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# REAL ESTATE MARKET STATISTICAL ANALYSIS

## March 2019 Edition



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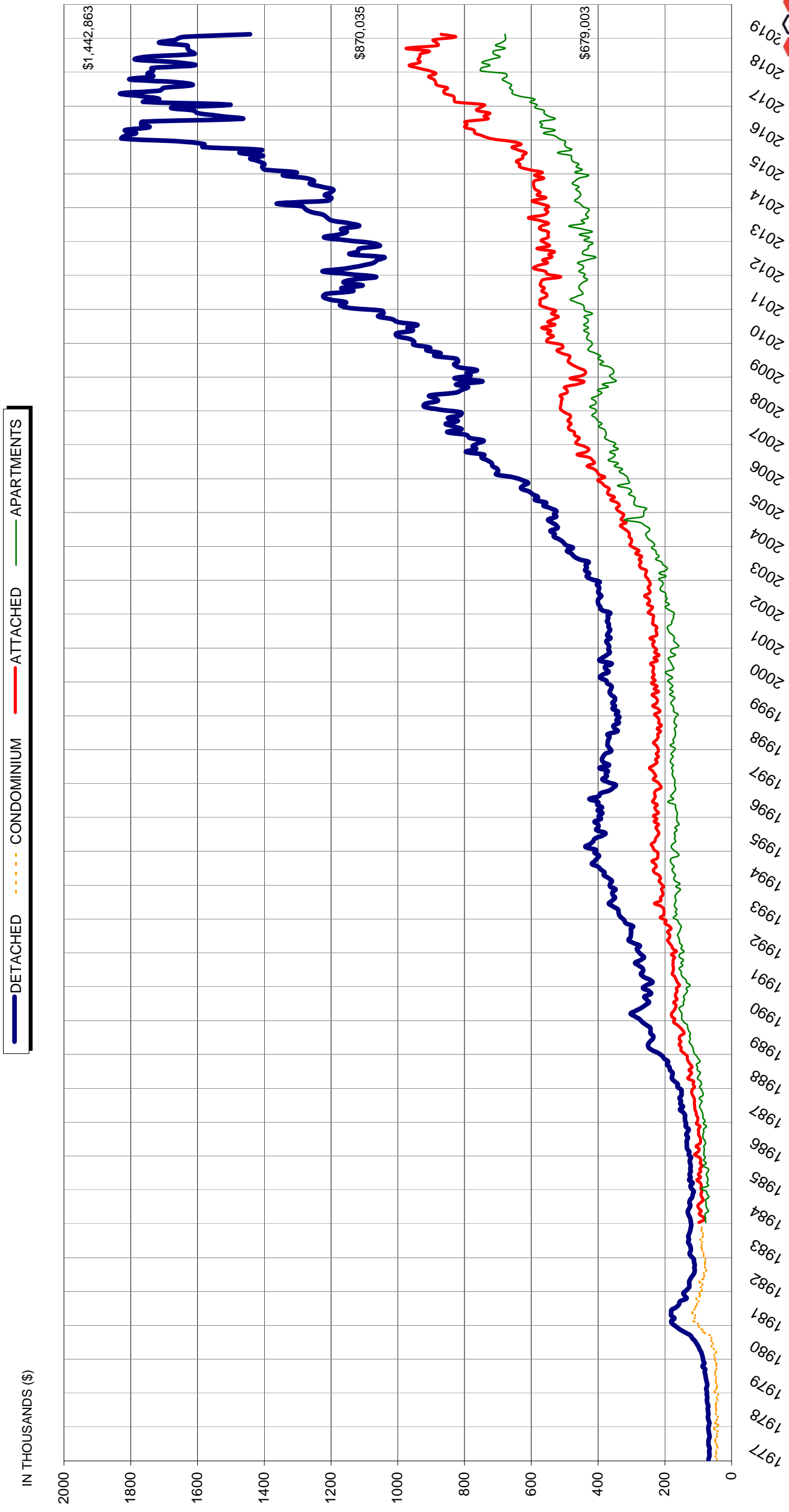
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## Residential Average Sale Prices - January 1977 to February 2019



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

## **Housing market conditions continue to favour home buyers**

VANCOUVER, BC – March 4, 2019 – The Metro Vancouver housing market saw increased supply from home sellers and below average demand from home buyers in February.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,484 in February 2019, a 32.8 per cent decrease from the 2,207 sales recorded in February 2018, and a 34.5 per cent increase from the 1,103 homes sold in January 2019.

Last month's sales were 42.5 per cent below the 10-year February sales average.

“For much of the past four years, we've been in a sellers' market. Conditions have shifted over the last 12 months to favour buyers, particularly in the detached home market,” Phil Moore, REBGV president said. “This means that home buyers face less competition today, have more selection to choose from and more time to make their decisions.”

There were 3,892 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in February 2019. This represents a 7.8 per cent decrease compared to the 4,223 homes listed in February 2018 and a 19.7 per cent decrease compared to the 4,848 homes listed in January 2019.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 11,590, a 48.2 per cent increase compared to February 2018 (7,822) and a 7.2 per cent increase compared to January 2019 (10,808).

For all property types, the sales-to-active listings ratio for February 2019 is 12.8 per cent.

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.

“Homes priced well for today's market are attracting interest, however, buyers are choosing to

take a wait-and-see approach for the time being,” Moore said. “REALTORS® continue to experience more traffic at open houses. We’ll see if this trend leads to increased sales activity during the spring market.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,016,600. This represents a 6.1 per cent decrease over February 2018, a 6.2 per cent decrease over the past six months, and a 0.3 per cent decrease compared to January 2019.

## Richmond

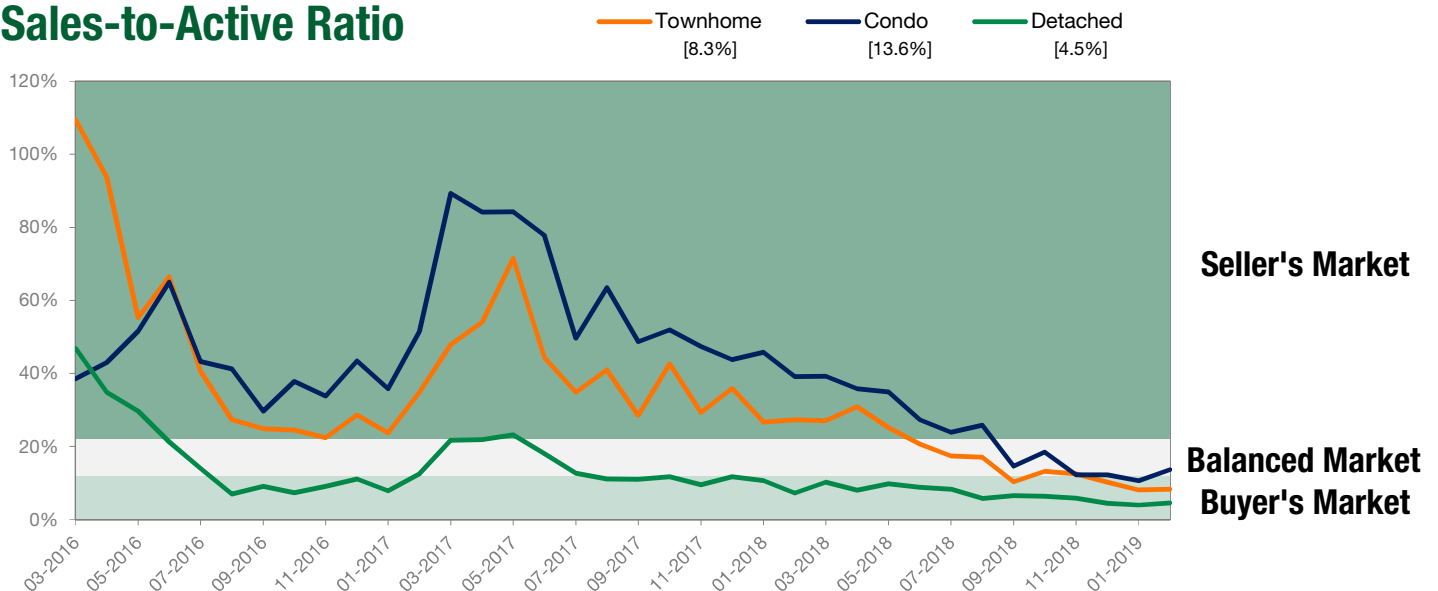
### February 2019

Detached Properties	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	828	738	+ 12.2%	794	622	+ 27.7%
Sales	37	53	- 30.2%	31	66	- 53.0%
Days on Market Average	72	51	+ 41.2%	78	56	+ 39.3%
MLS® HPI Benchmark Price	\$1,546,500	\$1,758,700	- 12.1%	\$1,581,600	\$1,750,900	- 9.7%

Condos	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	654	363	+ 80.2%	624	317	+ 96.8%
Sales	89	142	- 37.3%	66	145	- 54.5%
Days on Market Average	50	26	+ 92.3%	59	34	+ 73.5%
MLS® HPI Benchmark Price	\$660,100	\$673,300	- 2.0%	\$657,500	\$665,200	- 1.2%

Townhomes	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	338	227	+ 48.9%	323	210	+ 53.8%
Sales	28	62	- 54.8%	26	56	- 53.6%
Days on Market Average	37	27	+ 37.0%	55	37	+ 48.6%
MLS® HPI Benchmark Price	\$796,400	\$819,500	- 2.8%	\$808,200	\$822,500	- 1.7%

