

# News Release

FOR IMMEDIATE RELEASE:



## **Metro Vancouver sees fewer home sales and more listings in July**

**VANCOUVER, BC – August 2, 2017** – Home buyer activity returned to more typical summer levels in Metro Vancouver\* last month.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 2,960 in July 2017, an 8.2 per cent decrease from the 3,226 sales recorded in July 2016, and a decrease of 24 per cent compared to June 2017 when 3,893 homes sold.

Last month's sales were 0.7 per cent above the 10-year July sales average.

"Housing demand is inconsistent across the region right now. Pockets of the market are still receiving multiple offers and others are not. It depends on price, property type, and location," Jill Oudil, REBGV president said. "For example, it's taking twice as long, on average, for a detached home to sell compared to both townhomes and condominiums."

There were 5,256 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2017. This represents a 0.3 per cent increase compared to the 5,241 homes listed in July 2016 and an 8.1 per cent decrease compared to June 2017 when 5,721 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 9,194, a 10.1 per cent increase compared to July 2016 (8,351) and an eight per cent increase compared to June 2017 (8,515).

"Because home sale activity decreased to more historically normal levels in July, the selection of homes for sale in the region was able to edge above 9,000 for the first time this year," Oudil, said.

For all property types, the sales-to-active listings ratio for July 2017 is 32.2 per cent. By property type, the ratio is 16.9 per cent for detached homes, 44.9 per cent for townhomes, and 62 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 \$1,019,400. This represents an 8.7 per cent increase over July 2016 and a 2.1 per cent increase compared to June 2017.

Sales of detached properties in July 2017 reached 949, a decrease of 11.9 per cent from the 1,077 detached sales recorded in July 2016. The benchmark price for detached properties is \$1,612,400. This represents a 1.9 per cent increase from July 2016 and a 1.5 per cent increase compared to June 2017.

Sales of apartment properties reached 1,468 in July 2017, a decrease of 8.4 per cent compared to the 1,602 sales in July 2016. The benchmark price of an apartment property is \$616,600. This represents an 18.5 per cent increase from July 2016 and a 2.7 per cent increase compared to June 2017.

Attached property sales in July 2017 totalled 543, a decrease of 0.7 per cent compared to the 547 sales in July 2016. The benchmark price of an attached unit is \$763,700. This represents an 11.9 per cent increase from July 2016 and a 2.4 per cent increase compared to June 2017.

-30-

\*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Whistler, Sunshine Coast, Squamish, West Vancouver, North Vancouver, Vancouver, Burnaby, New Westminster, Richmond, Port Moody, Port Coquitlam, Coquitlam, Pitt Meadows, Maple Ridge, and South Delta.

The real estate industry is a key economic driver in British Columbia. In 2016, 39,943 homes changed ownership in the Board's area, generating \$2.5 billion in economic spin-off activity and an estimated 17,600 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$40 billion in 2016.

The Real Estate Board of Greater Vancouver is an association representing more than 13,500 REALTORS® and their companies. The Board 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.rebgv.org](http://www.rebgv.org).

For more information please contact:

**Craig Munn**

Manager, Communication

Real Estate Board of Greater Vancouver

604.730.3146

[cmunn@rebgv.org](mailto:cmunn@rebgv.org)



