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REAL ESTATE MARKET STATISTICAL ANALYSIS

February 2019 Edition



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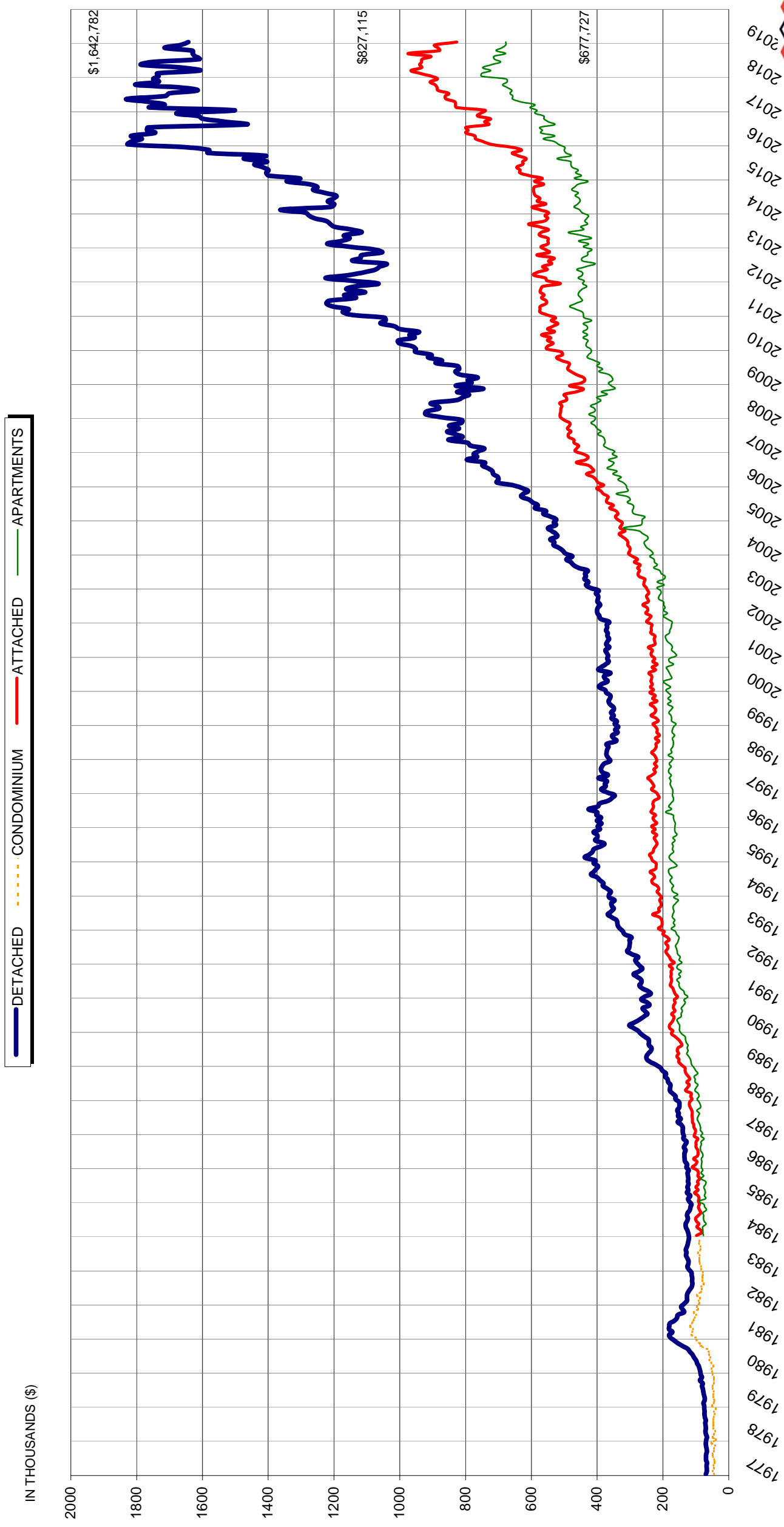
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Residential Average Sale Prices - January 1977 to January 2019



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

Home listings increase while buyers remain in holding pattern

VANCOUVER, BC – February 4, 2019 – Home listings continue to increase across all housing categories in the Metro Vancouver* housing market while home buyer activity remains below historical averages.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,103 in January 2019, a 39.3 per cent decrease from the 1,818 sales recorded in January 2018, and a 2.9 per cent increase from the 1,072 homes sold in December 2018.

Last month's sales were 36.3 per cent below the 10-year January sales average and were the lowest January-sales total since 2009.

"REALTORS® are seeing more traffic at open houses compared to recent months, however, buyers are choosing to remain in a holding pattern for the time being," Phil Moore, REBGV president said.

There were 4,848 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2019. This represents a 27.7 per cent increase compared to the 3,796 homes listed in January 2018 and a 244.6 per cent increase compared to the 1,407 homes listed in December 2018.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,808, a 55.6 per cent increase compared to January 2018 (6,947) and a 5.2 per cent increase compared to December 2018 (10,275).

For all property types, the sales-to-active listings ratio for January 2019 is 10.2 per cent. By property type, the ratio is 6.8 per cent for detached homes, 11.9 per cent for townhomes, and 13.6 per cent for condominiums.

Generally, analysts say that downward pressure on home prices occurs when the ratio dips below

the 12 per cent mark for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

“Home prices have edged down across all home types in the region over the last seven months,” Moore said.

The MLS® Home Price Index composite benchmark price for all residential homes in Metro Vancouver is currently \$1,019,600. This represents a 4.5 per cent decrease over January 2018, and a 7.2 per cent decrease over the past six months.

“Economic fundamentals underpinning our market for home buyers and sellers remain strong. Today’s market conditions are largely the result of the mortgage stress test that the federal government imposed at the beginning of last year,” Moore said. “This measure, coupled with an increase in mortgage rates, took away as much as 25 per cent of purchasing power from many home buyers trying to enter the market.”

Sales of detached homes in January 2019 reached 339, a 30.4 per cent decrease from the 487 detached sales recorded in January 2018. The benchmark price for detached homes is \$1,453,400. This represents a 9.1 per cent decrease from January 2018, and an 8.3 per cent decrease over the past six months.

Sales of apartment homes reached 559 in January 2019, a 44.8 per cent decrease compared to the 1,012 sales in January 2018. The benchmark price of an apartment property is \$658,600. This represents a 1.7 per cent decrease from January 2018, and a 6.6 per cent decrease over the past six months.

Attached home sales in January 2019 totalled 205, a 35.7 per cent decrease compared to the 319 sales in January 2018. The benchmark price of an attached unit is \$800,600. This represents a 0.5 per cent decrease from January 2018, and a 6.2 per cent decrease over the past six months.

Richmond

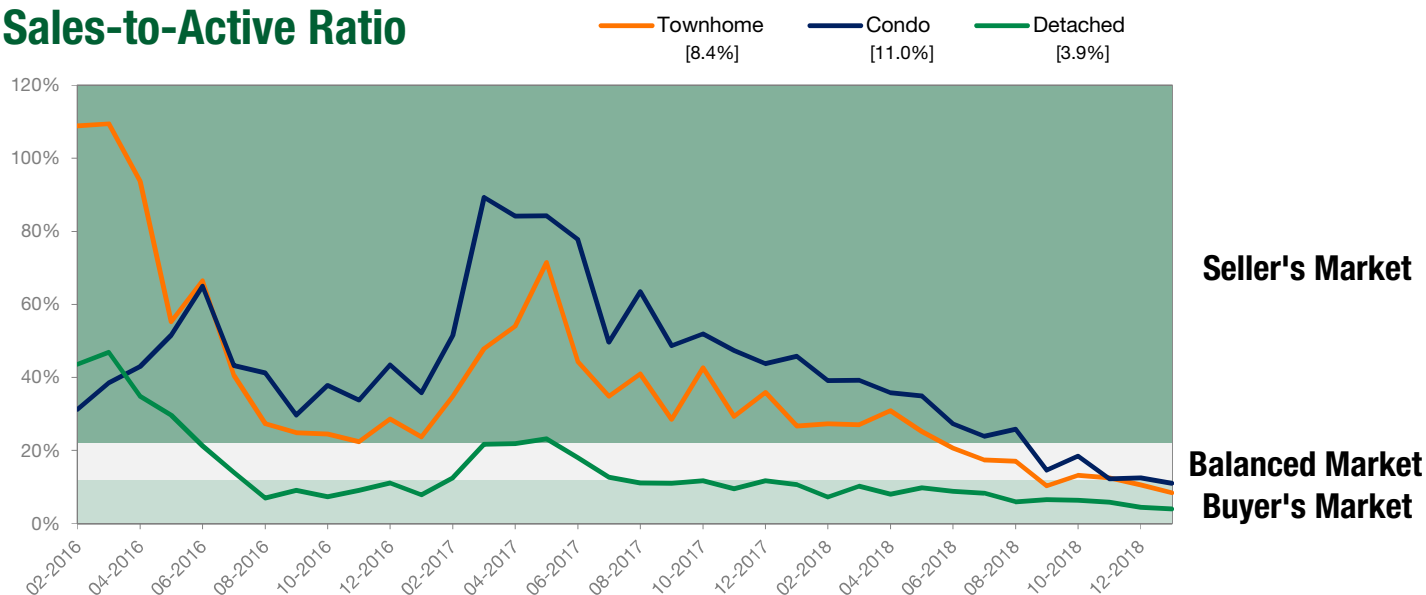
January 2019

Detached Properties	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	787	622	+ 26.5%	663	590	+ 12.4%
Sales	31	66	- 53.0%	29	69	- 58.0%
Days on Market Average	78	56	+ 39.3%	60	53	+ 13.2%
MLS® HPI Benchmark Price	\$1,581,600	\$1,750,900	- 9.7%	\$1,593,000	\$1,753,500	- 9.2%

Condos	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	602	317	+ 89.9%	530	327	+ 62.1%
Sales	66	145	- 54.5%	66	143	- 53.8%
Days on Market Average	59	34	+ 73.5%	40	23	+ 73.9%
MLS® HPI Benchmark Price	\$657,500	\$665,200	- 1.2%	\$668,500	\$652,500	+ 2.5%

Townhomes	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	311	210	+ 48.1%	266	212	+ 25.5%
Sales	26	56	- 53.6%	28	76	- 63.2%
Days on Market Average	55	37	+ 48.6%	49	26	+ 88.5%
MLS® HPI Benchmark Price	\$808,200	\$822,500	- 1.7%	\$819,800	\$807,900	+ 1.5%

