

News Release

FOR IMMEDIATE RELEASE:



Spring brings renewed price growth across Metro Vancouver's housing market while new listings remain dormant

VANCOUVER, BC – April 3, 2023 – Home prices across Metro Vancouver's¹ housing market showed modest increases in March, while new listings remained below long-term historical averages.

March data also indicates home sales are making a stronger than expected spring showing so far, despite elevated borrowing costs.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,535² in March 2023, a 42.5 per cent decrease from the 4,405 sales recorded in March 2022, and 28.4 per cent below the 10-year seasonal average (3,540).

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,143,900. This represents a 9.5 per cent decrease over March 2022 and a 1.8 per cent increase compared to February 2023.

“On the pricing side, the spring market is already on track to outpace our 2023 forecast, which anticipated modest price increases of about one to two per cent across all product types,” Andrew Lis, REBGV's director of economics and data analytics said. “The surprising part of this recent activity is that these price increases are occurring against a backdrop of elevated borrowing costs, below-average sales, and new listing activity that continues to suggest that sellers are awaiting more favorable market conditions.”

There were 4,317 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in March 2023. This represents a 35.5 per cent decrease compared to the 6,690 homes listed in March 2022, and was 22.3 per cent below the 10-year seasonal average (5,553).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 8,617, an 8.1 per cent increase compared to March 2022 (7,970), and 17.3 per cent below the 10-year seasonal average (10,421).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for March 2023 is 30.7 per cent. By property type, the ratio is 23.3 per cent for detached homes, 36.7 per cent for townhomes, and 34.9 per cent for apartments.

Analysis of 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.

“If home sellers remain on the sidelines, monthly MLS® sales figures will continue to appear lower than historical averages as we move toward summer,” Lis said. “But it’s important to recognize the chicken-and-egg nature of these statistics. The number of sales in any given month is partially determined by the number of homes that come to market that month, along with the inventory of unsold homes listed in previous months. With fewer homes coming on the market, homes sales will remain lower than we’re accustomed to seeing at this point in the year, almost entirely by definition.”

Sales of detached homes in March 2023 reached 734, a 43.6 per cent decrease from the 1,302 detached sales recorded in March 2022. The benchmark price for detached properties is \$1,861,800. This represents an 11.2 per cent decrease from March 2022 and a 2.7 per cent increase compared to February 2023.

Sales of apartment homes reached 1,311 in March 2023, a 43.2 per cent decrease compared to the 2,310 sales in March 2022. The benchmark price of an apartment property is \$737,400. This represents a 4.6 per cent decrease from March 2022 and a 0.7 per cent increase compared to February 2023.

Attached home sales in March 2023 totalled 466, a 37.3 per cent decrease compared to the 743 sales in March 2022. The benchmark price of an attached unit is \$1,056,400. This represents a 7.8 per cent decrease from March 2022 and a 1.7 per cent increase compared to February 2023.

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1. Editor’s Note: Areas covered by the Real Estate Board of Greater Vancouver include: Bowen Island, 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.

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.

A real estate advertisement for Felix J. Emmanuel. On the left is a portrait of Felix, a man with a shaved head, wearing a dark suit, white shirt, and red tie, smiling. The background of the ad is a dark, moody image of a city skyline at night with mountains in the distance. To the right of the portrait, the text reads: "FELIX J EMMANUEL" in large, bold, gold letters, followed by "Real Estate Professional" in smaller white letters. Below this are three icons with corresponding text: a phone icon for "778.968.0427", an envelope icon for "felix@fjeestates.com", and a globe icon for "fjeestates.com". At the bottom left of the text area is "RE/MAX CREST REALTY" in white. On the right side, there is a gold shield-shaped logo with a large 'F' inside, flanked by laurel branches. Below the logo, the name "FELIX J EMMANUEL" is written in gold, with "REAL ESTATE" in smaller white letters underneath. At the bottom right, the phrase "Distinguished by Sincerity" is written in a cursive script.

