

Everything you need to know about your Real Estate Market Today!

REAL ESTATE MARKET STATISTICAL ANALYSIS

April 2019 Edition



Call/Text us at **604-241-7653**



Michael Cowling

RE/MAX® Michael Cowling
And Associates Realty

Call/Text: 604-241-7653
info@michaelcowling.com

www.MichaelCowling.com



 MichaelCowlingRealty

 MichaelCowling

 MichaelCowlingRealty

Data Provided By:

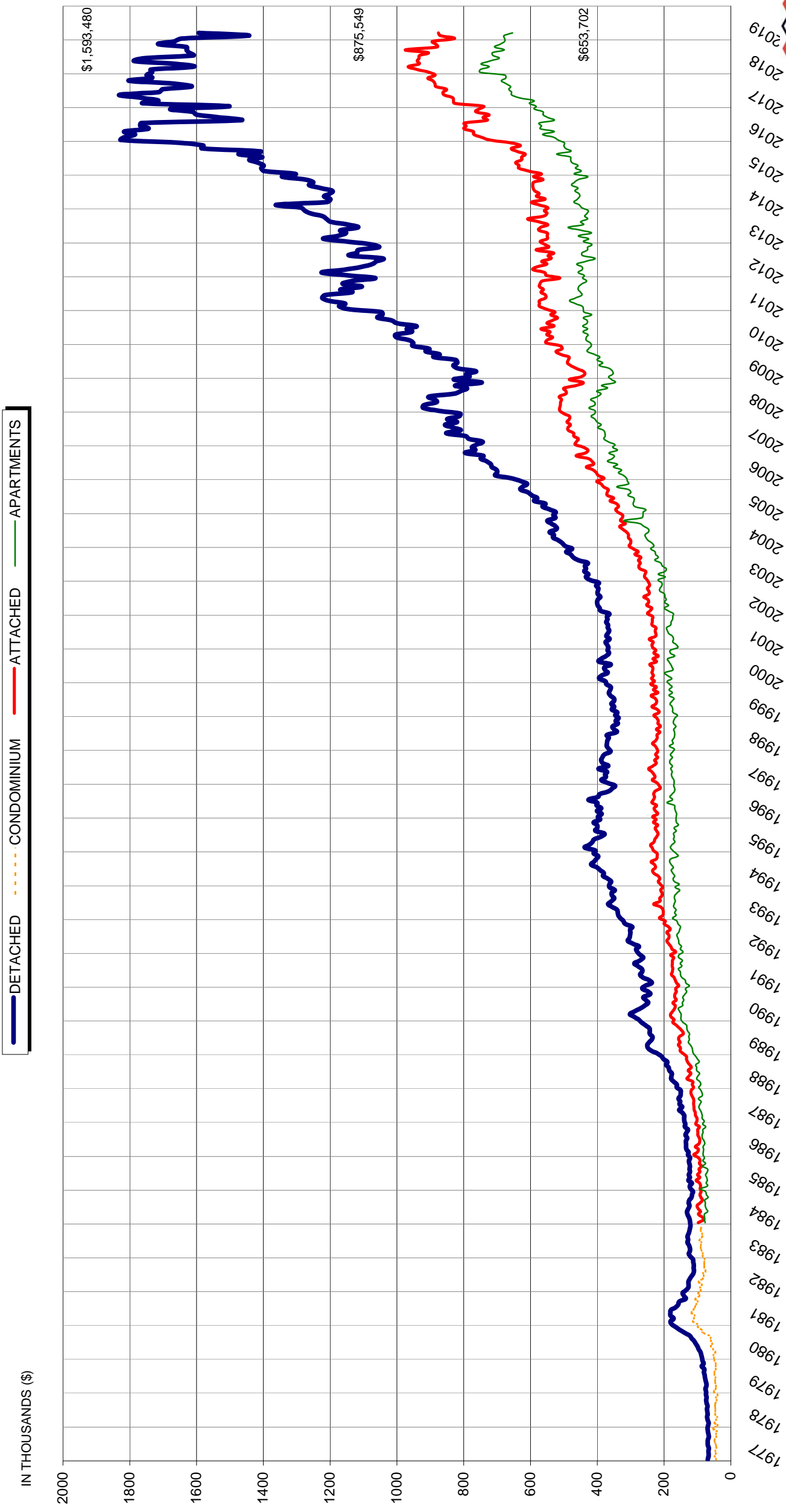


and





Residential Average Sale Prices - January 1977 to March 2019



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

Richmond

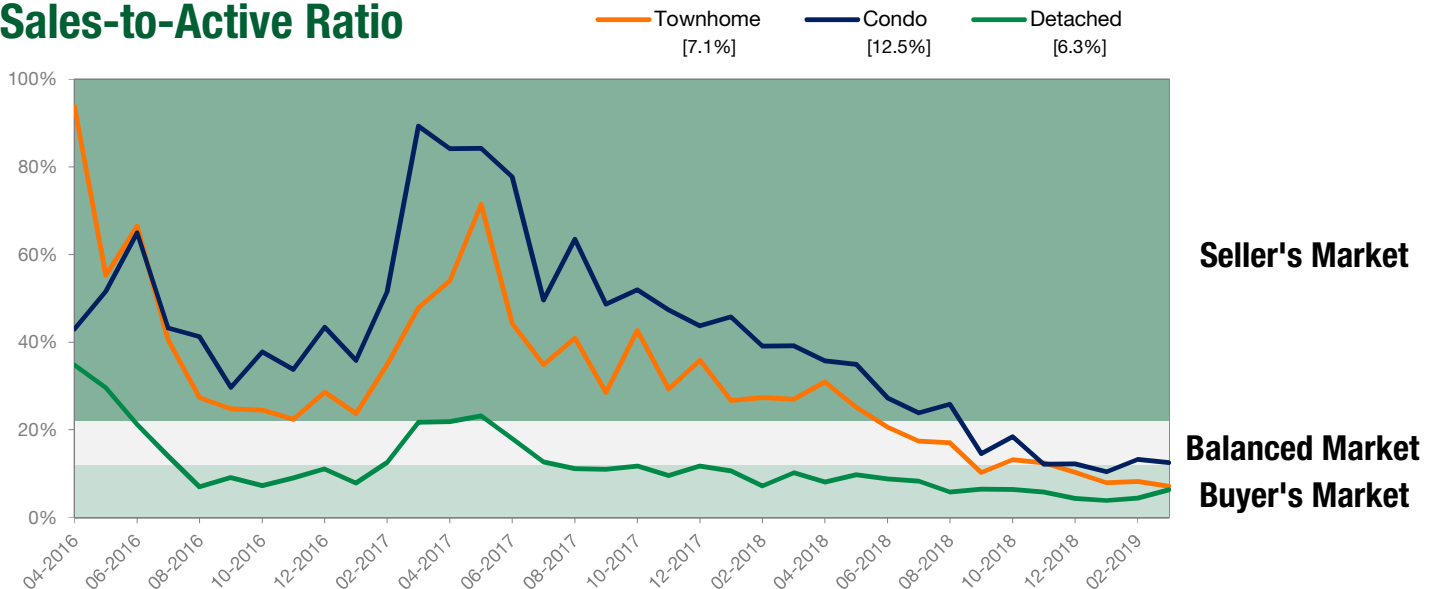
March 2019

Detached Properties	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	858	765	+ 12.2%	843	738	+ 14.2%
Sales	54	78	- 30.8%	37	53	- 30.2%
Days on Market Average	41	42	- 2.4%	72	51	+ 41.2%
MLS® HPI Benchmark Price	\$1,546,500	\$1,770,000	- 12.6%	\$1,546,500	\$1,758,700	- 12.1%

Condos	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	754	411	+ 83.5%	671	363	+ 84.8%
Sales	94	161	- 41.6%	89	142	- 37.3%
Days on Market Average	44	29	+ 51.7%	50	26	+ 92.3%
MLS® HPI Benchmark Price	\$653,400	\$675,500	- 3.3%	\$660,100	\$673,300	- 2.0%

Townhomes	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	380	241	+ 57.7%	343	227	+ 51.1%
Sales	27	65	- 58.5%	28	62	- 54.8%
Days on Market Average	43	31	+ 38.7%	37	27	+ 37.0%
MLS® HPI Benchmark Price	\$791,500	\$830,700	- 4.7%	\$796,400	\$819,500	- 2.8%

