

FOR IMMEDIATE RELEASE:

Buyers remain cautious to begin the fall market

VANCOUVER, BC – October 2, 2024 – Home sales registered on the MLS® in Metro Vancouver¹ declined 3.8 per cent year over year in September, suggesting recent reductions in borrowing costs are having a limited effect in spurring demand so far.

Greater Vancouver REALTORS® (GVR)² reports that residential sales in the region totalled 1,852 in September 2024, a 3.8 per cent decrease from the 1,926 sales recorded in September 2023. This was 26 per cent below the 10-year seasonal average (2,502).

“Real estate watchers have been monitoring the data for signs of renewed strength in demand in response to recent mortgage rate reductions, but the September figures don’t offer the signal that many are watching for,” Andrew Lis, GVR’s director of economics and data analytics said. “Sales continue trending roughly 25 per cent below the ten-year seasonal average in the region, which, believe it or not, is a trend that has been in place for a few years now. With the September data, sales are now tracking slightly below our forecast however, but we remain optimistic sales will still end 2024 higher than 2023.”

There were 6,144 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in September 2024. This represents a 12.8 per cent increase compared to the 5,446 properties listed in September 2023. This was also 16.7 per cent above the 10-year seasonal average (5,266).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 14,932, a 31.2 per cent increase compared to September 2023 (11,382). This is 24.2 per cent above the 10-year seasonal average (12,027).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for September 2024 is 12.8 per cent. By property type, the ratio is 9.1 per cent for detached homes, 16.9 per cent for attached, and 14.6 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.

“With some buyers choosing to stay on the sidelines, inventory levels have sustained the healthy gains achieved over the course of this year, providing much more selection to anyone searching for a home,” Lis said.

With all this choice available, prices have trended sideways for the past few months. The September figures, however, are now showing modest declines across all segments on a month over month basis. This downward pressure on prices is a result of sales not keeping pace with the number of newly listed properties coming to market, which has now put the overall market on the cusp of a buyers’ market. With two more policy rate decisions to go this

year, and all signs pointing to further reductions, it's not inconceivable that demand may still pick up later this fall should buyers step off the sidelines.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,179,700. This represents a 1.8 per cent decrease over September 2023 and a 1.4 per cent decrease compared to August 2024.

Sales of detached homes in September 2024 reached 516, a 9.8 per cent decrease from the 572 detached sales recorded in September 2023. The benchmark price for a detached home is \$2,022,200. This represents a 0.5 per cent increase from September 2023 and a 1.3 per cent decrease compared to August 2024.

Sales of apartment homes reached 940 in September 2024, a 4.9 per cent decrease compared to the 988 sales in September 2023. The benchmark price of an apartment home is \$762,000. This represents a 0.8 per cent decrease from September 2023 and a 0.8 per cent decrease compared to August 2024.

Attached home sales in September 2024 totalled 378, a 7.4 per cent increase compared to the 352 sales in September 2023. The benchmark price of a townhouse is \$1,099,200. This represents a 0.5 per cent decrease from September 2023 and a 1.8 per cent decrease compared to August 2024.

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Editor's Note:

1. Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminister, 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 Greater Vancouver REALTORS®.

