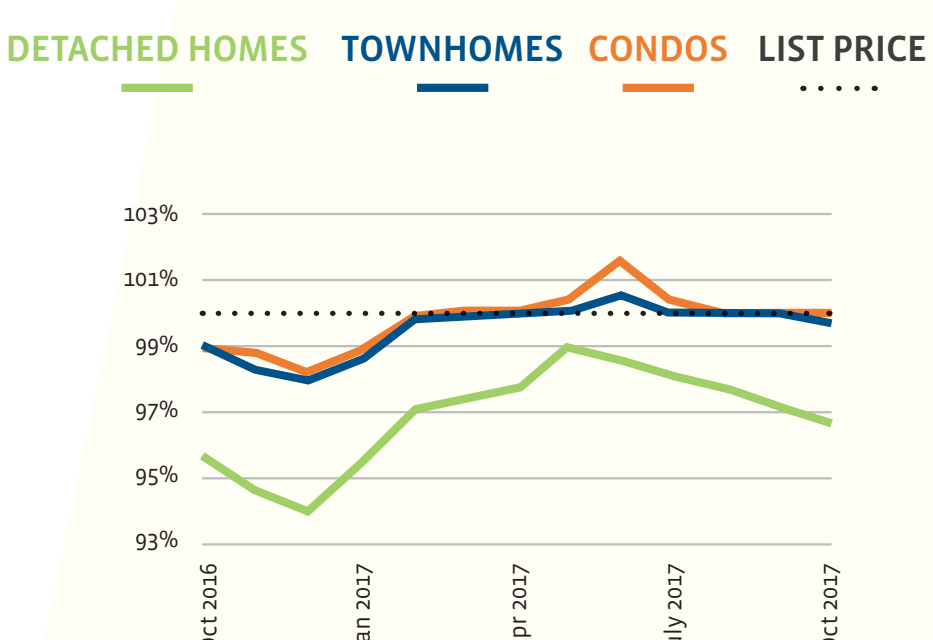


OCTOBER 2017 IN INFOGRAPHICS

NERD-OUT ON NORTH OF THE FRASER REAL ESTATE STATS

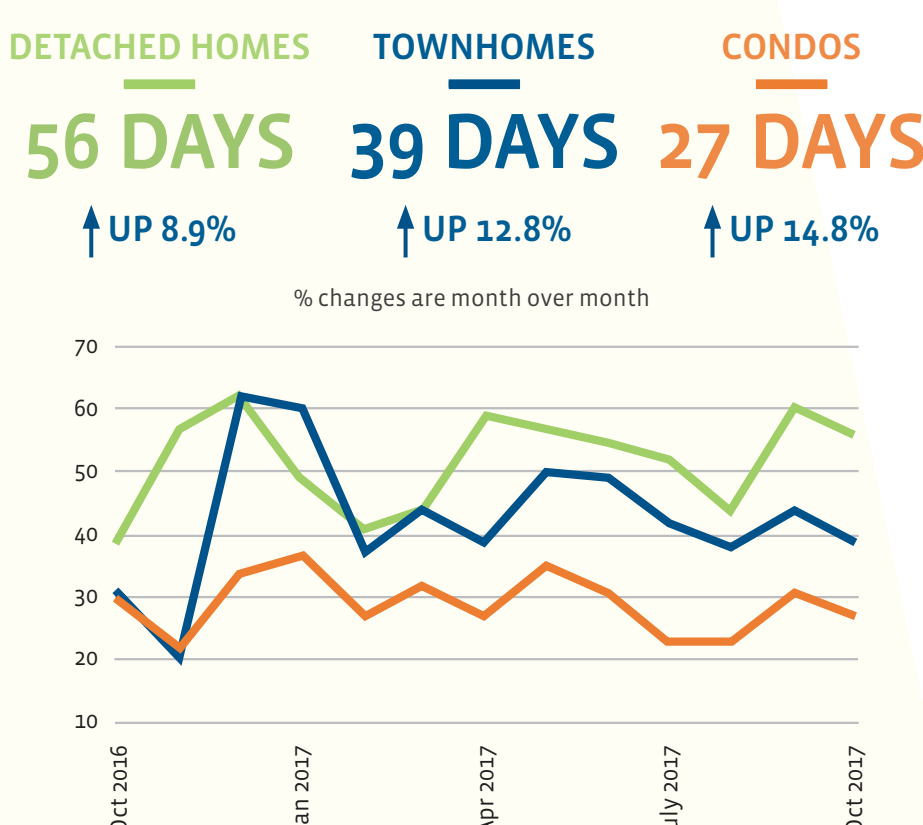
SPOTLIGHT STATS

SALE PRICE AS A % OF ASKING PRICE



FOR ALL CONSTRUCTION TYPES, ATTACHED FORMS CONTINUE TO SELL CLOSE TO ASKING PRICE WHILE SALE PRICES FOR DETACHED PRODUCT CONTINUE TO DIP FURTHER.

