

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.

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*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 Westminister, 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.

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| Property Type | Area | Benchmark Price | Price Index | 1 Month Change % | 3 Month Change % | 6 Month Change % | 1 Year Change % | 3 Year Change % | 5 Year Change % | 10 Year Change % |
|-------------------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|------------------|
| Residential / Composite | Lower Mainland | \$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% | |

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In January 2005, the indexes are set to 100.

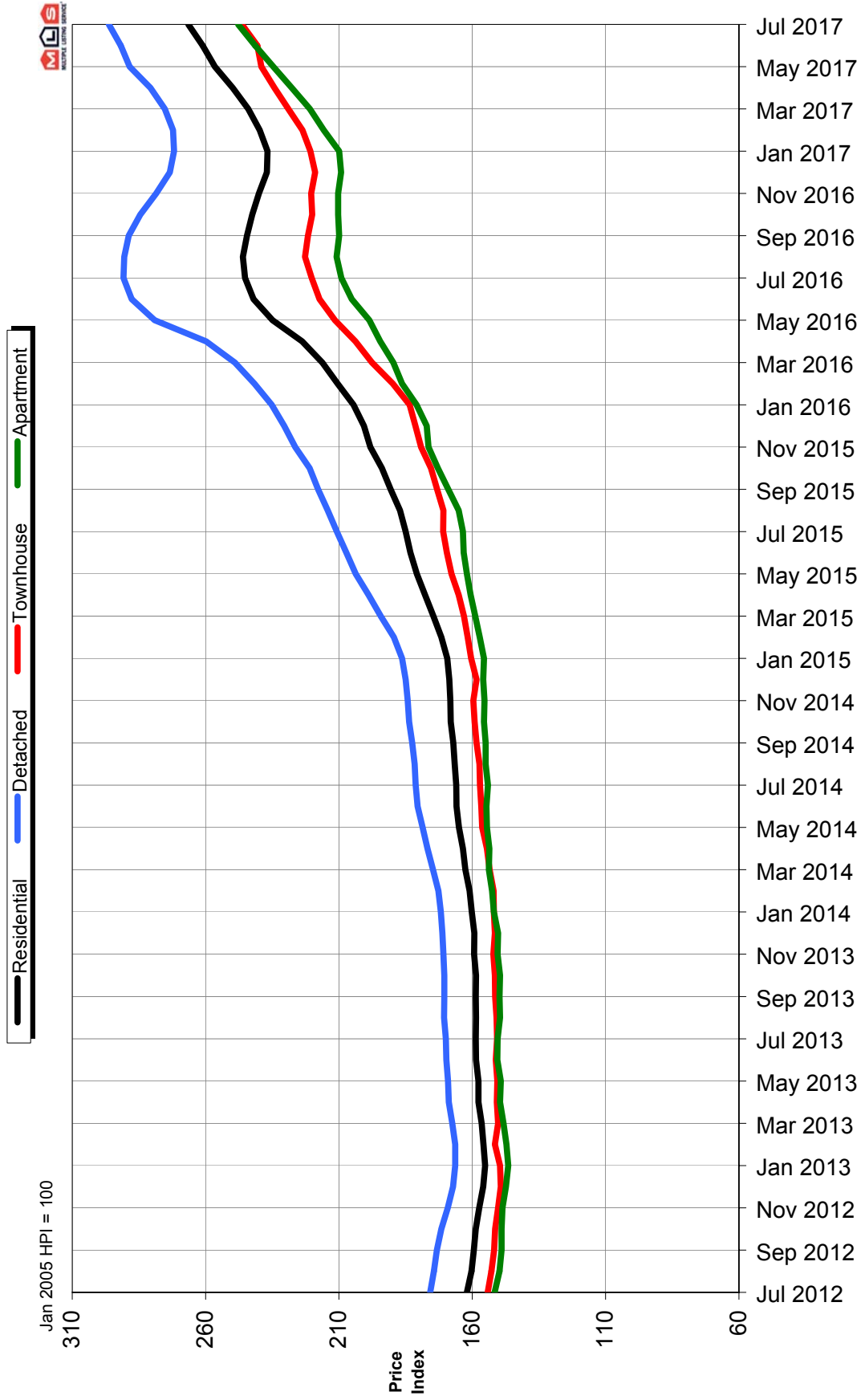
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