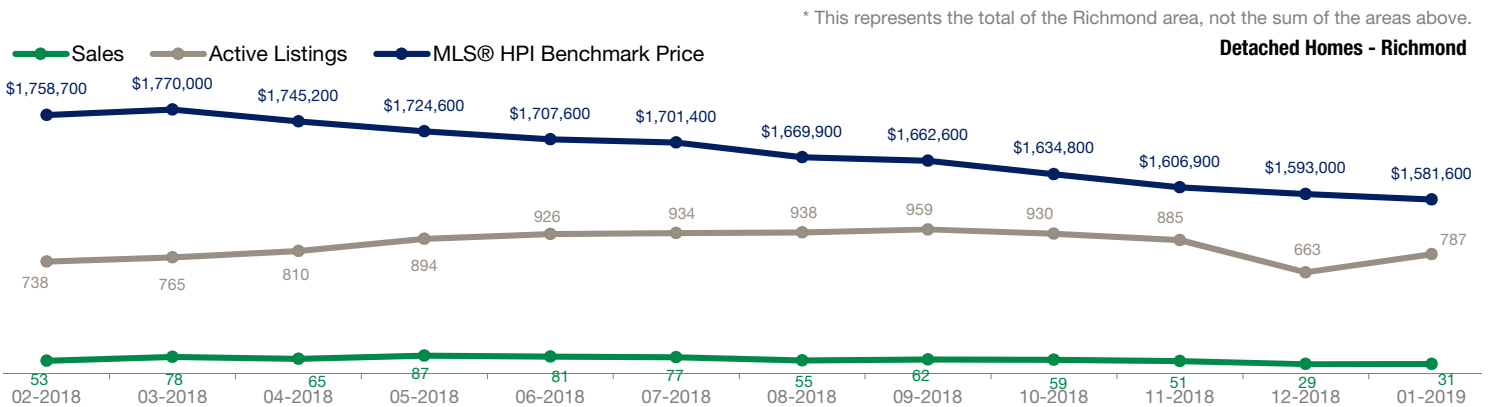
Sales-to-Active Ratio



Richmond

Detached Properties Report – January 2019

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Boyd Park	2	23	\$1,440,800	- 7.9%
\$100,000 to \$199,999	0	3	0	Bridgeport RI	0	17	\$1,337,300	- 4.8%
\$200,000 to \$399,999	0	1	0	Brighthouse	0	27	\$0	--
\$400,000 to \$899,999	0	16	0	Brighthouse South	0	3	\$0	--
\$900,000 to \$1,499,999	16	133	67	Broadmoor	3	60	\$1,968,500	- 12.5%
\$1,500,000 to \$1,999,999	9	219	105	East Cambie	2	18	\$1,321,100	- 9.6%
\$2,000,000 to \$2,999,999	5	276	52	East Richmond	1	16	\$1,964,700	- 5.8%
\$3,000,000 and \$3,999,999	0	96	0	Garden City	1	26	\$1,351,500	- 12.3%
\$4,000,000 to \$4,999,999	1	27	147	Gilmore	0	8	\$1,788,400	- 3.7%
\$5,000,000 and Above	0	16	0	Granville	3	64	\$1,747,100	- 7.9%
TOTAL	31	787	78	Hamilton RI	0	16	\$1,110,900	- 8.5%
				Ironwood	4	34	\$1,389,100	- 8.0%
				Lackner	2	34	\$1,556,300	- 10.3%
				McLennan	1	8	\$1,764,000	- 8.2%
				McLennan North	0	12	\$1,747,900	- 3.6%
				McNair	1	21	\$1,514,100	- 8.0%
				Quilchena RI	2	38	\$1,576,900	- 8.4%
				Riverdale RI	1	38	\$1,617,400	- 7.7%
				Saunders	0	40	\$1,444,200	- 14.0%
				Sea Island	0	3	\$829,300	- 5.1%
				Seafair	1	49	\$1,432,700	- 11.6%
				South Arm	0	27	\$1,252,900	- 13.6%
				Steveston North	2	44	\$1,329,700	- 7.5%
				Steveston South	2	25	\$1,571,400	- 7.7%
				Steveston Village	1	11	\$1,453,100	- 6.6%
				Terra Nova	0	17	\$1,865,900	- 6.8%
				West Cambie	0	30	\$1,348,300	- 7.1%
				Westwind	1	17	\$1,647,100	- 6.3%
				Woodwards	1	61	\$1,454,600	- 12.9%
				TOTAL*	31	787	\$1,581,600	- 9.7%

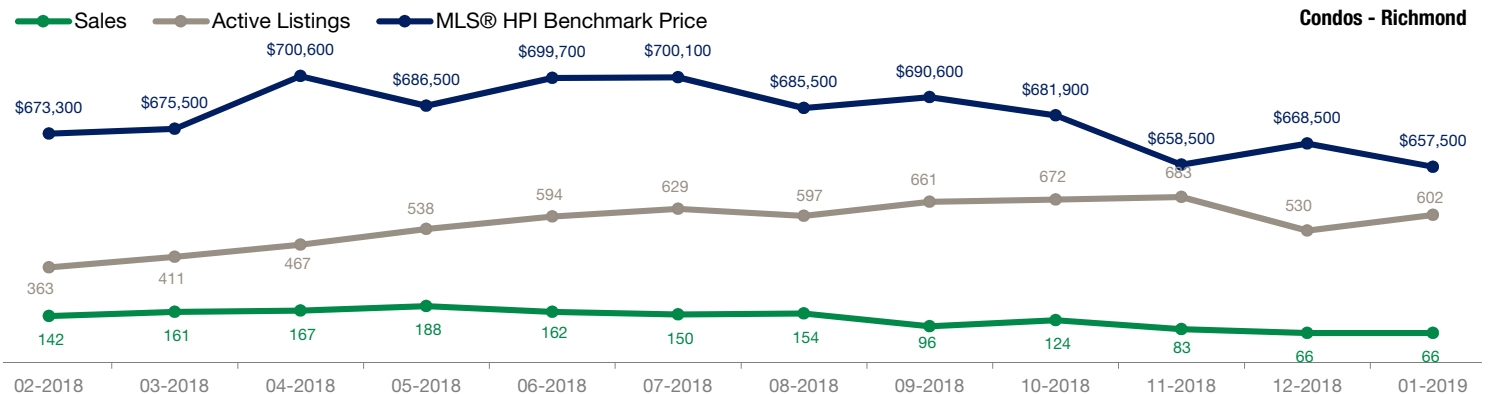


Richmond

Condo Report – January 2019

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	1	0	Boyd Park	1	12	\$462,100	+ 10.6%
\$100,000 to \$199,999	0	1	0	Bridgeport RI	1	9	\$708,200	- 2.0%
\$200,000 to \$399,999	8	33	65	Brighthouse	32	267	\$634,500	- 6.5%
\$400,000 to \$899,999	56	482	56	Brighthouse South	10	65	\$582,800	+ 1.9%
\$900,000 to \$1,499,999	1	68	10	Broadmoor	1	2	\$470,800	+ 0.6%
\$1,500,000 to \$1,999,999	0	8	0	East Cambie	0	2	\$465,200	+ 4.0%
\$2,000,000 to \$2,999,999	0	5	0	East Richmond	0	5	\$748,800	- 3.2%
\$3,000,000 and \$3,999,999	1	3	266	Garden City	0	2	\$425,500	- 1.1%
\$4,000,000 to \$4,999,999	0	1	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	0	4	\$244,400	+ 1.1%
TOTAL	66	602	59	Hamilton RI	0	0	\$684,400	- 1.6%
				Ironwood	2	32	\$611,900	+ 0.3%
				Lackner	0	0	\$0	--
				McLennan	0	0	\$0	--
				McLennan North	4	20	\$774,900	+ 7.8%
				McNair	0	0	\$0	--
				Quilchena RI	0	0	\$0	--
				Riverdale RI	1	15	\$585,900	+ 6.9%
				Saunders	0	1	\$0	--
				Sea Island	0	0	\$0	--
				Seafair	0	0	\$457,700	+ 10.8%
				South Arm	0	1	\$300,200	+ 0.2%
				Steveston North	1	0	\$453,000	+ 8.8%
				Steveston South	1	27	\$563,800	+ 2.6%
				Steveston Village	0	5	\$0	--
				Terra Nova	0	0	\$0	--
				West Cambie	12	132	\$658,500	- 1.8%
				Westwind	0	0	\$0	--
				Woodwards	0	1	\$0	--
				TOTAL*	66	602	\$657,500	- 1.2%

* This represents the total of the Richmond area, not the sum of the areas above.

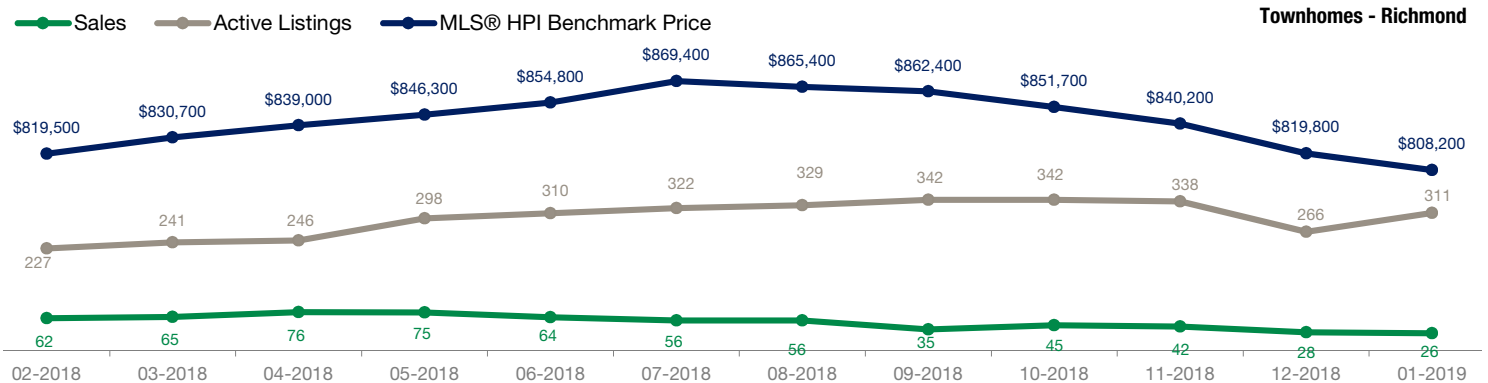


Richmond

Townhomes Report – January 2019

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Boyd Park	0	6	\$479,900	+ 6.8%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	1	11	\$640,400	- 1.7%
\$200,000 to \$399,999	0	1	0	Brighthouse	2	18	\$751,600	- 2.0%
\$400,000 to \$899,999	19	147	60	Brighthouse South	1	30	\$775,600	- 3.0%
\$900,000 to \$1,499,999	7	154	41	Broadmoor	0	8	\$940,000	- 3.1%
\$1,500,000 to \$1,999,999	0	9	0	East Cambie	1	12	\$820,400	- 2.3%
\$2,000,000 to \$2,999,999	0	0	0	East Richmond	0	2	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Garden City	0	7	\$888,500	- 3.1%
\$4,000,000 to \$4,999,999	0	0	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	2	9	\$718,800	- 2.1%
TOTAL	26	311	55	Hamilton RI	1	17	\$680,000	- 3.1%
				Ironwood	2	3	\$648,500	- 5.0%
				Lackner	0	3	\$921,000	+ 0.7%
				McLennan	0	0	\$0	--
				McLennan North	10	62	\$896,700	- 3.1%
				McNair	1	1	\$564,900	- 2.6%
				Quilchena RI	0	2	\$646,800	+ 0.8%
				Riverdale RI	1	4	\$824,200	- 0.3%
				Saunders	0	13	\$638,800	- 1.9%
				Sea Island	0	0	\$0	--
				Seafair	0	4	\$957,000	- 2.0%
				South Arm	0	3	\$654,100	- 1.7%
				Steveston North	0	8	\$653,600	- 0.2%
				Steveston South	2	13	\$910,400	- 0.5%
				Steveston Village	1	1	\$825,400	- 1.7%
				Terra Nova	0	16	\$943,000	+ 0.1%
				West Cambie	1	29	\$816,600	- 1.4%
				Westwind	0	1	\$802,300	+ 0.9%
				Woodwards	0	28	\$794,900	- 1.0%
				TOTAL*	26	311	\$808,200	- 1.7%

