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Richmond

REAL ESTATE MARKET STATISICAL ANALYSIS

August 2018
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



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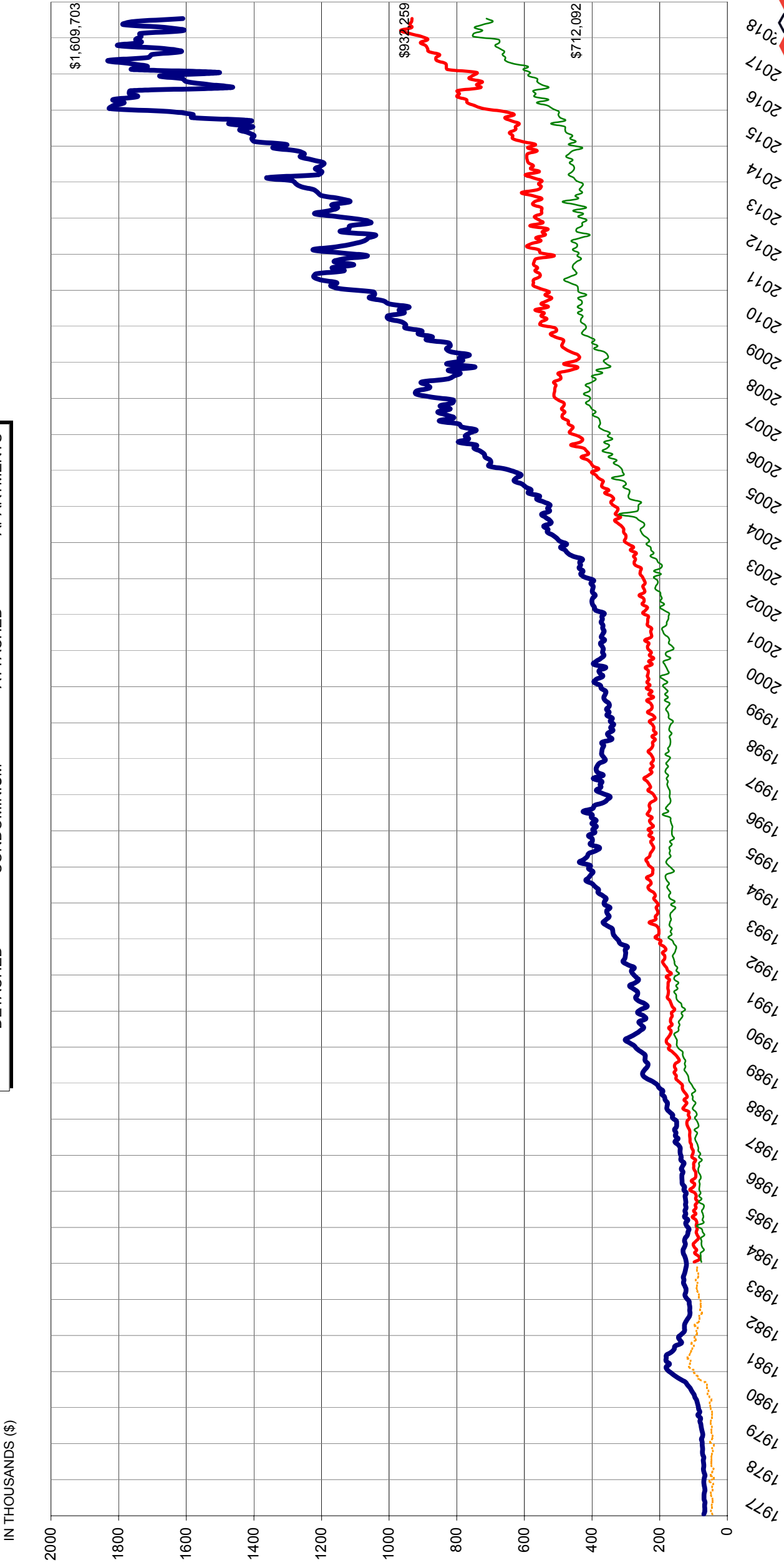


and





Residential Average Sale Prices - January 1977 to July 2018



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

Housing supply up, demand down across Metro Vancouver

July's residential housing sales in Metro Vancouver reached their lowest levels for that month since the year 2000.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 2,070 in July 2018, a 30.1 per cent decrease from the 2,960 sales recorded in July 2017, and a decrease of 14.6 per cent compared to June 2018 when 2,425 homes sold.

Last month's sales were 29.3 per cent below the 10-year July sales average.

"With fewer buyers active in today's market, we're seeing less upward pressure on home prices across the region," Phil Moore, REBGV president said. "This is most pronounced in the detached home market, but demand in the townhome and apartment markets is also relenting from the more frenetic pace experienced over the last few years."

There were 4,770 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2018. This represents a 9.2 per cent decrease compared to the 5,256 homes listed in July 2017 and a 9.6 per cent decrease compared to June 2018 when 5,279 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 12,137, a 32 per cent increase compared to July 2017 (9,194) and a 1.6 per cent increase compared to June 2018 (11,947).

"Summer is traditionally a quieter time of year in real estate. This is particularly true this year," Moore said. "With increased mortgage rates and stricter lending requirements, buyers and sellers are opting to take a wait-and-see approach for the time being."

For all property types, the sales-to-active listings ratio for July 2018 is 17.1 per cent. By property type, the ratio is 9.9 per cent for detached homes, 20.2 per cent for townhomes, and 27.3 per cent for condominiums.

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.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,087,500. This represents a 6.7 per cent increase over July 2017 and a 0.6 per cent decrease compared to June 2018.

Sales of detached properties in July 2018 reached 637, a decrease of 32.9 per cent from the 949 detached sales recorded in July 2017. The benchmark price for detached properties is \$1,588,400. This represents a 1.5 per cent decrease from July 2017 and a 0.6 per cent decrease compared to June 2018.

Sales of apartment properties reached 1,079 in July 2018, a decrease of 26.5 per cent compared to the 1,468 sales in July 2017. The benchmark price of an apartment property is \$700,500. This represents a 13.6 per cent increase from July 2017 and a 0.5 per cent decrease compared to June 2018.

Attached property sales in July 2018 totalled 354, a decrease of 34.8 per cent compared to the 543 sales in July 2017. The benchmark price of an attached unit is \$856,000. This represents a 12.1 per cent increase from July 2017 and a 0.4 per cent decrease compared to June 2018.

Richmond

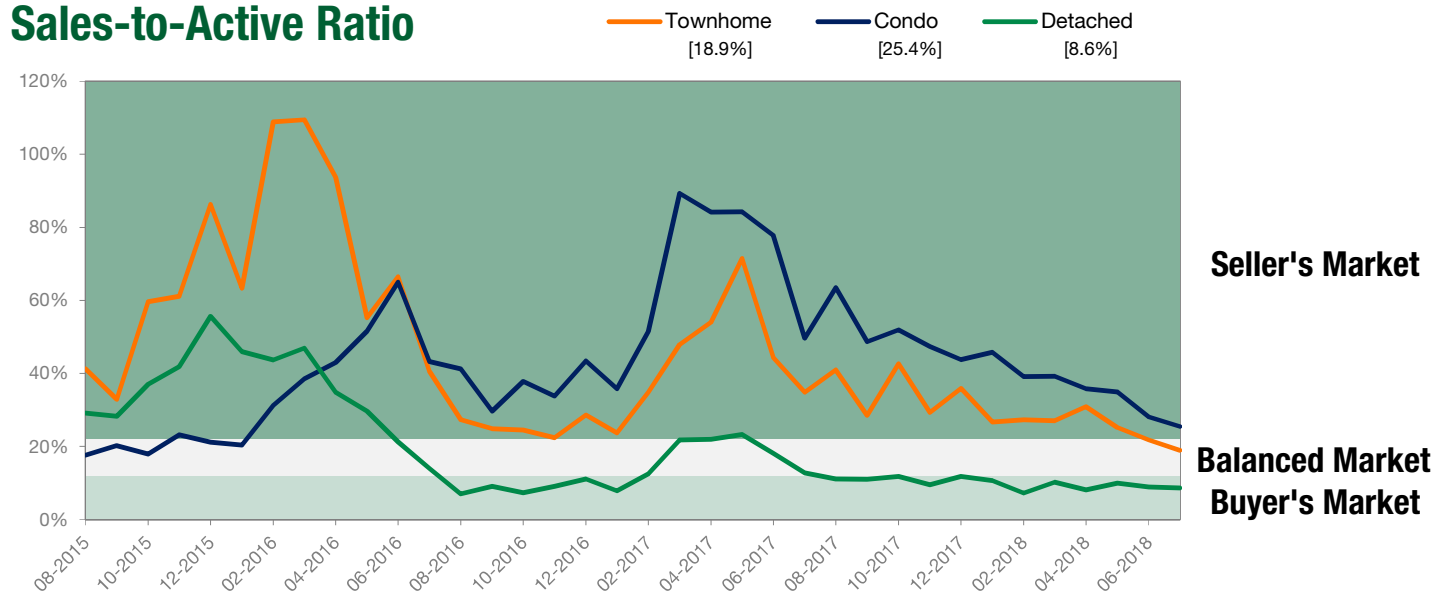
July 2018

Detached Properties	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	898	812	+ 10.6%	916	782	+ 17.1%
Sales	77	103	- 25.2%	81	141	- 42.6%
Days on Market Average	63	33	+ 90.9%	48	28	+ 71.4%
MLS® HPI Benchmark Price	\$1,642,700	\$1,682,000	- 2.3%	\$1,648,600	\$1,650,100	- 0.1%

Condos	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	590	401	+ 47.1%	578	328	+ 76.2%
Sales	150	199	- 24.6%	162	255	- 36.5%
Days on Market Average	25	21	+ 19.0%	24	16	+ 50.0%
MLS® HPI Benchmark Price	\$683,600	\$582,200	+ 17.4%	\$683,800	\$572,600	+ 19.4%

Townhomes	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	296	287	+ 3.1%	299	226	+ 32.3%
Sales	56	100	- 44.0%	65	100	- 35.0%
Days on Market Average	38	24	+ 58.3%	33	20	+ 65.0%
MLS® HPI Benchmark Price	\$869,400	\$787,500	+ 10.4%	\$854,800	\$766,200	+ 11.6%