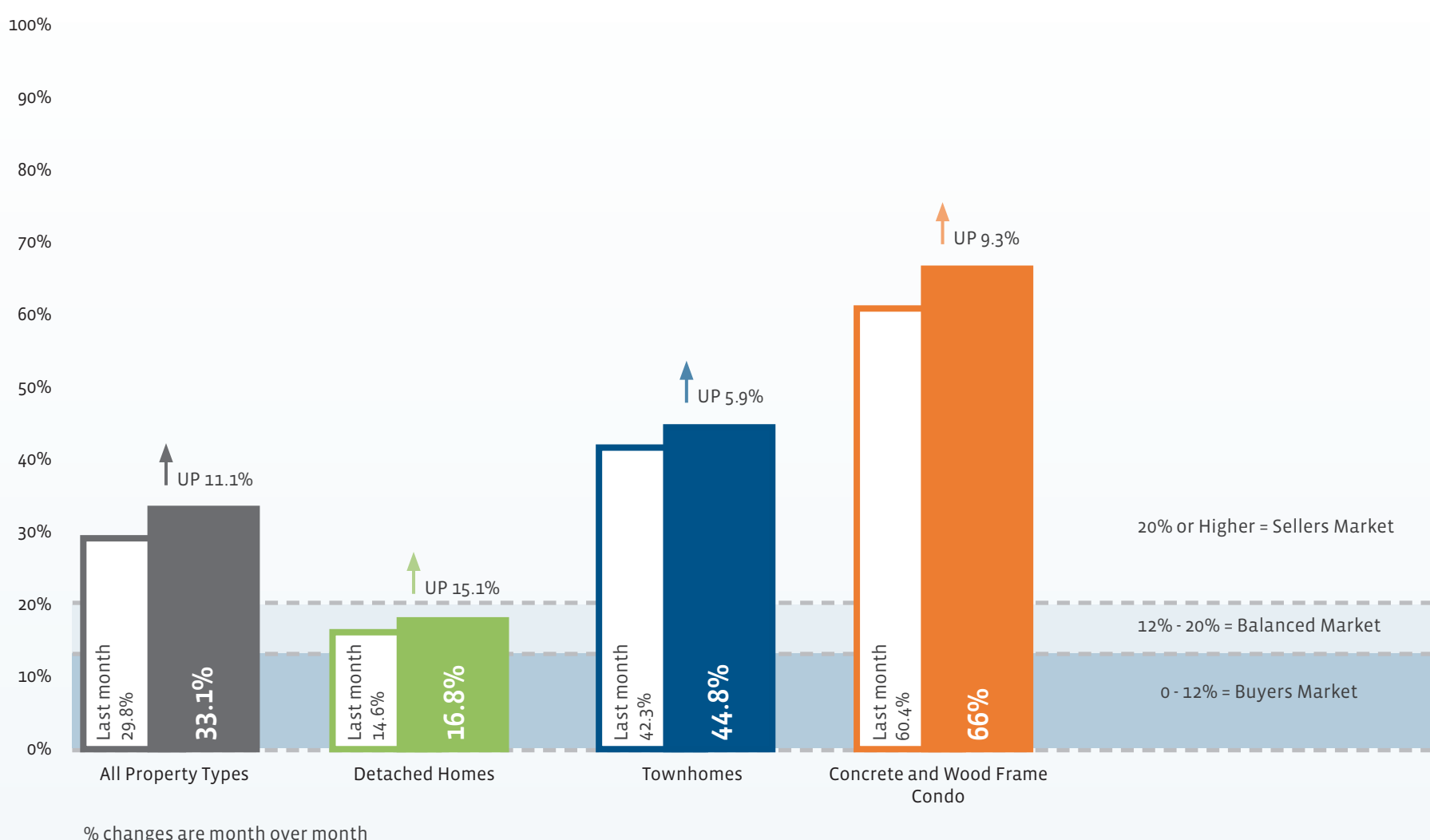
NEW CONSTRUCTION AVERAGE DAYS ON MARKET



FOR NEWLY CONSTRUCTED HOMES, AVERAGE DAYS ON MARKET FELL FOR ALL PRODUCT TYPES MONTH OVER MONTH. But, single family homes and townhomes moved slower than their 18 month average, while condos sold slightly faster.

GREATER VANCOUVER SALES TO ACTIVE LISTINGS RATIO

The sales to active listings ratio for detached homes increased modestly in October but remains a balanced market, which has been observed for several months now. Ratios for condos and townhomes remain well above 60% and 40% respectively as the seller's market for multi-family product remains strong heading into the final months of 2017.