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	\$1,078,900	326.9	1.8%	2.1%	-2.2%	-13.0%	27.1%	13.6%	85.2%
	Greater Vancouver	\$1,143,900	323.1	1.8%	2.6%	-1.0%	-9.5%	22.4%	8.9%	76.4%
	Bowen Island	\$1,344,500	283.5	1.5%	-6.5%	-7.4%	-13.8%	47.8%	31.1%	143.6%
	Burnaby East	\$1,110,000	347.3	0.6%	2.6%	-0.3%	-9.7%	19.9%	9.9%	98.8%
	Burnaby North	\$978,400	325.2	1.6%	1.4%	-1.9%	-7.7%	20.5%	9.2%	92.4%
	Burnaby South	\$1,075,100	336.3	1.4%	1.7%	0.7%	-8.5%	19.2%	11.6%	91.5%
	Coquitlam	\$1,065,800	331.7	1.5%	2.0%	-2.0%	-11.8%	27.2%	17.5%	106.8%
	Ladner	\$1,072,100	310.8	0.2%	1.2%	-2.9%	-12.8%	33.4%	23.0%	97.8%
	Maple Ridge	\$925,900	319.5	0.8%	1.2%	-3.9%	-19.7%	36.1%	29.5%	139.0%
	New Westminster	\$810,900	364.8	1.4%	3.8%	0.3%	-6.4%	28.4%	18.9%	113.3%
	North Vancouver	\$1,340,300	308.8	3.0%	3.3%	1.5%	-10.3%	23.2%	11.3%	90.6%
	Pitt Meadows	\$846,500	331.1	2.5%	-0.8%	-5.6%	-19.8%	30.9%	25.3%	132.5%
	Port Coquitlam	\$915,700	352.6	1.6%	3.1%	0.5%	-11.9%	38.4%	29.3%	140.0%
	Port Moody	\$1,105,400	348.4	1.1%	2.4%	-3.1%	-8.0%	35.4%	26.4%	138.1%
	Richmond	\$1,156,600	378.1	2.2%	5.8%	2.3%	-3.8%	30.3%	12.1%	91.7%
	Squamish	\$1,056,800	347.4	3.7%	6.7%	-2.5%	-10.4%	32.5%	34.5%	155.4%
	Sunshine Coast	\$802,000	295.4	0.2%	-2.7%	-7.2%	-12.3%	44.9%	36.4%	149.5%
	Tsawwassen	\$1,136,700	296.2	2.2%	-0.6%	-6.6%	-13.5%	24.8%	9.2%	84.4%
	Vancouver East	\$1,135,500	353.0	1.7%	2.1%	-0.9%	-9.7%	18.2%	7.7%	87.5%
	Vancouver West	\$1,274,300	299.0	2.2%	3.3%	-0.5%	-8.1%	7.7%	-7.3%	45.1%
	West Vancouver	\$2,491,100	269.1	-1.3%	-2.7%	-7.8%	-10.3%	14.9%	-6.6%	48.9%
	Whistler	\$1,373,600	302.6	3.7%	5.0%	-2.8%	-10.8%	34.9%	43.5%	159.5%
Single Family Detached	Lower Mainland	\$1,649,000	361.1	2.4%	1.7%	-3.2%	-15.4%	29.9%	19.8%	97.0%
	Greater Vancouver	\$1,861,800	346.6	2.7%	2.1%	-2.3%	-11.2%	25.0%	12.0%	80.4%
	Bowen Island	\$1,344,700	283.4	1.5%	-6.5%	-7.4%	-13.8%	47.8%	31.2%	143.9%
	Burnaby East	\$1,727,900	367.5	-0.1%	3.1%	-3.2%	-14.1%	21.1%	17.0%	111.6%
	Burnaby North	\$1,878,200	358.8	2.0%	-0.6%	-4.1%	-10.2%	24.3%	13.4%	105.3%
	Burnaby South	\$2,071,100	384.7	3.7%	1.6%	-0.4%	-10.6%	22.4%	18.3%	104.8%
	Coquitlam	\$1,735,300	397.0	2.4%	2.2%	-2.5%	-10.6%	37.1%	30.2%	143.3%
	Ladner	\$1,253,000	302.6	0.1%	-3.6%	-7.6%	-19.3%	28.4%	22.3%	90.0%
	Maple Ridge	\$1,179,500	344.9	0.9%	1.1%	-4.1%	-20.5%	37.2%	35.9%	156.4%
	New Westminster	\$1,430,100	357.4	0.8%	1.9%	-3.5%	-12.7%	27.6%	20.3%	113.1%
	North Vancouver	\$2,141,300	334.0	4.0%	2.9%	2.3%	-11.4%	26.6%	16.5%	111.0%
	Pitt Meadows	\$1,172,100	346.3	4.5%	0.5%	-5.6%	-23.9%	29.5%	29.5%	137.0%
	Port Coquitlam	\$1,310,300	370.4	2.2%	2.6%	-0.3%	-16.2%	39.5%	33.1%	154.4%
	Port Moody	\$2,017,400	382.0	2.4%	3.1%	-2.7%	-6.7%	38.2%	33.1%	156.7%
	Richmond	\$2,108,100	430.3	5.1%	6.6%	1.3%	-4.0%	30.4%	15.4%	107.9%
	Squamish	\$1,543,300	382.7	4.4%	2.6%	-7.0%	-12.9%	34.0%	40.1%	202.5%
	Sunshine Coast	\$860,300	300.0	-0.9%	-5.7%	-9.1%	-13.6%	48.1%	39.0%	153.4%
	Tsawwassen	\$1,374,700	304.5	3.0%	-4.4%	-10.8%	-18.3%	23.2%	12.2%	90.9%
	Vancouver East	\$1,713,000	383.3	2.1%	2.1%	-1.6%	-12.0%	19.7%	11.7%	105.3%
	Vancouver West	\$3,218,500	335.8	3.7%	4.7%	-1.2%	-9.0%	8.9%	-3.4%	55.4%
	West Vancouver	\$3,019,500	280.8	-1.1%	-2.3%	-7.5%	-9.0%	16.5%	-3.6%	55.1%
	Whistler	\$2,382,000	321.7	5.0%	1.8%	-7.9%	-14.0%	35.8%	43.6%	163.7%