| 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    | \$919,400       | 259.4       | 2.6%             | 7.4%             | 13.2%            | 10.3%           | 62.4%           | 65.3%           | 85.8%            |
|                         | Greater Vancouver | \$1,019,400     | 266.5       | 2.1%             | 6.7%             | 12.5%            | 8.7%            | 60.5%           | 64.5%           | 90.8%            |
|                         | Bowen Island      | \$913,300       | 198.0       | 2.4%             | 4.0%             | 10.0%            | 15.2%           | 53.7%           | 52.0%           | 44.9%            |
|                         | Burnaby East      | \$941,200       | 261.8       | 2.6%             | 8.0%             | 12.5%            | 9.5%            | 57.3%           | 65.0%           | 87.1%            |
|                         | Burnaby North     | \$862,400       | 260.4       | 0.7%             | 4.5%             | 10.7%            | 9.3%            | 58.1%           | 64.7%           | 86.8%            |
|                         | Burnaby South     | \$976,100       | 275.7       | 2.0%             | 6.4%             | 11.0%            | 11.2%           | 63.3%           | 67.5%           | 99.1%            |
|                         | Coquitlam         | \$885,300       | 262.6       | 2.5%             | 7.8%             | 17.0%            | 11.8%           | 67.5%           | 73.8%           | 91.4%            |
|                         | Ladner            | \$846,800       | 237.7       | 2.7%             | 4.6%             | 7.2%             | 0.4%            | 54.7%           | 52.9%           | 77.7%            |
|                         | Maple Ridge       | \$651,000       | 218.9       | 3.2%             | 8.9%             | 13.5%            | 14.7%           | 63.4%           | 64.6%           | 62.3%            |
|                         | New Westminster   | \$629,400       | 269.8       | 4.6%             | 10.7%            | 17.5%            | 18.2%           | 64.7%           | 67.9%           | 86.2%            |
|                         | North Vancouver   | \$1,087,200     | 244.3       | 2.1%             | 6.7%             | 11.9%            | 6.1%            | 58.7%           | 64.0%           | 79.6%            |
|                         | Pitt Meadows      | \$632,100       | 231.2       | 2.4%             | 8.7%             | 13.1%            | 16.6%           | 60.1%           | 70.0%           | 65.6%            |
|                         | Port Coquitlam    | \$704,200       | 248.4       | 2.8%             | 9.6%             | 19.2%            | 14.9%           | 69.0%           | 72.0%           | 77.4%            |
|                         | Port Moody        | \$866,100       | 239.4       | 2.1%             | 7.3%             | 13.0%            | 12.5%           | 61.5%           | 69.4%           | 75.0%            |
|                         | Richmond          | \$966,500       | 282.2       | 1.9%             | 6.3%             | 11.4%            | 7.6%            | 61.0%           | 64.0%           | 104.5%           |
|                         | Squamish          | \$738,700       | 236.5       | 2.7%             | 1.9%             | 9.7%             | 18.7%           | 82.3%           | 84.9%           | 88.1%            |
|                         | Sunshine Coast    | \$567,400       | 198.8       | 1.8%             | 5.7%             | 12.1%            | 20.9%           | 59.3%           | 55.4%           | 45.9%            |
|                         | Tsawwassen        | \$987,100       | 247.9       | 2.9%             | 4.2%             | 8.3%             | -0.3%           | 60.8%           | 58.8%           | 83.9%            |
|                         | Vancouver East    | \$1,073,400     | 314.3       | 2.6%             | 7.5%             | 12.7%            | 8.8%            | 65.9%           | 73.4%           | 118.4%           |
|                         | Vancouver West    | \$1,344,000     | 283.4       | 1.2%             | 6.4%             | 12.7%            | 6.5%            | 57.7%           | 64.0%           | 97.8%            |
|                         | West Vancouver    | \$2,653,800     | 285.3       | 1.0%             | 5.3%             | 9.2%             | -4.2%           | 53.5%           | 63.1%           | 98.1%            |
|                         | Whistler          | \$842,800       | 185.3       | 3.4%             | 0.4%             | 7.8%             | 16.9%           | 73.8%           | 65.9%           | 50.7%            |
| Single Family Detached  | Lower Mainland    | \$1,320,300     | 280.1       | 2.2%             | 6.7%             | 10.4%            | 4.6%            | 65.5%           | 70.6%           | 103.9%           |
|                         | Greater Vancouver | \$1,612,400     | 296.3       | 1.5%             | 5.6%             | 9.0%             | 1.9%            | 63.5%           | 68.5%           | 114.4%           |
|                         | Bowen Island      | \$913,300       | 198.0       | 2.4%             | 4.0%             | 10.0%            | 15.2%           | 53.7%           | 52.0%           | 44.9%            |
|                         | Burnaby East      | \$1,286,100     | 287.6       | 2.1%             | 7.2%             | 11.8%            | 2.9%            | 62.5%           | 70.0%           | 109.3%           |
|                         | Burnaby North     | \$1,585,500     | 306.6       | 0.7%             | 3.8%             | 7.1%             | -1.2%           | 61.3%           | 71.1%           | 123.0%           |
|                         | Burnaby South     | \$1,718,600     | 329.0       | -0.1%            | 5.3%             | 5.1%             | 0.5%            | 68.2%           | 72.0%           | 140.3%           |
|                         | Coquitlam         | \$1,276,500     | 283.3       | 1.6%             | 7.2%             | 15.2%            | 3.9%            | 69.8%           | 77.5%           | 108.6%           |
|                         | Ladner            | \$1,010,200     | 243.5       | 3.5%             | 4.3%             | 4.4%             | -2.2%           | 59.7%           | 58.2%           | 84.5%            |
|                         | Maple Ridge       | \$793,600       | 226.1       | 2.3%             | 8.3%             | 11.5%            | 12.4%           | 67.7%           | 71.7%           | 71.7%            |
|                         | New Westminster   | \$1,151,300     | 287.2       | 2.3%             | 6.6%             | 12.6%            | 5.1%            | 64.7%           | 68.7%           | 108.3%           |
|                         | North Vancouver   | \$1,716,800     | 268.5       | 1.6%             | 5.6%             | 8.5%             | 0.5%            | 67.6%           | 75.5%           | 99.9%            |
|                         | Pitt Meadows      | \$868,000       | 244.6       | 3.3%             | 9.1%             | 12.7%            | 13.1%           | 68.6%           | 75.5%           | 80.9%            |
|                         | Port Coquitlam    | \$995,400       | 265.4       | 0.5%             | 7.3%             | 19.0%            | 7.8%            | 72.7%           | 77.2%           | 95.9%            |
|                         | Port Moody        | \$1,446,300     | 267.1       | 0.1%             | 5.3%             | 7.7%             | 3.6%            | 61.1%           | 69.4%           | 94.8%            |
|                         | Richmond          | \$1,682,000     | 337.8       | 1.9%             | 5.0%             | 7.6%             | -1.7%           | 68.6%           | 70.4%           | 140.9%           |
|                         | Squamish          | \$970,100       | 247.6       | 2.4%             | 4.9%             | 14.3%            | 19.5%           | 78.8%           | 86.2%           | 95.7%            |
|                         | Sunshine Coast    | \$564,300       | 197.7       | 2.0%             | 6.0%             | 12.3%            | 20.8%           | 59.4%           | 55.2%           | 45.2%            |
|                         | Tsawwassen        | \$1,263,200     | 272.0       | 3.5%             | 5.0%             | 8.7%             | -0.5%           | 70.6%           | 71.0%           | 102.8%           |
|                         | Vancouver East    | \$1,561,700     | 345.2       | 1.8%             | 5.9%             | 8.4%             | 2.2%            | 67.7%           | 81.1%           | 149.1%           |
|                         | Vancouver West    | \$3,666,200     | 376.4       | 1.1%             | 4.9%             | 7.2%             | 2.1%            | 61.1%           | 68.8%           | 150.3%           |
|                         | West Vancouver    | \$3,180,000     | 300.2       | 1.7%             | 5.1%             | 8.4%             | -6.1%           | 54.7%           | 64.4%           | 109.1%           |
|                         | Whistler          | \$1,594,700     | 202.2       | 1.8%             | 4.5%             | 12.3%            | 17.8%           | 65.2%           | 66.1%           | 65.5%            |