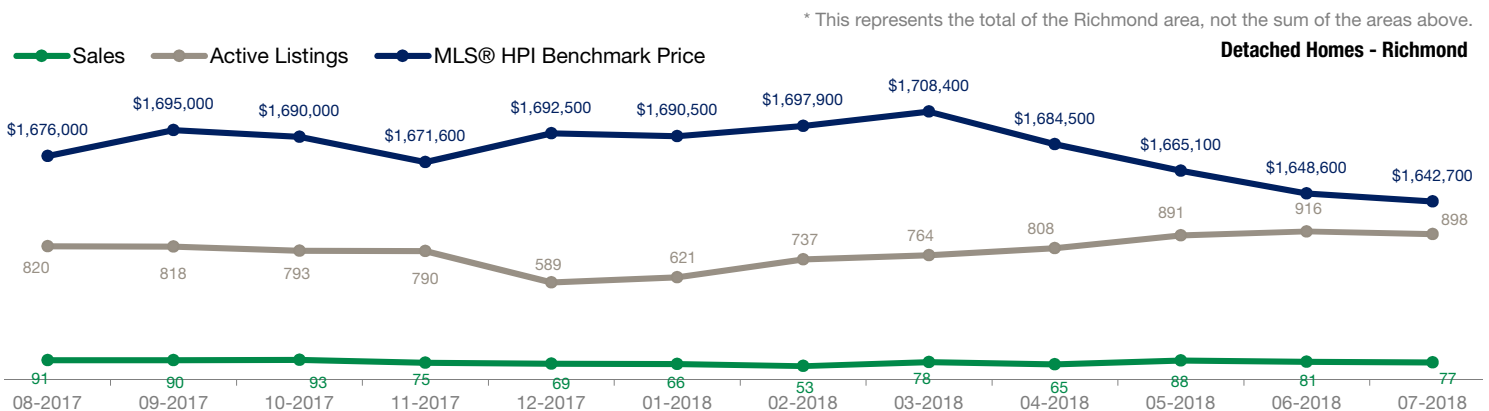
Sales-to-Active Ratio



Richmond

Detached Properties Report – July 2018

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	6	21	\$1,544,000	- 2.0%
\$100,000 to \$199,999	0	4	0	Bridgeport RI	0	27	\$1,351,600	+ 0.7%
\$200,000 to \$399,999	0	2	0	Brighthouse	0	27	\$0	--
\$400,000 to \$899,999	0	19	0	Brighthouse South	1	1	\$0	--
\$900,000 to \$1,499,999	29	134	41	Broadmoor	4	63	\$2,116,100	- 4.7%
\$1,500,000 to \$1,999,999	24	281	102	East Cambie	4	20	\$1,398,500	- 0.2%
\$2,000,000 to \$2,999,999	20	286	57	East Richmond	0	23	\$1,980,100	- 2.2%
\$3,000,000 and \$3,999,999	3	95	37	Garden City	2	38	\$1,448,600	- 4.4%
\$4,000,000 to \$4,999,999	1	46	17	Gilmore	0	7	\$1,706,600	- 3.7%
\$5,000,000 and Above	0	30	0	Granville	4	78	\$1,907,000	- 5.0%
TOTAL	77	898	63	Hamilton RI	1	20	\$1,123,900	- 2.5%
				Ironwood	2	30	\$1,400,800	- 3.3%
				Lackner	4	39	\$1,700,100	- 2.5%
				McLennan	1	19	\$1,816,400	- 2.2%
				McLennan North	0	14	\$1,755,200	- 0.3%
				McNair	2	30	\$1,521,500	- 3.4%
				Quilchena RI	2	37	\$1,737,800	- 4.4%
				Riverdale RI	4	44	\$1,766,900	- 4.5%
				Saunders	8	48	\$1,582,800	- 2.7%
				Sea Island	0	9	\$912,000	+ 1.6%
				Seafair	9	62	\$1,594,900	- 2.5%
				South Arm	2	21	\$1,359,000	- 2.9%
				Steveston North	5	58	\$1,471,100	+ 3.9%
				Steveston South	4	28	\$1,741,100	+ 3.9%
				Steveston Village	2	14	\$1,585,800	+ 4.8%
				Terra Nova	2	21	\$2,016,000	- 7.1%
				West Cambie	4	29	\$1,380,100	- 2.2%
				Westwind	0	13	\$1,795,600	+ 5.6%
				Woodwards	4	57	\$1,594,500	- 3.1%
				TOTAL*	77	898	\$1,642,700	- 2.3%

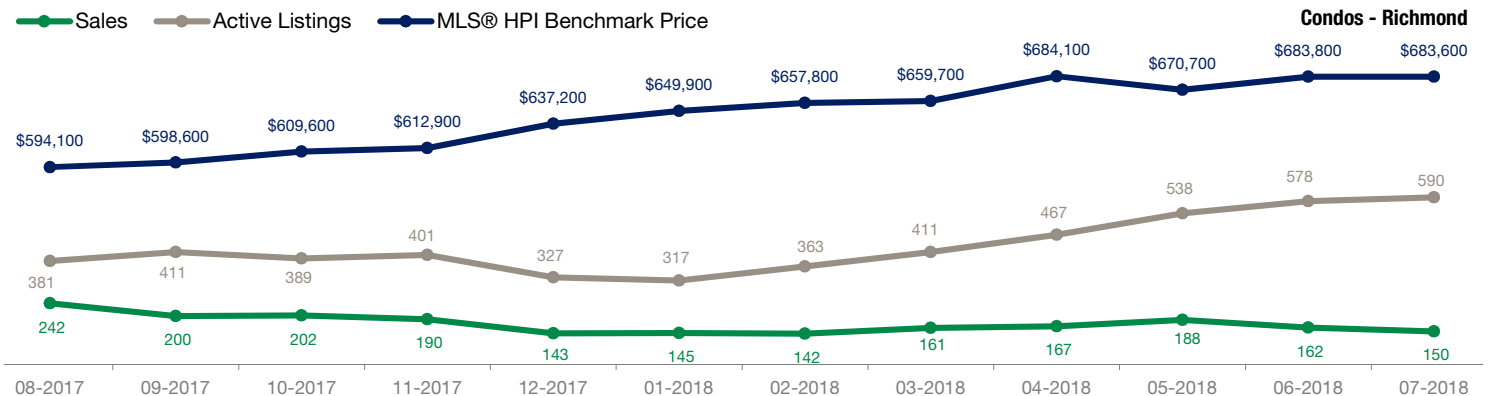


Richmond

Condo Report – July 2018

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	7	\$475,800	+ 35.2%
\$100,000 to \$199,999	1	2	12	Bridgeport RI	2	13	\$790,500	+ 19.4%
\$200,000 to \$399,999	16	35	16	Brighthouse	69	254	\$678,800	+ 15.4%
\$400,000 to \$899,999	126	444	26	Brighthouse South	15	65	\$606,600	+ 15.6%
\$900,000 to \$1,499,999	5	87	29	Broadmoor	0	2	\$519,700	+ 18.8%
\$1,500,000 to \$1,999,999	2	9	29	East Cambie	0	1	\$517,700	+ 25.7%
\$2,000,000 to \$2,999,999	0	9	0	East Richmond	3	2	\$829,400	+ 18.2%
\$3,000,000 and \$3,999,999	0	1	0	Garden City	0	1	\$466,600	+ 17.4%
\$4,000,000 to \$4,999,999	0	2	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	2	3	\$268,000	+ 23.8%
TOTAL	150	590	25	Hamilton RI	0	0	\$0	--
				Ironwood	6	17	\$672,500	+ 20.5%
				Lackner	0	0	\$0	--
				McLennan	0	0	\$0	--
				McLennan North	6	39	\$801,000	+ 17.1%
				McNair	0	0	\$0	--
				Quilchena RI	1	2	\$0	--
				Riverdale RI	2	15	\$617,100	+ 29.2%
				Saunders	2	0	\$0	--
				Sea Island	1	0	\$0	--
				Seafair	0	0	\$471,000	+ 35.2%
				South Arm	1	5	\$335,400	+ 20.9%
				Steveston North	3	3	\$473,800	+ 33.4%
				Steveston South	10	29	\$560,300	+ 9.4%
				Steveston Village	1	12	\$0	--
				Terra Nova	0	2	\$0	--
				West Cambie	24	116	\$733,900	+ 19.7%
				Westwind	0	0	\$0	--
				Woodwards	0	2	\$0	--
				TOTAL*	150	590	\$683,600	+ 17.4%

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

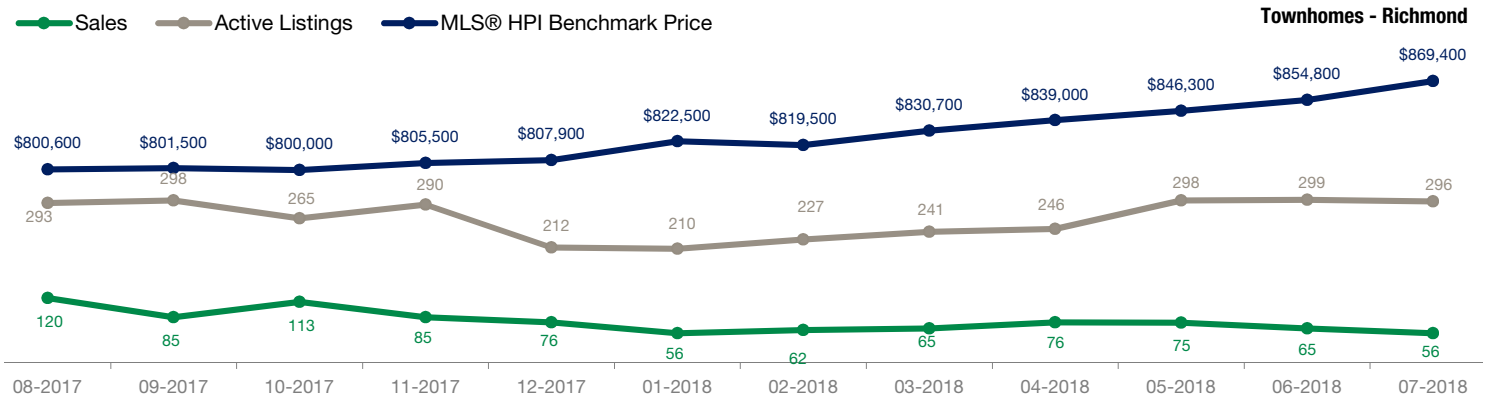


Richmond

Townhomes Report – July 2018

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	4	\$509,100	+ 16.8%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	1	11	\$675,800	+ 13.6%
\$200,000 to \$399,999	0	0	0	Brighthouse	0	14	\$800,200	+ 10.0%
\$400,000 to \$899,999	32	126	32	Brighthouse South	7	40	\$824,600	+ 8.8%
\$900,000 to \$1,499,999	24	160	46	Broadmoor	4	10	\$1,011,600	+ 10.8%
\$1,500,000 to \$1,999,999	0	10	0	East Cambie	0	7	\$864,700	+ 8.9%
\$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	0	7	\$960,400	+ 11.4%
\$4,000,000 to \$4,999,999	0	0	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	3	15	\$766,800	+ 9.4%
TOTAL	56	296	38	Hamilton RI	2	7	\$725,100	+ 9.2%
				Ironwood	2	2	\$704,100	+ 10.4%
				Lackner	0	3	\$998,800	+ 11.3%
				McLennan	0	0	\$0	--
				McLennan North	11	56	\$981,600	+ 8.7%
				McNair	2	2	\$603,300	+ 11.3%
				Quilchena RI	0	4	\$703,500	+ 11.0%
				Riverdale RI	0	4	\$896,900	+ 10.1%
				Saunders	2	9	\$685,900	+ 13.4%
				Sea Island	0	0	\$0	--
				Seafair	0	3	\$1,054,700	+ 10.5%
				South Arm	0	6	\$704,600	+ 11.5%
				Steveston North	1	6	\$710,100	+ 10.6%
				Steveston South	3	9	\$988,400	+ 9.7%
				Steveston Village	0	6	\$911,200	+ 9.5%
				Terra Nova	6	17	\$1,021,600	+ 9.4%
				West Cambie	6	35	\$871,000	+ 12.0%
				Westwind	1	1	\$877,400	+ 11.8%
				Woodwards	4	16	\$849,800	+ 12.4%
				TOTAL*	56	296	\$869,400	+ 10.4%