HOW TO READ THE TABLE:

- 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	\$926,600	350.6	1.9%	2.8%	-1.1%	-10.7%	34.4%	28.9%	125.9%
	Greater Vancouver	\$1,056,400	363.9	1.7%	4.3%	0.7%	-7.8%	31.1%	25.6%	124.6%
	Burnaby East	\$869,600	366.1	-0.6%	1.8%	1.9%	-2.6%	29.3%	22.0%	121.6%
	Burnaby North	\$882,500	358.3	-1.1%	2.5%	-1.5%	-2.2%	26.2%	23.3%	121.7%
	Burnaby South	\$956,200	355.3	-1.1%	0.8%	0.1%	-7.0%	24.6%	16.0%	115.5%
	Coquitlam	\$1,016,900	393.8	1.7%	3.9%	-1.5%	-11.1%	34.7%	30.1%	158.1%
	Ladner	\$998,500	383.4	1.0%	13.4%	8.6%	-2.9%	37.9%	30.0%	145.8%
	Maple Ridge	\$731,700	363.5	1.1%	2.7%	-2.6%	-19.3%	38.3%	29.6%	162.3%
	New Westminster	\$934,300	397.7	0.2%	7.0%	3.5%	-1.1%	43.7%	36.2%	137.0%
	North Vancouver	\$1,304,600	354.3	1.4%	6.5%	6.9%	-7.3%	36.1%	31.3%	126.7%
	Pitt Meadows	\$765,000	370.6	0.9%	-5.3%	-6.6%	-17.0%	30.1%	23.5%	150.1%
	Port Coquitlam	\$898,400	359.8	1.6%	3.3%	-1.3%	-11.7%	37.9%	32.7%	155.5%
	Port Moody	\$1,006,700	382.2	2.3%	2.1%	-3.5%	-10.3%	36.8%	33.3%	151.0%
	Richmond	\$1,103,200	395.7	1.9%	5.1%	4.9%	-1.1%	38.2%	31.2%	126.4%
	Squamish	\$1,007,000	363.0	2.9%	5.6%	0.2%	-9.3%	34.7%	39.7%	194.9%
	Sunshine Coast	\$730,000	331.1	2.8%	5.1%	0.9%	-8.9%	37.5%	44.8%	170.5%
	Tsawwassen	\$1,000,400	313.9	0.1%	11.5%	7.2%	-3.8%	24.2%	7.7%	94.7%
	Vancouver East	\$1,079,600	353.5	2.6%	3.8%	0.9%	-8.2%	19.7%	14.2%	100.6%
	Vancouver West	\$1,391,300	311.1	3.2%	3.4%	-4.4%	-9.4%	13.0%	2.1%	85.7%
	Whistler	\$1,443,700	368.0	2.6%	5.0%	0.2%	-8.8%	38.6%	52.6%	219.4%
Apartment	Lower Mainland	\$684,600	339.2	1.0%	3.3%	0.6%	-5.9%	19.6%	11.7%	105.5%
	Greater Vancouver	\$737,400	336.9	0.7%	3.3%	1.2%	-4.6%	16.3%	10.1%	103.4%
	Burnaby East	\$794,000	333.5	3.5%	3.4%	3.6%	-5.0%	16.9%	9.4%	116.1%
	Burnaby North	\$713,800	360.3	1.6%	3.1%	0.9%	-3.5%	23.8%	19.9%	117.6%
	Burnaby South	\$774,900	368.8	1.0%	3.0%	3.3%	-3.5%	18.1%	13.0%	117.8%
	Coquitlam	\$665,600	377.5	0.4%	1.9%	0.6%	-7.8%	18.6%	16.7%	140.8%
	Ladner	\$714,300	363.3	0.6%	6.5%	0.7%	1.9%	49.4%	38.9%	149.3%
	Maple Ridge	\$504,100	348.1	-0.7%	-0.8%	-6.0%	-11.6%	30.4%	28.2%	144.6%
	New Westminster	\$648,000	388.5	2.3%	4.6%	2.2%	-3.1%	24.4%	18.5%	133.9%
	North Vancouver	\$782,800	312.6	2.5%	3.5%	-0.6%	-5.6%	18.5%	10.6%	109.2%
	Pitt Meadows	\$568,900	383.6	-0.6%	-0.6%	-5.8%	-12.0%	25.3%	21.4%	148.3%
	Port Coquitlam	\$615,300	418.3	0.6%	2.7%	1.9%	-5.9%	31.8%	25.4%	170.0%
	Port Moody	\$699,800	373.0	-0.8%	2.9%	-1.5%	-5.8%	19.7%	19.0%	137.7%
	Richmond	\$726,300	392.4	-1.3%	5.4%	3.2%	-1.4%	24.0%	17.8%	120.7%
	Squamish	\$608,000	360.6	4.9%	21.1%	5.8%	-2.5%	41.0%	33.9%	181.1%
	Sunshine Coast	\$576,700	330.5	6.9%	20.8%	6.4%	-2.7%	29.4%	17.4%	125.9%
	Tsawwassen	\$740,600	345.8	1.3%	6.6%	1.1%	1.4%	37.2%	23.5%	138.6%
	Vancouver East	\$688,400	394.3	0.7%	1.7%	0.2%	-5.5%	10.1%	5.9%	112.3%
	Vancouver West	\$827,400	312.3	0.4%	1.9%	0.6%	-5.8%	5.5%	0.2%	88.6%
	West Vancouver	\$1,213,300	236.9	-1.3%	1.0%	1.7%	-1.7%	13.3%	-4.3%	65.9%
	Whistler	\$686,600	295.9	4.6%	20.8%	7.8%	-1.5%	46.3%	41.9%	170.7%