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

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    | \$643,300       | 232.5       | 3.1%             | 6.6%             | 13.0%            | 14.0%           | 58.2%           | 58.2%           | 70.3%            |
|               | Greater Vancouver | \$763,700       | 246.4       | 2.4%             | 5.2%             | 11.6%            | 11.9%           | 56.8%           | 59.8%           | 80.5%            |
|               | Burnaby East      | \$614,300       | 226.9       | 0.5%             | 5.2%             | 10.8%            | 21.9%           | 43.3%           | 46.0%           | 65.1%            |
|               | Burnaby North     | \$689,300       | 257.3       | 0.2%             | 6.2%             | 15.7%            | 16.6%           | 55.6%           | 62.1%           | 81.1%            |
|               | Burnaby South     | \$755,400       | 260.2       | 1.6%             | 7.2%             | 11.0%            | 16.1%           | 54.2%           | 62.8%           | 89.1%            |
|               | Coquitlam         | \$631,000       | 231.5       | 2.2%             | 4.5%             | 15.1%            | 15.8%           | 57.8%           | 61.3%           | 73.3%            |
|               | Ladner            | \$738,200       | 257.4       | 0.9%             | 6.5%             | 15.5%            | 11.1%           | 56.7%           | 61.4%           | 87.2%            |
|               | Maple Ridge       | \$500,600       | 232.4       | 6.2%             | 11.3%            | 20.7%            | 21.6%           | 67.9%           | 67.8%           | 68.2%            |
|               | New Westminster   | \$646,600       | 255.7       | 0.9%             | 4.6%             | 12.9%            | 11.2%           | 51.8%           | 59.7%           | 84.4%            |
|               | North Vancouver   | \$950,300       | 230.9       | 1.3%             | 4.3%             | 12.6%            | 6.1%            | 57.0%           | 59.2%           | 73.7%            |
|               | Pitt Meadows      | \$544,000       | 235.4       | 1.5%             | 9.2%             | 12.5%            | 16.3%           | 67.0%           | 69.1%           | 67.8%            |
|               | Port Coquitlam    | \$625,300       | 235.9       | 5.7%             | 9.9%             | 15.6%            | 14.6%           | 63.8%           | 65.0%           | 71.2%            |
|               | Port Moody        | \$597,400       | 201.9       | 2.2%             | 9.3%             | 16.6%            | 10.2%           | 44.3%           | 44.9%           | 47.4%            |
|               | Richmond          | \$787,500       | 258.8       | 2.8%             | 5.8%             | 9.9%             | 9.7%            | 54.0%           | 57.1%           | 93.1%            |
|               | Squamish          | \$669,400       | 243.2       | -1.6%            | -10.9%           | -5.0%            | 10.4%           | 88.1%           | 104.5%          | 98.9%            |
|               | Tsawwassen        | \$726,200       | 270.5       | -0.8%            | 5.1%             | 16.9%            | 17.0%           | 63.1%           | 64.0%           | 96.7%            |
|               | Vancouver East    | \$854,900       | 280.6       | 5.1%             | 10.9%            | 14.7%            | 10.7%           | 60.6%           | 60.9%           | 91.5%            |
|               | Vancouver West    | \$1,232,000     | 272.1       | 1.7%             | 4.2%             | 10.2%            | 9.5%            | 56.6%           | 66.4%           | 95.9%            |
|               | Whistler          | \$767,700       | 205.3       | -1.8%            | -12.0%           | -5.1%            | 1.7%            | 58.5%           | 61.0%           | 76.1%            |
| Apartment     | Lower Mainland    | \$565,700       | 247.3       | 3.1%             | 9.2%             | 18.7%            | 20.7%           | 62.1%           | 62.7%           | 71.5%            |
|               | Greater Vancouver | \$616,600       | 247.8       | 2.7%             | 8.8%             | 18.1%            | 18.5%           | 60.8%           | 63.5%           | 74.1%            |
|               | Burnaby East      | \$647,400       | 245.8       | 7.1%             | 15.1%            | 21.4%            | 17.8%           | 56.6%           | 77.0%           | 64.1%            |
|               | Burnaby North     | \$550,900       | 235.2       | 1.1%             | 5.1%             | 14.0%            | 19.9%           | 58.1%           | 63.2%           | 67.9%            |
|               | Burnaby South     | \$637,800       | 256.1       | 3.3%             | 7.1%             | 15.7%            | 19.2%           | 65.0%           | 68.5%           | 82.9%            |
|               | Coquitlam         | \$459,400       | 252.1       | 3.8%             | 10.4%            | 21.4%            | 26.7%           | 72.8%           | 77.9%           | 78.2%            |
|               | Ladner            | \$406,600       | 192.7       | 2.3%             | 2.8%             | 6.8%             | -1.2%           | 30.7%           | 23.4%           | 41.2%            |
|               | Maple Ridge       | \$236,900       | 171.1       | 1.8%             | 8.4%             | 14.4%            | 22.5%           | 39.1%           | 32.6%           | 16.0%            |
|               | New Westminster   | \$467,000       | 266.2       | 5.9%             | 13.1%            | 20.3%            | 26.0%           | 67.3%           | 69.3%           | 80.0%            |
|               | North Vancouver   | \$545,100       | 221.9       | 3.2%             | 9.6%             | 18.2%            | 17.2%           | 51.0%           | 53.2%           | 60.0%            |
|               | Pitt Meadows      | \$356,100       | 210.5       | 2.1%             | 8.1%             | 15.0%            | 22.5%           | 44.5%           | 65.0%           | 42.7%            |
|               | Port Coquitlam    | \$401,000       | 239.8       | 3.6%             | 12.0%            | 22.2%            | 26.7%           | 70.8%           | 73.9%           | 61.8%            |
|               | Port Moody        | \$576,600       | 240.3       | 4.0%             | 8.6%             | 16.9%            | 25.4%           | 71.6%           | 84.0%           | 76.0%            |
|               | Richmond          | \$582,200       | 248.5       | 1.7%             | 8.9%             | 19.2%            | 26.5%           | 59.6%           | 62.8%           | 78.8%            |
|               | Squamish          | \$445,800       | 214.7       | 7.8%             | 12.9%            | 20.1%            | 31.0%           | 108.2%          | 71.6%           | 65.5%            |
|               | Tsawwassen        | \$435,900       | 183.8       | 1.9%             | 3.0%             | 7.5%             | 1.5%            | 35.0%           | 26.5%           | 34.7%            |
|               | Vancouver East    | \$524,700       | 289.5       | 3.4%             | 9.2%             | 19.6%            | 20.5%           | 66.8%           | 68.7%           | 91.7%            |
|               | Vancouver West    | \$783,700       | 254.3       | 1.4%             | 8.0%             | 17.6%            | 11.7%           | 60.2%           | 64.2%           | 79.6%            |
|               | West Vancouver    | \$1,137,400     | 230.4       | -2.6%            | 5.6%             | 15.7%            | 14.7%           | 50.6%           | 58.8%           | 58.1%            |
|               | Whistler          | \$491,100       | 161.0       | 10.5%            | 14.3%            | 22.1%            | 39.0%           | 134.7%          | 102.0%          | 24.7%            |

**HOW TO READ THE TABLE:**

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)

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.