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

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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	\$1,110,900	339.1	-1.4%	-2.2%	-1.9%	-2.4%	6.0%	37.6%	80.5%
	Greater Vancouver	\$1,179,700	335.5	-1.4%	-2.3%	-1.6%	-1.8%	6.5%	32.7%	70.7%
	Bowen Island	\$1,419,000	296.9	2.7%	-7.0%	5.1%	-2.3%	3.1%	54.2%	142.4%
	Burnaby East	\$1,139,400	362.3	-1.4%	-2.4%	-2.4%	-0.8%	11.5%	31.3%	92.3%
	Burnaby North	\$997,600	332.4	-1.5%	-2.4%	-2.1%	-1.9%	6.2%	30.7%	85.0%
	Burnaby South	\$1,101,500	341.3	-3.4%	-4.0%	-4.3%	-4.5%	5.9%	23.3%	76.4%
	Coquitlam	\$1,088,200	341.9	-1.5%	-2.3%	-3.0%	-2.8%	6.1%	37.3%	97.3%
	Ladner	\$1,175,000	341.9	1.0%	1.6%	1.6%	-0.2%	13.7%	52.0%	111.4%
	Maple Ridge	\$976,600	339.7	-0.7%	-1.6%	-1.2%	-1.9%	6.0%	52.9%	144.2%
	New Westminster	\$836,800	383.0	0.6%	1.4%	-0.3%	0.3%	14.2%	40.7%	108.8%
	North Vancouver	\$1,333,300	310.4	-2.5%	-4.6%	-3.1%	-2.9%	3.6%	28.4%	76.7%
	Pitt Meadows	\$921,500	368.0	-1.5%	-1.8%	-3.1%	-0.3%	14.3%	55.3%	165.3%
	Port Coquitlam	\$940,700	365.7	-2.1%	-2.2%	-1.6%	-1.1%	13.3%	50.8%	133.8%
	Port Moody	\$1,146,200	365.8	0.7%	0.2%	2.4%	2.3%	12.9%	50.7%	124.7%
	Richmond	\$1,161,000	382.3	-1.2%	-1.2%	-2.5%	-1.6%	10.8%	36.1%	82.6%
	Squamish	\$1,090,600	362.3	2.6%	-0.8%	0.6%	1.4%	9.0%	40.8%	145.3%
	Sunshine Coast	\$832,700	305.0	0.7%	-3.9%	1.0%	-0.7%	5.4%	50.0%	148.0%
	Tsawwassen	\$1,216,700	316.3	-2.8%	-1.2%	-4.3%	-2.3%	9.9%	39.6%	83.8%
	Vancouver East	\$1,206,500	376.4	-1.3%	-2.1%	-0.4%	-1.7%	8.8%	35.3%	80.6%
	Vancouver West	\$1,319,000	312.9	-1.2%	-2.4%	-0.4%	-1.8%	2.1%	18.2%	38.1%
West Vancouver	\$2,550,900	275.2	-3.0%	-3.4%	-2.8%	-3.7%	-4.3%	19.0%	38.4%	
Whistler	\$1,350,100	299.0	1.2%	-2.8%	-4.1%	-4.8%	1.1%	36.2%	139.2%	
Single Family Detached	Lower Mainland	\$1,802,500	395.6	-1.3%	-1.7%	-0.1%	0.5%	10.5%	48.8%	100.8%
	Greater Vancouver	\$2,022,200	376.4	-1.3%	-1.9%	0.2%	0.5%	10.4%	41.9%	80.8%
	Bowen Island	\$1,421,100	296.6	2.8%	-6.9%	5.1%	-2.3%	3.1%	54.2%	142.5%
	Burnaby East	\$1,982,200	425.8	-1.3%	0.9%	1.6%	6.8%	20.3%	50.4%	121.7%
	Burnaby North	\$2,133,300	408.1	-0.3%	-1.9%	2.1%	4.2%	18.9%	51.4%	112.4%
	Burnaby South	\$2,154,400	411.2	-4.3%	-4.9%	-2.9%	0.1%	12.9%	39.9%	97.6%
	Coquitlam	\$1,813,600	420.9	-0.8%	-1.6%	-0.8%	0.7%	12.2%	52.6%	132.4%
	Ladner	\$1,459,300	355.4	3.1%	3.5%	3.1%	1.9%	12.4%	60.1%	119.4%
	Maple Ridge	\$1,288,000	376.9	-1.3%	-1.1%	0.1%	-0.4%	7.7%	58.9%	168.1%
	New Westminster	\$1,600,500	393.1	-0.8%	0.4%	0.2%	4.7%	15.9%	51.7%	117.2%
	North Vancouver	\$2,210,500	347.0	-2.6%	-4.1%	-0.8%	-1.3%	7.6%	37.2%	100.1%
	Pitt Meadows	\$1,262,600	378.4	-3.2%	-3.0%	-5.7%	-5.3%	8.0%	52.2%	151.8%
	Port Coquitlam	\$1,419,100	401.7	-0.9%	-0.3%	0.9%	1.3%	16.0%	59.8%	153.0%
	Port Moody	\$2,217,000	424.2	1.8%	1.6%	5.3%	7.0%	20.3%	60.4%	148.2%
	Richmond	\$2,168,800	439.8	-2.3%	-1.3%	-2.2%	-0.5%	10.0%	37.1%	96.5%
	Squamish	\$1,524,700	380.3	1.4%	-1.5%	0.5%	-1.8%	1.3%	41.4%	174.6%
	Sunshine Coast	\$888,500	309.0	-0.2%	-4.7%	1.1%	-1.6%	3.6%	52.2%	152.0%
	Tsawwassen	\$1,613,600	356.2	-1.0%	1.5%	-4.3%	1.0%	12.2%	51.9%	106.9%
	Vancouver East	\$1,848,700	412.4	-1.1%	-2.3%	-0.4%	-2.3%	9.3%	37.2%	93.4%
	Vancouver West	\$3,471,900	361.8	0.4%	-2.5%	0.7%	-2.3%	2.7%	22.4%	49.5%
West Vancouver	\$3,269,200	304.7	-3.3%	-2.0%	0.2%	0.2%	2.7%	26.0%	51.1%	
Whistler	\$2,415,100	313.9	-1.4%	-4.2%	0.8%	-2.6%	4.1%	44.1%	142.4%	

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.