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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.

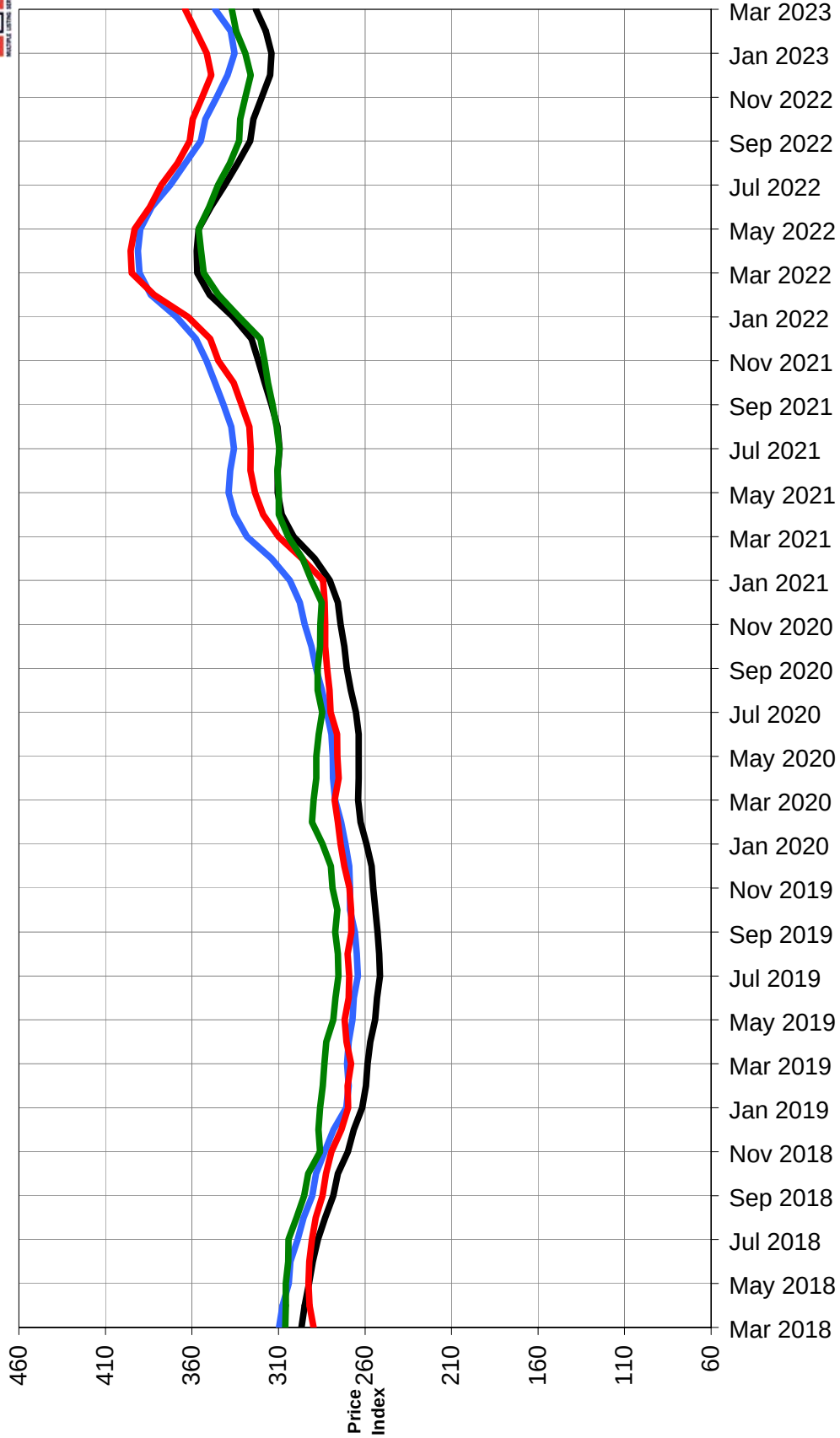
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