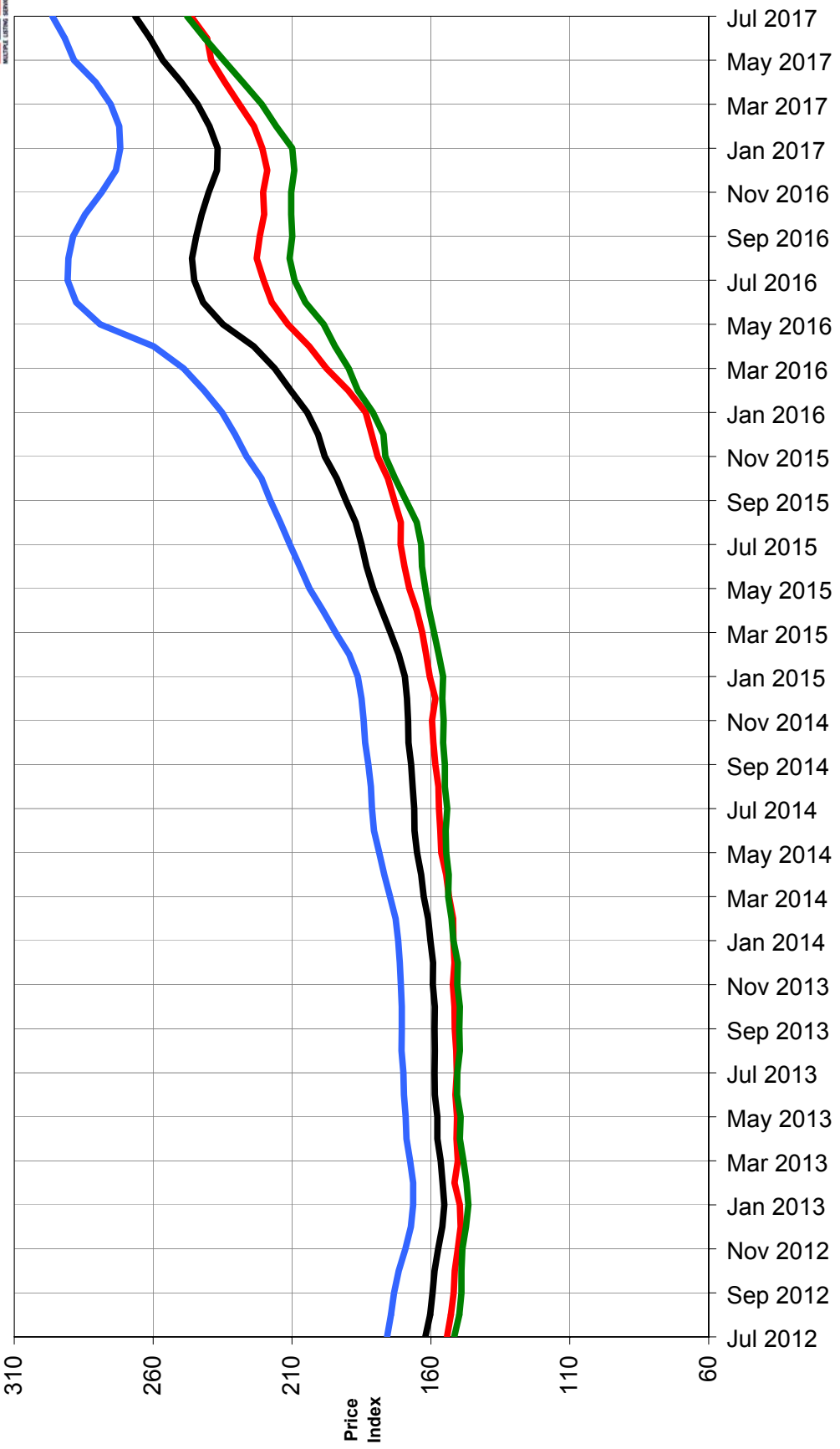
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

