

## Home sellers awaken this spring, bringing much-needed inventory to the housing market

**VANCOUVER, BC – March 4, 2024** – While Metro Vancouver<sup>1</sup> home sellers appeared somewhat hesitant in January, new listings rose 31 per cent year-over-year in February, bringing a significant number of newly listed properties to the market.

Greater Vancouver REALTORS® (GVR)<sup>2</sup> reports that residential sales<sup>3</sup> in the region totalled 2,070 in February 2024, a 13.5 per cent increase from the 1,824 sales recorded in February 2023. This was 23.3 per cent below the 10-year seasonal average (2,699).

“While the pace of home sales started the year off briskly, the pace of newly listed properties in January was slower by comparison. A continuation of this pattern in February would have been concerning, as it could quickly tilt the market towards overheated conditions,” Andrew Lis, GVR’s director of economics and data analytics said. “With new listings up about 31 per cent year-over-year in February, this will relieve some of the pressure that was building in January and offer buyers more choice as we enter the spring and summer markets.”

There were 4,560 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in February 2024. This represents a 31.1 per cent increase compared to the 3,478 properties listed in February 2023. This was 0.2 per cent below the 10-year seasonal average (4,568).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 9,634, a 16.3 per cent increase compared to February 2023 (8,283). This is three per cent above the 10-year seasonal average (9,352).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for February 2024 is 22.4 per cent. By property type, the ratio is 16 per cent for detached homes, 27.9 per cent for attached, and 25.9 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.

“Even with the increase in new listings however, standing inventory levels were not high enough relative to the pace of sales to mitigate price acceleration in February, with most segments of the market moving into sellers’ territory,” Lis said. “This competitive dynamic has led to modest price growth across all market segments this month, but it’s noteworthy that benchmark prices remain below the peak observed in the spring of 2022, before the market internalized the full effect of the Bank of Canada’s tightening cycle.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,183,300. This represents a 4.5 per cent increase over February 2023 and a 1.9 per cent increase compared to January 2024.

Sales of detached homes in February 2024 reached 560, an 8.3 per cent increase from the 517 detached sales recorded in February 2023. The benchmark price for a detached home is \$1,972,400. This represents a 7.2 per cent increase from February 2023 and a 1.5 per cent increase compared to January 2024.

Sales of apartment homes reached 1,092 in February 2024, a 17.7 per cent increase compared to the 928 sales in February 2023. The benchmark price of an apartment home is \$770,700. This represents a 5.6 per cent increase from February 2023 and a 2.5 per cent increase compared to January 2024.

Attached home sales in February 2024 totalled 403, a 10.1 per cent increase compared to the 366 sales in February 2023. The benchmark price of a townhouse is \$1,094,700. This represents a 4.2 per cent increase from February 2023 and a 2.6 per cent increase compared to January 2024.

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1. 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.

2. On February 12, 2024, The Real Estate Board of Greater Vancouver changed its organizational name to the Greater Vancouver REALTORS®.

3. GVR is now including multifamily and land sales and listings in this monthly report. Previously, we only included detached, attached, and apartment sales, and these additional categories, which typically account for roughly one to two per cent of total MLS® activity per month, are being included for completeness in our reporting.

