

News Release



FOR IMMEDIATE RELEASE:

Rising mortgage rates brought uncertainty and caution to Metro Vancouver's housing market in 2022

VANCOUVER, BC – January 4, 2023 – After seeing record sales and prices during the pandemic, Metro Vancouver's* housing market experienced a year of caution in 2022 due to rising borrowing costs fueled by the Bank of Canada's ongoing battle with inflation.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 28,903 in 2022, a 34.3 per cent decrease from the 43,999 sales recorded in 2021, and a 6.6 per cent decrease from the 30,944 homes sold in 2020.

Last year's sales total was 13.4 per cent below the 10-year sales average.

“The headline story in our market in 2022 was all about inflation and the Bank of Canada's efforts to bring inflation back to target by rapidly raising the policy rate. This is a story we expect to continue to make headlines into 2023, as inflationary pressures remain persistent across Canada,” Andrew Lis, REBGV's director, economics and data analytics said.

Home listings on the Multiple Listing Service® (MLS®) in Metro Vancouver reached 53,865 in 2022. This is a 13.5 per cent decrease compared to the 62,265 homes listed in 2021 and a 0.8 per cent decrease compared to the 54,305 homes listed in 2020.

Last year's listings total was 3.2 per cent below the region's 10-year average.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 7,384, a 41 per cent increase compared to December 2021 (5,236) and a 19.6 per cent decrease compared to November 2022 (9,179).

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,114,300. This represents a 3.3 per cent decrease over December 2021, a 1.5 per cent decrease compared to November 2022, and a 9.8 per cent decrease over the past six months.

“Closing out 2022, the data show that the Bank of Canada's decisions to increase the policy rate at seven of the eight interest rate announcement dates in 2022 has translated into downward pressure on home sale activity and, to a lesser extent, home prices in Metro Vancouver,” Lis said. “While the consensus among many economists and forecasters suggests the Bank of Canada may be near the end of this tightening cycle, rates may remain elevated for longer than previously expected since the latest inflation figures aren't showing signs of abating quickly.

We'll watch the 2023 spring market closely to see if buyers and sellers have adjusted to the higher borrowing-costs and are participating more actively in the market than we have seen over the last 12 months.”

December 2022 summary

Residential home sales in the region totalled 1,295 in December 2022, a 51.8 per cent decrease from the 2,688 sales recorded in December 2021, and a 19.8 per cent decrease from the 1,614 homes sold in November 2022.

Last month's sales were 37.7 per cent below the 10-year December sales average.

There were 1,206 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in December 2022. This represents a 38 per cent decrease compared to the 1,945 homes listed in December 2021 and a 60.5 per cent decrease compared to November 2022 when 3,055 homes were listed.

For all property types, the sales-to-active listings ratio for December 2022 is 17.5 per cent. By property type, the ratio is 12.3 per cent for detached homes, 19.5 per cent for townhomes, and 21.7 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.

Sales of detached homes in December 2022 reached 371, a 53.3 per cent decrease from the 794 detached sales recorded in December 2021. The benchmark price for a detached home is \$1,823,300. This represents a 5.1 per cent decrease from December 2021, a 1.8 per cent decrease compared to November 2022, and an 11.4 per cent decrease over the past six months.

Sales of apartment homes reached 702 in December 2022, a 52 per cent decrease compared to the 1,464 sales in December 2021. The benchmark price of an apartment home is \$713,700. This represents a 1.7 per cent increase from December 2021, a 0.9 per cent decrease compared to November 2022, and a 6.9 per cent decrease over the past six months.