# Greater Vancouver 5 Year Trend

Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



**July  
2017**

# MLS® SALES Facts

|                  |                      | 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 |
|------------------|----------------------|-------------|-------------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|-------------|-----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| July 2017        | Number of Sales      | 57          | 92          | 56            | 13             | 136                      | 20              | 81              | 44             | 18                  | 102         | 23        | 65             | 111            | 74             | 41                        | 16                 | 949    |
|                  | Median Selling Price | \$1,695,000 | \$1,275,000 | \$1,172,875   | n/a            | \$781,000                | \$1,136,500     | \$1,800,000     | \$942,500      | n/a                 | \$1,675,000 | \$949,000 | \$639,250      | \$1,575,000    | \$3,847,500    | \$2,775,000               | n/a                | n/a    |
|                  |                      | \$735,000   | \$828,000   | n/a           | n/a            | \$500,000                | n/a             | \$1,070,000     | \$655,000      | \$651,000           | \$843,000   | \$599,450 | n/a            | \$1,050,000    | \$1,338,944    | n/a                       | \$720,000          | n/a    |
| June 2017        | Number of Sales      | 103         | 127         | 58            | 8              | 172                      | 32              | 122             | 66             | 21                  | 146         | 26        | 88             | 157            | 112            | 64                        | 18                 | 1,320  |
|                  | Median Selling Price | \$1,650,000 | \$1,350,000 | \$1,135,000   | n/a            | \$830,000                | \$1,204,875     | \$1,683,500     | \$973,500      | \$1,218,000         | \$1,632,500 | \$985,000 | \$635,000      | \$1,600,000    | \$3,500,000    | \$2,867,500               | n/a                | 668    |
|                  |                      | \$749,950   | \$775,000   | n/a           | n/a            | \$505,000                | \$744,500       | \$1,030,900     | \$663,000      | n/a                 | \$825,000   | \$590,000 | n/a            | \$1,023,000    | \$1,368,888    | n/a                       | \$632,000          | n/a    |
| July 2016        | Number of Sales      | 77          | 105         | 53            | 6              | 126                      | 36              | 99              | 42             | 27                  | 123         | 23        | 76             | 117            | 108            | 44                        | 15                 | 1,077  |
|                  | Median Selling Price | \$1,650,000 | \$1,250,000 | \$1,270,000   | n/a            | \$750,000                | \$1,045,250     | \$1,668,000     | \$884,000      | \$1,500,000         | \$1,700,000 | \$888,800 | \$497,000      | \$1,620,000    | \$3,519,000    | \$3,080,000               | n/a                | 547    |
|                  |                      | \$670,000   | \$685,019   | n/a           | n/a            | \$437,250                | n/a             | \$917,500       | \$600,000      | n/a                 | \$788,000   | n/a       | n/a            | \$1,005,000    | \$1,185,000    | n/a                       | \$710,000          | n/a    |
| Jan. - Jul. 2017 | Number of Sales      | 567         | 676         | 357           | 42             | 890                      | 161             | 672             | 313            | 133                 | 870         | 182       | 437            | 897            | 706            | 348                       | 116                | 7,367  |
|                  | Median Selling Price | \$1,614,000 | \$1,265,900 | \$1,108,888   | \$458,750      | \$785,000                | \$1,145,000     | \$1,736,000     | \$932,500      | \$1,321,000         | \$1,650,000 | \$920,000 | \$590,000      | \$1,570,000    | \$3,388,000    | \$3,150,000               | \$1,787,500        | 3,868  |
|                  |                      | \$760,000   | \$739,500   | \$688,950     | n/a            | \$470,000                | \$702,000       | \$994,000       | \$600,000      | \$635,000           | \$820,000   | \$594,900 | \$375,450      | \$998,950      | \$1,350,000    | \$2,012,500               | \$734,000          | n/a    |
| Year-to-date     | Number of Sales      | 520,450     | \$470,000   | \$519,400     | n/a            | \$319,000                | \$445,000       | \$585,000       | \$359,950      | \$517,050           | \$488,000   | \$392,500 | \$339,950      | \$524,950      | \$745,000      | \$1,052,000               | \$365,250          | 11,061 |
|                  | Median Selling Price | \$1,628,000 | \$1,250,000 | \$1,213,750   | \$397,500      | \$719,450                | \$1,100,000     | \$1,660,000     | \$868,000      | \$1,300,000         | \$1,698,000 | \$833,875 | \$490,000      | \$1,551,000    | \$3,538,000    | \$3,250,000               | \$1,360,750        | n/a    |
|                  |                      | \$670,000   | \$685,000   | \$685,000     | n/a            | \$399,900                | \$550,000       | \$890,000       | \$545,000      | \$595,050           | \$730,350   | \$530,000 | \$289,500      | \$895,000      | \$1,240,000    | \$1,652,500               | \$720,500          | 13,105 |
| Jan. - Jul. 2016 | Number of Sales      | 914         | 1,108       | 496           | 46             | 1,429                    | 309             | 957             | 454            | 242                 | 1,335       | 208       | 698            | 1,149          | 1,260          | 702                       | 136                | 11,443 |
| Year-to-date     | Median Selling Price | \$1,628,000 | \$1,250,000 | \$1,213,750   | \$397,500      | \$719,450                | \$1,100,000     | \$1,660,000     | \$868,000      | \$1,300,000         | \$1,698,000 | \$833,875 | \$490,000      | \$1,551,000    | \$3,538,000    | \$3,250,000               | \$1,360,750        | 4,492  |
|                  |                      | \$435,000   | \$371,450   | \$460,500     | n/a            | \$232,250                | \$348,000       | \$465,000       | \$283,000      | \$440,000           | \$413,000   | \$337,000 | \$271,333      | \$439,950      | \$645,000      | \$845,000                 | \$300,000          | n/a    |

