



# Q4 2019 Market Update



## Q4 2019 Statistics\*



### Average Price

Single Detached:  
\$2,083,150 (+1%)  
Condo:  
\$721,550 (-1%)  
Townhomes:  
\$973,973,289 (+1%)



### Total Sales

Single Detached:  
844 (+5%)  
Condo: 1,669 (0%)  
Townhomes:  
298 (+13%)



### Total Listings

Single Detached:  
5,029 (-25%)  
Condo: 5,307 (-26%)  
Townhomes:  
1,163 (-21%)

-Per Quarter

## Vancouver

### 2019 vs 2018 Vancouver Year-on-year Average Price Growth



SINGLE DETACHED  
\$2,092,550 (-11.4%)



CONDOMINIUM  
\$732,856 (-8.5%)



TOWNHOMES  
\$979,703 (-7.2%)

### 2019 Q4 Statistics by Region\*

#### VANCOUVER WEST

Single Detached:  
\$2,912,333 (+1%)  
Condo:  
\$754,933 (+0.1%)  
Townhouse:  
\$1,120,967 (+1%)

#### VANCOUVER EAST

Single Detached:  
\$1,375,900 (+1.7%)  
Condo:  
\$554,367 (+0.7%)  
Townhouse:  
\$864,933 (+2.6%)

#### NORTH VANCOUVER

Single Detached:  
\$1,492,167 (+1.1%)  
Condo:  
\$549,767 (-0.5%)  
Townhouse:  
\$933,967 (-1.4%)

#### WEST VANCOUVER

Single Detached:  
\$2,552,200 (-4.5%)  
Condo:  
\$1,027,133 (-2.8%)  
Townhouse: n/a

\* All prices are in CAD

\*% Change = Q4 2019 vs Q3 2019



# Q4 2019 Market Update



## Toronto

### 2019 vs 2018 Toronto Year-on-year Average Price Growth



**SINGLE DETACHED**  
\$1,361,317 (+0.7%)



**CONDOMINIUM**  
\$584,015 (+8.1%)



**TOWNHOMES**  
\$1,045,956 (+4.3%)

### 2019 Q4 Statistics by Region\*

CITY OF TORONTO	TORONTO WEST	TORONTO CENTRAL	TORONTO EAST
Single Detached: \$1,348,873 (+5.5%)	Single Detached: \$1,173,098 (+4.3%)	Single Detached: \$2,129,811 (+6.1%)	Single Detached: \$975,627 (+4.3%)
Condo: \$602,634 (+0.8%)	Condo: \$508,976 (+3.6%)	Condo: \$682,020 (+0.3%)	Condo: \$431,794 (-0.1%)
Townhouse: \$1,033,796 (+2.5%)	Townhouse: \$871,496 (+2.7%)	Townhouse: \$1,272,233 (-2.8%)	Townhouse: \$972,175 (+4.1%)

### Q4 2019 Statistics\*



#### Average Price

Single Detached:  
\$1,406,852 (+5.3%)  
Condo:  
\$607,789 (+4.2%)  
Townhomes:  
\$1,068,277 (+5%)



#### Total Sales

Single Detached:  
3,049 (-6%)  
Condo: 5,103 (-15%)  
Townhomes:  
927 (-7%)



#### Total Listings

Single Detached:  
4,611 (-25%)  
Condo: 4,953 (-28%)  
Townhomes:  
566 (-38%)

-Average per Quarter

\* All prices are in CAD

\*% Change = Q4 2019 vs Q3 2019



# Q4 2019 Market Update



## Q4 2019 Statistics\*



### Average Price

Single Detached:  
\$700,648 (+3.4%)  
Condo: \$416,114  
(+4%)  
Plexes: \$675,145  
(+6.1%)



### Total Sales

Single Detached:  
1,316 (+7%)  
Condo:  
2,365 (+3.5%)  
Plexes: 906 (+16.3%)



### Total Listings

Single Detached:  
1,809 (-11%)  
Condo: 2,894 (-10%)  
Plexes: 5,047 (-7%)