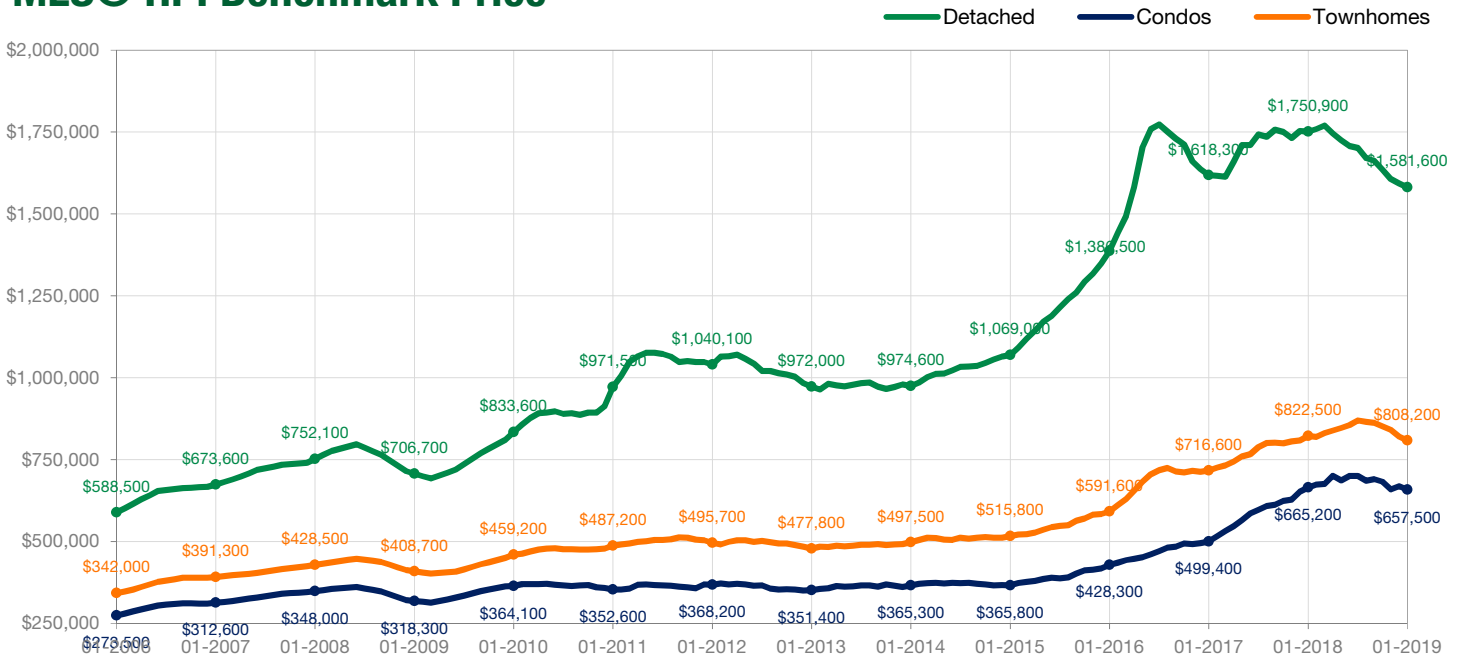
* This represents the total of the Richmond area, not the sum of the areas above.



Richmond

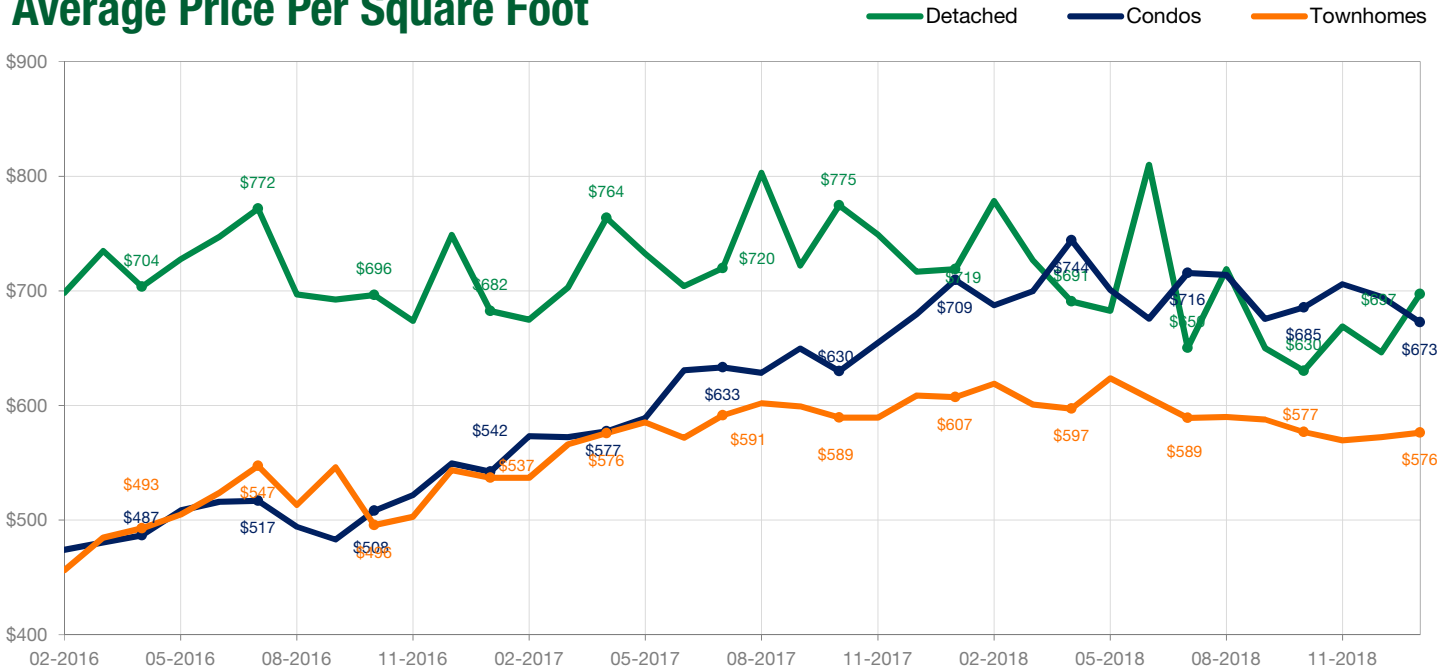
January 2019

MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

Ladner

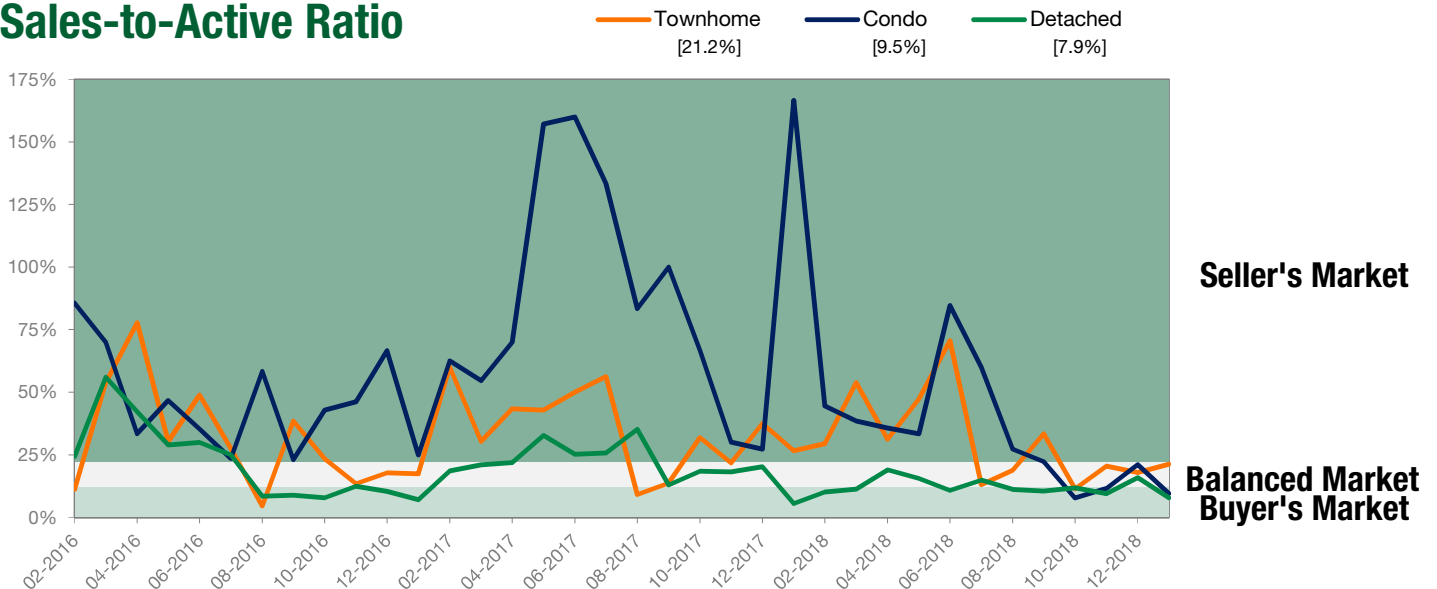
January 2019

Detached Properties	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	89	91	- 2.2%	82	74	+ 10.8%
Sales	7	5	+ 40.0%	13	15	- 13.3%
Days on Market Average	88	31	+ 183.9%	47	37	+ 27.0%
MLS® HPI Benchmark Price	\$943,400	\$1,017,200	- 7.3%	\$964,500	\$1,029,200	- 6.3%

Condos	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	21	6	+ 250.0%	19	11	+ 72.7%
Sales	2	10	- 80.0%	4	3	+ 33.3%
Days on Market Average	57	11	+ 418.2%	33	5	+ 560.0%
MLS® HPI Benchmark Price	\$463,400	\$431,300	+ 7.4%	\$461,900	\$436,600	+ 5.8%

Townhomes	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	33	15	+ 120.0%	28	16	+ 75.0%
Sales	7	4	+ 75.0%	5	6	- 16.7%
Days on Market Average	39	22	+ 77.3%	20	46	- 56.5%
MLS® HPI Benchmark Price	\$740,500	\$776,000	- 4.6%	\$760,500	\$776,900	- 2.1%

