	-3.0%	0.9%	0.9%	29.7%	40.2%	155.8%
	Sunshine Coast	\$831,000	304.7	-1.5%	-3.9%	-0.2%	-1.6%	29.8%	42.8%	148.7%
	Tsawwassen	\$1,218,900	316.7	-2.3%	-0.3%	0.0%	1.1%	28.9%	25.8%	105.5%
	Vancouver East	\$1,217,200	378.6	-0.9%	-1.0%	4.0%	8.4%	24.5%	25.3%	97.3%
	Vancouver West	\$1,330,800	312.8	-1.4%	-1.5%	1.3%	4.5%	13.6%	6.3%	46.0%
	West Vancouver	\$2,658,100	286.6	0.2%	0.4%	4.8%	-2.2%	13.0%	9.1%	50.4%
	Whistler	\$1,374,900	308.9	0.2%	-3.6%	-1.1%	-1.4%	30.4%	48.5%	167.2%
Single Family Detached	Lower Mainland	\$1,779,900	389.7	-1.0%	-1.2%	4.1%	5.7%	32.6%	37.5%	107.6%
	Greater Vancouver	\$2,001,400	372.1	-0.8%	-0.6%	4.3%	5.8%	28.0%	29.1%	87.8%
	Bowen Island	\$1,422,400	298.0	-1.7%	-2.3%	-0.7%	0.3%	26.0%	43.5%	141.1%
	Burnaby East	\$1,894,800	405.2	1.8%	-2.6%	8.8%	5.0%	30.7%	35.4%	132.9%
	Burnaby North	\$2,079,300	397.6	1.5%	1.9%	6.7%	7.2%	32.6%	33.2%	120.5%
	Burnaby South	\$2,199,700	412.2	0.1%	-1.6%	2.4%	7.0%	28.3%	32.7%	114.8%
	Coquitlam	\$1,796,500	416.0	0.4%	0.1%	4.0%	4.3%	36.0%	41.4%	151.7%
	Ladner	\$1,423,000	344.4	-1.3%	-1.9%	5.6%	5.5%	37.2%	49.0%	123.3%
	Maple Ridge	\$1,280,100	373.9	-1.3%	-2.1%	4.4%	6.5%	39.8%	51.4%	173.9%
	New Westminster	\$1,550,700	383.9	0.8%	-3.1%	6.5%	3.2%	30.6%	36.3%	125.3%
	North Vancouver	\$2,273,800	352.9	0.0%	-0.5%	3.3%	6.9%	26.0%	33.0%	114.4%
	Pitt Meadows	\$1,297,400	390.2	-2.6%	-4.3%	8.4%	9.7%	37.3%	53.3%	168.9%
	Port Coquitlam	\$1,386,100	390.5	-1.5%	-2.7%	2.4%	5.5%	39.2%	47.2%	164.4%
	Port Moody	\$2,089,100	396.6	0.4%	0.9%	4.6%	3.4%	39.1%	36.1%	157.0%
	Richmond	\$2,155,600	438.8	-1.1%	-1.2%	0.7%	4.7%	27.9%	25.2%	110.3%
	Squamish	\$1,571,300	384.5	-0.6%	-6.7%	-1.5%	-7.6%	23.9%	44.8%	193.7%
	Sunshine Coast	\$880,400	307.6	-2.6%	-5.3%	-0.8%	-3.8%	28.8%	44.5%	150.3%
	Tsawwassen	\$1,572,600	347.6	-1.4%	0.8%	1.6%	2.2%	33.6%	37.4%	129.0%
	Vancouver East	\$1,878,200	417.7	-1.1%	-1.0%	5.6%	9.2%	25.8%	30.4%	119.8%
	Vancouver West	\$3,436,500	357.1	-3.3%	-0.6%	3.4%	6.9%	12.8%	10.0%	57.8%
	West Vancouver	\$3,325,400	307.9	1.3%	2.6%	8.0%	0.2%	18.0%	13.5%	61.3%
	Whistler	\$2,423,200	317.0	-2.1%	-7.6%	-3.2%	-8.4%	28.0%	48.8%	153.2%

