

# News Release



FOR IMMEDIATE RELEASE:

## Increased seller activity is giving buyers more choice this spring

**VANCOUVER, BC – April 3, 2024** – The number of Metro Vancouver<sup>1</sup> homes listed for sale on the MLS® rose nearly 23 per cent year-over-year, providing more opportunity for buyers looking for a home this spring.

The Greater Vancouver REALTORS® (GVR)<sup>2</sup> reports that residential sales<sup>3</sup> in the region totalled 2,415 in March 2024, a 4.7 per cent decrease from the 2,535 sales recorded in March 2023. This was 31.2 per cent below the 10-year seasonal average (3,512).

“If you’re finding the weather a little chillier than last spring, you may find some comfort in knowing that the market isn’t quite as hot as it was last spring either, particularly if you’re a buyer,” Andrew Lis, GVR’s director of economics and data analytics said. “Despite the welcome increase in inventory, the overall market balance continues inching deeper into sellers’ market territory, which suggests demand remains strong for well-priced and well-located properties.”

There were 5,002 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in March 2024. This represents a 15.9 per cent increase compared to the 4,317 properties listed in March 2023. This was 9.5 per cent below the 10-year seasonal average (5,524).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 10,552, a 22.5 per cent increase compared to March 2023 (8,617). This is 6.3 per cent above the 10-year seasonal average (9,923).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for March 2024 is 23.8 per cent. By property type, the ratio is 18.2 per cent for detached homes, 31.3 per cent for attached, and 25.8 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.

“Even though the market isn’t quite as hot as it was last year, we’re still seeing modest month-over-month price gains of one to two per cent happening at the aggregate level, which is an interesting dynamic given that borrowing costs remain elevated,” Lis said. “With the latest inflation numbers trending in the right direction, it remains likely that we’ll see at least one or two modest cuts to the Bank of Canada’s policy rate in 2024, but even if these cuts come, they may not provide the boost to affordability many had been hoping for. As a result, we expect constrained borrowing power to remain a challenging headwind as we move into the summer months.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,196,800. This represents a 4.5 per cent increase over March 2023 and a 1.1 per cent increase compared to February 2024.

Sales of detached homes in March 2024 reached 694, a 5.4 per cent decrease from the 734 detached sales recorded in March 2023. The benchmark price for a detached home is \$2,007,900. This represents a 7.4 per cent increase from March 2023 and a 1.8 per cent increase compared to February 2024.

Sales of apartment homes reached 1,207 in March 2024, a 7.9 per cent decrease compared to the 1,311 sales in March 2023. The benchmark price of an apartment home is \$777,500. This represents a 5.7 per cent increase from March 2023 and a 0.9 per cent increase compared to February 2024.

Attached home sales in March 2024 totalled 495, a 6.2 per cent increase compared to the 466 sales in March 2023. The benchmark price of a townhouse is \$1,112,800. This represents a 5 per cent increase from March 2023 and a 1.7 per cent increase compared to February 2024.

-30-

Editor's Note:

1. Areas covered by Greater Vancouver REALTORS® 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. On February 12, 2024, The Real Estate Board of Greater Vancouver changed its organizational name to the Greater Vancouver REALTORS®.

3. GVR 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 roughly one to two per cent of total MLS® activity per month, are being included for completeness in our reporting.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association 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.gvrealtors.ca](http://www.gvrealtors.ca).

For more information please contact:

A professional headshot of Felix J. Emmanuel, a man with a shaved head, wearing a dark suit, white shirt, and red tie, is positioned on the left side of the advertisement. The background of the entire advertisement is a dark, atmospheric image of a city skyline at night, with mountains visible in the distance. To the right of the headshot, the text 'FELIX J EMMANUEL' is written in a large, bold, gold-colored serif font. Below this, 'Real Estate Professional' is written in a smaller, white sans-serif font. Further down, contact information is listed: a phone icon followed by '778.968.0427', an email icon followed by 'felix@fjeestates.com', and a globe icon followed by 'fjeestates.com'. At the bottom left, 'RE/MAX CREST REALTY' is written in a white sans-serif font. On the right side, there is a gold-colored crest logo featuring a shield with a large 'F' inside, flanked by laurel branches. Below the crest, 'FELIX J EMMANUEL' is written in a gold-colored serif font, followed by 'PERSONAL REAL ESTATE CORPORATION' in a smaller, white sans-serif font. At the bottom right, the tagline '“Distinguished by Sincerity”' is written in a white cursive script font.