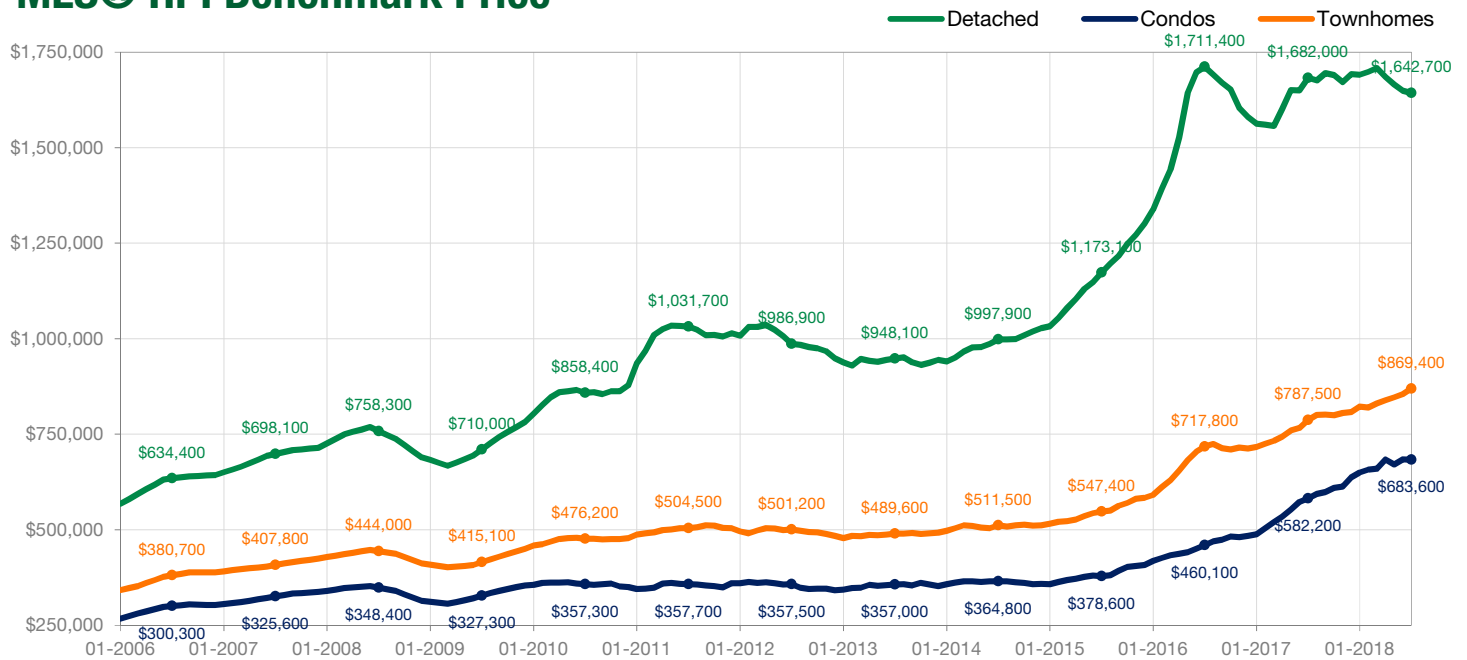
* This represents the total of the Richmond area, not the sum of the areas above.



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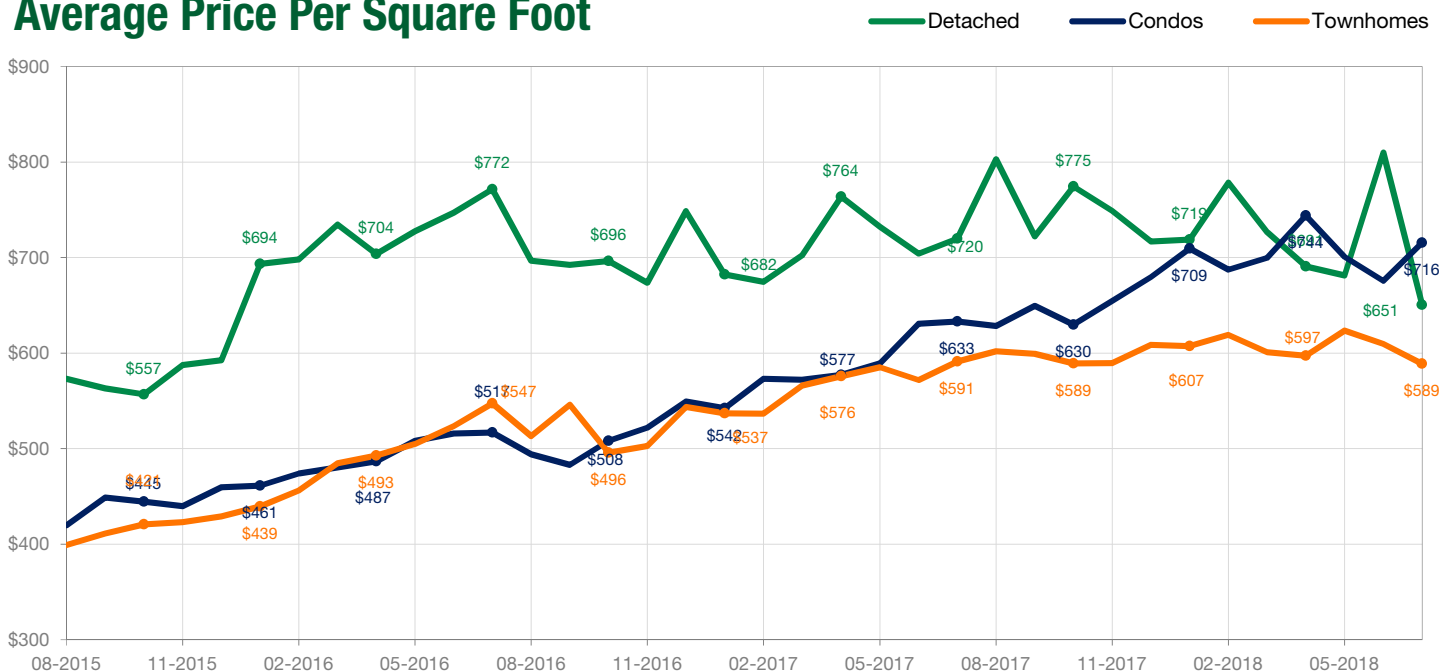
July 2018

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

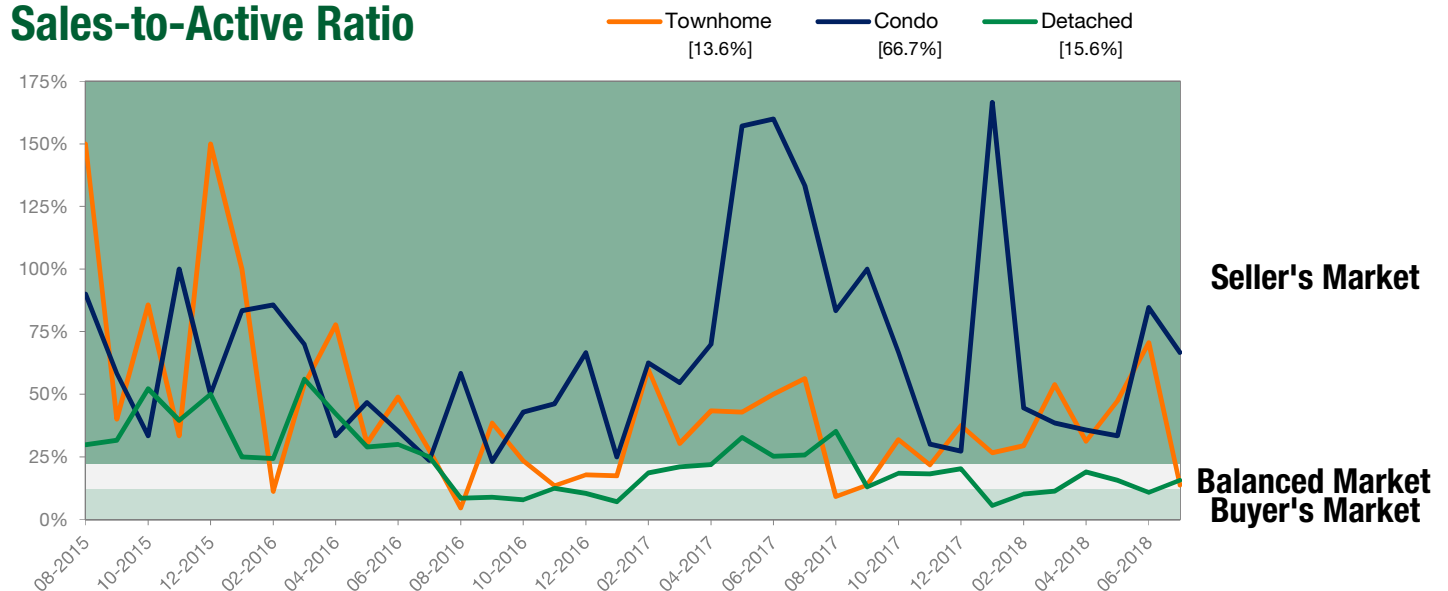
July 2018

Detached Properties	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	128	105	+ 21.9%	139	107	+ 29.9%
Sales	20	27	- 25.9%	15	27	- 44.4%
Days on Market Average	45	35	+ 28.6%	35	50	- 30.0%
MLS® HPI Benchmark Price	\$1,016,400	\$1,010,200	+ 0.6%	\$998,100	\$975,700	+ 2.3%

Condos	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	9	6	+ 50.0%	13	5	+ 160.0%
Sales	6	8	- 25.0%	11	8	+ 37.5%
Days on Market Average	23	28	- 17.9%	23	16	+ 43.8%
MLS® HPI Benchmark Price	\$472,200	\$406,600	+ 16.1%	\$470,700	\$397,500	+ 18.4%

Townhomes	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	22	16	+ 37.5%	17	20	- 15.0%
Sales	3	9	- 66.7%	12	10	+ 20.0%
Days on Market Average	31	145	- 78.6%	16	61	- 73.8%
MLS® HPI Benchmark Price	\$797,500	\$738,200	+ 8.0%	\$778,000	\$731,300	+ 6.4%

