

MARKET REPORT

Highlights from December

2025 saw lowest annual sales total in over 2 decades

THIS MONTH'S NEWSLETTER

- Home sales on MLS® in Metro Vancouver finished the year down 10%, marking the lowest annual sales total in over twenty years
- Residential MLS® Home Price Index composite benchmark price \$1,114,800
- Sales-to-active ratio total 12.5%

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Housing Market Report

Highlights from December 2025

2025 saw lowest annual sales total in over two decades

Dear Valued Clients,

Home sales registered in the Multiple Listing Service® (MLS®) in Metro Vancouver* finished the year down 10 per cent, marking the lowest annual sales total in over twenty years.

This year was one for the history books. Although the sales total was the lowest in over two decades, Realtors were still busy listing properties. Sellers brought the highest total of listings to market on record since the mid-1990s, eclipsing the previous record high in 2008 by a little over 1,000 listings.

The forecast we put out last January noted a foreseeable downside risk, which while prescient, unfortunately materialized in 2025. Specifically, we noted that trade tensions with the USA could negatively impact sales and prices, and this

downside risk came to pass. The upshot, however, is that the negative impact of these trade tensions appears to be easing, and consumer sentiment has improved modestly over the second half of the year.

With sales down and inventory remaining plentiful, prices eased across all property types since the start of 2025. Sales and prices weren't the only metrics that came down, borrowing costs fell nearly one full percentage point. With lower prices, lower borrowing costs, and plenty of inventory to choose from, homebuyers in 2026 are starting the year with favorable conditions. Whether these conditions translate into a market with stronger demand will be the million-dollar question – and we'll be monitoring this story closely as it unfolds.

January 2026

2026
HAPPY
NEW
YEAR

— Enclosed is this months market report published by the Greater Vancouver Realtors® (GVR) —

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I look forward to helping you achieve your goals.

This communication is not intended to cause or induce breach of an existing agency relationship.

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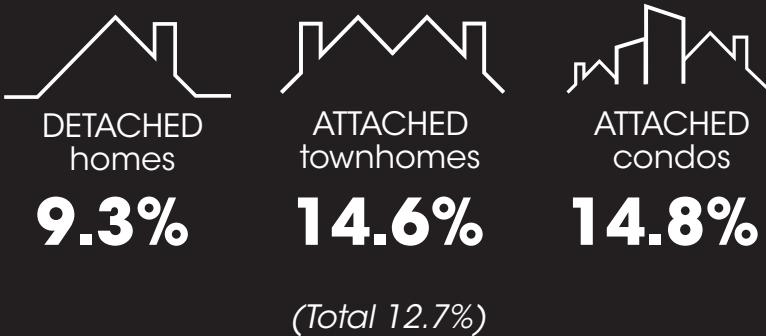
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2025 saw lowest annual sales total in over two decades



Sales-to-active ratio – December 2025



Residential property sales in Metro Vancouver



Metro Vancouver Highlights December 2025



DETACHED

Active Listings:

4,640

Sales:

431

Benchmark Price:

\$1,879,800

Avg. Days On Market:

59



TOWNHOUSE

Active Listings:

2,076

Sales:

303

Benchmark Price:

\$1,056,600

Avg. Days On Market:

42



APARTMENT

Active Listings:

5,249

Sales:

791

Benchmark Price:

\$\$710,000

Avg. Days On Market:

48

News Release



FOR IMMEDIATE RELEASE:

2025 saw lowest annual sales total in over two decades

VANCOUVER, B.C. – January 5, 2026 – Home sales registered in the Multiple Listing Service® (MLS®) in Metro Vancouver* finished the year down 10 per cent, marking the lowest annual sales total in over twenty years.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 23,800 in 2025, a 10.4 per cent decrease from the 26,561 sales recorded in 2024, and a 9.3 per cent decrease from the 26,249 sales in 2023.

Last year's sales total was 24.7 per cent below the 10-year annual sales average (31,625).

“This year was one for the history books,” said Andrew Lis, GVR’s chief economist and vice-president, data analytics. “Although the sales total was the lowest in over two decades, Realtors were still busy listing properties. Sellers brought the highest total of listings to market on record since the mid-1990s, eclipsing the previous record high in 2008 by a little over 1,000 listings.”

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Properties listed on the MLS® in Metro Vancouver totalled 65,335 in 2025. This represents an 8.2 per cent increase compared to the 60,388 properties listed in 2024. This was 28.4 per cent above the 50,893 properties listed in 2023.

The total number of properties listed last year was 13.1 per cent above the region’s 10-year total annual average of (57,782).

Currently, the total number of homes listed for sale on the MLS® system in Metro Vancouver is 12,550, a 14.6 per cent increase compared to December 2024 (10,948). This is 34.8 per cent above the 10-year seasonal average (9,308).