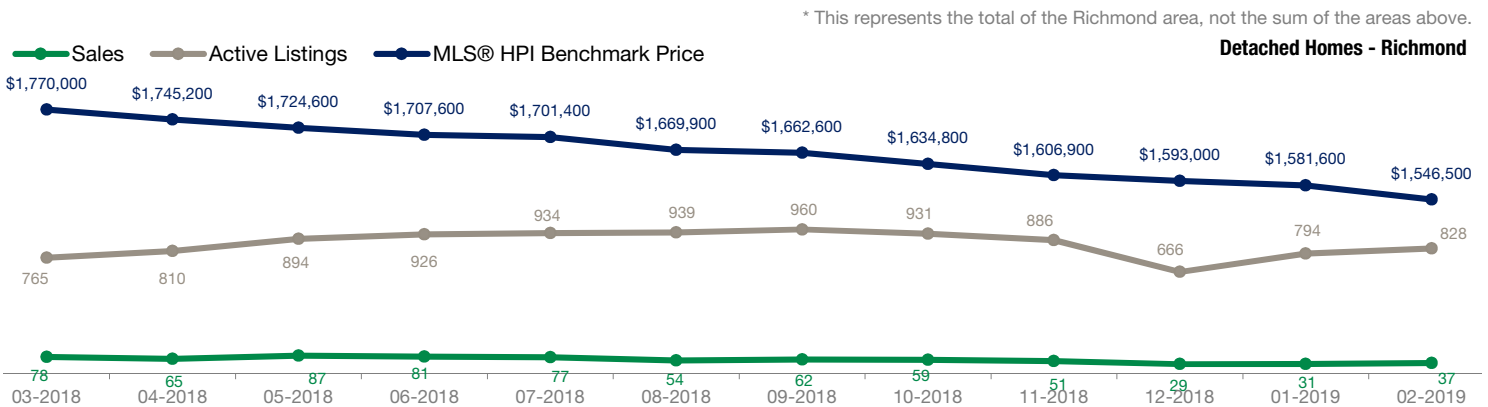
### Sales-to-Active Ratio



# Richmond

## Detached Properties Report – February 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	1	29	\$1,371,400	- 13.3%
\$100,000 to \$199,999	0	3	0	Bridgeport RI	0	20	\$1,333,100	- 4.9%
\$200,000 to \$399,999	0	1	0	Brighthouse	0	29	\$0	--
\$400,000 to \$899,999	0	18	0	Brighthouse South	0	3	\$0	--
\$900,000 to \$1,499,999	17	162	74	Broadmoor	3	61	\$1,925,400	- 16.0%
\$1,500,000 to \$1,999,999	14	225	62	East Cambie	0	26	\$1,311,600	- 10.7%
\$2,000,000 to \$2,999,999	5	274	105	East Richmond	0	16	\$1,954,200	- 6.6%
\$3,000,000 and \$3,999,999	1	103	19	Garden City	1	29	\$1,312,700	- 15.5%
\$4,000,000 to \$4,999,999	0	26	0	Gilmore	0	8	\$1,729,300	- 6.4%
\$5,000,000 and Above	0	16	0	Granville	3	63	\$1,735,000	- 7.6%
<b>TOTAL</b>	<b>37</b>	<b>828</b>	<b>72</b>	Hamilton RI	0	22	\$1,081,500	- 11.1%
				Ironwood	2	36	\$1,354,100	- 10.1%
				Lackner	3	39	\$1,498,600	- 14.8%
				McLennan	0	11	\$1,757,400	- 9.4%
				McLennan North	0	11	\$1,735,800	- 4.3%
				McNair	2	20	\$1,476,800	- 10.0%
				Quilchena RI	0	41	\$1,570,600	- 7.8%
				Riverdale RI	2	36	\$1,601,800	- 7.1%
				Saunders	0	38	\$1,385,700	- 17.6%
				Sea Island	0	2	\$815,000	- 8.6%
				Seafair	2	49	\$1,385,400	- 15.5%
				South Arm	3	27	\$1,214,200	- 16.6%
				Steveston North	2	43	\$1,301,100	- 11.0%
				Steveston South	3	28	\$1,534,200	- 11.7%
				Steveston Village	0	16	\$1,412,100	- 11.5%
				Terra Nova	2	16	\$1,866,500	- 6.2%
				West Cambie	4	29	\$1,340,200	- 7.8%
				Westwind	2	17	\$1,617,600	- 9.2%
				Woodwards	2	63	\$1,410,800	- 15.7%
				<b>TOTAL*</b>	<b>37</b>	<b>828</b>	<b>\$1,546,500</b>	<b>- 12.1%</b>

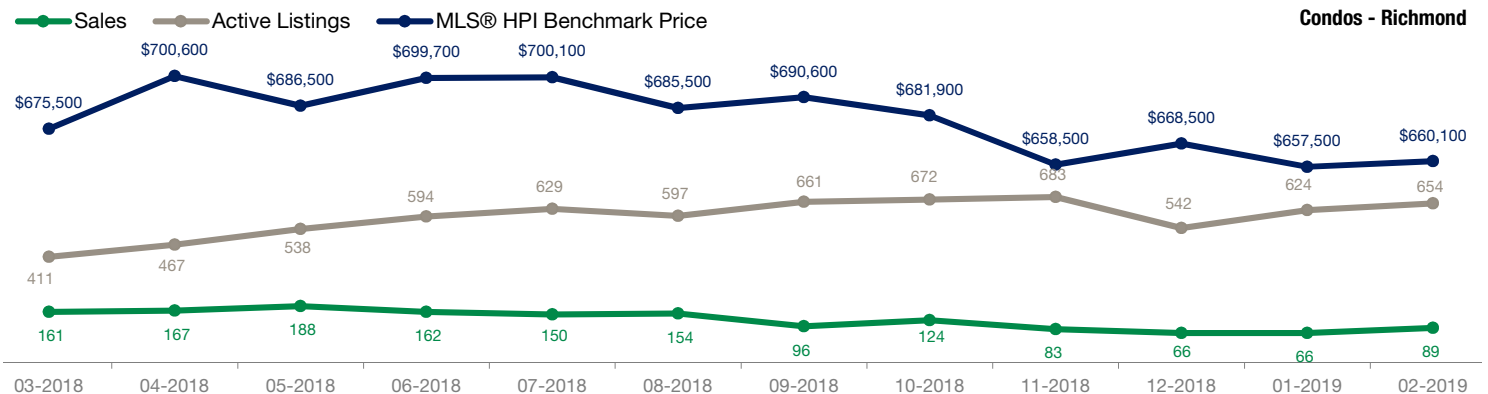


# Richmond

## Condo Report – February 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	0	14	\$451,500	+ 2.9%
\$100,000 to \$199,999	1	2	2	Bridgeport RI	0	14	\$715,900	- 2.9%
\$200,000 to \$399,999	12	35	34	Brighthouse	36	280	\$637,200	- 5.5%
\$400,000 to \$899,999	72	521	53	Brighthouse South	15	68	\$592,600	- 0.7%
\$900,000 to \$1,499,999	4	75	54	Broadmoor	0	2	\$473,600	- 1.1%
\$1,500,000 to \$1,999,999	0	11	0	East Cambie	0	3	\$477,600	+ 5.0%
\$2,000,000 to \$2,999,999	0	6	0	East Richmond	0	8	\$748,300	- 4.3%
\$3,000,000 and \$3,999,999	0	2	0	Garden City	0	4	\$434,100	- 0.2%
\$4,000,000 to \$4,999,999	0	1	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	1	3	\$247,800	+ 0.6%
<b>TOTAL</b>	<b>89</b>	<b>654</b>	<b>50</b>	Hamilton RI	0	0	\$682,800	- 1.7%
				Ironwood	5	31	\$619,900	- 1.9%
				Lackner	0	0	\$0	--
				McLennan	0	0	\$0	--
				McLennan North	4	31	\$767,300	+ 6.8%
				McNair	0	0	\$0	--
				Quilchena RI	0	1	\$0	--
				Riverdale RI	4	15	\$566,900	- 2.2%
				Saunders	0	1	\$0	--
				Sea Island	0	0	\$0	--
				Seafair	0	0	\$448,200	+ 3.4%
				South Arm	2	3	\$301,200	- 1.2%
				Steveston North	0	1	\$434,600	+ 1.7%
				Steveston South	5	34	\$541,100	- 2.0%
				Steveston Village	1	4	\$0	--
				Terra Nova	0	0	\$0	--
				West Cambie	16	135	\$664,100	- 2.5%
				Westwind	0	0	\$0	--
				Woodwards	0	2	\$0	--
				<b>TOTAL*</b>	<b>89</b>	<b>654</b>	<b>\$660,100</b>	<b>- 2.0%</b>

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

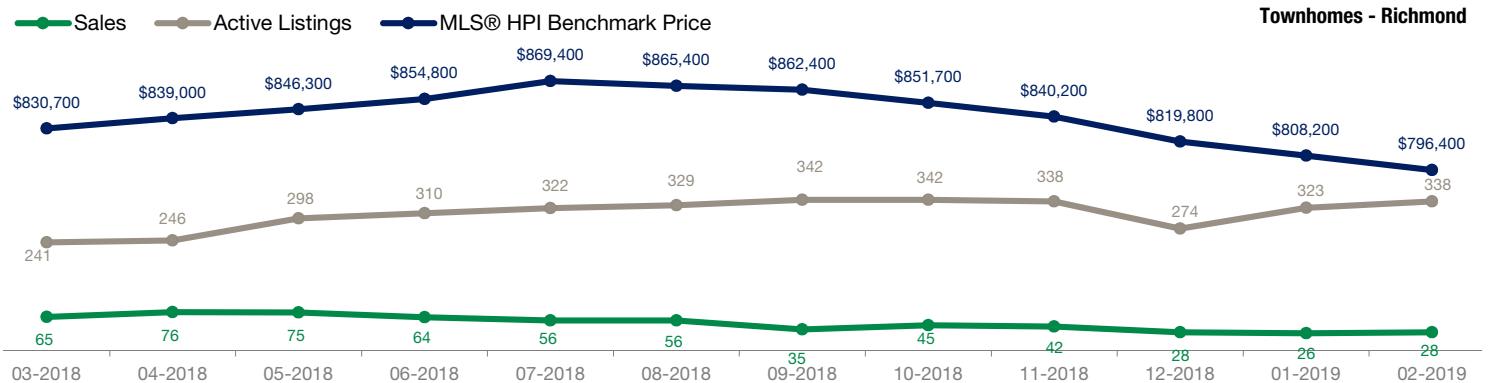


# Richmond

## Townhomes Report – February 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	1	8	\$482,500	+ 10.8%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	0	11	\$641,100	- 3.5%
\$200,000 to \$399,999	0	1	0	Brighthouse	2	16	\$736,000	- 3.9%
\$400,000 to \$899,999	24	159	36	Brighthouse South	3	30	\$786,100	- 0.2%
\$900,000 to \$1,499,999	4	168	42	Broadmoor	1	7	\$942,900	- 3.0%
\$1,500,000 to \$1,999,999	0	10	0	East Cambie	2	11	\$804,400	- 5.4%
\$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	1	6	\$887,800	- 2.8%
\$4,000,000 to \$4,999,999	0	0	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	0	13	\$705,300	- 3.8%
<b>TOTAL</b>	<b>28</b>	<b>338</b>	<b>37</b>	Hamilton RI	0	22	\$665,700	- 5.6%
				Ironwood	0	8	\$634,900	- 5.9%
				Lackner	1	4	\$931,700	+ 4.1%
				McLennan	0	0	\$0	--
				McLennan North	5	71	\$845,600	- 9.1%
				McNair	1	1	\$556,900	- 4.1%
				Quilchena RI	1	1	\$656,000	+ 3.6%
				Riverdale RI	1	4	\$840,000	+ 3.6%
				Saunders	1	11	\$633,900	- 2.6%
				Sea Island	0	0	\$0	--
				Seafair	1	4	\$968,800	+ 2.3%
				South Arm	0	4	\$652,600	- 3.0%
				Steveston North	1	9	\$661,900	+ 3.2%
				Steveston South	1	19	\$925,400	+ 3.5%
				Steveston Village	0	1	\$840,900	+ 2.2%
				Terra Nova	1	18	\$958,000	+ 3.2%
				West Cambie	3	26	\$798,200	- 3.5%
				Westwind	0	2	\$821,400	+ 4.4%
				Woodwards	1	29	\$789,700	- 1.9%
				<b>TOTAL*</b>	<b>28</b>	<b>338</b>	<b>\$796,400</b>	<b>- 2.8%</b>