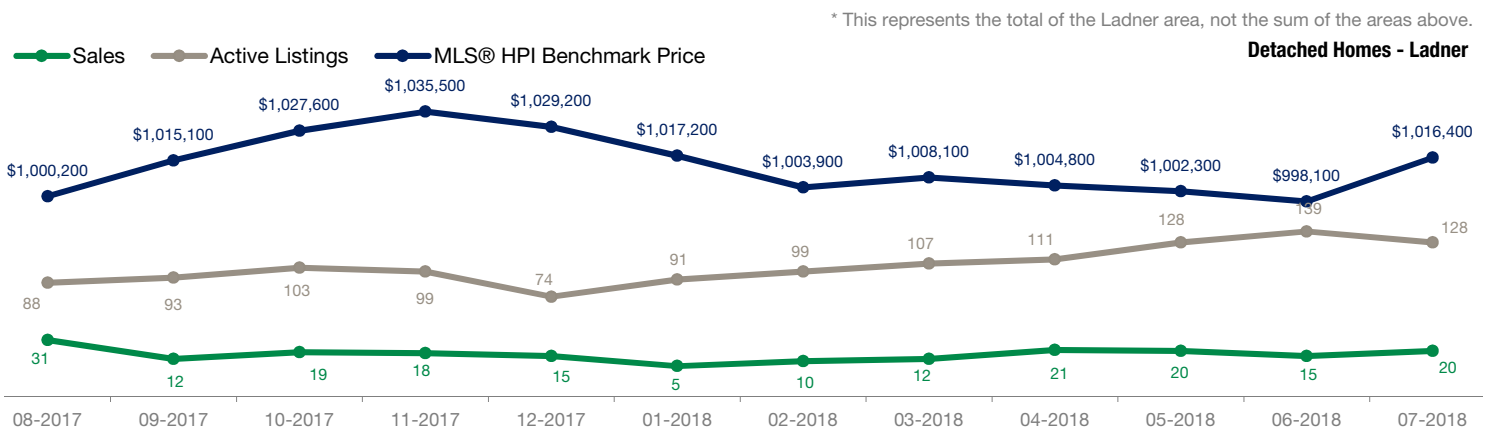
Sales-to-Active Ratio



Ladner

Detached Properties Report – July 2018

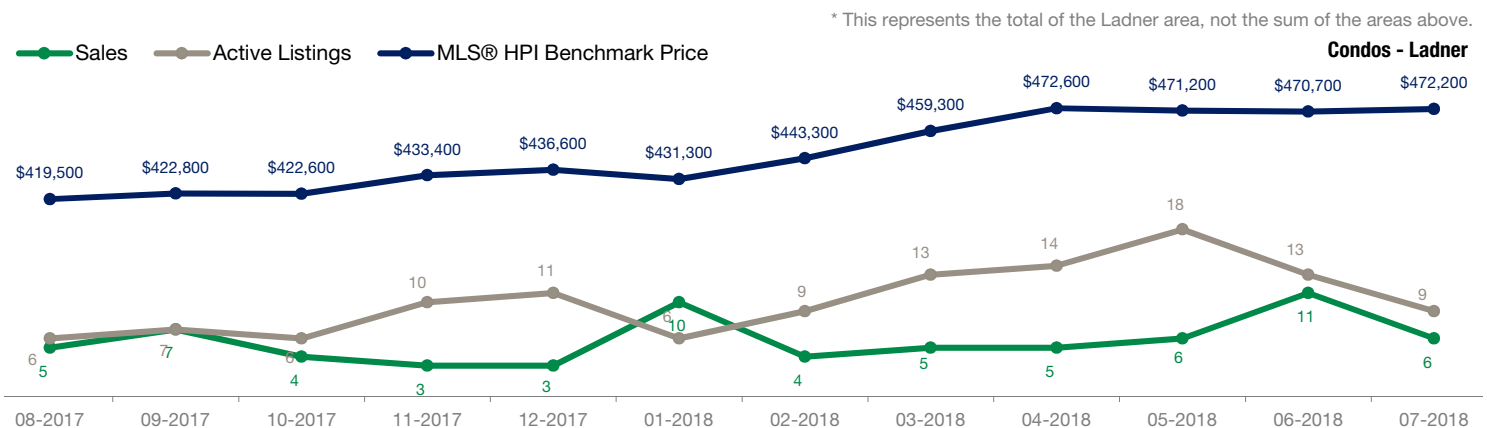
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	2	10	\$963,800	+ 0.4%
\$100,000 to \$199,999	0	1	0	East Delta	0	3	\$0	--
\$200,000 to \$399,999	1	4	33	Hawthorne	4	31	\$1,018,500	+ 1.0%
\$400,000 to \$899,999	2	11	69	Holly	5	22	\$1,058,600	+ 2.2%
\$900,000 to \$1,499,999	15	83	36	Ladner Elementary	5	26	\$943,200	- 0.0%
\$1,500,000 to \$1,999,999	2	16	94	Ladner Rural	2	9	\$1,740,000	+ 3.3%
\$2,000,000 to \$2,999,999	0	5	0	Neilsen Grove	1	11	\$1,086,800	- 1.9%
\$3,000,000 and \$3,999,999	0	3	0	Port Guichon	1	12	\$910,200	- 2.0%
\$4,000,000 to \$4,999,999	0	0	0	Westham Island	0	4	\$0	--
\$5,000,000 and Above	0	5	0	TOTAL*	20	128	\$1,016,400	+ 0.6%
TOTAL	20	128	45					



Ladner

Condo Report – July 2018

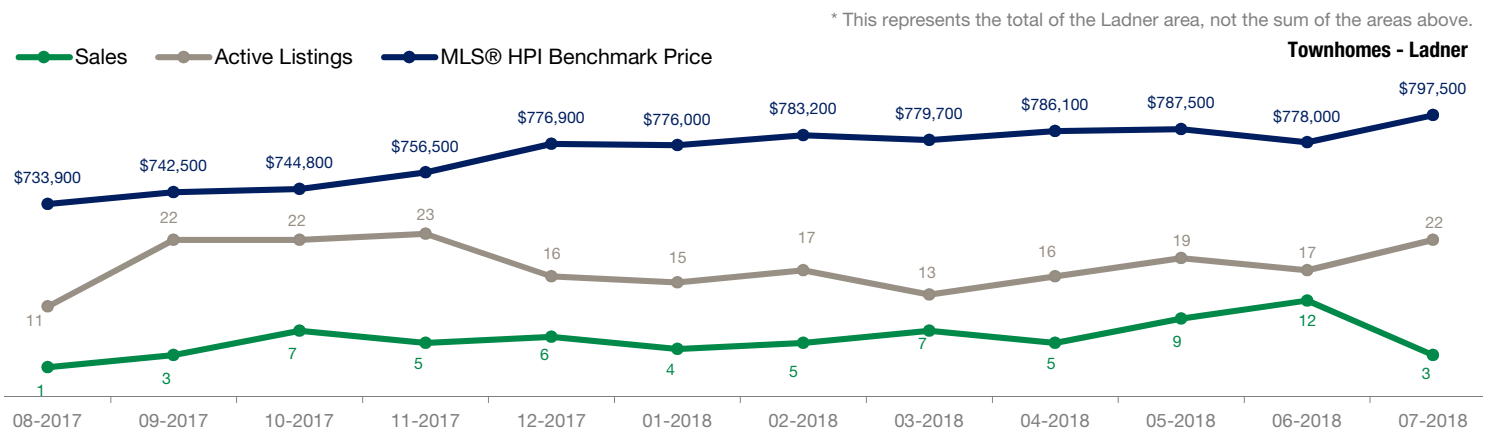
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	2	2	\$454,800	+ 15.3%
\$100,000 to \$199,999	0	0	0	East Delta	0	1	\$0	--
\$200,000 to \$399,999	1	2	22	Hawthorne	3	3	\$461,100	+ 17.0%
\$400,000 to \$899,999	5	7	23	Holly	0	0	\$0	--
\$900,000 to \$1,499,999	0	0	0	Ladner Elementary	0	3	\$423,800	+ 14.9%
\$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	1	0	\$578,900	+ 12.4%
\$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*	6	9	\$472,200	+ 16.1%
TOTAL	6	9	23					



Ladner

Townhomes Report – July 2018

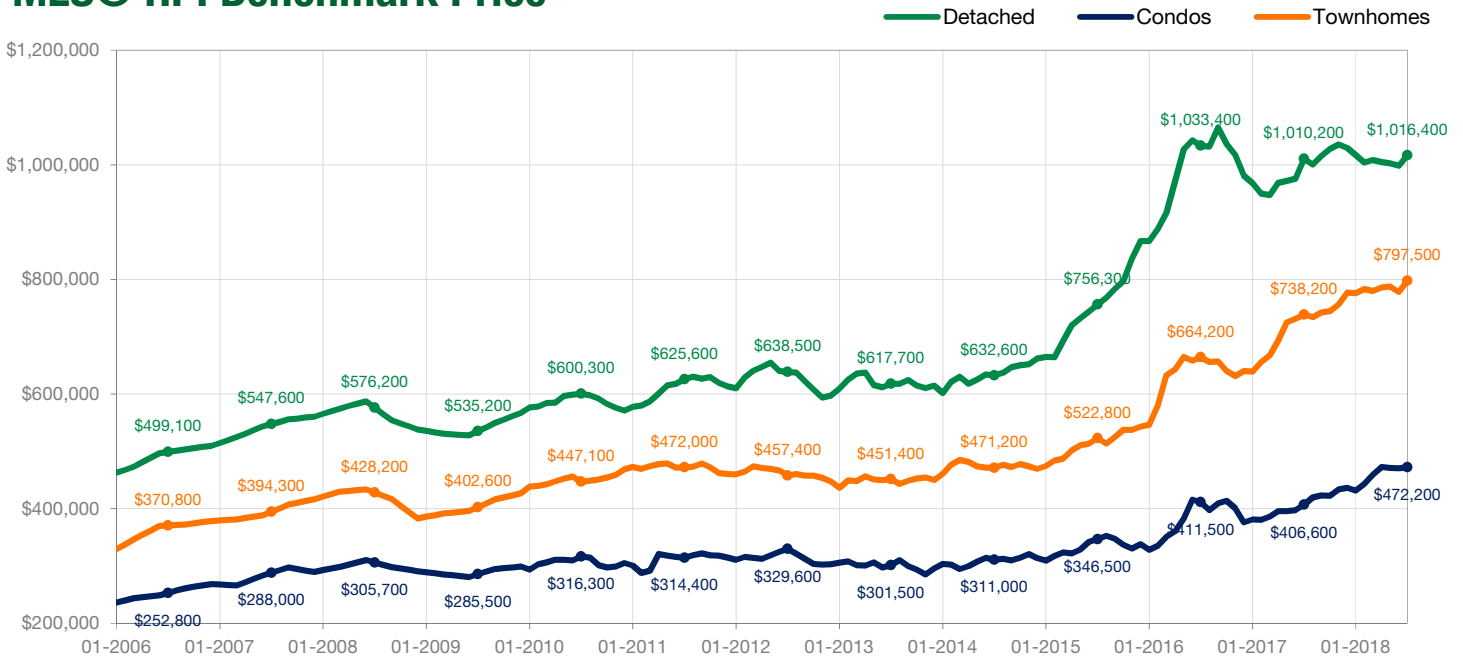
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Delta Manor	0	2	\$805,100	+ 8.3%
\$100,000 to \$199,999	0	0	0	East Delta	0	0	\$0	--
\$200,000 to \$399,999	0	1	0	Hawthorne	2	4	\$730,100	+ 9.7%
\$400,000 to \$899,999	2	14	23	Holly	0	1	\$826,100	+ 8.9%
\$900,000 to \$1,499,999	1	7	48	Ladner Elementary	0	5	\$696,200	+ 10.1%
\$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	10	\$1,172,200	+ 6.7%
\$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	\$797,500	+ 8.0%
TOTAL	3	22	31					