Attached home sales in December 2022 totalled 222, a 48.4 per cent decrease compared to the 430 sales in December 2021. The benchmark price of an attached home is \$1,012,700. This represents a 0.2 per cent decrease from December 2021, a 1.5 per cent decrease compared to November 2022, and a 9.2 per cent decrease over the past six months.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 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	\$1,056,600	320.2	-1.7%	-4.2%	-11.7%	-5.1%	28.6%	12.5%	84.6%
	Greater Vancouver	\$1,114,300	314.8	-1.5%	-3.6%	-9.8%	-3.3%	22.9%	6.8%	74.6%
	Bowen Island	\$1,438,200	303.2	4.0%	-0.9%	-13.6%	-0.2%	54.5%	58.9%	168.1%
	Burnaby East	\$1,082,300	338.6	-2.3%	-2.8%	-8.2%	-1.0%	23.6%	9.8%	96.5%
	Burnaby North	\$965,300	320.8	-1.7%	-3.3%	-9.8%	-1.1%	22.9%	9.0%	94.5%
	Burnaby South	\$1,057,400	330.7	0.2%	-1.0%	-8.0%	-0.3%	22.3%	11.0%	95.8%
	Coquitlam	\$1,044,700	325.1	-1.2%	-3.9%	-9.5%	-3.1%	29.6%	18.6%	106.8%
	Ladner	\$1,060,000	307.2	-1.1%	-4.0%	-10.9%	-2.9%	34.2%	19.4%	101.4%
	Maple Ridge	\$915,200	315.8	-1.6%	-5.0%	-14.6%	-9.8%	39.2%	33.4%	136.7%
	New Westminister	\$781,400	351.5	-1.9%	-3.4%	-7.6%	1.4%	29.2%	21.0%	110.5%
	North Vancouver	\$1,296,700	298.8	-2.2%	-1.8%	-9.9%	-2.6%	23.0%	10.4%	93.8%
	Pitt Meadows	\$853,400	333.8	-1.4%	-4.8%	-13.6%	-8.1%	38.3%	32.3%	138.9%
	Port Coquitlam	\$888,300	342.0	-0.7%	-2.6%	-9.5%	-1.5%	38.2%	31.9%	133.4%
	Port Moody	\$1,079,300	340.2	-1.7%	-5.3%	-10.8%	1.1%	39.3%	27.2%	132.9%
	Richmond	\$1,093,200	357.4	-1.3%	-3.3%	-8.0%	0.3%	26.3%	7.2%	83.3%
	Squamish	\$990,400	325.6	-4.4%	-8.6%	-17.4%	-5.4%	23.9%	28.5%	135.8%
	Sunshine Coast	\$824,500	303.7	1.7%	-4.6%	-12.5%	0.6%	47.7%	53.6%	155.9%
	Tsawwassen	\$1,143,900	298.0	-2.1%	-6.0%	-13.4%	-4.4%	26.0%	11.1%	96.7%
	Vancouver East	\$1,112,800	345.9	-1.6%	-2.9%	-9.1%	-3.5%	20.1%	8.0%	85.5%
	Vancouver West	\$1,233,700	289.5	-1.6%	-3.6%	-8.3%	-6.0%	8.0%	-11.7%	42.3%
West Vancouver	\$2,559,400	276.5	-1.6%	-5.3%	-11.9%	-7.0%	18.6%	-7.2%	52.1%	
Whistler	\$1,308,400	288.2	-3.7%	-7.5%	-16.9%	-4.8%	28.1%	38.7%	142.4%	
Single Family Detached	Lower Mainland	\$1,621,200	355.0	-1.9%	-4.9%	-13.5%	-7.4%	31.9%	17.3%	97.0%
	Greater Vancouver	\$1,823,300	339.5	-1.8%	-4.3%	-11.4%	-5.1%	26.2%	8.3%	79.1%
	Bowen Island	\$1,437,700	303.0	3.9%	-1.0%	-13.7%	-0.3%	54.4%	59.0%	168.1%
	Burnaby East	\$1,675,400	356.3	-5.1%	-6.1%	-11.3%	-6.5%	25.7%	15.1%	112.5%
	Burnaby North	\$1,889,600	361.0	-1.7%	-3.5%	-11.2%	-0.5%	28.6%	14.0%	108.8%
	Burnaby South	\$2,038,900	378.7	0.5%	-1.9%	-10.2%	-1.4%	26.5%	12.8%	113.2%
	Coquitlam	\$1,698,400	388.6	-1.7%	-4.5%	-9.4%	-2.6%	39.7%	29.3%	143.3%
	Ladner	\$1,299,400	313.8	0.1%	-4.2%	-12.3%	-6.5%	37.9%	21.9%	103.9%
	Maple Ridge	\$1,166,600	341.1	-1.4%	-5.1%	-15.4%	-11.8%	40.6%	39.3%	152.3%
	New Westminister	\$1,402,600	350.6	-2.9%	-5.3%	-9.0%	-4.3%	34.5%	20.5%	113.5%
	North Vancouver	\$2,081,400	324.7	-2.4%	-0.5%	-10.5%	-3.0%	26.0%	15.9%	115.6%
	Pitt Meadows	\$1,166,600	344.6	0.1%	-6.0%	-16.1%	-14.7%	36.1%	33.8%	143.9%
	Port Coquitlam	\$1,277,000	360.9	-0.4%	-2.9%	-10.6%	-5.8%	39.1%	33.9%	147.0%
	Port Moody	\$1,955,900	370.4	-1.2%	-5.7%	-11.1%	1.3%	41.6%	32.5%	142.4%
	Richmond	\$1,978,200	403.8	-2.7%	-5.0%	-8.4%	-2.9%	26.0%	9.3%	96.0%
	Squamish	\$1,504,400	373.0	-7.1%	-9.4%	-17.1%	-5.4%	30.5%	37.9%	188.0%
	Sunshine Coast	\$912,000	318.0	2.4%	-3.6%	-11.1%	1.9%	55.6%	63.6%	168.6%
	Tsawwassen	\$1,438,100	318.5	-1.8%	-6.7%	-14.8%	-7.4%	31.5%	18.1%	112.6%
	Vancouver East	\$1,677,600	375.4	-2.3%	-3.6%	-11.9%	-5.2%	21.3%	11.3%	103.9%
	Vancouver West	\$3,073,500	320.7	-1.7%	-5.7%	-12.2%	-8.2%	8.8%	-11.8%	49.9%
West Vancouver	\$3,090,800	287.5	-1.2%	-5.3%	-11.5%	-6.7%	18.9%	-4.9%	56.8%	
Whistler	\$2,340,100	316.0	-7.3%	-9.6%	-16.6%	-4.8%	30.4%	39.1%	153.0%	