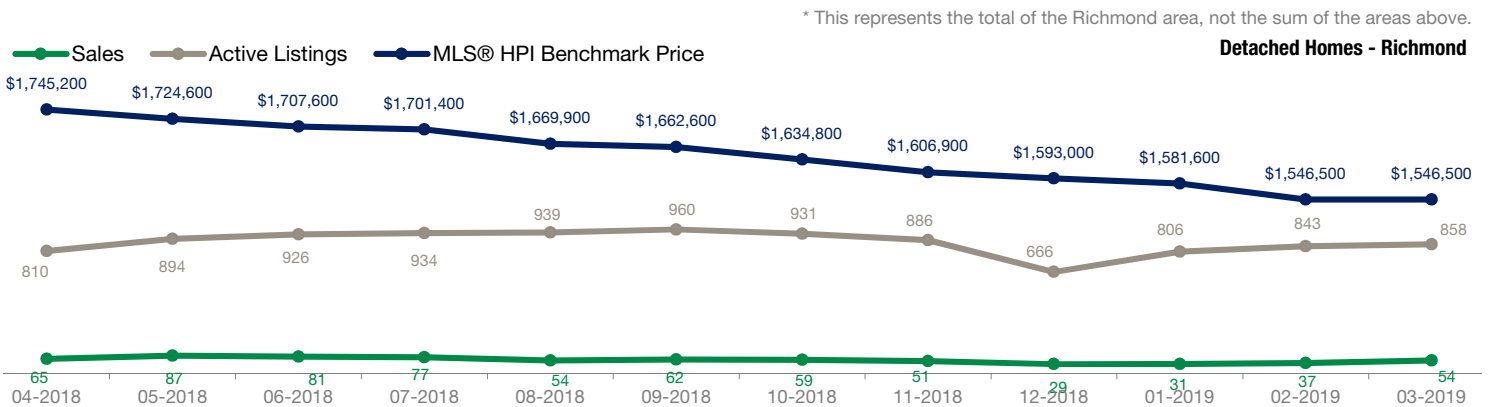
Sales-to-Active Ratio



Richmond

Detached Properties Report – March 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	32	\$1,421,200	- 12.2%
\$100,000 to \$199,999	2	1	60	Bridgeport RI	1	21	\$1,274,700	- 10.1%
\$200,000 to \$399,999	0	3	0	Brighthouse	0	28	\$0	--
\$400,000 to \$899,999	1	19	8	Brighthouse South	0	3	\$0	--
\$900,000 to \$1,499,999	22	175	36	Broadmoor	2	57	\$1,956,400	- 12.1%
\$1,500,000 to \$1,999,999	14	251	48	East Cambie	2	24	\$1,276,700	- 13.6%
\$2,000,000 to \$2,999,999	12	271	37	East Richmond	1	18	\$1,875,400	- 11.2%
\$3,000,000 and \$3,999,999	2	96	77	Garden City	0	29	\$1,334,700	- 12.2%
\$4,000,000 to \$4,999,999	1	27	22	Gilmore	0	8	\$1,607,300	- 16.0%
\$5,000,000 and Above	0	15	0	Granville	4	60	\$1,719,400	- 9.8%
TOTAL	54	858	41	Hamilton RI	3	22	\$1,045,500	- 15.0%
				Ironwood	3	36	\$1,324,200	- 12.9%
				Lackner	2	44	\$1,548,100	- 13.6%
				McLennan	0	15	\$1,687,600	- 13.5%
				McLennan North	2	12	\$1,643,500	- 12.5%
				McNair	1	25	\$1,435,500	- 13.0%
				Quilchena RI	2	46	\$1,559,000	- 11.0%
				Riverdale RI	1	42	\$1,598,600	- 9.2%
				Saunders	0	46	\$1,413,800	- 14.2%
				Sea Island	0	4	\$793,000	- 10.8%
				Seafair	5	46	\$1,429,800	- 14.8%
				South Arm	1	24	\$1,228,000	- 13.3%
				Steveston North	5	46	\$1,300,200	- 12.5%
				Steveston South	4	27	\$1,516,900	- 13.4%
				Steveston Village	3	16	\$1,398,400	- 12.7%
				Terra Nova	0	21	\$1,854,500	- 9.2%
				West Cambie	2	26	\$1,294,200	- 11.7%
				Westwind	2	17	\$1,591,300	- 12.6%
				Woodwards	6	63	\$1,450,300	- 12.5%
				TOTAL*	54	858	\$1,546,500	- 12.6%

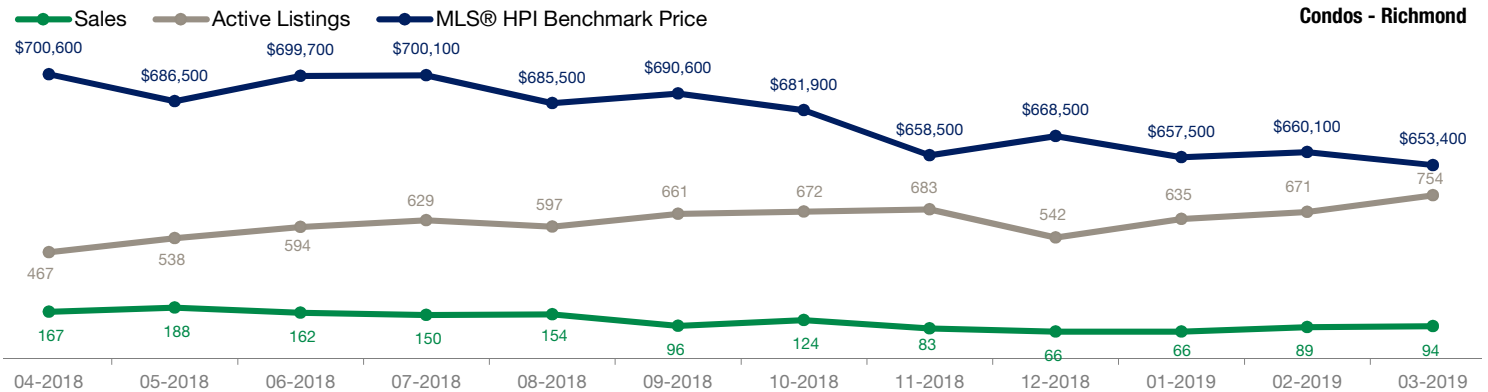


Richmond

Condo Report – March 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	2	13	\$431,800	- 0.7%
\$100,000 to \$199,999	2	1	79	Bridgeport RI	2	21	\$727,900	- 5.1%
\$200,000 to \$399,999	16	41	37	Brighthouse	38	319	\$627,800	- 3.6%
\$400,000 to \$899,999	71	603	46	Brighthouse South	11	91	\$575,500	- 6.2%
\$900,000 to \$1,499,999	4	85	27	Broadmoor	0	4	\$484,000	- 2.5%
\$1,500,000 to \$1,999,999	1	13	50	East Cambie	1	3	\$457,300	- 7.5%
\$2,000,000 to \$2,999,999	0	5	0	East Richmond	2	9	\$758,900	- 6.3%
\$3,000,000 and \$3,999,999	0	3	0	Garden City	3	2	\$428,400	- 1.7%
\$4,000,000 to \$4,999,999	0	2	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	1	2	\$250,000	- 2.6%
TOTAL	94	754	44	Hamilton RI	0	0	\$682,400	- 3.7%
				Ironwood	1	40	\$633,700	- 4.8%
				Lackner	0	0	\$0	--
				McLennan	0	0	\$0	--
				McLennan North	5	33	\$750,100	+ 1.0%
				McNair	0	0	\$0	--
				Quilchena RI	0	2	\$0	--
				Riverdale RI	3	17	\$546,200	- 3.2%
				Saunders	0	0	\$0	--
				Sea Island	0	0	\$0	--
				Seafair	0	0	\$427,900	- 0.5%
				South Arm	2	7	\$305,800	- 2.5%
				Steveston North	1	4	\$421,100	- 2.3%
				Steveston South	4	35	\$512,100	- 8.5%
				Steveston Village	0	8	\$0	--
				Terra Nova	0	1	\$0	--
				West Cambie	18	140	\$677,400	- 4.2%
				Westwind	0	0	\$0	--
				Woodwards	0	3	\$0	--
				TOTAL*	94	754	\$653,400	- 3.3%

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

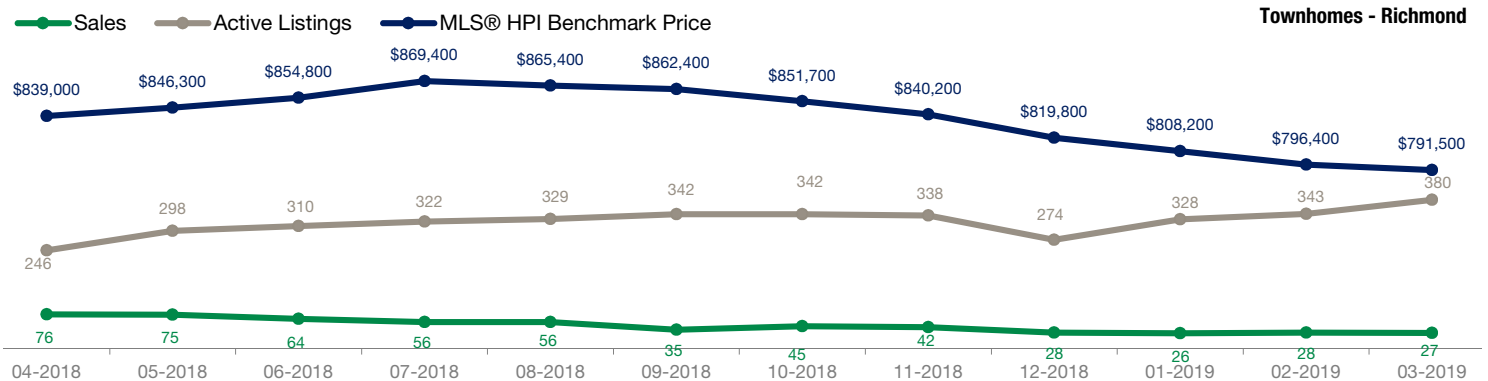


Richmond

Townhomes Report – March 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	8	\$473,900	+ 3.1%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	0	7	\$628,500	- 6.5%
\$200,000 to \$399,999	1	1	3	Brighthouse	2	16	\$737,100	- 5.4%
\$400,000 to \$899,999	18	190	32	Brighthouse South	3	39	\$770,900	- 3.3%
\$900,000 to \$1,499,999	8	177	74	Broadmoor	0	8	\$907,300	- 6.3%
\$1,500,000 to \$1,999,999	0	12	0	East Cambie	3	12	\$809,700	- 4.2%
\$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	2	4	\$855,400	- 6.9%
\$4,000,000 to \$4,999,999	0	0	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	0	14	\$709,900	- 5.5%
TOTAL	27	380	43	Hamilton RI	0	14	\$674,400	- 4.6%
				Ironwood	0	12	\$644,700	- 5.5%
				Lackner	1	3	\$918,200	- 0.3%
				McLennan	0	0	\$0	--
				McLennan North	11	78	\$850,600	- 9.8%
				McNair	0	1	\$561,000	- 4.6%
				Quilchena RI	0	1	\$642,900	- 1.3%
				Riverdale RI	0	8	\$824,800	- 0.2%
				Saunders	0	16	\$616,500	- 5.5%
				Sea Island	0	0	\$0	--
				Seafair	0	5	\$953,800	- 1.1%
				South Arm	1	4	\$633,700	- 5.6%
				Steveston North	0	10	\$650,500	- 0.6%
				Steveston South	2	27	\$910,400	- 0.7%
				Steveston Village	0	2	\$828,300	- 0.9%
				Terra Nova	0	23	\$938,300	- 0.2%
				West Cambie	2	30	\$809,200	- 4.6%
				Westwind	0	3	\$804,100	+ 0.5%
				Woodwards	0	33	\$771,000	- 3.4%
				TOTAL*	27	380	\$791,500	- 4.7%