**HOW TO READ THE TABLE:**

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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	\$974,500	371.1	-0.1%	-0.5%	2.7%	5.5%	39.1%	40.0%	138.5%
	Greater Vancouver	\$1,100,500	382.3	0.2%	-0.4%	1.8%	6.0%	34.7%	35.2%	135.6%
	Burnaby East	\$905,400	390.3	-0.9%	2.6%	7.0%	9.4%	28.6%	28.8%	131.2%
	Burnaby North	\$906,100	372.3	-0.6%	0.4%	2.1%	4.7%	28.6%	28.9%	129.5%
	Burnaby South	\$1,019,100	384.3	-0.3%	0.1%	3.6%	9.0%	27.2%	28.1%	134.0%
	Coquitlam	\$1,062,900	414.4	-1.1%	0.1%	1.4%	4.8%	38.0%	43.2%	172.3%
	Ladner	\$1,004,500	401.3	-0.4%	1.7%	3.5%	9.8%	42.4%	32.9%	153.3%
	Maple Ridge	\$771,300	386.6	-0.5%	0.3%	2.8%	5.7%	41.1%	44.3%	184.1%
	New Westminster	\$963,700	405.3	-0.8%	0.7%	2.7%	4.0%	39.5%	38.1%	141.0%
	North Vancouver	\$1,349,100	361.4	2.8%	-0.7%	3.0%	8.5%	33.8%	40.4%	138.1%
	Pitt Meadows	\$830,100	406.1	1.7%	-0.8%	2.6%	1.8%	38.7%	41.1%	181.6%
	Port Coquitlam	\$953,100	382.9	0.9%	-2.3%	4.8%	7.0%	43.1%	47.0%	164.4%
	Port Moody	\$1,047,200	403.7	-0.9%	1.8%	1.8%	3.6%	38.1%	43.2%	168.1%
	Richmond	\$1,104,800	398.7	-1.9%	-3.4%	-0.2%	5.2%	35.8%	31.8%	126.9%
	Squamish	\$1,064,400	382.6	3.5%	2.0%	2.8%	7.0%	42.3%	39.1%	199.6%
	Sunshine Coast	\$768,300	354.7	3.8%	3.1%	4.1%	8.5%	48.2%	46.5%	183.1%
	Tsawwassen	\$1,014,100	299.8	-1.4%	0.9%	1.1%	5.5%	27.5%	3.9%	81.9%
	Vancouver East	\$1,118,500	368.9	-1.9%	-0.7%	0.8%	10.1%	25.1%	30.1%	107.8%
	Vancouver West	\$1,481,000	336.9	1.6%	-1.0%	-1.5%	1.1%	19.2%	19.0%	95.8%
	Whistler	\$1,545,400	400.6	4.4%	3.6%	4.9%	10.0%	51.7%	54.9%	240.6%
Apartment	Lower Mainland	\$714,800	357.0	0.2%	-0.5%	2.4%	5.7%	26.7%	23.7%	116.4%
	Greater Vancouver	\$770,200	354.9	0.2%	-0.2%	2.3%	6.4%	24.0%	21.3%	114.6%
	Burnaby East	\$807,900	345.7	1.4%	-0.5%	2.5%	6.9%	23.6%	20.3%	114.3%
	Burnaby North	\$753,700	375.3	0.9%	0.9%	1.5%	4.7%	27.1%	28.4%	128.0%
	Burnaby South	\$820,300	393.1	-0.3%	-0.2%	2.9%	9.0%	27.4%	24.6%	127.0%
	Coquitlam	\$723,000	409.9	-0.8%	-2.6%	0.9%	3.6%	28.3%	26.3%	163.3%
	Ladner	\$709,400	360.8	-3.7%	-1.1%	1.0%	-0.7%	40.2%	42.9%	148.1%
	Maple Ridge	\$531,600	372.0	-2.0%	0.3%	1.4%	1.8%	37.3%	38.1%	166.5%
	New Westminster	\$658,300	401.6	-0.5%	0.6%	2.4%	6.1%	25.8%	24.1%	139.8%
	North Vancouver	\$814,300	328.0	0.3%	0.0%	1.7%	5.1%	21.6%	22.5%	122.8%
	Pitt Meadows	\$606,600	414.6	-1.6%	-0.3%	2.3%	2.8%	33.6%	32.9%	173.3%
	Port Coquitlam	\$631,100	431.1	0.7%	-0.9%	1.7%	3.8%	33.6%	38.1%	171.3%
	Port Moody	\$751,700	403.7	3.8%	3.4%	6.5%	7.8%	31.0%	31.2%	162.0%
	Richmond	\$763,400	419.5	1.8%	3.1%	3.1%	10.2%	33.1%	26.4%	138.5%
	Squamish	\$629,000	373.1	0.5%	1.4%	4.9%	17.3%	37.6%	42.8%	215.1%
	Sunshine Coast	\$590,200	336.7	1.8%	0.7%	3.9%	15.8%	29.0%	28.3%	140.7%
	Tsawwassen	\$677,500	317.6	-4.5%	-1.9%	0.1%	-1.4%	28.4%	23.7%	123.5%
	Vancouver East	\$715,400	412.3	-0.5%	-0.3%	3.0%	6.2%	17.3%	18.5%	115.2%
	Vancouver West	\$851,800	325.1	0.2%	-1.7%	1.4%	4.3%	15.8%	10.6%	95.5%
	West Vancouver	\$1,289,900	251.3	-3.2%	-4.2%	2.3%	8.0%	11.8%	7.9%	83.4%
	Whistler	\$730,000	314.0	2.3%	2.6%	6.5%	20.5%	47.6%	57.6%	222.1%

