

News Release

FOR IMMEDIATE RELEASE:



Home sales across Metro Vancouver's housing market off to strong start in 2024

VANCOUVER, BC – February 2, 2024 – While the Metro Vancouver¹ market ended 2023 in balanced market territory, conditions in January began shifting back in favour of sellers as the pace of newly listed properties did not keep up with the jump in home sales.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential sales² in the region totalled 1,427 in January 2024, a 38.5 per cent increase from the 1,030 sales recorded in January 2023. This was 20.2 per cent below the 10-year seasonal average (1,788).

“It’s hard to believe that January sales figures came in so strong after such a quiet December, which saw many buyers and sellers delaying major decisions,” Andrew Lis, REBGV’s director of economics and data analytics said. “If sellers don’t step off the sidelines soon, the competition among buyers could tilt the market back into sellers’ territory as the available inventory struggles to keep pace with demand.”

There were 3,788 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2024. This represents a 14.5 per cent increase compared to the 3,308 properties listed in January 2023. This was 9.1 per cent below the 10-year seasonal average (4,166).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 8,633, a 9.8 per cent increase compared to January 2023 (7,862). This is 0.3 per cent below the 10-year seasonal average (8,657).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for January 2024 is 17.2 per cent. By property type, the ratio is 11.9 per cent for detached homes, 22.9 per cent for attached, and 19.9 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.

“Our 2024 forecast is calling for a two to three per cent increase in prices by the end of the year, which is largely the result of demand, once again, butting up against too little inventory,” Lis said. “If the January figures are indicative of what the spring market has in store, our forecast may already be off to an overly conservative start. Markets can shift quickly, however, and we’ll watch the February numbers to see if these early signs of strength continue, or whether they’re a blip in the data.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,161,300. This represents a 4.2 per cent increase over January 2023 and a 0.6 per cent decrease compared to December 2023.

Sales of detached homes in January 2024 reached 379, a 28 per cent increase from the 296 detached sales recorded in January 2023. The benchmark price for a detached home is \$1,942,400. This represents a 7.3 per cent increase from January 2023 and a 1.1 per cent decrease compared to December 2023.

Sales of apartment homes reached 746 in January 2024, a 30.6 per cent increase compared to the 571 sales in January 2023. The benchmark price of an apartment home is \$751,900. This represents a 4.4 per cent increase from January 2023 and a 0.1 per cent increase compared to December 2023.

Attached home sales in January 2024 totalled 285, an 82.7 per cent increase compared to the 156 sales in January 2023. The benchmark price of a townhouse³ is \$1,066,700. This represents a 4.3 per cent increase from January 2023 and a 0.6 per cent decrease compared to December 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 roughly 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.