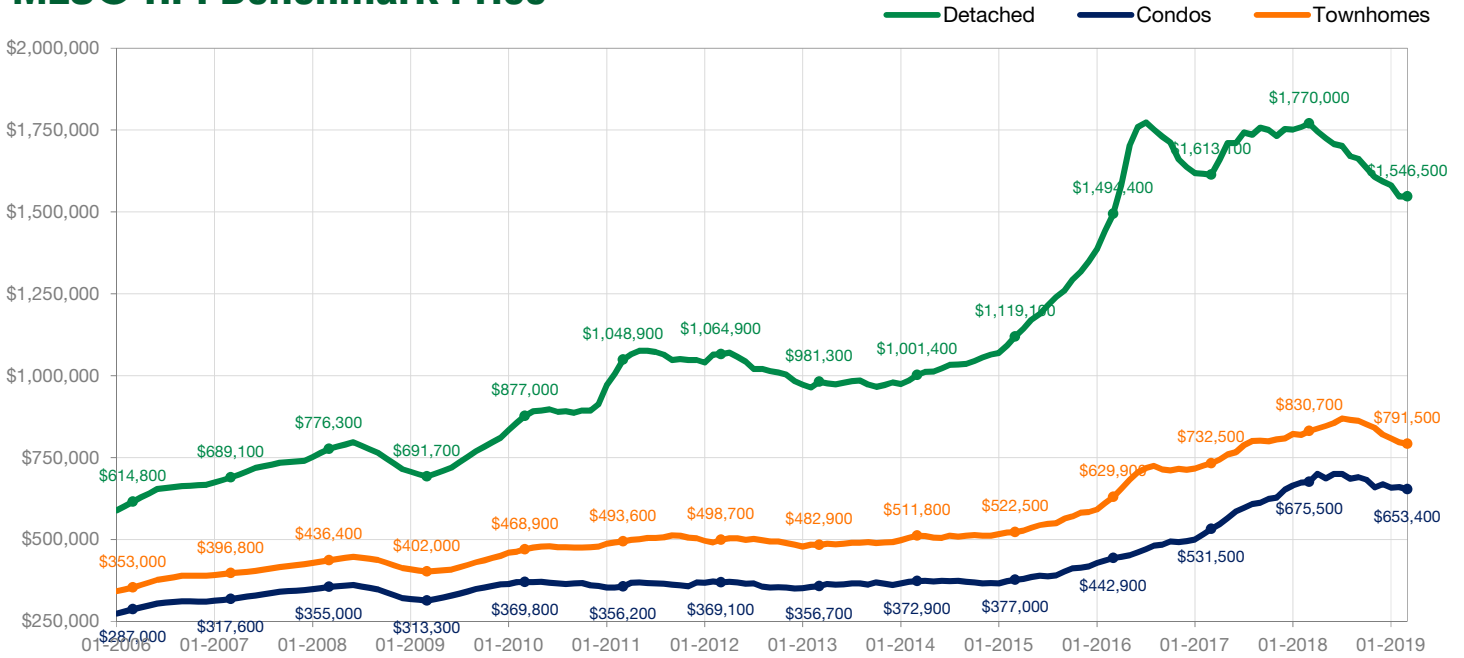
* This represents the total of the Richmond area, not the sum of the areas above.



Richmond

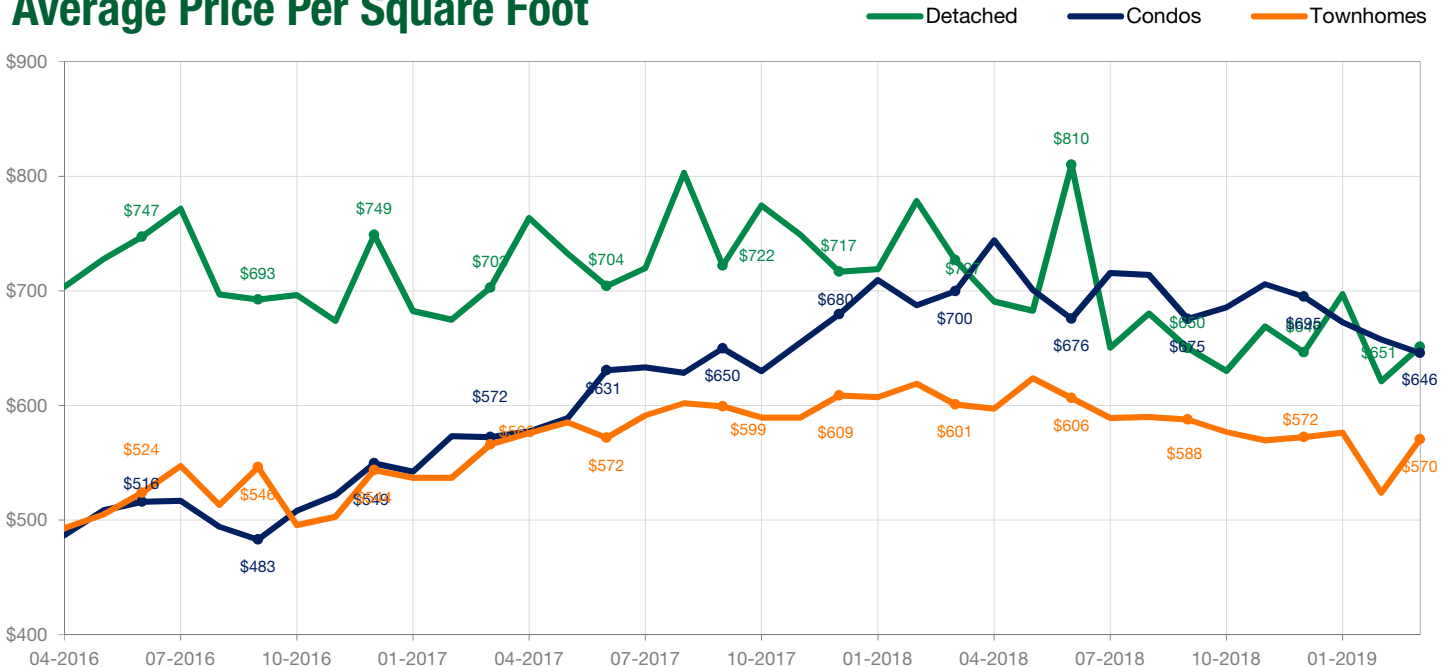
March 2019

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

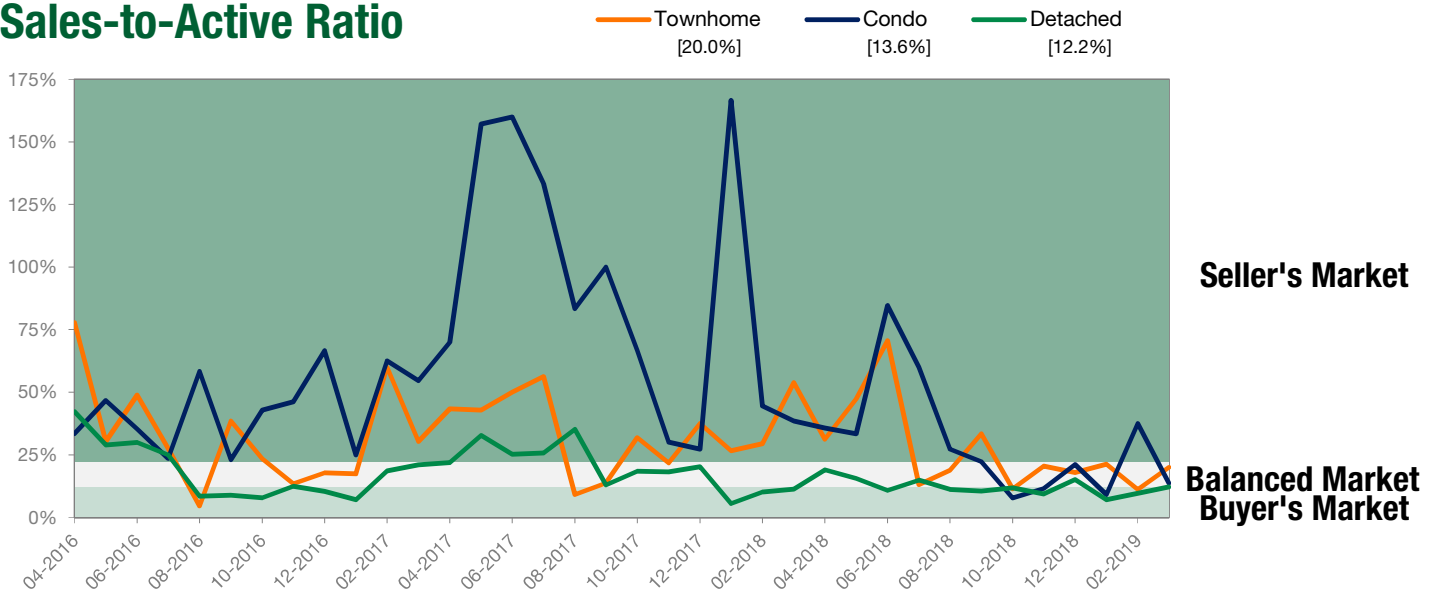
March 2019

Detached Properties	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	115	107	+ 7.5%	104	99	+ 5.1%
Sales	14	12	+ 16.7%	10	10	0.0%
Days on Market Average	47	50	- 6.0%	55	33	+ 66.7%
MLS® HPI Benchmark Price	\$954,600	\$1,008,100	- 5.3%	\$933,000	\$1,003,900	- 7.1%

Condos	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	22	13	+ 69.2%	16	9	+ 77.8%
Sales	3	5	- 40.0%	6	4	+ 50.0%
Days on Market Average	54	16	+ 237.5%	42	35	+ 20.0%
MLS® HPI Benchmark Price	\$432,600	\$459,300	- 5.8%	\$445,400	\$443,300	+ 0.5%

Townhomes	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	40	13	+ 207.7%	36	17	+ 111.8%
Sales	8	7	+ 14.3%	4	5	- 20.0%
Days on Market Average	51	78	- 34.6%	81	76	+ 6.6%
MLS® HPI Benchmark Price	\$732,700	\$779,700	- 6.0%	\$727,300	\$783,200	- 7.1%