Ladner

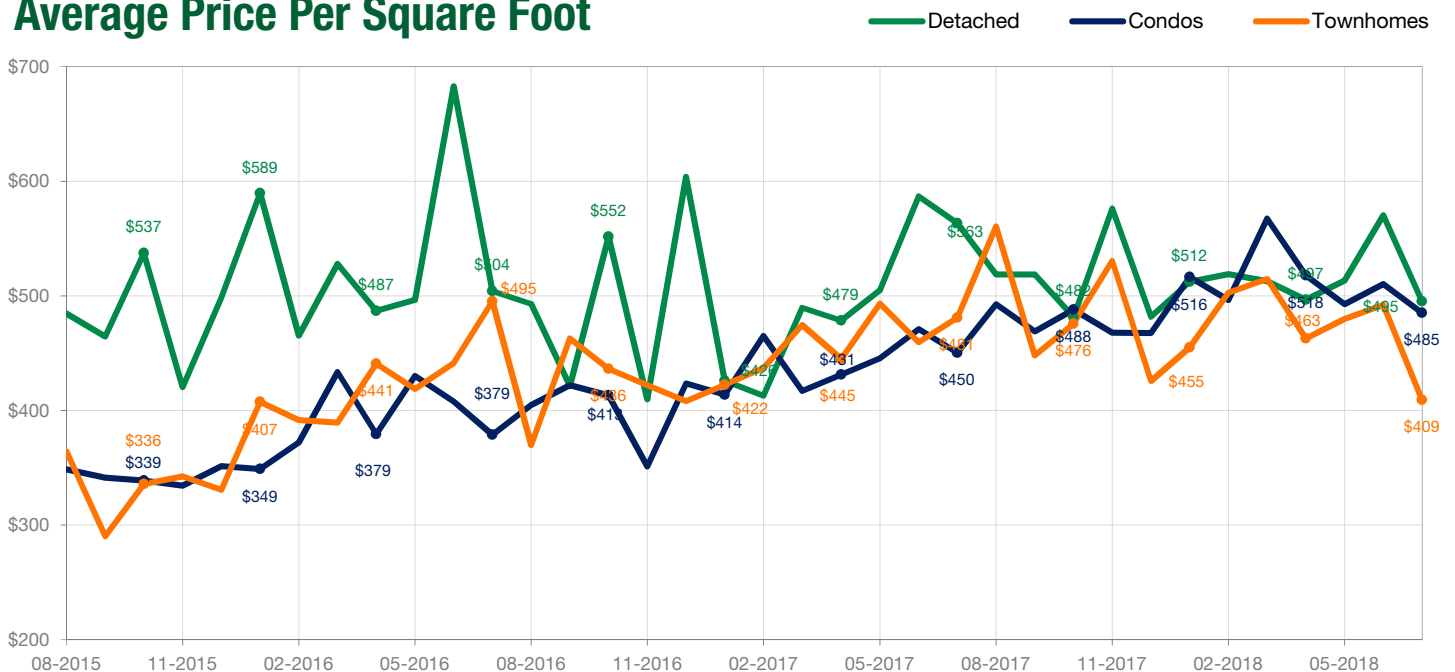
July 2018

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

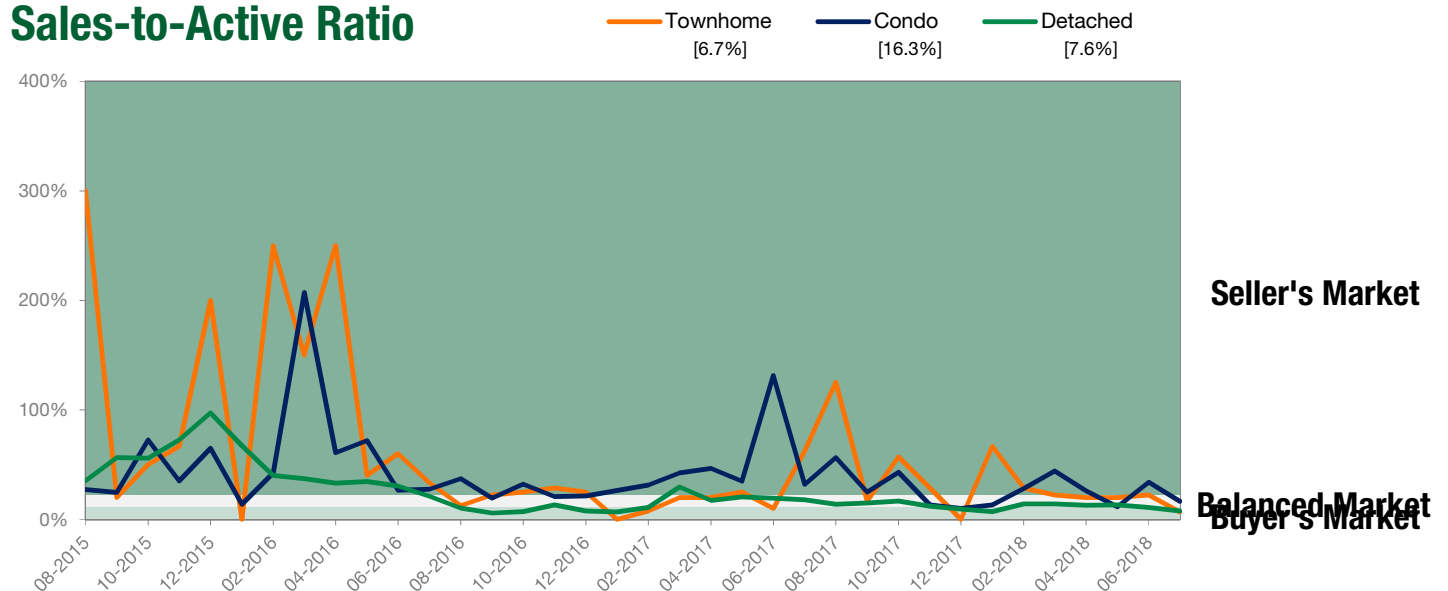
July 2018

Detached Properties	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	184	163	+ 12.9%	195	165	+ 18.2%
Sales	14	29	- 51.7%	21	32	- 34.4%
Days on Market Average	61	49	+ 24.5%	38	36	+ 5.6%
MLS® HPI Benchmark Price	\$1,265,500	\$1,263,200	+ 0.2%	\$1,247,900	\$1,220,000	+ 2.3%

Condos	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	49	25	+ 96.0%	50	16	+ 212.5%
Sales	8	8	0.0%	17	21	- 19.0%
Days on Market Average	36	13	+ 176.9%	40	25	+ 60.0%
MLS® HPI Benchmark Price	\$503,700	\$435,900	+ 15.6%	\$504,900	\$427,600	+ 18.1%

Townhomes	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	15	8	+ 87.5%	9	10	- 10.0%
Sales	1	5	- 80.0%	2	1	+ 100.0%
Days on Market Average	18	70	- 74.3%	47	119	- 60.5%
MLS® HPI Benchmark Price	\$759,800	\$726,200	+ 4.6%	\$766,500	\$731,900	+ 4.7%

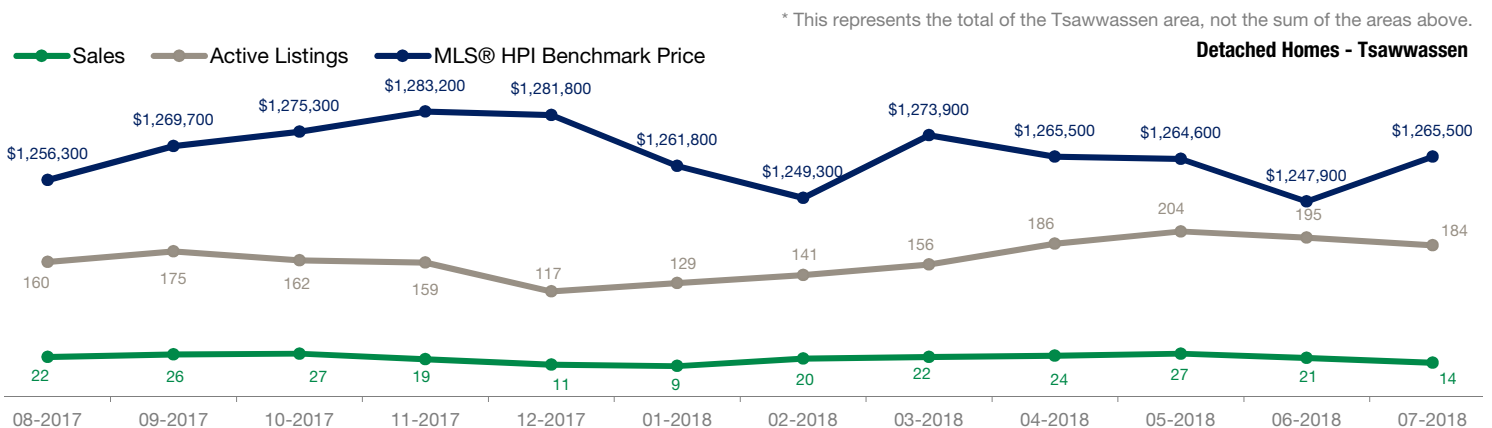
Sales-to-Active Ratio



Tsawwassen

Detached Properties Report – July 2018

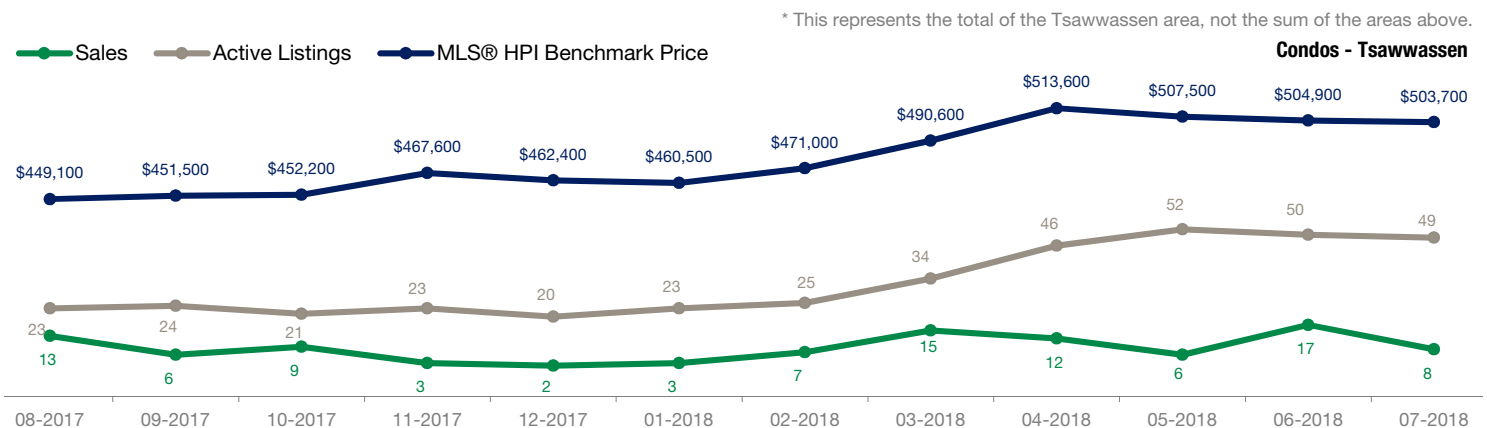
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	3	20	\$1,052,600	- 1.1%
\$100,000 to \$199,999	0	0	0	Boundary Beach	1	19	\$1,273,600	- 1.3%
\$200,000 to \$399,999	0	0	0	Cliff Drive	3	23	\$1,143,200	- 0.3%
\$400,000 to \$899,999	0	3	0	English Bluff	0	22	\$1,752,700	+ 2.7%
\$900,000 to \$1,499,999	8	107	55	Pebble Hill	6	46	\$1,337,800	+ 0.6%
\$1,500,000 to \$1,999,999	6	38	69	Tsawwassen Central	1	41	\$1,189,600	+ 0.0%
\$2,000,000 to \$2,999,999	0	27	0	Tsawwassen East	0	13	\$1,341,100	- 1.1%
\$3,000,000 and \$3,999,999	0	7	0	TOTAL*	14	184	\$1,265,500	+ 0.2%
\$4,000,000 to \$4,999,999	0	2	0					
\$5,000,000 and Above	0	0	0					
TOTAL	14	184	61					