“The forecast we put out last January noted a foreseeable downside risk, which while prescient, unfortunately materialized in 2025,” said Lis. “Specifically, we noted that trade tensions with the USA could negatively impact sales and prices, and this downside risk came to pass. The upshot, however, is that the negative impact of these trade tensions appears to be easing, and consumer sentiment has improved modestly over the second half of the year.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,114,800. This represents a 4.5 per cent decrease over December 2024 and a 0.8 per cent decrease compared to November 2025.

“With sales down and inventory remaining plentiful, prices eased across all property types since the start of 2025. Sales and prices weren’t the only metrics that came down, borrowing costs fell nearly one full percentage point,” said Lis. “With lower prices, lower borrowing costs, and plenty of inventory to choose from, homebuyers in 2026 are starting the year with favorable conditions. Whether these conditions translate into a market with stronger demand will be the million-dollar question – and we’ll be monitoring this story closely as it unfolds.”

December 2025 summary

Residential sales in the region totalled 1,537 in December 2025, a 12.9 per cent decrease from the 1,765 sales recorded in December 2024. This was 20.7 per cent below the 10-year seasonal average (1,937).

There were 1,849 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in December 2025. This represents a 10.3 per cent increase compared to the 1,676 properties listed in December 2024. This was 10.3 per cent above the 10-year seasonal average (1,677).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for December 2025 is 12.7 per cent. By property type, the ratio is 9.3 per cent for detached homes, 14.6 per cent for attached, and 15.1 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.

Sales of detached homes in December 2025 reached 431, a 12.8 per cent decrease from the 494 detached sales recorded in December 2024. The benchmark price for a detached home is \$1,879,800. This represents a 5.3 per cent decrease from December 2024 and a 1.1 per cent decrease compared to November 2025.

Sales of apartment homes reached 791 in December 2025, a 11.2 per cent decrease compared to the 891 sales in December 2024. The benchmark price of an apartment home is \$710,000. This represents a 5.3 per cent decrease from December 2024 and a 0.6 per cent decrease compared to November 2025.

Attached home sales in December 2025 totalled 303, an 18.3 per cent decrease compared to the 371 sales in December 2024. The benchmark price of a townhouse is \$1,056,600. This represents a five per cent decrease from December 2024 and a 0.8 per cent decrease compared to November 2025.

Editor's Note:

*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.

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.