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

# MLS® LISTINGS Facts



**July  
2017**

| <div><div>REAL ESTATE BOARD<br/>OF GREATER VANCOUVER</div></div> <div>July<br/>2017</div> |                          |                                   |       |       |      |       |       |       |       |     |       |       |     |       |       |       |       | 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 |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|-------|-------|------|-------|-------|-------|-------|-----|-------|-------|-----|-------|-------|-------|-------|---------|-----------------------------------|-----------------------------------|-----------------------------------|---------------|-----|----------------|------|--------------------------|-----|-----------------|-------|-----------------|------|----------------|-----|---------------------|------|----------|-------|----------|-----|----------------|--|----------------|--|----------------|--|---------------------------|--|--------------------|--|--------|--|
| July<br>2017                                                                                                                                                                 | Number<br>of<br>Listings | 207                               | 214   | 89    | 13   | 239   | 39    | 163   | 81    | 47  | 291   | 44    | 107 | 263   | 239   | 150   | 28    | 2,214   | Number<br>of<br>Listings          | 264                               | 234                               | 105           | 20  | 249            | 55   | 207                      | 75  | 48              | 358   | 47              | 120  | 342            | 341 | 174                 | 28   | 2,667    |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
|                                                                                                                                                                              |                          | Detached<br>Attached<br>Apartment | 125   | 77    | 13   | 0     | 74    | 20    | 58    | 32  | 26    | 199   | 30  | 8     | 71    | 109   | 9     | 31      |                                   | 882                               | Detached<br>Attached<br>Apartment | 98            | 64  | 11             | 1    | 60                       | 36  | 79              | 42    | 21              | 181  | 35             | 12  | 78                  | 123  | 13       | 30    | 884      |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
| June<br>2017                                                                                                                                                                 | % Sales to<br>Listings   | 279                               | 162   | 27    | 0    | 54    | 168   | 136   | 51    | 43  | 310   | 11    | 23  | 206   | 636   | 16    | 38    | 2,160   | Detached<br>Attached<br>Apartment | 250                               | 175                               | 21            | 0   | 65             | 151  | 137                      | 71  | 46              | 315   | 22              | 8    | 209            | 624 | 35                  | 41   | 2,170    |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
|                                                                                                                                                                              |                          | Detached<br>Attached<br>Apartment | 28%   | 43%   | 63%  | 100%  | 57%   | 51%   | 50%   | 54% | 38%   | 35%   | 52% | 61%   | 42%   | 31%   | 27%   | 57%     | n/a                               | Detached<br>Attached<br>Apartment | 39%                               | 54%           | 55% | 40%            | 69%  | 58%                      | 59% | 88%             | 44%   | 41%             | 55%  | 73%            | 46% | 37%                 | 64%  | n/a      |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
| July<br>2016                                                                                                                                                                 | % Sales to<br>Listings   | 93%                               | 78%   | 109%  | 0%   | 120%  | 100%  | 59%   | 95%   | 90% | 56%   | 59%   | 93% | 96%   | 95%   | 83%   | 78%   | n/a     | Detached<br>Attached<br>Apartment | 102%                              | 82%                               | 138%          | n/a | 125%           | 85%  | 93%                      | 96% | 109%            | 81%   | 45%             | 100% | 114%           | 74% | 57%                 | 78%  | n/a      |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
|                                                                                                                                                                              |                          | Detached<br>Attached<br>Apartment | 234   | 222   | 77   | 15    | 231   | 38    | 178   | 81  | 52    | 330   | 39  | 123   | 317   | 272   | 165   | 27      | 2,401                             | Detached<br>Attached<br>Apartment | 114                               | 55            | 14  | 0              | 68   | 15                       | 43  | 35              | 22    | 186             | 32   | 14             | 67  | 86                  | 9    | 33       | 793   |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
| July<br>2016                                                                                                                                                                 | % Sales to<br>Listings   | 297                               | 160   | 15    | 0    | 52    | 134   | 139   | 69    | 51  | 238   | 21    | 10  | 154   | 654   | 26    | 27    | 2,047   | Detached<br>Attached<br>Apartment | 33%                               | 47%                               | 69%           | 40% | 55%            | 95%  | 56%                      | 52% | 37%             | 37%   | 40%             | 27%  | 56%            | 79% | 133%                | n/a  |          |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
|                                                                                                                                                                              |                          | Detached<br>Attached<br>Apartment | 68%   | 96%   | 100% | n/a   | 94%   | 73%   | 60%   | 83% | 64%   | 53%   | 53% | 79%   | 61%   | 69%   | 67%   | 79%     | n/a                               | Detached<br>Attached<br>Apartment | 79%                               | 84%           | 80% | n/a            | 110% | 79%                      | 81% | 96%             | 61%   | 89%             | 48%  | 90%            | 85% | 67%                 | 65%  | 133%     | n/a   |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
| Jan. -<br>Jul. 2017<br>Year-to-date*                                                                                                                                         | Number<br>of<br>Listings | 1,413                             | 1,253 | 663   | 81   | 1,380 | 272   | 1,229 | 462   | 262 | 2,004 | 316   | 678 | 1,873 | 1,770 | 1,119 | 171   | 14,946  | Number<br>of<br>Listings          | 701                               | 424                               | 109           | 5   | 476            | 175  | 364                      | 248 | 152             | 1,040 | 212             | 85   | 474            | 667 | 91                  | 212  | 5,435    |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
|                                                                                                                                                                              |                          | Detached<br>Attached<br>Apartment | 1,813 | 1,037 | 158  | 0     | 531   | 964   | 955   | 421 | 319   | 1,884 | 134 | 78    | 1,407 | 3,956 | 199   | 259     |                                   | 14,115                            | Detached<br>Attached<br>Apartment | 40%           | 54% | 54%            | 52%  | 64%                      | 59% | 68%             | 51%   | 43%             | 58%  | 40%            | 31% | 68%                 | 53%  | 91%      | 68%   | 85%      | n/a |                |  |                |  |                |  |                           |  |                    |  |        |  |
| Jan. -<br>Jul. 2016<br>Year-to-date*                                                                                                                                         | % Sales to<br>Listings   | 78%                               | 82%   | 82%   | n/a  | 91%   | 82%   | 76%   | 82%   | 83% | 80%   | 86%   | 87% | 81%   | 72%   | 68%   | 85%   | 18,568  | Detached<br>Attached<br>Apartment | 78%                               | 82%                               | 82%           | n/a | 91%            | 78%  | 70%                      | 81% | 84%             | 66%   | 78%             | 58%  | 53%            | 91% | 68%                 | 85%  | 15,749   |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
|                                                                                                                                                                              |                          | Detached<br>Attached<br>Apartment | 1,681 | 1,718 | 811  | 95    | 1,837 | 432   | 1,391 | 661 | 355   | 2,517 | 329 | 824   | 2,074 | 2,286 | 1,380 | 177     | 18,568                            | Detached<br>Attached<br>Apartment | 782                               | 502           | 142 | 0              | 576  | 124                      | 400 | 309             | 191   | 1,021           | 186  | 88             | 416 | 683                 | 81   | 246      | 5,747 |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
| Jan. -<br>Jul. 2016<br>Year-to-date*                                                                                                                                         | % Sales to<br>Listings   | 2,057                             | 1,225 | 182   | 0    | 459   | 952   | 1,114 | 519   | 338 | 2,114 | 180   | 76  | 1,326 | 4,680 | 224   | 303   | 15,749  | Detached<br>Attached<br>Apartment | 54%                               | 64%                               | 61%           | 48% | 78%            | 72%  | 69%                      | 68% | 53%             | 73%   | 63%             | 55%  | 51%            | 77% | 77%                 | n/a  |          |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |
|                                                                                                                                                                              |                          | Detached<br>Attached<br>Apartment | 73%   | 80%   | 60%  | n/a   | 90%   | 86%   | 84%   | 80% | 85%   | 86%   | 75% | 84%   | 75%   | 77%   | 70%   | 87%     | n/a                               | Detached<br>Attached<br>Apartment | 88%                               | 85%           | 74% | n/a            | 91%  | 82%                      | 80% | 91%             | 81%   | 88%             | 74%  | 100%           | 79% | 70%                 | 100% | n/a      |       |          |     |                |  |                |  |                |  |                           |  |                    |  |        |  |