Tsawwassen

Condo Report – July 2018

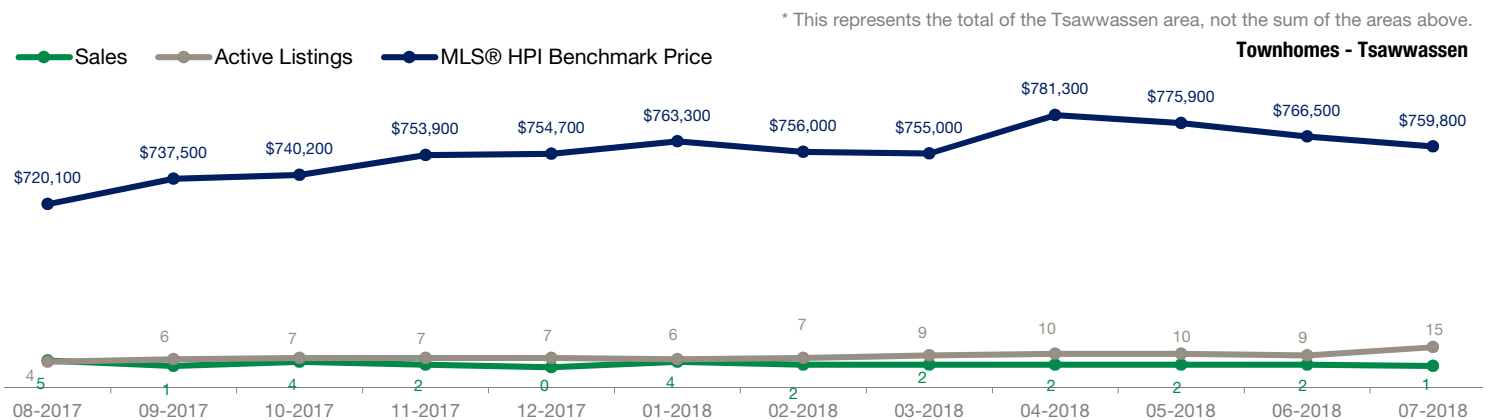
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	2	11	\$537,800	+ 15.6%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	0	\$0	--
\$200,000 to \$399,999	0	1	0	Cliff Drive	3	33	\$470,600	+ 15.9%
\$400,000 to \$899,999	8	38	36	English Bluff	1	1	\$0	--
\$900,000 to \$1,499,999	0	7	0	Pebble Hill	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	2	0	Tsawwassen Central	2	3	\$517,300	+ 16.0%
\$2,000,000 to \$2,999,999	0	0	0	Tsawwassen East	0	1	\$599,900	+ 15.7%
\$3,000,000 and \$3,999,999	0	1	0	TOTAL*	8	49	\$503,700	+ 15.6%
\$4,000,000 to \$4,999,999	0	0	0					
\$5,000,000 and Above	0	0	0					
TOTAL	8	49	36					



Tsawwassen

Townhomes Report – July 2018

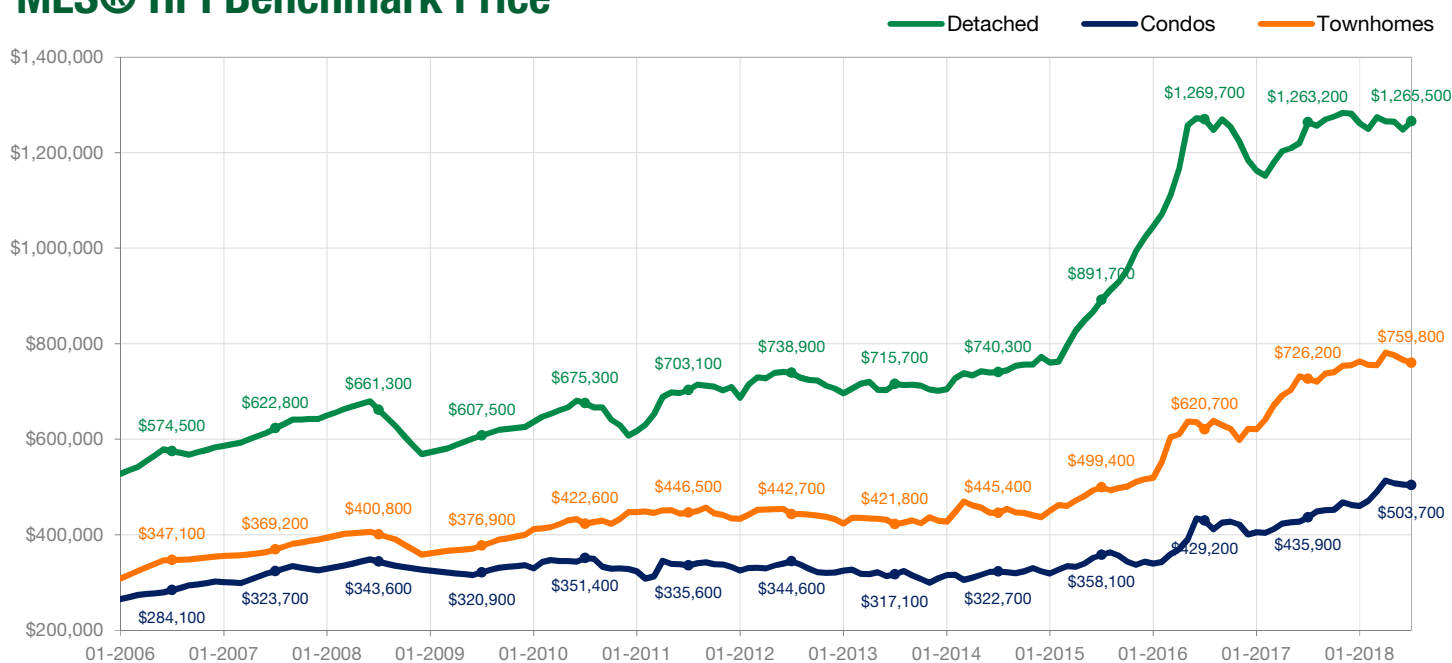
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Beach Grove	0	2	\$675,900	+ 5.1%
\$100,000 to \$199,999	0	0	0	Boundary Beach	0	2	\$0	--
\$200,000 to \$399,999	0	0	0	Cliff Drive	0	8	\$0	--
\$400,000 to \$899,999	1	13	18	English Bluff	0	0	\$0	--
\$900,000 to \$1,499,999	0	1	0	Pebble Hill	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	1	0	Tsawwassen Central	1	2	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Tsawwassen East	0	1	\$927,700	+ 7.3%
\$3,000,000 and \$3,999,999	0	0	0	TOTAL*	1	15	\$759,800	+ 4.6%
\$4,000,000 to \$4,999,999	0	0	0					
\$5,000,000 and Above	0	0	0					
TOTAL	1	15	18					