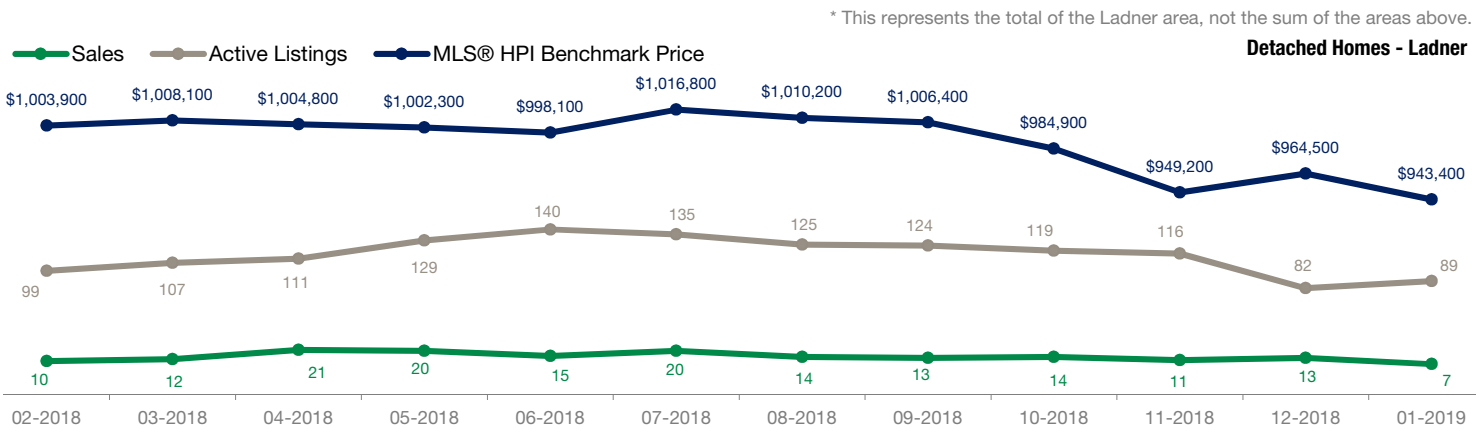
Sales-to-Active Ratio



Ladner

Detached Properties Report – January 2019

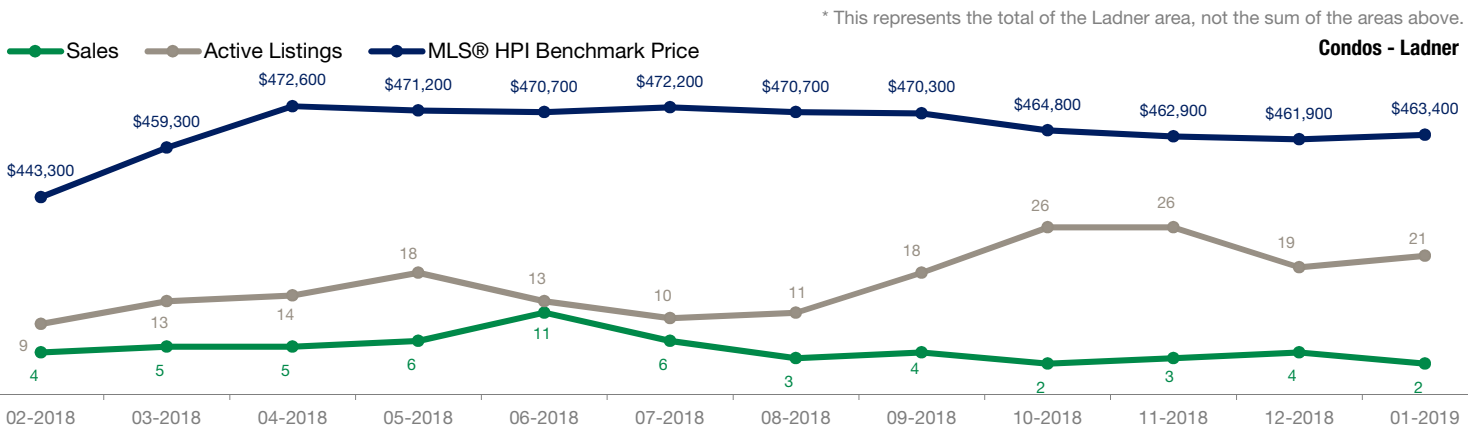
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	1	8	\$892,300	- 6.8%
\$100,000 to \$199,999	0	0	0	East Delta	0	1	\$0	--
\$200,000 to \$399,999	0	1	0	Hawthorne	1	26	\$947,800	- 6.7%
\$400,000 to \$899,999	3	10	81	Holly	0	10	\$983,600	- 7.4%
\$900,000 to \$1,499,999	3	60	93	Ladner Elementary	2	17	\$879,600	- 5.4%
\$1,500,000 to \$1,999,999	1	10	97	Ladner Rural	1	6	\$1,620,700	- 6.5%
\$2,000,000 to \$2,999,999	0	3	0	Neilsen Grove	2	16	\$999,300	- 10.7%
\$3,000,000 and \$3,999,999	0	1	0	Port Guichon	0	4	\$825,500	- 8.0%
\$4,000,000 to \$4,999,999	0	0	0	Westham Island	0	1	\$0	--
\$5,000,000 and Above	0	4	0	TOTAL*	7	89	\$943,400	- 7.3%
TOTAL	7	89	88					



Ladner

Condo Report – January 2019

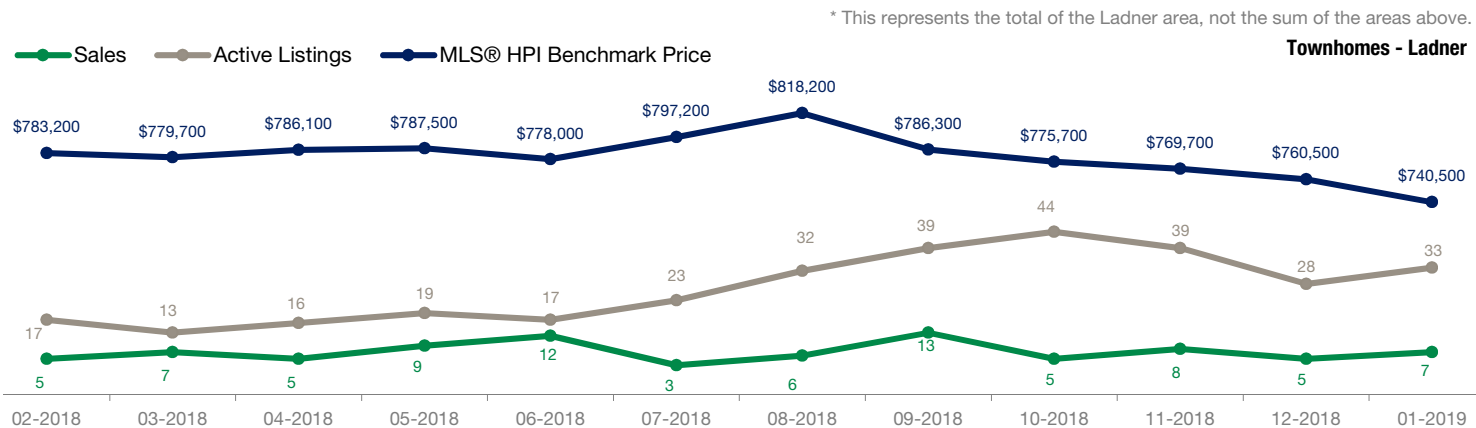
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	0	7	\$449,200	+ 8.1%
\$100,000 to \$199,999	0	0	0	East Delta	0	1	\$0	--
\$200,000 to \$399,999	1	3	112	Hawthorne	2	9	\$458,800	+ 10.1%
\$400,000 to \$899,999	1	18	2	Holly	0	0	\$0	--
\$900,000 to \$1,499,999	0	0	0	Ladner Elementary	0	3	\$405,400	+ 2.8%
\$1,500,000 to \$1,999,999	0	0	0	Ladner Rural	0	0	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Neilsen Grove	0	1	\$564,500	+ 3.0%
\$3,000,000 and \$3,999,999	0	0	0	Port Guichon	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Westham Island	0	0	\$0	--
\$5,000,000 and Above	0	0	0	TOTAL*	2	21	\$463,400	+ 7.4%
TOTAL	2	21	57					



Ladner

Townhomes Report – January 2019

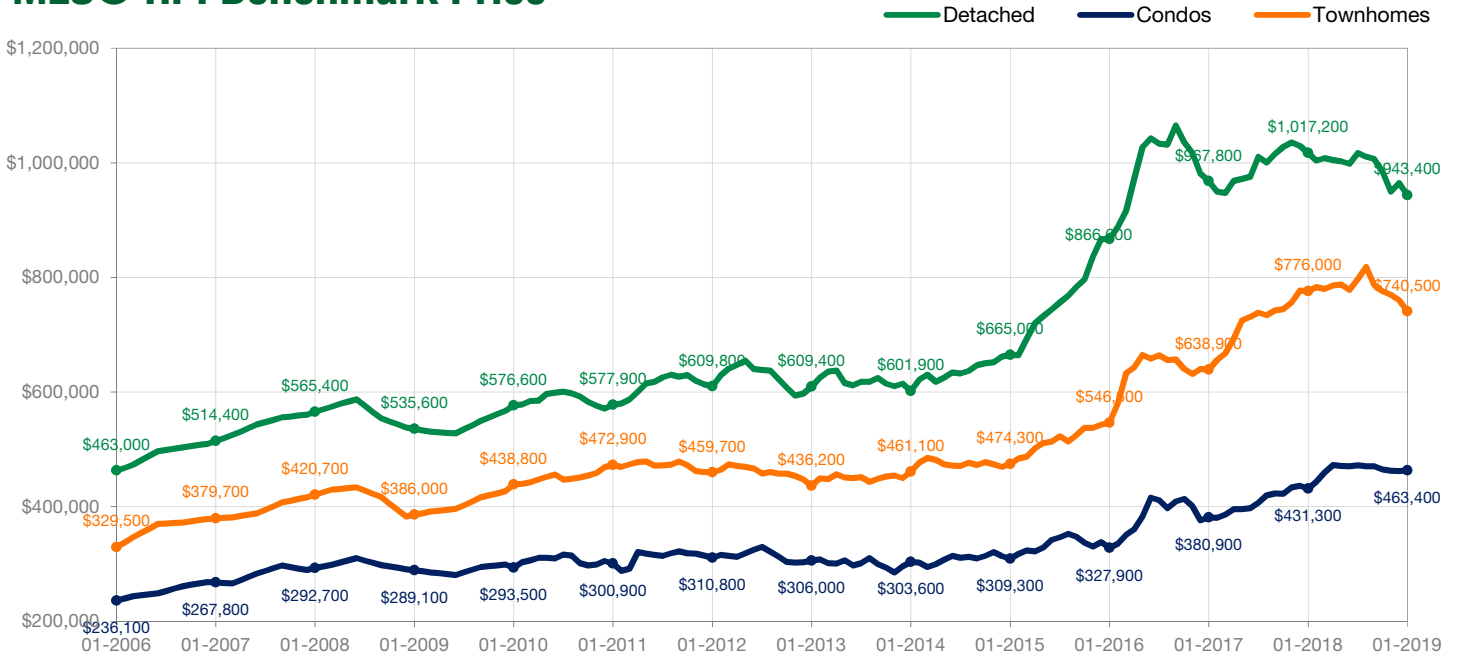
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	1	6	\$754,100	- 4.8%
\$100,000 to \$199,999	0	0	0	East Delta	0	0	\$0	--
\$200,000 to \$399,999	0	1	0	Hawthorne	1	2	\$681,000	- 3.6%
\$400,000 to \$899,999	6	25	35	Holly	0	2	\$791,900	- 0.6%
\$900,000 to \$1,499,999	1	7	69	Ladner Elementary	0	6	\$649,800	- 3.3%
\$1,500,000 to \$1,999,999	0	0	0	Ladner Rural	0	0	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Neilsen Grove	5	17	\$1,097,800	- 4.3%
\$3,000,000 and \$3,999,999	0	0	0	Port Guichon	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Westham Island	0	0	\$0	--
\$5,000,000 and Above	0	0	0	TOTAL*	7	33	\$740,500	- 4.6%
TOTAL	7	33	39					