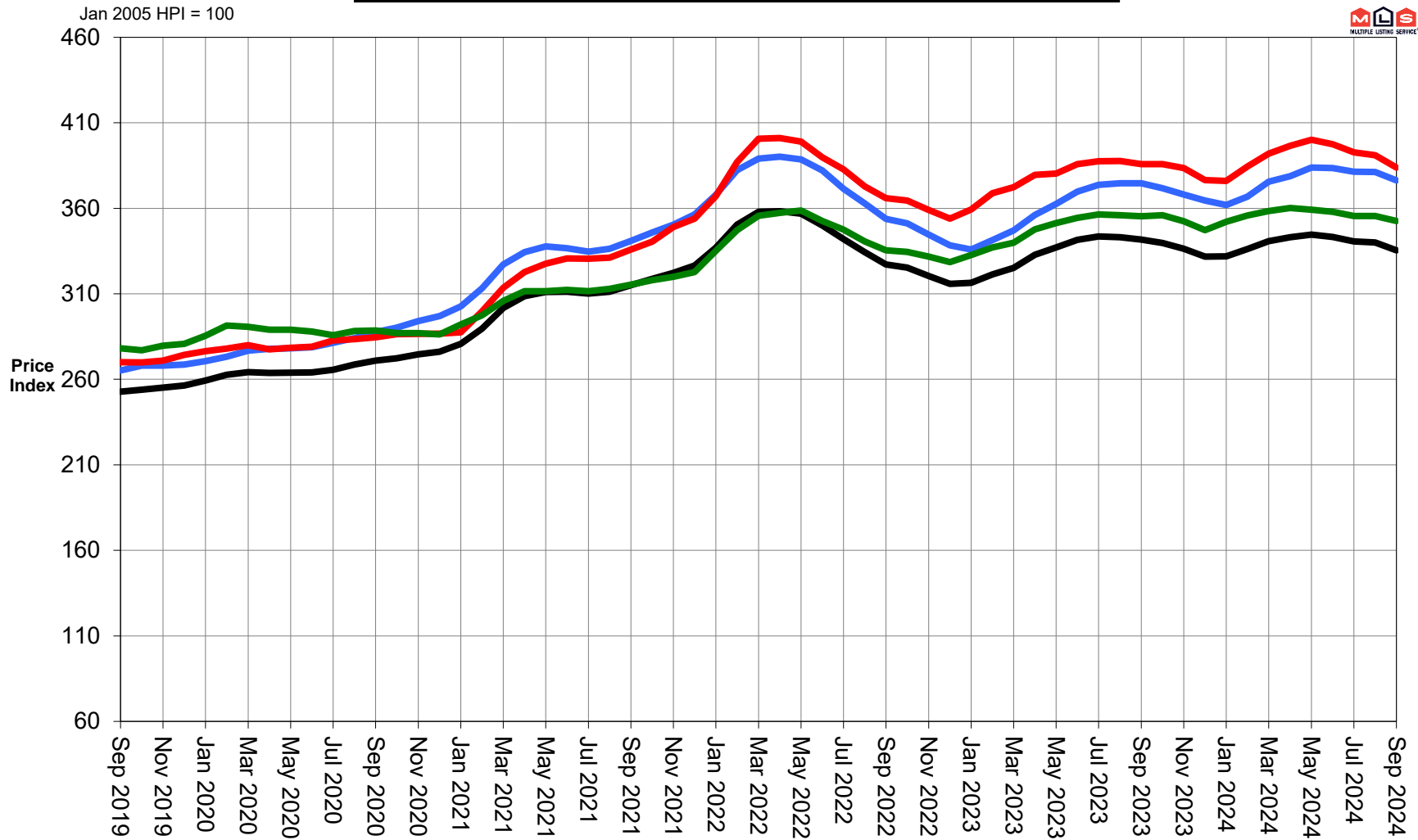
Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$970,200	370.4	-1.7%	-2.8%	-1.9%	-0.8%	14.4%	45.8%	130.5%
	Greater Vancouver	\$1,099,200	383.9	-1.8%	-3.4%	-2.0%	-0.5%	14.3%	42.1%	125.7%
	Burnaby East	\$898,800	391.5	-3.1%	-3.2%	-2.1%	-0.9%	22.0%	36.6%	122.2%
	Burnaby North	\$950,700	387.1	0.5%	-0.5%	3.4%	3.6%	20.2%	39.6%	129.7%
	Burnaby South	\$1,021,600	374.5	-2.7%	-7.2%	-6.1%	-4.2%	13.5%	29.7%	113.4%
	Coquitlam	\$1,071,600	419.2	-0.5%	-1.2%	0.4%	-0.3%	15.8%	50.6%	158.6%
	Ladner	\$1,020,800	405.2	-0.2%	0.8%	0.3%	0.7%	21.1%	45.1%	152.8%
	Maple Ridge	\$786,400	395.8	0.8%	-0.7%	0.3%	1.7%	13.1%	54.9%	189.1%
	New Westminster	\$950,000	407.2	-0.3%	-0.1%	-0.2%	-1.5%	19.2%	47.4%	128.5%
	North Vancouver	\$1,270,400	347.6	-4.3%	-8.5%	-6.1%	-2.7%	9.7%	37.9%	114.3%
	Pitt Meadows	\$823,900	403.9	-0.5%	-1.2%	-2.7%	0.9%	12.8%	49.2%	167.8%
	Port Coquitlam	\$900,200	362.8	-5.5%	-5.3%	-5.3%	-4.4%	9.6%	42.9%	143.5%
	Port Moody	\$1,060,900	409.9	-0.2%	1.2%	3.2%	-0.6%	15.8%	52.5%	165.1%
	Richmond	\$1,149,400	412.1	0.5%	-1.2%	-0.2%	1.4%	22.0%	47.6%	130.0%
	Squamish	\$1,039,700	391.5	-1.0%	-2.7%	-0.5%	2.8%	15.4%	48.4%	178.1%
	Sunshine Coast	\$757,100	354.3	-1.4%	-3.0%	-0.6%	3.1%	17.2%	56.6%	158.2%
	Tsawwassen	\$997,300	292.5	-1.6%	-0.4%	-1.9%	-3.7%	12.1%	19.3%	69.7%
	Vancouver East	\$1,096,100	361.4	-5.0%	-4.5%	-3.6%	-3.8%	6.0%	32.1%	95.9%
	Vancouver West	\$1,416,300	334.1	-2.8%	-5.1%	-3.8%	-0.5%	5.5%	23.6%	82.7%
Whistler	\$1,664,000	408.2	-2.4%	-4.8%	-2.8%	1.0%	16.2%	58.8%	198.6%	