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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	\$1,044,200	318.7	-0.8%	-2.2%	-4.7%	-5.2%	-0.7%	17.1%	38.4%
	Greater Vancouver	\$1,114,800	318.9	-0.8%	-2.1%	-4.7%	-4.5%	0.9%	15.5%	31.2%
	Bowen Island	\$1,365,100	279.3	-7.5%	-4.9%	-5.8%	-6.7%	-7.8%	11.9%	101.7%
	Burnaby East	\$1,030,000	328.1	-1.2%	-1.8%	-4.8%	-8.8%	-2.4%	13.6%	43.2%
	Burnaby North	\$927,400	311.2	0.3%	-2.0%	-5.3%	-5.9%	-3.1%	9.0%	38.7%
	Burnaby South	\$1,016,900	324.0	0.4%	-3.0%	-4.9%	-7.1%	-2.9%	11.6%	37.6%
	Coquitlam	\$1,015,100	320.9	-1.4%	-2.1%	-4.2%	-4.9%	-3.4%	16.1%	52.7%
	Ladner	\$1,072,000	319.0	-1.8%	-3.4%	-5.8%	-6.1%	2.1%	27.1%	50.5%
	Maple Ridge	\$927,000	322.2	-0.5%	-2.3%	-4.9%	-5.5%	1.5%	26.6%	102.6%
	New Westminster	\$766,600	356.1	-0.9%	-2.2%	-3.5%	-6.5%	0.1%	19.6%	68.2%
	North Vancouver	\$1,283,600	300.7	-2.6%	-4.4%	-6.5%	-2.5%	0.5%	12.5%	34.2%
	Pitt Meadows	\$862,000	352.8	0.4%	-2.1%	-5.1%	-6.1%	3.7%	29.4%	112.4%
	Port Coquitlam	\$898,900	351.8	-0.9%	-1.3%	-4.6%	-4.1%	2.8%	31.3%	87.4%
	Port Moody	\$1,049,300	339.8	-1.9%	-2.3%	-4.3%	-4.6%	-1.2%	24.2%	69.9%
	Richmond	\$1,079,700	356.2	-1.0%	-0.9%	-3.9%	-5.4%	-0.2%	18.6%	34.3%
	Squamish	\$1,105,600	368.2	0.0%	1.2%	-2.0%	5.0%	14.2%	35.7%	116.3%
	Sunshine Coast	\$792,700	290.6	-4.4%	-3.7%	-5.1%	-4.8%	-4.5%	19.9%	107.3%
	Tsawwassen	\$1,125,000	291.9	0.7%	-3.2%	-5.9%	-6.7%	-0.6%	17.1%	24.0%
	Vancouver East	\$1,154,900	360.6	-0.9%	-2.1%	-4.8%	-4.3%	4.2%	16.6%	38.3%
	Vancouver West	\$1,255,100	300.1	0.4%	-1.5%	-4.6%	-3.8%	3.3%	8.5%	7.3%
	West Vancouver	\$2,363,800	255.2	-2.1%	-2.5%	-5.0%	-7.2%	-7.0%	-2.6%	-3.5%
	Whistler	\$1,352,200	295.0	-0.3%	-0.8%	-2.7%	3.4%	0.4%	22.9%	109.4%
Single Family Detached	Lower Mainland	\$1,674,300	367.5	-1.2%	-2.5%	-5.2%	-6.0%	3.7%	22.1%	46.6%
	Greater Vancouver	\$1,879,800	350.8	-1.1%	-2.4%	-5.2%	-5.3%	3.9%	18.5%	30.7%
	Bowen Island	\$1,368,300	279.1	-7.5%	-4.9%	-5.8%	-6.7%	-7.8%	11.9%	101.5%
	Burnaby East	\$1,791,800	386.2	-2.0%	-1.3%	-3.1%	-7.8%	9.7%	27.3%	60.7%
	Burnaby North	\$1,930,400	371.9	0.5%	-3.1%	-7.9%	-7.8%	4.9%	22.5%	46.8%
	Burnaby South	\$2,022,300	383.2	0.6%	-4.3%	-5.7%	-8.8%	2.0%	19.5%	37.5%
	Coquitlam	\$1,670,400	393.1	-1.5%	-1.5%	-3.6%	-4.6%	0.5%	23.1%	70.6%
	Ladner	\$1,298,700	324.8	-0.6%	-3.1%	-6.6%	-5.6%	2.5%	25.4%	45.7%
	Maple Ridge	\$1,224,800	357.4	-1.0%	-2.2%	-4.5%	-4.8%	5.3%	29.3%	120.1%
	New Westminster	\$1,486,700	361.5	-0.5%	-1.8%	-2.6%	-6.8%	5.6%	24.6%	61.3%
	North Vancouver	\$2,041,600	322.8	-2.9%	-6.2%	-7.4%	-3.8%	0.1%	12.4%	37.9%
	Pitt Meadows	\$1,207,900	366.0	1.0%	-0.4%	-4.5%	-6.1%	5.0%	25.4%	101.8%
	Port Coquitlam	\$1,343,000	378.6	-1.2%	-0.9%	-2.7%	-2.5%	6.0%	31.5%	85.2%
	Port Moody	\$2,001,800	385.0	-4.2%	-3.7%	-4.7%	-4.1%	3.6%	31.2%	81.1%
	Richmond	\$2,036,800	409.4	-0.5%	-0.4%	-4.1%	-5.0%	2.6%	20.3%	40.9%
	Squamish	\$1,660,900	410.0	1.7%	1.9%	-1.1%	9.1%	12.6%	35.2%	131.0%
	Sunshine Coast	\$841,000	292.6	-4.6%	-4.2%	-5.5%	-6.2%	-7.6%	17.7%	108.4%
	Tsawwassen	\$1,478,600	326.8	1.7%	-3.7%	-6.8%	-7.3%	2.3%	21.3%	33.3%
	Vancouver East	\$1,718,800	383.2	-1.1%	-2.7%	-6.3%	-7.6%	2.4%	13.2%	36.5%
	Vancouver West	\$3,137,400	330.4	-1.1%	-1.8%	-6.3%	-5.4%	2.9%	3.5%	7.1%
	West Vancouver	\$3,070,000	285.8	-1.6%	-2.0%	-3.2%	-6.6%	-0.4%	5.3%	6.7%
	Whistler	\$2,622,600	313.1	5.9%	2.0%	0.4%	6.2%	5.7%	30.0%	108.2%