HOW TO READ THE TABLE:

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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	\$901,200	341.0	-1.5%	-3.8%	-10.5%	-0.7%	34.0%	31.5%	121.9%
	Greater Vancouver	\$1,012,700	348.8	-1.5%	-3.5%	-9.2%	-0.2%	28.3%	25.8%	117.7%
	Burnaby East	\$854,000	359.6	-0.3%	0.1%	-3.8%	6.5%	31.1%	28.0%	122.4%
	Burnaby North	\$860,800	349.5	-0.1%	-3.9%	-12.3%	5.2%	24.2%	25.5%	123.6%
	Burnaby South	\$948,300	352.4	0.4%	-0.7%	-8.9%	4.4%	25.2%	24.8%	118.2%
	Coquitlam	\$978,400	378.9	-1.6%	-5.2%	-10.0%	-0.4%	33.5%	33.6%	145.4%
	Ladner	\$880,200	338.0	-3.3%	-4.2%	-11.2%	-3.2%	23.8%	18.7%	120.1%
	Maple Ridge	\$712,800	354.1	-2.4%	-5.1%	-14.5%	-5.6%	35.7%	37.9%	152.2%
	New Westminister	\$872,800	371.6	-2.3%	-3.3%	-8.3%	4.2%	35.6%	29.7%	128.0%
	North Vancouver	\$1,225,000	332.7	-0.8%	0.4%	-9.1%	0.4%	35.1%	27.8%	121.1%
	Pitt Meadows	\$807,600	391.3	-3.9%	-1.3%	-8.4%	-1.2%	44.3%	41.9%	160.9%
	Port Coquitlam	\$870,000	348.4	0.1%	-4.4%	-11.3%	-1.2%	37.7%	36.4%	149.9%
	Port Moody	\$986,200	374.4	-1.4%	-5.5%	-11.7%	2.7%	37.7%	40.5%	149.1%
	Richmond	\$1,049,800	376.5	0.2%	-0.2%	-5.3%	5.4%	34.0%	26.7%	121.5%
	Squamish	\$954,100	343.9	-0.3%	-5.1%	-10.7%	-0.8%	30.4%	36.7%	174.5%
	Sunshine Coast	\$694,500	315.0	0.4%	-4.0%	-9.8%	0.5%	34.2%	41.3%	156.3%
	Tsawwassen	\$896,900	281.4	-3.1%	-3.9%	-10.6%	-2.5%	12.6%	-0.7%	77.7%
	Vancouver East	\$1,040,300	340.6	-1.1%	-2.8%	-8.0%	-3.7%	18.4%	15.9%	94.1%
	Vancouver West	\$1,345,700	300.9	-5.8%	-7.6%	-9.4%	-7.7%	8.9%	4.9%	79.1%
Whistler	\$1,374,900	350.5	1.4%	-4.6%	-10.2%	1.8%	36.5%	50.2%	201.6%	
Apartment	Lower Mainland	\$663,000	328.5	-1.3%	-2.6%	-7.8%	1.4%	20.2%	15.1%	103.5%
	Greater Vancouver	\$713,700	326.0	-0.9%	-2.0%	-6.9%	1.7%	16.6%	13.0%	101.2%
	Burnaby East	\$768,100	322.6	-1.3%	0.2%	-5.9%	3.3%	19.7%	13.1%	100.0%
	Burnaby North	\$692,500	349.6	-1.7%	-2.1%	-6.5%	2.7%	25.2%	22.5%	118.4%
	Burnaby South	\$752,100	358.0	0.0%	0.3%	-4.5%	2.9%	20.2%	17.0%	114.8%
	Coquitlam	\$653,300	370.6	-0.7%	-1.3%	-6.7%	2.6%	21.8%	23.0%	144.6%
	Ladner	\$670,400	341.0	-3.5%	-5.4%	-8.9%	9.2%	34.6%	39.8%	135.0%
	Maple Ridge	\$508,300	351.0	-1.9%	-5.2%	-9.9%	3.3%	35.6%	38.4%	160.2%
	New Westminister	\$619,400	371.3	-1.5%	-2.3%	-6.7%	4.6%	22.3%	23.3%	129.3%
	North Vancouver	\$756,000	301.9	-1.5%	-4.0%	-7.8%	1.6%	19.0%	14.5%	109.5%
	Pitt Meadows	\$572,500	386.0	-1.9%	-5.2%	-10.3%	2.0%	29.4%	31.2%	164.6%
	Port Coquitlam	\$599,200	407.3	-1.2%	-0.8%	-7.6%	5.2%	33.0%	33.5%	166.2%
	Port Moody	\$680,200	362.6	-2.2%	-4.2%	-9.0%	-1.2%	23.2%	23.1%	143.4%
	Richmond	\$689,400	372.4	0.2%	-2.1%	-7.6%	6.2%	21.5%	19.8%	114.9%
	Squamish	\$501,900	297.7	-2.8%	-12.7%	-27.2%	-10.5%	12.9%	18.0%	136.1%
	Sunshine Coast	\$477,300	273.5	-2.0%	-11.9%	-27.4%	-12.3%	3.2%	1.4%	86.6%
	Tsawwassen	\$695,100	324.5	-3.2%	-5.2%	-9.0%	7.2%	23.5%	23.4%	123.2%
	Vancouver East	\$676,700	387.6	-0.9%	-1.5%	-5.5%	0.4%	13.6%	10.8%	110.2%
	Vancouver West	\$811,600	306.4	-0.6%	-1.3%	-5.1%	-0.5%	7.1%	3.0%	87.6%
West Vancouver	\$1,201,600	234.6	-4.1%	0.7%	-4.3%	2.6%	13.1%	6.0%	76.7%	
Whistler	\$568,400	245.0	-2.5%	-10.7%	-27.2%	-10.5%	16.7%	24.7%	125.8%	