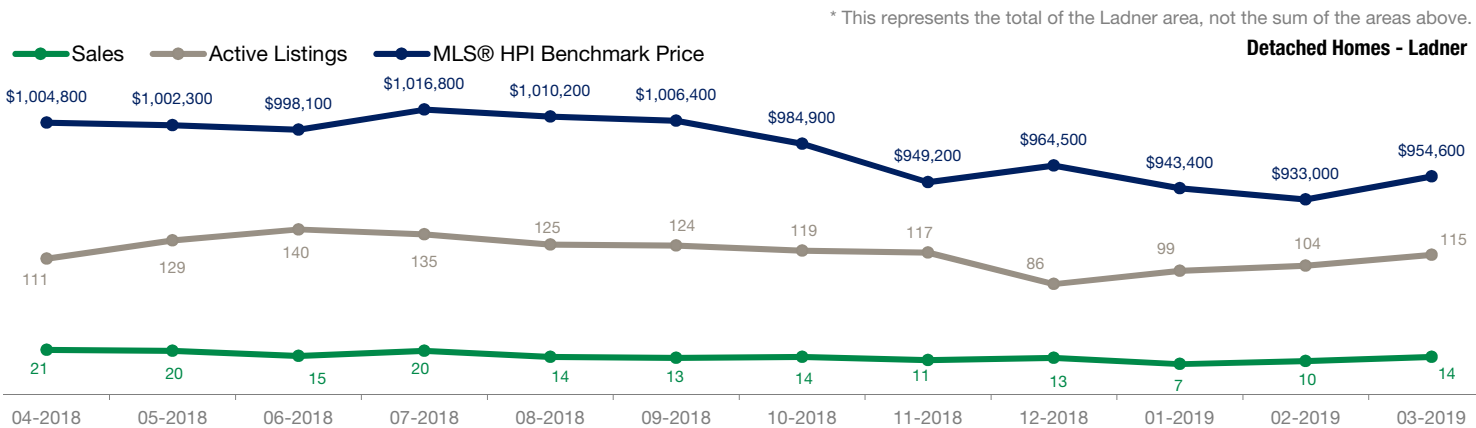
Sales-to-Active Ratio



Ladner

Detached Properties Report – March 2019

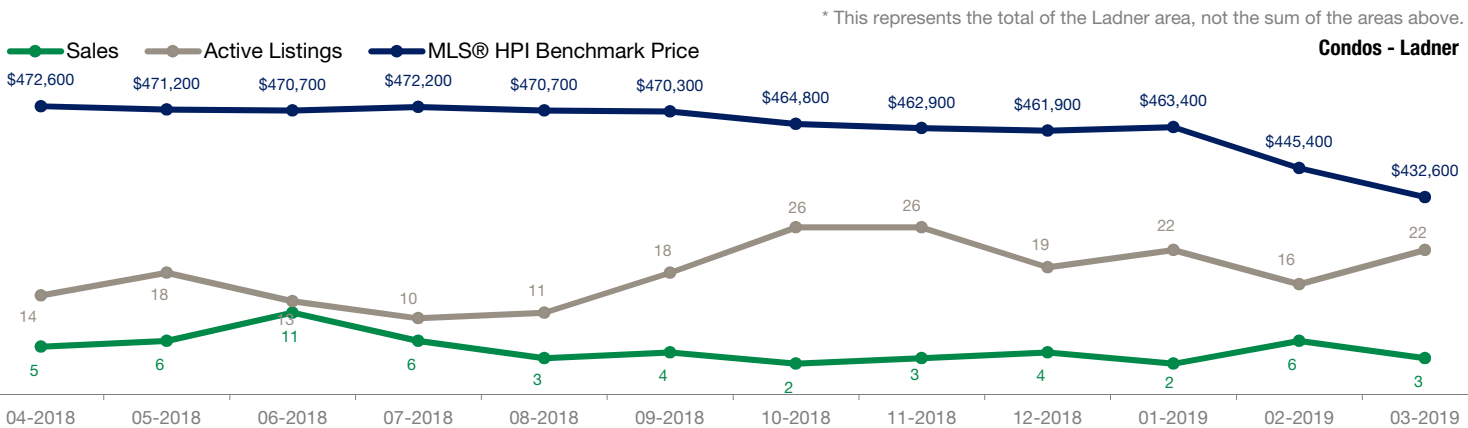
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	3	6	\$898,800	- 5.2%
\$100,000 to \$199,999	0	1	0	East Delta	0	3	\$0	--
\$200,000 to \$399,999	0	4	0	Hawthorne	3	32	\$963,000	- 4.5%
\$400,000 to \$899,999	5	12	26	Holly	1	17	\$993,700	- 5.4%
\$900,000 to \$1,499,999	8	70	46	Ladner Elementary	3	15	\$882,200	- 5.1%
\$1,500,000 to \$1,999,999	1	15	161	Ladner Rural	1	14	\$1,610,500	- 5.1%
\$2,000,000 to \$2,999,999	0	5	0	Neilsen Grove	3	21	\$1,028,300	- 6.4%
\$3,000,000 and \$3,999,999	0	2	0	Port Guichon	0	5	\$836,800	- 8.1%
\$4,000,000 to \$4,999,999	0	0	0	Westham Island	0	2	\$0	--
\$5,000,000 and Above	0	6	0	TOTAL*	14	115	\$954,600	- 5.3%
TOTAL	14	115	47					



Ladner

Condo Report – March 2019

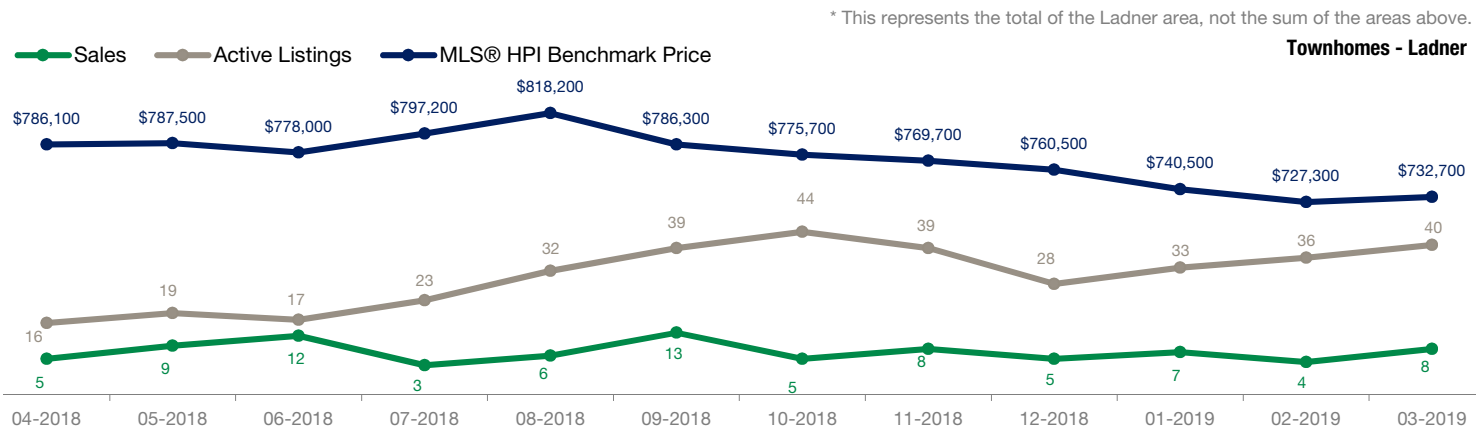
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	1	8	\$419,700	- 4.6%
\$100,000 to \$199,999	0	0	0	East Delta	0	1	\$0	--
\$200,000 to \$399,999	2	1	75	Hawthorne	2	7	\$427,700	- 4.5%
\$400,000 to \$899,999	1	21	13	Holly	0	0	\$0	--
\$900,000 to \$1,499,999	0	0	0	Ladner Elementary	0	3	\$377,300	- 9.6%
\$1,500,000 to \$1,999,999	0	0	0	Ladner Rural	0	2	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Neilsen Grove	0	1	\$536,300	- 6.1%
\$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	TOTAL*	3	22	\$432,600	- 5.8%
TOTAL	3	22	54					



Ladner

Townhomes Report – March 2019

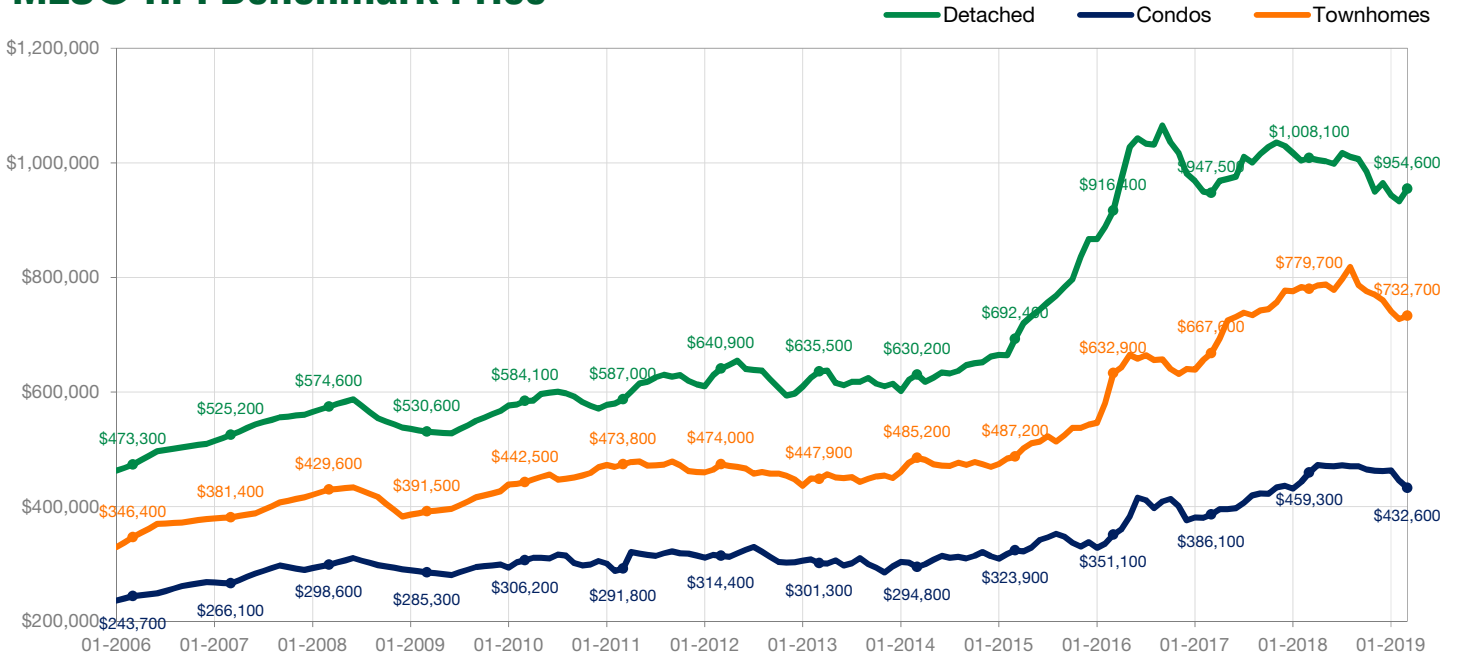
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	0	5	\$752,100	- 4.2%
\$100,000 to \$199,999	0	0	0	East Delta	0	0	\$0	--
\$200,000 to \$399,999	0	1	0	Hawthorne	2	4	\$684,300	- 4.0%
\$400,000 to \$899,999	8	30	51	Holly	0	1	\$786,600	- 3.3%
\$900,000 to \$1,499,999	0	9	0	Ladner Elementary	2	8	\$644,900	- 4.9%
\$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	4	22	\$1,082,200	- 6.5%
\$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*	8	40	\$732,700	- 6.0%
TOTAL	8	40	51					