MLS® SALES Facts

**March
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
March 2023	Number of Sales	53	59	31	4	87	16	64	28	15	95	17	24	92	94	38	15	732
	Detached																	
	Attached Apartment	46 219	31 104	18 23	0 0	49 36	5 75	38 111	12 29	21 44	73 180	19 12	8 6	83 111	43 312	4 22	16 26	466 1,310
February 2023	Median Selling Price	\$1,825,000	\$1,650,000	\$1,352,000	n/a	\$1,190,000	n/a	\$1,992,500	\$1,349,000	n/a	\$1,995,000	n/a	\$874,500	\$1,800,000	\$3,480,000	\$2,890,400	n/a	n/a
	Detached																	
	Attached Apartment	\$1,000,500 \$731,000	\$1,170,000 \$682,900	\$755,000 \$613,000	n/a n/a	\$755,000 \$537,500	n/a \$582,500	\$1,428,950 \$800,000	n/a \$625,000	\$1,052,000 \$712,500	\$1,126,500 \$675,000	n/a n/a	n/a n/a	\$1,349,500 \$665,000	\$1,549,000 \$835,000	n/a \$993,950	n/a \$699,500	n/a
March 2022	Number of Sales	47	34	22	1	76	11	48	11	11	60	12	24	57	66	27	7	514
	Detached																	
	Attached Apartment	45 180	40 84	16 14	0 0	41 26	3 52	24 76	14 15	15 20	46 118	8 8	7 2	40 101	44 206	6 10	17 16	366 928
March 2022	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	\$1,000,800 \$688,500	\$1,115,000 \$616,250	\$705,500 \$491,450	n/a n/a	\$705,500 \$491,450	n/a \$630,500	\$1,391,450 \$738,810	n/a n/a	n/a \$632,450	\$1,166,250 \$639,800	n/a n/a	n/a n/a	\$1,337,738 \$610,000	\$1,486,500 \$787,000	n/a n/a	n/a n/a	n/a
Jan. - Mar. 2023 Year-to-date	Number of Sales	91	119	72	7	153	29	117	51	33	148	27	71	174	124	62	13	1,291
	Detached																	
	Attached Apartment	93 341	66 211	18 32	2 1	75 87	25 149	64 162	31 59	24 50	116 291	21 23	14 13	84 239	75 600	15 9	20 43	743 2,310
Jan. - Mar. 2023 Year-to-date	Median Selling Price	\$2,190,000	\$1,900,000	\$1,651,000	n/a	\$1,488,000	\$1,640,000	\$2,320,000	\$1,555,500	\$2,100,000	\$2,110,000	\$1,679,000	\$1,082,500	\$2,095,000	\$3,500,000	\$3,000,000	n/a	n/a
	Detached																	
	Attached Apartment	\$1,020,000 \$755,000	\$1,181,900 \$755,000	n/a \$646,500	n/a n/a	\$930,000 \$598,000	\$1,030,000 \$879,900	\$1,480,000 \$850,000	\$1,025,000 \$620,000	\$1,150,000 \$794,500	\$1,227,000 \$690,000	\$1,159,873 \$760,000	n/a n/a	\$1,404,000 \$680,000	\$1,629,000 \$863,000	n/a n/a	\$1,810,000 \$725,000	n/a
Jan. - Mar. 2022 Year-to-date	Number of Sales	126	114	75	8	207	38	130	52	29	179	37	70	182	185	81	28	1,541
	Detached																	
	Attached Apartment	111 479	75 236	39 46	0 0	103 84	10 154	80 233	36 55	42 78	134 379	32 24	17 8	151 268	107 666	11 41	40 58	988 2,809
Jan. - Mar. 2022 Year-to-date	Median Selling Price	\$1,837,000	\$1,650,000	\$1,352,000	n/a	\$1,156,000	\$1,340,500	\$1,920,000	\$1,307,500	\$1,814,000	\$1,980,000	\$1,380,000	\$920,000	\$1,735,000	\$3,392,000	\$2,850,500	\$2,322,500	n/a
	Detached																	
	Attached Apartment	\$1,000,800 \$711,000	\$1,135,000 \$665,000	\$1,128,000 \$642,500	n/a n/a	\$737,000 \$520,000	n/a \$607,750	\$1,392,500 \$765,000	\$878,000 \$604,000	\$1,050,000 \$697,000	\$1,126,500 \$662,500	\$927,000 \$567,500	n/a n/a	\$1,365,000 \$643,500	\$1,549,000 \$821,750	n/a \$1,160,000	\$1,610,000 \$582,500	n/a
Jan. - Mar. 2022 Year-to-date	Number of Sales	238	248	170	14	340	79	234	122	74	357	60	156	356	291	152	32	2,923
	Detached																	
	Attached Apartment	191 870	124 460	39 77	2 2	181 200	50 325	131 381	63 141	64 108	244 691	65 60	31 23	187 572	197 1,418	20 39	62 112	1,651 5,479
Year-to-date	Median Selling Price	\$2,175,000	\$1,900,000	\$1,673,000	n/a	\$1,520,000	\$1,680,000	\$2,300,000	\$1,586,500	\$2,069,500	\$2,150,000	\$1,600,000	\$1,050,000	\$2,105,000	\$3,516,500	\$3,000,000	\$3,622,500	n/a
	Detached																	
	Attached Apartment	\$1,050,000 \$744,000	\$1,200,000 \$737,000	\$999,000 \$625,000	n/a n/a	\$929,450 \$600,000	\$1,005,000 \$643,944	\$1,460,750 \$811,000	\$1,020,000 \$602,557	\$1,040,000 \$741,050	\$1,193,912 \$680,000	\$1,109,900 \$756,000	\$650,000 \$579,500	\$1,414,000 \$690,000	\$1,669,500 \$873,000	\$2,472,500 \$900,000	\$1,850,000 \$587,000	n/a