310

260

210

160

110

60

Price Index

Jul 2017
May 2017
Mar 2017
Jan 2017
Nov 2016
Sep 2016
Jul 2016
May 2016
Mar 2016
Jan 2016
Nov 2015
Sep 2015
Jul 2015
May 2015
Mar 2015
Jan 2015
Nov 2014
Sep 2014
Jul 2014
May 2014
Mar 2014
Jan 2014
Nov 2013
Sep 2013
Jul 2013
May 2013
Mar 2013
Jan 2013
Nov 2012
Sep 2012
Jul 2012

MLS® SALES Facts



**July
2017**

| | 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 | 57 Detached Attached Apartment | 92 56 40 137 | 56 15 16 | 13 0 0 | 136 58 48 | 20 16 113 | 81 40 79 | 44 28 46 | 18 21 36 | 102 103 199 | 23 28 16 | 65 7 12 | 111 45 150 | 74 50 398 | 41 5 10 | 16 31 26 | 949 543 1,468 |
| | Median Selling Price | \$1,275,000 \$828,000 \$490,000 | \$1,172,875 n/a n/a | n/a n/a n/a | \$781,000 \$500,000 \$305,000 | \$1,136,500 n/a \$445,000 | \$1,800,000 \$1,070,000 \$690,500 | \$942,500 \$655,000 \$399,400 | n/a \$651,000 \$581,944 | \$1,675,000 \$843,000 \$536,000 | \$949,000 \$599,450 n/a | \$639,250 n/a n/a | \$1,575,000 \$1,050,000 \$532,000 | \$3,847,500 \$1,338,944 \$777,000 | \$2,775,000 n/a n/a | n/a \$720,000 \$363,500 | n/a |
| June 2017 | 103 Detached Attached Apartment | 127 50 143 | 58 12 29 | 8 0 0 | 172 72 81 | 32 36 128 | 122 47 128 | 66 40 68 | 21 19 50 | 146 101 255 | 26 30 10 | 88 14 8 | 157 54 238 | 112 69 460 | 64 8 20 | 18 25 32 | 1,320 668 1,905 |
| | Median Selling Price | \$1,350,000 \$775,000 \$480,000 | \$1,135,000 n/a \$532,500 | n/a n/a n/a | \$830,000 \$505,000 \$329,900 | \$1,204,875 \$744,500 \$465,000 | \$1,683,500 \$1,030,900 \$576,250 | \$973,500 \$663,000 \$389,000 | \$1,218,000 n/a \$539,350 | \$1,632,500 \$825,000 \$519,444 | \$985,000 \$590,000 n/a | \$635,000 n/a n/a | \$1,600,000 \$1,023,000 \$520,050 | \$3,500,000 \$1,368,888 \$782,500 | \$2,867,500 n/a \$1,220,000 | n/a \$632,000 \$514,000 | n/a |
| July 2016 | 77 Detached Attached Apartment | 105 53 134 | 53 14 12 | 6 0 0 | 126 64 57 | 36 11 106 | 99 26 113 | 42 29 66 | 27 14 31 | 123 98 211 | 23 17 10 | 76 11 9 | 117 41 131 | 108 59 435 | 44 6 17 | 15 26 36 | 1,077 547 1,602 |