-Average per Quarter

## Montreal

### 2019 vs 2018 Montreal Year-on-year Price Growth



**SINGLE DETACHED**  
\$666,799 (+4.5%)



**CONDOMINIUM**  
\$394,354 (+8.8%)



**PLEXES**  
\$635,099 (+7.2%)



# Q4 2019 Market Update



## Q4 2019 Statistics\*



**Average Price**  
Single Detached:  
\$753,467 (+0,2%)  
Condo:  
\$505,800 (0%)  
Townhomes:  
\$590,133 (-1.4%)



**Total Sales**  
Single Detached:  
672 (-16%)  
Condo: 460 (-28%)  
Townhomes:  
192 (-14%)



**Total Listings**  
Single Detached:  
2,019 (-11%)  
Condo: 1,585 (+3%)  
Townhomes:  
589 (-3%)

-Average per Quarter

## Victoria

### 2019 vs 2018 Victoria Year-on-Year Average Price Growth



**SINGLE DETACHED**  
\$749,725 (+1.1%)



**CONDOMINIUM**  
\$503,300 (+4%)



**TOWNHOMES**  
\$594,258 (+2.3%)

\* All prices are in CAD

\*% Change = Q4 2019 vs Q3 2019



# Q4 2019 Market Update



## Q4 2019 Statistics\*



### Average Price

Single Detached:  
\$1,641,200 (-0.2%)  
Condo:  
\$498,833 (+1.7%)  
Townhomes:  
\$940,167 (+0.7%)



### Total Sales

Single Detached:  
25 (0%)  
Condo: 61 (+2%)  
Townhomes:  
45 (+36%)



### Total Listings

Single Detached:  
294 (-4%)  
Condo: 299 (-7%)  
Townhomes:  
197 (-15%)

-Average per Quarter

## Whistler

### 2019 vs 2018 Whistler Year-on-Year Average Price Growth



SINGLE DETACHED  
\$1,656,692 (-2.7%)



CONDOMINIUM  
\$501,733 (-8%)