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](http://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	\$1,116,800	339.3	1.6%	-0.4%	-2.7%	4.8%	17.9%	34.1%	84.8%
	<b>Greater Vancouver</b>	<b>\$1,183,300</b>	<b>335.1</b>	<b>1.9%</b>	<b>-0.1%</b>	<b>-2.1%</b>	<b>4.5%</b>	<b>15.9%</b>	<b>29.2%</b>	<b>74.9%</b>
	Bowen Island	\$1,342,200	281.7	-0.6%	-6.2%	-5.1%	0.2%	11.1%	39.1%	125.4%
	Burnaby East	\$1,163,500	362.0	0.2%	-0.2%	-2.6%	4.7%	20.4%	28.5%	101.4%
	Burnaby North	\$1,002,500	333.8	1.6%	-0.1%	-1.7%	3.4%	13.9%	28.7%	90.9%
	Burnaby South	\$1,113,500	351.4	1.6%	0.6%	-2.1%	4.9%	18.5%	25.8%	93.6%
	Coquitlam	\$1,113,700	348.2	2.4%	1.0%	-1.8%	4.1%	19.6%	36.1%	111.5%
	Ladner	\$1,120,000	325.3	0.4%	-1.5%	-5.0%	6.0%	20.7%	38.3%	112.2%
	Maple Ridge	\$968,900	335.4	1.1%	0.1%	-3.6%	5.7%	21.9%	49.3%	150.3%
	New Westminster	\$820,600	372.0	0.7%	-0.9%	-3.1%	2.8%	21.5%	33.7%	107.6%
	<b>North Vancouver</b>	<b>\$1,370,000</b>	<b>314.8</b>	<b>1.5%</b>	<b>0.0%</b>	<b>-1.8%</b>	<b>2.7%</b>	<b>12.9%</b>	<b>29.9%</b>	<b>86.5%</b>
	Pitt Meadows	\$923,100	368.8	2.8%	1.6%	-0.5%	11.0%	23.7%	50.3%	169.6%
	Port Coquitlam	\$960,200	369.3	3.2%	1.3%	-1.2%	6.0%	27.4%	48.8%	144.1%
	Port Moody	\$1,103,600	348.6	1.0%	-2.0%	-2.2%	0.5%	20.4%	40.7%	126.5%
	Richmond	\$1,173,100	385.3	2.9%	-0.1%	-1.2%	2.9%	20.7%	30.4%	89.1%
	Squamish	\$1,076,300	351.5	1.3%	-2.3%	-2.4%	4.5%	19.7%	40.7%	147.9%
	Sunshine Coast	\$803,400	294.6	0.9%	-2.2%	-4.5%	-1.3%	14.9%	40.8%	137.6%
	Tsawwassen	\$1,199,200	311.6	0.7%	-2.5%	-1.4%	9.6%	16.5%	31.4%	94.1%
	<b>Vancouver East</b>	<b>\$1,195,700</b>	<b>371.9</b>	<b>0.8%</b>	<b>-1.0%</b>	<b>-3.5%</b>	<b>6.9%</b>	<b>17.5%</b>	<b>29.3%</b>	<b>89.3%</b>
	<b>Vancouver West</b>	<b>\$1,337,400</b>	<b>314.4</b>	<b>4.0%</b>	<b>0.9%</b>	<b>-0.7%</b>	<b>5.3%</b>	<b>9.5%</b>	<b>14.0%</b>	<b>41.7%</b>
West Vancouver	\$2,492,700	268.7	-3.7%	-2.6%	-6.3%	0.8%	-3.4%	17.6%	36.5%	
Whistler	\$1,346,300	302.5	0.3%	-3.0%	-3.8%	2.2%	20.3%	44.0%	159.7%	
Single Family Detached	Lower Mainland	\$1,759,700	385.3	1.5%	-0.3%	-2.4%	8.1%	19.5%	43.2%	100.8%
	<b>Greater Vancouver</b>	<b>\$1,972,400</b>	<b>366.8</b>	<b>1.6%</b>	<b>-0.5%</b>	<b>-2.3%</b>	<b>7.3%</b>	<b>16.9%</b>	<b>36.1%</b>	<b>80.5%</b>
	Bowen Island	\$1,344,800	281.8	-0.6%	-6.3%	-5.1%	0.2%	11.0%	39.0%	125.4%
	Burnaby East	\$1,880,600	402.2	1.5%	3.4%	-2.2%	8.5%	26.3%	42.6%	120.9%
	Burnaby North	\$2,058,100	393.5	2.1%	0.0%	0.5%	10.9%	23.3%	41.0%	110.0%
	Burnaby South	\$2,231,100	418.1	3.3%	2.9%	-0.9%	12.9%	24.1%	39.6%	110.3%
	Coquitlam	\$1,801,800	417.2	2.4%	0.7%	0.2%	7.0%	23.3%	50.7%	149.5%
	Ladner	\$1,387,800	335.9	0.1%	0.7%	-4.0%	12.2%	20.2%	46.6%	121.0%
	Maple Ridge	\$1,256,300	366.9	1.3%	0.8%	-4.2%	7.1%	20.5%	55.2%	170.2%
	New Westminster	\$1,541,300	381.6	1.9%	2.5%	-2.9%	6.8%	23.1%	42.3%	116.1%
	<b>North Vancouver</b>	<b>\$2,216,600</b>	<b>344.0</b>	<b>1.3%</b>	<b>0.2%</b>	<b>-2.3%</b>	<b>4.6%</b>	<b>12.5%</b>	<b>38.8%</b>	<b>107.0%</b>
	Pitt Meadows	\$1,301,500	391.4	4.5%	2.8%	-1.2%	13.6%	21.6%	50.9%	173.7%
	Port Coquitlam	\$1,417,900	399.4	3.6%	3.2%	-1.4%	8.8%	25.5%	58.3%	167.7%
	Port Moody	\$2,040,400	387.3	-1.5%	-1.8%	-1.8%	2.9%	24.1%	45.1%	142.4%
	Richmond	\$2,128,500	433.2	2.4%	-1.6%	-3.2%	3.6%	18.6%	26.9%	101.5%
	Squamish	\$1,531,600	374.7	2.4%	-2.6%	-4.0%	1.9%	13.2%	39.2%	181.5%
	Sunshine Coast	\$847,800	296.2	1.3%	-1.9%	-5.2%	-2.3%	13.1%	42.1%	136.8%
	Tsawwassen	\$1,567,400	346.5	1.5%	-1.4%	1.3%	17.4%	19.6%	45.7%	116.3%
	<b>Vancouver East</b>	<b>\$1,831,800</b>	<b>407.4</b>	<b>-0.5%</b>	<b>-1.9%</b>	<b>-4.3%</b>	<b>8.1%</b>	<b>17.4%</b>	<b>34.1%</b>	<b>106.7%</b>
	<b>Vancouver West</b>	<b>\$3,434,700</b>	<b>356.9</b>	<b>4.1%</b>	<b>-1.0%</b>	<b>-2.4%</b>	<b>5.2%</b>	<b>8.2%</b>	<b>17.7%</b>	<b>52.3%</b>
West Vancouver	\$3,076,200	284.8	-4.8%	-4.1%	-6.0%	3.3%	-0.8%	19.4%	44.6%	
Whistler	\$2,394,800	313.3	0.3%	-0.9%	-2.7%	4.3%	21.0%	42.0%	146.1%	