Ladner

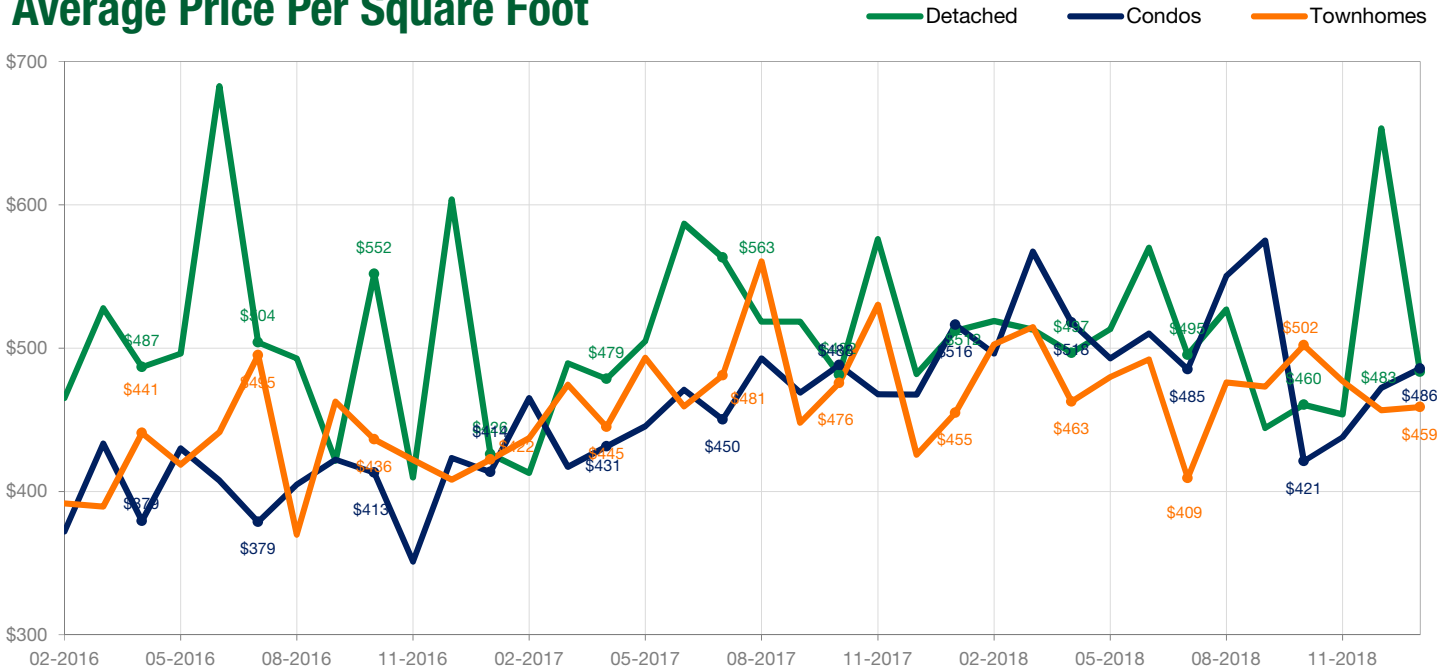
January 2019

MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

Tsawwassen

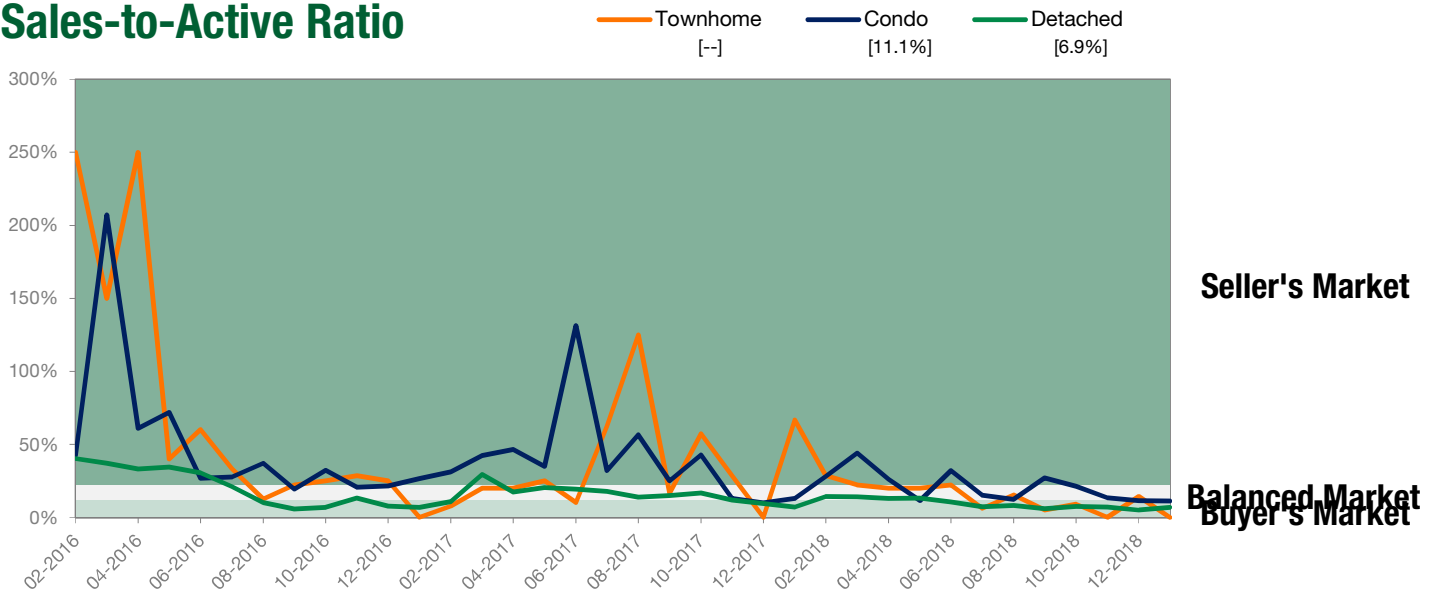
January 2019

Detached Properties	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	131	129	+ 1.6%	120	117	+ 2.6%
Sales	9	9	0.0%	6	11	- 45.5%
Days on Market Average	122	105	+ 16.2%	53	51	+ 3.9%
MLS® HPI Benchmark Price	\$1,152,200	\$1,261,800	- 8.7%	\$1,192,200	\$1,281,800	- 7.0%

Condos	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	36	23	+ 56.5%	35	20	+ 75.0%
Sales	4	3	+ 33.3%	4	2	+ 100.0%
Days on Market Average	71	34	+ 108.8%	79	111	- 28.8%
MLS® HPI Benchmark Price	\$497,500	\$460,500	+ 8.0%	\$492,300	\$462,400	+ 6.5%

Townhomes	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	22	6	+ 266.7%	21	7	+ 200.0%
Sales	0	4	- 100.0%	3	0	--
Days on Market Average	0	42	- 100.0%	60	0	--
MLS® HPI Benchmark Price	\$732,200	\$763,300	- 4.1%	\$748,800	\$754,700	- 0.8%

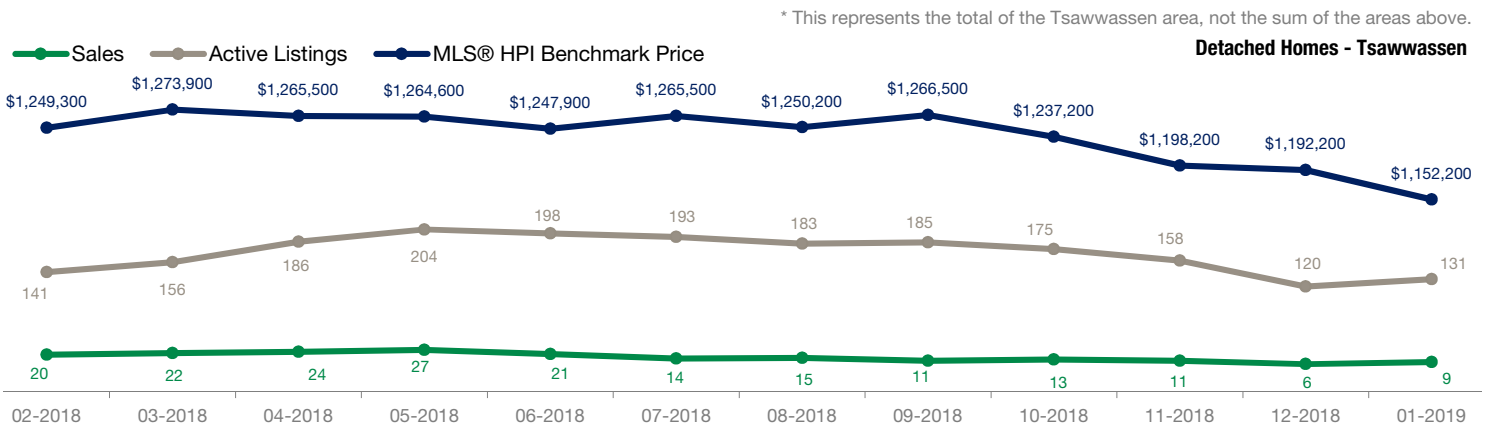
Sales-to-Active Ratio



Tsawwassen

Detached Properties Report – January 2019

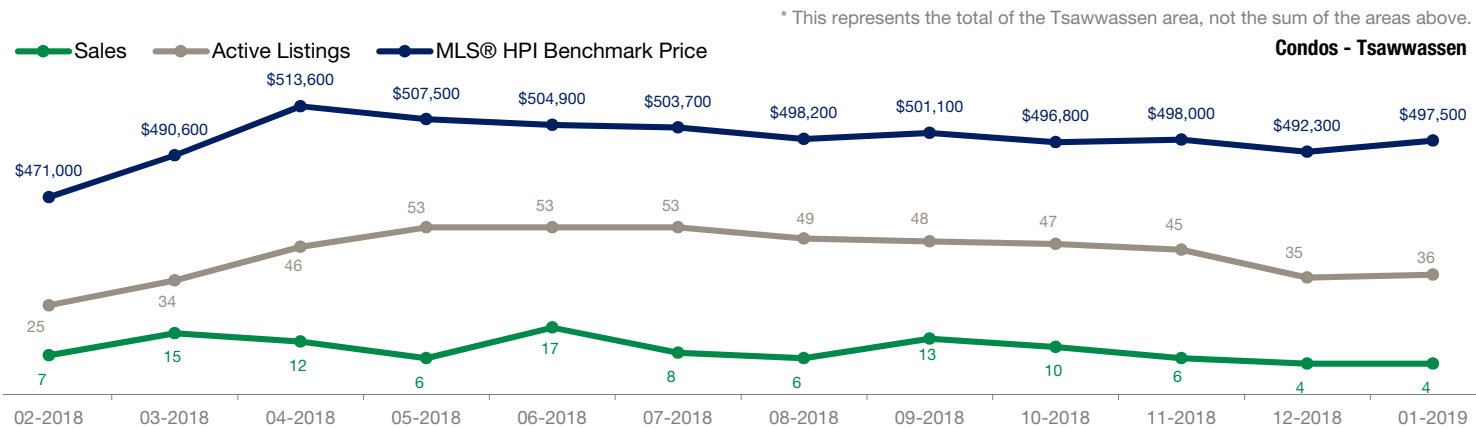
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	2	17	\$954,300	- 10.2%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	10	\$1,151,400	- 12.6%
\$200,000 to \$399,999	0	0	0	Cliff Drive	2	23	\$1,046,300	- 7.9%
\$400,000 to \$899,999	2	5	96	English Bluff	1	12	\$1,576,400	- 8.8%
\$900,000 to \$1,499,999	6	78	132	Pebble Hill	2	31	\$1,210,200	- 9.0%
\$1,500,000 to \$1,999,999	1	27	113	Tsawwassen Central	1	29	\$1,111,400	- 5.8%
\$2,000,000 to \$2,999,999	0	19	0	Tsawwassen East	1	9	\$1,202,100	- 11.5%
\$3,000,000 and \$3,999,999	0	1	0	TOTAL*	9	131	\$1,152,200	- 8.7%
\$4,000,000 to \$4,999,999	0	1	0					
\$5,000,000 and Above	0	0	0					
TOTAL	9	131	122					