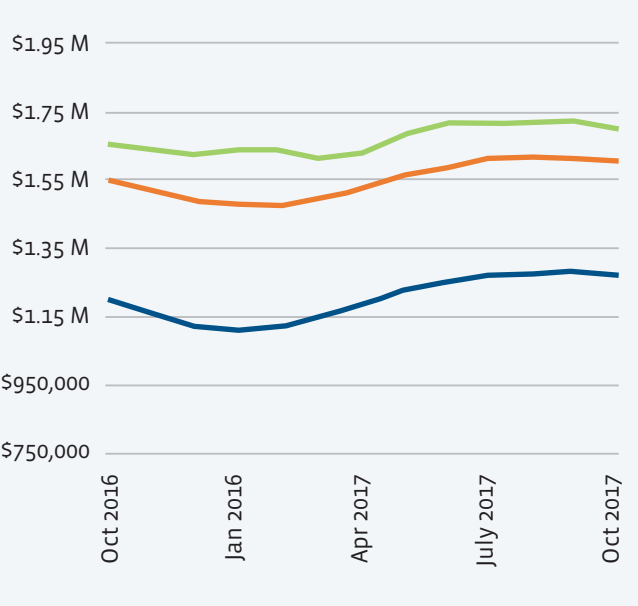
GREATER VANCOUVER HPI PRICES

The Home Price Index measures the price of a benchmark, or typical, property in a given market and is not influenced by the change in composition of properties sold, which can fluctuate quite significantly from month to month. As a result, this metric is a more pure and stable representation of market price change than average or median prices.

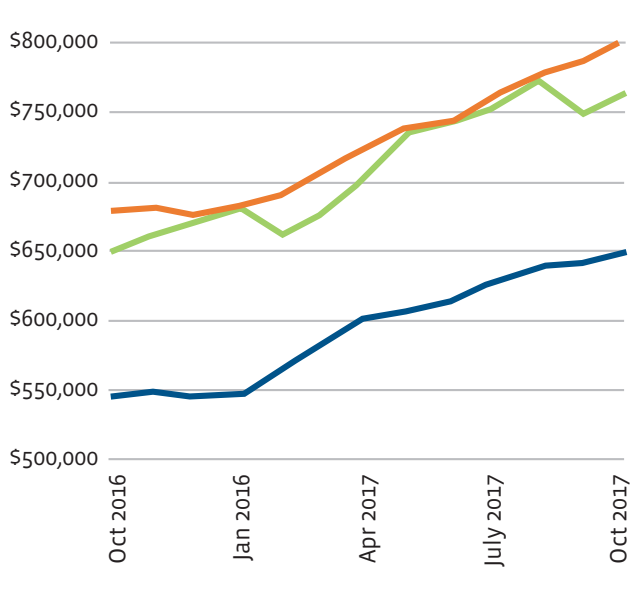
Price appreciation for condos and particularly townhomes continued across the Greater Vancouver while the HPI price for single family product dipped in Greater Vancouver for the first time since January 2017.