Ladner

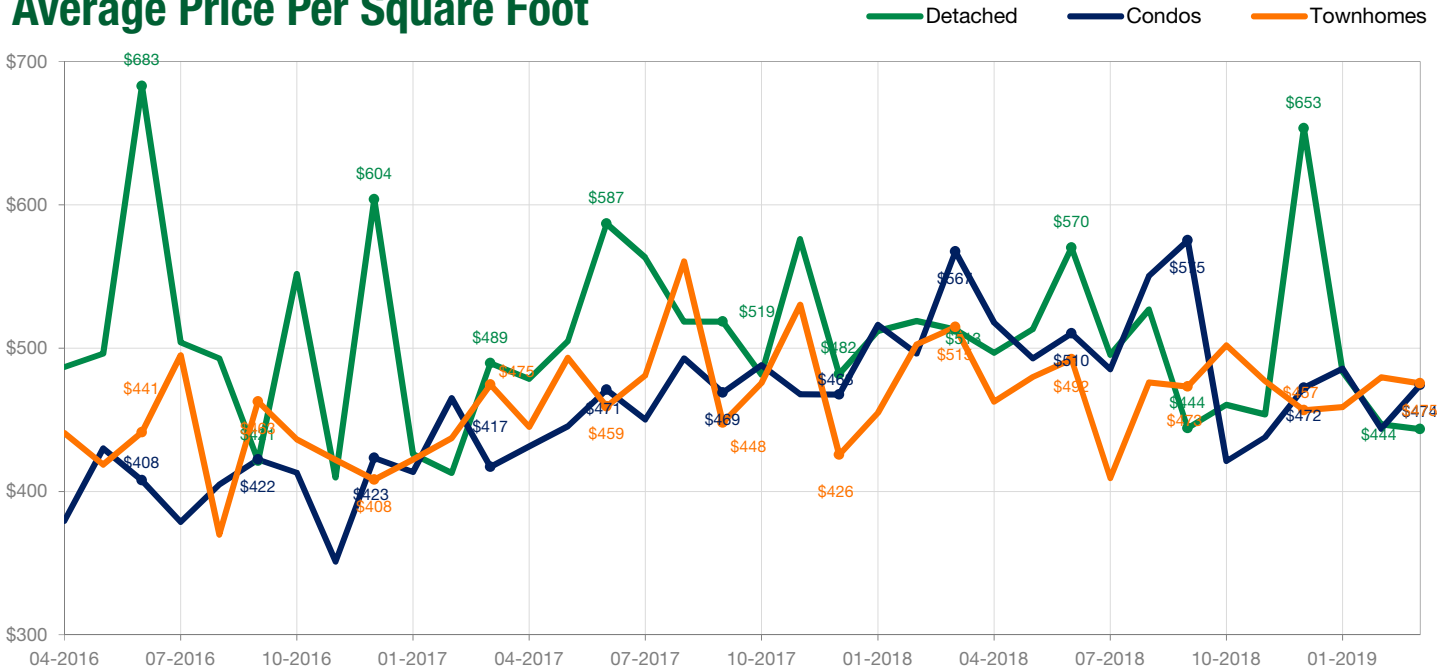
March 2019

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

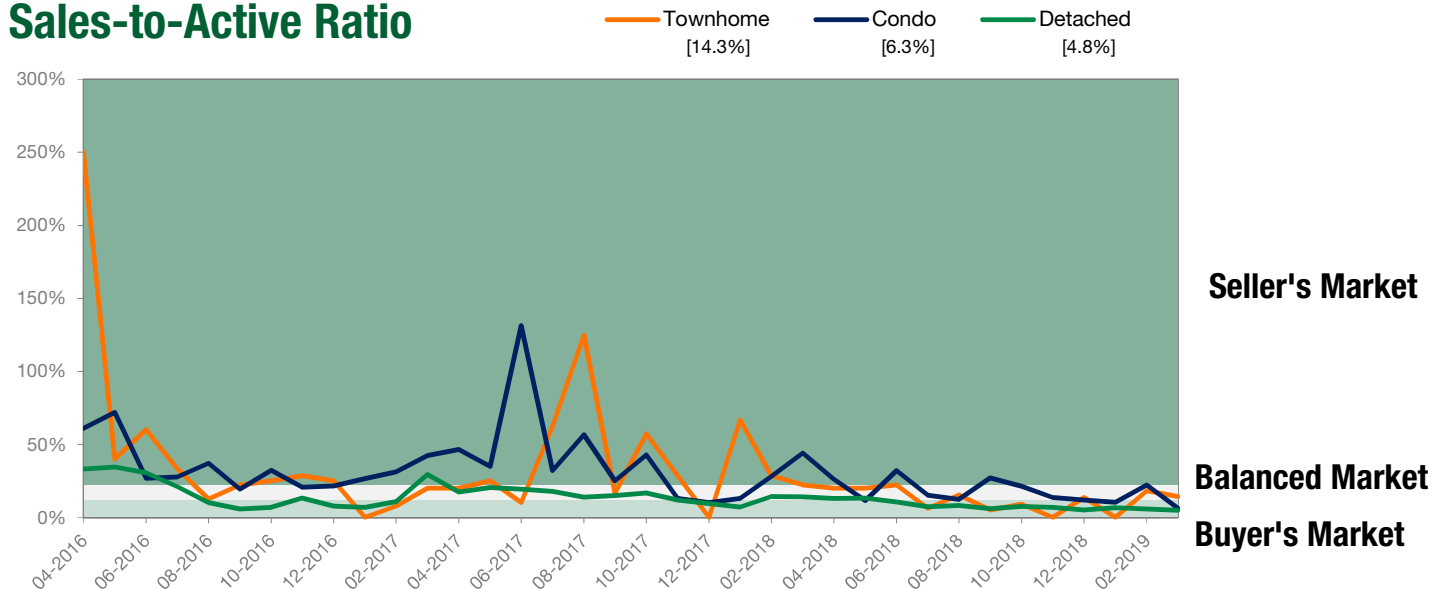
March 2019

Detached Properties	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	166	156	+ 6.4%	142	141	+ 0.7%
Sales	8	22	- 63.6%	8	20	- 60.0%
Days on Market Average	84	35	+ 140.0%	116	52	+ 123.1%
MLS® HPI Benchmark Price	\$1,161,100	\$1,273,900	- 8.9%	\$1,191,700	\$1,249,300	- 4.6%

Condos	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	48	34	+ 41.2%	36	25	+ 44.0%
Sales	3	15	- 80.0%	8	7	+ 14.3%
Days on Market Average	56	28	+ 100.0%	88	27	+ 225.9%
MLS® HPI Benchmark Price	\$465,000	\$490,600	- 5.2%	\$476,900	\$471,000	+ 1.3%

Townhomes	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	21	9	+ 133.3%	22	7	+ 214.3%
Sales	3	2	+ 50.0%	4	2	+ 100.0%
Days on Market Average	93	23	+ 304.3%	105	111	- 5.4%
MLS® HPI Benchmark Price	\$705,000	\$755,000	- 6.6%	\$703,200	\$756,000	- 7.0%

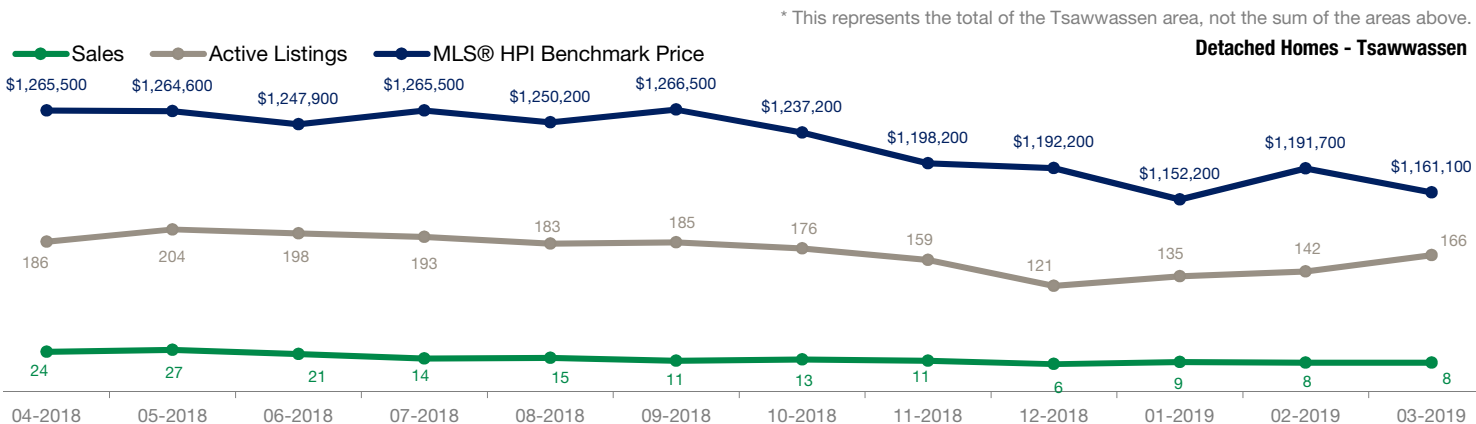
Sales-to-Active Ratio



Tsawwassen

Detached Properties Report – March 2019

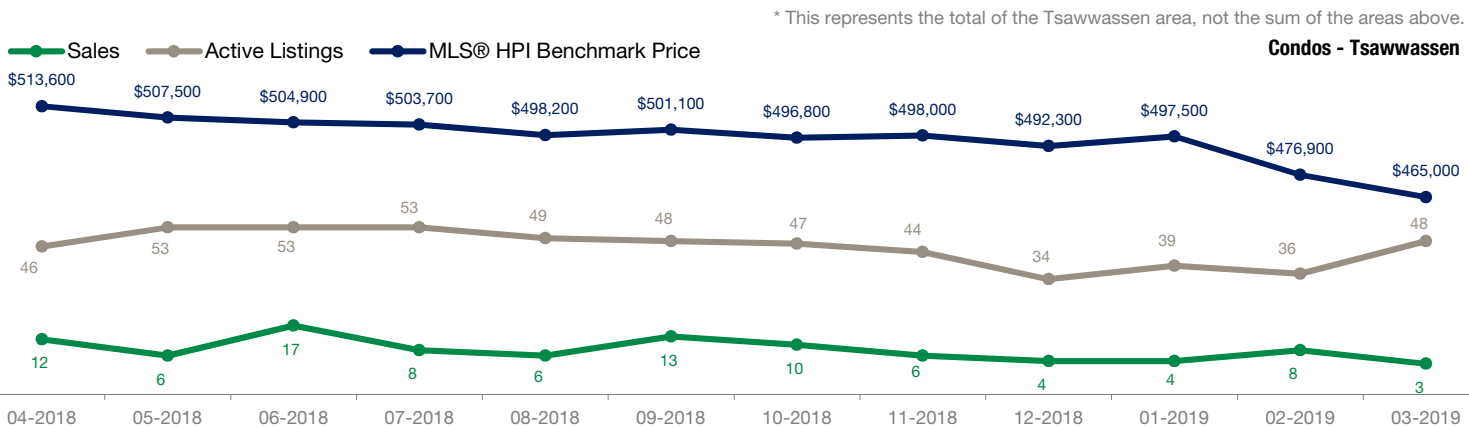
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	0	25	\$959,800	- 9.2%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	19	\$1,164,600	- 10.4%
\$200,000 to \$399,999	0	0	0	Cliff Drive	1	29	\$1,051,100	- 8.7%
\$400,000 to \$899,999	0	8	0	English Bluff	1	16	\$1,560,000	- 11.3%
\$900,000 to \$1,499,999	8	104	84	Pebble Hill	4	32	\$1,224,400	- 8.9%
\$1,500,000 to \$1,999,999	0	25	0	Tsawwassen Central	1	34	\$1,131,100	- 5.3%
\$2,000,000 to \$2,999,999	0	23	0	Tsawwassen East	1	11	\$1,202,600	- 12.4%
\$3,000,000 and \$3,999,999	0	5	0	TOTAL*	8	166	\$1,161,100	- 8.9%
\$4,000,000 to \$4,999,999	0	1	0					
\$5,000,000 and Above	0	0	0					
TOTAL	8	166	84					