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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	\$1,099,200	334.0	-0.5%	-2.9%	-4.6%	4.6%	20.4%	31.3%	83.5%
	Greater Vancouver	\$1,161,300	328.9	-0.6%	-3.0%	-4.1%	4.2%	17.3%	25.9%	72.9%
	Bowen Island	\$1,350,900	283.5	3.9%	-4.8%	-7.0%	-4.3%	14.3%	40.9%	138.2%
	Burnaby East	\$1,161,100	361.3	0.3%	-2.6%	-3.5%	4.9%	22.2%	25.6%	100.9%
	Burnaby North	\$986,400	328.5	-0.8%	-3.4%	-3.4%	2.4%	14.4%	26.0%	92.6%
	Burnaby South	\$1,096,500	346.0	-0.1%	-2.3%	-3.4%	4.4%	19.6%	24.6%	89.2%
	Coquitlam	\$1,087,800	340.2	-0.7%	-2.4%	-4.2%	2.4%	21.2%	32.7%	107.8%
	Ladner	\$1,115,800	324.1	-0.5%	-3.8%	-5.6%	6.5%	29.0%	35.8%	112.7%
	Maple Ridge	\$958,400	331.7	-0.4%	-2.7%	-4.6%	6.1%	27.4%	46.5%	146.6%
	New Westminster	\$815,000	369.4	-0.1%	-2.6%	-3.7%	4.1%	23.3%	30.7%	108.5%
	North Vancouver	\$1,350,200	310.2	-1.1%	-3.0%	-4.3%	4.4%	15.6%	28.3%	83.7%
	Pitt Meadows	\$898,100	358.8	1.6%	-1.9%	-4.5%	9.5%	28.6%	46.9%	163.6%
	Port Coquitlam	\$929,900	357.7	-0.4%	-2.6%	-4.7%	4.4%	29.4%	41.9%	136.1%
	Port Moody	\$1,092,300	345.0	-2.3%	-4.2%	-2.5%	-1.3%	23.2%	40.0%	128.6%
	Richmond	\$1,140,500	374.5	-1.1%	-3.3%	-4.0%	3.0%	22.6%	24.9%	87.8%
	Squamish	\$1,062,200	346.9	-2.3%	-2.4%	-5.4%	5.7%	24.0%	43.3%	157.2%
	Sunshine Coast	\$796,100	291.9	0.6%	-4.2%	-8.0%	-3.8%	17.7%	40.8%	145.5%
	Tsawwassen	\$1,190,400	309.3	-1.2%	-2.3%	-2.6%	6.3%	21.3%	29.7%	93.6%
	Vancouver East	\$1,185,600	368.8	-0.6%	-2.6%	-3.5%	7.6%	18.5%	27.6%	88.9%
	Vancouver West	\$1,285,400	302.2	-0.9%	-3.4%	-4.8%	3.9%	6.4%	8.9%	36.8%
	West Vancouver	\$2,587,900	279.0	2.5%	-2.7%	-2.3%	3.1%	4.4%	16.1%	45.2%
	Whistler	\$1,341,900	301.5	-1.3%	-2.4%	-5.9%	2.7%	26.4%	49.9%	172.6%
Single Family Detached	Lower Mainland	\$1,733,400	379.5	-0.8%	-2.6%	-3.8%	8.2%	22.9%	41.0%	99.3%
	Greater Vancouver	\$1,942,400	361.2	-1.1%	-2.9%	-3.5%	7.3%	19.2%	33.3%	79.0%
	Bowen Island	\$1,353,800	283.6	3.8%	-4.8%	-7.0%	-4.3%	14.3%	40.9%	138.3%
	Burnaby East	\$1,852,600	396.2	2.2%	-2.2%	-4.7%	7.9%	27.8%	38.2%	117.8%
	Burnaby North	\$2,015,300	385.3	-1.9%	-3.1%	-1.3%	7.5%	24.7%	39.6%	112.8%
	Burnaby South	\$2,158,700	404.6	2.0%	-1.8%	-3.4%	10.2%	24.3%	38.2%	104.1%
	Coquitlam	\$1,759,500	407.4	-1.0%	-2.1%	-2.0%	5.7%	26.0%	45.7%	143.8%
	Ladner	\$1,386,100	335.5	-0.1%	-2.6%	-4.4%	11.6%	29.5%	44.1%	121.9%
	Maple Ridge	\$1,240,400	362.3	-0.4%	-3.1%	-5.1%	7.2%	25.9%	53.3%	164.1%
	New Westminster	\$1,512,900	374.6	0.9%	-2.4%	-5.4%	5.6%	24.4%	37.3%	112.1%
	North Vancouver	\$2,188,800	339.7	-1.4%	-3.7%	-4.3%	7.4%	16.0%	37.3%	104.0%
	Pitt Meadows	\$1,245,900	374.7	1.5%	-4.0%	-8.1%	10.8%	24.4%	45.2%	163.3%
	Port Coquitlam	\$1,368,900	385.6	-0.6%	-1.3%	-3.9%	6.9%	27.2%	51.6%	158.3%
	Port Moody	\$2,070,800	393.1	-0.9%	-0.9%	0.0%	3.1%	29.7%	51.2%	149.9%
	Richmond	\$2,079,100	423.2	-1.5%	-3.6%	-4.7%	5.7%	21.8%	23.5%	101.5%
	Squamish	\$1,495,900	366.0	-3.0%	-4.8%	-11.2%	1.7%	14.6%	42.8%	188.4%
	Sunshine Coast	\$837,200	292.5	1.3%	-4.9%	-10.0%	-6.0%	15.0%	41.5%	143.5%
	Tsawwassen	\$1,545,000	341.5	-1.4%	-1.8%	-1.0%	11.1%	23.6%	43.2%	114.9%
	Vancouver East	\$1,840,700	409.4	-0.9%	-2.0%	-3.0%	10.3%	20.5%	33.8%	108.8%
	Vancouver West	\$3,301,000	343.0	-4.7%	-3.9%	-4.5%	5.1%	4.5%	14.3%	47.1%
	West Vancouver	\$3,231,300	299.2	2.9%	-2.8%	-0.3%	6.0%	8.0%	19.6%	55.0%
	Whistler	\$2,387,900	312.3	0.9%	-1.5%	-9.0%	4.3%	25.1%	53.9%	154.5%