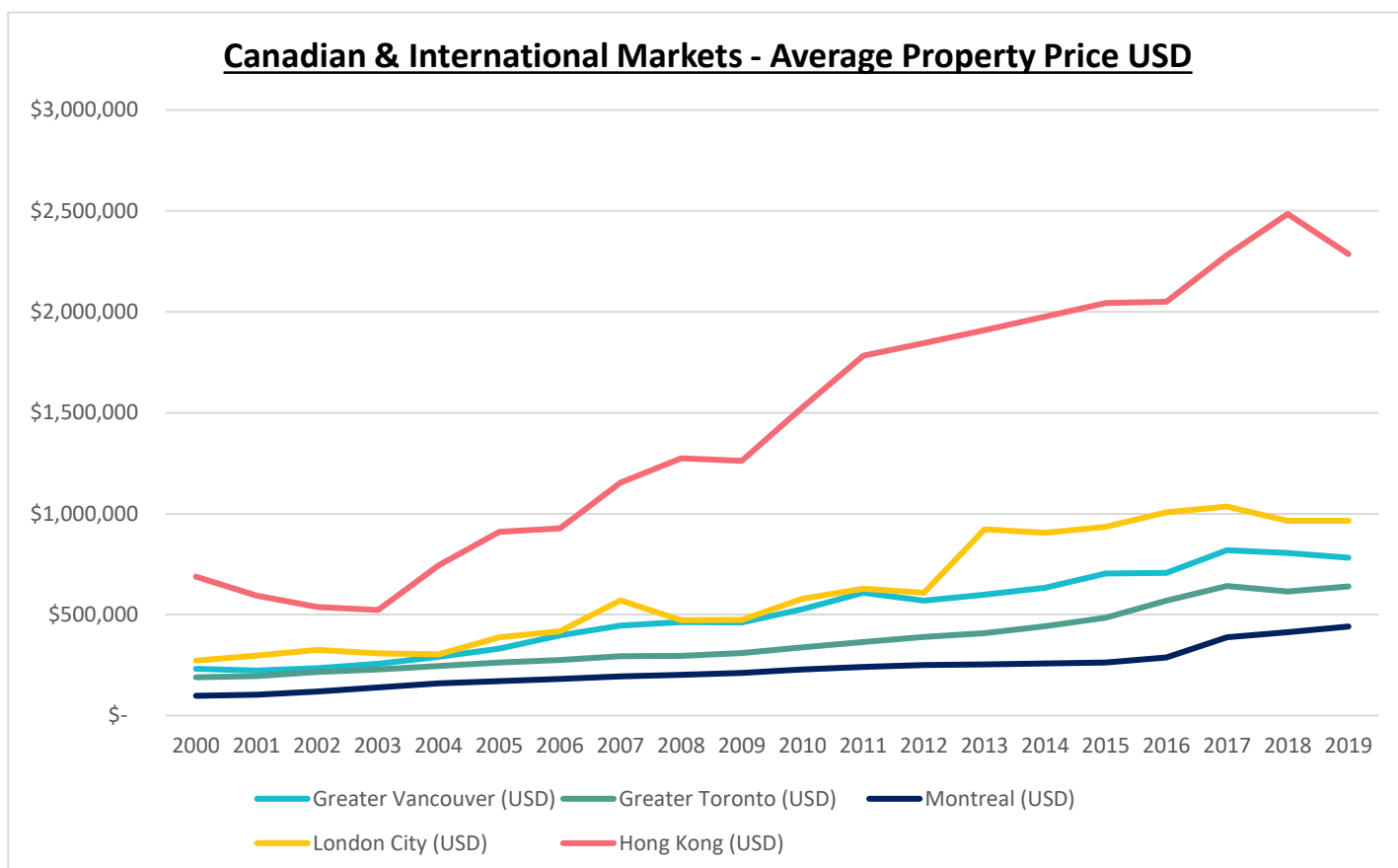
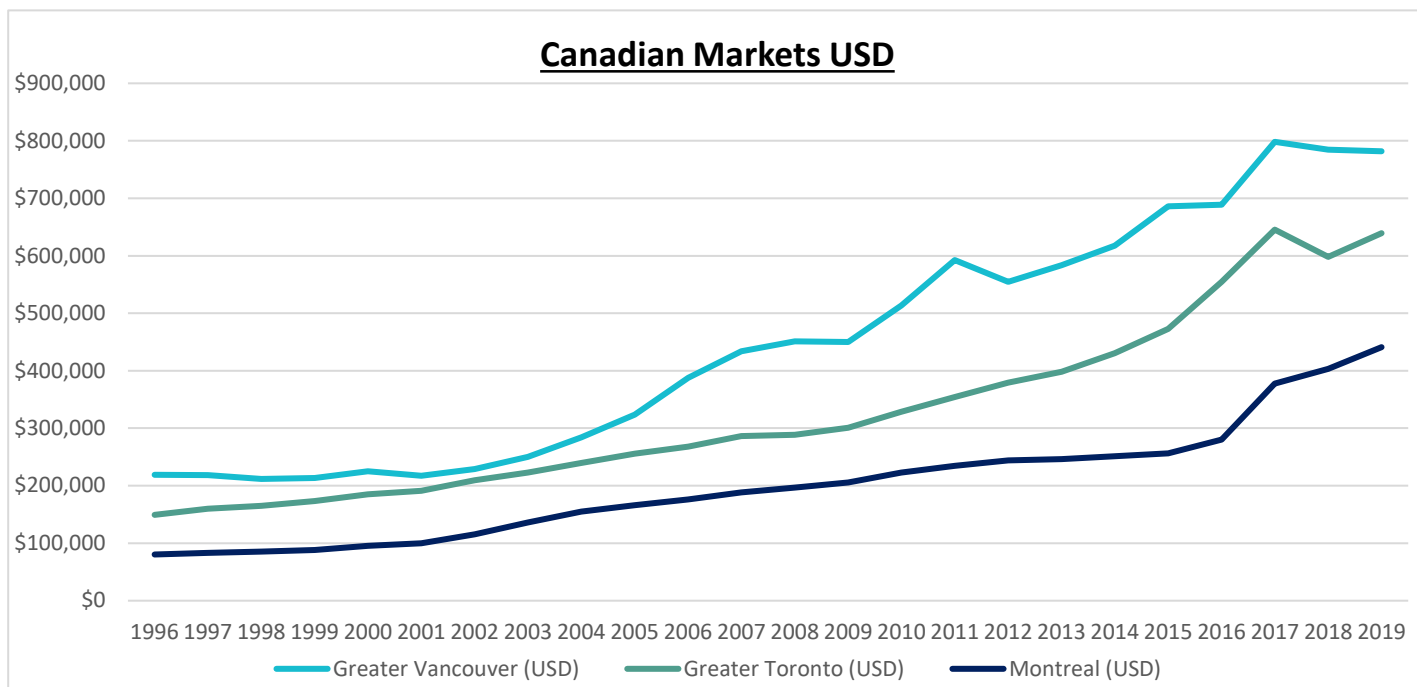
TOWNHOMES  
\$907,808 (-8.2%)