Tsawwassen

Condo Report – March 2019

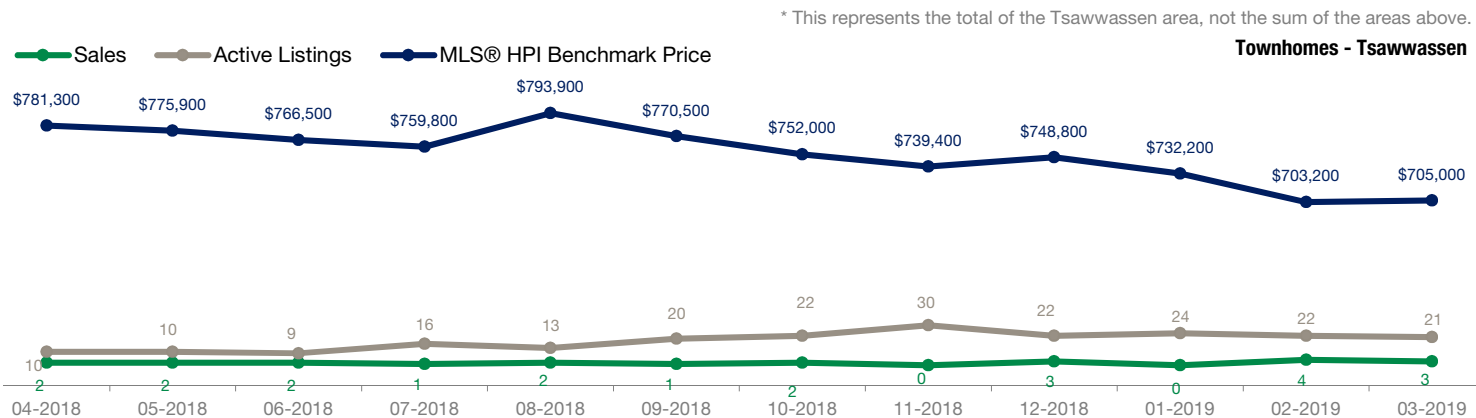
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	1	17	\$493,500	- 5.6%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	0	\$0	--
\$200,000 to \$399,999	1	6	96	Cliff Drive	1	20	\$432,300	- 5.6%
\$400,000 to \$899,999	2	36	37	English Bluff	0	4	\$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	0	7	\$479,500	- 4.6%
\$2,000,000 to \$2,999,999	0	0	0	Tsawwassen East	1	0	\$557,100	- 4.3%
\$3,000,000 and \$3,999,999	0	1	0	TOTAL*	3	48	\$465,000	- 5.2%
\$4,000,000 to \$4,999,999	0	0	0					
\$5,000,000 and Above	0	0	0					
TOTAL	3	48	56					



Tsawwassen

Townhomes Report – March 2019

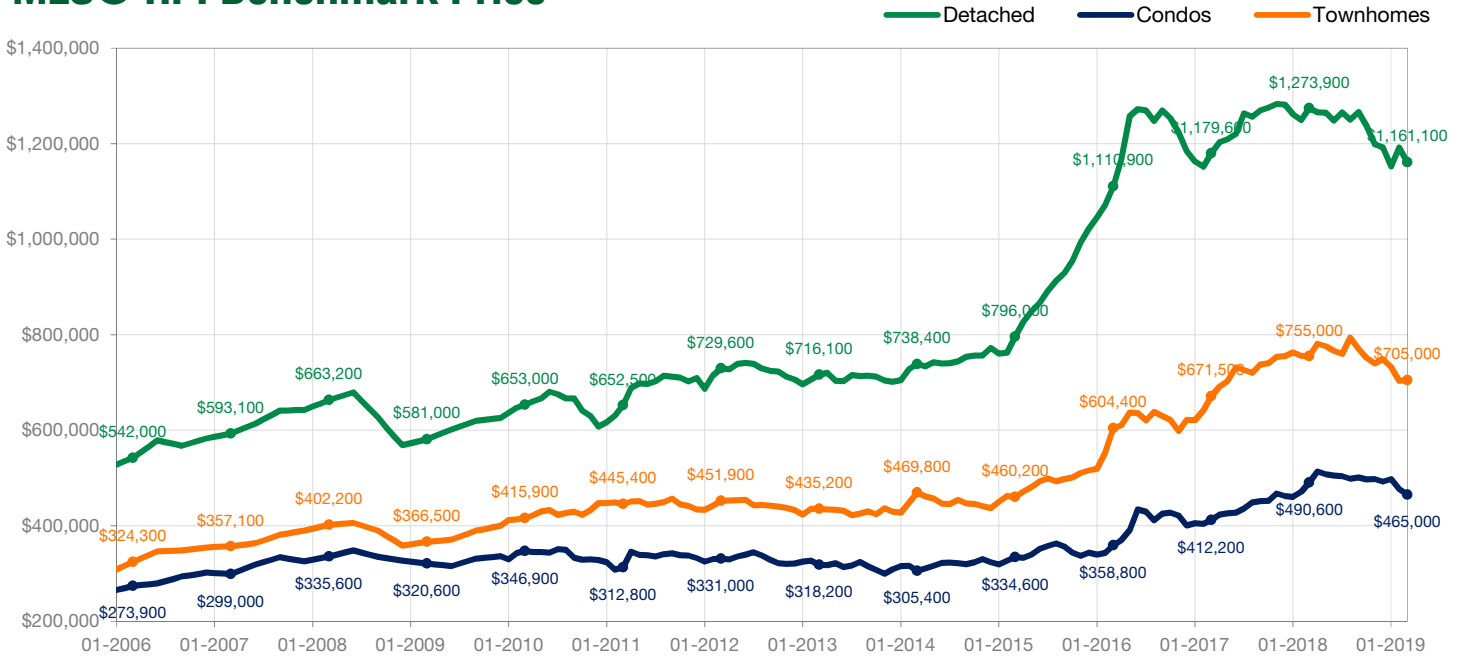
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	0	2	\$641,800	- 6.1%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	1	\$0	--
\$200,000 to \$399,999	0	0	0	Cliff Drive	3	12	\$0	--
\$400,000 to \$899,999	3	19	93	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	0	3	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Tsawwassen East	0	2	\$850,700	- 6.3%
\$3,000,000 and \$3,999,999	0	0	0	TOTAL*	3	21	\$705,000	- 6.6%
\$4,000,000 to \$4,999,999	0	0	0					
\$5,000,000 and Above	0	0	0					
TOTAL	3	21	93					