**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	\$965,900	367.8	1.8%	-0.1%	-1.1%	5.4%	30.8%	45.0%	134.3%
	<b>Greater Vancouver</b>	<b>\$1,094,700</b>	<b>380.2</b>	<b>2.6%</b>	<b>0.2%</b>	<b>-0.8%</b>	<b>4.2%</b>	<b>28.0%</b>	<b>40.8%</b>	<b>132.4%</b>
	Burnaby East	\$861,600	371.4	-1.7%	-2.4%	-4.6%	0.9%	22.6%	32.0%	125.9%
	Burnaby North	\$893,100	366.9	2.4%	-0.6%	-2.4%	1.7%	23.5%	34.2%	125.6%
	Burnaby South	\$1,015,100	382.8	2.4%	0.9%	-2.1%	3.7%	26.6%	30.5%	126.9%
	Coquitlam	\$1,061,900	414.0	2.8%	1.9%	-0.9%	4.6%	30.3%	47.5%	163.2%
	Ladner	\$949,000	379.1	3.3%	-4.9%	-4.0%	-0.7%	24.3%	31.0%	128.8%
	Maple Ridge	\$760,400	381.2	1.9%	-2.0%	-0.4%	5.3%	28.7%	49.7%	180.7%
	New Westminster	\$915,300	384.9	2.2%	-3.9%	-4.6%	-2.2%	26.6%	36.6%	122.6%
	<b>North Vancouver</b>	<b>\$1,342,000</b>	<b>359.5</b>	<b>2.0%</b>	<b>-1.2%</b>	<b>1.7%</b>	<b>-1.6%</b>	<b>27.4%</b>	<b>45.1%</b>	<b>130.7%</b>
	Pitt Meadows	\$814,100	398.3	-0.3%	-2.1%	-1.9%	6.8%	20.6%	44.4%	170.0%
	Port Coquitlam	\$915,600	367.9	0.7%	-3.0%	-4.0%	3.6%	26.3%	45.8%	153.4%
	Port Moody	\$1,005,100	387.5	0.6%	-2.7%	-4.9%	1.7%	25.1%	46.1%	154.6%
	Richmond	\$1,120,500	404.4	1.9%	2.1%	0.0%	3.7%	30.2%	41.8%	126.2%
	Squamish	\$1,030,500	370.4	2.2%	-3.0%	-3.3%	3.1%	26.3%	49.8%	172.0%
	Sunshine Coast	\$741,100	342.2	2.1%	-3.3%	-3.4%	3.0%	29.1%	56.3%	157.9%
	Tsawwassen	\$954,400	282.1	2.8%	-5.1%	-5.0%	-4.9%	15.1%	5.4%	63.6%
	<b>Vancouver East</b>	<b>\$1,108,100</b>	<b>365.5</b>	<b>4.8%</b>	<b>-0.1%</b>	<b>-2.4%</b>	<b>5.0%</b>	<b>23.4%</b>	<b>27.4%</b>	<b>108.1%</b>
	<b>Vancouver West</b>	<b>\$1,526,500</b>	<b>347.2</b>	<b>5.5%</b>	<b>4.5%</b>	<b>1.9%</b>	<b>9.7%</b>	<b>24.4%</b>	<b>25.8%</b>	<b>106.4%</b>
Whistler	\$1,488,500	385.8	2.3%	-2.6%	-3.1%	5.0%	33.2%	65.1%	210.1%	
Apartment	Lower Mainland	\$714,800	357.0	2.2%	0.8%	-0.3%	5.7%	21.7%	28.0%	111.4%
	<b>Greater Vancouver</b>	<b>\$770,700</b>	<b>355.2</b>	<b>2.5%</b>	<b>1.1%</b>	<b>0.1%</b>	<b>5.6%</b>	<b>19.7%</b>	<b>24.9%</b>	<b>109.4%</b>
	Burnaby East	\$780,300	333.9	0.1%	-3.4%	-2.3%	4.7%	20.2%	19.5%	97.5%
	Burnaby North	\$748,800	372.9	1.4%	1.0%	0.2%	4.4%	21.6%	34.6%	124.5%
	Burnaby South	\$810,500	388.4	0.6%	0.5%	-1.5%	5.0%	21.7%	22.3%	124.9%
	Coquitlam	\$729,300	413.4	3.1%	2.4%	-1.8%	5.3%	25.3%	29.5%	154.6%
	Ladner	\$682,700	347.3	-3.0%	-5.9%	-6.7%	-1.3%	25.8%	38.1%	145.3%
	Maple Ridge	\$533,100	373.1	0.4%	0.4%	-2.3%	6.4%	30.0%	42.6%	160.7%
	New Westminster	\$647,300	394.9	-0.2%	-1.6%	-1.8%	3.5%	22.0%	28.9%	127.7%
	<b>North Vancouver</b>	<b>\$809,400</b>	<b>326.0</b>	<b>2.2%</b>	<b>0.6%</b>	<b>-1.0%</b>	<b>5.8%</b>	<b>18.2%</b>	<b>24.1%</b>	<b>122.1%</b>
	Pitt Meadows	\$609,600	416.7	0.5%	0.6%	-1.7%	8.1%	27.1%	37.9%	162.4%
	Port Coquitlam	\$650,200	444.1	6.1%	3.4%	3.8%	7.0%	31.9%	39.7%	175.7%
	Port Moody	\$736,200	395.4	5.9%	-0.5%	0.9%	5.8%	21.5%	36.1%	150.3%
	Richmond	\$769,800	423.0	4.9%	2.2%	3.1%	5.6%	26.5%	34.8%	131.9%
	Squamish	\$638,900	378.9	-3.8%	-3.3%	0.8%	9.3%	32.3%	36.7%	247.9%
	Sunshine Coast	\$592,000	337.7	-3.8%	-4.3%	-0.7%	7.1%	22.2%	19.0%	155.3%
	Tsawwassen	\$671,000	314.6	-0.9%	-3.3%	-4.5%	1.0%	21.6%	24.2%	125.7%
	<b>Vancouver East</b>	<b>\$709,500</b>	<b>408.9</b>	<b>2.5%</b>	<b>0.6%</b>	<b>-2.0%</b>	<b>4.6%</b>	<b>14.5%</b>	<b>20.6%</b>	<b>110.7%</b>
	<b>Vancouver West</b>	<b>\$854,500</b>	<b>326.1</b>	<b>2.9%</b>	<b>1.4%</b>	<b>0.9%</b>	<b>5.3%</b>	<b>11.8%</b>	<b>13.7%</b>	<b>87.5%</b>
West Vancouver	\$1,339,900	261.1	4.1%	8.0%	-1.2%	3.8%	15.5%	22.0%	87.0%	
Whistler	\$737,300	317.1	-2.0%	-4.3%	1.1%	12.9%	34.6%	44.9%	252.7%	