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	\$1,130,600	343.5	1.2%	2.3%	-0.9%	4.7%	14.0%	36.4%	85.7%
	Greater Vancouver	\$1,196,800	338.9	1.1%	2.4%	-0.6%	4.4%	12.5%	31.3%	75.3%
	Bowen Island	\$1,356,900	284.8	1.1%	4.4%	-6.0%	-3.9%	8.4%	40.2%	126.8%
	Burnaby East	\$1,205,400	375.0	3.6%	4.1%	2.2%	8.2%	18.6%	35.9%	107.6%
	Burnaby North	\$1,015,100	338.0	1.3%	2.1%	0.1%	3.0%	12.4%	29.7%	92.0%
	Burnaby South	\$1,122,400	354.2	0.8%	2.3%	-0.4%	5.0%	16.1%	27.4%	91.0%
	Coquitlam	\$1,119,200	350.0	0.5%	2.2%	-0.1%	3.3%	15.4%	38.2%	110.3%
	Ladner	\$1,158,500	336.5	3.4%	3.3%	-1.7%	8.9%	20.3%	46.0%	113.9%
	Maple Ridge	\$983,900	340.6	1.6%	2.3%	-1.6%	5.8%	16.4%	50.1%	151.7%
	New Westminster	\$848,100	384.5	3.4%	4.0%	0.9%	5.7%	20.6%	39.5%	113.3%
	North Vancouver	\$1,393,700	320.2	1.7%	2.1%	0.4%	3.6%	10.9%	31.3%	87.0%
	Pitt Meadows	\$951,300	380.1	3.1%	7.6%	2.8%	12.4%	22.4%	55.0%	176.0%
	Port Coquitlam	\$956,800	368.0	-0.4%	2.4%	-0.2%	4.6%	20.1%	49.6%	140.4%
	Port Moody	\$1,108,600	350.2	0.5%	-0.9%	-1.5%	0.8%	16.4%	41.7%	123.2%
	Richmond	\$1,191,800	391.4	1.6%	3.3%	0.6%	3.4%	18.1%	35.4%	91.0%
	Squamish	\$1,078,000	352.1	0.2%	-0.8%	-0.4%	3.4%	13.6%	40.2%	143.2%
	Sunshine Coast	\$826,300	303.0	2.9%	4.4%	-2.1%	0.0%	12.6%	45.8%	143.8%
	Tsawwassen	\$1,238,600	321.8	3.3%	2.7%	-0.7%	9.0%	16.7%	33.7%	95.4%
	Vancouver East	\$1,210,400	376.5	1.2%	1.5%	-1.5%	6.7%	13.3%	31.4%	88.4%
	Vancouver West	\$1,336,400	314.2	-0.1%	3.0%	-0.9%	4.4%	4.9%	14.3%	40.2%
	West Vancouver	\$2,550,000	274.9	2.3%	1.0%	-3.9%	2.2%	-3.5%	19.1%	39.4%
	Whistler	\$1,348,600	303.0	0.2%	-0.9%	-1.7%	0.7%	14.0%	44.3%	157.4%
Single Family Detached	Lower Mainland	\$1,794,900	393.0	2.0%	2.7%	-0.2%	8.4%	16.0%	46.2%	102.9%
	Greater Vancouver	\$2,007,900	373.4	1.8%	2.2%	-0.5%	7.4%	13.9%	38.0%	81.9%
	Bowen Island	\$1,359,500	284.8	1.1%	4.3%	-6.1%	-3.9%	8.3%	40.2%	126.6%
	Burnaby East	\$1,964,700	420.2	4.5%	8.4%	5.6%	14.6%	23.8%	52.5%	131.9%
	Burnaby North	\$2,112,000	403.8	2.6%	2.8%	3.1%	9.7%	21.0%	44.0%	112.2%
	Burnaby South	\$2,272,400	425.9	1.9%	7.4%	3.4%	11.7%	23.5%	40.1%	110.4%
	Coquitlam	\$1,810,600	419.2	0.5%	1.8%	1.2%	5.5%	18.8%	51.2%	146.9%
	Ladner	\$1,414,900	342.4	1.9%	2.0%	-1.8%	13.5%	18.3%	49.8%	117.3%
	Maple Ridge	\$1,273,200	371.8	1.3%	2.3%	-1.9%	7.0%	15.2%	54.9%	172.0%
	New Westminster	\$1,600,000	396.1	3.8%	6.7%	4.0%	11.2%	20.4%	51.6%	124.3%
	North Vancouver	\$2,259,900	350.8	2.0%	1.8%	-0.6%	5.4%	11.0%	40.1%	109.6%
	Pitt Meadows	\$1,334,800	401.4	2.6%	8.7%	0.2%	12.6%	18.7%	53.0%	177.6%
	Port Coquitlam	\$1,396,400	393.4	-1.5%	1.4%	-0.8%	6.1%	18.0%	56.0%	158.6%
	Port Moody	\$2,060,800	391.2	1.0%	-1.4%	-1.0%	3.7%	21.5%	48.9%	138.7%
	Richmond	\$2,190,500	445.9	2.9%	3.7%	0.5%	4.1%	16.7%	33.7%	105.2%
	Squamish	\$1,527,100	373.6	-0.3%	-1.0%	-3.4%	-0.9%	4.0%	36.2%	167.6%
	Sunshine Coast	\$878,000	306.8	3.6%	6.3%	-2.8%	-0.9%	11.0%	46.9%	145.2%
	Tsawwassen	\$1,605,000	354.8	2.4%	2.4%	0.7%	14.7%	18.9%	46.2%	114.0%
	Vancouver East	\$1,852,200	412.0	1.1%	-0.3%	-2.4%	8.2%	12.7%	35.8%	104.2%
	Vancouver West	\$3,452,200	358.7	0.5%	-0.4%	-2.8%	5.5%	3.9%	17.1%	50.6%
	West Vancouver	\$3,177,400	294.2	3.3%	1.2%	-3.2%	4.4%	0.4%	21.4%	48.3%
	Whistler	\$2,392,200	312.9	-0.1%	1.1%	-3.3%	1.1%	10.4%	41.3%	134.7%