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

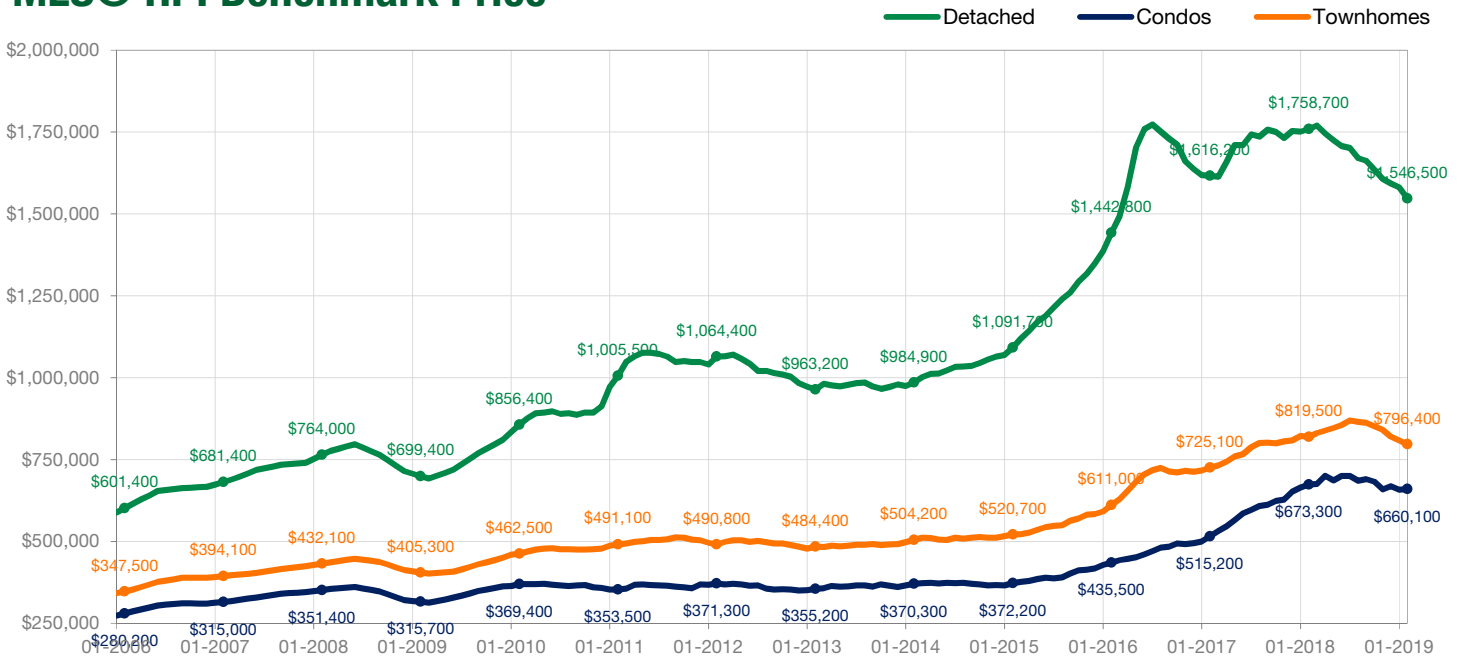




# Richmond

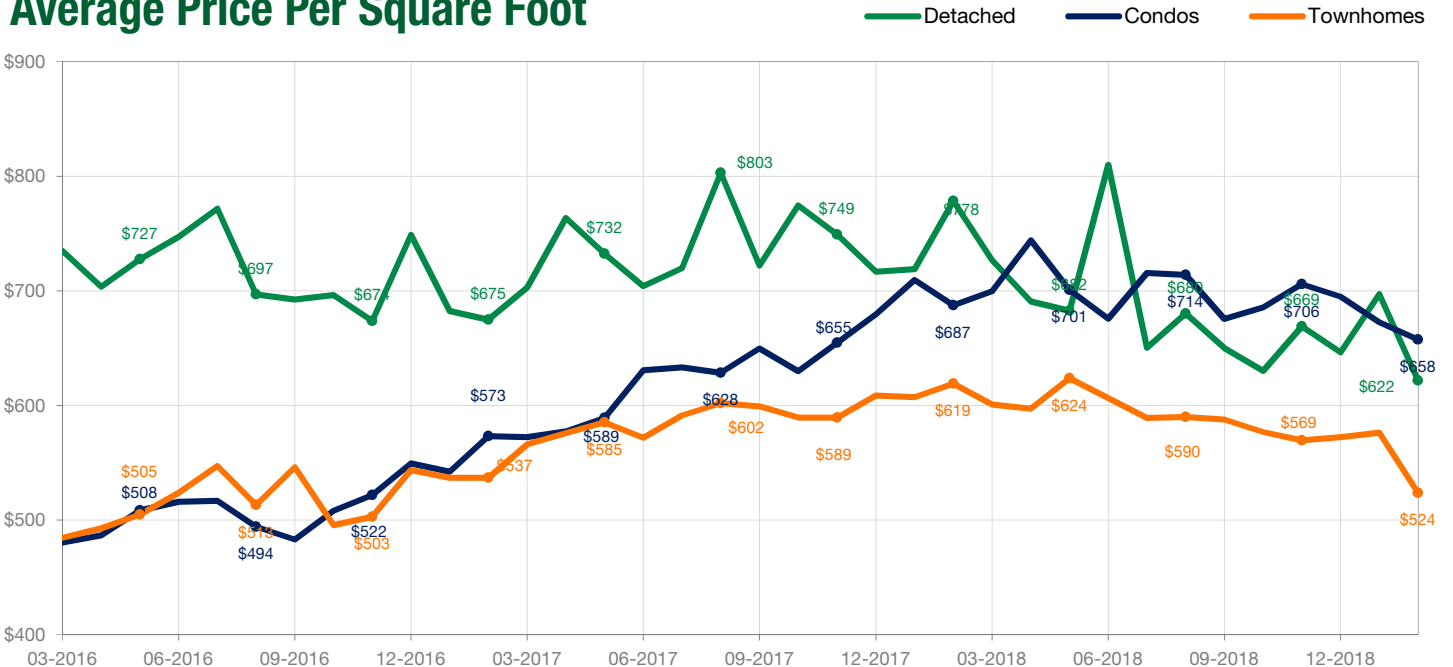
## February 2019

### 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

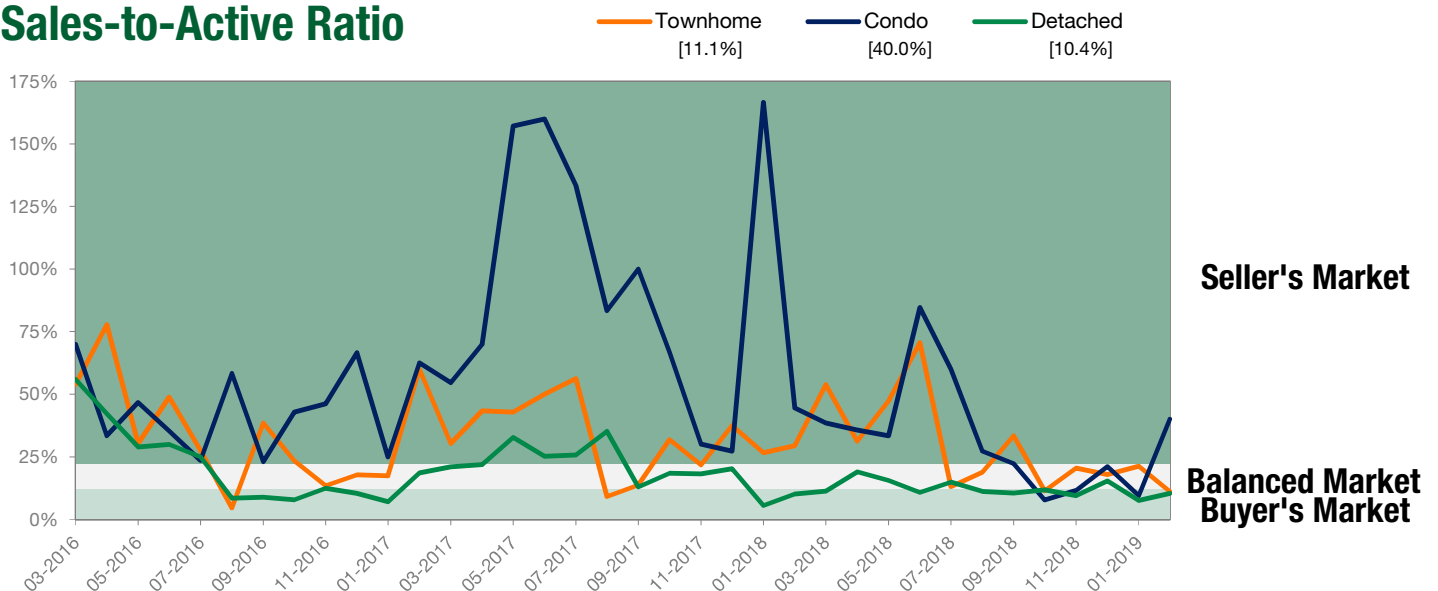
### February 2019

Detached Properties	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	96	99	- 3.0%	92	91	+ 1.1%
Sales	10	10	0.0%	7	5	+ 40.0%
Days on Market Average	55	33	+ 66.7%	88	31	+ 183.9%
MLS® HPI Benchmark Price	\$933,000	\$1,003,900	- 7.1%	\$943,400	\$1,017,200	- 7.3%

Condos	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	15	9	+ 66.7%	21	6	+ 250.0%
Sales	6	4	+ 50.0%	2	10	- 80.0%
Days on Market Average	42	35	+ 20.0%	57	11	+ 418.2%
MLS® HPI Benchmark Price	\$445,400	\$443,300	+ 0.5%	\$463,400	\$431,300	+ 7.4%

Townhomes	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	36	17	+ 111.8%	33	15	+ 120.0%
Sales	4	5	- 20.0%	7	4	+ 75.0%
Days on Market Average	81	76	+ 6.6%	39	22	+ 77.3%
MLS® HPI Benchmark Price	\$727,300	\$783,200	- 7.1%	\$740,500	\$776,000	- 4.6%