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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.

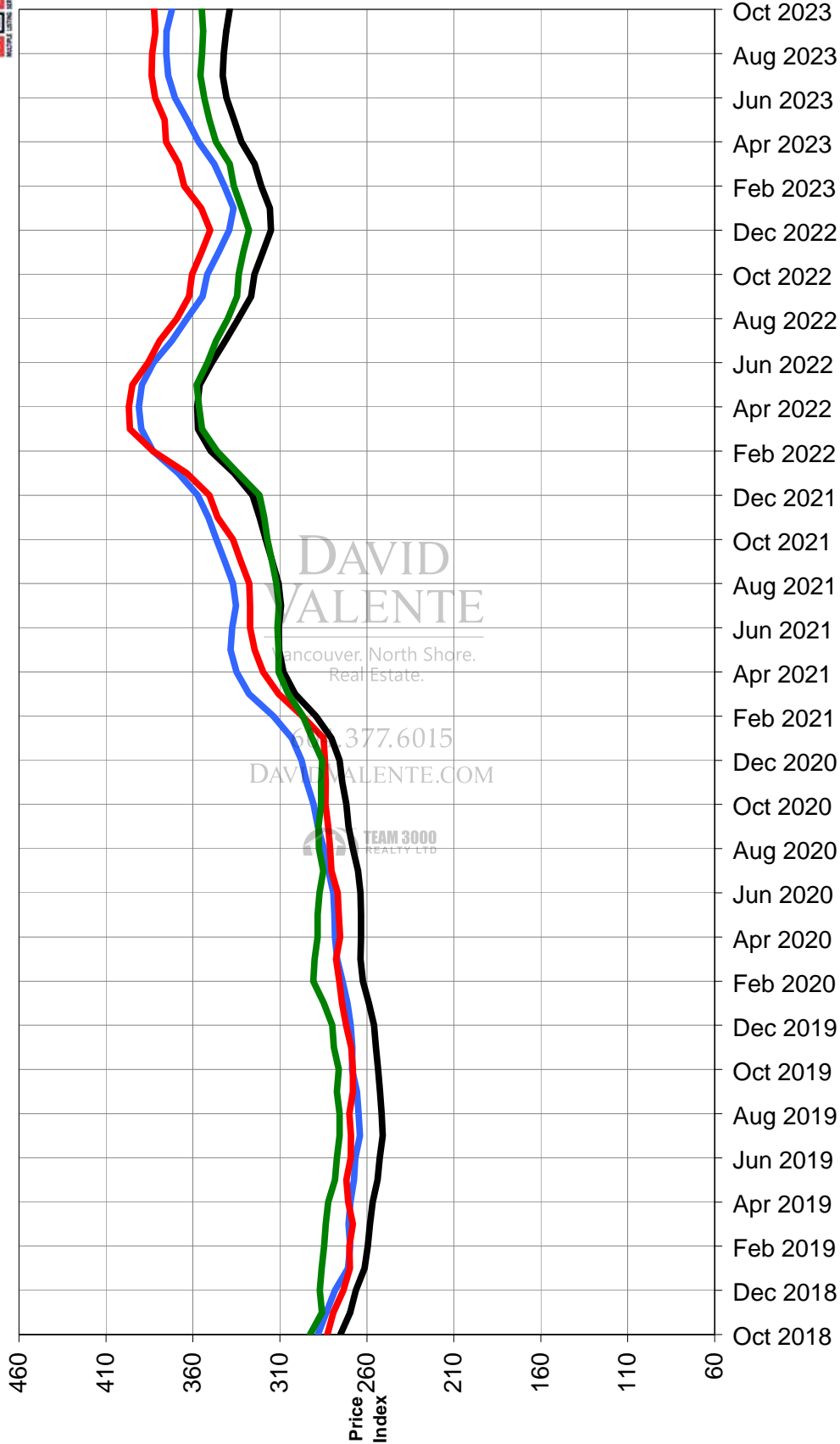
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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  
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# MLS® SALES Facts