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MLS® SALES Facts



**December
2022**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS		
December 2022	Number of Sales	Detached	34	32	22	0	51	9	25	10	8	36	7	20	38	38	26	15	371	
		Attached	29	14	2	0	28	7	20	10	6	37	8	2	28	16	3	12	222	
		Apartment	120	35	8	0	22	36	62	17	26	96	7	3	56	190	10	14	702	
	Median Selling Price	Detached	\$1,837,000	\$1,520,000	\$1,508,000	n/a	\$1,055,000	n/a	\$1,910,000	n/a	n/a	\$1,780,000	n/a	\$887,500	\$1,718,800	\$3,205,000	\$2,697,500	n/a	n/a	
		Attached	\$1,065,000	n/a	n/a	n/a	\$750,000	n/a	\$1,352,500	n/a	n/a	\$1,100,000	n/a	n/a	\$1,198,000	n/a	n/a	n/a	n/a	n/a
		Apartment	\$678,000	\$622,500	n/a	n/a	\$470,125	\$601,550	\$716,000	n/a	\$762,500	\$657,950	n/a	n/a	\$650,000	\$829,400	n/a	n/a	n/a	
November 2022	Number of Sales	Detached	45	37	28	7	60	17	55	11	12	53	11	23	50	53	16	8	486	
		Attached	44	20	7	0	36	5	15	7	7	47	8	2	40	29	1	13	281	
		Apartment	134	76	12	0	20	43	79	21	13	109	11	2	77	224	11	15	847	
	Median Selling Price	Detached	\$1,943,750	\$1,550,000	\$1,453,750	n/a	\$1,175,000	n/a	\$1,925,000	n/a	n/a	\$2,025,000	n/a	\$850,000	\$1,697,500	\$3,185,000	n/a	n/a	n/a	
		Attached	\$910,950	\$1,140,000	n/a	n/a	\$712,500	n/a	n/a	n/a	n/a	\$1,030,000	n/a	n/a	\$1,333,333	\$1,444,000	n/a	n/a	n/a	
		Apartment	\$670,000	\$661,950	n/a	n/a	\$490,000	\$597,500	\$805,000	\$525,000	n/a	\$650,000	n/a	n/a	\$615,800	\$789,000	n/a	n/a	n/a	
December 2021	Number of Sales	Detached	82	67	37	8	104	22	56	27	7	92	23	46	94	79	41	9	794	
		Attached	47	33	13	1	33	19	31	26	12	80	12	6	56	45	3	13	430	
		Apartment	243	111	14	0	49	96	108	53	33	214	15	5	145	344	17	17	1,464	
	Median Selling Price	Detached	\$1,998,444	\$1,700,000	\$1,599,000	n/a	\$1,380,000	\$1,557,500	\$2,199,000	\$1,480,000	n/a	\$2,131,000	\$1,631,500	\$1,024,000	\$1,850,000	\$3,550,000	\$3,140,000	n/a	n/a	
		Attached	\$952,500	\$1,169,900	n/a	n/a	\$807,500	n/a	\$1,378,000	\$972,400	n/a	\$1,073,000	n/a	n/a	\$1,210,250	\$1,650,000	n/a	n/a	n/a	
		Apartment	\$715,000	\$680,000	n/a	n/a	\$524,900	\$570,000	\$755,000	\$580,000	\$728,000	\$639,450	n/a	n/a	\$618,500	\$853,500	n/a	n/a	n/a	
Jan. - Dec. 2022 Year-to-date	Number of Sales	Detached	702	725	424	62	977	204	751	323	176	913	188	502	958	860	437	126	8,328	
		Attached	575	372	132	2	541	135	414	222	180	775	162	76	581	558	59	200	4,984	
		Apartment	2,485	1,293	211	3	497	889	1,208	419	315	1,981	141	53	1,565	4,075	171	285	15,591	
	Median Selling Price	Detached	\$2,050,000	\$1,767,500	\$1,600,000	\$798,000	\$1,350,000	\$1,550,050	\$2,150,000	\$1,470,000	\$2,000,000	\$2,020,000	\$1,547,500	\$999,000	\$1,925,000	\$3,400,000	\$2,999,000	\$2,877,500		
		Attached	\$1,030,000	\$1,120,000	\$951,400	n/a	\$820,000	\$997,500	\$1,350,000	\$960,000	\$1,049,950	\$1,118,000	\$1,021,250	\$633,000	\$1,370,000	\$1,565,000	\$2,275,000	\$1,474,000	n/a	
		Apartment	\$710,000	\$686,900	\$655,000	n/a	\$540,000	\$610,000	\$776,000	\$578,950	\$735,600	\$670,000	\$675,000	\$577,000	\$670,000	\$845,000	\$1,099,500	\$599,000		
Jan. - Dec. 2021 Year-to-date	Number of Sales	Detached	1,199	1,302	747	99	1,762	348	1,184	555	264	1,568	299	823	1,797	1,210	688	243	14,088	
		Attached	1,063	641	274	7	795	235	642	331	278	1,389	241	127	843	877	100	294	8,137	
		Apartment	3,382	1,702	370	6	735	1,383	1,677	637	444	2,813	247	133	2,243	5,325	240	437	21,774	
	Median Selling Price	Detached	\$1,790,000	\$1,560,000	\$1,360,000	\$839,000	\$1,200,000	\$1,364,500	\$1,980,000	\$1,288,400	\$1,709,000	\$1,800,000	\$1,435,000	\$899,000	\$1,786,500	\$3,370,000	\$2,995,000	\$2,400,000		
		Attached	\$910,000	\$973,000	\$839,900	n/a	\$695,000	\$839,900	\$1,250,000	\$840,000	\$929,500	\$950,100	\$900,000	\$537,000	\$1,225,000	\$1,460,000	\$2,025,000	\$1,162,000	n/a	
		Apartment	\$645,000	\$595,000	\$570,000	n/a	\$460,000	\$550,000	\$702,000	\$502,500	\$667,250	\$609,900	\$595,000	\$495,000	\$628,000	\$785,000	\$1,060,000	\$575,000		