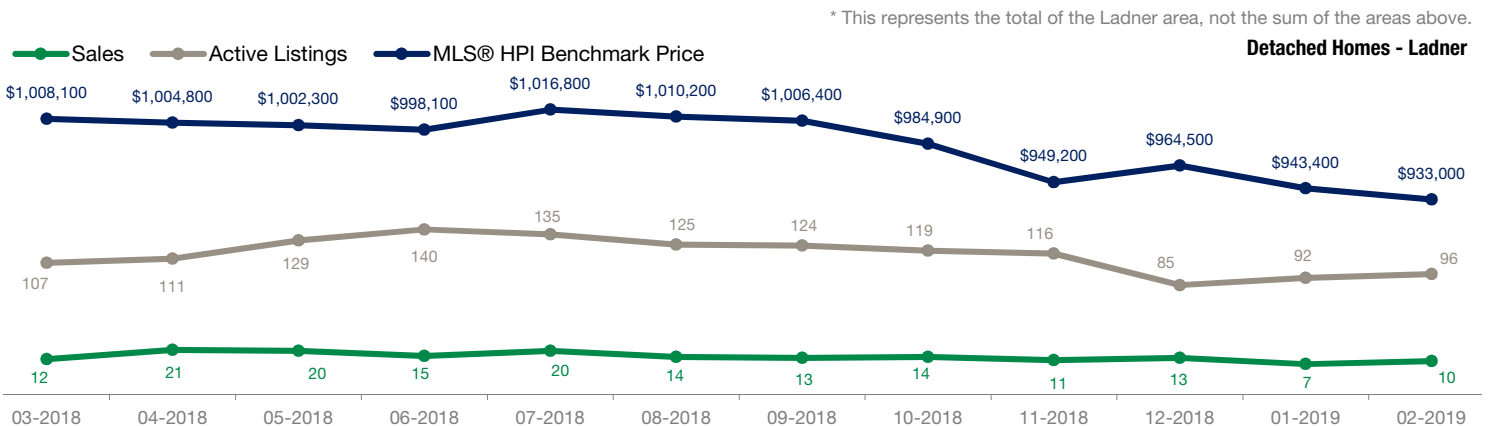
### Sales-to-Active Ratio



# Ladner

## Detached Properties Report – February 2019

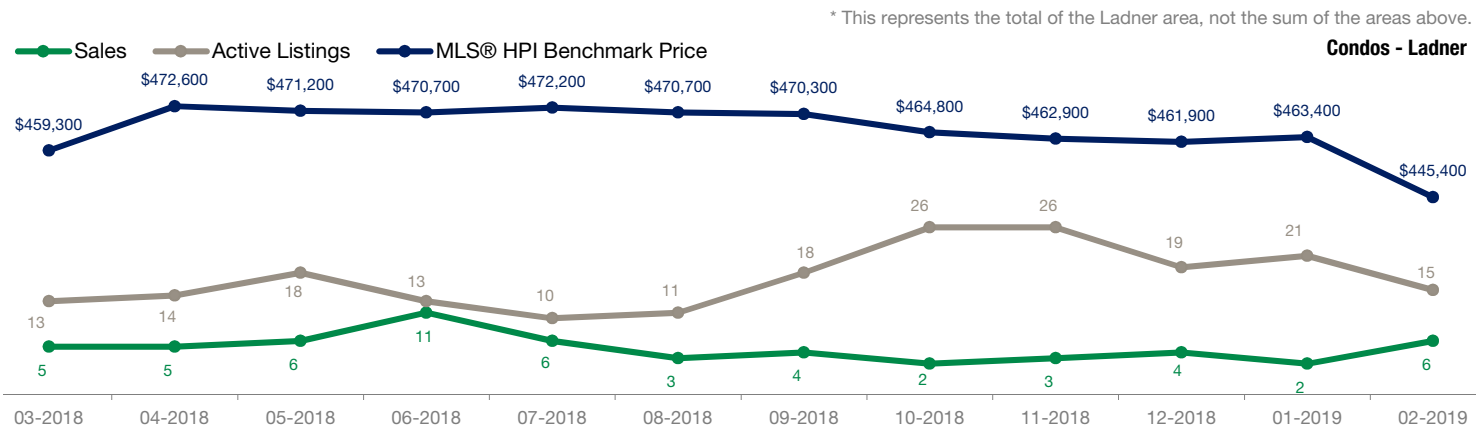
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	1	9	\$885,100	- 6.2%
\$100,000 to \$199,999	0	0	0	East Delta	0	3	\$0	--
\$200,000 to \$399,999	0	2	0	Hawthorne	1	29	\$940,900	- 6.4%
\$400,000 to \$899,999	5	9	60	Holly	2	12	\$970,900	- 7.2%
\$900,000 to \$1,499,999	5	62	49	Ladner Elementary	2	15	\$869,100	- 5.5%
\$1,500,000 to \$1,999,999	0	11	0	Ladner Rural	0	9	\$1,590,200	- 7.9%
\$2,000,000 to \$2,999,999	0	4	0	Neilsen Grove	3	16	\$989,000	- 10.3%
\$3,000,000 and \$3,999,999	0	2	0	Port Guichon	1	2	\$814,800	- 7.0%
\$4,000,000 to \$4,999,999	0	0	0	Westham Island	0	1	\$0	--
\$5,000,000 and Above	0	6	0	<b>TOTAL*</b>	<b>10</b>	<b>96</b>	<b>\$933,000</b>	<b>- 7.1%</b>
<b>TOTAL</b>	<b>10</b>	<b>96</b>	<b>55</b>					



# Ladner

## Condo Report – February 2019

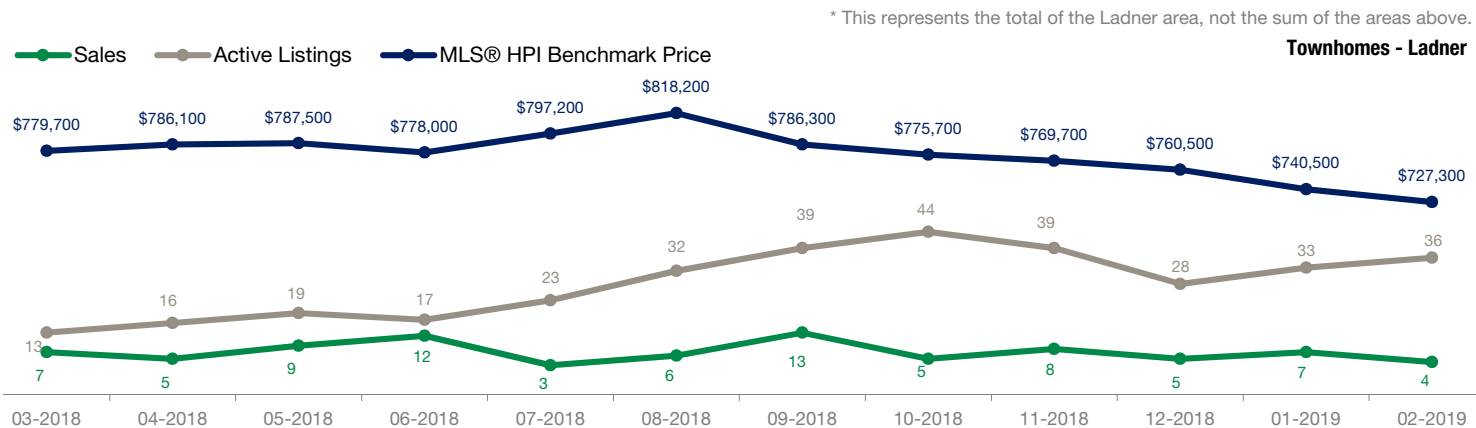
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	2	5	\$433,400	+ 2.1%
\$100,000 to \$199,999	0	0	0	East Delta	0	1	\$0	--
\$200,000 to \$399,999	1	2	11	Hawthorne	2	6	\$443,600	+ 2.0%
\$400,000 to \$899,999	5	13	48	Holly	0	0	\$0	--
\$900,000 to \$1,499,999	0	0	0	Ladner Elementary	1	2	\$385,300	- 3.7%
\$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	1	1	\$547,800	- 1.9%
\$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	<b>TOTAL*</b>	<b>6</b>	<b>15</b>	<b>\$445,400</b>	<b>+ 0.5%</b>
<b>TOTAL</b>	<b>6</b>	<b>15</b>	<b>42</b>					



# Ladner

## Townhomes Report – February 2019

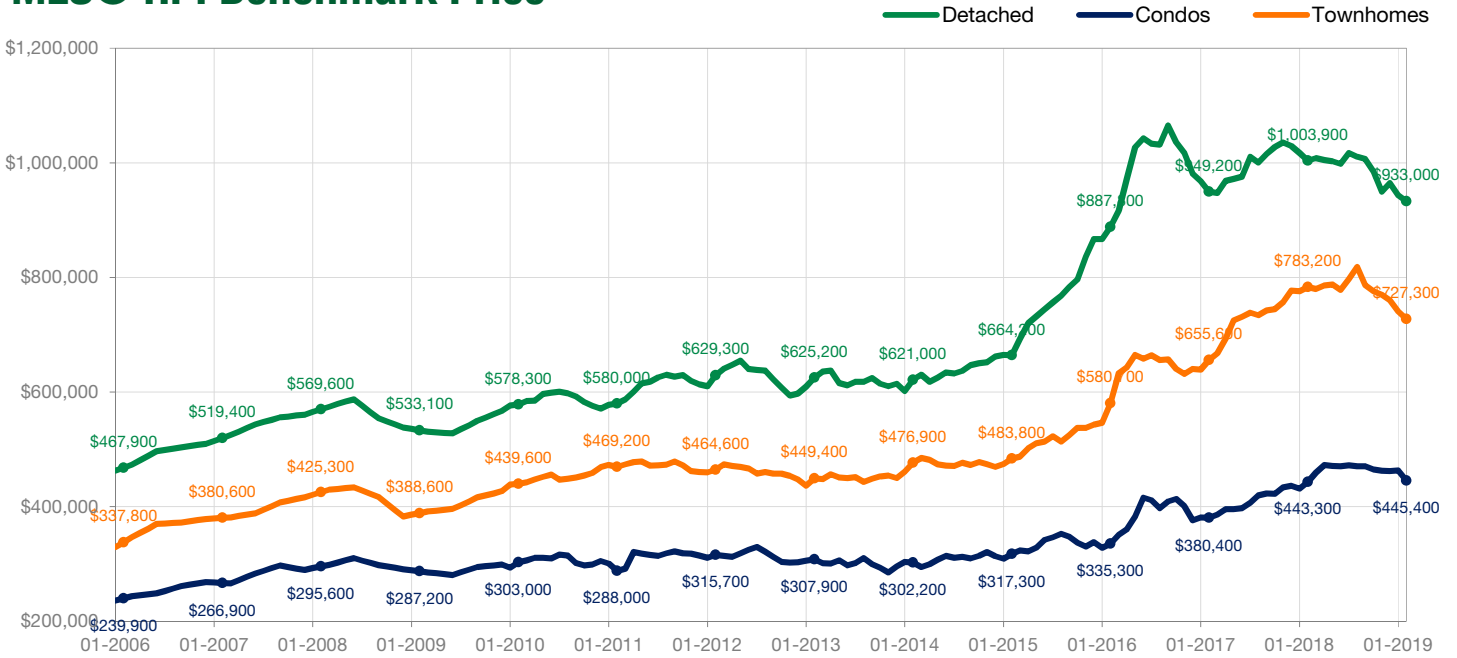
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	0	5	\$745,900	- 6.6%
\$100,000 to \$199,999	0	0	0	East Delta	0	0	\$0	--
\$200,000 to \$399,999	0	1	0	Hawthorne	1	2	\$670,700	- 5.7%
\$400,000 to \$899,999	3	26	88	Holly	0	2	\$786,800	- 3.2%
\$900,000 to \$1,499,999	1	9	60	Ladner Elementary	1	6	\$638,900	- 4.8%
\$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	2	21	\$1,075,400	- 8.1%
\$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	<b>TOTAL*</b>	<b>4</b>	<b>36</b>	<b>\$727,300</b>	<b>- 7.1%</b>
<b>TOTAL</b>	<b>4</b>	<b>36</b>	<b>81</b>					