**October  
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
October 2023	Number of Sales	55	48	24	5	69	16	59	15	16	50	8	22	78	71	27	11	574
	Detached																	
	Attached Apartment																	
September 2023	Median Selling Price	\$1,927,250	\$1,662,500	\$1,452,500	n/a	\$1,250,000	n/a	\$2,050,000	n/a	n/a	\$2,245,000	n/a	\$952,262	\$2,045,000	\$3,360,000	\$3,650,000	n/a	574
	Detached																	
	Attached Apartment																	
October 2022	Median Selling Price	\$1,085,000	\$1,079,900	n/a	n/a	\$780,000	n/a	\$1,485,000	n/a	n/a	\$1,037,000	n/a	n/a	\$1,402,500	\$1,500,000	n/a	n/a	356
	Detached																	
	Attached Apartment																	
Jan. - Oct. 2023	Median Selling Price	\$700,000	\$670,000	n/a	n/a	\$523,450	\$599,000	\$828,500	\$611,250	\$750,000	\$699,000	n/a	n/a	\$700,000	\$844,800	\$1,332,000	\$575,000	1,044
	Detached																	
	Attached Apartment																	
Jan. - Oct. 2022	Number of Sales	46	53	35	5	58	11	51	27	13	74	7	25	68	55	32	8	568
	Detached																	
	Attached Apartment																	
Year-to-date	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																	
Jan. - Oct. 2022	Number of Sales	508	397	158	0	436	98	331	147	152	596	135	63	567	450	40	161	4,239
	Detached																	
	Attached Apartment																	
Year-to-date	Median Selling Price	\$726,000	\$682,500	\$640,000	n/a	\$520,000	\$615,000	\$790,000	\$599,950	\$725,000	\$685,000	\$618,500	\$485,000	\$680,000	\$846,000	\$1,238,000	\$649,000	n/a
	Detached																	
	Attached Apartment																	
Jan. - Oct. 2022	Number of Sales	623	656	374	55	866	178	671	302	156	824	170	459	870	769	395	103	7,471
	Detached																	
	Attached Apartment																	
Year-to-date	Median Selling Price	\$1,037,000	\$1,121,000	\$952,800	n/a	\$835,000	\$999,900	\$1,355,000	\$973,050	\$1,060,000	\$1,120,888	\$1,046,500	\$633,000	\$1,379,000	\$1,576,900	\$2,174,000	\$1,419,000	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