Tsawwassen

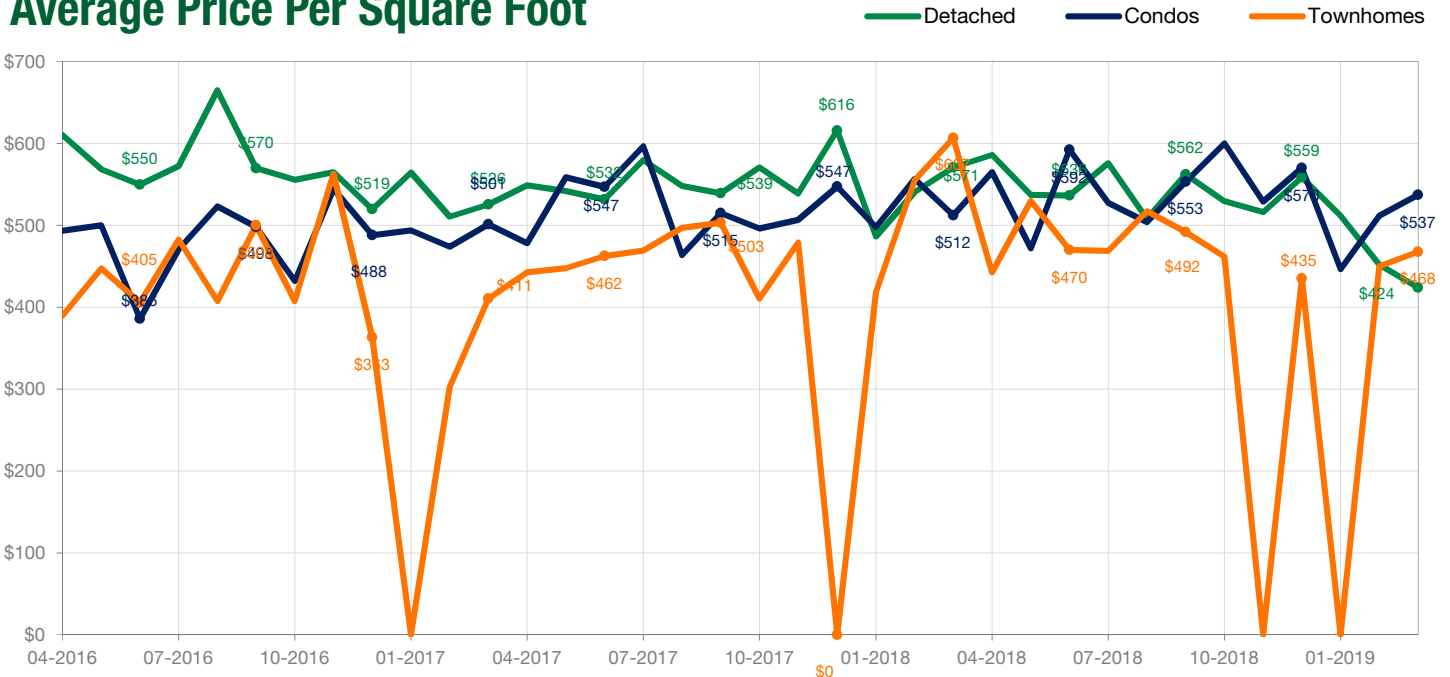
March 2019

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

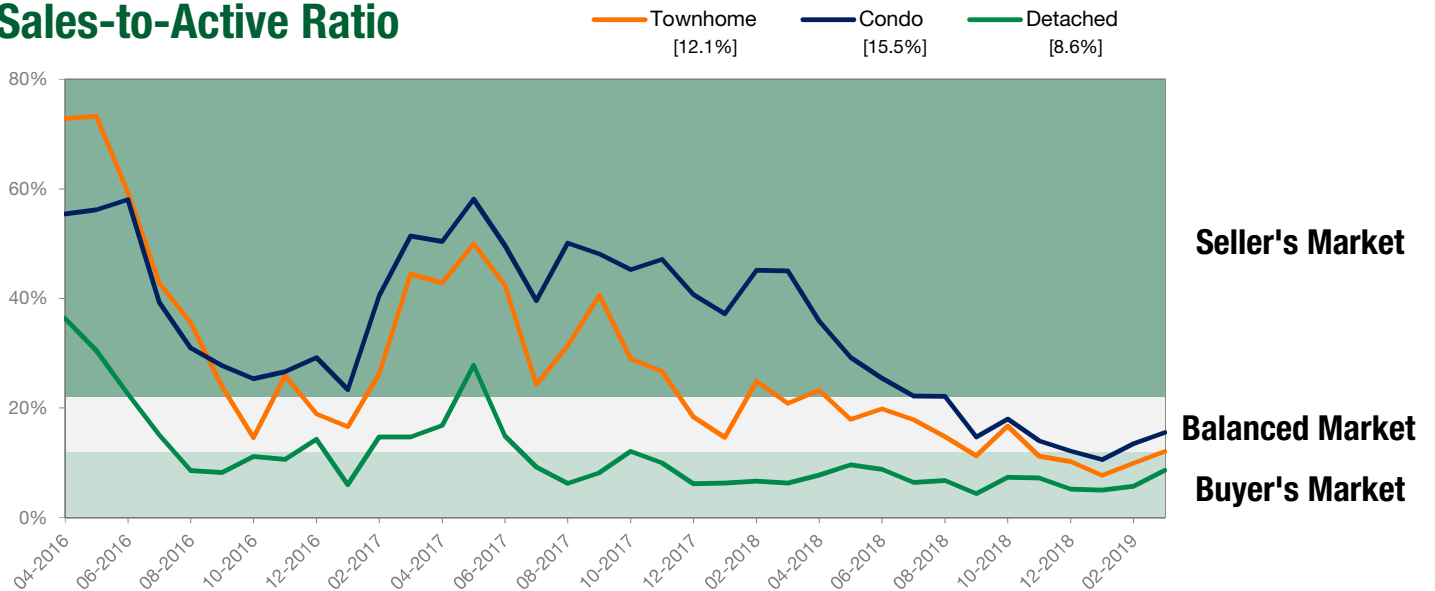
March 2019

Detached Properties	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	744	827	- 10.0%	774	799	- 3.1%
Sales	64	52	+ 23.1%	44	53	- 17.0%
Days on Market Average	39	36	+ 8.3%	36	52	- 30.8%
MLS® HPI Benchmark Price	\$3,026,300	\$3,449,000	- 12.3%	\$3,029,200	\$3,500,600	- 13.5%

Condos	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	1,518	780	+ 94.6%	1,384	729	+ 89.8%
Sales	235	351	- 33.0%	186	329	- 43.5%
Days on Market Average	27	19	+ 42.1%	36	21	+ 71.4%
MLS® HPI Benchmark Price	\$769,200	\$844,700	- 8.9%	\$784,300	\$835,800	- 6.2%

Townhomes	March			February		
	2019	2018	One-Year Change	2019	2018	One-Year Change
Activity Snapshot						
Total Active Listings	232	149	+ 55.7%	212	137	+ 54.7%
Sales	28	31	- 9.7%	21	34	- 38.2%
Days on Market Average	36	16	+ 125.0%	25	21	+ 19.0%
MLS® HPI Benchmark Price	\$1,184,500	\$1,271,000	- 6.8%	\$1,208,500	\$1,250,100	- 3.3%

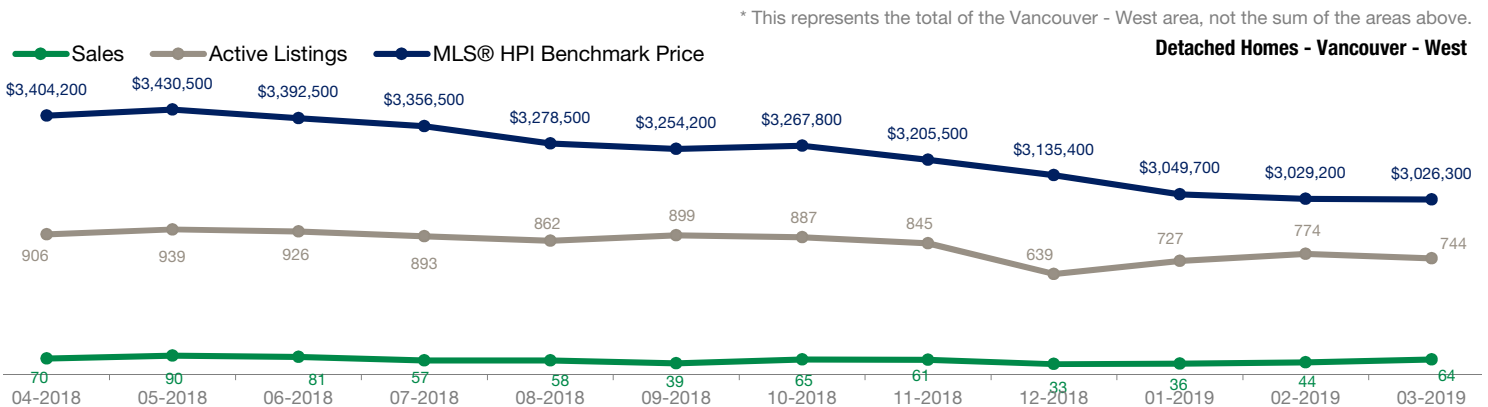
Sales-to-Active Ratio



Vancouver - West

Detached Properties Report – March 2019

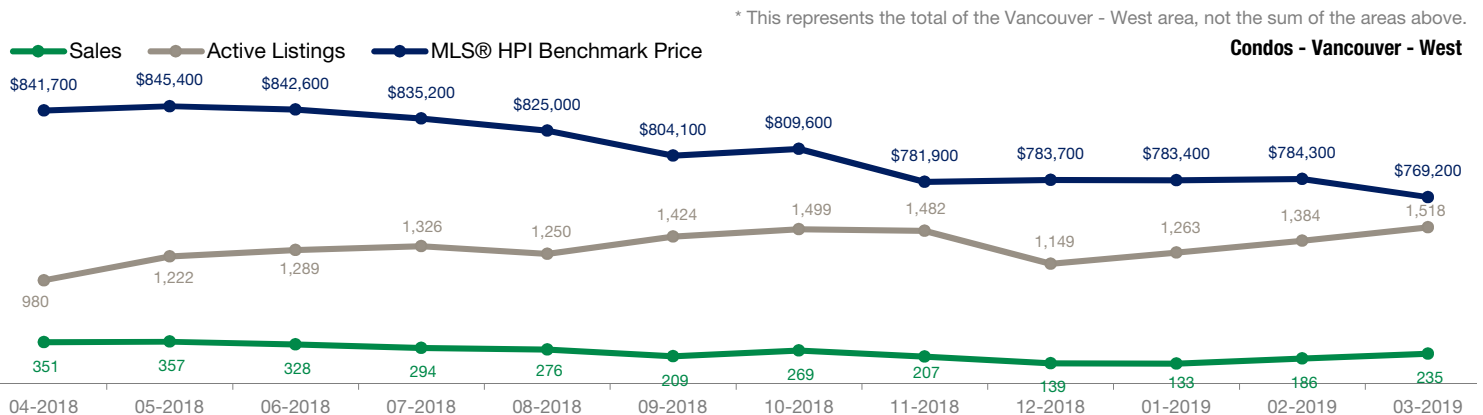
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	2	36	\$3,451,000	- 10.5%
\$100,000 to \$199,999	0	0	0	Cambie	4	45	\$2,319,200	- 11.4%
\$200,000 to \$399,999	0	3	0	Coal Harbour	0	0	\$0	--
\$400,000 to \$899,999	2	6	30	Downtown VW	0	1	\$0	--
\$900,000 to \$1,499,999	0	17	0	Dunbar	15	100	\$2,592,800	- 12.6%
\$1,500,000 to \$1,999,999	8	32	37	Fairview VW	0	8	\$0	--
\$2,000,000 to \$2,999,999	28	147	43	False Creek	0	2	\$0	--
\$3,000,000 and \$3,999,999	17	177	29	Kerrisdale	6	51	\$3,051,900	- 7.5%
\$4,000,000 to \$4,999,999	2	128	15	Kitsilano	9	48	\$2,251,200	- 3.3%
\$5,000,000 and Above	7	234	63	MacKenzie Heights	3	29	\$3,262,700	- 7.8%
TOTAL	64	744	39	Marpole	4	52	\$2,027,500	- 12.5%
				Mount Pleasant VW	0	6	\$2,248,500	- 14.1%
				Oakridge VW	2	16	\$2,777,700	- 13.3%
				Point Grey	5	77	\$3,097,300	- 17.2%
				Quilchena	3	18	\$3,465,700	- 14.7%
				S.W. Marine	0	28	\$3,018,800	- 9.4%
				Shaughnessy	1	74	\$5,155,400	- 12.3%
				South Cambie	2	14	\$3,180,500	- 16.0%
				South Granville	4	78	\$3,486,000	- 16.9%
				Southlands	1	31	\$3,258,800	- 10.9%
				University VW	3	26	\$4,956,000	- 17.1%
				West End VW	0	3	\$0	--
				Yaletown	0	1	\$0	--
				TOTAL*	64	744	\$3,026,300	- 12.3%



Vancouver - West

Condo Report – March 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	3	67	\$672,900	- 6.7%
\$200,000 to \$399,999	5	15	26	Coal Harbour	8	133	\$980,200	- 9.1%
\$400,000 to \$899,999	144	662	26	Downtown VW	54	325	\$662,700	- 10.1%
\$900,000 to \$1,499,999	66	439	26	Dunbar	1	5	\$658,000	- 10.0%
\$1,500,000 to \$1,999,999	15	163	51	Fairview VW	21	70	\$753,800	- 10.7%
\$2,000,000 to \$2,999,999	4	119	21	False Creek	21	100	\$821,300	- 6.2%
\$3,000,000 and \$3,999,999	0	51	0	Kerrisdale	3	36	\$869,900	- 8.4%
\$4,000,000 to \$4,999,999	0	15	0	Kitsilano	19	66	\$633,500	- 5.5%
\$5,000,000 and Above	1	54	26	MacKenzie Heights	0	0	\$0	--
TOTAL	235	1,518	27	Marpole	7	79	\$575,900	- 5.7%
				Mount Pleasant VW	2	7	\$562,000	- 6.3%
				Oakridge VW	3	12	\$1,056,200	- 6.6%
				Point Grey	5	9	\$586,500	- 7.8%
				Quilchena	3	11	\$1,056,400	- 10.4%
				S.W. Marine	2	16	\$491,500	- 3.9%
				Shaughnessy	2	2	\$635,400	- 11.3%
				South Cambie	2	15	\$910,200	- 6.5%
				South Granville	1	13	\$1,020,300	- 1.4%
				Southlands	0	3	\$763,600	- 11.8%
				University VW	23	117	\$963,000	+ 2.6%
				West End VW	24	175	\$639,400	- 10.5%
				Yaletown	31	256	\$808,900	- 12.7%
				TOTAL*	235	1,518	\$769,200	- 8.9%