# Ladner

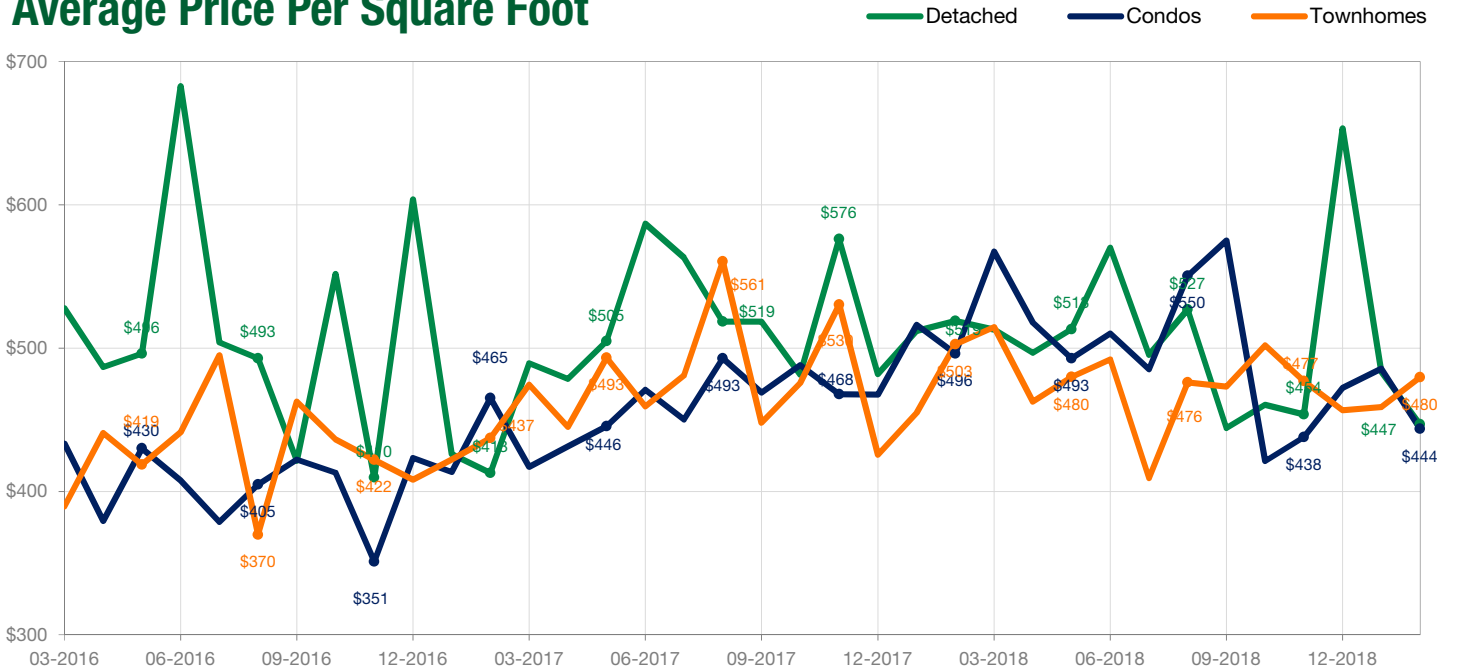
February 2019

## 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

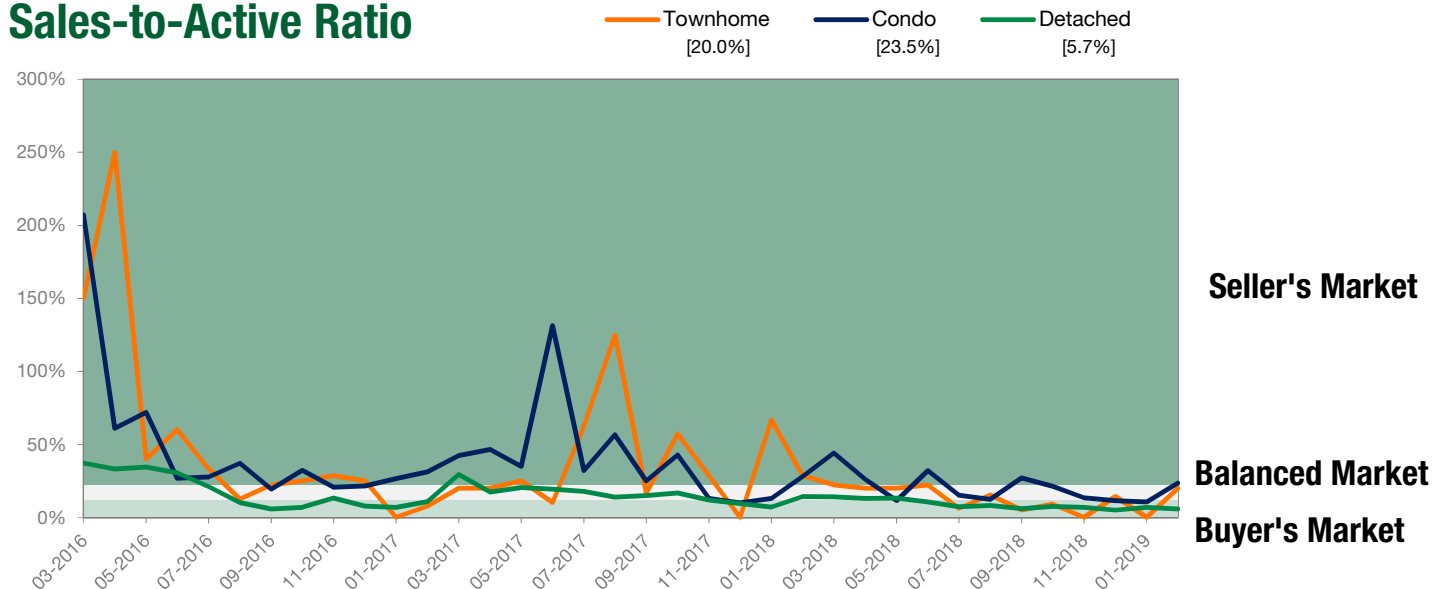
## February 2019

Detached Properties	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	141	141	0.0%	134	129	+ 3.9%
Sales	8	20	- 60.0%	9	9	0.0%
Days on Market Average	116	52	+ 123.1%	122	105	+ 16.2%
MLS® HPI Benchmark Price	\$1,191,700	\$1,249,300	- 4.6%	\$1,152,200	\$1,261,800	- 8.7%

Condos	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	34	25	+ 36.0%	38	23	+ 65.2%
Sales	8	7	+ 14.3%	4	3	+ 33.3%
Days on Market Average	88	27	+ 225.9%	71	34	+ 108.8%
MLS® HPI Benchmark Price	\$476,900	\$471,000	+ 1.3%	\$497,500	\$460,500	+ 8.0%

Townhomes	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	20	7	+ 185.7%	22	6	+ 266.7%
Sales	4	2	+ 100.0%	0	4	- 100.0%
Days on Market Average	105	111	- 5.4%	0	42	- 100.0%
MLS® HPI Benchmark Price	\$703,200	\$756,000	- 7.0%	\$732,200	\$763,300	- 4.1%

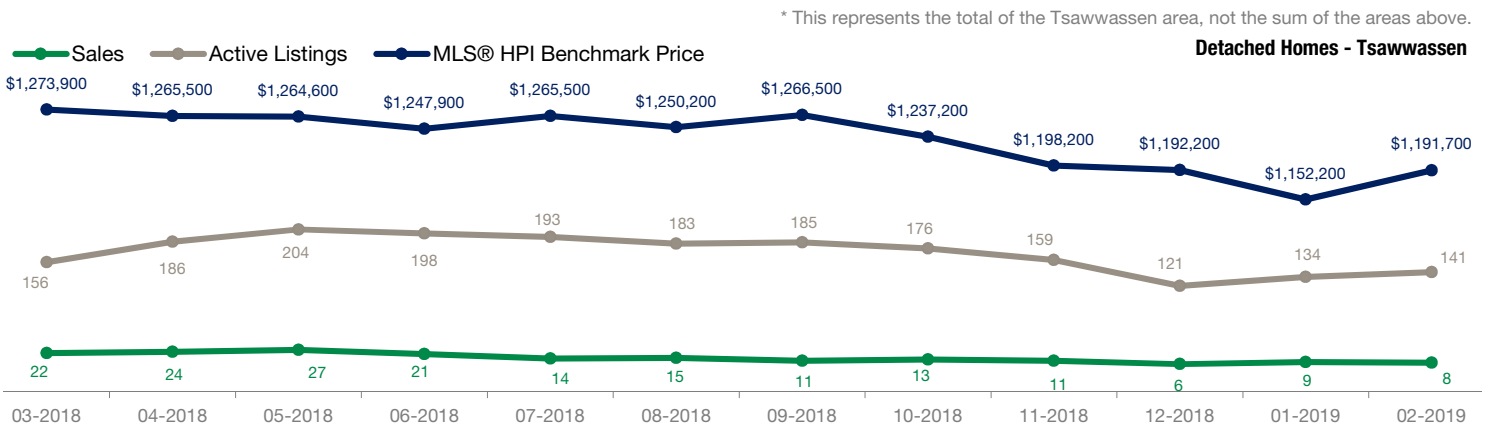
## Sales-to-Active Ratio



# Tsawwassen

## Detached Properties Report – February 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	1	15	\$985,400	- 5.7%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	12	\$1,200,100	- 6.3%
\$200,000 to \$399,999	0	0	0	Cliff Drive	2	24	\$1,082,100	- 4.2%
\$400,000 to \$899,999	1	4	17	English Bluff	1	16	\$1,621,000	- 6.2%
\$900,000 to \$1,499,999	6	87	125	Pebble Hill	2	36	\$1,253,400	- 4.9%
\$1,500,000 to \$1,999,999	1	25	165	Tsawwassen Central	1	27	\$1,156,500	- 0.9%
\$2,000,000 to \$2,999,999	0	21	0	Tsawwassen East	1	11	\$1,232,300	- 8.5%
\$3,000,000 and \$3,999,999	0	3	0	<b>TOTAL*</b>	<b>8</b>	<b>141</b>	<b>\$1,191,700</b>	<b>- 4.6%</b>
\$4,000,000 to \$4,999,999	0	1	0					
\$5,000,000 and Above	0	0	0					
<b>TOTAL</b>	<b>8</b>	<b>141</b>	<b>116</b>					