**October  
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
October 2023	Number of Listings	107	113	65	6	200	29	133	42	24	140	27	90	169	157	113	36
	Attached Apartment	79	100	23	0	84	14	75	22	15	94	36	8	155	123	10	22
	% Sales to Listings	376	42%	37%	83%	35%	55%	44%	36%	67%	36%	30%	24%	48%	45%	24%	31%
September 2023	Number of Listings	125	140	75	10	226	38	170	45	34	179	41	101	190	193	192	32
	Attached Apartment	97	88	39	0	81	12	93	38	23	114	31	4	164	149	15	32
	% Sales to Listings	408	211	23	0	93	121	213	55	43	299	24	13	270	809	37	33
October 2022	Number of Listings	37%	38%	47%	50%	26%	29%	30%	60%	36%	41%	17%	25%	36%	28%	17%	25%
	Attached Apartment	41%	36%	51%	n/a	48%	50%	35%	39%	57%	45%	42%	125%	16%	30%	20%	34%
	% Sales to Listings	42%	39%	57%	n/a	38%	45%	39%	42%	40%	43%	29%	31%	36%	29%	49%	39%
Jan. - Oct. 2023 Year-to-date*	Number of Listings	94	105	64	9	140	34	107	31	24	130	34	75	122	147	105	24
	Attached Apartment	95	47	13	1	60	20	71	32	20	125	16	9	115	95	13	29
	% Sales to Listings	290	186	20	0	58	90	165	58	32	197	24	8	200	616	46	37
Jan. - Oct. 2022 Year-to-date*	Number of Listings	46%	53%	38%	44%	54%	26%	58%	71%	50%	45%	44%	36%	48%	50%	26%	46%
	Attached Apartment	51%	62%	100%	0%	35%	20%	63%	38%	40%	48%	31%	44%	30%	31%	31%	52%
	% Sales to Listings	51%	59%	60%	n/a	40%	64%	53%	48%	72%	63%	38%	25%	52%	35%	49%	49%
Jan. - Oct. 2022 Year-to-date*	Number of Listings	1,108	1,094	690	112	1,815	337	1,217	431	296	1,588	353	978	1,631	1,703	1,289	266
	Attached Apartment	846	785	268	5	703	171	588	229	219	1,029	239	111	1,204	1,122	114	269
	% Sales to Listings	3,533	1,670	251	3	724	1,048	1,577	478	509	2,579	178	98	2,170	6,620	384	311
Jan. - Oct. 2022 Year-to-date*	Number of Listings	51%	52%	51%	48%	44%	53%	50%	53%	50%	45%	41%	34%	49%	43%	24%	39%
	Attached Apartment	60%	51%	59%	0%	62%	57%	56%	64%	69%	58%	56%	57%	47%	40%	35%	60%
	% Sales to Listings	59%	58%	66%	67%	55%	63%	61%	60%	70%	60%	55%	53%	53%	45%	50%	74%
Jan. - Oct. 2022 Year-to-date*	Number of Listings	1,273	1,304	780	118	2,146	403	1,377	563	311	1,911	396	952	1,900	2,025	1,346	256
	Attached Apartment	900	607	206	10	947	216	670	321	260	1,264	252	110	1,109	1,130	112	289
	% Sales to Listings	3,567	1,896	268	5	744	1,234	1,767	609	476	2,834	225	94	2,421	7,229	389	385
Jan. - Oct. 2022 Year-to-date*	Number of Listings	49%	50%	48%	47%	40%	44%	49%	54%	50%	43%	44%	48%	46%	38%	29%	40%
	Attached Apartment	56%	56%	60%	20%	50%	57%	57%	64%	64%	55%	58%	65%	46%	45%	49%	61%
	% Sales to Listings	63%	62%	71%	60%	61%	66%	60%	63%	58%	63%	55%	51%	59%	51%	39%	66%
Jan. - Oct. 2022 Year-to-date*	Number of Listings	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451
	Attached Apartment	860	860	860	860	860	860	860	860	860	860	860	860	860	860	860	860
	% Sales to Listings	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339	2,339
Jan. - Oct. 2022 Year-to-date*	Number of Listings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Attached Apartment	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791	1,791
	% Sales to Listings	980	980	980	980	980	980	980	980	980	980	980	980	980	980	980	980
Jan. - Oct. 2022 Year-to-date*	Number of Listings	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652
	Attached Apartment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	% Sales to Listings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Jan. - Oct. 2022 Year-to-date*	Number of Listings	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245
	Attached Apartment	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761
	% Sales to Listings	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027
Jan. - Oct. 2022 Year-to-date*	Number of Listings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Attached Apartment	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908	14,908
	% Sales to Listings	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902	7,902
Jan. - Oct. 2022 Year-to-date*	Number of Listings	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133	22,133
	Attached Apartment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	% Sales to Listings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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