| | Median Selling Price | \$1,250,000 \$685,019 \$411,250 | \$1,270,000 n/a n/a | n/a n/a n/a | \$750,000 \$437,250 \$280,000 | \$1,045,250 n/a \$366,800 | \$1,666,000 \$917,500 \$473,500 | \$884,000 \$600,000 \$316,644 | \$1,500,000 n/a \$435,000 | \$1,700,000 \$788,000 \$403,800 | \$868,800 n/a n/a | \$497,000 n/a n/a | \$1,620,000 \$1,005,000 \$442,500 | \$3,519,000 \$1,185,000 \$675,000 | \$3,080,000 n/a n/a | n/a \$710,000 \$298,500 | n/a |
| Jan. - Jul. 2017 | 567 Detached Attached Apartment | 676 319 855 | 357 104 130 | 42 1 0 | 890 431 482 | 161 136 791 | 672 253 727 | 313 202 346 | 133 127 266 | 870 690 1,514 | 182 165 115 | 437 74 68 | 897 286 1,138 | 706 389 2,856 | 348 48 136 | 116 192 220 | 7,367 3,868 11,061 |
| | Median Selling Price | \$1,614,000 \$760,000 \$520,450 | \$1,108,888 \$688,950 \$519,400 | \$458,750 n/a n/a | \$785,000 \$470,000 \$319,000 | \$1,145,000 \$702,000 \$445,000 | \$1,736,000 \$994,000 \$585,000 | \$932,500 \$600,000 \$359,950 | \$1,321,000 \$635,000 \$517,050 | \$1,650,000 \$820,000 \$488,000 | \$920,000 \$594,900 \$392,500 | \$590,000 \$375,450 \$339,950 | \$1,570,000 \$996,950 \$524,950 | \$3,388,000 \$1,350,000 \$745,000 | \$3,150,000 \$2,012,500 \$1,052,000 | \$1,787,500 \$734,000 \$366,250 | n/a |
| Jan. - Jul. 2016 | 914 Detached Attached Apartment | 1,108 403 1,037 | 496 85 135 | 46 0 0 | 1,429 521 418 | 309 107 760 | 957 337 893 | 454 247 473 | 242 162 273 | 1,335 742 1,808 | 208 139 133 | 698 74 76 | 1,149 311 1,127 | 1,260 527 3,678 | 702 57 156 | 136 213 303 | 11,443 4,492 13,105 |
| | Median Selling Price | \$1,250,000 \$685,000 \$371,450 | \$1,213,750 \$685,000 \$460,500 | \$397,500 n/a n/a | \$719,450 \$399,900 \$232,250 | \$1,100,000 \$550,000 \$348,000 | \$1,660,000 \$890,000 \$465,000 | \$868,000 \$545,000 \$283,000 | \$1,300,000 \$595,050 \$440,000 | \$1,698,000 \$730,350 \$413,000 | \$833,875 \$530,000 \$337,000 | \$490,000 \$289,500 \$271,333 | \$1,551,000 \$895,000 \$439,950 | \$3,538,000 \$1,240,000 \$645,000 | \$3,250,000 \$1,652,500 \$845,000 | \$1,360,750 \$720,500 \$300,000 | n/a |
| Year-to-date | | | | | | | | | | | | | | | | | |