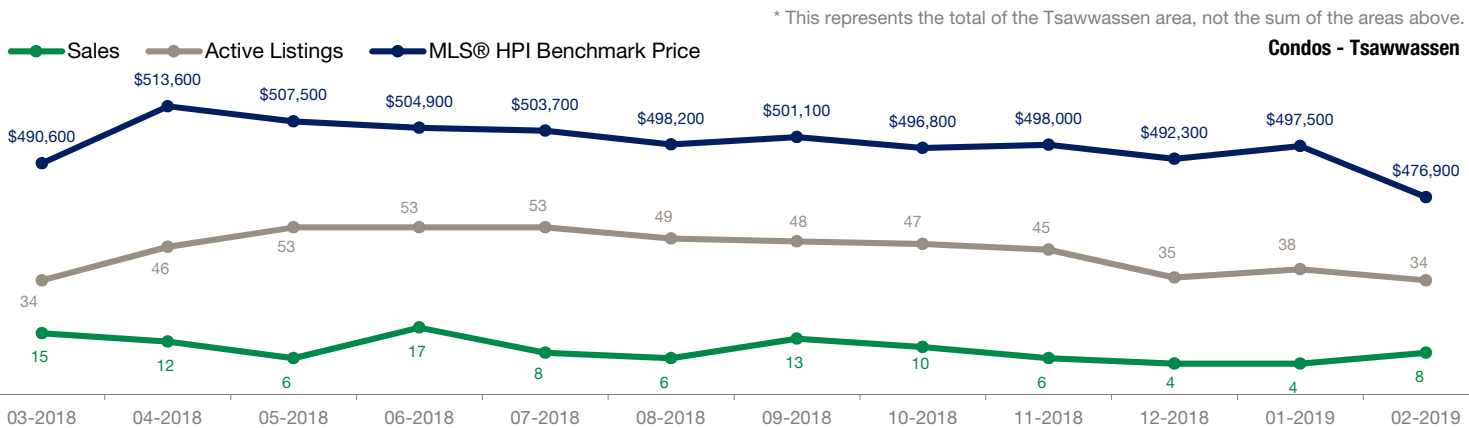




# Tsawwassen

## Condo Report – February 2019

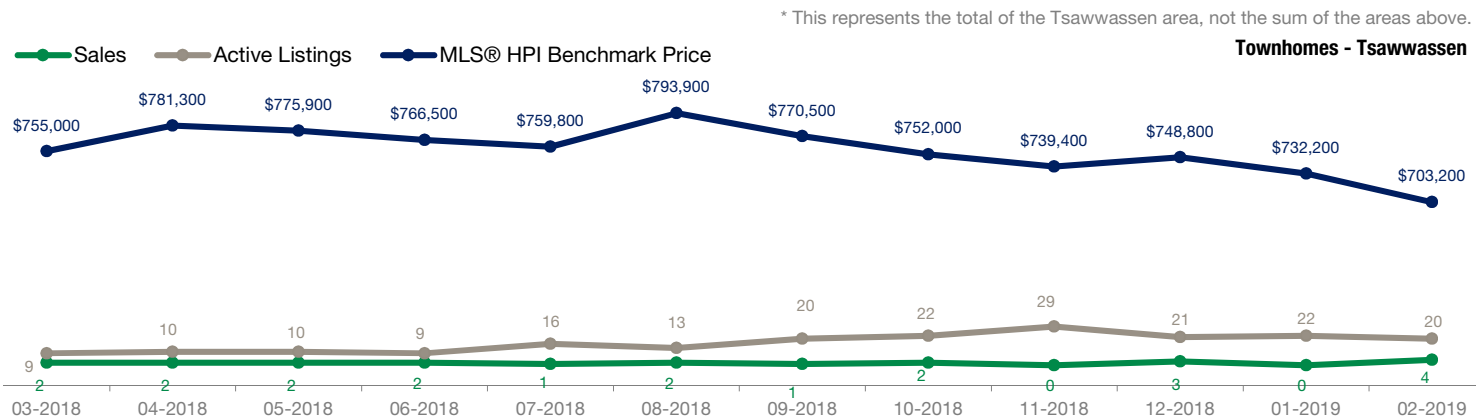
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	2	12	\$505,500	+ 0.8%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	0	\$0	--
\$200,000 to \$399,999	1	7	83	Cliff Drive	4	13	\$445,300	+ 1.2%
\$400,000 to \$899,999	7	21	89	English Bluff	0	1	\$0	--
\$900,000 to \$1,499,999	0	3	0	Pebble Hill	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	2	0	Tsawwassen Central	2	7	\$489,400	+ 1.6%
\$2,000,000 to \$2,999,999	0	0	0	Tsawwassen East	0	1	\$564,700	+ 1.4%
\$3,000,000 and \$3,999,999	0	1	0	<b>TOTAL*</b>	<b>8</b>	<b>34</b>	<b>\$476,900</b>	<b>+ 1.3%</b>
\$4,000,000 to \$4,999,999	0	0	0					
\$5,000,000 and Above	0	0	0					
<b>TOTAL</b>	<b>8</b>	<b>34</b>	<b>88</b>					



# Tsawwassen

## Townhomes Report – February 2019

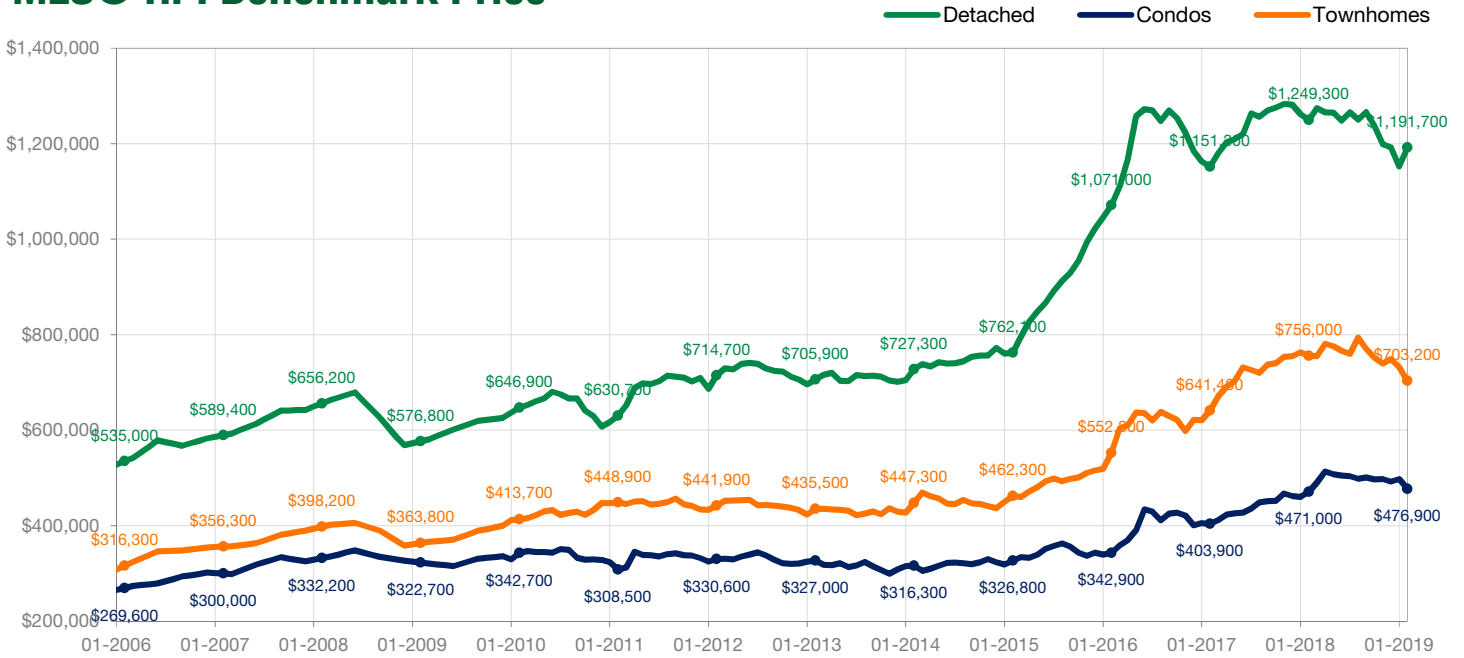
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	0	2	\$635,300	- 6.6%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	1	\$0	--
\$200,000 to \$399,999	0	0	0	Cliff Drive	3	13	\$0	--
\$400,000 to \$899,999	4	18	105	English Bluff	0	0	\$0	--
\$900,000 to \$1,499,999	0	2	0	Pebble Hill	0	1	\$0	--
\$1,500,000 to \$1,999,999	0	0	0	Tsawwassen Central	1	2	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Tsawwassen East	0	1	\$855,600	- 5.9%
\$3,000,000 and \$3,999,999	0	0	0	<b>TOTAL*</b>	<b>4</b>	<b>20</b>	<b>\$703,200</b>	<b>- 7.0%</b>
\$4,000,000 to \$4,999,999	0	0	0					
\$5,000,000 and Above	0	0	0					
<b>TOTAL</b>	<b>4</b>	<b>20</b>	<b>105</b>					