# Listing & Sales Activity Summary

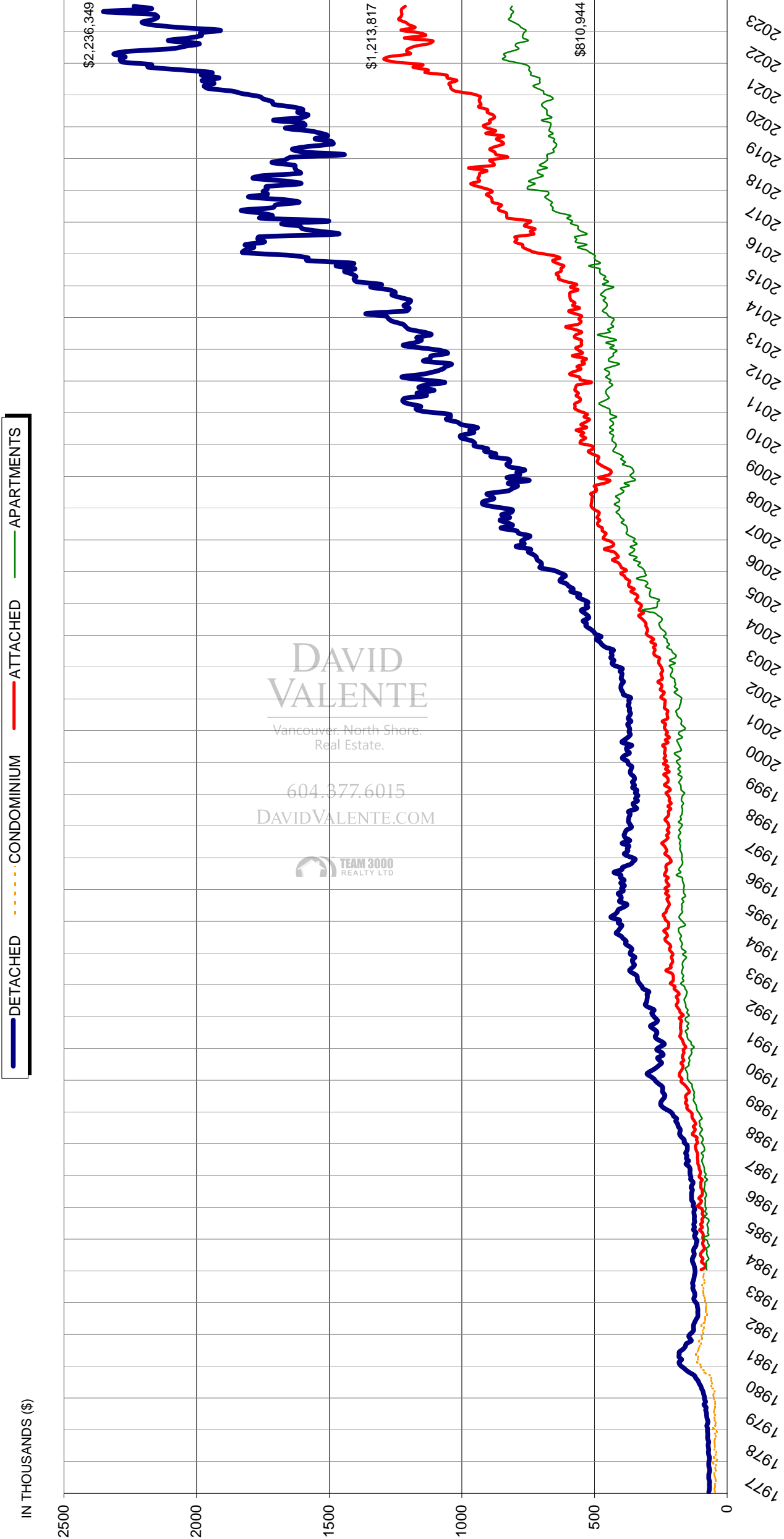
## Listings

## Sales

	1 Oct 2022	2 Sep 2023	3 Oct 2023	Col. 2 & 3 Percentage Variance	5 Oct 2022	6 Sep 2023	7 Oct 2023	Col. 6 & 7 Percentage Variance	9 Aug 2022 - Oct 2022	10 Aug 2023 - Oct 2023	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				%				%			%
DETACHED	94	125	107	-14.4	43	46	55	19.6	128	145	13.3
ATTACHED	95	97	79	-18.6	48	40	46	15.0	112	138	23.2
APARTMENTS	290	408	376	-7.8	147	171	176	2.9	485	554	14.2
<b>COQUITLAM</b>											
DETACHED	105	140	113	-19.3	56	53	48	-9.4	157	148	-5.7
ATTACHED	47	88	100	13.6	29	32	40	25.0	78	109	39.7
APARTMENTS	186	211	190	-10.0	109	83	79	-4.8	256	281	9.8
<b>DELTA</b>											
DETACHED	64	75	65	-13.3	24	35	24	-31.4	74	82	10.8
ATTACHED	13	39	23	-41.0	13	20	13	-35.0	28	49	75.0
APARTMENTS	20	23	28	21.7	12	13	14	7.7	38	40	5.3
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	140	226	200	-11.5	75	58	69	19.0	203	188	-7.4
ATTACHED	60	81	84	3.7	21	39	23	-41.0	92	111	20.7
APARTMENTS	58	93	79	-15.1	23	35	36	2.9	86	103	19.8
<b>NORTH VANCOUVER</b>											
DETACHED	107	170	133	-21.8	62	51	59	15.7	154	147	-4.5
ATTACHED	71	93	75	-19.4	45	33	37	12.1	87	108	24.1
APARTMENTS	165	213	157	-26.3	87	84	98	16.7	205	267	30.2
<b>NEW WESTMINSTER</b>											
DETACHED	34	38	29	-23.7	9	11	16	45.5	30	46	53.3
ATTACHED	20	12	14	16.7	4	6	6	0.0	28	19	-32.1
APARTMENTS	90	121	106	-12.4	58	55	59	7.3	157	175	11.5
<b>PORT MOODY/BELCARRA</b>											
DETACHED	24	34	24	-29.4	12	13	16	23.1	26	41	57.7
ATTACHED	20	23	15	-34.8	8	13	10	-23.1	36	35	-2.8
APARTMENTS	32	43	42	-2.3	23	17	25	47.1	67	76	13.4
<b>PORT COQUITLAM</b>											
DETACHED	31	45	42	-6.7	22	27	15	-44.4	65	70	7.7
ATTACHED	32	38	22	-42.1	12	15	13	-13.3	50	41	-18.0