**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)  
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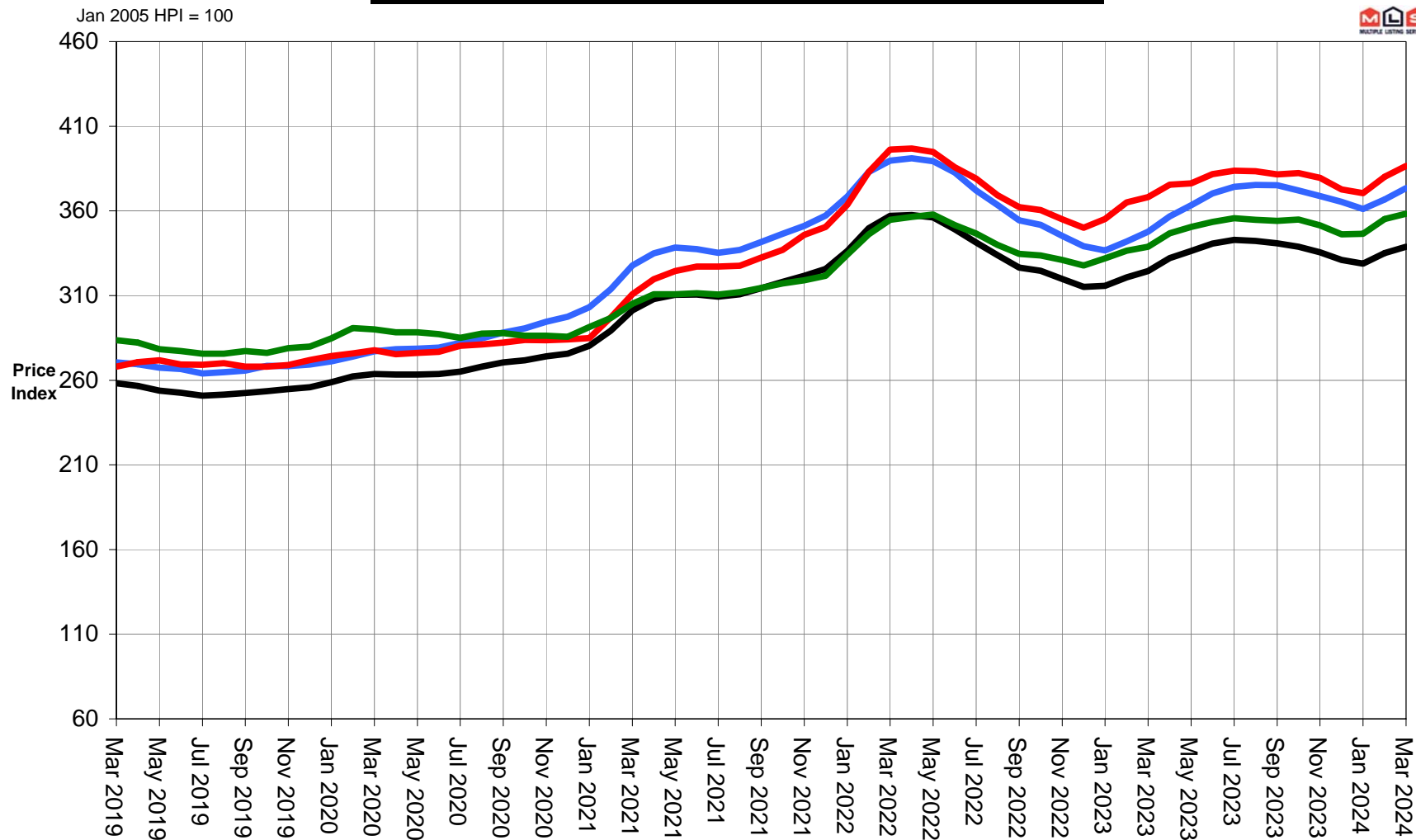
Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$982,800	374.3	1.8%	3.3%	0.8%	6.1%	27.1%	47.8%	137.3%
	Greater Vancouver	\$1,112,800	386.5	1.7%	3.7%	1.3%	5.0%	24.4%	44.2%	135.0%
	Burnaby East	\$925,300	398.8	7.4%	3.9%	1.2%	10.3%	29.4%	40.9%	136.0%
	Burnaby North	\$894,600	367.5	0.2%	-0.8%	-1.9%	2.9%	21.9%	33.2%	124.9%
	Burnaby South	\$1,026,100	386.9	1.1%	-0.9%	0.4%	6.5%	24.3%	36.0%	127.5%
	Coquitlam	\$1,062,600	414.3	0.1%	3.6%	-1.1%	4.6%	24.8%	50.6%	160.9%
	Ladner	\$1,033,800	413.0	8.9%	10.4%	2.5%	6.9%	28.7%	51.9%	150.8%
	Maple Ridge	\$783,500	392.7	3.0%	4.4%	1.1%	7.4%	23.8%	51.2%	182.5%
	New Westminster	\$971,900	408.7	6.2%	6.3%	0.0%	3.8%	29.7%	51.5%	134.1%
	North Vancouver	\$1,374,200	368.1	2.4%	3.2%	4.7%	1.4%	27.5%	44.5%	133.9%
	Pitt Meadows	\$841,000	411.4	3.3%	6.0%	3.0%	10.8%	20.1%	49.6%	170.1%
	Port Coquitlam	\$963,000	386.9	5.2%	5.5%	1.9%	8.1%	23.9%	55.1%	165.2%
	Port Moody	\$1,008,700	388.9	0.4%	0.1%	-4.5%	0.9%	20.4%	42.3%	154.2%
	Richmond	\$1,146,600	413.8	2.3%	4.8%	1.8%	4.7%	29.6%	46.7%	130.9%
	Squamish	\$1,030,700	370.5	0.0%	-1.1%	0.2%	2.7%	22.1%	47.0%	184.6%
	Sunshine Coast	\$746,200	344.5	0.7%	-0.9%	0.8%	3.7%	26.9%	55.4%	169.1%
	Tsawwassen	\$1,036,700	306.4	8.6%	10.3%	0.8%	2.5%	19.5%	23.1%	76.0%
	Vancouver East	\$1,148,700	378.9	3.7%	7.2%	0.7%	5.3%	18.9%	33.9%	115.9%
	Vancouver West	\$1,483,800	337.5	-2.8%	4.1%	1.8%	4.2%	12.5%	26.9%	96.1%