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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- 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	\$948,500	361.2	-0.3%	-2.7%	-3.1%	5.6%	33.6%	42.2%	132.6%
	Greater Vancouver	\$1,066,700	370.5	-0.6%	-3.1%	-3.4%	4.3%	30.0%	37.4%	129.1%
	Burnaby East	\$876,200	377.7	-1.6%	-3.2%	-0.7%	2.3%	25.6%	31.7%	128.6%
	Burnaby North	\$872,300	358.4	-3.3%	-3.7%	-3.3%	0.5%	21.8%	30.2%	121.0%
	Burnaby South	\$991,500	373.9	-4.2%	-2.7%	-2.6%	2.0%	25.1%	29.0%	121.2%
	Coquitlam	\$1,032,900	402.7	0.7%	-2.8%	-2.7%	4.5%	31.2%	42.8%	160.0%
	Ladner	\$918,500	367.0	-1.9%	-8.5%	-7.0%	1.5%	27.0%	26.9%	131.4%
	Maple Ridge	\$746,500	374.2	-0.5%	-3.2%	-3.0%	6.3%	34.5%	43.7%	178.8%
	New Westminster	\$895,600	376.6	-2.1%	-7.1%	-6.5%	-0.5%	27.8%	34.4%	123.2%
	North Vancouver	\$1,315,000	352.3	-1.3%	-2.5%	-3.2%	1.0%	31.6%	46.2%	128.8%
	Pitt Meadows	\$816,100	399.3	2.9%	-1.7%	-2.4%	7.6%	32.1%	47.2%	168.3%
	Port Coquitlam	\$909,200	365.3	-0.4%	-4.6%	-6.8%	4.9%	32.0%	41.4%	150.2%
	Port Moody	\$999,000	385.1	-0.9%	-4.6%	-2.9%	-0.1%	29.4%	47.4%	155.7%
	Richmond	\$1,100,100	397.0	0.6%	-0.4%	-3.8%	3.3%	31.9%	38.6%	125.7%
	Squamish	\$1,008,500	362.5	-3.2%	-5.3%	-3.3%	2.9%	31.2%	44.8%	183.9%
	Sunshine Coast	\$725,800	335.1	-3.6%	-5.5%	-2.6%	3.6%	35.3%	51.7%	168.3%
	Tsawwassen	\$928,800	274.5	-1.2%	-8.4%	-7.6%	-2.2%	16.4%	1.3%	65.2%
	Vancouver East	\$1,057,700	348.8	-1.4%	-5.4%	-6.1%	3.8%	19.2%	26.6%	95.7%
	Vancouver West	\$1,446,500	329.0	1.5%	-2.3%	-3.3%	9.0%	23.7%	19.9%	96.7%
	Whistler	\$1,455,600	377.3	-2.5%	-5.8%	-2.4%	4.7%	38.8%	59.1%	228.9%
Apartment	Lower Mainland	\$699,200	349.3	0.1%	-2.2%	-2.7%	4.6%	21.5%	24.8%	109.4%
	Greater Vancouver	\$751,900	346.5	0.1%	-2.4%	-2.6%	4.4%	18.9%	21.2%	106.7%
	Burnaby East	\$779,100	333.4	-0.6%	-3.6%	-3.1%	4.9%	19.4%	18.4%	103.0%
	Burnaby North	\$738,700	367.9	0.8%	-2.0%	-1.1%	5.0%	22.4%	31.8%	125.3%
	Burnaby South	\$805,600	386.0	-0.4%	-1.8%	-2.0%	5.7%	23.7%	21.1%	122.1%
	Coquitlam	\$707,100	400.9	-0.6%	-2.2%	-4.7%	1.8%	24.7%	28.3%	151.2%
	Ladner	\$704,300	358.2	-1.3%	-0.7%	-1.8%	0.8%	42.1%	40.1%	150.1%
	Maple Ridge	\$530,900	371.5	-0.5%	-0.1%	0.1%	6.3%	32.8%	40.6%	167.3%
	New Westminster	\$648,700	395.8	0.1%	-1.4%	-0.9%	6.1%	24.8%	27.4%	131.1%
	North Vancouver	\$792,100	319.0	-0.8%	-2.7%	-2.7%	5.5%	17.9%	22.4%	117.7%
	Pitt Meadows	\$606,800	414.8	-0.2%	0.0%	-0.2%	7.7%	30.0%	36.4%	170.8%
	Port Coquitlam	\$612,900	418.6	0.4%	-2.9%	-3.8%	1.8%	27.4%	30.0%	162.1%
	Port Moody	\$695,300	373.4	-5.4%	-7.5%	-4.3%	0.0%	16.9%	27.4%	141.5%
	Richmond	\$733,800	403.2	-1.4%	-3.9%	-0.9%	2.5%	23.8%	25.8%	127.4%
	Squamish	\$663,700	393.7	0.8%	5.5%	7.0%	16.4%	44.9%	47.4%	276.0%
	Sunshine Coast	\$615,600	351.2	-0.1%	4.3%	5.0%	15.9%	33.4%	29.7%	178.1%
	Tsawwassen	\$677,200	317.5	-1.6%	0.0%	-1.9%	1.4%	30.3%	23.3%	124.1%
	Vancouver East	\$692,000	398.8	-0.2%	-3.3%	-3.6%	3.0%	12.5%	16.4%	110.2%
	Vancouver West	\$830,100	316.8	1.7%	-2.6%	-4.2%	3.5%	9.3%	9.7%	83.7%
	West Vancouver	\$1,287,600	250.9	1.3%	-0.2%	-4.3%	7.0%	15.0%	17.1%	90.4%
	Whistler	\$752,100	323.5	-0.6%	3.0%	5.7%	17.5%	48.6%	57.5%	280.1%