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

MLS® LISTINGS Facts



**March
2023**

 REAL ESTATE BOARD OF GREATER VANCOUVER March 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
March 2023	Number of Listings	101	110	78	15	165	27	133	38	22	128	26	98	139	177	97	24	1,378																
	% Sales to Listings	52%	54%	40%	27%	53%	59%	48%	74%	68%	74%	65%	24%	66%	53%	39%	63%	n/a																
		57%	61%	72%	0%	79%	38%	72%	44%	70%	62%	59%	62%	72%	46%	29%	84%	2,183																
February 2023	Number of Listings	81	61	54	7	118	26	78	34	18	117	45	67	109	148	111	22	1,096																
	% Sales to Listings	65%	77%	52%	n/a	69%	30%	47%	200%	68%	57%	42%	54%	35%	48%	200%	77%	644																
		65%	75%	52%	n/a	50%	74%	63%	33%	41%	46%	53%	29%	65%	43%	29%	52%	1,727																
March 2022	Number of Listings	196	188	106	12	286	55	183	91	47	298	45	132	277	274	144	26	2,360																
	% Sales to Listings	85%	67%	82%	100%	58%	139%	78%	82%	57%	61%	64%	88%	63%	61%	125%	63%	1,079																
		72%	66%	82%	n/a	91%	81%	74%	74%	100%	74%	105%	144%	74%	63%	38%	83%	3,234																
Jan. - Mar. 2023 Year-to-date*	Number of Listings	275	247	192	26	417	74	268	92	64	380	94	223	353	451	296	55	3,507																
	% Sales to Listings	46%	46%	39%	31%	50%	51%	49%	57%	45%	47%	39%	31%	52%	41%	27%	51%	1,943																
		53%	53%	51%	0%	63%	29%	55%	72%	57%	50%	56%	45%	48%	39%	39%	62%	5,623																
Jan. - Mar. 2022 Year-to-date*	Number of Listings	435	444	279	25	647	138	408	195	102	702	106	244	664	663	423	62	5,537																
	% Sales to Listings	276	191	56	3	296	67	185	80	92	416	88	45	316	377	30	99	2,617																
		1,223	674	94	0	242	436	555	188	145	1,008	73	25	867	2,417	79	134	8,160																
Jan. - Mar. 2022 Year-to-date*		55%	56%	61%	56%	53%	57%	57%	63%	73%	51%	57%	64%	54%	44%	36%	52%	n/a																
		69%	65%	70%	67%	61%	75%	71%	79%	70%	59%	74%	69%	59%	52%	67%	63%	63%																
		71%	68%	82%	n/a	83%	75%	69%	75%	74%	69%	82%	92%	66%	59%	49%	84%	84%																