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

# Listing & Sales Activity Summary

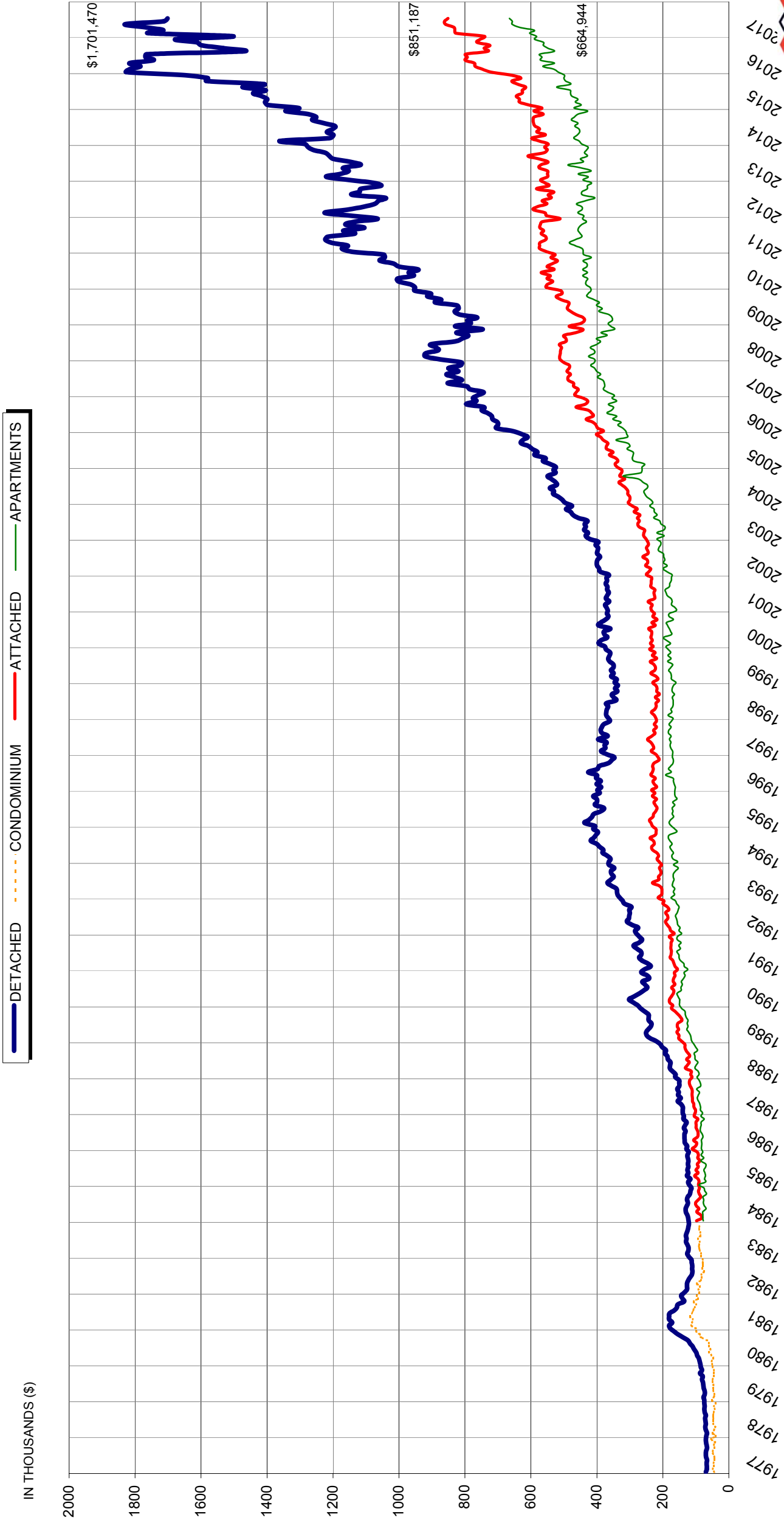
## Listings

## Sales

|                                  | 1<br>Jul<br>2016 | 2<br>Jun<br>2017 | 3<br>Jul<br>2017 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Jul<br>2016 | 6<br>Jun<br>2017 | 7<br>Jul<br>2017 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>May 2016 -<br>Jul 2016 | 10<br>May 2017 -<br>Jul 2017 | Col. 9 & 10<br>Percentage<br>Variance |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 234              | 264              | 207              | -21.6                                | 77               | 103              | 57               | -44.7                                | 328                         | 276                          | -15.9                                 |
| ATTACHED                         | 114              | 98               | 125              | 27.6                                 | 78               | 91               | 56               | -38.5                                | 270                         | 252                          | -6.7                                  |
| APARTMENTS                       | 297              | 250              | 279              | 11.6                                 | 234              | 255              | 182              | -28.6                                | 800                         | 714                          | -10.8                                 |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 222              | 234              | 214              | -8.5                                 | 105              | 127              | 92               | -27.6                                | 457                         | 363                          | -20.6                                 |
| ATTACHED                         | 55               | 64               | 77               | 20.3                                 | 53               | 50               | 40               | -20.0                                | 175                         | 166                          | -5.1                                  |
| APARTMENTS                       | 160              | 175              | 162              | -7.4                                 | 134              | 143              | 137              | -4.2                                 | 479                         | 419                          | -12.5                                 |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 77               | 105              | 89               | -15.2                                | 53               | 58               | 56               | -3.4                                 | 204                         | 184                          | -9.8                                  |
| ATTACHED                         | 14               | 11               | 13               | 18.2                                 | 14               | 12               | 15               | 25.0                                 | 53                          | 42                           | -20.8                                 |
| APARTMENTS                       | 15               | 21               | 27               | 28.6                                 | 12               | 29               | 16               | -44.8                                | 51                          | 64                           | 25.5                                  |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 231              | 249              | 239              | -4.0                                 | 126              | 172              | 136              | -20.9                                | 595                         | 492                          | -17.3                                 |
| ATTACHED                         | 68               | 60               | 74               | 23.3                                 | 64               | 72               | 58               | -19.4                                | 233                         | 215                          | -7.7                                  |
| APARTMENTS                       | 52               | 65               | 54               | -16.9                                | 57               | 81               | 48               | -40.7                                | 201                         | 220                          | 9.5                                   |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 178              | 207              | 163              | -21.3                                | 99               | 122              | 81               | -33.6                                | 390                         | 342                          | -12.3                                 |
| ATTACHED                         | 43               | 79               | 58               | -26.6                                | 26               | 47               | 40               | -14.9                                | 130                         | 137                          | 5.4                                   |
| APARTMENTS                       | 139              | 137              | 136              | -0.7                                 | 113              | 128              | 79               | -38.3                                | 404                         | 342                          | -15.3                                 |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 38               | 55               | 39               | -29.1                                | 36               | 32               | 20               | -37.5                                | 125                         | 89                           | -28.8                                 |
| ATTACHED                         | 15               | 36               | 20               | -44.4                                | 11               | 36               | 16               | -55.6                                | 50                          | 76                           | 52.0                                  |
| APARTMENTS                       | 134              | 151              | 168              | 11.3                                 | 106              | 128              | 113              | -11.7                                | 367                         | 407                          | 10.9                                  |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 52               | 48               | 47               | -2.1                                 | 27               | 21               | 18               | -14.3                                | 87                          | 69                           | -20.7                                 |
| ATTACHED                         | 22               | 21               | 26               | 23.8                                 | 14               | 19               | 21               | 10.5                                 | 78                          | 73                           | -6.4                                  |
| APARTMENTS                       | 51               | 46               | 43               | -6.5                                 | 31               | 50               | 36               | -28.0                                | 128                         | 128                          | 0.0                                   |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 81               | 75               | 81               | 8.0                                  | 42               | 66               | 44               | -33.3                                | 174                         | 178                          | 2.3                                   |
| ATTACHED                         | 35               | 42               | 32               | -23.8                                | 29               | 40               | 28               | -30.0                                | 102                         | 111                          | 8.8                                   |