Tsawwassen

Condo Report – January 2019

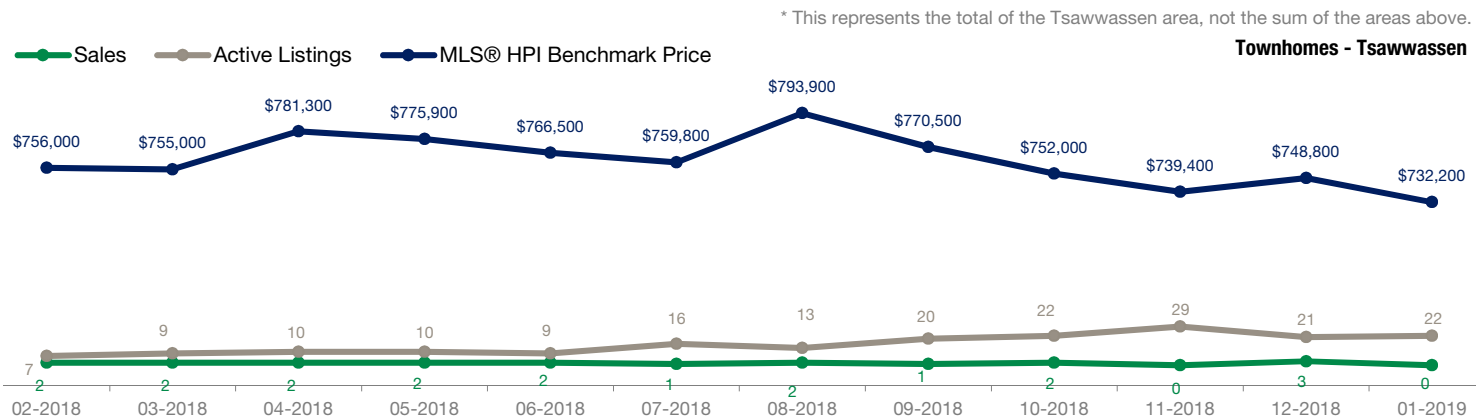
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	0	12	\$528,700	+ 7.5%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	0	\$0	--
\$200,000 to \$399,999	2	5	105	Cliff Drive	2	16	\$464,800	+ 8.1%
\$400,000 to \$899,999	2	26	37	English Bluff	0	0	\$0	--
\$900,000 to \$1,499,999	0	3	0	Pebble Hill	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	1	0	Tsawwassen Central	1	7	\$510,100	+ 8.4%
\$2,000,000 to \$2,999,999	0	0	0	Tsawwassen East	1	1	\$589,500	+ 8.0%
\$3,000,000 and \$3,999,999	0	1	0	TOTAL*	4	36	\$497,500	+ 8.0%
\$4,000,000 to \$4,999,999	0	0	0					
\$5,000,000 and Above	0	0	0					
TOTAL	4	36	71					



Tsawwassen

Townhomes Report – January 2019

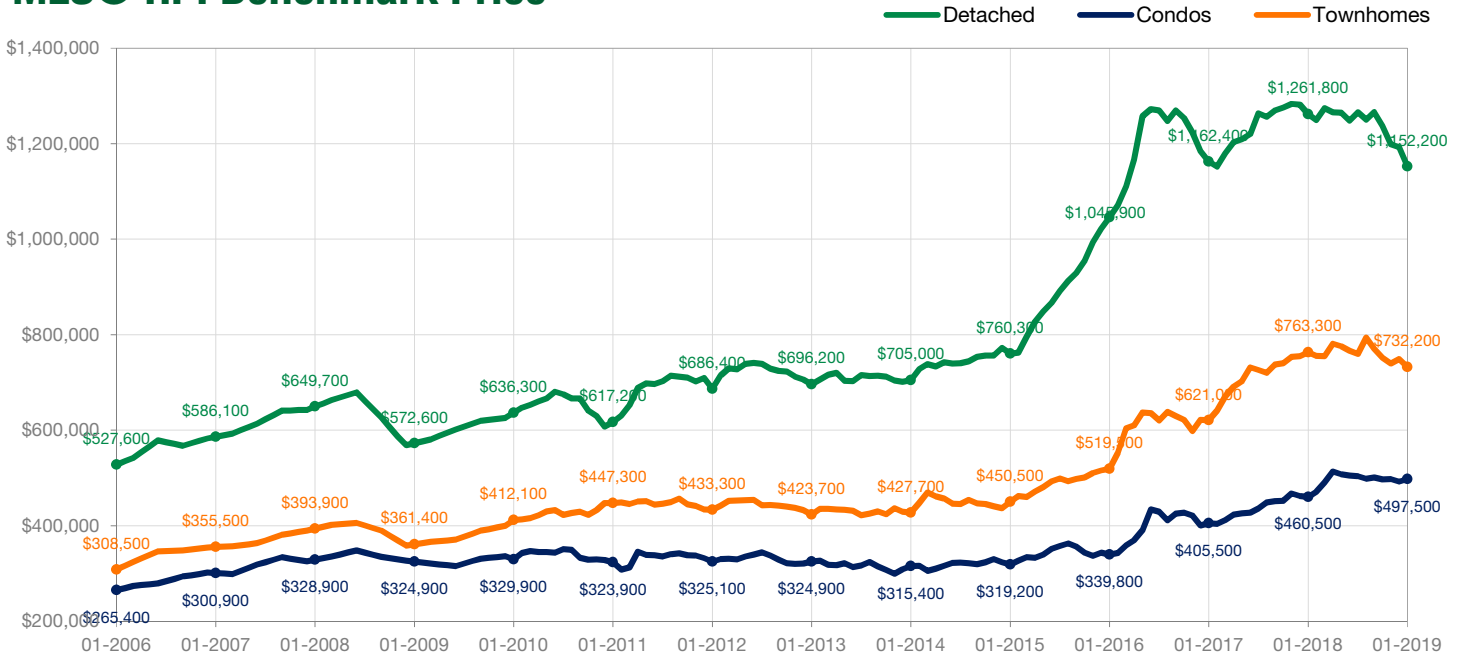
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	0	1	\$658,700	- 4.2%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	0	\$0	--
\$200,000 to \$399,999	0	0	0	Cliff Drive	0	17	\$0	--
\$400,000 to \$899,999	0	21	0	English Bluff	0	0	\$0	--
\$900,000 to \$1,499,999	0	1	0	Pebble Hill	0	1	\$0	--
\$1,500,000 to \$1,999,999	0	0	0	Tsawwassen Central	0	2	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Tsawwassen East	0	1	\$880,500	- 4.2%
\$3,000,000 and \$3,999,999	0	0	0	TOTAL*	0	22	\$732,200	- 4.1%
\$4,000,000 to \$4,999,999	0	0	0					
\$5,000,000 and Above	0	0	0					
TOTAL	0	22	0					