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



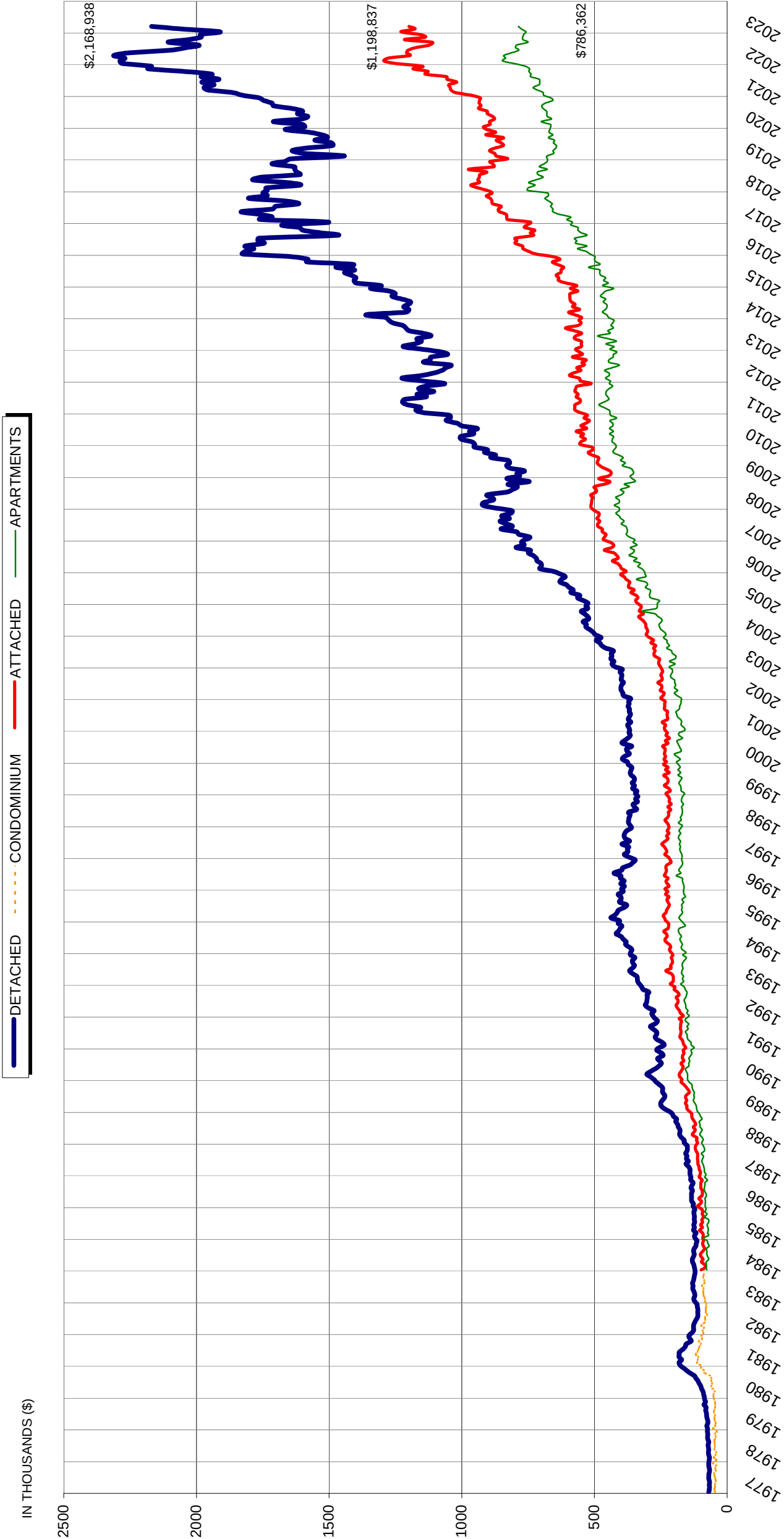
Listing & Sales Activity Summary

Listings

Sales

	1 Mar 2022	2 Feb 2023	3 Mar 2023	Col. 2 & 3 Percentage Variance	5 Mar 2022	6 Feb 2023	7 Mar 2023	Col. 6 & 7 Percentage Variance	9 Jan 2022 - Mar 2022	10 Jan 2023 - Mar 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	196	81	101	24.7	91	47	53	12.8	238	126	-47.1
ATTACHED	110	69	81	17.4	93	45	46	2.2	191	111	-41.9
APARTMENTS	471	276	334	21.0	341	180	219	21.7	870	479	-44.9
COQUITLAM											
DETACHED	188	61	110	80.3	119	34	59	73.5	248	114	-54.0
ATTACHED	98	52	51	-1.9	66	40	31	-22.5	124	75	-39.5
APARTMENTS	318	112	142	26.8	211	84	104	23.8	460	236	-48.7
DELTA											
DETACHED	106	54	78	44.4	72	22	31	40.9	170	75	-55.9
ATTACHED	22	31	25	-19.4	18	16	18	12.5	39	39	0.0
APARTMENTS	39	27	45	66.7	32	14	23	64.3	77	46	-40.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	286	118	165	39.8	153	76	87	14.5	340	207	-39.1
ATTACHED	129	59	62	5.1	75	41	49	19.5	181	103	-43.1
APARTMENTS	96	52	81	55.8	87	26	36	38.5	200	84	-58.0
NORTH VANCOUVER											
DETACHED	183	78	133	70.5	117	48	64	33.3	234	130	-44.4
ATTACHED	82	51	53	3.9	64	24	38	58.3	131	80	-38.9
APARTMENTS	220	120	172	43.3	162	76	111	46.1	381	233	-38.8
NEW WESTMINSTER											
DETACHED	55	26	27	3.8	29	11	16	45.5	79	38	-51.9
ATTACHED	18	10	13	30.0	25	3	5	66.7	50	10	-80.0
APARTMENTS	183	70	98	40.0	149	52	75	44.2	325	154	-52.6
PORT MOODY/BELCARRA											
DETACHED	47	18	22	22.2	33	11	15	36.4	74	29	-60.8
ATTACHED	42	22	30	36.4	24	15	21	40.0	64	42	-34.4
APARTMENTS	50	49	57	16.3	50	20	44	120.0	108	78	-27.8
PORT COQUITLAM											
DETACHED	91	34	38	11.8	51	11	28	154.5	122	52	-57.4
