

News Release

FOR IMMEDIATE RELEASE:



Home sales decline below long-term averages and inventory remains low to start 2023

VANCOUVER, BC – February 2, 2023 – Inventory remains low in Metro Vancouver* while home sales dipped well below monthly historical averages in January.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,022 in January 2023, a 55.3 per cent decrease from the 2,285 sales recorded in January 2022, and a 21.1 per cent decrease from the 1,295 homes sold in December 2022.

Last month's sales were 42.9 per cent below the 10-year January sales average.

“Due to seasonality, market activity is quieter in January. With mortgage rates having risen so rapidly over the last year, we anticipated sales this month would be among the lowest in recent history,” said Andrew Lis, REBGV's director, economics and data analytics. “Looking forward, however, the Bank of Canada has said that it will pause further rate increases as long as the incoming economic data continues to support this policy stance. This should provide more certainty for home buyers and sellers in the market.”

There were 3,297 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2023. This represents a 20.9 per cent decrease compared to the 4,170 homes listed in January 2022 and a 173.4 per cent increase compared to December 2022 when 1,206 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 7,478, a 32.1 per cent increase compared to January 2022 (5,663) and a 1.3 per cent increase compared to December 2022 (7,384).

For all property types, the sales-to-active listings ratio for January 2023 is 13.7 per cent. By property type, the ratio is 10.2 per cent for detached homes, 13.4 per cent for townhomes, and 16.7 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.

“We know the peak for prices in our market occurred last spring. Over the coming months, year-over-year data comparisons will show larger price declines than we've been reporting up to now,” said Lis. “It's important to understand that year-over-year calculations are backward-

looking. These price declines already happened, and what we are seeing today is that prices may have found a footing, even if it's an awkward one sandwiched between low inventory and higher borrowing costs.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,111,400. This represents a 6.6 per cent decrease over January 2022 and a 0.3 per cent decrease compared to December 2022.

Sales of detached homes in January 2023 reached 295, a 52.6 per cent decrease from the 622 detached sales recorded in January 2022. The benchmark price for a detached home is \$1,801,300. This represents a 9.1 per cent decrease from January 2022 and a 1.2 per cent decrease compared to December 2022.

Sales of apartment homes reached 571 in January 2023, a 56.6 per cent decrease compared to the 1,315 sales in January 2022. The benchmark price of an apartment home is \$720,700. This represents a 1.1 per cent decrease from January 2022 and a one per cent increase compared to December 2022.

Attached home sales in January 2023 totalled 156, a 55.2 per cent decrease compared to the 348 sales in January 2022. The benchmark price of an attached home is \$1,020,400. This represents a three per cent decrease from January 2022 and a 0.8 per cent increase compared to December 2022.

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

The Real Estate 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.