Apartment	Lower Mainland	\$708,400	355.4	-0.7%	-1.4%	-1.6%	-0.6%	13.0%	30.8%	106.9%
	Greater Vancouver	\$762,000	352.6	-0.8%	-1.5%	-1.6%	-0.8%	11.8%	26.8%	104.9%
	Burnaby East	\$786,800	333.2	0.8%	-1.9%	-2.3%	-1.6%	10.8%	24.8%	97.9%
	Burnaby North	\$742,900	363.3	-1.8%	-2.2%	-3.6%	-2.2%	10.9%	31.9%	114.1%
	Burnaby South	\$831,800	381.0	-2.0%	-1.4%	-1.6%	-2.8%	12.0%	22.5%	106.4%
	Coquitlam	\$726,100	406.6	-2.3%	-2.7%	-3.8%	-1.1%	14.6%	35.6%	146.3%
	Ladner	\$625,700	317.8	-11.0%	-10.9%	-7.9%	-15.0%	2.7%	33.5%	107.2%
	Maple Ridge	\$525,700	375.8	0.7%	-1.7%	-1.8%	-2.1%	15.7%	45.1%	169.0%
	New Westminster	\$667,100	408.0	1.6%	2.3%	1.0%	1.0%	17.8%	34.2%	135.2%
	North Vancouver	\$797,900	324.0	-0.6%	-3.2%	-2.9%	-0.8%	9.8%	26.3%	116.9%
	Pitt Meadows	\$601,000	415.9	0.2%	-1.1%	-1.4%	-1.5%	15.8%	41.5%	168.8%
	Port Coquitlam	\$640,700	441.9	-1.2%	-1.0%	-0.1%	2.8%	20.0%	47.2%	182.5%
	Port Moody	\$758,400	415.3	1.1%	-0.2%	2.8%	6.2%	19.3%	41.0%	151.5%
	Richmond	\$737,600	409.6	-0.9%	-1.3%	-2.9%	-0.5%	17.5%	33.5%	130.4%
	Squamish	\$627,900	371.1	13.0%	5.0%	-1.7%	-1.0%	12.8%	28.0%	184.2%
	Sunshine Coast	\$526,400	318.1	12.3%	3.6%	-3.5%	-3.4%	3.6%	16.6%	118.8%
	Tsawwassen	\$623,600	295.1	-11.4%	-11.7%	-8.2%	-11.1%	6.9%	23.6%	99.7%
	Vancouver East	\$708,500	411.2	0.5%	-0.4%	-0.5%	-0.7%	10.0%	25.4%	105.2%
	Vancouver West	\$838,800	324.2	-1.7%	-1.4%	-0.4%	-0.6%	6.0%	15.4%	84.2%
West Vancouver	\$1,245,400	240.2	0.8%	-7.8%	-7.5%	-7.3%	3.0%	16.3%	70.8%	
Whistler	\$697,600	300.8	11.7%	3.2%	-4.1%	-1.9%	15.1%	33.3%	179.8%	