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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.

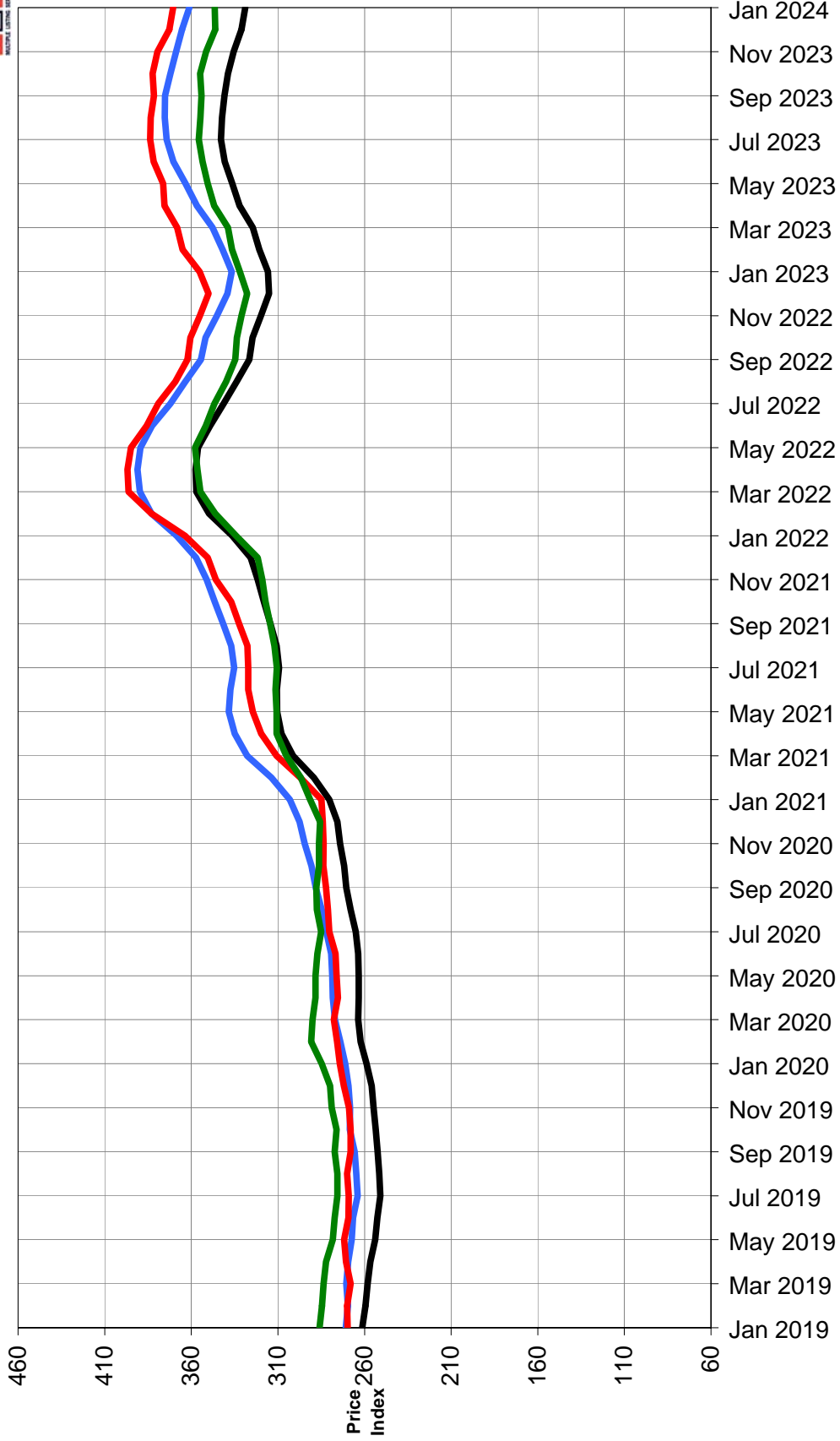
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