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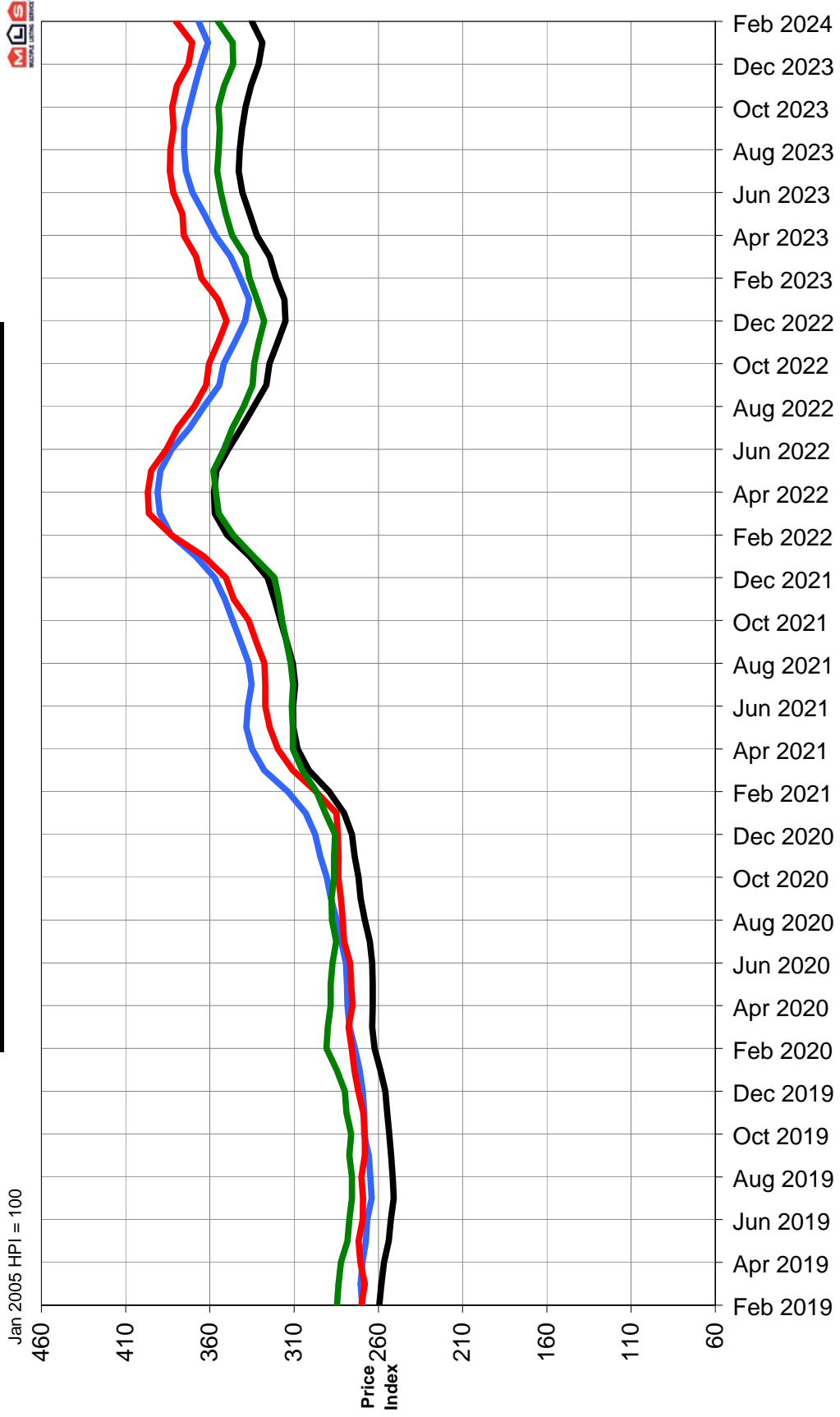
MLS<sup>®</sup>  
HOME PRICE INDEX