	Whistler	\$1,512,000	391.9	1.6%	1.3%	2.2%	4.8%	30.5%	63.0%	230.4%
Apartment	Lower Mainland	\$722,000	360.6	1.0%	3.4%	1.2%	5.8%	19.4%	29.4%	112.6%
	Greater Vancouver	\$777,500	358.3	0.9%	3.5%	1.2%	5.7%	17.4%	26.3%	110.6%
	Burnaby East	\$804,200	344.1	3.1%	2.6%	0.9%	3.0%	20.1%	24.0%	108.5%
	Burnaby North	\$753,300	375.1	0.6%	2.8%	0.9%	4.1%	20.4%	32.6%	126.5%
	Burnaby South	\$812,000	389.1	0.2%	0.4%	-1.3%	4.2%	19.0%	23.3%	121.3%
	Coquitlam	\$748,500	424.3	2.6%	5.2%	2.7%	6.6%	24.9%	35.1%	161.6%
	Ladner	\$674,800	343.2	-1.2%	-5.4%	-8.4%	-4.7%	17.7%	36.5%	143.4%
	Maple Ridge	\$546,000	382.1	2.4%	2.4%	0.6%	8.1%	27.6%	46.6%	170.4%
	New Westminster	\$665,400	406.0	2.8%	2.6%	0.5%	4.8%	22.3%	30.8%	132.1%
	North Vancouver	\$830,200	334.4	2.6%	4.0%	2.3%	7.8%	16.5%	27.1%	125.3%
	Pitt Meadows	\$623,800	426.4	2.3%	2.6%	1.2%	9.4%	25.6%	41.5%	172.5%
	Port Coquitlam	\$642,600	438.9	-1.2%	5.2%	2.5%	4.6%	23.6%	39.8%	170.8%
	Port Moody	\$741,200	398.1	0.7%	0.9%	2.4%	5.7%	17.7%	33.9%	147.3%
	Richmond	\$772,400	424.4	0.3%	3.8%	3.0%	6.5%	23.9%	36.2%	136.8%
	Squamish	\$639,600	379.4	0.1%	-2.8%	2.2%	10.3%	28.7%	45.0%	224.8%
	Sunshine Coast	\$583,400	332.8	-1.5%	-5.3%	0.6%	7.9%	20.4%	27.0%	138.1%
	Tsawwassen	\$685,100	321.2	2.1%	-0.5%	-3.5%	0.5%	19.7%	25.8%	131.6%
	Vancouver East	\$714,400	411.8	0.7%	3.1%	-0.7%	4.0%	12.1%	19.7%	110.5%
	Vancouver West	\$856,700	327.0	0.3%	4.9%	0.8%	4.6%	9.0%	14.6%	87.0%
	West Vancouver	\$1,328,900	258.9	-0.8%	4.5%	-0.2%	9.5%	11.5%	21.5%	90.6%
	Whistler	\$736,500	316.8	-0.1%	-2.7%	3.3%	13.5%	34.9%	56.5%	236.3%