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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	\$1,049,900	318.2	-0.6%	-3.9%	-9.9%	-9.5%	26.4%	11.3%	83.5%
	Greater Vancouver	\$1,111,400	314.0	-0.3%	-3.2%	-7.9%	-6.6%	21.1%	6.1%	74.4%
	Bowen Island	\$1,405,300	296.3	-2.3%	-0.5%	-13.2%	-5.0%	49.4%	48.4%	144.9%
	Burnaby East	\$1,079,300	337.7	-0.3%	-4.1%	-6.5%	-4.7%	18.8%	8.4%	95.2%
	Burnaby North	\$954,400	317.2	-1.1%	-4.0%	-9.2%	-4.1%	19.3%	7.7%	91.7%
	Burnaby South	\$1,052,800	329.3	-0.4%	-1.1%	-4.3%	-4.7%	20.4%	10.3%	94.9%
	Coquitlam	\$1,042,600	324.5	-0.2%	-2.9%	-8.1%	-6.9%	27.3%	17.7%	107.2%
	Ladner	\$1,058,700	306.9	-0.1%	-4.7%	-9.4%	-9.9%	33.3%	20.6%	99.8%
	Maple Ridge	\$910,000	314.0	-0.6%	-3.3%	-12.6%	-14.5%	38.7%	31.0%	133.5%
	New Westminster	\$782,300	351.9	0.1%	-3.4%	-6.2%	-2.7%	26.3%	19.7%	110.2%
	North Vancouver	\$1,279,400	294.8	-1.3%	-3.8%	-9.3%	-7.7%	18.7%	8.0%	89.9%
	Pitt Meadows	\$830,600	324.8	-2.7%	-4.9%	-13.1%	-14.9%	34.8%	27.7%	131.3%
	Port Coquitlam	\$894,600	344.5	0.7%	-1.8%	-5.4%	-5.2%	38.2%	32.1%	134.5%
	Port Moody	\$1,083,700	341.5	0.4%	-3.0%	-9.5%	0.2%	38.4%	26.5%	136.5%
	Richmond	\$1,109,200	362.6	1.5%	-1.1%	-4.6%	-2.3%	26.4%	8.5%	88.2%
	Squamish	\$993,000	326.4	0.2%	-7.8%	-16.5%	-8.5%	27.4%	30.1%	140.7%
	Sunshine Coast	\$803,600	296.0	-2.5%	-3.9%	-12.7%	-4.6%	43.5%	46.5%	141.2%
	Tsawwassen	\$1,154,900	300.9	1.0%	-5.2%	-8.2%	-7.5%	27.4%	12.1%	92.5%
	Vancouver East	\$1,106,000	343.8	-0.6%	-1.9%	-7.6%	-6.1%	17.8%	6.0%	85.9%
	Vancouver West	\$1,229,600	288.5	-0.3%	-3.7%	-6.5%	-8.7%	5.3%	-12.1%	42.0%
	West Vancouver	\$2,538,200	274.2	-0.8%	-7.1%	-9.7%	-6.8%	20.4%	-9.3%	50.8%
	Whistler	\$1,306,100	287.7	-0.2%	-8.0%	-16.3%	-8.1%	31.9%	41.5%	147.2%