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**September
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
September 2024	Number of Sales	Detached: 3 Attached: 0 Apartment: 0	43 38 184	46 26 83	27 15 14	5 0 0	66 45 27	7 5 61	46 27 71	13 16 22	13 20 28	48 47 101	7 24 6	38 5 2	60 43 108	59 50 200	30 3 12	4 14 21	515 378 940
	Median Selling Price	Detached: n/a Attached: n/a Apartment: n/a	\$2,380,000 \$1,002,500 \$693,550	\$1,700,000 \$1,097,900 \$669,000	\$1,549,000 n/a n/a	n/a n/a n/a	\$1,330,000 \$790,000 \$531,000	n/a n/a \$595,000	\$2,050,000 \$1,317,000 \$771,101	n/a n/a \$537,000	n/a \$1,006,250 \$784,875	\$1,880,000 \$1,157,000 \$645,000	n/a \$957,500 n/a	\$862,500 n/a n/a	\$1,942,500 \$1,515,000 \$675,000	\$3,765,000 \$1,471,500 \$801,500	\$3,448,000 n/a n/a	n/a n/a \$670,000	n/a n/a n/a
	Number of Sales	Detached: 5 Attached: 0 Apartment: 0	43 35 204	40 37 94	31 14 11	7 1 0	66 44 34	16 9 54	43 26 76	12 20 24	6 9 24	45 40 104	16 9 7	44 4 5	45 66 82	47 38 251	35 1 21	8 17 21	509 370 1,012
Median Selling Price	Detached: n/a Attached: n/a Apartment: n/a	\$2,150,000 \$1,185,000 \$720,000	\$1,717,000 \$1,070,000 \$672,500	\$1,500,000 n/a n/a	n/a n/a n/a	\$1,257,500 \$765,750 \$530,000	n/a n/a \$646,000	\$2,135,000 \$1,450,000 \$795,950	n/a \$922,500 \$620,450	n/a n/a \$690,000	\$2,150,600 \$1,080,000 \$659,900	n/a n/a n/a	\$986,000 n/a n/a	\$1,872,500 \$1,480,000 \$647,000	\$3,790,000 \$1,570,825 \$849,500	\$2,800,000 n/a \$1,330,000	n/a n/a \$765,000	n/a n/a n/a	
September 2023	Number of Sales	Detached: 4 Attached: 0 Apartment: 0	46 40 171	53 32 83	35 20 13	5 0 0	58 39 35	11 6 55	51 33 84	27 15 23	13 13 17	74 51 130	7 13 7	25 5 4	68 27 97	55 44 238	32 3 18	8 11 13	572 352 988
	Median Selling Price	Detached: n/a Attached: n/a Apartment: n/a	\$2,070,000 \$1,191,750 \$705,000	\$1,846,500 \$1,207,450 \$705,000	\$1,550,000 \$1,119,950 n/a	n/a n/a n/a	\$1,258,750 \$837,000 \$515,000	n/a n/a \$593,800	\$2,007,500 \$1,380,000 \$838,000	\$1,438,000 n/a \$626,500	n/a n/a n/a	\$1,875,000 \$1,120,000 \$644,000	n/a n/a n/a	\$880,000 n/a n/a	\$1,880,000 \$1,325,000 \$688,000	\$3,402,500 \$1,688,000 \$821,500	\$3,000,000 n/a n/a	n/a n/a n/a	n/a n/a n/a
	Number of Sales	Detached: 37 Attached: 0 Apartment: 0	462 361 1,753	466 357 865	279 158 145	35 2 0	762 455 343	126 85 607	537 313 816	184 159 285	94 137 231	569 478 1,148	127 149 87	349 47 35	669 619 1,022	612 444 2,488	314 30 156	77 133 207	5,699 3,927 10,188
Median Selling Price	Detached: \$1,353,500 Attached: n/a Apartment: n/a	\$2,175,000 \$1,075,000 \$725,000	\$1,777,500 \$1,147,500 \$680,000	\$1,496,000 \$1,042,500 \$662,500	\$840,000 n/a n/a	\$1,299,950 \$810,000 \$536,900	\$1,582,500 \$980,000 \$630,000	\$2,235,000 \$1,425,000 \$799,900	\$1,447,500 \$940,000 \$605,000	\$1,900,000 \$1,062,500 \$770,000	\$2,095,000 \$1,165,000 \$700,000	\$1,561,000 \$999,000 \$606,000	\$945,857 \$659,000 \$557,500	\$1,965,000 \$1,495,000 \$698,000	\$3,568,000 \$1,617,350 \$850,000	\$2,975,000 \$2,408,500 \$1,238,000	\$2,170,000 \$1,426,000 \$570,000	n/a n/a n/a	
Jan. - Sep. 2023	Number of Sales	Detached: 31 Attached: 0 Apartment: 0	505 462 1,909	526 357 893	328 145 151	49 0 2	729 413 365	161 92 599	549 294 861	214 134 260	131 142 330	670 556 1,423	135 122 90	311 60 48	716 515 1,047	657 403 2,723	285 38 169	92 150 193	6,089 3,883 11,063
	Median Selling Price	Detached: \$1,365,000 Attached: n/a Apartment: n/a	\$1,950,000 \$1,094,000 \$728,000	\$1,750,000 \$1,160,000 \$684,400	\$1,475,000 \$1,040,000 \$645,000	\$850,000 n/a n/a	\$1,253,000 \$795,000 \$520,000	\$1,549,000 \$970,000 \$618,000	\$2,100,000 \$1,399,450 \$789,900	\$1,394,250 \$948,000 \$597,000	\$1,893,750 \$1,042,500 \$720,000	\$1,985,000 \$1,150,000 \$683,000	\$1,445,000 \$967,000 \$618,500	\$950,000 \$638,000 \$480,000	\$1,905,000 \$1,400,000 \$680,000	\$3,530,000 \$1,643,000 \$846,750	\$3,105,000 \$1,875,000 \$1,200,000	\$2,289,500 \$1,437,500 \$650,000	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