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# Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



# MLS® SALES Facts



**GREATER  
VANCOUVER  
REALTORS®**

**March  
2024**

*Bowen Island*

*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  
2024**

**Number  
of  
Sales**

Detached  
Attached  
Apartment

4  
0  
0

57  
32  
192

58  
64  
112

31  
20  
13

4  
0  
0

114  
64  
36

24  
11  
73

56  
37  
94

26  
19  
44

11  
14  
20

78  
58  
142

11  
14  
7

35  
4  
4

77  
81  
126

64  
58  
302

38  
1  
14

6  
18  
28

694  
495  
1,207

**Median  
Selling  
Price**

Detached  
Attached  
Apartment

n/a  
n/a  
n/a

\$2,200,000  
\$970,000  
\$740,500

\$1,854,000  
\$1,146,550  
\$710,000

\$1,580,000  
\$1,241,500  
n/a

n/a  
n/a  
n/a

\$1,325,000  
\$824,950  
\$571,000

\$1,593,000  
n/a  
\$645,000

\$2,353,500  
\$1,438,000  
\$827,500

\$1,445,026  
n/a  
\$641,250

n/a  
n/a  
\$771,250

\$2,091,944  
\$1,190,500  
\$738,000

n/a  
n/a  
n/a

\$939,000  
n/a  
n/a

\$1,998,750  
\$1,550,000  
\$732,500

\$3,600,000  
\$1,708,900  
\$843,444

\$2,895,000  
n/a  
n/a

n/a  
n/a  
\$639,500

n/a  
n/a  
n/a

**February  
2024**

**Number  
of  
Sales**

Detached  
Attached  
Apartment

3  
0  
0

40  
38  
176

45  
40  
103

21  
17  
23

4  
0  
0

81  
49  
38

10  
5  
63

42  
29  
90

15  
17  
32

7  
8  
31

67  
56  
108

18  
13  
5

31  
3  
4

64  
67  
117

66  
46  
262

40  
2  
12

6  
13  
28

560  
403  
1,092

**Median  
Selling  
Price**

Detached  
Attached  
Apartment

n/a  
n/a  
n/a

\$1,965,000  
\$1,021,500  
\$727,500

\$1,800,000  
\$1,189,000  
\$646,500

\$1,640,000  
n/a  
\$689,900

n/a  
n/a  
n/a

\$1,360,000  
\$810,000  
\$570,000

n/a  
n/a  
\$610,000

\$2,141,500  
\$1,353,000  
\$799,000

n/a  
n/a  
\$637,000

n/a  
n/a  
\$710,000

\$2,190,000  
\$1,195,000  
\$729,000

n/a  
n/a  
n/a

\$877,500  
n/a  
n/a

\$1,865,944  
\$1,521,024  
\$675,000

\$3,600,000  
\$1,663,000  
\$845,000

\$2,520,000  
n/a  
n/a

n/a  
n/a  
\$684,500

n/a  
n/a  
n/a

**March  
2023**

**Number  
of  
Sales**

Detached  
Attached  
Apartment

2  
0  
0

53  
46  
219

59  
31  
104

31  
18  
23

4  
0  
0

87  
49  
36

16  
5  
75

64  
38  
111

28  
12  
29

15  
21  
44

95  
73  
180

17  
19  
12

24  
8  
6

92  
83  
111

94  
43  
312

38  
4  
22

15  
16  
26

734  
466  
1,310

**Median  
Selling  
Price**

Detached  
Attached  
Apartment

n/a  
n/a  
n/a

\$1,825,000  
\$1,000,500  
\$731,000

\$1,650,000  
\$1,170,000  
\$682,900

\$1,352,000  
n/a  
\$613,000

n/a  
n/a  
n/a

\$1,190,000  
\$755,000  
\$537,500

n/a  
n/a  
\$582,500

\$1,992,500  
\$1,428,950  
\$800,000

\$1,349,000  
n/a  
\$625,000

n/a  
\$1,052,000  
\$712,500

\$1,995,000  
\$1,126,500  
\$675,000

n/a  
n/a  
n/a

\$874,500  
n/a  
n/a

\$1,800,000  
\$1,349,500  
\$665,000

\$3,480,000  
\$1,549,000  
\$835,000

\$2,890,400  
n/a  
\$993,950

n/a  
n/a  
\$699,500

n/a  
n/a  
n/a