Single Family Detached	Lower Mainland	\$1,600,900	350.5	-1.3%	-5.0%	-11.8%	-12.4%	29.2%	15.7%	94.9%
	Greater Vancouver	\$1,801,300	335.4	-1.2%	-4.8%	-10.0%	-9.1%	23.6%	7.2%	77.5%
	Bowen Island	\$1,404,800	296.1	-2.3%	-0.5%	-13.2%	-5.1%	49.3%	48.5%	144.9%
	Burnaby East	\$1,673,400	355.9	-0.1%	-8.4%	-7.3%	-10.2%	19.7%	14.8%	111.2%
	Burnaby North	\$1,826,800	349.0	-3.3%	-6.2%	-12.0%	-5.4%	22.7%	11.4%	101.9%
	Burnaby South	\$1,988,600	369.4	-2.5%	-3.8%	-5.7%	-7.9%	22.7%	11.5%	106.0%
	Coquitlam	\$1,689,900	386.6	-0.5%	-3.5%	-8.8%	-6.6%	37.0%	27.7%	143.9%
	Ladner	\$1,267,700	306.1	-2.5%	-6.4%	-13.2%	-16.0%	33.2%	20.9%	97.1%
	Maple Ridge	\$1,166,000	340.9	-0.1%	-2.8%	-13.2%	-16.2%	40.2%	37.1%	150.7%
	New Westminster	\$1,384,300	346.0	-1.3%	-7.6%	-6.9%	-8.8%	27.1%	18.4%	110.2%
	North Vancouver	\$2,033,000	317.1	-2.3%	-4.3%	-10.7%	-9.5%	22.1%	12.0%	107.9%
	Pitt Meadows	\$1,135,000	335.3	-2.7%	-4.6%	-15.0%	-21.1%	32.2%	28.3%	135.1%
	Port Coquitlam	\$1,279,200	361.6	0.2%	-2.6%	-8.3%	-11.5%	38.0%	34.4%	148.2%
	Port Moody	\$1,976,200	374.2	1.0%	-2.7%	-9.4%	0.8%	42.8%	32.2%	154.7%
	Richmond	\$1,965,700	401.2	-0.6%	-4.3%	-7.7%	-5.2%	23.4%	9.2%	97.4%
	Squamish	\$1,470,900	364.7	-2.2%	-12.8%	-17.7%	-11.5%	32.0%	35.3%	185.8%
	Sunshine Coast	\$877,500	306.0	-3.8%	-4.3%	-12.0%	-4.8%	48.4%	52.2%	146.4%
	Tsawwassen	\$1,434,600	317.7	-0.3%	-6.6%	-10.1%	-11.2%	30.8%	17.8%	104.6%
	Vancouver East	\$1,664,900	372.5	-0.8%	-3.2%	-8.7%	-9.3%	18.7%	9.0%	104.2%
	Vancouver West	\$3,020,600	315.2	-1.7%	-5.3%	-10.7%	-11.6%	3.9%	-11.9%	48.6%
	West Vancouver	\$3,074,400	285.9	-0.6%	-7.3%	-9.0%	-5.9%	21.8%	-7.2%	56.2%
	Whistler	\$2,309,300	311.9	-1.3%	-12.5%	-17.7%	-11.8%	36.7%	41.0%	155.7%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