Tsawwassen

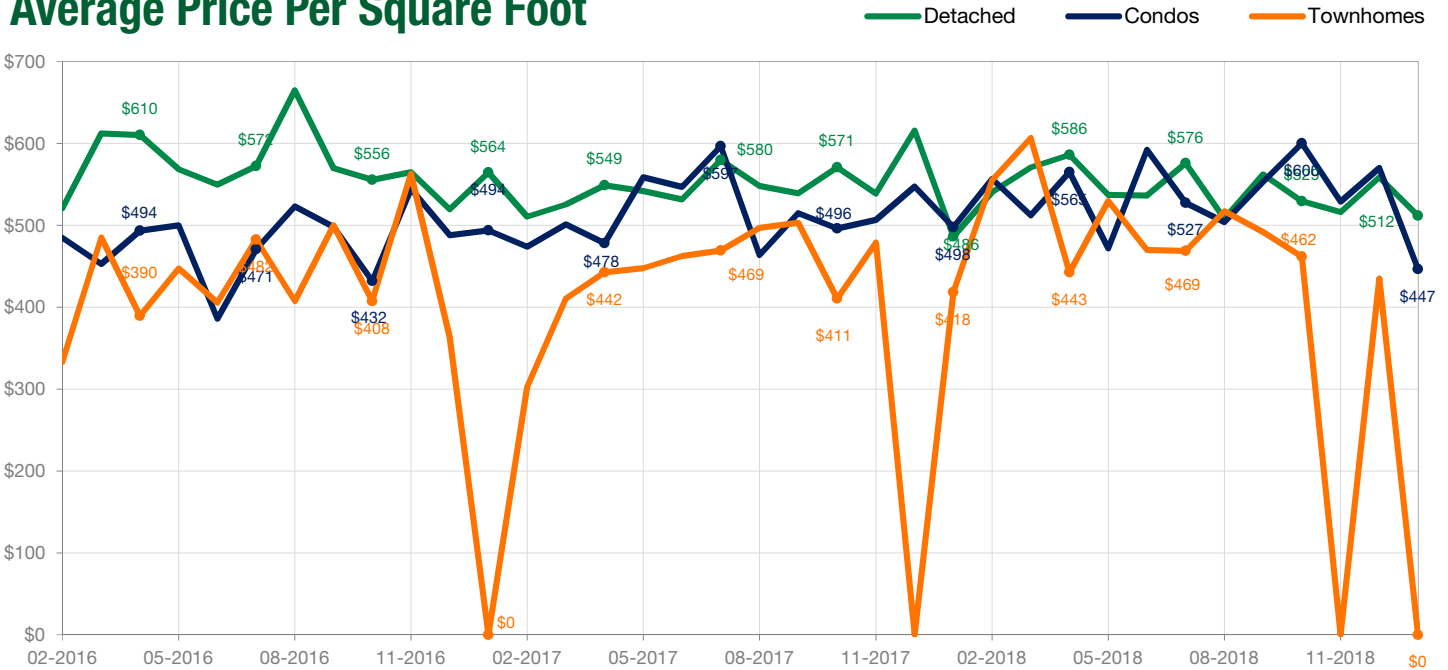
January 2019

MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

Vancouver - West

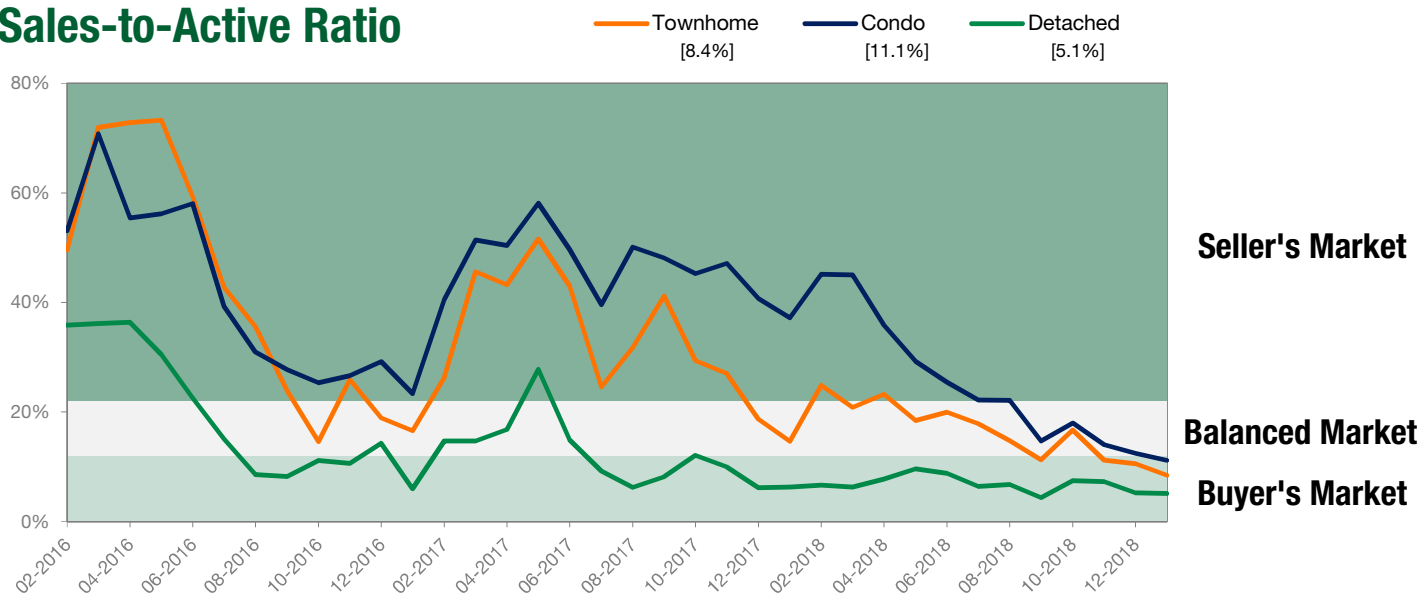
January 2019

Detached Properties	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	704	702	+ 0.3%	632	601	+ 5.2%
Sales	36	44	- 18.2%	33	37	- 10.8%
Days on Market Average	69	71	- 2.8%	44	64	- 31.3%
MLS® HPI Benchmark Price	\$3,049,700	\$3,548,400	- 14.1%	\$3,135,400	\$3,556,100	- 11.8%

Condos	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	1,194	656	+ 82.0%	1,120	617	+ 81.5%
Sales	133	244	- 45.5%	139	251	- 44.6%
Days on Market Average	42	28	+ 50.0%	47	22	+ 113.6%
MLS® HPI Benchmark Price	\$783,400	\$812,400	- 3.6%	\$783,700	\$807,100	- 2.9%

Townhomes	January			December		
	2019	2018	One-Year Change	2018	2017	One-Year Change
Activity Snapshot						
Total Active Listings	178	123	+ 44.7%	152	118	+ 28.8%
Sales	15	18	- 16.7%	16	22	- 27.3%
Days on Market Average	70	26	+ 169.2%	36	29	+ 24.1%
MLS® HPI Benchmark Price	\$1,216,600	\$1,247,900	- 2.5%	\$1,236,500	\$1,242,400	- 0.5%

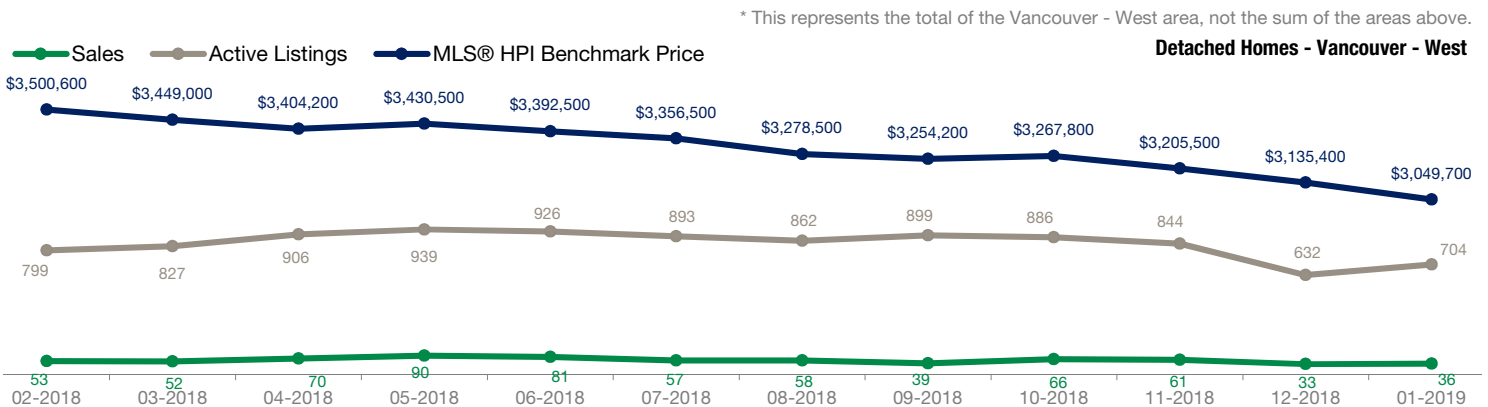
Sales-to-Active Ratio



Vancouver - West

Detached Properties Report – January 2019

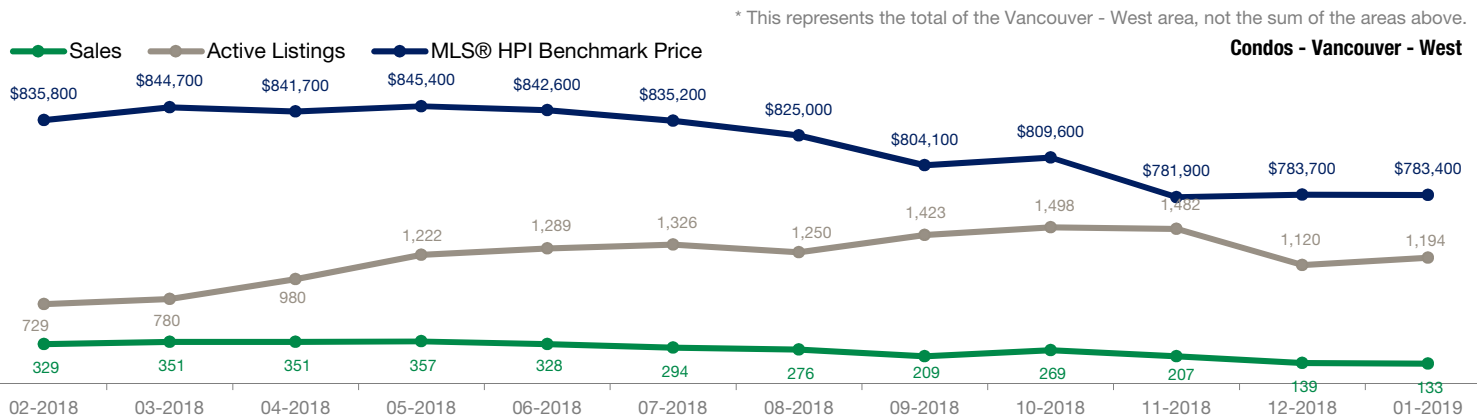
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	0	31	\$3,381,000	- 14.0%
\$100,000 to \$199,999	0	0	0	Cambie	3	45	\$2,300,400	- 15.0%
\$200,000 to \$399,999	0	3	0	Coal Harbour	0	0	\$0	--
\$400,000 to \$899,999	1	6	43	Downtown VW	0	1	\$0	--
\$900,000 to \$1,499,999	0	15	0	Dunbar	9	96	\$2,685,100	- 13.6%
\$1,500,000 to \$1,999,999	4	26	151	Fairview VW	0	6	\$0	--
\$2,000,000 to \$2,999,999	16	130	62	False Creek	0	2	\$0	--
\$3,000,000 and \$3,999,999	5	159	29	Kerrisdale	2	48	\$3,081,600	- 9.9%
\$4,000,000 to \$4,999,999	6	126	45	Kitsilano	3	48	\$2,225,600	- 7.3%
\$5,000,000 and Above	4	239	108	MacKenzie Heights	2	27	\$3,343,100	- 9.6%
TOTAL	36	704	69	Marpole	0	52	\$2,080,000	- 8.1%
				Mount Pleasant VW	0	7	\$2,342,500	- 8.0%
				Oakridge VW	1	15	\$2,812,400	- 15.6%
				Point Grey	5	70	\$3,056,200	- 20.8%
				Quilchena	1	19	\$3,416,000	- 15.8%
				S.W. Marine	0	25	\$3,069,100	- 6.7%
				Shaughnessy	4	68	\$5,198,800	- 16.6%
				South Cambie	1	17	\$3,231,600	- 14.8%
				South Granville	2	79	\$3,574,900	- 18.9%
				Southlands	2	24	\$3,278,100	- 7.4%
				University VW	1	20	\$4,938,600	- 20.5%
				West End VW	0	3	\$0	--
				Yaletown	0	1	\$0	--
				TOTAL*	36	704	\$3,049,700	- 14.1%