— Residential — Detached — Townhouse — Apartment

Jan 2005 HPI = 100



MLS® SALES Facts

January
2024

		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 2024	Number of Sales	42	28	29	2	57	7	37	10	7	32	6	21	38	39	14	7	376*
	Detached																	
	Attached Apartment																	285
December 2023	Median Selling Price	\$2,065,000	\$1,646,500	\$1,385,000	n/a	\$1,261,000	n/a	\$2,099,000	n/a	n/a	\$2,219,000	n/a	\$900,000	\$1,872,500	\$3,070,000	n/a	n/a	n/a
	Detached																	
	Attached Apartment																	746
January 2023	Median Selling Price	\$1,099,000	\$1,080,000	n/a	n/a	\$800,000	n/a	n/a	n/a	n/a	\$1,192,000	n/a	n/a	\$1,454,500	n/a	n/a	n/a	n/a
	Detached																	
	Attached Apartment																	n/a
Jan. - Jan. 2024 Year-to-date	Median Selling Price	\$721,000	\$666,900	n/a	n/a	\$530,000	\$640,000	\$811,000	n/a	n/a	\$687,500	n/a	n/a	\$680,000	\$828,000	n/a	n/a	n/a
	Detached																	
	Attached Apartment																	376
Jan. - Jan. 2023 Year-to-date	Number of Sales	31	31	17	1	63	10	30	7	6	42	8	22	48	35	23	2	238
	Detached																	
	Attached Apartment																	719
January 2023	Median Selling Price	\$1,890,000	\$1,785,000	n/a	n/a	\$1,194,000	n/a	\$2,075,000	n/a	n/a	\$1,912,500	n/a	\$859,500	\$1,809,000	\$3,950,000	\$2,972,500	n/a	n/a
	Detached																	
	Attached Apartment																	n/a
Jan. - Jan. 2024 Year-to-date	Median Selling Price	\$1,078,444	\$1,121,904	n/a	n/a	\$772,000	n/a	\$1,237,500	n/a	n/a	\$1,190,000	n/a	n/a	\$1,577,500	\$1,590,000	n/a	n/a	n/a
	Detached																	
	Attached Apartment																	295
Jan. - Jan. 2023 Year-to-date	Number of Sales	26	21	22	3	44	11	18	13	3	24	8	22	33	25	16	6	156
	Detached																	
	Attached Apartment																	571
Jan. - Jan. 2023 Year-to-date	Median Selling Price	\$1,864,000	\$1,485,000	\$1,322,500	n/a	\$1,135,000	n/a	n/a	n/a	n/a	\$2,004,000	n/a	\$767,250	\$1,600,000	\$3,430,000	n/a	n/a	n/a
	Detached																	
	Attached Apartment																	n/a
Jan. - Jan. 2023 Year-to-date	Median Selling Price	\$1,002,500	\$671,500	n/a	n/a	\$525,000	\$590,000	\$795,000	n/a	n/a	\$645,000	n/a	n/a	\$637,500	\$811,750	n/a	n/a	n/a
	Detached																	
	Attached Apartment																	376
Jan. - Jan. 2023 Year-to-date	Number of Sales	42	28	29	2	57	7	37	10	7	32	6	21	38	39	14	7	285
	Detached																	
	Attached Apartment																	746
Jan. - Jan. 2023 Year-to-date	Median Selling Price	\$2,065,000	\$1,646,500	\$1,385,000	n/a	\$1,261,000	n/a	\$2,099,000	n/a	n/a	\$2,219,000	n/a	\$900,000	\$1,872,500	\$3,070,000	n/a	n/a	n/a
	Detached																	
	Attached Apartment																	n/a
Jan. - Jan. 2023 Year-to-date	Median Selling Price	\$1,099,000	\$1,080,000	n/a	n/a	\$800,000	n/a	n/a	n/a	n/a	\$1,192,000	n/a	n/a	\$1,454,500	n/a	n/a	n/a	n/a
	Detached																	
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	Detached																	
	Attached Apartment																	n/a
Jan. - Jan. 2023 Year-to-date	Median Selling Price	\$1,002,500	\$671,500	n/a	n/a	\$525,000	\$590,000	\$795,000	n/a	n/a	\$645,000	n/a	n/a	\$637,500	\$811,750	n/a	n/a	n/a
	Detached																	
	Attached Apartment																	295

*Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands. Bowen Island sales not included in these totals.

MLS® LISTINGS Facts



**January
2024**

REAL ESTATE BOARD OF GREATER VANCOUVER		January 2024																
		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 2024	Number of Listings	81	77	47	1	159	25	86	23	9	136	31	63	116	146	128	8	1,136
	% Sales to Listings	52%	36%	62%	200%	36%	28%	43%	43%	78%	24%	19%	33%	33%	27%	11%	88%	n/a
December 2023	Number of Listings	33	29	16	5	54	14	24	17	8	50	6	28	36	37	37	15	409
	% Sales to Listings	160%	132%	67%	n/a	125%	n/a	138%	100%	70%	116%	114%	75%	79%	96%	200%	85%	n/a
January 2023	Number of Listings	93	76	60	4	134	21	57	20	24	135	23	58	105	126	88	9	1,033
	% Sales to Listings	28%	28%	37%	75%	33%	52%	32%	65%	13%	18%	35%	38%	31%	20%	18%	67%	n/a
Jan. - Jan. 2024	Number of Listings	81	77	47	1	159	25	86	23	9	136	31	63	116	146	128	8	1,136
	% Sales to Listings	53%	35%	39%	n/a	61%	38%	35%	107%	80%	52%	38%	71%	38%	19%	33%	64%	n/a
Jan. - Jan. 2023	Number of Listings	93	76	60	4	134	21	57	20	24	135	23	58	105	126	88	9	1,033
	% Sales to Listings	34%	10%	24%	0%	30%	17%	44%	63%	27%	21%	83%	17%	34%	22%	9%	29%	n/a