APARTMENTS	58	55	49	-10.9	28	23	26	13.0	75	77	2.7
<b>RICHMOND</b>											
DETACHED	130	179	140	-21.8	59	74	50	-32.4	168	187	11.3
ATTACHED	125	114	94	-17.5	58	51	40	-21.6	148	154	4.1
APARTMENTS	197	299	242	-19.1	124	130	126	-3.1	361	449	24.4
<b>SUNSHINE COAST</b>											
DETACHED	75	101	90	-10.9	27	25	22	-12.0	92	88	-4.3
ATTACHED	9	4	8	100.0	4	5	3	-40.0	11	14	27.3
APARTMENTS	8	13	8	-38.5	2	4	4	0.0	8	14	75.0
<b>SQUAMISH</b>											
DETACHED	34	41	27	-34.1	15	7	8	14.3	35	30	-14.3
ATTACHED	16	31	36	16.1	5	13	13	0.0	19	44	131.6
APARTMENTS	24	24	27	12.5	9	7	8	14.3	28	29	3.6
<b>VANCOUVER EAST</b>											
DETACHED	122	190	169	-11.1	56	68	78	14.7	179	226	26.3
ATTACHED	115	164	155	-5.5	34	27	52	92.6	114	122	7.0
APARTMENTS	200	270	243	-10.0	103	97	100	3.1	273	324	18.7
<b>VANCOUVER WEST</b>											
DETACHED	147	193	157	-18.7	73	55	71	29.1	184	195	6.0
ATTACHED	95	149	123	-17.4	33	44	47	6.8	107	136	27.1
APARTMENTS	616	809	718	-11.2	236	238	231	-2.9	732	788	7.7
<b>WHISTLER/PEMBERTON</b>											
DETACHED	24	32	36	12.5	11	8	11	37.5	26	26	0.0
ATTACHED	29	32	22	-31.3	15	11	11	0.0	38	40	5.3
APARTMENTS	37	33	33	0.0	18	13	38	192.3	63	66	4.8
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	105	192	113	-41.1	27	32	27	-15.6	81	93	14.8
ATTACHED	13	15	10	-33.3	4	3	2	-33.3	14	10	-28.6
APARTMENTS	46	37	40	8.1	16	18	24	33.3	47	59	25.5
<b>GRAND TOTALS</b>											
DETACHED	1236	1781	1445	-18.9	571	563	569	1.1	1602	1712	6.9
ATTACHED	760	980	860	-12.2	333	352	356	1.1	962	1130	17.5
APARTMENTS	2027	2652	2338	-11.8	995	988	1044	5.7	2881	3302	14.6



Residential Average Sale Prices - January 1977 to October 2023



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

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