Greater Vancouver Coquitlam Burnaby South

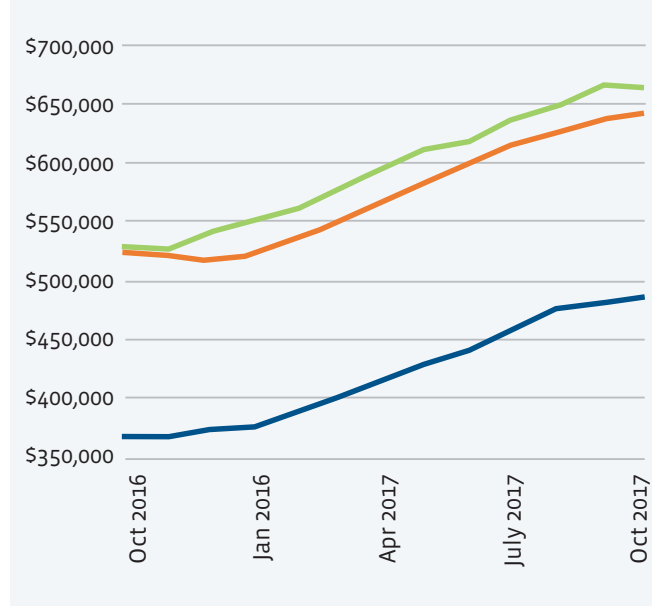
DETACHED HOMES



TOWNHOMES



CONDOS

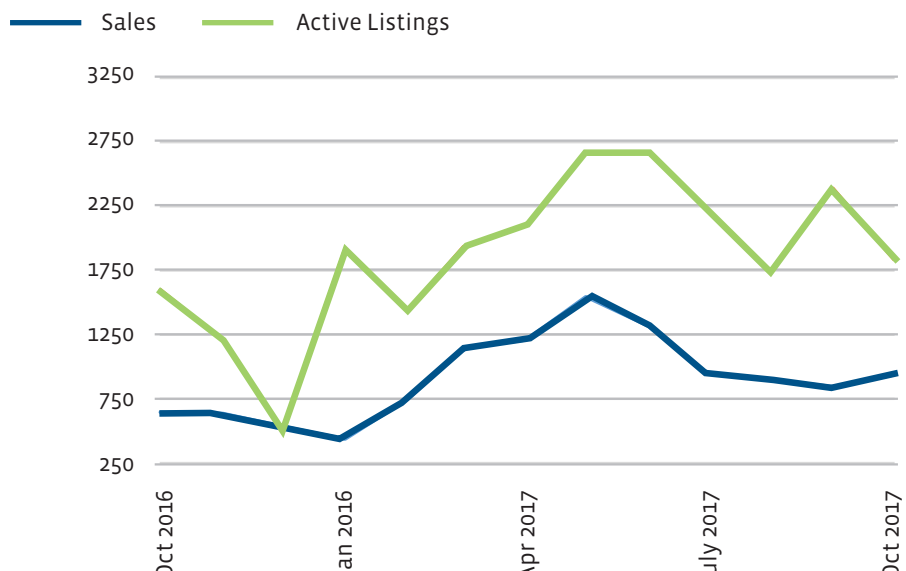


GREATER VANCOUVER SALES & ACTIVE LISTINGS

The number of completed deals was up month over month across all product types while the number of listings fell after last month's increase sudden increase in listings coming out of the summer months.

Note: Active listings is the count taken on the last day of the month, meaning homes listed and sold within the month are not counted.