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



Listing & Sales Activity Summary

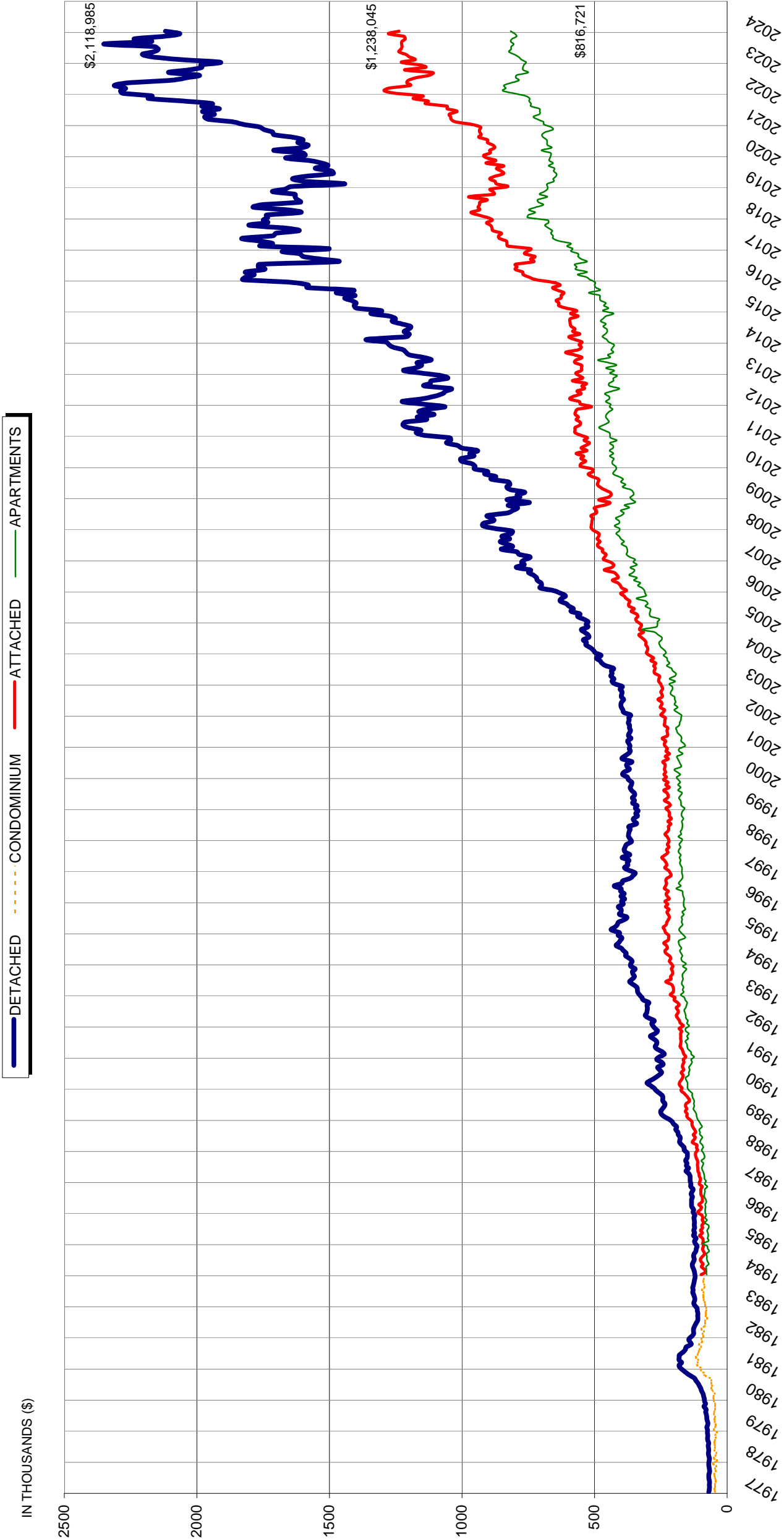
Listings

Sales

	1 Jan 2023	2 Dec 2023	3 Jan 2024	Col. 2 & 3 Percentage Variance	5 Jan 2023	6 Dec 2023	7 Jan 2024	Col. 6 & 7 Percentage Variance	9 Nov 2022 - Jan 2023	10 Nov 2023 - Jan 2024	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	93	33	81	145.5	26	31	42	35.5	105	110	4.8
ATTACHED	59	15	55	266.7	20	24	29	20.8	93	90	-3.2
APARTMENTS	253	116	313	169.8	80	133	134	0.8	334	408	22.2
COQUITLAM											
DETACHED	76	29	77	165.5	21	31	28	-9.7	90	95	5.6
ATTACHED	39	22	65	195.5	4	29	23	-20.7	38	93	144.7
APARTMENTS	143	35	144	311.4	48	59	61	3.4	159	202	27.0
DELTA											
DETACHED	60	16	47	193.8	22	17	29	70.6	72	73	1.4
ATTACHED	21	12	28	133.3	5	8	11	37.5	14	26	85.7
APARTMENTS	16	4	21	425.0	9	8	5	-37.5	29	20	-31.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	134	54	159	194.4	44	63	57	-9.5	155	185	19.4
ATTACHED	43	20	44	120.0	13	25	27	8.0	77	84	9.1
APARTMENTS	67	42	89	111.9	22	28	41	46.4	64	95	48.4
NORTH VANCOUVER											
DETACHED	57	24	86	258.3	18	30	37	23.3	98	122	24.5
ATTACHED	41	16	48	200.0	18	22	17	-22.7	53	72	35.8
APARTMENTS	131	57	131	129.8	46	54	63	16.7	187	183	-2.1
NEW WESTMINSTER											
DETACHED	21	14	25	78.6	11	10	7	-30.0	37	30	-18.9
ATTACHED	12	0	16	1600.0	2	3	6	100.0	14	14	0.0
APARTMENTS	72	25	90	260.0	27	33	41	24.2	106	121	14.2
PORT MOODY/BELCARRA											
DETACHED	24	8	9	12.5	3	6	7	16.7	23	22	-4.3
ATTACHED	22	10	15	50.0	6	7	12	71.4	19	26	36.8
APARTMENTS	55	13	30	130.8	14	12	11	-8.3	53	46	-13.2
PORT COQUITLAM											
DETACHED	20	17	23	35.3	13	7	10	42.9	34	30	-11.8