# Tsawwassen

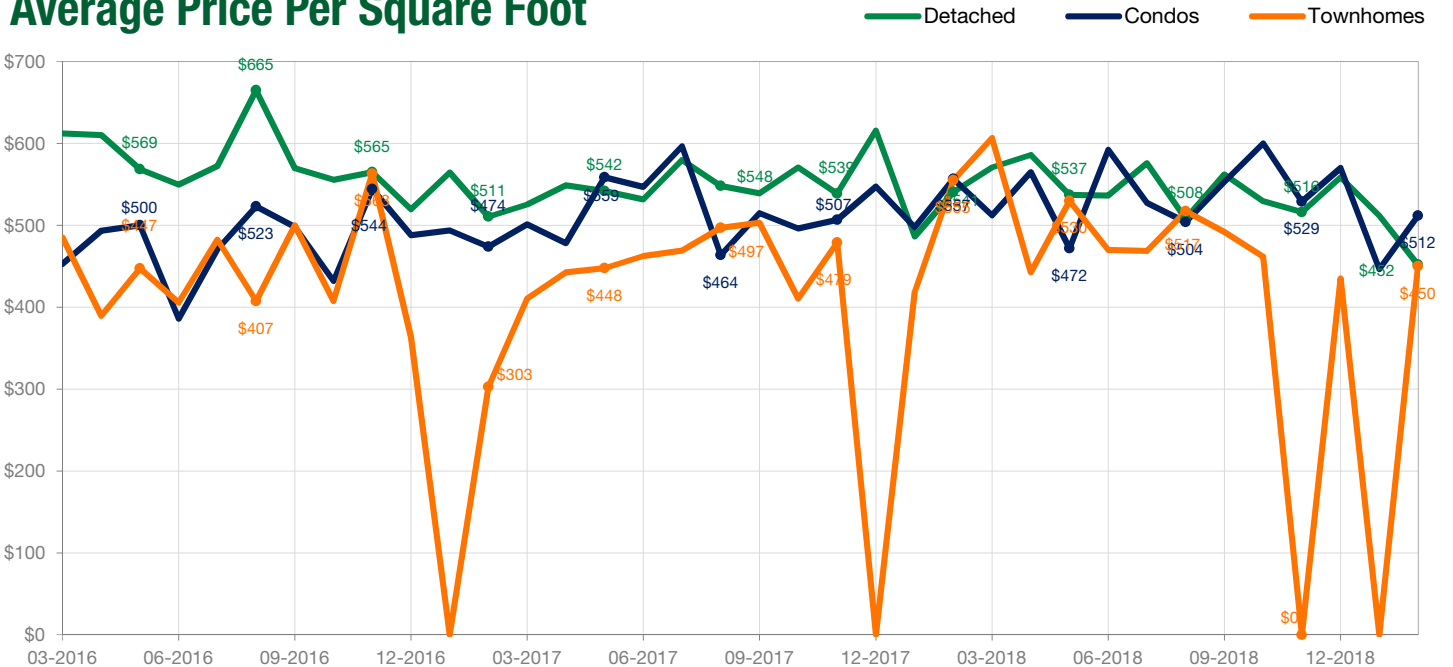
February 2019

## 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

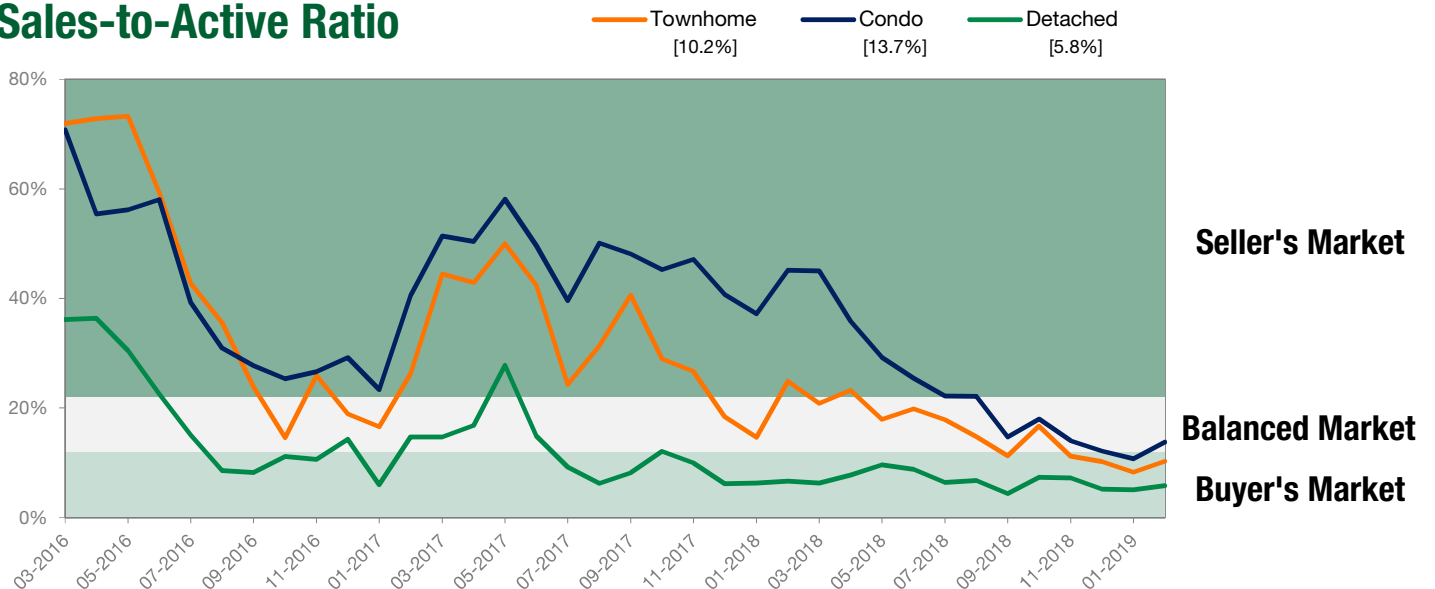
## February 2019

Detached Properties	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	759	799	- 5.0%	719	702	+ 2.4%
Sales	44	53	- 17.0%	36	44	- 18.2%
Days on Market Average	36	52	- 30.8%	69	71	- 2.8%
MLS® HPI Benchmark Price	\$3,029,200	\$3,500,600	- 13.5%	\$3,049,700	\$3,548,400	- 14.1%

Condos	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	1,355	729	+ 85.9%	1,243	656	+ 89.5%
Sales	186	329	- 43.5%	133	244	- 45.5%
Days on Market Average	36	21	+ 71.4%	42	28	+ 50.0%
MLS® HPI Benchmark Price	\$784,300	\$835,800	- 6.2%	\$783,400	\$812,400	- 3.6%

Townhomes	February			January		
	2019	2018	One-Year Change	2019	2018	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	205	137	+ 49.6%	182	123	+ 48.0%
Sales	21	34	- 38.2%	15	18	- 16.7%
Days on Market Average	25	21	+ 19.0%	70	26	+ 169.2%
MLS® HPI Benchmark Price	\$1,208,500	\$1,250,100	- 3.3%	\$1,216,600	\$1,247,900	- 2.5%

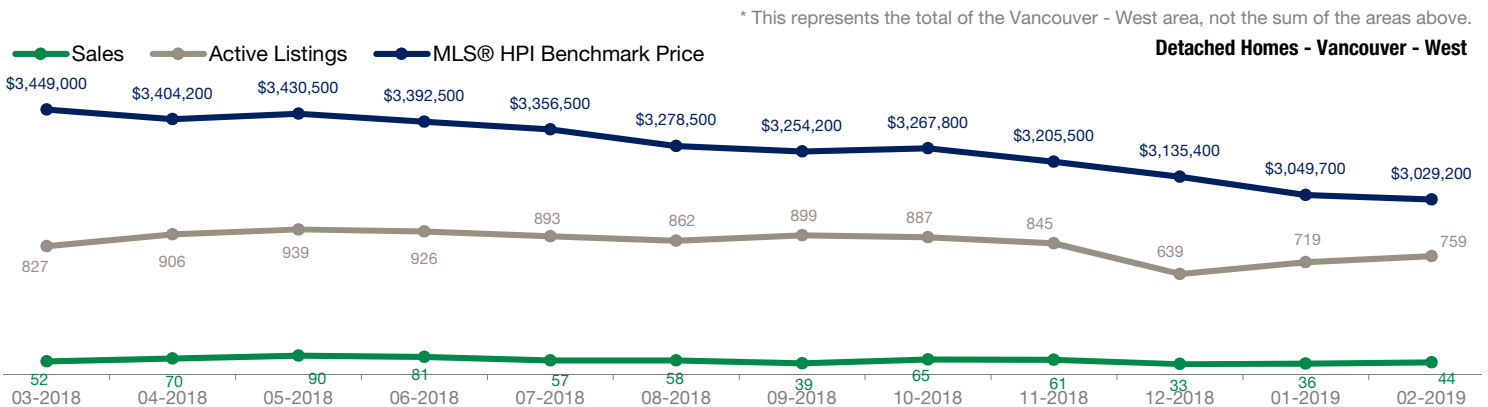
## Sales-to-Active Ratio



# Vancouver - West

## Detached Properties Report – February 2019

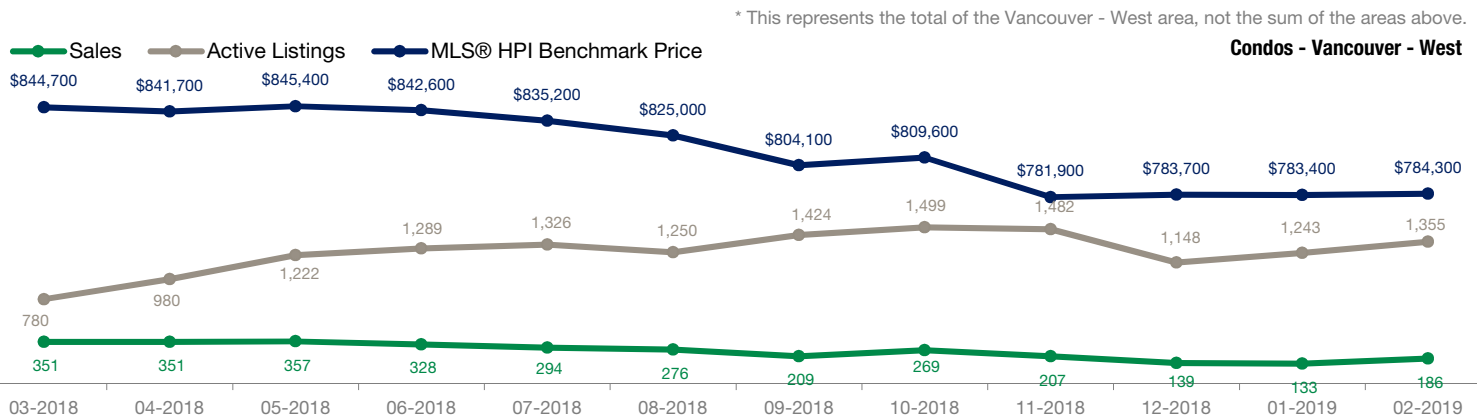
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	2	34	\$3,342,200	- 12.3%
\$100,000 to \$199,999	0	0	0	Cambie	5	44	\$2,281,600	- 14.0%
\$200,000 to \$399,999	0	3	0	Coal Harbour	0	0	\$0	--
\$400,000 to \$899,999	1	8	9	Downtown VW	0	1	\$0	--
\$900,000 to \$1,499,999	0	17	0	Dunbar	7	106	\$2,598,200	- 16.1%
\$1,500,000 to \$1,999,999	10	28	29	Fairview VW	0	7	\$0	--
\$2,000,000 to \$2,999,999	19	150	23	False Creek	0	2	\$0	--
\$3,000,000 and \$3,999,999	6	180	79	Kerrisdale	0	63	\$3,101,200	- 8.9%
\$4,000,000 to \$4,999,999	6	138	37	Kitsilano	10	51	\$2,231,200	- 8.3%
\$5,000,000 and Above	2	235	71	MacKenzie Heights	2	30	\$3,352,100	- 7.9%
<b>TOTAL</b>	<b>44</b>	<b>759</b>	<b>36</b>	Marpole	1	59	\$2,055,000	- 10.0%
				Mount Pleasant VW	0	6	\$2,263,300	- 10.1%
				Oakridge VW	1	14	\$2,818,600	- 13.1%
				Point Grey	6	72	\$3,161,300	- 15.8%
				Quilchena	3	20	\$3,264,000	- 18.8%
				S.W. Marine	4	27	\$3,034,400	- 8.0%
				Shaughnessy	1	70	\$5,156,800	- 15.1%
				South Cambie	0	16	\$3,183,000	- 14.3%
				South Granville	1	79	\$3,525,900	- 16.2%
				Southlands	0	26	\$3,243,500	- 8.7%
				University VW	1	28	\$5,108,800	- 15.6%
				West End VW	0	3	\$0	--
				Yaletown	0	1	\$0	--
				<b>TOTAL*</b>	<b>44</b>	<b>759</b>	<b>\$3,029,200</b>	<b>- 13.5%</b>