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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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	\$925,400	353.3	-0.4%	-1.3%	-4.5%	-5.2%	2.8%	31.1%	96.8%
	Greater Vancouver	\$1,056,600	370.2	-0.9%	-0.9%	-4.0%	-5.0%	4.6%	29.0%	90.6%
	Burnaby East	\$877,500	381.2	1.7%	0.5%	-3.4%	-0.1%	4.8%	27.8%	102.9%
	Burnaby North	\$927,900	376.9	0.7%	0.4%	-1.4%	0.7%	7.6%	30.6%	103.6%
	Burnaby South	\$987,300	371.2	0.4%	-0.3%	-4.9%	-3.0%	4.2%	25.6%	95.3%
	Coquitlam	\$994,300	388.9	-2.8%	-4.8%	-8.4%	-6.8%	2.7%	29.5%	104.7%
	Ladner	\$980,400	391.8	-4.2%	-5.3%	-2.5%	-6.3%	12.3%	38.6%	106.5%
	Maple Ridge	\$744,400	368.2	1.6%	-2.4%	-4.3%	-4.7%	4.5%	34.1%	142.2%
	New Westminster	\$882,700	385.1	-2.0%	-3.7%	-1.9%	-7.3%	1.6%	31.1%	92.9%
	North Vancouver	\$1,257,600	340.3	-2.6%	-2.8%	-7.0%	-4.3%	1.2%	25.1%	73.0%
	Pitt Meadows	\$774,200	392.6	0.7%	-4.2%	-6.4%	-3.1%	-1.8%	32.7%	132.9%
	Port Coquitlam	\$882,800	357.6	-1.2%	-2.4%	-6.7%	-5.8%	2.5%	33.2%	111.2%
	Port Moody	\$981,800	394.6	-0.5%	-1.1%	-3.1%	-2.1%	2.3%	32.2%	117.9%
	Richmond	\$1,057,400	377.9	-1.9%	0.8%	-4.3%	-7.3%	0.4%	26.3%	82.5%
	Squamish	\$1,019,500	390.2	-1.2%	0.7%	-1.3%	1.5%	11.6%	39.3%	153.7%
	Sunshine Coast	\$749,100	354.5	-1.8%	1.9%	0.0%	1.5%	11.6%	42.7%	135.7%
	Tsawwassen	\$929,800	273.6	-3.1%	-4.2%	-1.7%	-7.6%	1.9%	19.9%	33.3%
	Vancouver East	\$1,035,100	346.5	-2.9%	-2.8%	-5.3%	-8.7%	1.9%	18.0%	65.0%
	Vancouver West	\$1,413,200	335.8	3.4%	2.9%	-1.0%	-7.4%	9.3%	20.8%	58.6%
	Whistler	\$1,695,100	406.8	-2.4%	1.8%	-0.3%	0.7%	9.2%	42.5%	170.8%
Apartment	Lower Mainland	\$656,900	329.6	-0.7%	-2.6%	-5.3%	-5.7%	-0.3%	16.7%	71.3%
	Greater Vancouver	\$710,000	330.4	-0.6%	-2.4%	-5.1%	-5.3%	0.0%	15.0%	71.0%
	Burnaby East	\$750,100	317.2	-1.2%	0.1%	-3.1%	-4.9%	-0.8%	14.1%	76.2%
	Burnaby North	\$699,400	342.3	0.2%	-1.4%	-3.7%	-5.0%	-1.7%	14.4%	89.4%
	Burnaby South	\$765,900	355.1	0.1%	-2.8%	-4.6%	-7.6%	-1.0%	13.1%	73.4%
	Coquitlam	\$681,100	384.4	-0.7%	-1.3%	-3.7%	-6.1%	-0.9%	21.5%	111.7%
	Ladner	\$660,000	336.0	-0.8%	0.7%	-4.7%	3.0%	-1.2%	32.1%	98.1%
	Maple Ridge	\$514,400	376.3	-1.3%	-2.4%	-5.7%	-8.0%	-2.0%	26.4%	140.4%
	New Westminster	\$618,700	379.6	-0.8%	-1.3%	-3.6%	-5.4%	1.6%	20.2%	102.6%
	North Vancouver	\$775,500	314.7	-2.1%	-2.4%	-5.5%	-2.8%	4.1%	16.4%	84.8%
	Pitt Meadows	\$556,400	381.9	1.5%	-2.7%	-5.8%	-8.4%	-1.6%	22.0%	131.5%
	Port Coquitlam	\$594,400	411.3	-0.6%	-1.7%	-6.2%	-5.3%	1.0%	27.1%	137.1%
	Port Moody	\$710,000	392.0	0.8%	-0.2%	-4.0%	-5.3%	6.4%	23.9%	115.4%
	Richmond	\$676,400	378.5	-1.6%	-3.2%	-4.3%	-6.3%	0.6%	17.7%	91.9%
	Squamish	\$578,200	342.1	-4.7%	-1.9%	-6.6%	2.5%	12.8%	27.2%	121.3%
	Sunshine Coast	\$473,100	284.7	-5.5%	-1.6%	-7.6%	0.8%	5.2%	14.6%	74.3%
	Tsawwassen	\$632,800	295.1	-1.2%	-0.1%	-5.5%	-1.0%	-0.4%	22.9%	74.6%
	Vancouver East	\$650,100	377.3	-0.5%	-2.9%	-5.3%	-5.9%	-2.5%	7.9%	70.7%
	Vancouver West	\$782,200	304.4	0.7%	-2.7%	-5.2%	-4.7%	-1.7%	9.3%	49.2%
	West Vancouver	\$1,077,300	213.8	-5.5%	-7.4%	-17.3%	-10.8%	-9.9%	-5.3%	34.2%
	Whistler	\$613,200	263.3	-5.5%	-3.4%	-8.4%	-0.8%	7.3%	25.9%	117.6%