September
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	
September 2024	Number of Listings	Detached	16	163	157	78	8	231	39	179	80	55	186	39	105	221	241	156	28	1,982
		Attached	0	102	101	34	0	85	29	105	39	25	126	39	9	222	194	14	24	1,148
		Apartment	0	469	251	37	1	93	172	255	65	61	311	24	6	326	861	56	22	3,010
September 2024	% Sales to Listings	Detached	19%	26%	29%	35%	63%	29%	18%	26%	16%	24%	26%	18%	36%	27%	24%	19%	14%	n/a
		Attached	n/a	37%	26%	44%	n/a	53%	17%	26%	41%	80%	37%	62%	56%	19%	26%	21%	58%	n/a
		Apartment	n/a	39%	33%	38%	0%	29%	35%	28%	34%	46%	32%	25%	33%	33%	23%	21%	95%	n/a
August 2024	Number of Listings	Detached	8	90	161	38	9	173	23	80	46	39	151	23	90	146	120	101	20	1,318
		Attached	0	71	59	30	0	57	15	42	22	12	131	20	5	127	104	7	28	730
		Apartment	0	399	198	34	0	79	103	146	33	36	252	12	3	182	531	22	26	2,056
August 2024	% Sales to Listings	Detached	63%	48%	25%	82%	78%	38%	70%	54%	26%	15%	30%	70%	49%	31%	39%	35%	40%	n/a
		Attached	n/a	49%	63%	47%	n/a	77%	60%	62%	91%	75%	31%	45%	80%	52%	37%	14%	61%	n/a
		Apartment	n/a	51%	47%	32%	n/a	43%	52%	52%	73%	67%	41%	58%	167%	45%	47%	95%	81%	n/a
September 2023	Number of Listings	Detached	12	125	140	75	10	226	38	170	45	34	179	41	101	190	193	192	32	1,803
		Attached	0	97	88	39	0	81	12	93	38	23	114	31	4	164	149	15	32	980
		Apartment	0	408	211	23	0	93	121	213	55	43	299	24	13	270	809	37	33	2,652
September 2023	% Sales to Listings	Detached	33%	37%	38%	47%	50%	26%	29%	30%	60%	38%	41%	17%	25%	36%	28%	17%	25%	n/a
		Attached	n/a	41%	36%	51%	n/a	48%	50%	35%	39%	57%	45%	42%	125%	16%	30%	20%	34%	n/a
		Apartment	n/a	42%	39%	57%	n/a	38%	45%	39%	42%	40%	43%	29%	31%	36%	29%	49%	39%	n/a
Jan. - Sep. 2024 Year-to-date*	Number of Listings	Detached	121	1,128	1,312	609	107	1,957	337	1,263	516	324	1,558	306	1,040	1,740	1,775	1,307	237	15,637
		Attached	1	792	809	290	7	832	209	722	313	229	1,043	256	100	1,590	1,330	118	295	8,936
		Apartment	0	4,091	1,888	300	1	811	1,239	1,752	499	421	2,561	191	84	2,340	6,806	418	349	23,751
Jan. - Sep. 2023 Year-to-date*	% Sales to Listings	Detached	31%	41%	36%	46%	33%	39%	37%	43%	36%	29%	37%	42%	34%	38%	34%	24%	32%	n/a
		Attached	0%	46%	44%	54%	29%	55%	41%	43%	51%	60%	46%	58%	47%	39%	33%	25%	45%	n/a
		Apartment	n/a	43%	46%	48%	0%	42%	49%	47%	57%	55%	45%	46%	42%	44%	37%	37%	59%	n/a
Jan. - Sep. 2023 Year-to-date*	Number of Listings	Detached	92	1,001	981	625	106	1,615	308	1,084	389	272	1,448	326	888	1,462	1,546	1,176	230	13,549
		Attached	2	767	685	245	5	619	157	513	207	204	935	203	103	1,049	999	104	247	7,044
		Apartment	0	3,157	1,480	223	2	645	942	1,420	429	467	2,337	151	90	1,927	5,902	344	278	19,794
Jan. - Sep. 2023 Year-to-date*	% Sales to Listings	Detached	34%	50%	54%	52%	46%	45%	52%	51%	55%	48%	46%	41%	35%	42%	42%	24%	40%	n/a
		Attached	0%	60%	52%	59%	0%	67%	59%	57%	65%	70%	59%	60%	58%	49%	40%	37%	61%	n/a
		Apartment	n/a	60%	60%	68%	100%	57%	64%	61%	61%	71%	61%	60%	53%	54%	46%	49%	69%	n/a