# Vancouver - West

## Condo Report – February 2019

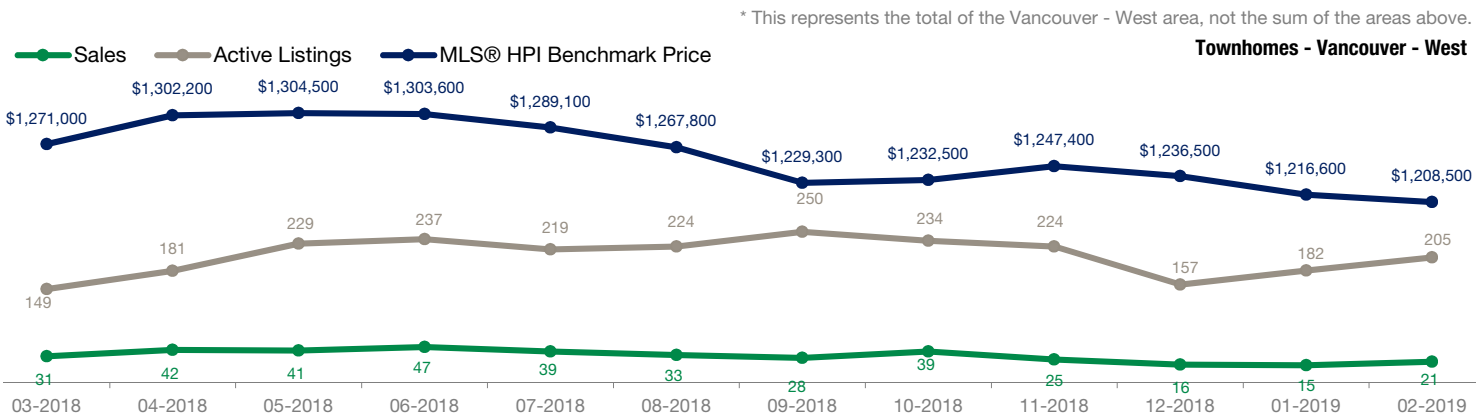
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	0	1	\$0	--
\$100,000 to \$199,999	0	0	0	Cambie	4	54	\$670,500	- 4.7%
\$200,000 to \$399,999	2	14	9	Coal Harbour	7	124	\$1,054,400	+ 1.5%
\$400,000 to \$899,999	113	572	35	Downtown VW	37	302	\$691,900	- 7.1%
\$900,000 to \$1,499,999	53	407	28	Dunbar	0	4	\$665,100	- 10.3%
\$1,500,000 to \$1,999,999	5	151	54	Fairview VW	8	66	\$744,900	- 12.0%
\$2,000,000 to \$2,999,999	11	113	62	False Creek	15	90	\$834,100	- 3.8%
\$3,000,000 and \$3,999,999	1	42	135	Kerrisdale	5	28	\$861,700	- 10.0%
\$4,000,000 to \$4,999,999	0	13	0	Kitsilano	24	65	\$599,500	- 8.1%
\$5,000,000 and Above	1	43	131	MacKenzie Heights	0	0	\$0	--
<b>TOTAL</b>	<b>186</b>	<b>1,355</b>	<b>36</b>	Marpole	4	58	\$577,000	- 3.2%
				Mount Pleasant VW	2	8	\$568,600	- 1.6%
				Oakridge VW	0	12	\$1,047,400	- 5.2%
				Point Grey	4	11	\$582,300	- 8.6%
				Quilchena	1	16	\$1,044,700	- 12.6%
				S.W. Marine	0	15	\$477,600	- 8.2%
				Shaughnessy	1	2	\$614,900	- 12.1%
				South Cambie	2	10	\$887,900	- 6.0%
				South Granville	0	6	\$975,700	- 3.0%
				Southlands	0	2	\$762,600	- 11.4%
				University VW	24	95	\$981,500	+ 7.3%
				West End VW	17	148	\$634,500	- 6.6%
				Yaletown	31	238	\$868,900	- 6.2%
				<b>TOTAL*</b>	<b>186</b>	<b>1,355</b>	<b>\$784,300</b>	<b>- 6.2%</b>



# Vancouver - West

## Townhomes Report – February 2019

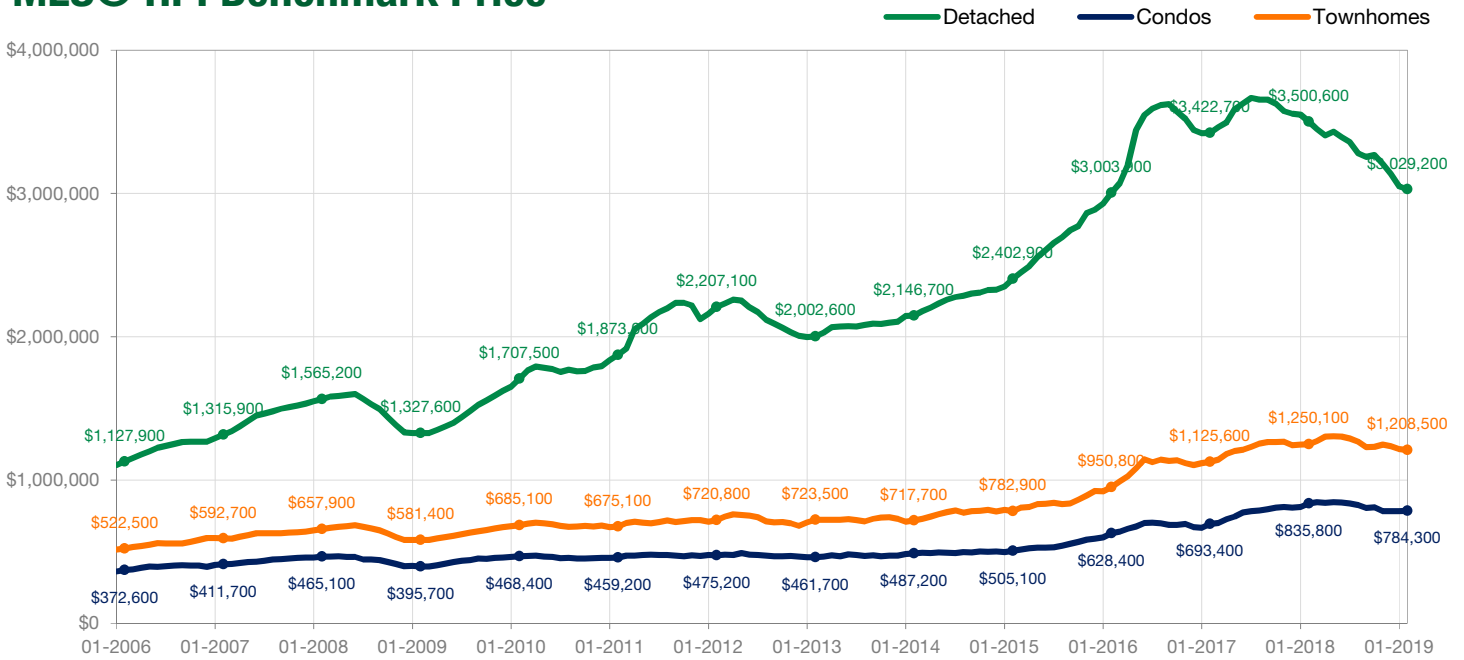
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Cambie	1	15	\$1,148,300	- 0.9%
\$200,000 to \$399,999	0	0	0	Coal Harbour	0	6	\$1,727,400	- 7.0%
\$400,000 to \$899,999	5	20	12	Downtown VW	0	9	\$972,600	- 3.6%
\$900,000 to \$1,499,999	11	71	29	Dunbar	0	1	\$0	--
\$1,500,000 to \$1,999,999	2	71	12	Fairview VW	4	20	\$1,032,000	- 3.3%
\$2,000,000 to \$2,999,999	3	26	40	False Creek	0	5	\$885,800	- 6.4%
\$3,000,000 and \$3,999,999	0	9	0	Kerrisdale	1	3	\$1,435,700	- 2.2%
\$4,000,000 to \$4,999,999	0	1	0	Kitsilano	9	26	\$1,029,400	- 5.4%
\$5,000,000 and Above	0	7	0	MacKenzie Heights	0	1	\$0	--
<b>TOTAL</b>	<b>21</b>	<b>205</b>	<b>25</b>	Marpole	1	30	\$1,066,400	+ 2.7%
				Mount Pleasant VW	2	8	\$1,197,500	- 4.0%
				Oakridge VW	0	12	\$1,487,700	- 2.1%
				Point Grey	1	2	\$1,080,500	- 1.8%
				Quilchena	0	2	\$1,425,800	- 3.3%
				S.W. Marine	0	1	\$0	--
				Shaughnessy	0	8	\$2,207,800	- 3.1%
				South Cambie	0	5	\$1,744,600	- 0.1%
				South Granville	0	12	\$1,539,100	+ 0.5%
				Southlands	0	0	\$0	--
				University VW	2	24	\$1,605,100	- 2.8%
				West End VW	0	5	\$1,172,700	- 4.2%
				Yaletown	0	10	\$1,707,600	- 3.9%
				<b>TOTAL*</b>	<b>21</b>	<b>205</b>	<b>\$1,208,500</b>	<b>- 3.3%</b>



# Vancouver - West

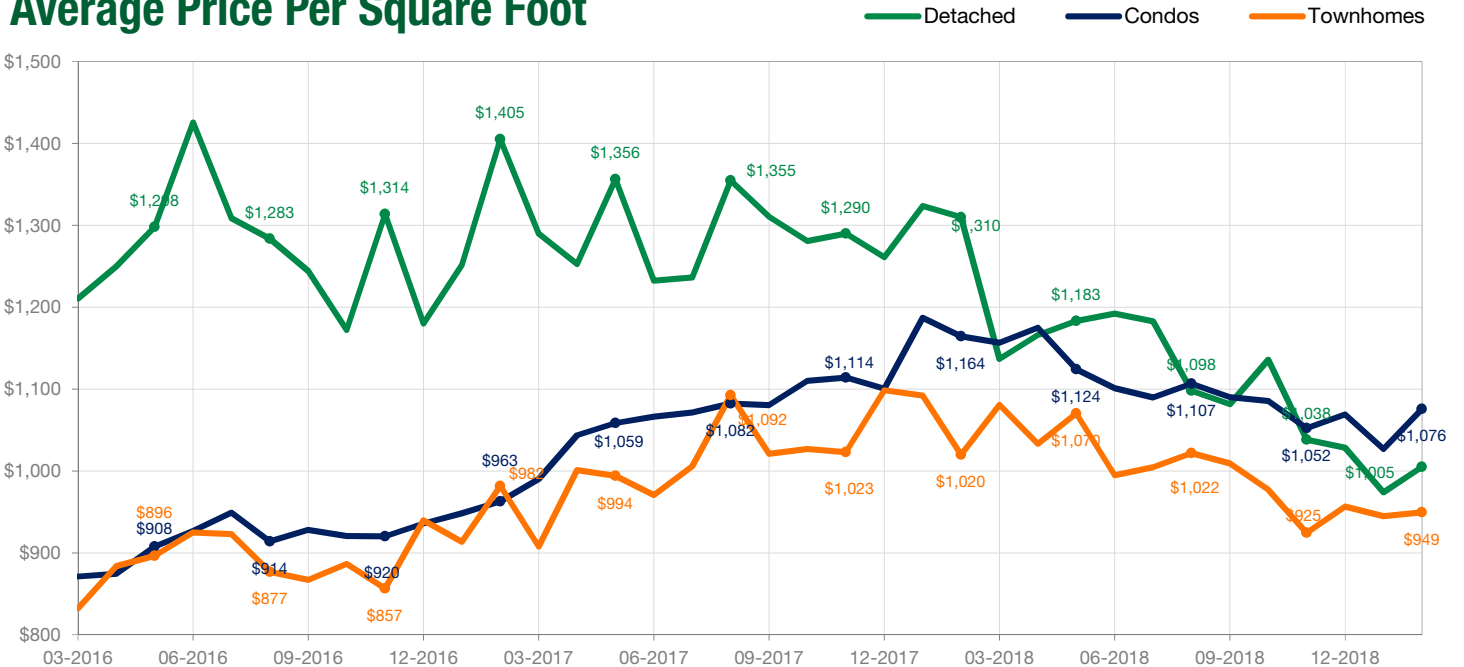
February 2019

## 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.



## **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.