Vancouver - West

Condo Report – January 2019

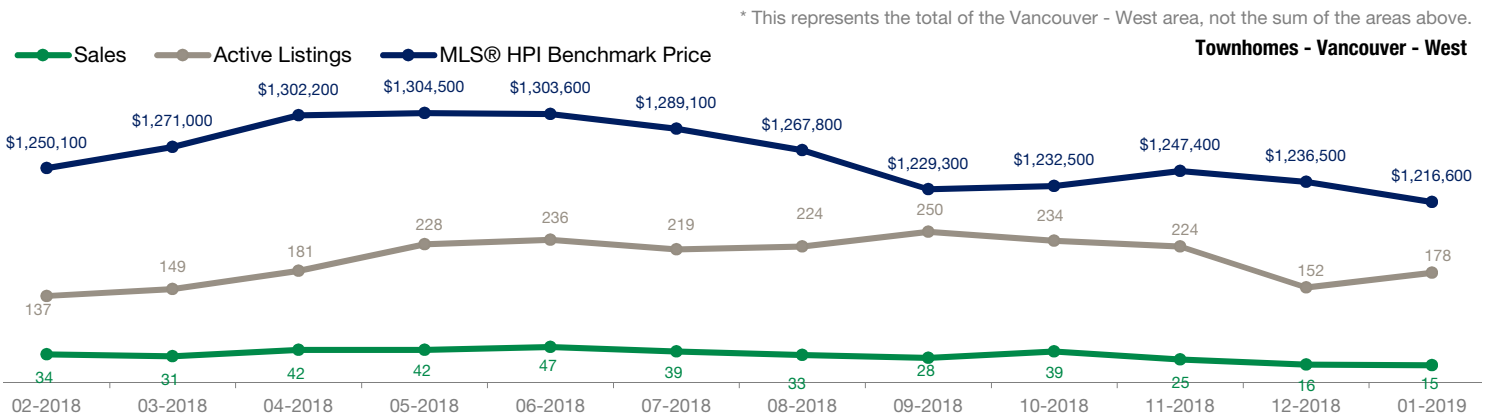
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	0	1	\$0	--
\$100,000 to \$199,999	0	0	0	Cambie	2	50	\$640,200	- 8.5%
\$200,000 to \$399,999	4	8	59	Coal Harbour	4	104	\$1,104,500	+ 4.9%
\$400,000 to \$899,999	89	482	41	Downtown VW	34	265	\$726,400	- 0.5%
\$900,000 to \$1,499,999	29	377	43	Dunbar	1	3	\$668,900	- 5.5%
\$1,500,000 to \$1,999,999	4	129	51	Fairview VW	8	61	\$766,900	- 5.0%
\$2,000,000 to \$2,999,999	5	105	45	False Creek	10	80	\$804,800	- 4.5%
\$3,000,000 and \$3,999,999	1	34	25	Kerrisdale	4	24	\$870,700	- 4.6%
\$4,000,000 to \$4,999,999	0	17	0	Kitsilano	9	72	\$566,000	- 11.6%
\$5,000,000 and Above	1	42	28	MacKenzie Heights	0	0	\$0	--
TOTAL	133	1,194	42	Marpole	5	46	\$551,600	- 8.0%
				Mount Pleasant VW	1	2	\$549,100	- 3.0%
				Oakridge VW	0	11	\$1,007,600	- 8.9%
				Point Grey	3	9	\$588,500	- 3.6%
				Quilchena	1	12	\$1,068,000	- 5.3%
				S.W. Marine	1	13	\$483,300	- 1.7%
				Shaughnessy	0	4	\$641,900	- 2.7%
				South Cambie	0	9	\$860,900	- 7.9%
				South Granville	1	4	\$952,600	- 6.5%
				Southlands	0	2	\$776,100	- 4.3%
				University VW	4	79	\$979,400	+ 8.1%
				West End VW	24	129	\$614,400	- 5.0%
				Yaletown	21	214	\$829,000	- 5.9%
				TOTAL*	133	1,194	\$783,400	- 3.6%



Vancouver - West

Townhomes Report – January 2019

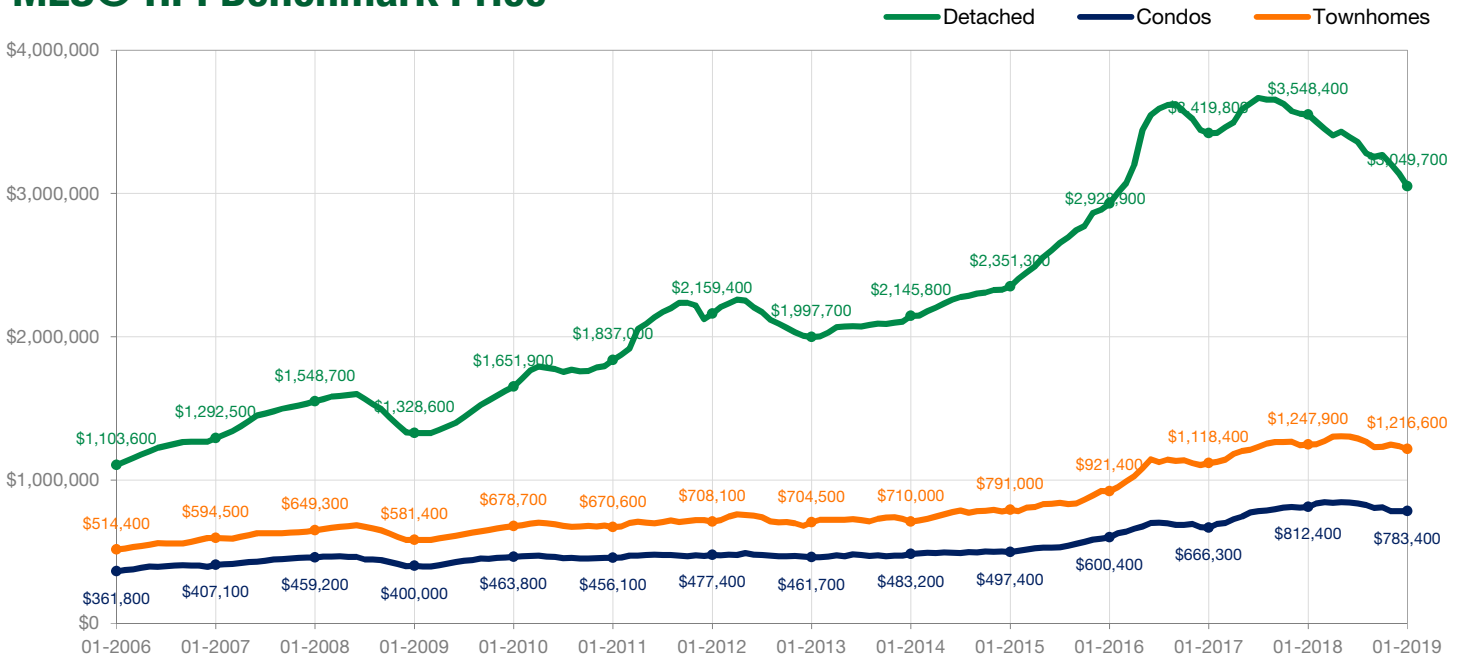
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Cambie	0	13	\$1,168,300	+ 1.7%
\$200,000 to \$399,999	0	0	0	Coal Harbour	0	3	\$1,766,800	- 4.3%
\$400,000 to \$899,999	5	9	62	Downtown VW	0	9	\$1,005,800	- 0.6%
\$900,000 to \$1,499,999	5	69	46	Dunbar	0	1	\$0	--
\$1,500,000 to \$1,999,999	4	62	90	Fairview VW	4	18	\$1,030,900	- 4.6%
\$2,000,000 to \$2,999,999	0	26	0	False Creek	0	2	\$858,900	- 7.6%
\$3,000,000 and \$3,999,999	0	6	0	Kerrisdale	0	4	\$1,456,600	0.0%
\$4,000,000 to \$4,999,999	1	1	145	Kitsilano	3	19	\$1,011,500	- 6.5%
\$5,000,000 and Above	0	5	0	MacKenzie Heights	0	1	\$0	--
TOTAL	15	178	70	Marpole	3	22	\$1,070,700	+ 1.4%
				Mount Pleasant VW	1	10	\$1,226,400	- 2.4%
				Oakridge VW	0	12	\$1,513,100	+ 0.6%
				Point Grey	0	3	\$1,097,700	+ 1.0%
				Quilchena	0	1	\$1,438,400	- 2.0%
				S.W. Marine	0	1	\$0	--
				Shaughnessy	0	6	\$2,318,900	+ 2.3%
				South Cambie	2	6	\$1,758,400	- 1.8%
				South Granville	0	13	\$1,563,600	+ 3.6%
				Southlands	0	0	\$0	--
				University VW	0	23	\$1,634,900	+ 0.2%
				West End VW	0	2	\$1,208,400	+ 0.6%
				Yaletown	2	9	\$1,747,200	- 1.2%
				TOTAL*	15	178	\$1,216,600	- 2.5%



Vancouver - West

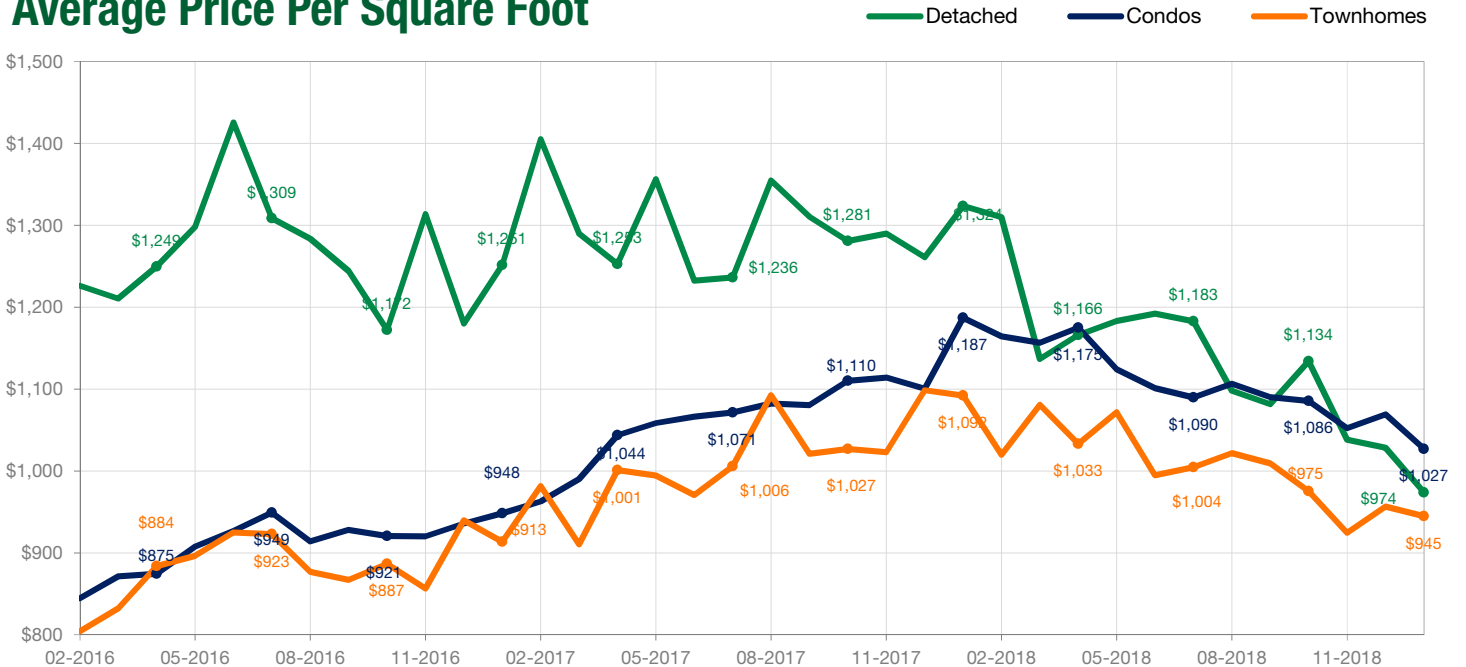
January 2019

MLS® HPI Benchmark Price



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Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

HPI?

The MLS® Home Price Index is modelled on the Consumer Price Index (CPI) which measures the rate of price change for a basket of goods and services including food, clothing, shelter, and transportation.

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

Not your 'average' price

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.