\* All prices are in CAD

\*% Change = Q4 2019 vs Q3 2019



# Canadian and International Markets





# Capital Appreciation

Year	Toronto		Vancouver		Montreal		Victoria	
	Average Price	Appreciation	Average Price	Appreciation	Average Price	Appreciation	Average Price	Appreciation
2000	\$ 243,255		\$ 295,978		\$ 125,490		\$ 198,793	
2001	\$ 251,508	3%	\$ 285,910	-3%	\$ 131,663	4.9%	\$ 199,680	0%
2002	\$ 275,231	9%	\$ 301,473	5%	\$ 151,856	15.3%	\$ 214,584	7%
2003	\$ 293,067	6%	\$ 329,447	9%	\$ 179,094	17.9%	\$ 252,679	18%
2004	\$ 315,231	8%	\$ 373,877	13%	\$ 203,916	13.9%	\$ 300,660	19%
2005	\$ 335,907	7%	\$ 425,745	14%	\$ 218,515	7.2%	\$ 353,383	18%
2006	\$ 351,941	5%	\$ 509,876	20%	\$ 231,887	6.1%	\$ 391,102	11%
2007	\$ 376,236	7%	\$ 570,795	12%	\$ 247,807	6.9%	\$ 430,238	10%
2008	\$ 379,347	1%	\$ 593,767	4%	\$ 258,554	4.3%	\$ 444,293	3%
2009	\$ 395,460	4%	\$ 592,441	0%	\$ 270,552	4.6%	\$ 440,679	-1%
2010	\$ 431,276	9%	\$ 675,853	14%	\$ 292,979	8.3%	\$ 465,692	6%
2011	\$ 465,014	8%	\$ 779,730	15%	\$ 308,836	5.4%	\$ 459,416	-1%
2012	\$ 497,130	7%	\$ 730,063	-6%	\$ 321,028	3.9%	\$ 443,220	-4%
2013	\$ 522,958	5%	\$ 767,765	5%	\$ 323,940	0.9%	\$ 439,582	-1%
2014	\$ 566,624	8%	\$ 812,653	6%	\$ 331,000	2.2%	\$ 451,912	3%
2015	\$ 622,121	10%	\$ 902,801	11%	\$ 337,263	1.9%	\$ 468,381	4%
2016	\$ 729,865	17%	\$ 906,700	0%	\$ 369,063	9.4%	\$ 527,508	13%
2017	\$ 822,727	13%	\$ 1,050,300	16%	\$ 496,915	34.6%	\$ 549,649	4%
2018	\$ 787,187	-4%	\$ 1,032,400	-2%	\$ 530,064	6.7%	\$ 662,496	21%
2019	\$ 819,382	4%	\$ 1,002,300	-3%	\$ 565,418	6.7%	\$ 615,761	-7%
<b>Average</b>	<b>\$ 474,073</b>	<b>6.7%</b>	<b>\$ 646,994</b>	<b>6.9%</b>	<b>\$ 294,792</b>	<b>8.6%</b>	<b>\$ 415,485</b>	<b>7.2%</b>