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	\$897,900	339.7	-0.4%	-3.2%	-9.1%	-5.5%	32.4%	30.6%	120.7%
	Greater Vancouver	\$1,020,400	351.5	0.8%	-2.2%	-6.9%	-3.0%	28.2%	26.9%	119.0%
	Burnaby East	\$870,100	366.4	1.9%	3.6%	-3.7%	3.4%	30.5%	28.0%	122.5%
	Burnaby North	\$871,100	353.7	1.2%	-1.0%	-7.6%	3.4%	26.3%	25.5%	122.7%
	Burnaby South	\$948,700	352.5	0.0%	0.7%	-4.2%	-0.1%	24.5%	21.9%	117.9%
	Coquitlam	\$975,600	377.8	-0.3%	-3.9%	-9.7%	-5.3%	31.9%	32.3%	152.0%
	Ladner	\$926,800	355.9	5.3%	-1.5%	-4.9%	-4.1%	28.5%	23.0%	133.1%
	Maple Ridge	\$699,000	347.2	-1.9%	-4.6%	-11.9%	-11.2%	36.1%	33.4%	147.8%
	New Westminster	\$892,300	379.9	2.2%	-2.7%	-5.6%	0.4%	36.8%	31.9%	129.5%
	North Vancouver	\$1,235,400	335.5	0.8%	0.4%	-7.6%	-3.0%	33.7%	26.7%	117.0%
	Pitt Meadows	\$767,000	371.6	-5.0%	-6.3%	-10.3%	-9.5%	39.0%	34.6%	149.7%
	Port Coquitlam	\$879,100	352.1	1.1%	-1.5%	-3.9%	-2.8%	39.2%	40.1%	151.9%
	Port Moody	\$997,500	378.7	1.1%	-2.4%	-11.1%	0.6%	37.6%	40.5%	156.4%
	Richmond	\$1,065,600	382.2	1.5%	0.6%	-1.3%	2.0%	34.7%	27.4%	124.8%
	Squamish	\$961,600	346.6	0.8%	-3.1%	-10.8%	-2.3%	31.9%	40.7%	178.6%
	Sunshine Coast	\$691,100	313.4	-0.5%	-3.8%	-10.7%	-1.7%	33.4%	43.2%	154.2%
	Tsawwassen	\$937,100	294.0	4.5%	-1.6%	-5.3%	-4.4%	15.5%	1.7%	88.2%
	Vancouver East	\$1,022,800	334.9	-1.7%	-0.6%	-11.1%	-3.8%	13.3%	14.6%	91.0%
	Vancouver West	\$1,380,200	308.6	2.6%	-6.6%	-5.7%	-8.4%	10.5%	10.0%	82.7%
	Whistler	\$1,367,300	348.5	-0.6%	-3.5%	-11.0%	-0.1%	34.8%	52.7%	196.3%
Apartment	Lower Mainland	\$668,000	331.0	0.8%	-1.6%	-5.4%	-2.0%	19.1%	12.9%	105.3%
	Greater Vancouver	\$720,700	329.2	1.0%	-0.9%	-4.6%	-1.1%	15.7%	11.2%	104.0%
	Burnaby East	\$760,000	319.2	-1.1%	-1.5%	-6.7%	-0.6%	16.2%	10.2%	98.5%
	Burnaby North	\$696,600	351.6	0.6%	-2.2%	-5.2%	0.2%	23.5%	21.0%	118.5%
	Burnaby South	\$758,800	361.2	0.9%	1.0%	-2.5%	0.3%	19.6%	15.1%	119.7%
	Coquitlam	\$656,300	372.3	0.5%	-1.3%	-3.5%	-0.9%	19.4%	21.9%	137.1%
	Ladner	\$691,100	351.5	3.1%	-3.6%	-1.9%	8.7%	42.7%	43.0%	143.8%
	Maple Ridge	\$503,700	347.9	-0.9%	-4.1%	-9.8%	-3.5%	34.2%	34.7%	148.9%
	New Westminster	\$622,500	373.2	0.5%	-1.5%	-5.9%	0.8%	21.2%	21.9%	129.7%
	North Vancouver	\$749,000	299.1	-0.9%	-4.0%	-6.8%	-2.9%	12.1%	12.0%	113.9%
	Pitt Meadows	\$568,900	383.6	-0.6%	-4.3%	-9.9%	-4.7%	28.1%	28.4%	153.4%
	Port Coquitlam	\$605,400	411.6	1.1%	-0.8%	-3.4%	3.3%	33.1%	29.8%	165.4%
	Port Moody	\$677,200	361.0	-0.4%	-3.1%	-6.8%	-1.5%	20.8%	20.2%	133.1%
	Richmond	\$720,700	389.4	4.6%	3.0%	-0.5%	3.2%	25.0%	20.9%	130.0%
	Squamish	\$538,800	319.6	7.4%	1.1%	-19.8%	-5.0%	22.1%	27.4%	178.4%
	Sunshine Coast	\$511,300	293.0	7.1%	1.0%	-21.4%	-8.7%	13.7%	11.3%	119.1%
	Tsawwassen	\$713,500	333.1	2.7%	-3.7%	-2.5%	7.6%	28.9%	24.9%	130.2%
	Vancouver East	\$676,800	387.6	0.0%	-0.3%	-6.0%	-1.4%	12.2%	8.1%	112.0%
	Vancouver West	\$814,800	307.6	0.4%	-1.6%	-3.5%	-3.8%	5.5%	-0.1%	88.4%
	West Vancouver	\$1,196,600	233.7	-0.4%	0.3%	-3.7%	-1.0%	15.0%	3.1%	72.5%
	Whistler	\$611,100	263.4	7.5%	1.2%	-19.4%	-5.5%	26.9%	37.0%	168.8%