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



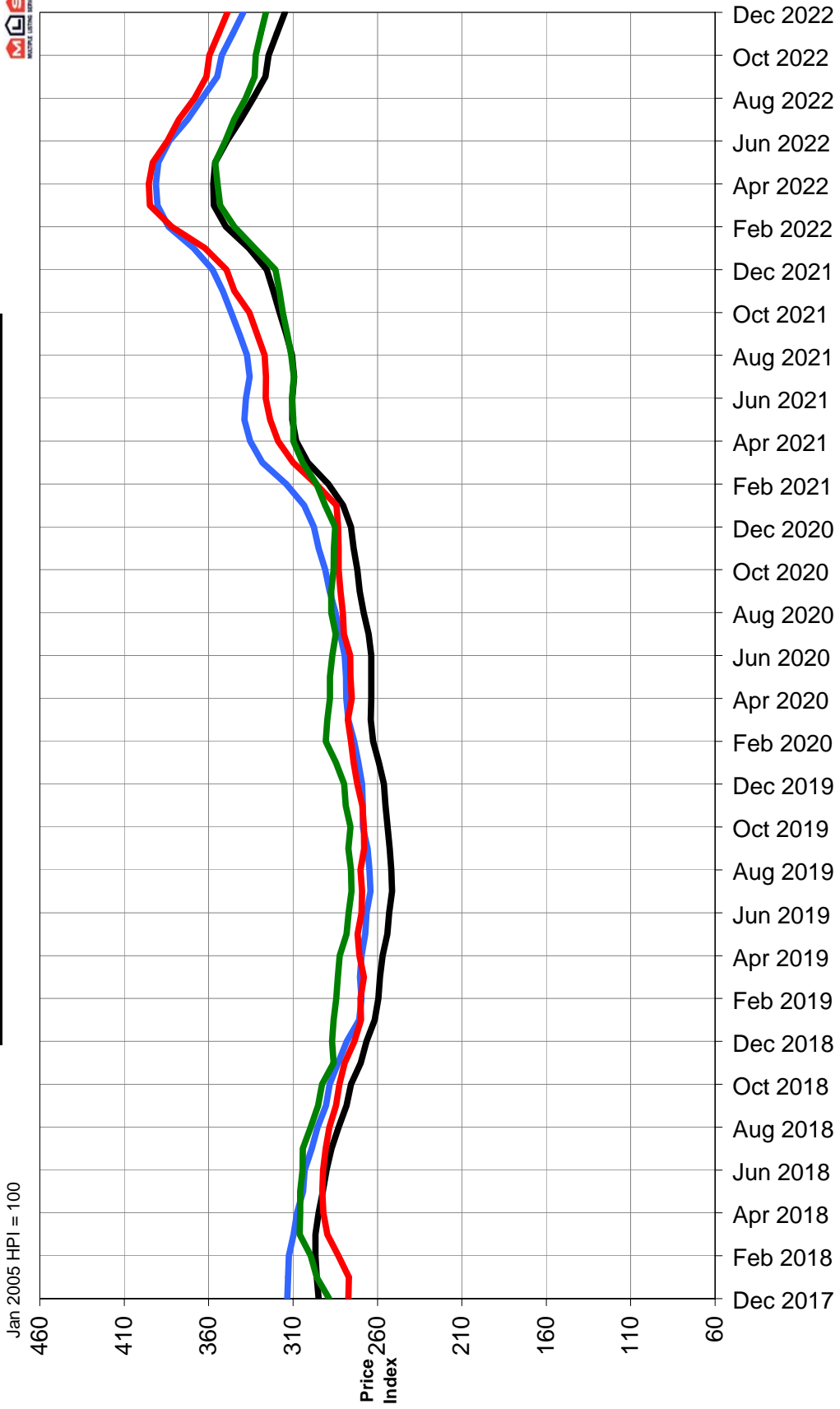


MLS HOME PRICE INDEX

Greater Vancouver 5 Year Trend



- Residential
- Detached
- Townhouse
- Apartment



MLS® LISTINGS Facts



**December
2022**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS	
December 2022	Number of Listings	Detached	40	31	17	2	40	5	25	11	5	47	12	21	37	49	21	11	374
		Attached	24	11	9	0	24	2	18	9	5	29	6	2	49	28	3	11	230
		Apartment	76	33	8	0	13	22	35	24	32	88	2	3	58	166	19	23	602
	% Sales to Listings	Detached	85%	103%	129%	0%	128%	180%	100%	91%	160%	77%	58%	95%	103%	78%	124%	136%	
		Attached	121%	127%	22%	n/a	117%	350%	111%	111%	120%	128%	133%	100%	57%	57%	100%	109%	n/a
		Apartment	158%	106%	100%	n/a	169%	164%	177%	71%	81%	109%	350%	100%	97%	114%	53%	61%	
November 2022	Number of Listings	Detached	79	81	39	7	115	29	70	35	20	78	14	37	89	142	66	14	915
		Attached	56	37	5	0	52	17	52	13	12	49	8	8	97	90	12	16	524
		Apartment	236	123	8	0	44	78	130	43	52	166	20	4	142	520	32	18	1,616
	% Sales to Listings	Detached	57%	46%	72%	100%	52%	59%	79%	31%	60%	68%	79%	62%	56%	37%	24%	57%	
		Attached	79%	54%	140%	n/a	69%	29%	29%	54%	58%	96%	100%	25%	41%	32%	8%	81%	n/a
		Apartment	57%	62%	150%	n/a	45%	55%	61%	49%	25%	66%	55%	50%	54%	43%	34%	83%	
December 2021	Number of Listings	Detached	48	57	21	1	70	12	25	18	9	68	13	29	75	82	36	14	578
		Attached	35	12	4	0	26	13	15	17	3	67	9	11	30	47	2	11	302
		Apartment	191	83	7	1	36	57	78	30	24	140	7	3	110	268	11	19	1,065