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



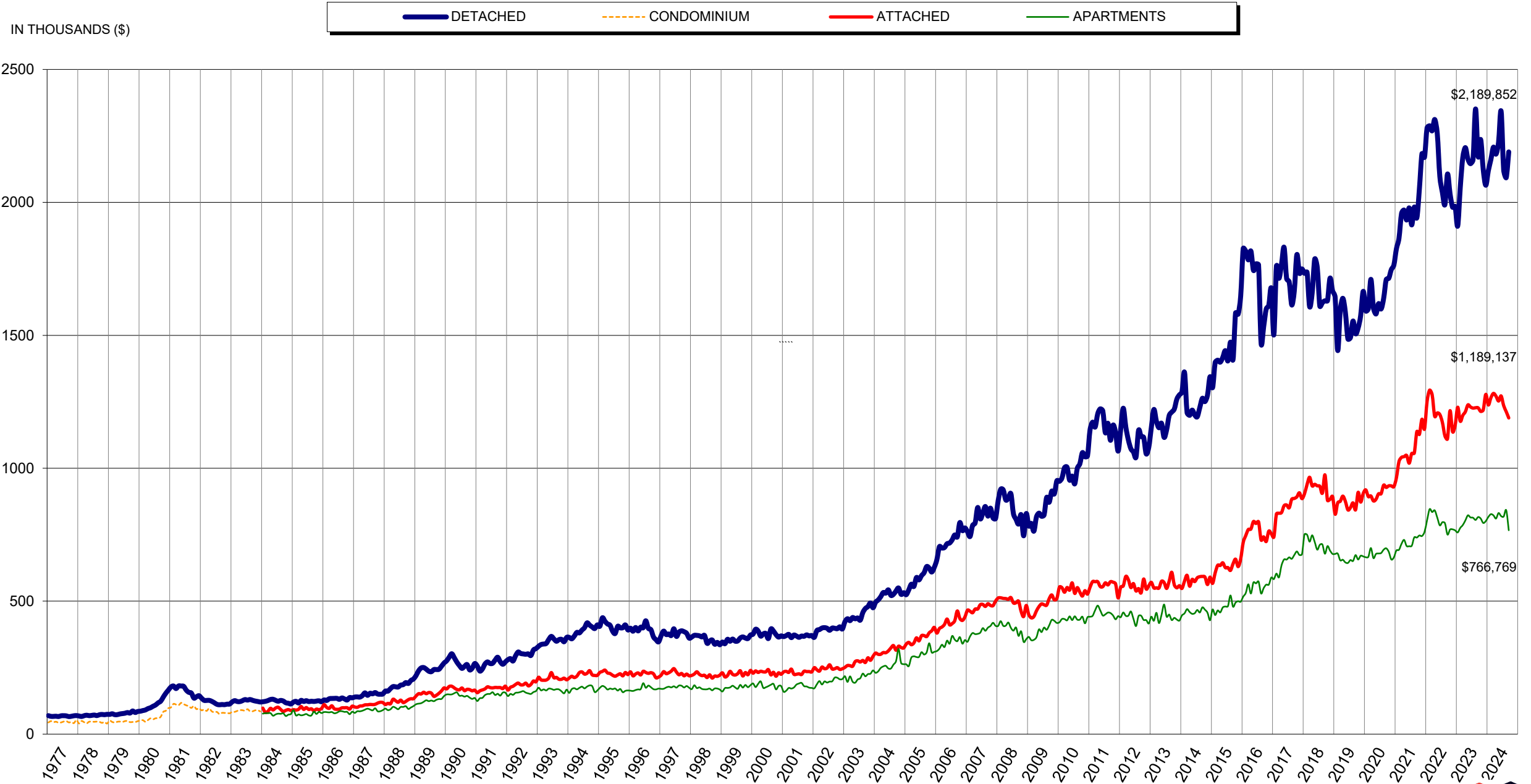
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Sep 2023	2 Aug 2024	3 Sep 2024	Col. 2 & 3 Percentage Variance	5 Sep 2023	6 Aug 2024	7 Sep 2024	Col. 6 & 7 Percentage Variance	9 Jul 2023 - Sep 2023	10 Jul 2024 - Sep 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	12	8	16	100.0	4	5	3	-40.0	12	11	-8.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	125	90	163	81.1	46	43	43	0.0	149	137	-8.1
ATTACHED	97	71	102	43.7	40	35	38	8.6	144	110	-23.6
APARTMENTS	408	399	469	17.5	171	204	184	-9.8	590	609	3.2
COQUITLAM											
DETACHED	140	161	157	-2.5	53	40	46	15.0	169	139	-17.8
ATTACHED	88	59	101	71.2	32	37	26	-29.7	123	99	-19.5
APARTMENTS	211	198	251	26.8	83	94	83	-11.7	302	266	-11.9
DELTA											
DETACHED	75	38	78	105.3	35	31	27	-12.9	87	97	11.5
ATTACHED	39	30	34	13.3	20	14	15	7.1	52	45	-13.5
APARTMENTS	23	34	37	8.8	13	11	14	27.3	40	45	12.5
ISLANDS - GULF											
DETACHED	10	9	8	-11.1	5	7	5	-28.6	15	17	13.3
ATTACHED	0	0	0	0.0	0	1	0	-100.0	0	1	100.0
APARTMENTS	0	0	1	100.0	0	0	0	0.0	1	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	226	173	231	33.5	58	66	66	0.0	202	221	9.4
ATTACHED	81	57	85	49.1	39	44	45	2.3	131	152	16.0
APARTMENTS	93	79	93	17.7	35	34	27	-20.6	108	102	-5.6
NEW WESTMINSTER											
DETACHED	38	23	39	69.6	11	16	7	-56.3	55	41	-25.5
ATTACHED	12	15	29	93.3	6	9	5	-44.4	29	25	-13.8
APARTMENTS	121	103	172	67.0	55	54	61	13.0	194	184	-5.2
NORTH VANCOUVER											
DETACHED	170	80	179	123.8	51	43	46	7.0	146	158	8.2
ATTACHED	93	42	105	150.0	33	26	27	3.8	99	91	-8.1
APARTMENTS	213	146	255	74.7	84	76	71	-6.6	268	241	-10.1
PORT COQUITLAM											
DETACHED	45	46	80	73.9	27	12	13	8.3	82	48	-41.5
ATTACHED	38	22	39	77.3	15	20	16	-20.0	42	48	14.3
APARTMENTS	55	33	65	97.0	23	24	22	-8.3	83	77	-7.2