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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.

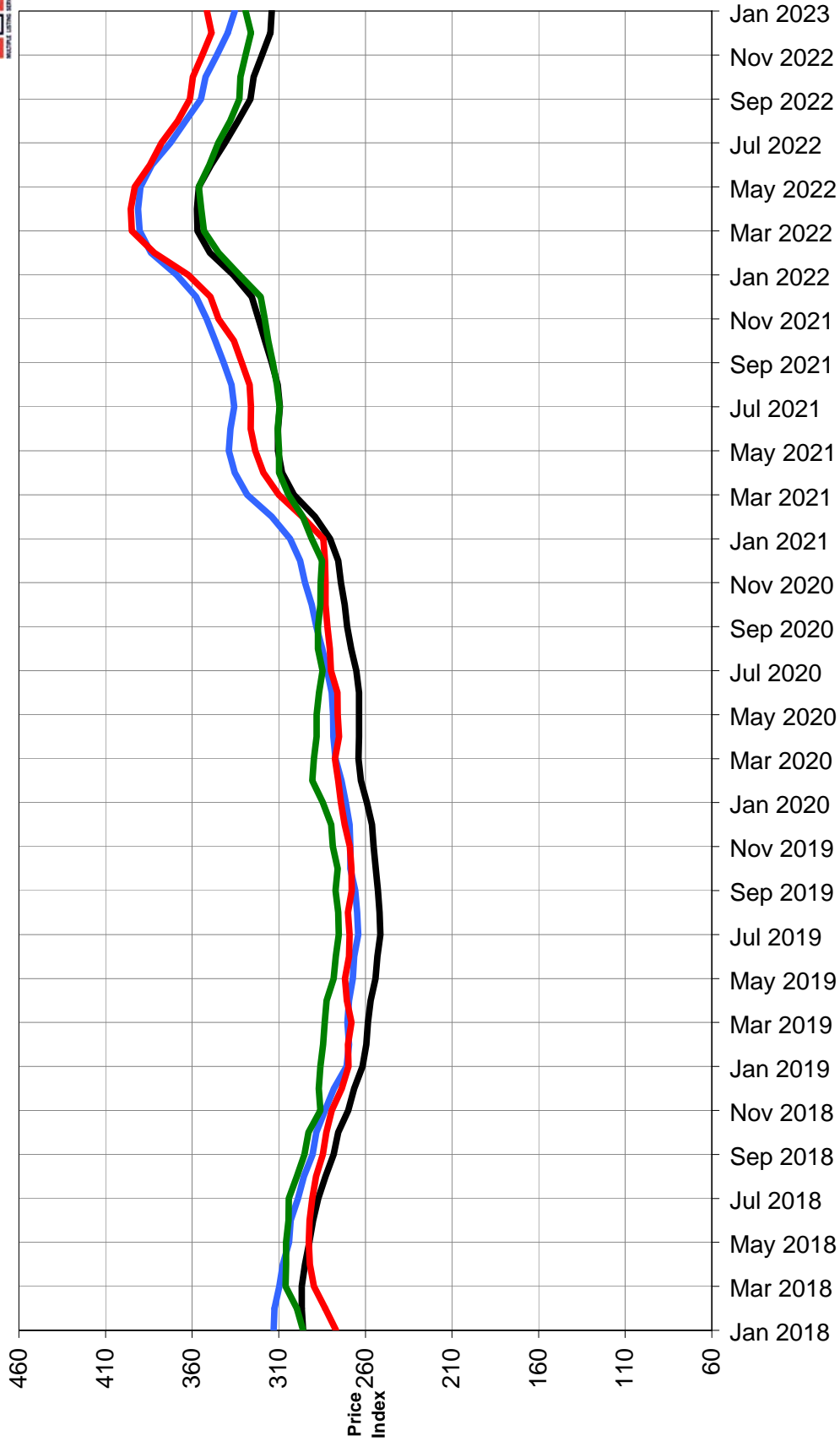
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