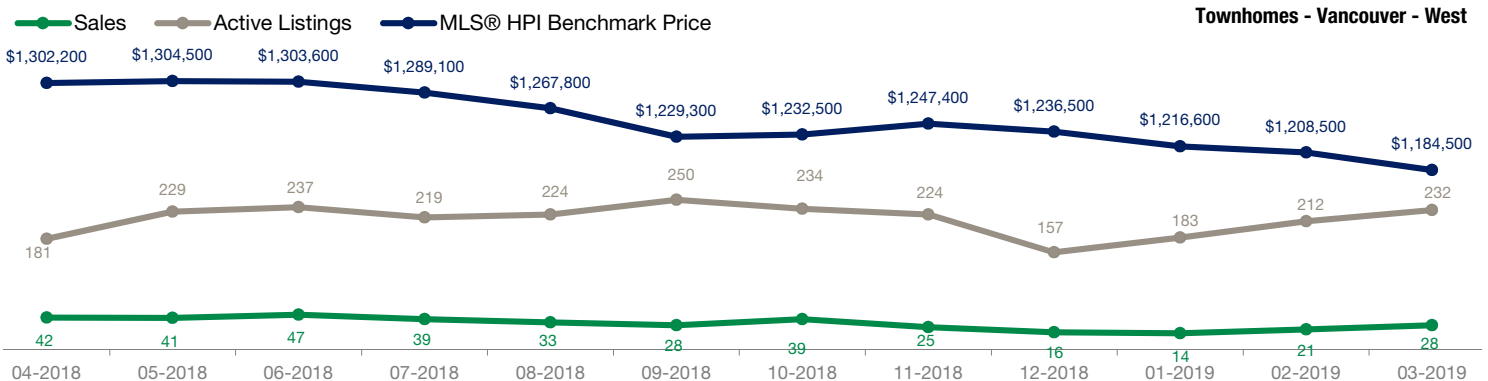


Vancouver - West

Townhomes Report – March 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	2	18	\$1,154,000	- 3.0%
\$200,000 to \$399,999	0	0	0	Coal Harbour	1	8	\$1,718,200	- 11.2%
\$400,000 to \$899,999	8	23	28	Downtown VW	1	13	\$964,100	- 6.1%
\$900,000 to \$1,499,999	13	83	32	Dunbar	0	1	\$0	--
\$1,500,000 to \$1,999,999	5	75	61	Fairview VW	7	24	\$982,000	- 9.8%
\$2,000,000 to \$2,999,999	1	34	56	False Creek	0	8	\$877,400	- 3.4%
\$3,000,000 and \$3,999,999	0	9	0	Kerrisdale	1	3	\$1,434,600	- 6.0%
\$4,000,000 to \$4,999,999	1	1	5	Kitsilano	5	30	\$1,017,800	- 5.8%
\$5,000,000 and Above	0	7	0	MacKenzie Heights	0	2	\$0	--
TOTAL	28	232	36	Marpole	1	32	\$1,062,200	- 4.6%
				Mount Pleasant VW	3	8	\$1,161,900	- 8.1%
				Oakridge VW	1	10	\$1,486,000	- 6.4%
				Point Grey	0	1	\$1,061,600	- 6.3%
				Quilchena	0	1	\$1,438,900	- 4.6%
				S.W. Marine	0	5	\$0	--
				Shaughnessy	2	6	\$2,073,000	- 10.0%
				South Cambie	0	6	\$1,716,800	- 5.4%
				South Granville	1	13	\$1,523,200	- 5.9%
				Southlands	0	0	\$0	--
				University VW	2	27	\$1,614,700	- 6.1%
				West End VW	0	5	\$1,137,500	- 6.3%
				Yaletown	1	11	\$1,680,600	- 6.6%
				TOTAL*	28	232	\$1,184,500	- 6.8%

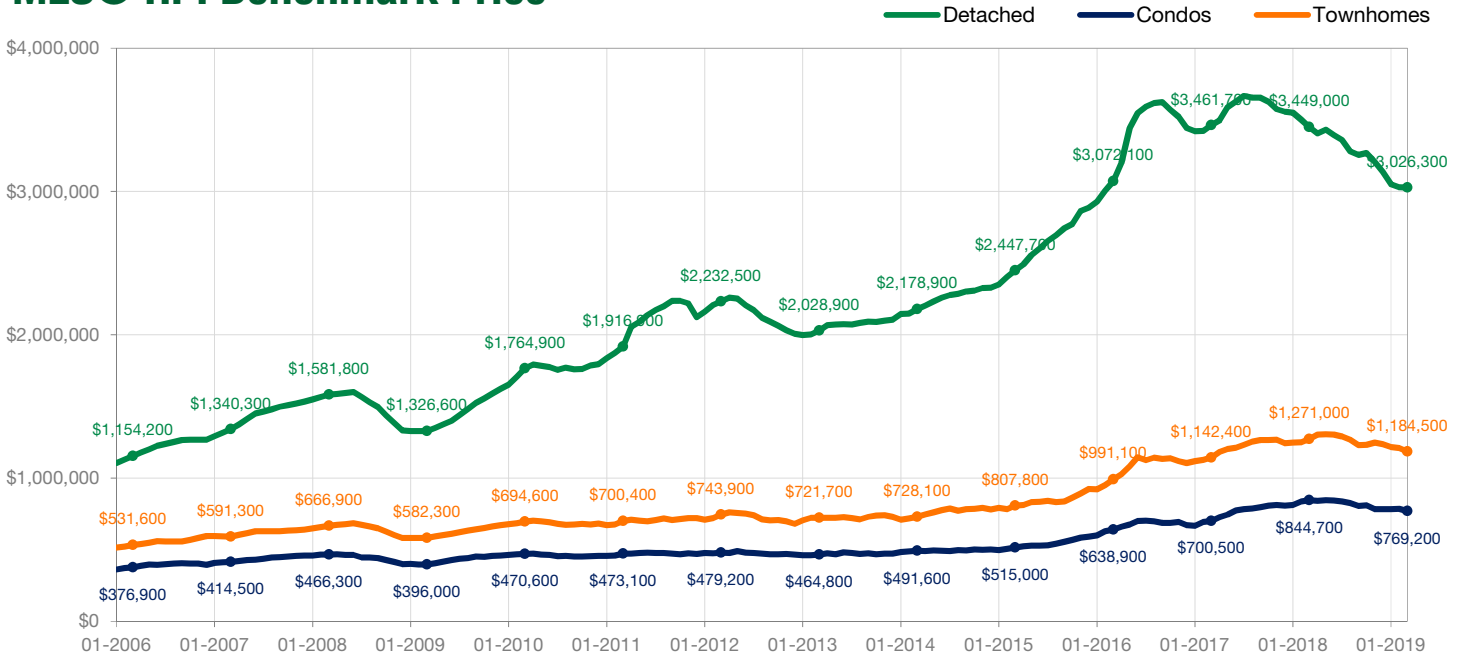
* This represents the total of the Vancouver - West area, not the sum of the areas above.



Vancouver - West

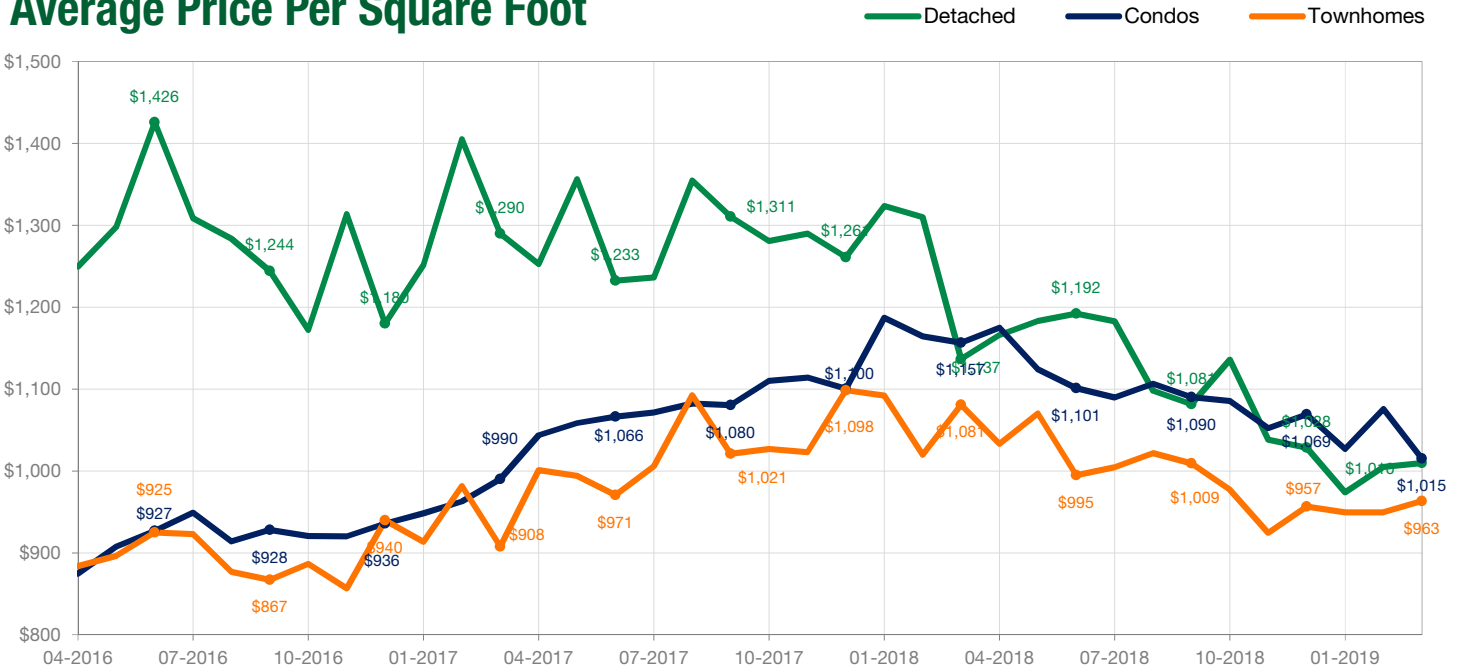
March 2019

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.