| APARTMENTS                       | 69               | 71               | 51               | -28.2                                | 66               | 68               | 46               | -32.4                                | 197                         | 174                          | -11.7                                 |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 330              | 358              | 291              | -18.7                                | 123              | 146              | 102              | -30.1                                | 503                         | 415                          | -17.5                                 |
| ATTACHED                         | 186              | 181              | 199              | 9.9                                  | 98               | 101              | 103              | 2.0                                  | 324                         | 344                          | 6.2                                   |
| APARTMENTS                       | 238              | 315              | 310              | -1.6                                 | 211              | 255              | 199              | -22.0                                | 869                         | 709                          | -18.4                                 |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 123              | 120              | 107              | -10.8                                | 76               | 88               | 65               | -26.1                                | 314                         | 235                          | -25.2                                 |
| ATTACHED                         | 14               | 12               | 8                | -33.3                                | 11               | 14               | 7                | -50.0                                | 37                          | 39                           | 5.4                                   |
| APARTMENTS                       | 10               | 8                | 23               | 187.5                                | 9                | 8                | 12               | 50.0                                 | 38                          | 29                           | -23.7                                 |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 39               | 47               | 44               | -6.4                                 | 23               | 26               | 23               | -11.5                                | 83                          | 86                           | 3.6                                   |
| ATTACHED                         | 32               | 35               | 30               | -14.3                                | 17               | 30               | 28               | -6.7                                 | 72                          | 87                           | 20.8                                  |
| APARTMENTS                       | 21               | 22               | 11               | -50.0                                | 10               | 10               | 16               | 60.0                                 | 47                          | 58                           | 23.4                                  |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 317              | 342              | 263              | -23.1                                | 117              | 157              | 111              | -29.3                                | 496                         | 467                          | -5.8                                  |
| ATTACHED                         | 67               | 78               | 71               | -9.0                                 | 41               | 54               | 45               | -16.7                                | 146                         | 153                          | 4.8                                   |
| APARTMENTS                       | 154              | 209              | 206              | -1.4                                 | 131              | 238              | 150              | -37.0                                | 497                         | 600                          | 20.7                                  |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 272              | 341              | 239              | -29.9                                | 108              | 112              | 74               | -33.9                                | 451                         | 373                          | -17.3                                 |
| ATTACHED                         | 86               | 123              | 109              | -11.4                                | 59               | 69               | 50               | -27.5                                | 228                         | 199                          | -12.7                                 |
| APARTMENTS                       | 654              | 624              | 636              | 1.9                                  | 435              | 460              | 398              | -13.5                                | 1586                        | 1384                         | -12.7                                 |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 27               | 28               | 28               | 0.0                                  | 15               | 18               | 16               | -11.1                                | 47                          | 57                           | 21.3                                  |
| ATTACHED                         | 33               | 30               | 31               | 3.3                                  | 26               | 25               | 31               | 24.0                                 | 105                         | 87                           | -17.1                                 |
| APARTMENTS                       | 27               | 41               | 38               | -7.3                                 | 36               | 32               | 26               | -18.8                                | 121                         | 92                           | -24.0                                 |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 165              | 174              | 150              | -13.8                                | 44               | 64               | 41               | -35.9                                | 220                         | 168                          | -23.6                                 |
| ATTACHED                         | 9                | 13               | 9                | -30.8                                | 6                | 8                | 5                | -37.5                                | 28                          | 21                           | -25.0                                 |
| APARTMENTS                       | 26               | 35               | 16               | -54.3                                | 17               | 20               | 10               | -50.0                                | 75                          | 58                           | -22.7                                 |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 2386             | 2647             | 2201             | -16.8                                | 1071             | 1312             | 936              | -28.7                                | 4474                        | 3794                         | -15.2                                 |
| ATTACHED                         | 793              | 883              | 882              | -0.1                                 | 547              | 668              | 543              | -18.7                                | 2031                        | 2002                         | -1.4                                  |
| APARTMENTS                       | 2047             | 2170             | 2160             | -0.5                                 | 1602             | 1905             | 1468             | -22.9                                | 5860                        | 5398                         | -7.9                                  |



## Residential Average Sale Prices - January 1977 to July 2017



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