MLS® SALES Facts

January
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
January 2023	Number of Sales	26 Detached 20 Attached 80 Apartment	21 4 48	22 5 9	3 0 0	44 13 22	11 2 27	18 18 46	13 10 11	3 6 14	24 15 81	8 5 4	22 2 0	33 28 56	25 20 148	16 1 9	6 7 16	295 156 571
	Median Selling Price	\$1,864,000 \$1,002,500 \$706,950	\$1,485,000 n/a \$671,500	\$1,322,500 n/a n/a	n/a n/a n/a	\$1,135,000 n/a \$525,000	n/a n/a \$590,000	n/a n/a \$795,000	n/a n/a n/a	n/a n/a n/a	\$2,004,000 n/a \$645,000	n/a n/a n/a	\$767,250 n/a n/a	\$1,600,000 \$1,418,000 \$637,500	\$3,430,000 \$1,725,000 \$811,750	n/a n/a n/a	n/a n/a n/a	n/a
	Number of Sales	34 29 120	32 14 35	22 2 8	0 0 0	51 28 22	9 7 36	25 20 62	10 10 17	8 6 26	36 37 96	7 8 7	20 2 3	38 28 56	38 16 190	26 3 10	15 12 14	371 222 702
December 2022	Median Selling Price	\$1,837,000 \$1,065,000 \$678,000	\$1,520,000 n/a \$622,500	\$1,508,000 n/a n/a	n/a n/a n/a	\$1,055,000 \$750,000 \$470,125	n/a n/a \$601,550	\$1,910,000 \$1,352,500 \$716,000	n/a n/a n/a	n/a n/a \$762,500	\$1,780,000 \$1,100,000 \$657,950	n/a n/a n/a	\$887,500 n/a n/a	\$1,718,800 \$1,198,000 \$650,000	\$3,205,000 n/a \$829,400	\$2,697,500 n/a n/a	n/a n/a n/a	n/a
	Number of Sales	45 44 226	49 17 106	36 8 18	3 0 0	61 36 53	18 7 73	37 21 85	29 13 35	15 17 24	108 56 175	13 14 7	36 7 2	65 47 143	65 49 330	32 1 12	10 11 26	622 348 1,315
	Median Selling Price	\$2,062,500 \$1,117,650 \$727,500	\$1,936,000 n/a \$739,900	\$1,664,354 n/a n/a	n/a n/a n/a	\$1,530,000 \$890,000 \$610,000	n/a n/a \$613,777	\$2,250,000 \$1,410,000 \$800,250	\$1,591,500 n/a \$572,500	n/a n/a \$680,000	\$2,200,000 \$1,130,844 \$661,400	n/a n/a n/a	\$861,905 n/a n/a	\$2,100,000 \$1,430,000 \$690,000	\$3,196,500 \$1,598,000 \$859,000	\$3,080,000 n/a n/a	n/a n/a \$581,500	n/a
Jan. - Jan. 2023 Year-to-date	Number of Sales	26 20 80	21 4 48	22 5 9	3 0 0	44 13 22	11 2 27	18 18 46	13 10 11	3 6 14	24 15 81	8 5 4	22 2 0	33 28 56	25 20 148	16 1 9	6 7 16	295 156 571
	Median Selling Price	\$1,864,000 \$1,002,500 \$706,950	\$1,485,000 n/a \$671,500	\$1,322,500 n/a n/a	n/a n/a n/a	\$1,135,000 n/a \$525,000	n/a n/a \$590,000	n/a n/a \$795,000	n/a n/a n/a	n/a n/a n/a	\$2,004,000 n/a \$645,000	n/a n/a n/a	\$767,250 n/a n/a	\$1,600,000 \$1,418,000 \$637,500	\$3,430,000 \$1,725,000 \$811,750	n/a n/a n/a	n/a n/a n/a	n/a
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Jan. - Jan. 2022 Year-to-date	Median Selling Price	\$2,062,500 \$1,117,650 \$727,500	\$1,936,000 n/a \$739,900	\$1,664,354 n/a n/a	n/a n/a n/a	\$1,530,000 \$890,000 \$610,000	n/a n/a \$590,000	\$2,250,000 \$1,410,000 \$800,250	\$1,591,500 n/a \$572,500	n/a n/a \$680,000	\$2,200,000 \$1,130,844 \$661,400	n/a n/a n/a	\$861,905 n/a n/a	\$2,100,000 \$1,430,000 \$690,000	\$3,196,500 \$1,598,000 \$859,000	\$3,080,000 n/a n/a	n/a n/a \$581,500	n/a
	Number of Sales	45 44 226	49 17 106	36 8 18	3 0 0	61 36 53	18 7 73	37 21 85	29 13 35	15 17 24	108 56 175	13 14 7	36 7 2	65 47 143	65 49 330	32 1 12	10 11 26	622 348 1,315
	Median Selling Price	\$2,062,500 \$1,117,650 \$727,500	\$1,936,000 n/a \$739,900	\$1,664,354 n/a n/a	n/a n/a n/a	\$1,530,000 \$890,000 \$610,000	n/a n/a \$613,777	\$2,250,000 \$1,410,000 \$800,250	\$1,591,500 n/a \$572,500	n/a n/a \$680,000	\$2,200,000 \$1,130,844 \$661,400	n/a n/a n/a	\$861,905 n/a n/a	\$2,100,000 \$1,430,000 \$690,000	\$3,196,500 \$1,598,000 \$859,000	\$3,080,000 n/a n/a	n/a n/a \$581,500	n/a