Tsawwassen

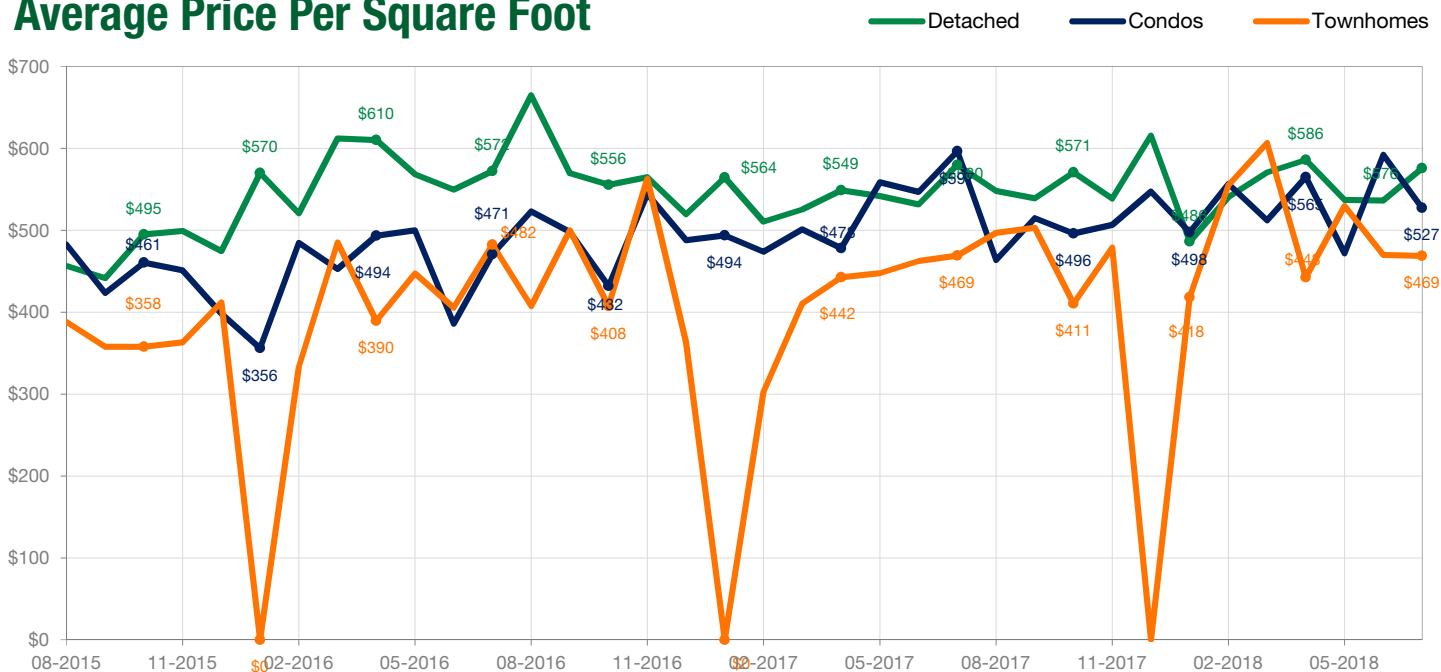
July 2018

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

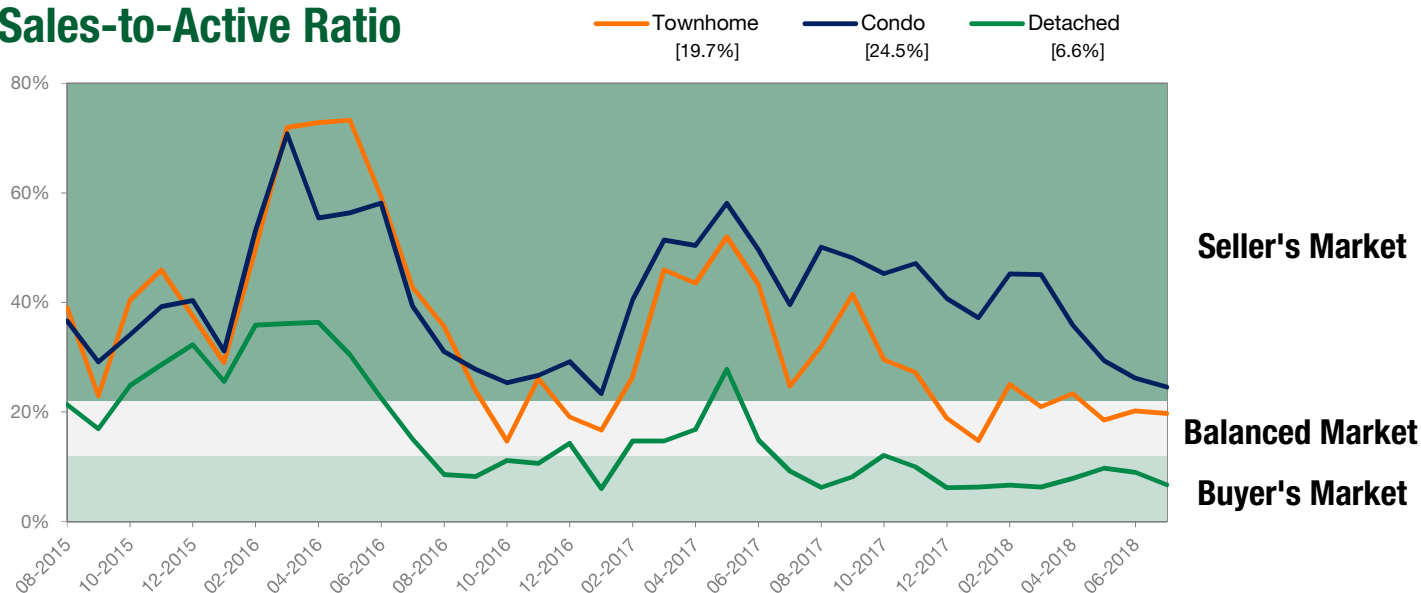
July 2018

Detached Properties	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	858	807	+ 6.3%	907	767	+ 18.3%
Sales	57	74	- 23.0%	81	114	- 28.9%
Days on Market Average	54	36	+ 50.0%	43	29	+ 48.3%
MLS® HPI Benchmark Price	\$3,356,500	\$3,666,200	- 8.4%	\$3,392,500	\$3,627,200	- 6.5%

Condos	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	1,203	1,001	+ 20.2%	1,254	931	+ 34.7%
Sales	295	396	- 25.5%	328	462	- 29.0%
Days on Market Average	26	17	+ 52.9%	20	17	+ 17.6%
MLS® HPI Benchmark Price	\$835,200	\$783,700	+ 6.6%	\$842,600	\$772,900	+ 9.0%

Townhomes	July			June		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	198	162	+ 22.2%	233	141	+ 65.2%
Sales	39	40	- 2.5%	47	61	- 23.0%
Days on Market Average	29	14	+ 107.1%	21	19	+ 10.5%
MLS® HPI Benchmark Price	\$1,288,600	\$1,232,000	+ 4.6%	\$1,303,600	\$1,211,600	+ 7.6%

Sales-to-Active Ratio

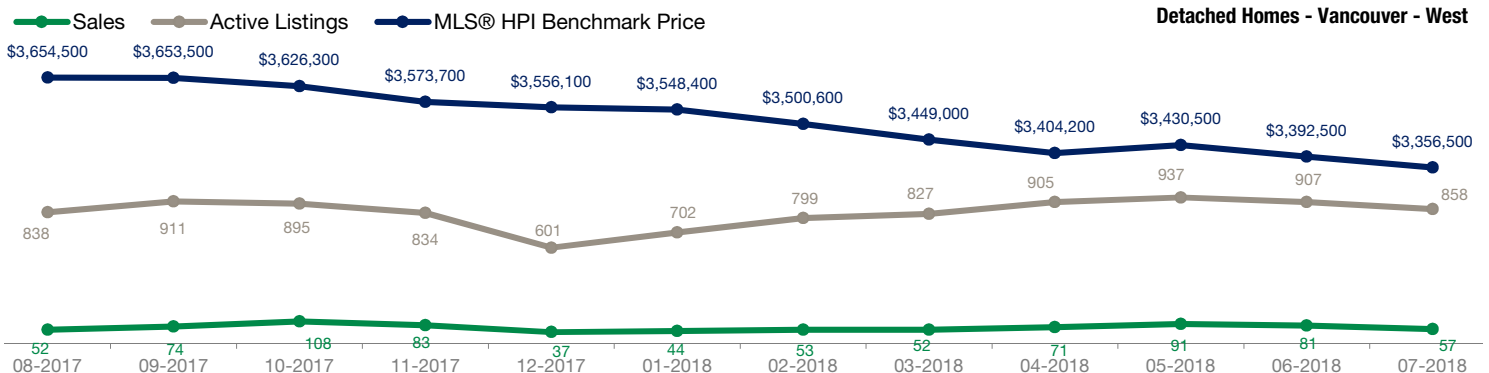


Vancouver - West

Detached Properties Report – July 2018

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	3	45	\$3,785,000	- 6.4%
\$100,000 to \$199,999	0	0	0	Cambie	3	45	\$2,563,100	- 5.4%
\$200,000 to \$399,999	0	4	0	Coal Harbour	0	1	\$0	--
\$400,000 to \$899,999	3	11	13	Downtown VW	0	1	\$0	--
\$900,000 to \$1,499,999	2	16	100	Dunbar	7	103	\$2,757,700	- 14.1%
\$1,500,000 to \$1,999,999	5	22	63	Fairview VW	0	6	\$0	--
\$2,000,000 to \$2,999,999	21	176	38	False Creek	0	1	\$0	--
\$3,000,000 and \$3,999,999	10	190	61	Kerrisdale	6	63	\$3,271,700	- 9.1%
\$4,000,000 to \$4,999,999	8	156	52	Kitsilano	7	60	\$2,284,900	- 11.5%
\$5,000,000 and Above	8	283	86	MacKenzie Heights	2	33	\$3,546,500	- 8.7%
TOTAL	57	858	54	Marpole	2	81	\$2,331,100	- 2.2%
				Mount Pleasant VW	1	4	\$2,557,000	+ 2.2%
				Oakridge VW	0	17	\$3,215,100	- 4.7%
				Point Grey	8	71	\$3,406,000	- 12.8%
				Quilchena	2	32	\$3,948,600	- 4.6%
				S.W. Marine	2	37	\$3,347,600	- 1.4%
				Shaughnessy	0	82	\$5,797,200	- 6.1%
				South Cambie	0	18	\$3,669,300	- 5.3%
				South Granville	3	92	\$4,390,300	- 5.0%
				Southlands	7	34	\$3,686,100	0.0%
				University VW	4	28	\$5,559,900	- 13.6%
				West End VW	0	3	\$0	--
				Yaletown	0	1	\$0	--
				TOTAL*	57	858	\$3,356,500	- 8.4%

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

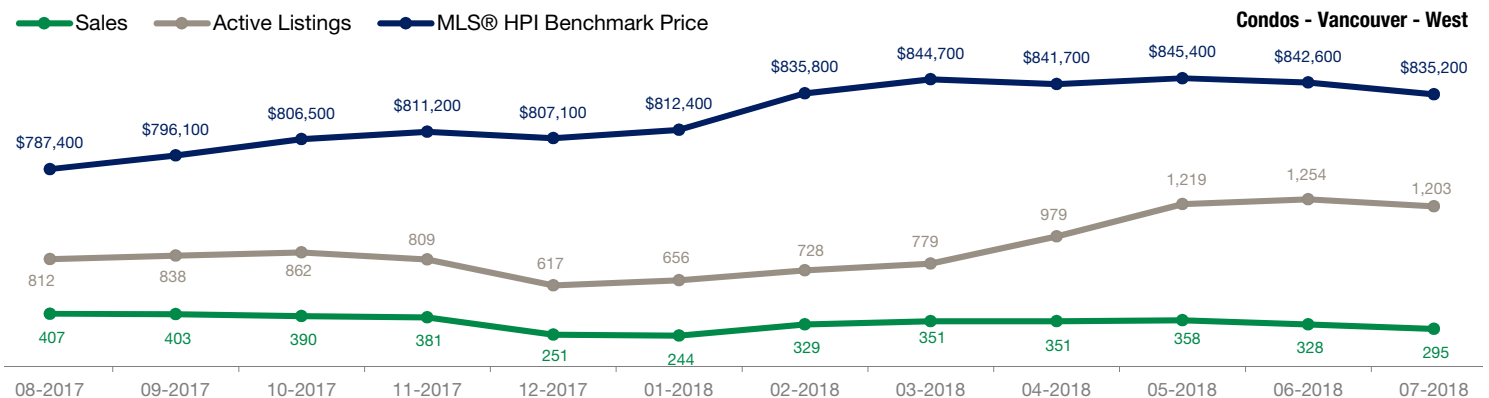


Vancouver - West

Condo Report – July 2018

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	0	\$0	--
\$100,000 to \$199,999	0	0	0	Cambie	4	44	\$726,200	+ 11.1%
\$200,000 to \$399,999	3	8	31	Coal Harbour	14	87	\$1,146,500	+ 16.0%
\$400,000 to \$899,999	180	470	24	Downtown VW	55	259	\$725,700	+ 4.6%
\$900,000 to \$1,499,999	86	389	25	Dunbar	0	10	\$720,400	+ 4.9%
\$1,500,000 to \$1,999,999	13	116	64	Fairview VW	34	72	\$829,500	+ 7.5%
\$2,000,000 to \$2,999,999	10	104	39	False Creek	20	67	\$862,600	+ 2.1%
\$3,000,000 and \$3,999,999	3	52	18	Kerrisdale	4	28	\$928,200	+ 5.6%
\$4,000,000 to \$4,999,999	0	19	0	Kitsilano	32	71	\$658,100	+ 6.5%
\$5,000,000 and Above	0	45	0	MacKenzie Heights	0	0	\$0	--
TOTAL	295	1,203	26	Marpole	18	57	\$614,000	+ 10.6%
				Mount Pleasant VW	3	8	\$585,700	+ 3.6%
				Oakridge VW	1	8	\$1,137,200	+ 7.9%
				Point Grey	3	13	\$628,000	+ 5.5%
				Quilchena	1	23	\$1,144,500	+ 5.2%
				S.W. Marine	4	8	\$513,500	+ 8.7%
				Shaughnessy	2	6	\$657,700	+ 2.1%
				South Cambie	5	6	\$981,700	+ 9.9%
				South Granville	0	4	\$1,059,300	+ 12.6%
				Southlands	0	2	\$821,900	+ 3.6%
				University VW	26	102	\$1,012,700	+ 14.5%
				West End VW	40	127	\$684,600	+ 7.2%
				Yaletown	29	201	\$892,200	+ 3.3%
				TOTAL*	295	1,203	\$835,200	+ 6.6%