	% Sales to Listings	Detached	171%	118%	176%	800%	149%	183%	224%	150%	78%	135%	177%	159%	125%	96%	114%	64%	
		Attached	134%	275%	325%	n/a	127%	146%	207%	153%	400%	119%	133%	55%	187%	96%	150%	118%	n/a
		Apartment	127%	134%	200%	0%	136%	168%	138%	177%	138%	153%	214%	167%	132%	128%	155%	89%	
Jan. - Dec. 2022 <i>Year-to-date*</i>	Number of Listings	Detached	1,392	1,416	836	127	2,301	437	1,472	609	336	2,036	412	1,010	2,026	2,216	1,433	281	18,340
		Attached	980	655	220	10	1,023	235	740	343	277	1,342	266	120	1,255	1,248	127	316	9,157
		Apartment	3,879	2,052	284	5	801	1,334	1,932	676	560	3,088	247	101	2,621	7,915	440	426	26,361
	% Sales to Listings	Detached	50%	51%	51%	49%	42%	47%	51%	53%	52%	45%	46%	50%	47%	39%	30%	45%	
		Attached	59%	57%	60%	20%	53%	57%	56%	65%	65%	58%	61%	63%	46%	45%	46%	63%	n/a
		Apartment	64%	63%	74%	60%	62%	67%	63%	62%	56%	64%	57%	52%	60%	51%	39%	67%	
Jan. - Dec. 2021 <i>Year-to-date*</i>	Number of Listings	Detached	1,898	1,797	956	116	2,157	487	1,698	751	378	2,439	407	1,006	2,787	2,577	1,663	277	21,394
		Attached	1,332	769	338	7	869	295	820	386	337	1,629	289	135	1,252	1,480	167	320	10,425
		Apartment	4,433	2,129	392	8	853	1,822	2,292	832	538	3,793	258	160	3,285	8,826	365	460	30,446
	% Sales to Listings	Detached	63%	72%	78%	85%	82%	71%	70%	74%	70%	64%	73%	82%	64%	47%	41%	88%	
		Attached	80%	83%	81%	100%	91%	80%	78%	86%	82%	85%	83%	94%	67%	59%	60%	92%	n/a
		Apartment	76%	80%	94%	75%	86%	76%	73%	77%	83%	74%	96%	83%	68%	60%	66%	95%	