## Greater Vancouver 5 Year Trend



GREATER  
VANCOUVER  
REALTORS<sup>®</sup>

— Residential — Detached — Townhouse — Apartment





**GREATER  
VANCOUVER  
REALTORS®**

## February 2024

# MLS® SALES FACTS

February 2024	Number of Sales	Type	Median Selling Price	Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
				3	40	45	21	4	81	10	42	15	7	67	18	31	64	66	40	6	
	0	Attached Apartment		0	38	40	17	0	49	5	29	17	8	56	13	3	67	46	2	13	403
	0	Detached	\$1,965,000	176	103	1640,000	23	0	38	63	90	32	31	108	5	4	117	262	12	28	1,092
	n/a	Attached Apartment	\$1,021,500			\$810,000	n/a	n/a	\$810,000	n/a	\$1,353,000	n/a	n/a	\$1,195,000	n/a	n/a	\$1,521,024	\$1,663,000	n/a	n/a	n/a
	n/a	Detached	\$727,500			\$570,000	n/a	n/a	\$570,000	\$610,000	\$799,000	\$637,000	\$710,000	\$729,000	n/a	n/a	\$675,000	\$845,000	n/a	n/a	\$684,500
	3	Detached		42	28		29	2	57	7	37	10	7	32	6	21	38	39	14	7	379
	0	Attached Apartment		29	23		11	1	27	6	17	15	12	35	8	5	60	19	3	14	285
	0	Detached	\$2,065,000	134	61	\$1,261,000	0	0	41	41	63	18	11	92	5	3	67	186	6	13	746
	n/a	Attached Apartment	\$1,099,000			\$800,000	n/a	n/a	\$800,000	n/a	n/a	n/a	n/a	\$1,192,000	n/a	n/a	\$1,454,500	n/a	n/a	n/a	n/a
	n/a	Detached	\$721,000			\$530,000	n/a	n/a	\$530,000	\$640,000	\$811,000	n/a	n/a	\$687,500	n/a	n/a	\$680,000	\$828,000	n/a	n/a	n/a
	3	Detached		47	34		22	1	76	11	48	11	11	60	12	24	57	66	27	7	517
	0	Attached Apartment		45	40		16	0	41	3	24	14	15	46	8	7	40	44	6	17	366
	0	Detached	\$1,837,000	180	84	\$1,150,000	0	0	26	52	76	15	20	118	8	2	101	206	10	16	928
	n/a	Attached Apartment	\$1,000,800			\$705,500	n/a	n/a	\$705,500	n/a	\$1,391,450	n/a	n/a	\$1,166,250	n/a	n/a	\$1,337,738	\$1,486,500	n/a	n/a	n/a
	n/a	Detached	\$688,500			\$491,450	n/a	n/a	\$491,450	\$630,500	\$738,810	n/a	\$632,450	\$639,800	n/a	n/a	\$610,000	\$787,000	n/a	n/a	n/a
	6	Detached		82	73		50	6	138	17	79	25	14	99	24	52	102	105	54	13	939
	0	Attached Apartment		67	63		28	1	76	11	46	32	20	91	21	8	127	65	5	27	688
	0	Detached	\$2,004,444	310	164	\$1,710,000	0	0	79	104	153	50	42	200	10	7	184	448	18	41	1,838
	n/a	Attached Apartment	\$1,040,000			\$802,500	n/a	n/a	\$802,500	n/a	\$1,392,500	\$935,000	\$915,000	\$1,192,000	\$985,000	n/a	\$1,490,500	\$1,675,000	n/a	n/a	n/a
	n/a	Detached	\$722,000			\$540,000	n/a	n/a	\$540,000	\$628,500	\$805,000	\$640,000	\$705,000	\$716,900	n/a	n/a	\$675,000	\$832,500	n/a	n/a	n/a
	4	Detached		73	55		44	4	120	22	66	24	14	84	20	46	90	91	43	13	813
	0	Attached Apartment		65	44		21	0	54	5	42	24	21	61	13	9	68	64	7	24	522
	0	Detached	\$1,853,500	260	132	\$1,332,500	0	0	48	79	122	26	34	199	12	2	157	354	19	32	1,489