# 2019 Statistics Table

		Vancouver					Toronto					Montreal	Victoria	Whistler
		Vancouver West	Vancouver East	North Vancouver	West Vancouver	Average Vancouver	City of Toronto	Toronto West	Toronto Central	Toronto East	Average Toronto	Montreal	Victoria	Whistler
<b>Price</b>														
	<b>Single Detached</b>													
	2019 Average	\$ 2,941,733	\$ 1,372,692	\$ 1,495,267	\$ 2,560,508	\$ 2,092,550	\$ 1,307,583	\$ 1,127,661	\$ 2,053,087	\$ 956,936	\$ 1,361,317	\$ 666,799	\$ 749,725	\$ 1,656,692
	2019 vs 2018	-12.2%	-9.9%	-9.5%	-12.4%	-11.4%	0.0%	1.9%	-0.2%	2.6%	0.7%	4.5%	1.1%	-2.7%
<b>Condo</b>														
	2019 Average	\$ 761,017	\$ 550,750	\$ 555,917	\$ 1,063,742	\$ 732,856	\$ 632,279	\$ 541,212	\$ 706,004	\$ 456,566	\$ 584,015	\$ 394,354	\$ 503,300	\$ 501,733
	2019 vs 2018	-7.4%	-2.7%	-5.8%	-13.2%	-8.5%	7.0%	11.5%	6.2%	8.5%	8.1%	8.8%	4.0%	-7.9%
<b>Townhomes</b>														
	2019 Average	\$ 1,142,558	\$ 847,392	\$ 949,158		\$ 979,703	\$ 1,036,479	\$ 889,151	\$ 1,286,203	\$ 971,990	\$ 1,045,956	\$ 635,099	\$ 594,258	\$ 907,808
	2019 vs 2018	-9.7%	-4.0%	-6.9%		-7.2%	4.6%	6.8%	1.3%	5.8%	4.3%	7.2%	2.3%	-8.2%
	<b>Average</b>	<b>\$ 1,615,103</b>	<b>\$ 923,611</b>	<b>\$ 1,000,114</b>	<b>\$ 1,812,125</b>	<b>\$ 1,268,370</b>	<b>\$ 992,114</b>	<b>\$ 852,675</b>	<b>\$ 1,348,431</b>	<b>\$ 795,164</b>	<b>\$ 997,096</b>	<b>\$ 565,418</b>	<b>\$ 615,761</b>	<b>\$ 1,022,078</b>
<b>Sales</b>						<b>Total</b>					<b>Total</b>			
	<b>Single Detached</b>													
	Total 2019	760	1,008	804	438	3,010		3,147	2,524	3,700	9,371	5,440	3,100	88
	2019 vs 2018	6.7%	8.5%	18.6%	32.7%	13.6%		12.3%	14.9%	24.3%	17.5%	-0.5%	2.4%	-12.0%
<b>Condo</b>														
	Total 2019	3,261	1,372	996	121	5,750		3,684	10,279	2,438	21,868	10,180	2,198	220
	2019 vs 2018	-2.9%	-3.3%	3.4%	-29.7%	-2.8%		3.7%	6.0%	-21.3%	0.3%	5.5%	1.7%	-19.7%
<b>Townhomes</b>														
	Total 2019	398	300	325	22	1,045		952	846	1,146	3,925	3,434	823	142
	2019 vs 2018	1.0%	2.0%	6.6%	-15.4%	2.6%		14.0%	13.1%	15.4%	14.3%	9.0%	3.9%	-24.5%
	<b>Total</b>	<b>4,419</b>	<b>2,680</b>	<b>2,125</b>	<b>581</b>	<b>9,805</b>		<b>7,783</b>	<b>13,649</b>	<b>7,284</b>	<b>35,164</b>	<b>19,054</b>	<b>6,121</b>	<b>450</b>
<b>Listings</b>						<b>Total</b>					<b>Total</b>			
	<b>Single Detached</b>													
	Total 2019	8,494	7,196	4,429	5,997	26,116		6,056	10,309	6,009	22,374	8,094	9,513	1,121
	2019 vs 2018	-12.5%	-22.2%	-8.4%	-7.3%	-13.7%		-4.5%	8.4%	-10.1%	-0.7%	-2.2%	6.6%	46.2%
<b>Condo</b>														
	Total 2019	16,795	4,990	4,012	1,333	27,130		5,397	16,624	2,895	24,916	13,841	6,345	1,260
	2019 vs 2018	32.1%	34.6%	55.4%	31.6%	35.5%		-7.2%	1.9%	-24.0%	-4.0%	-24.0%	43.2%	50.5%
<b>Townhomes</b>														
	Total 2019	2,861	1,100	1,344	383	5,688		1,144	1,134	970	3,248	5,047	2,486	866
	2019 vs 2018	31.8%	8.3%	38.1%	18.9%	26.9%		-13.3%	-6.7%	5.2%	-6.0%	-11.2%	27.6%	59.2%
	<b>Total</b>	<b>28,150</b>	<b>13,286</b>	<b>9,785</b>	<b>7,713</b>	<b>58,934</b>		<b>12,597</b>	<b>28,067</b>	<b>9,874</b>	<b>50,538</b>	<b>26,982</b>	<b>18,344</b>	<b>3,247</b>