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



MLS® LISTINGS Facts



**July
2017**

| | 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 | 207 | 214 | 89 | 13 | 239 | 39 | 163 | 81 | 47 | 291 | 44 | 107 | 263 | 239 | 150 | 28 | 2,214 |
| | Detached | Attached | Apartment | | | | | | | | | | | | | | |
| | 125 | 77 | 13 | 0 | 74 | 20 | 58 | 32 | 26 | 199 | 30 | 8 | 71 | 109 | 9 | 31 | 882 |
| | 279 | 162 | 27 | 0 | 54 | 168 | 136 | 51 | 43 | 310 | 11 | 23 | 206 | 636 | 16 | 38 | 2,160 |
| | 28% | 43% | 63% | 100% | 57% | 51% | 50% | 54% | 38% | 35% | 52% | 61% | 42% | 31% | 27% | 57% | n/a |
| | 45% | 52% | 115% | n/a | 78% | 80% | 69% | 88% | 81% | 52% | 93% | 88% | 63% | 46% | 56% | 100% | n/a |
| | 65% | 85% | 59% | n/a | 89% | 67% | 58% | 90% | 84% | 64% | 145% | 52% | 73% | 63% | 63% | 68% | n/a |
| June 2017 | 264 | 234 | 105 | 20 | 249 | 55 | 207 | 75 | 48 | 358 | 47 | 120 | 342 | 341 | 174 | 28 | 2,667 |
| | Detached | Attached | Apartment | | | | | | | | | | | | | | |
| | 98 | 64 | 11 | 1 | 60 | 36 | 79 | 42 | 21 | 181 | 35 | 12 | 78 | 123 | 13 | 30 | 884 |
| | 250 | 175 | 21 | 0 | 65 | 151 | 137 | 71 | 46 | 315 | 22 | 8 | 209 | 624 | 35 | 41 | 2,170 |
| | 39% | 54% | 55% | 40% | 69% | 58% | 59% | 88% | 44% | 41% | 55% | 73% | 46% | 33% | 37% | 64% | n/a |
| | 93% | 78% | 109% | 0% | 120% | 100% | 59% | 95% | 90% | 56% | 86% | 117% | 69% | 56% | 62% | 83% | n/a |
| | 102% | 82% | 136% | n/a | 125% | 85% | 93% | 96% | 109% | 81% | 45% | 100% | 114% | 74% | 57% | 78% | n/a |
| July 2016 | 234 | 222 | 77 | 15 | 231 | 38 | 178 | 81 | 52 | 330 | 39 | 123 | 317 | 272 | 165 | 27 | 2,401 |
| | Detached | Attached | Apartment | | | | | | | | | | | | | | |
| | 114 | 55 | 14 | 0 | 68 | 15 | 43 | 35 | 22 | 186 | 32 | 14 | 67 | 86 | 9 | 33 | 793 |
| | 297 | 160 | 15 | 0 | 52 | 134 | 139 | 69 | 51 | 238 | 21 | 10 | 154 | 654 | 26 | 27 | 2,047 |
| | 33% | 47% | 69% | 40% | 55% | 95% | 56% | 52% | 52% | 37% | 59% | 62% | 37% | 40% | 27% | 56% | n/a |
| | 68% | 96% | 100% | n/a | 94% | 73% | 60% | 83% | 64% | 53% | 53% | 79% | 61% | 69% | 67% | 79% | n/a |
| | 79% | 84% | 80% | n/a | 110% | 79% | 81% | 96% | 61% | 89% | 48% | 90% | 85% | 67% | 65% | 133% | n/a |
| Jan. - Jul. 2017 Year-to-date* | 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 |
| | Detached | Attached | Apartment | | | | | | | | | | | | | | |
| | 701 | 424 | 109 | 5 | 476 | 175 | 364 | 248 | 152 | 1,040 | 212 | 85 | 474 | 667 | 91 | 212 | 5,435 |
| | 1,813 | 1,037 | 158 | 0 | 531 | 964 | 955 | 421 | 319 | 1,884 | 134 | 78 | 1,407 | 3,956 | 199 | 259 | 14,115 |
| | 40% | 54% | 54% | 52% | 64% | 59% | 55% | 68% | 51% | 43% | 58% | 64% | 48% | 40% | 31% | 68% | n/a |
| | 64% | 75% | 95% | 20% | 91% | 78% | 70% | 81% | 84% | 66% | 78% | 87% | 60% | 58% | 53% | 91% | n/a |
| | 78% | 82% | 82% | n/a | 91% | 82% | 76% | 82% | 83% | 80% | 86% | 87% | 81% | 72% | 68% | 85% | n/a |
| Jan. - Jul. 2016 Year-to-date* | 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 | Attached | Apartment | | | | | | | | | | | | | | |
| | 782 | 502 | 142 | 0 | 576 | 124 | 400 | 309 | 191 | 1,021 | 186 | 88 | 416 | 683 | 81 | 246 | 5,747 |
| | 2,057 | 1,225 | 182 | 0 | 459 | 952 | 1,114 | 519 | 338 | 2,114 | 180 | 76 | 1,326 | 4,680 | 224 | 303 | 15,749 |
| | 54% | 64% | 61% | 48% | 78% | 72% | 69% | 69% | 65% | 53% | 63% | 85% | 55% | 55% | 51% | 77% | n/a |
| | 73% | 80% | 60% | n/a | 90% | 86% | 84% | 80% | 85% | 73% | 75% | 84% | 75% | 77% | 70% | 87% | n/a |
| | 88% | 85% | 74% | n/a | 91% | 82% | 80% | 91% | 81% | 86% | 74% | 100% | 85% | 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