DETACHED HOMES

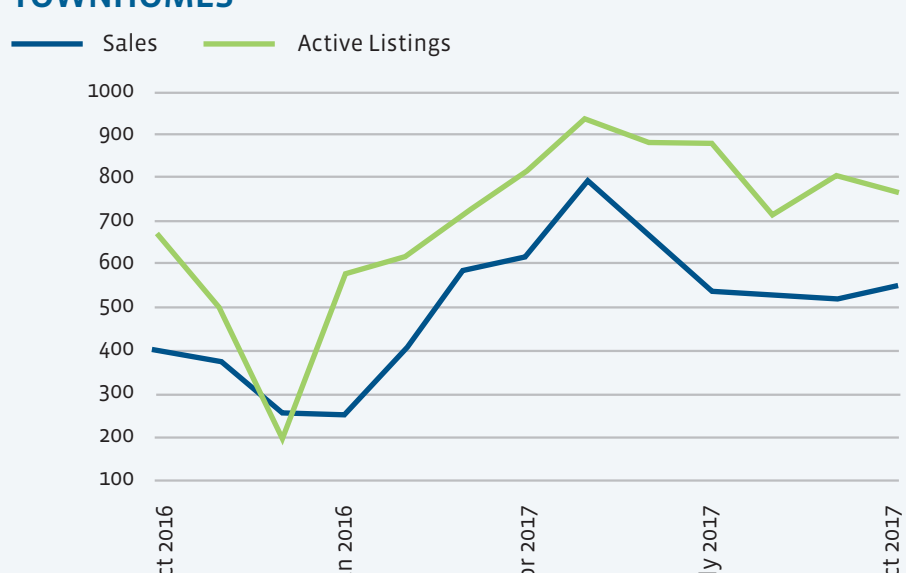


OCT 2017 SALES DETACHED HOMES
940
↑ UP 10.3%

OCT 2017 ACTIVE LISTINGS DETACHED HOMES
1837
↓ DOWN 23.1%

% changes are month over month

TOWNHOMES

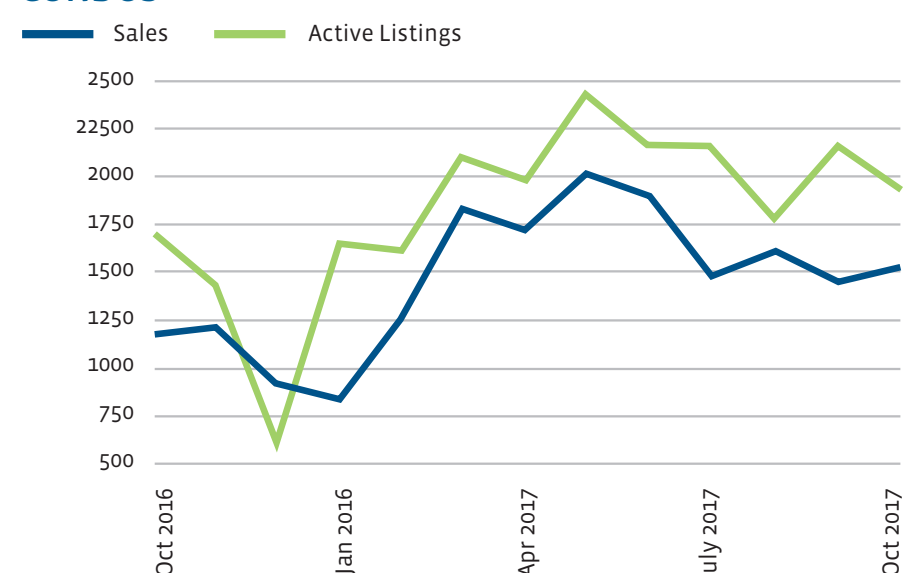


OCT 2017 SALES TOWNHOMES
550
↑ UP 6.2%

OCT 2017 ACTIVE LISTINGS TOWNHOMES
769
↓ DOWN 4.6%

% changes are month over month

CONDOS



OCT 2017 SALES CONDOS
1532
↑ UP 5.6%

OCT 2017 ACTIVE LISTINGS CONDOS
1933
↓ DOWN 11.3%

% changes are month over month

OCTOBER IN QUOTES

"CONDITIONS CONTINUE TO VARY SIGNIFICANTLY BASED ON PROPERTY TYPE..."

Conditions continue to vary significantly based on property type. The detached home market is well supplied with homes for sale, which is relieving pressure on prices. It remains a much different story in the townhouse and apartment markets. Buyers of these properties continue to have limited supply to choose from and are seeing upward pressure on prices.

- Jill Oudil, President
Real Estate Board of Greater Vancouver

Until newly constructed supply has a chance to catch up with years of pent up demand we are anticipating continued price acceleration for well located multi family projects in our core markets north of the Fraser - particularly near the SkyTrain stations in the Tri-Cities and Burnaby.

- Frontline Real Estate Services Ltd.

The continued tightening of mortgage rules may have minimal downward pressure on the price of the most affordable version of each residential product type. The impact will likely be contained to single family homes and larger or more upscale multi family product types.

- Frontline Real Estate Services Ltd.

The federal government's announcement of plans to tighten mortgage requirements for the seventh time in the last eight years... helped spur activity in the short term. Many buyers are trying to enter the market before the changes are in place.

- Real Estate Board of Greater Vancouver