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

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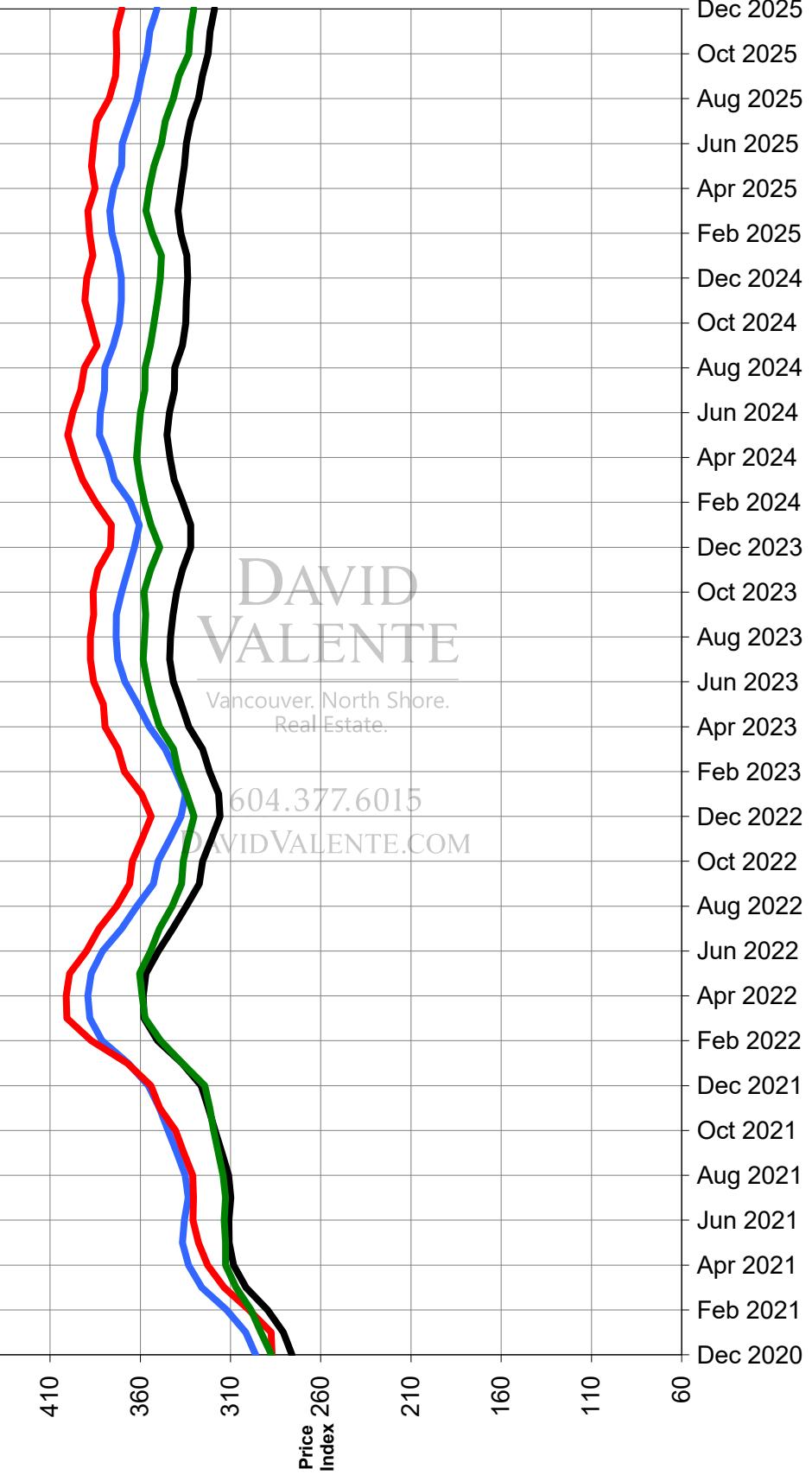


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Greater Vancouver
5 Year Trend