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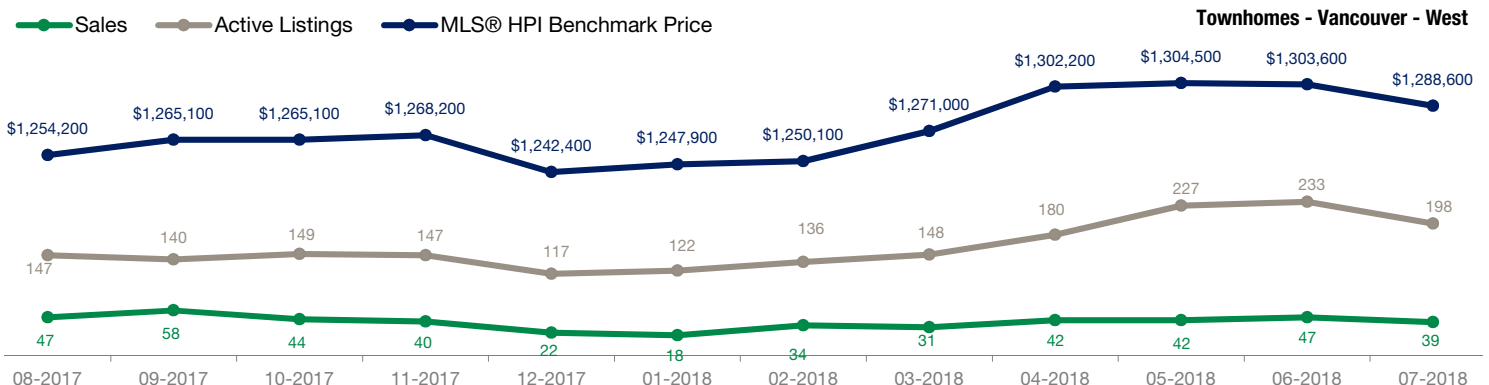


Vancouver - West

Townhomes Report – July 2018

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	3	8	\$1,217,900	+ 0.3%
\$200,000 to \$399,999	0	0	0	Coal Harbour	1	7	\$1,819,400	+ 0.1%
\$400,000 to \$899,999	5	12	24	Downtown VW	1	4	\$1,014,700	+ 6.7%
\$900,000 to \$1,499,999	20	71	29	Dunbar	1	2	\$0	--
\$1,500,000 to \$1,999,999	13	71	33	Fairview VW	2	30	\$1,119,500	+ 11.1%
\$2,000,000 to \$2,999,999	1	30	4	False Creek	5	6	\$931,600	+ 3.7%
\$3,000,000 and \$3,999,999	0	8	0	Kerrisdale	3	5	\$1,564,700	+ 1.1%
\$4,000,000 to \$4,999,999	0	2	0	Kitsilano	8	26	\$1,092,000	+ 2.0%
\$5,000,000 and Above	0	4	0	MacKenzie Heights	0	2	\$0	--
TOTAL	39	198	29	Marpole	1	16	\$1,118,200	+ 1.9%
				Mount Pleasant VW	1	2	\$1,256,500	+ 4.3%
				Oakridge VW	2	10	\$1,628,500	+ 1.0%
				Point Grey	0	1	\$1,159,900	+ 1.1%
				Quilchena	1	0	\$1,539,600	+ 1.8%
				S.W. Marine	0	2	\$0	--
				Shaughnessy	0	12	\$2,526,600	+ 6.8%
				South Cambie	0	3	\$1,871,700	+ 2.7%
				South Granville	4	14	\$1,656,300	+ 2.1%
				Southlands	0	0	\$0	--
				University VW	2	26	\$1,761,200	+ 1.1%
				West End VW	1	4	\$1,222,700	+ 5.4%
				Yaletown	3	18	\$1,737,700	+ 5.7%
				TOTAL*	39	198	\$1,288,600	+ 4.6%

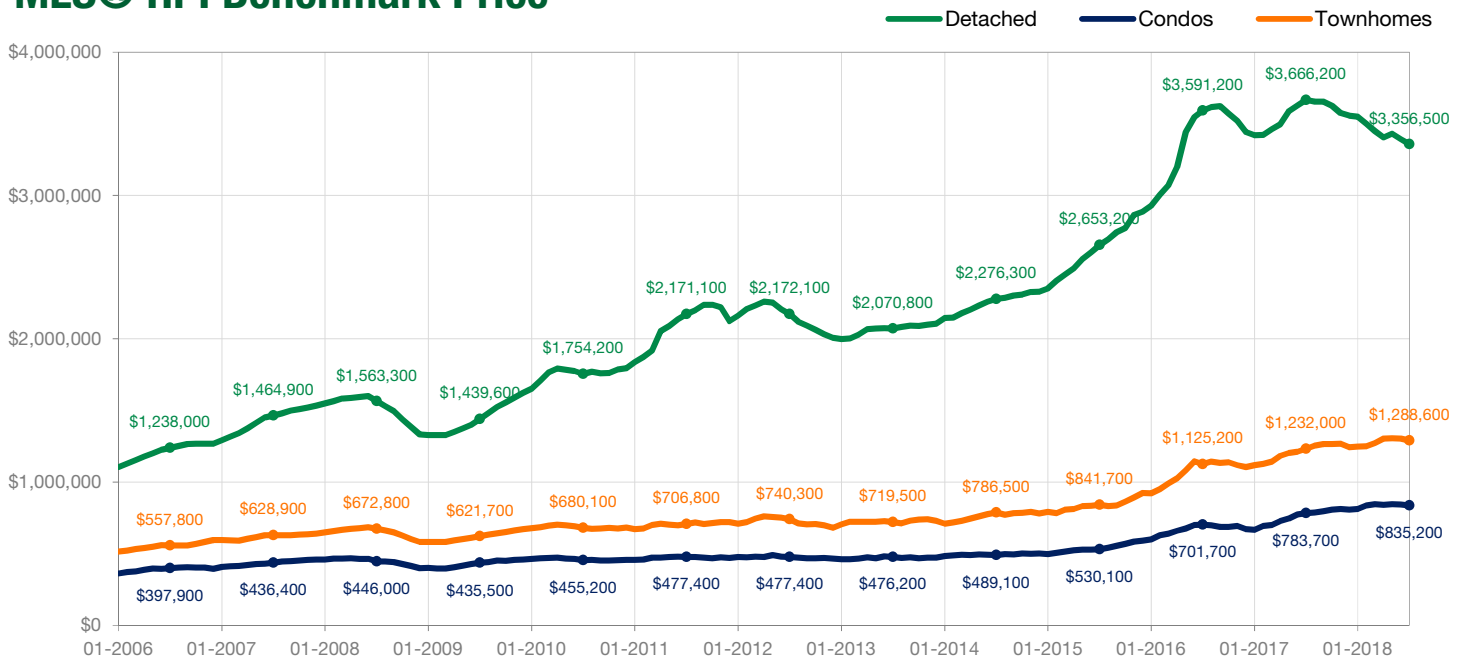
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Vancouver - West

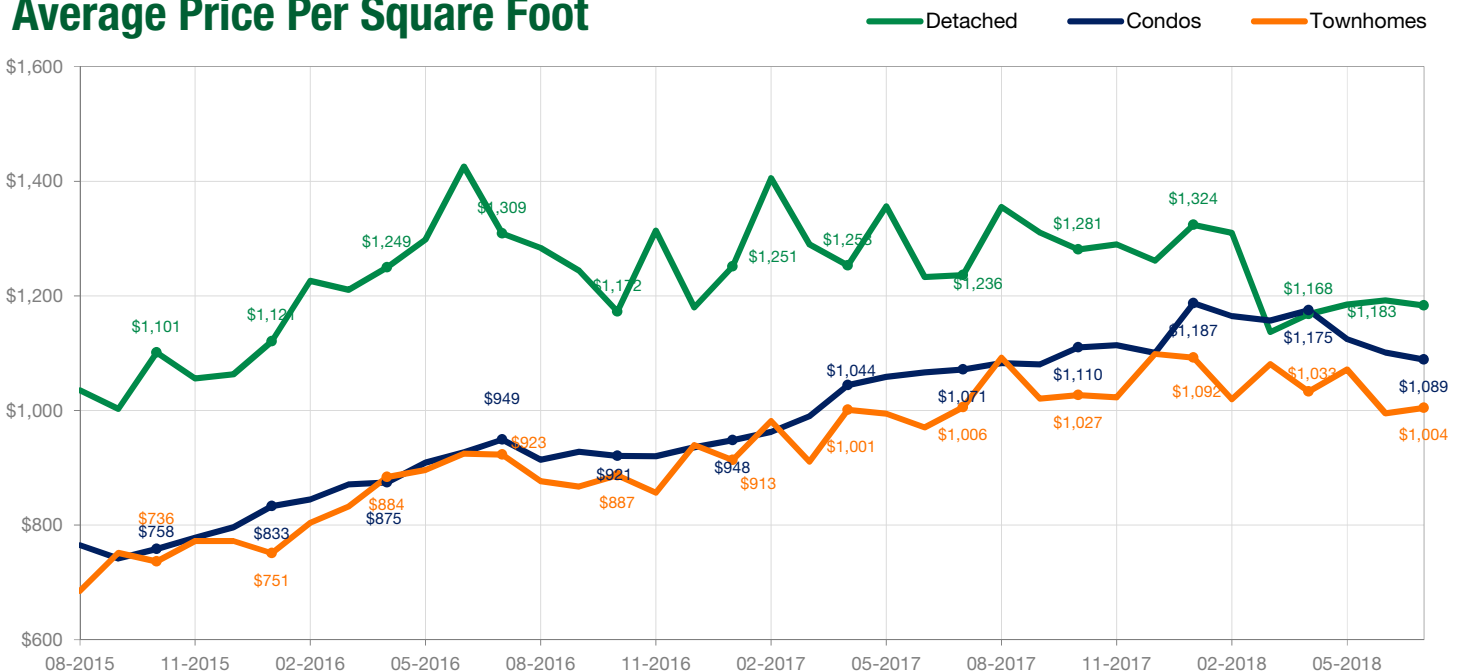
July 2018

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



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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.