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

MLS® LISTINGS Facts



**January
2023**

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



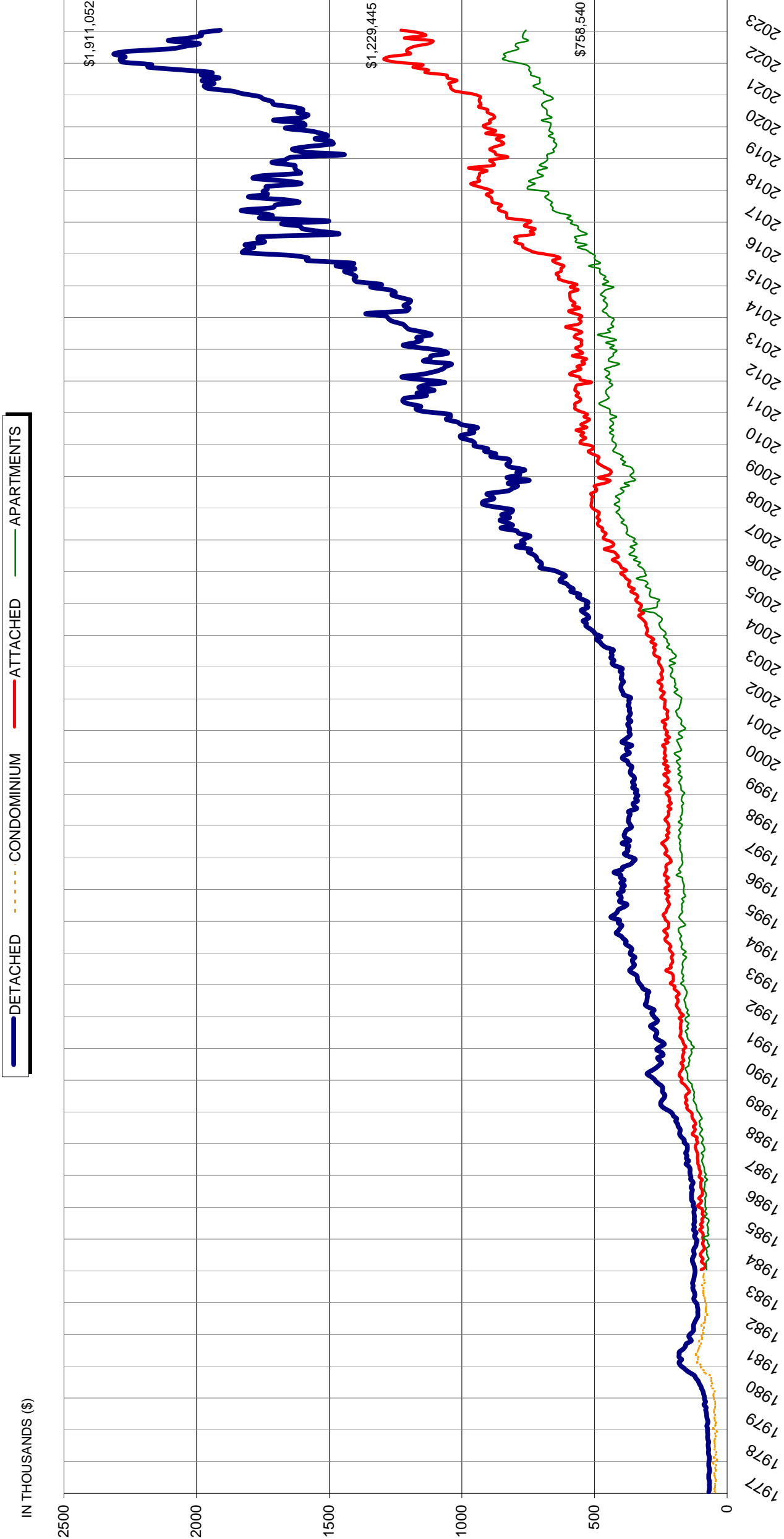
Listing & Sales Activity Summary

Listings

Sales

	1 Jan 2022	2 Dec 2022	3 Jan 2023	Col. 2 & 3 Percentage Variance	5 Jan 2022	6 Dec 2022	7 Jan 2023	Col. 6 & 7 Percentage Variance	9 Nov 2021 - Jan 2022	10 Nov 2022 - Jan 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	88	40	93	132.5	45	34	26	-23.5	217	105	-51.6
ATTACHED	68	24	59	145.8	44	29	20	-31.0	166	93	-44.0
APARTMENTS	359	76	253	232.9	226	120	80	-33.3	742	334	-55.0
COQUITLAM											
DETACHED	96	31	76	145.2	49	32	21	-34.4	208	90	-56.7
ATTACHED	28	11	39	254.5	17	14	4	-71.4	95	38	-60.0
APARTMENTS	138	33	143	333.3	106	35	48	37.1	366	159	-56.6
DELTA											
DETACHED	66	17	60	252.9	36	22	22	0.0	125	72	-42.4
ATTACHED	16	9	21	133.3	8	2	5	150.0	39	14	-64.1
APARTMENTS	25	8	16	100.0	18	8	9	12.5	54	29	-46.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	137	40	134	235.0	61	51	44	-13.7	283	155	-45.2
ATTACHED	64	24	43	79.2	36	28	13	-53.6	124	77	-37.9
APARTMENTS	72	13	67	415.4	53	22	22	0.0	156	64	-59.0
NORTH VANCOUVER											
DETACHED	74	25	57	128.0	37	25	18	-28.0	164	98	-40.2
ATTACHED	42	18	41	127.8	21	20	18	-10.0	94	53	-43.6
APARTMENTS	145	35	131	274.3	85	62	46	-25.8	326	187	-42.6
NEW WESTMINSTER											
DETACHED	37	5	21	320.0	18	9	11	22.2	64	37	-42.2
ATTACHED	15	2	12	500.0	7	7	2	-71.4	50	14	-72.0
APARTMENTS	109	22	72	227.3	73	36	27	-25.0	298	106	-64.4
PORT MOODY/BELCARRA											
DETACHED	17	5	24	380.0	15	8	3	-62.5	33	23	-30.3
ATTACHED	27	5	22	340.0	17	6	6	0.0	45	19	-57.8
APARTMENTS	36	32	55	71.9	24	26	14	-46.2	89	53	-40.4
PORT COQUITLAM											