Jan 2005 HPI = 100





MLS® SALES Facts

December 2025

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



MLS® LISTINGS Facts



**December
2025**

		West Vancouver/H Howe Sound												Whistler/Port McNeill		TOTALS			
		Vancouver East						Sunshine Coast						Squamish		Richmond			
		Maple Ridge/Pitt Meadows			North Vancouver			Port Coquitlam			Port Moody/Belcarra			Port Moody/Belcarra		Richmond			
Number	of Listings	Detached	Attached	Condo	Detached	Attached	Condo	Detached	Attached	Condo	Detached	Attached	Condo	Detached	Attached	Detached	Attached		
December 2025		3	53	46	10	3	63	22	32	22	10	70	6	29	66	53	40	16	
		0	37	36	8	0	23	5	21	9	13	36	7	6	73	57	6	17	
		0	161	87	16	0	22	48	56	26	30	151	12	6	75	206	13	41	
		167%	75%	109%	150%	67%	75%	50%	78%	77%	110%	64%	200%	100%	77%	92%	40%	38%	
		n/a	95%	83%	150%	56%	108%	40%	124%	144%	108%	89%	200%	33%	58%	63%	100%	82%	
		n/a	86%	79%	150%	56%	n/a	100%	129%	50%	83%	58%	33%	50%	87%	98%	46%	54%	
November 2025		3	80	101	57	6	113	23	89	27	29	124	18	46	125	119	81	24	
		0	73	70	33	0	67	12	60	20	15	74	22	8	156	124	6	29	
		0	305	191	27	0	43	97	137	44	62	232	14	7	142	459	28	49	
		200%	45%	47%	49%	83%	61%	39%	74%	74%	42%	72%	85%	40%	56%	42%	46%	n/a	
		n/a	48%	33%	52%	n/a	43%	43%	43%	43%	87%	86%	38%	40%	35%	17%	34%	n/a	
		n/a	44%	40%	44%	44%	44%	70%	43%	55%	48%	42%	44%	79%	71%	69%	57%	64%	
December 2024		2	47	26	21	2	54	6	26	19	9	48	7	30	57	48	50	13	
		0	26	30	0	0	18	7	22	7	6	53	7	4	55	43	3	20	
		0	171	97	7	0	27	53	53	23	11	91	15	3	67	235	22	24	
		250%	96%	146%	86%	200%	109%	21%	177%	105%	89%	113%	143%	117%	107%	98%	52%	69%	
		n/a	181%	97%	n/a	n/a	267%	143%	145%	243%	117%	109%	114%	75%	87%	93%	67%	60%	
		n/a	91%	63%	100%	n/a	122%	138%	113%	61%	127%	133%	73%	33%	137%	93%	50%	79%	
Jan. - Dec. 2025		157	1,574	1,726	993	135	2,281	450	1,805	664	455	2,035	346	1,261	2,221	2,243	1,658	318	20,322
		0	1,186	1,250	464	2	1,031	353	963	407	359	1,545	352	138	2,111	1,921	183	319	12,584
		0	5,088	2,797	441	3	878	1,837	2,398	670	845	3,723	334	120	2,932	8,296	454	461	31,277
		38%	31%	34%	37%	41%	150%	45%	36%	41%	44%	44%	33%	31%	55%	38%	34%	34%	
		n/a	40%	39%	37%	48%	100%	43%	40%	39%	44%	34%	37%	59%	38%	35%	31%	63%	
Jan. - Dec. 2024		138	1,365	1,550	738	120	2,319	402	1,530	631	395	1,886	354	1,198	2,103	2,118	1,580	294	18,721
		1	971	991	357	7	1,011	259	872	374	278	1,322	309	125	1,865	1,653	145	355	10,995
		0	5,045	2,401	368	2	978	1,614	2,164	625	543	3,195	270	110	2,862	8,302	520	454	29,453
		37%	46%	39%	49%	38%	42%	42%	47%	40%	34%	42%	49%	39%	42%	37%	37%	50%	
		0%	53%	46%	55%	29%	60%	47%	48%	60%	63%	48%	61%	48%	42%	37%	30%	63%	
		n/a	47%	48%	50%	50%	45%	52%	49%	56%	49%	45%	49%	49%	47%	40%	38%	n/a	