**Jan. -  
Mar. 2024**

**Number  
of  
Sales**

Detached  
Attached  
Apartment

10  
0  
0

139  
99  
502

131  
127  
276

81  
48  
41

10  
1  
0

252  
140  
115

41  
22  
177

135  
83  
247

51  
51  
94

25  
34  
62

177  
149  
342

35  
35  
17

87  
12  
11

179  
208  
310

169  
123  
750

92  
6  
32

19  
45  
69

1,633  
1,183  
3,045

**Median  
Selling  
Price**

Detached  
Attached  
Apartment

n/a  
n/a  
n/a

\$2,100,000  
\$1,010,000  
\$730,000

\$1,800,000  
\$1,168,000  
\$678,000

\$1,485,000  
\$1,082,450  
\$699,990

n/a  
n/a  
n/a

\$1,315,000  
\$818,500  
\$543,900

\$1,665,000  
\$1,052,500  
\$637,142

\$2,198,000  
\$1,420,900  
\$811,500

\$1,422,500  
\$959,900  
\$640,000

\$1,894,000  
\$1,036,000  
\$737,450

\$2,180,000  
\$1,192,000  
\$722,500

\$1,570,000  
\$980,000  
n/a

\$907,642  
n/a  
n/a

\$1,897,500  
\$1,525,000  
\$699,000

\$3,460,000  
\$1,680,000  
\$836,000

\$2,835,000  
n/a  
\$1,490,000

n/a  
\$1,310,000  
\$599,000

n/a  
n/a  
n/a

**Jan. -  
Mar. 2023**

**Number  
of  
Sales**

Detached  
Attached  
Apartment

6  
0  
0

126  
111  
479

114  
75  
236

75  
39  
46

8  
0  
0

207  
103  
84

38  
10  
154

130  
80  
233

52  
36  
55

29  
42  
78

179  
134  
379

37  
32  
24

70  
17  
8

182  
151  
268

185  
107  
666

81  
11  
41

28  
40  
58

1,547  
988  
2,809

**Median  
Selling  
Price**

Detached  
Attached  
Apartment

n/a  
n/a  
n/a

\$1,837,000  
\$1,000,800  
\$711,000

\$1,650,000  
\$1,135,000  
\$665,000

\$1,352,000  
\$1,128,000  
\$642,500

n/a  
n/a  
n/a

\$1,156,000  
\$737,000  
\$520,000

\$1,340,500  
n/a  
\$607,750

\$1,920,000  
\$1,392,500  
\$765,000

\$1,307,500  
\$878,000  
\$604,000

\$1,814,000  
\$1,050,000  
\$697,000

\$1,980,000  
\$1,126,500  
\$662,500

\$1,380,000  
\$927,000  
\$567,500

\$920,000  
n/a  
n/a

\$1,735,000  
\$1,365,000  
\$643,500

\$3,392,000  
\$1,549,000  
\$821,750

\$2,850,000  
n/a  
\$1,160,000

\$2,322,500  
\$1,610,000  
\$582,500

n/a  
n/a  
n/a

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



# MLS® LISTINGS Facts



**GREATER  
VANCOUVER  
REALTORS®**

**March  
2024**

*Bowen Island*

*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  
2024**

**Number  
of  
Listings**  
Detached  
Attached  
Apartment

10  
1  
0

94  
73  
427

118  
96  
209

57  
30  
36

9  
0  
0

182  
106  
117

53  
24  
132

100  
64  
162

49  
32  
56

33  
22  
45

171  
100  
277

30  
27  
16

146  
17  
13

178  
167  
247

169  
127  
676

132  
13  
37

31  
33  
50

1,562  
932  
2,500

**% Sales to  
Listings**  
Detached  
Attached  
Apartment

40%  
0%  
n/a

61%  
44%  
45%

49%  
67%  
54%

54%  
67%  
36%

44%  
n/a  
n/a

63%  
60%  
31%

45%  
46%  
55%

56%  
58%  
58%

53%  
59%  
79%

33%  
64%  
44%

46%  
58%  
51%

37%  
52%  
44%

24%  
24%  
31%

43%  
49%  
51%

38%  
46%  
45%

29%  
8%  
38%

19%  
55%  
56%

n/a

**February  
2024**

**Number  
of  
Listings**  
Detached  