ATTACHED	38	7	27	285.7	31	14	12	-14.3	63	36	-42.9
APARTMENTS	80	45	61	35.6	59	15	29	93.3	141	55	-61.0
RICHMOND											
DETACHED	298	117	128	9.4	148	60	95	58.3	357	179	-49.9
ATTACHED	189	81	117	44.4	116	46	73	58.7	244	134	-45.1
APARTMENTS	391	257	227	-11.7	291	118	180	52.5	691	379	-45.2
SUNSHINE COAST											
DETACHED	132	67	98	46.3	71	24	24	0.0	156	70	-55.1
ATTACHED	16	13	13	0.0	14	7	8	14.3	31	17	-45.2
APARTMENTS	9	7	13	85.7	13	2	6	200.0	23	8	-65.2
SQUAMISH											
DETACHED	45	45	26	-42.2	27	12	17	41.7	60	37	-38.3
ATTACHED	33	19	32	68.4	21	8	19	137.5	65	32	-50.8
APARTMENTS	22	15	18	20.0	23	8	12	50.0	60	24	-60.0
VANCOUVER EAST											
DETACHED	277	109	139	27.5	174	57	92	61.4	356	182	-48.9
ATTACHED	133	114	116	1.8	84	40	83	107.5	187	151	-19.3
APARTMENTS	321	156	202	29.5	239	101	111	9.9	572	268	-53.1
VANCOUVER WEST											
DETACHED	274	148	177	19.6	124	66	94	42.4	291	185	-36.4
ATTACHED	123	91	94	3.3	75	44	43	-2.3	197	107	-45.7
APARTMENTS	958	475	649	36.6	600	206	312	51.5	1418	666	-53.0
WHISTLER/PEMBERTON											
DETACHED	26	22	24	9.1	13	7	15	114.3	32	28	-12.5
ATTACHED	32	22	19	-13.6	20	17	16	-5.9	62	40	-35.5
APARTMENTS	52	31	38	22.6	43	16	26	62.5	112	58	-48.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	144	111	97	-12.6	62	27	38	40.7	152	81	-46.7
ATTACHED	12	3	14	366.7	15	6	4	-33.3	20	11	-45.0
APARTMENTS	24	35	46	31.4	9	10	22	120.0	39	41	5.1
GRAND TOTALS											
DETACHED	2348	1089	1363	25.2	1284	513	728	41.9	2909	1533	-47.3
ATTACHED	1077	644	747	16.0	741	366	466	27.3	1649	988	-40.1
APARTMENTS	3234	1727	2183	26.4	2309	928	1310	41.2	5477	2809	-48.7

Residential Average Sale Prices - January 1977 to March 2023



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