PORT MOODY/BELCARRA											
DETACHED	34	39	55	41.0	13	6	13	116.7	43	36	-16.3
ATTACHED	23	12	25	108.3	13	9	20	122.2	47	45	-4.3
APARTMENTS	43	36	61	69.4	17	24	28	16.7	92	77	-16.3
RICHMOND											
DETACHED	179	151	186	23.2	74	45	48	6.7	195	154	-21.0
ATTACHED	114	131	126	-3.8	51	40	47	17.5	184	139	-24.5
APARTMENTS	299	252	311	23.4	130	104	101	-2.9	486	345	-29.0
SQUAMISH											
DETACHED	41	23	39	69.6	7	16	7	-56.3	42	38	-9.5
ATTACHED	31	20	39	95.0	13	9	24	166.7	43	54	25.6
APARTMENTS	24	12	24	100.0	7	7	6	-14.3	29	30	3.4
SUNSHINE COAST											
DETACHED	101	90	105	16.7	25	44	38	-13.6	102	126	23.5
ATTACHED	4	5	9	80.0	5	4	5	25.0	19	13	-31.6
APARTMENTS	13	3	6	100.0	4	5	2	-60.0	13	12	-7.7
VANCOUVER EAST											
DETACHED	190	146	221	51.4	68	45	60	33.3	238	194	-18.5
ATTACHED	164	127	222	74.8	27	66	43	-34.8	138	169	22.5
APARTMENTS	270	182	326	79.1	97	82	108	31.7	351	304	-13.4
VANCOUVER WEST											
DETACHED	193	120	241	100.8	55	47	59	25.5	193	173	-10.4
ATTACHED	149	104	194	86.5	44	38	50	31.6	133	139	4.5
APARTMENTS	809	531	861	62.1	238	251	200	-20.3	882	749	-15.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	192	101	156	54.5	32	35	30	-14.3	89	101	13.5
ATTACHED	15	7	14	100.0	3	1	3	200.0	10	11	10.0
APARTMENTS	37	22	56	154.5	18	21	12	-42.9	58	49	-15.5
WHISTLER/PEMBERTON											
DETACHED	32	20	28	40.0	8	8	4	-50.0	24	21	-12.5
ATTACHED	32	28	24	-14.3	11	17	14	-17.6	46	44	-4.3
APARTMENTS	33	26	22	-15.4	13	21	21	0.0	42	54	28.6
GRAND TOTALS											
DETACHED	1803	1318	1982	50.4	572	509	515	1.2	1843	1712	-7.1
ATTACHED	980	730	1148	57.3	352	370	378	2.2	1240	1185	-4.4
APARTMENTS	2652	2056	3010	46.4	988	1012	940	-7.1	3539	3144	-11.2



GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to September 2024



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