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



	Listings						Sales					
	1 Dec 2024	2 Nov 2025	3 Dec 2025	Col. 2 & 3 Percentage Variance	5 Dec 2024	6 Nov 2025	7 Dec 2025	Col. 6 & 7 Percentage Variance	9 Oct 2024 - Dec 2024	10 Oct 2025 - Dec 2025	Col. 9 & 10 Percentage Variance	
BOWEN ISLAND	200	300	300	% 0.0	500	600	500	% -16.7	140	170	% 21.4	
DETACHED	200	300	300	0.0	500	600	500	0.0	00	00	0.0	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
BURNABY	4726171	8073305	5337161	% -33.8 -49.3 -47.2	4547155	3635134	4035138	% 11.1 0.0 3.0	167598	130440	% -22.2 -15.6 -26.4	
DETACHED	4726171	8073305	5337161	-33.8 -49.3 -47.2	4547155	3635134	4035138	11.1 0.0 3.0	167598	130440	-22.2 -15.6 -26.4	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
COQUITLAM	263097	10170191	463687	% -54.5 -48.6 -54.5	382961	472376	503069	% 6.4 30.4 -9.2	141299	148240	% 5.0 -12.6 -19.7	
DETACHED	263097	10170191	463687	-54.5	382961	472376	503069	6.4 30.4 -9.2	141299	148240	-5.0 -12.6 -19.7	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
DELTA	21337	5727	1016	% -82.5 -75.8 -40.7	18107	281712	15129	% -46.4 -29.4 -25.0	843939	8044	% -4.8 25.6 12.8	
DETACHED	21337	5727	1016	-82.5 -75.8 -40.7	18107	281712	15129	-46.4 -29.4 -25.0	843939	8044	-4.8 25.6 12.8	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
ISLANDS - GULF	200	600	300	% -50.0 0.0 0.0	400	500	200	% -60.0 0.0 0.0	1001	1210	% 20.0 100.0 -100.0	
DETACHED	200	600	300	-50.0	400	500	200	0.0 0.0 0.0	1001	1210	20.0 100.0 -100.0	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
MAPLE RIDGE/PITT MEADOWS	541827	1136743	632322	% -44.2 -65.7 -48.8	594833	692930	4722	% -31.9 -13.8 -26.7	214100	1869877	% -13.1 -33.3 -23.0	
DETACHED	541827	1136743	632322	-44.2 -65.7 -48.8	594833	692930	4722	-31.9 -13.8 -26.7	214100	1869877	-13.1 -33.3 -23.0	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
NEW WESTMINSTER	6753	231297	22548	% -4.3 -58.3 -50.5	131073	9142	1154	% 22.2 -85.7 28.6	43230	3724169	% -14.0 -33.3 -26.5	
DETACHED	6753	231297	22548	-4.3 -58.3 -50.5	131073	9142	1154	22.2 -85.7 28.6	43230	3724169	-14.0 -33.3 -26.5	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
NORTH VANCOUVER	262253	8960137	322156	% -64.0 -65.0 -59.1	463260	562675	252672	% -55.4 0.0 -4.0	175106254	15689223	% -10.9 -16.0 -12.2	
DETACHED	262253	8960137	322156	-64.0 -65.0 -59.1	463260	562675	252672	-55.4 0.0 -4.0	175106254	15689223	-10.9 -16.0 -12.2	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
PORT COQUITLAM	19723	272044	22926	% -18.5 -55.0 -40.9	201714	202121	171313	% -15.0 -35.0 -38.1	716468	595658	% -16.9 -12.5 -14.7	
DETACHED	19723	272044	22926	-18.5 -55.0 -40.9	201714	202121	171313	-15.0 -35.0 -38.1	716468	595658	-16.9 -12.5 -14.7	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
PORT MOODY/BELCARRA	9611	291562	101330	% -65.5 -13.3 -51.6	871426	771326	111425	% 57.1 7.7 -3.8	393880	384280	% -2.6 10.5 0.0	
DETACHED	9611	291562	101330	-65.5 -13.3 -51.6	871426	771326	111425	57.1 7.7 -3.8	393880	384280	-2.6 10.5 0.0	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
RICHMOND	485391	12474232	7036151	% -43.5 -51.4 -34.9	5458121	5235103	453288	% -13.5 -8.6 -14.6	214378	154121316	% -28.0 -25.3 -16.4	
DETACHED	485391	12474232	7036151	-43.5 -51.4 -34.9	5458121	5235103	453288	-13.5 -8.6 -14.6	214378	154121316	-28.0 -25.3 -16.4	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
SQUAMISH	7715	182214	67712	% -66.7 -68.2 -14.3	108111	131911	12144	% -7.7 -26.3 -63.6	464646	425326	% -8.7 39.5 -43.5	
DETACHED	7715	182214	67712	-66.7 -68.2 -14.3	108111	131911	12144	-7.7 -26.3 -63.6	464646	425326	-8.7 39.5 -43.5	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
SUNSHINE COAST	3043	4687	2966	% -37.0 -25.0 -14.3	35321	39265	29233	% -25.6 -33.3 -40.0	11315	113113	% 0.0 -15.4 -13.3	
DETACHED	3043	4687	2966	-37.0 -25.0 -14.3	35321	39265	29233	-25.6 -33.3 -40.0	11315	113113	0.0 -15.4 -13.3	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
VANCOUVER EAST	575567	125156142	667375	% -47.2 -53.2 -47.2	574892	506298	514265	% 2.0 -32.3 -33.7	213197337	192173271	% -9.9 -12.2 -19.6	
DETACHED	575567	125156142	667375	-47.2 -53.2 -47.2	574892	506298	514265	2.0 -32.3 -33.7	213197337	192173271	-9.9 -12.2 -19.6	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
VANCOUVER WEST	4843235	119124459	5357206	% -55.5 -54.0 -55.1	4740219	5943260	4936201	% -16.9 -16.3 -22.7	181810	176144731	% -2.8 -15.3 -9.8	
DETACHED	4843235	119124459	5357206	-55.5 -54.0 -55.1	4740219	5943260	4936201	-16.9 -16.3 -22.7	181810	176144731	-2.8 -15.3 -9.8	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
WEST VANCOUVER/HOWE SOUND	50322	8128	40613	% -50.6 0.0 -53.6	262111	3418	166	% -52.9 500.0 -66.7	871341	92839	% 5.7 -38.5 -4.9	
DETACHED	50322	8128	40613	-50.6 0.0 -53.6	262111	3418	166	-52.9 500.0 -66.7	871341	92839	5.7 -38.5 -4.9	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
WHISTLER/PEMBERTON	132024	242949	161741	% -33.3 -41.4 -16.3	912119	111034	66	% -45.5 40.0 -35.3	314377	334180	% 6.5 -4.7 3.9	
DETACHED	132024	242949	161741	-33.3 -41.4 -16.3	912119	111034	66	-45.5 40.0 -35.3	314377	334180	6.5 -4.7 3.9	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
GRAND TOTALS	465301899	10657691837	544354950	% -48.9 -54.0 -48.3	494371891	541350945	431303791	% -20.3 -13.4 -16.3	184313233373	166511302807	% -9.7 -14.6 -16.8	
DETACHED	465301899	10657691837	544354950	-48.9 -54.0 -48.3	494371891	541350945	431303791	-20.3 -13.4 -16.3	184313233373	166511302807	-9.7 -14.6 -16.8	
ATTACHED	00	00	00	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	00	00	00	0.0	00	00	00	0.0	00	00	0.0	