ATTACHED	16	6	14	133.3	10	6	15	150.0	27	38	40.7
APARTMENTS	41	16	34	112.5	11	21	18	-14.3	49	64	30.6
RICHMOND											
DETACHED	135	50	136	172.0	24	42	32	-23.8	113	129	14.2
ATTACHED	72	25	67	168.0	15	29	35	20.7	99	90	-9.1
APARTMENTS	192	82	204	148.8	81	96	92	-4.2	286	283	-1.0
SUNSHINE COAST											
DETACHED	58	28	63	125.0	22	22	21	-4.5	65	71	9.2
ATTACHED	12	4	7	75.0	2	3	5	66.7	6	12	100.0
APARTMENTS	9	4	12	200.0	0	2	3	50.0	5	9	80.0
SQUAMISH											
DETACHED	23	6	31	416.7	8	8	6	-25.0	26	28	7.7
ATTACHED	6	7	21	200.0	5	8	8	0.0	21	32	52.4
APARTMENTS	7	10	15	50.0	4	5	5	0.0	22	18	-18.2
VANCOUVER EAST											
DETACHED	105	36	116	222.2	33	48	38	-20.8	121	145	19.8
ATTACHED	83	48	158	229.2	28	38	60	57.9	96	136	41.7
APARTMENTS	170	64	225	251.6	56	62	67	8.1	189	206	9.0
VANCOUVER WEST											
DETACHED	126	37	146	294.6	25	35	39	11.4	116	129	11.2
ATTACHED	89	24	102	325.0	20	23	19	-17.4	65	79	21.5
APARTMENTS	496	185	600	224.3	148	177	186	5.1	562	586	4.3
WHISTLER/PEMBERTON											
DETACHED	9	15	8	-46.7	6	2	7	250.0	29	22	-24.1
ATTACHED	24	13	22	69.2	7	11	14	27.3	32	38	18.8
APARTMENTS	37	23	28	21.7	16	14	13	-7.1	45	41	-8.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	88	37	128	245.9	16	23	14	-39.1	58	70	20.7
ATTACHED	11	1	9	800.0	1	2	3	50.0	5	8	60.0
APARTMENTS	24	14	34	142.9	9	15	6	-60.0	30	33	10.0
GRAND TOTALS											
DETACHED	1029	404	1135	180.9	292	375	374	-0.3	1142	1261	10.4
ATTACHED	550	223	671	200.9	156	238	284	19.3	659	838	27.2
APARTMENTS	1713	690	1970	185.5	571	719	746	3.8	2120	2315	9.2



Residential Average Sale Prices - January 1977 to January 2024



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