	n/a	Attached Apartment	\$1,000,800			\$708,150	n/a	n/a	\$708,150	n/a	\$1,386,500	\$822,500	\$1,040,000	\$1,119,500	n/a	n/a	\$1,385,000	\$1,555,500	n/a	n/a	n/a
	n/a	Detached	\$692,500			\$502,900	n/a	n/a	\$502,900	\$623,000	\$756,000	\$579,000	\$654,950	\$642,400	n/a	n/a	\$616,500	\$800,000	n/a	n/a	n/a
	4	Attached Apartment		73	55		44	4	120	22	66	24	14	84	20	46	90	91	43	13	813
	0	Detached	\$1,580,000			\$1,128,000	n/a	n/a	\$1,150,000	\$1,230,000	\$1,852,500	\$1,280,000	n/a	\$1,925,250	\$1,357,500	\$942,000	\$1,700,000	\$3,380,000	\$2,867,000	n/a	n/a
	0	Attached Apartment	\$1,102,500			\$650,000	n/a	n/a	\$708,150	n/a	\$1,386,500	\$822,500	\$1,040,000	\$1,119,500	n/a	n/a	\$1,385,000	\$1,555,500	n/a	n/a	n/a
	n/a	Detached	\$692,500			\$654,950	n/a	n/a	\$502,900	\$623,000	\$756,000	\$579,000	\$654,950	\$642,400	n/a	n/a	\$616,500	\$800,000	n/a	n/a	n/a
	4	Attached Apartment		73	55		44	4	120	22	66	24	14	84	20	46	90	91	43	13	813
	0	Detached	\$1,580,000			\$1,128,000	n/a	n/a	\$1,150,000	\$1,230,000	\$1,852,500	\$1,280,000	n/a	\$1,925,250	\$1,357,500	\$942,000	\$1,700,000	\$3,380,000	\$2,867,000	n/a	n/a
	0	Attached Apartment	\$1,102,500			\$650,000	n/a	n/a	\$708,150	n/a	\$1,386,500	\$822,500	\$1,040,000	\$1,119,500	n/a	n/a	\$1,385,000	\$1,555,500	n/a	n/a	n/a
	n/a	Detached	\$692,500			\$654,950	n/a	n/a	\$502,900	\$623,000	\$756,000	\$579,000	\$654,950	\$642,400	n/a	n/a	\$616,500	\$800,000	n/a	n/a	n/a

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





# MLS® LISTINGS Facts

**February  
2024**

		Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
<b>February 2024</b>	Number of Listings	13	100	103	57	8	229	32	95	55	23	150	27	83	135	163	111	12	1,396
	% Sales to Listings	23%	40%	44%	37%	50%	35%	31%	44%	27%	30%	45%	67%	37%	47%	40%	36%	50%	n/a
<b>January 2024</b>	Number of Listings	8	81	77	47	1	159	25	86	23	9	136	31	63	116	146	128	8	1,144
	% Sales to Listings	n/a	52%	36%	62%	200%	36%	28%	43%	43%	78%	24%	19%	33%	33%	27%	11%	88%	n/a
<b>February 2023</b>	Number of Listings	3	81	61	54	7	118	26	78	34	18	117	45	67	109	148	111	22	1,099
	% Sales to Listings	n/a	58%	56%	41%	14%	64%	42%	62%	32%	61%	51%	27%	36%	52%	45%	24%	32%	n/a
<b>Jan. - Feb. 2024</b> Year-to-date*	Number of Listings	21	181	180	104	9	388	57	181	78	32	286	58	146	251	309	239	20	2,540
	% Sales to Listings	29%	45%	41%	48%	67%	36%	30%	44%	32%	44%	35%	41%	36%	41%	34%	29%	65%	n/a
<b>Jan. - Feb. 2023</b> Year-to-date*	Number of Listings	14	174	137	114	11	252	47	135	54	42	252	68	125	214	274	199	31	2,143
	% Sales to Listings	29%	42%	40%	39%	36%	48%	47%	49%	44%	33%	33%	29%	37%	42%	33%	22%	42%	n/a