Attached  
Apartment

13  
0  
0

100  
62  
354

103  
94  
171

57  
23  
30

8  
0  
0

229  
95  
106

32  
25  
128

95  
65  
177

55  
26  
64

23  
21  
35

150  
81  
230

27  
19  
21

83  
12  
5

135  
159  
246

163  
112  
655

111  
8  
45

12  
33  
54

1,396  
835  
2,321

**% Sales to  
Listings**  
Detached  
Attached  
Apartment

23%  
n/a  
n/a

40%  
61%  
50%

44%  
43%  
60%

37%  
74%  
77%

50%  
n/a  
n/a

35%  
52%  
36%

31%  
45%  
49%

44%  
45%  
51%

27%  
65%  
50%

30%  
38%  
89%

45%  
69%  
47%

67%  
68%  
24%

37%  
42%  
80%

47%  
41%  
48%

40%  
25%  
40%

36%  
39%  
27%

50%  
39%  
52%

n/a

**March  
2023**

**Number  
of  
Listings**  
Detached  
Attached  
Apartment

5  
0  
0

101  
81  
334

110  
51  
142

78  
25  
45

15  
1  
0

165  
62  
81

27  
13  
98

133  
53  
172

38  
27  
61

22  
30  
57

128  
117  
227

26  
32  
18

98  
13  
13

139  
116  
202

177  
94  
649

97  
14  
46

24  
19  
38

1,383  
748  
2,183

**% Sales to  
Listings**  
Detached  
Attached  
Apartment

40%  
n/a  
n/a

52%  
57%  
66%

54%  
61%  
73%

40%  
72%  
51%

27%  
0%  
n/a

53%  
79%  
44%

59%  
38%  
77%

48%  
72%  
65%

74%  
44%  
48%

68%  
70%  
77%

74%  
62%  
79%

65%  
59%  
67%

24%  
62%  
46%

66%  
72%  
55%

53%  
46%  
48%

39%  
29%  
48%

63%  
84%  
68%

n/a

**Jan. -  
Mar. 2024**

*Year-to-date\**

**Number  
of  
Listings**  
Detached  
Attached  
Apartment

31  
1  
0

275  
190  
1,094

298  
255  
524

161  
81  
87

18  
0  
0

570  
245  
312

110  
65  
350

281  
177  
470

127  
72  
154

65  
58  
110

457  
248  
711

88  
67  
52

292  
36  
30

429  
484  
718

478  
341  
1,931

371  
30  
116

51  
88  
132

4,102  
2,438  
6,791

**% Sales to  
Listings**  
Detached  
Attached  
Apartment

32%  
0%  
n/a

51%  
52%  
46%

44%  
50%  
53%

50%  
59%  
47%

56%  
n/a  
n/a

44%  
57%  
37%

37%  
47%  
51%

48%  
47%  
53%

40%  
71%  
61%

38%  
59%  
56%

39%  
60%  
48%

40%  
52%  
33%

30%  
33%  
37%

42%  
43%  
43%

35%  
36%  
39%

25%  
20%  
28%

37%  
51%  
52%

n/a

**Jan. -  
Mar. 2023**

*Year-to-date\**

**Number  
of  
Listings**  
Detached  
Attached  
Apartment

19  
0  
0

275  
209  
863

247  
142  
397

192  
77  
88

26  
2  
0

417  
164  
200

74  
35  
240

268  
145  
423

92  
50  
147

64  
74  
161

380  
270  
676

94  
57  
40

223  
38  
29

353  
313  
528

451  
274  
1,620

296  
28  
105

55  
65  
106

3,526  
1,943  
5,623

**% Sales to  
Listings**  
Detached  
Attached  
Apartment

32%  
n/a  
n/a

46%  
53%  
56%

46%  
53%  
59%

39%  
51%  
52%

31%  
0%  
n/a

50%  
63%  
42%

51%  
29%  
64%

49%  
55%  
55%

57%  
72%  
37%

45%  
57%  
48%

47%  
50%  
56%

39%  
56%  
60%

31%  
45%  
28%

52%  
48%  
51%

41%  
39%  
41%

27%  
39%  
39%

51%  
62%  
55%

n/a

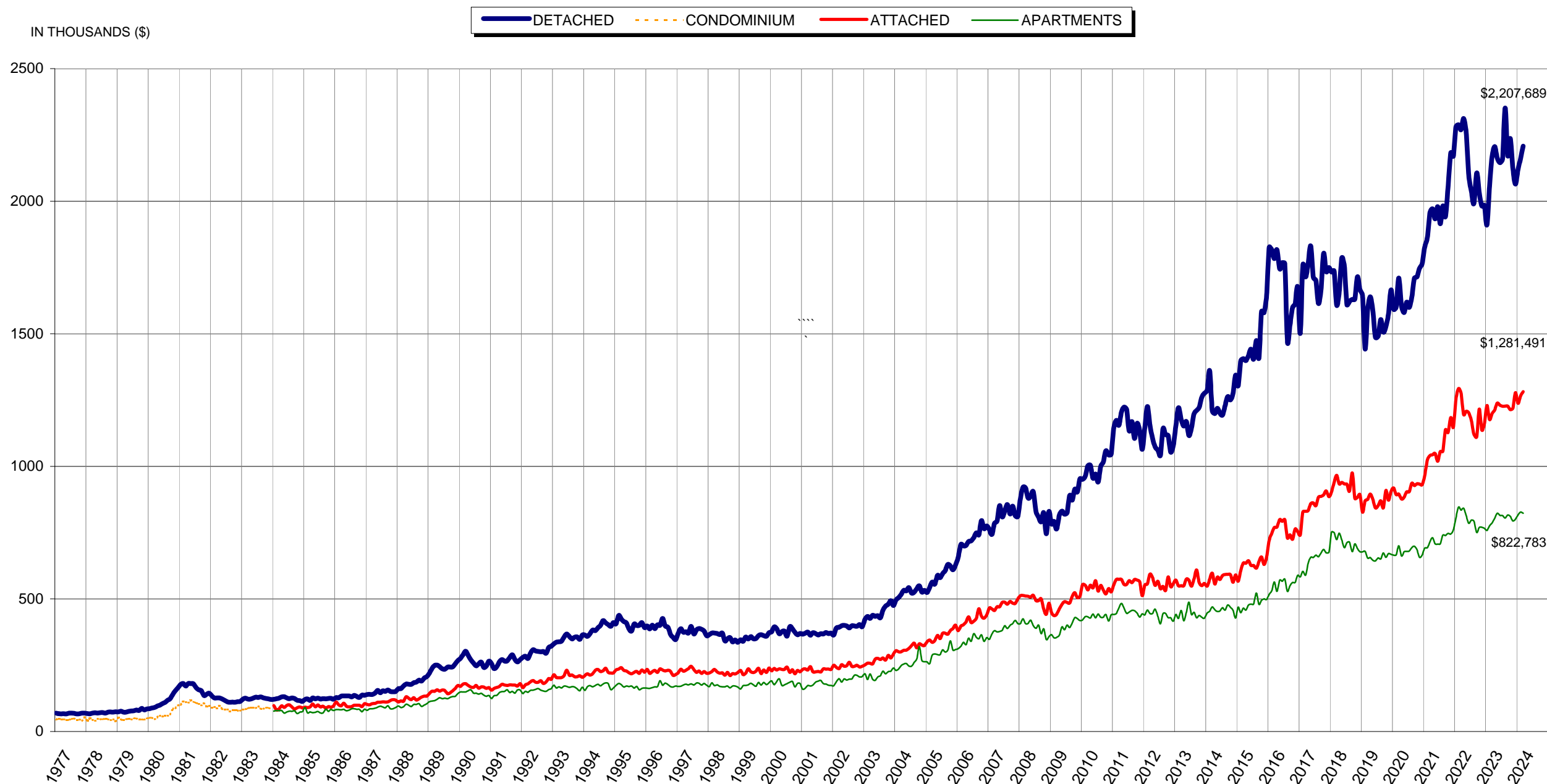
\* Year-to-date listings represent a cumulative total of listings rather than total active listings.



# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Mar 2023	2 Feb 2024	3 Mar 2024	Col. 2 & 3 Percentage Variance	5 Mar 2023	6 Feb 2024	7 Mar 2024	Col. 6 & 7 Percentage Variance	9 Jan 2023 - Mar 2023	10 Jan 2024 - Mar 2024	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	5	13	10	-23.1	2	3	4	33.3	6	10	66.7
ATTACHED	0	0	1	100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	101	100	94	-6.0	53	40	57	42.5	126	139	10.3
ATTACHED	81	62	73	17.7	46	38	32	-15.8	111	99	-10.8
APARTMENTS	334	354	427	20.6	219	176	192	9.1	479	502	4.8
<b>COQUITLAM</b>											
DETACHED	110	103	118	14.6	59	45	58	28.9	114	131	14.9
ATTACHED	51	94	96	2.1	31	40	64	60.0	75	127	69.3
APARTMENTS	142	171	209	22.2	104	103	112	8.7	236	276	16.9
<b>DELTA</b>											
DETACHED	78	57	57	0.0	31	21	31	47.6	75	81	8.0
ATTACHED	25	23	30	30.4	18	17	20	17.6	39	48	23.1
APARTMENTS	45	30	36	20.0	23	23	13	-43.5	46	41	-10.9
<b>ISLANDS - GULF</b>											
DETACHED	15	8	9	12.5	4	4	4	0.0	8	10	25.0
ATTACHED	1	0	0	0.0	0	0	0	0.0	0	1	100.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	165	229	182	-20.5	87	81	114	40.7	207	252	21.7
ATTACHED	62	95	106	11.6	49	49	64	30.6	103	140	35.9
APARTMENTS	81	106	117	10.4	36	38	36	-5.3	84	115	36.9
<b>NEW WESTMINSTER</b>											
DETACHED	27	32	53	65.6	16	10	24	140.0	38	41	7.9
ATTACHED	13	25	24	-4.0	5	5	11	120.0	10	22	120.0
APARTMENTS	98	128	132	3.1	75	63	73	15.9	154	177	14.9
<b>NORTH VANCOUVER</b>											
DETACHED	133	95	100	5.3	64	42	56	33.3	130	135	3.8
ATTACHED	53	65	64	-1.5	38	29	37	27.6	80	83	3.8
APARTMENTS	172	177	162	-8.5	111	90	94	4.4	233	247	6.0
<b>PORT COQUITLAM</b>											
DETACHED	38	55	49	-10.9	28	15	26	73.3	52	51	-1.9
ATTACHED	27	26	32	23.1	12	17	19	11.8	36	51	41.7
APARTMENTS	61	64	56	-12.5	29	32	44	37.5	55	94	70.9
<b>PORT MOODY/BELCARRA</b>											
DETACHED	22	23	33	43.5	15	7	11	57.1	29	25	-13.8
ATTACHED	30	21	22	4.8	21	8	14	75.0	42	34	-19.0
APARTMENTS	57	35	45	28.6	44	31	20	-35.5	78	62	-20.5
<b>RICHMOND</b>											
DETACHED	128	150	171	14.0	95	67	78	16.4	179	177	-1.1
ATTACHED	117	81	100	23.5	73	56	58	3.6	134	149	11.2
APARTMENTS	227	230	277	20.4	180	108	142	31.5	379	342	-9.8
<b>SQUAMISH</b>											
DETACHED	26	27	30	11.1	17	18	11	-38.9	37	35	-5.4
ATTACHED	32	19	27	42.1	19	13	14	7.7	32	35	9.4
APARTMENTS	18	21	16	-23.8	12	5	7	40.0	24	17	-29.2
<b>SUNSHINE COAST</b>											
DETACHED	98	83	146	75.9	24	31	35	12.9	70	87	24.3
ATTACHED	13	12	17	41.7	8	3	4	33.3	17	12	-29.4
APARTMENTS	13	5	13	160.0	6	4	4	0.0	8	11	37.5
<b>VANCOUVER EAST</b>											
DETACHED	139	135	178	31.9	92	64	77	20.3	182	179	-1.6
ATTACHED	116	159	167	5.0	83	67	81	20.9	151	208	37.7
APARTMENTS	202	246	247	0.4	111	117	126	7.7	268	310	15.7
<b>VANCOUVER WEST</b>											
DETACHED	177	163	169	3.7	94	66	64	-3.0	185	169	-8.6
ATTACHED	94	112	127	13.4	43	46	58	26.1	107	123	15.0
APARTMENTS	649	655	676	3.2	312	262	302	15.3	666	750	12.6
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	97	111	132	18.9	38	40	38	-5.0	81	92	13.6
ATTACHED	14	8	13	62.5	4	2	1	-50.0	11	6	-45.5
APARTMENTS	46	45	37	-17.8	22	12	14	16.7	41	32	-22.0
<b>WHISTLER/PEMBERTON</b>											
DETACHED	24	12	31	158.3	15	6	6	0.0	28	19	-32.1
ATTACHED	19	33	33	0.0	16	13	18	38.5	40	45	12.5
APARTMENTS	38	54	50	-7.4	26	28	28	0.0	58	69	19.0
<b>GRAND TOTALS</b>											
DETACHED	1383	1396	1562	11.9	734	560	694	23.9	1547	1633	5.6
ATTACHED	748	835	932	11.6	466	403	495	22.8	988	1183	19.7
APARTMENTS	2183	2321	2500	7.7	1310	1092	1207	10.5	2809	3045	8.4

## Residential Average Sale Prices - January 1977 to March 2024



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