DETACHED	45	11	20	81.8	29	10	13	30.0	91	34	-62.6
ATTACHED	18	9	16	77.8	13	10	10	0.0	65	27	-58.5
APARTMENTS	40	24	41	70.8	35	17	11	-35.3	152	49	-67.8
RICHMOND											
DETACHED	152	47	135	187.2	108	36	24	-33.3	333	113	-66.1
ATTACHED	90	29	72	148.3	56	37	15	-59.5	250	99	-60.4
APARTMENTS	306	88	192	118.2	175	96	81	-15.6	622	286	-54.0
SUNSHINE COAST											
DETACHED	43	21	58	176.2	36	20	22	10.0	137	65	-52.6
ATTACHED	7	2	12	500.0	7	2	2	0.0	27	6	-77.8
APARTMENTS	11	3	9	200.0	2	3	0	-100.0	17	5	-70.6
SQUAMISH											
DETACHED	31	12	23	91.7	13	7	8	14.3	56	26	-53.6
ATTACHED	24	6	6	0.0	14	8	5	-37.5	37	21	-43.2
APARTMENTS	23	2	7	250.0	7	7	4	-42.9	41	22	-46.3
VANCOUVER EAST											
DETACHED	148	37	105	183.8	65	38	33	-13.2	285	121	-57.5
ATTACHED	79	49	83	69.4	47	28	28	0.0	184	96	-47.8
APARTMENTS	250	58	170	193.1	143	56	56	0.0	460	189	-58.9
VANCOUVER WEST											
DETACHED	182	49	126	157.1	65	38	25	-34.2	244	116	-52.5
ATTACHED	123	28	89	217.9	49	16	20	25.0	158	65	-58.9
APARTMENTS	700	166	496	198.8	330	190	148	-22.1	1156	562	-51.4
WHISTLER/PEMBERTON											
DETACHED	18	11	9	-18.2	10	15	6	-60.0	32	29	-9.4
ATTACHED	30	11	24	118.2	11	12	7	-41.7	38	32	-15.8
APARTMENTS	44	23	37	60.9	26	14	16	14.3	79	45	-43.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	112	21	88	319.0	32	26	16	-38.5	117	58	-50.4
ATTACHED	5	3	11	266.7	1	3	1	-66.7	18	5	-72.2
APARTMENTS	23	19	24	26.3	12	10	9	-10.0	49	30	-38.8
GRAND TOTALS											
DETACHED	1246	372	1029	176.6	619	371	292	-21.3	2389	1142	-52.2
ATTACHED	636	230	550	139.1	348	222	156	-29.7	1390	659	-52.6
APARTMENTS	2281	602	1713	184.6	1315	702	571	-18.7	4607	2120	-54.0

Residential Average Sale Prices - January 1977 to January 2023



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