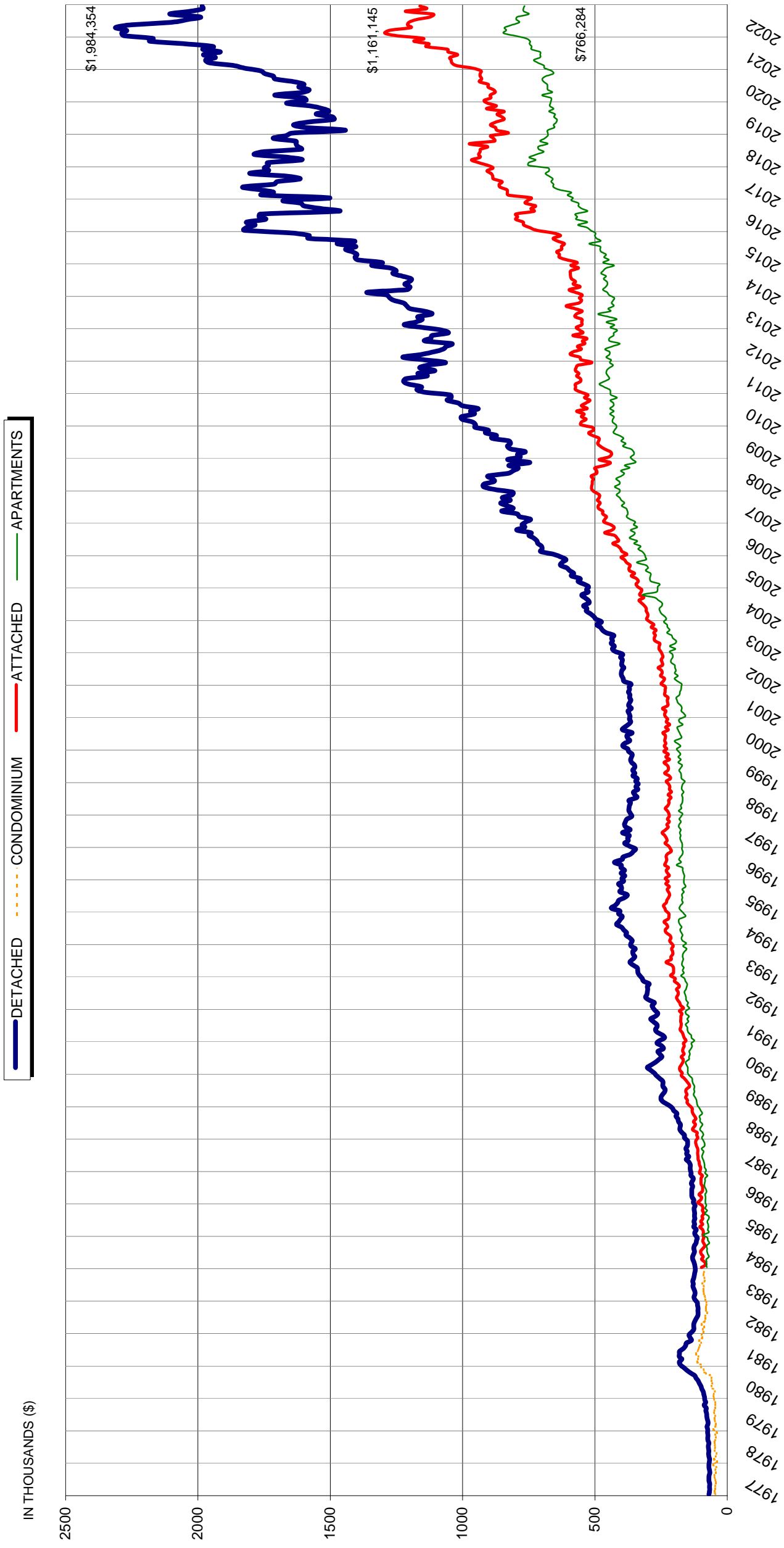
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2021	2 Nov 2022	3 Dec 2022	Col. 2 & 3 Percentage Variance	5 Dec 2021	6 Nov 2022	7 Dec 2022	Col. 6 & 7 Percentage Variance	9 Oct 2021 - Dec 2021	10 Oct 2022 - Dec 2022	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	48	79	40	-49.4	82	45	34	-24.4	269	122	-54.6
ATTACHED	35	56	24	-57.1	47	44	29	-34.1	195	121	-37.9
APARTMENTS	191	236	76	-67.8	243	134	120	-10.4	807	401	-50.3
COQUITLAM											
DETACHED	57	81	31	-61.7	67	37	32	-13.5	259	125	-51.7
ATTACHED	12	37	11	-70.3	33	20	14	-30.0	117	63	-46.2
APARTMENTS	83	123	33	-73.2	111	76	35	-53.9	423	220	-48.0
DELTA											
DETACHED	21	39	17	-56.4	37	28	22	-21.4	140	74	-47.1
ATTACHED	4	5	9	80.0	13	7	2	-71.4	58	22	-62.1
APARTMENTS	7	8	8	0.0	14	12	8	-33.3	60	32	-46.7
MAPLE RIDGE/PITT MEADOWS											
DETACHED	70	115	40	-65.2	104	60	51	-15.0	344	186	-45.9
ATTACHED	26	52	24	-53.8	33	36	28	-22.2	126	85	-32.5
APARTMENTS	36	44	13	-70.5	49	20	22	10.0	161	65	-59.6
NORTH VANCOUVER											
DETACHED	25	70	25	-64.3	56	55	25	-54.5	221	142	-35.7
ATTACHED	15	52	18	-65.4	31	15	20	33.3	103	80	-22.3
APARTMENTS	78	130	35	-73.1	108	79	62	-21.5	377	228	-39.5
NEW WESTMINSTER											
DETACHED	12	29	5	-82.8	22	17	9	-47.1	75	35	-53.3
ATTACHED	13	17	2	-88.2	19	5	7	40.0	60	16	-73.3
APARTMENTS	57	78	22	-71.8	96	43	36	-16.3	343	137	-60.1
PORT MOODY/BELCARRA											
DETACHED	9	20	5	-75.0	7	12	8	-33.3	39	32	-17.9
ATTACHED	3	12	5	-58.3	12	7	6	-14.3	47	21	-55.3
APARTMENTS	24	52	32	-38.5	33	13	26	100.0	97	62	-36.1
PORT COQUITLAM											
DETACHED	18	35	11	-68.6	27	11	10	-9.1	99	43	-56.6
ATTACHED	17	13	9	-30.8	26	7	10	42.9	83	29	-65.1