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



# Listing & Sales Activity Summary

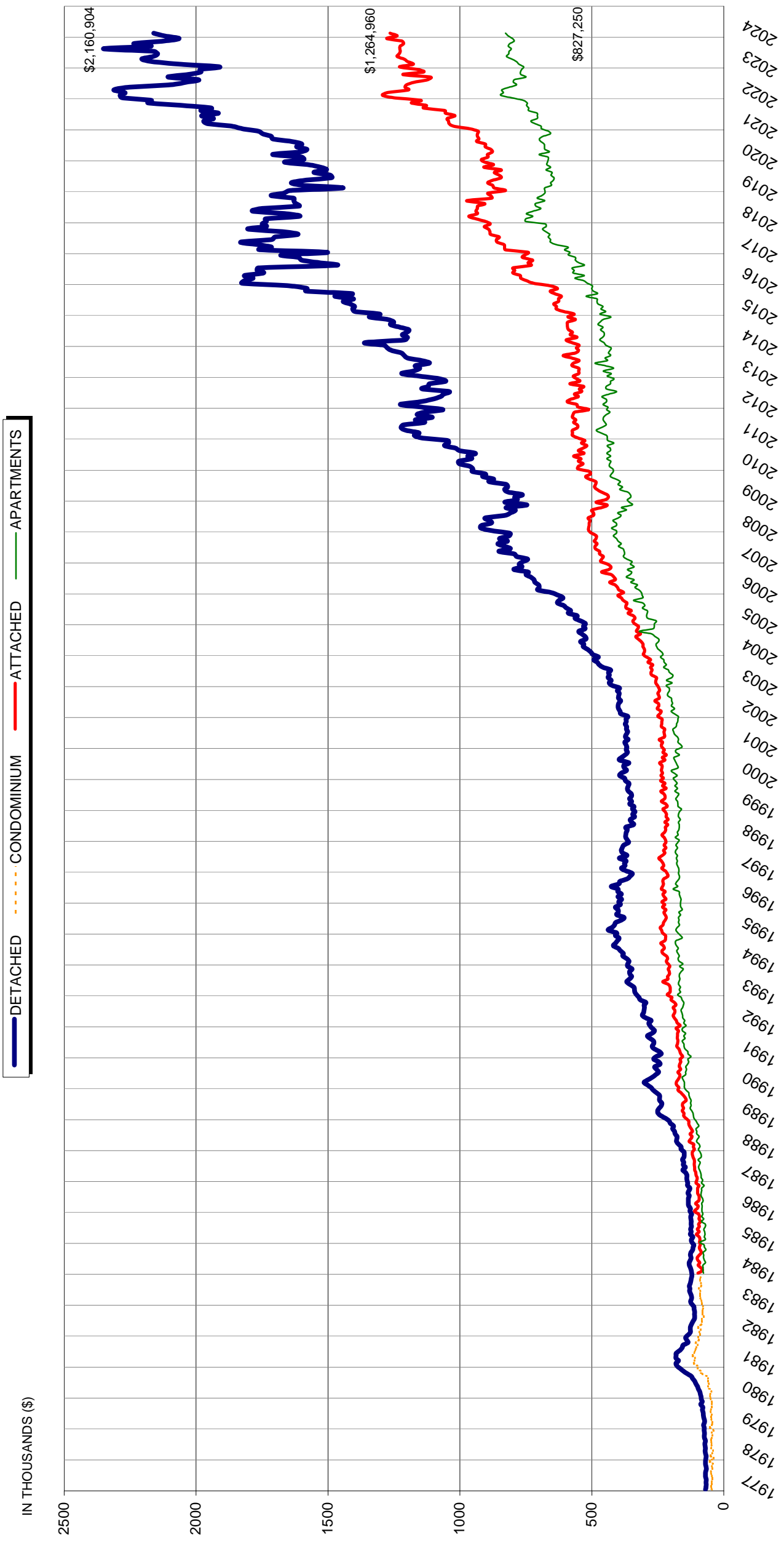
	<u>Listings</u>				<u>Sales</u>						
	1 Feb 2023	2 Jan 2024	3 Feb 2024	Col. 2 & 3 Percentage Variance	5 Feb 2023	6 Jan 2024	7 Feb 2024	Col. 6 & 7 Percentage Variance	9 Dec 2022 - Feb 2023	10 Dec 2023 - Feb 2024	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	3	8	13	62.5	3	3	3	0.0	4	6	50.0
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	81	81	100	23.5	47	42	40	-4.8	107	113	5.6
ATTACHED	69	55	62	12.7	45	29	38	31.0	94	91	-3.2
APARTMENTS	276	313	354	13.1	180	134	176	31.3	380	443	16.6
<b>COQUITLAM</b>											
DETACHED	61	77	103	33.8	34	28	45	60.7	87	104	19.5
ATTACHED	52	65	94	44.6	40	23	40	73.9	58	92	58.6
APARTMENTS	112	144	171	18.8	84	61	103	68.9	167	223	33.5
<b>DELTA</b>											
DETACHED	54	47	57	21.3	22	29	21	-27.6	66	67	1.5
ATTACHED	31	28	23	-17.9	16	11	17	54.5	23	36	56.5
APARTMENTS	27	21	30	42.9	14	5	23	360.0	31	36	16.1
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	118	159	229	44.0	76	57	81	42.1	171	201	17.5
ATTACHED	59	44	95	115.9	41	27	49	81.5	82	101	23.2
APARTMENTS	52	89	106	19.1	26	41	38	-7.3	70	107	52.9
<b>NORTH VANCOUVER</b>											
DETACHED	78	86	95	10.5	48	37	42	13.5	91	109	19.8
ATTACHED	51	48	65	35.4	24	17	29	70.6	62	68	9.7
APARTMENTS	120	131	177	35.1	76	63	90	42.9	184	207	12.5
<b>NEW WESTMINSTER</b>											
DETACHED	26	25	32	28.0	11	7	10	42.9	31	27	-12.9
ATTACHED	10	16	25	56.3	3	6	5	-16.7	12	14	16.7
APARTMENTS	70	90	128	42.2	52	41	63	53.7	115	137	19.1
<b>PORT MOODY/BELCARRA</b>											
DETACHED	18	9	23	155.6	11	7	7	0.0	22	20	-9.1
ATTACHED	22	15	21	40.0	15	12	8	-33.3	27	27	0.0
APARTMENTS	49	30	35	16.7	20	11	31	181.8	60	54	-10.0
<b>PORT COQUITLAM</b>											
DETACHED	34	23	55	139.1	11	10	15	50.0	34	32	-5.9
ATTACHED	7	14	26	85.7	14	15	17	13.3	34	38	11.8
APARTMENTS	45	34	64	88.2	15	18	32	77.8	43	71	65.1