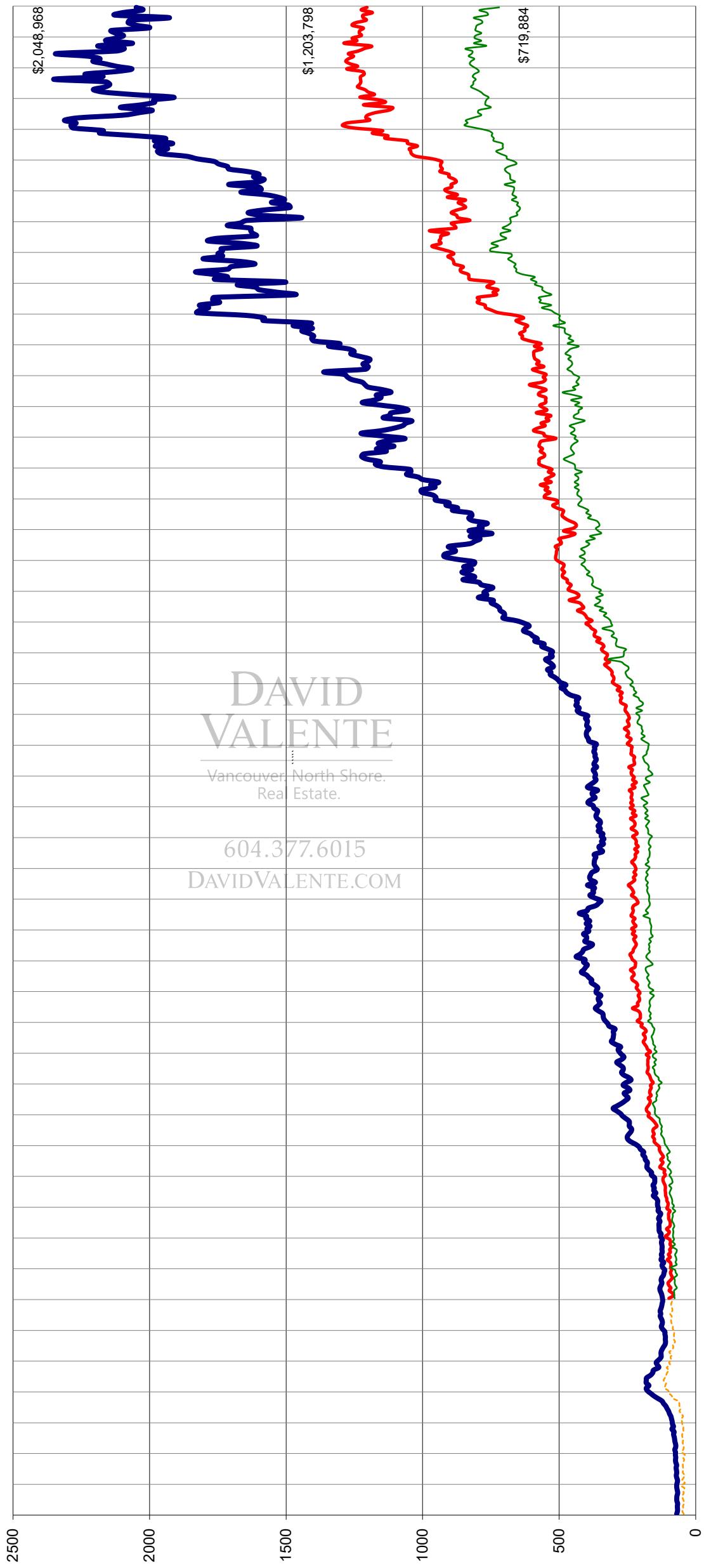


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