APARTMENTS	30	43	24	-44.2	53	21	17	-19.0	167	66	-60.5
RICHMOND											
DETACHED	68	78	47	-39.7	92	53	36	-32.1	341	148	-56.6
ATTACHED	67	49	29	-40.8	80	47	37	-21.3	311	142	-54.3
APARTMENTS	140	166	88	-47.0	214	109	96	-11.9	690	329	-52.3
SUNSHINE COAST											
DETACHED	29	37	21	-43.2	46	23	20	-13.0	164	70	-57.3
ATTACHED	11	8	2	-75.0	6	2	2	0.0	30	8	-73.3
APARTMENTS	3	4	3	-25.0	5	2	3	50.0	25	7	-72.0
SQUAMISH											
DETACHED	13	14	12	-14.3	23	11	7	-36.4	67	33	-50.7
ATTACHED	9	8	6	-25.0	12	8	8	0.0	43	21	-51.2
APARTMENTS	7	20	2	-90.0	15	11	7	-36.4	59	27	-54.2
VANCOUVER EAST											
DETACHED	75	89	37	-58.4	94	50	38	-24.0	357	144	-59.7
ATTACHED	30	97	49	-49.5	56	40	28	-30.0	213	102	-52.1
APARTMENTS	110	142	58	-59.2	145	77	56	-27.3	495	236	-52.3
VANCOUVER WEST											
DETACHED	82	142	49	-65.5	79	53	38	-28.3	287	164	-42.9
ATTACHED	47	90	28	-68.9	45	29	16	-44.8	177	78	-55.9
APARTMENTS	268	520	166	-68.1	344	224	190	-15.2	1243	650	-47.7
WHISTLER/PEMBERTON											
DETACHED	14	14	11	-21.4	9	8	15	87.5	41	34	-17.1
ATTACHED	11	16	11	-31.3	13	13	12	-7.7	56	40	-28.6
APARTMENTS	19	18	23	27.8	17	15	14	-6.7	89	47	-47.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	36	66	21	-68.2	41	16	26	62.5	145	69	-52.4
ATTACHED	2	12	3	-75.0	3	1	3	200.0	26	8	-69.2
APARTMENTS	11	32	19	-40.6	17	11	10	-9.1	56	37	-33.9
GRAND TOTALS											
DETACHED	577	908	372	-59.0	786	479	371	-22.5	2848	1421	-50.1
ATTACHED	302	524	230	-56.1	429	281	222	-21.0	1645	836	-49.2
APARTMENTS	1064	1616	602	-62.7	1464	847	702	-17.1	5092	2544	-50.0

Residential Average Sale Prices - January 1977 to December 2022



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