<b>RICHMOND</b>											
DETACHED	117	136	150	10.3	60	32	67	109.4	120	141	17.5
ATTACHED	81	67	81	20.9	46	35	56	60.0	98	120	22.4
APARTMENTS	257	204	230	12.7	118	92	108	17.4	295	296	0.3
<b>SUNSHINE COAST</b>											
DETACHED	67	63	83	31.7	24	21	31	47.6	66	74	12.1
ATTACHED	13	7	12	71.4	7	5	3	-40.0	11	11	0.0
APARTMENTS	7	12	5	-58.3	2	3	4	33.3	5	9	80.0
<b>SQUAMISH</b>											
DETACHED	45	31	27	-12.9	12	6	18	200.0	27	32	18.5
ATTACHED	19	21	19	-9.5	8	8	13	62.5	21	29	38.1
APARTMENTS	15	15	21	40.0	8	5	5	0.0	19	15	-21.1
<b>VANCOUVER EAST</b>											
DETACHED	109	116	135	16.4	57	38	64	68.4	128	150	17.2
ATTACHED	114	158	159	0.6	40	60	67	11.7	96	165	71.9
APARTMENTS	156	225	246	9.3	101	67	117	74.6	213	246	15.5
<b>VANCOUVER WEST</b>											
DETACHED	148	146	163	11.6	66	39	66	69.2	129	140	8.5
ATTACHED	91	102	112	9.8	44	19	46	142.1	80	88	10.0
APARTMENTS	475	600	655	9.2	206	186	262	40.9	544	625	14.9
<b>WHISTLER/PEMBERTON</b>											
DETACHED	22	8	12	50.0	7	7	6	-14.3	28	15	-46.4
ATTACHED	22	22	33	50.0	17	14	13	-7.1	36	38	5.6
APARTMENTS	31	28	54	92.9	16	13	28	115.4	46	55	19.6
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	111	128	111	-13.3	27	14	40	185.7	69	77	11.6
ATTACHED	3	9	8	-11.1	6	3	2	-33.3	10	7	-30.0
APARTMENTS	35	34	45	32.4	10	6	12	100.0	29	33	13.8
<b>GRAND TOTALS</b>											
DETACHED	<b>1092</b>	<b>1143</b>	<b>1388</b>	<b>21.4</b>	<b>516</b>	<b>377</b>	<b>556</b>	<b>47.5</b>	<b>1180</b>	<b>1308</b>	<b>10.8</b>
ATTACHED	<b>644</b>	<b>671</b>	<b>835</b>	<b>24.4</b>	<b>366</b>	<b>284</b>	<b>403</b>	<b>41.9</b>	<b>744</b>	<b>925</b>	<b>24.3</b>
APARTMENTS	<b>1727</b>	<b>1970</b>	<b>2321</b>	<b>17.8</b>	<b>928</b>	<b>746</b>	<b>1092</b>	<b>46.4</b>	<b>2201</b>	<b>2557</b>	<b>16.2</b>





**GREATER  
VANCOUVER  
REALTORS®**

## Residential Average Sale Prices - January 1977 to February 2024



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