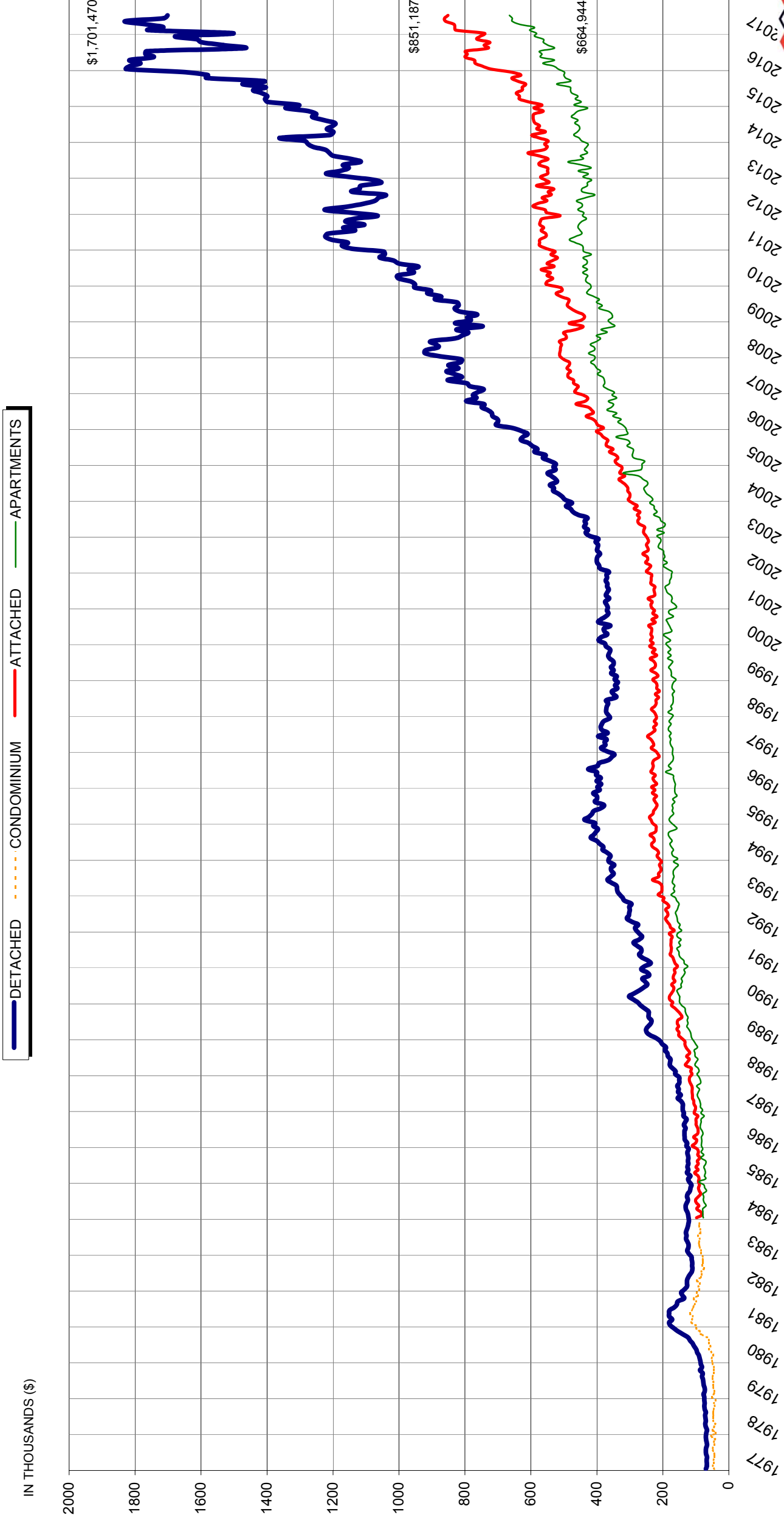
Sales

| | 1 Jul 2016 | 2 Jun 2017 | 3 Jul 2017 | Col. 2 & 3 Percentage Variance | 5 Jul 2016 | 6 Jun 2017 | 7 Jul 2017 | Col. 6 & 7 Percentage Variance | 9 May 2016 - Jul 2016 | 10 May 2017 - Jul 2017 | Col. 9 & 10 Percentage Variance |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| BURNABY | | | | % | | | | % | | | % |
| 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 |
| COQUITLAM | | | | | | | | | | | |
| 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 |
| DELTA | | | | | | | | | | | |
| 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 |
| MAPLE RIDGE/PITT MEADOWS | | | | | | | | | | | |
| 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 |
| NORTH VANCOUVER | | | | | | | | | | | |
| 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 |
| NEW WESTMINSTER | | | | | | | | | | | |
| 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 |
| PORT MOODY/BELCARRA | | | | | | | | | | | |
| 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 |
| PORT COQUITLAM | | | | | | | | | | | |
| 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 |
| RICHMOND | | | | | | | | | | | |
| 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 |
| SUNSHINE COAST | | | | | | | | | | | |
| 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 |
| SQUAMISH | | | | | | | | | | | |
| 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 |
| VANCOUVER EAST | | | | | | | | | | | |
| 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 |
| VANCOUVER WEST | | | | | | | | | | | |
| 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 |
| WHISTLER/PEMBERTON | | | | | | | | | | | |
| 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 |
| WEST VANCOUVER/HOWE SOUND | | | | | | | | | | | |
| 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 |
| GRAND TOTALS | | | | | | | | | | | |
| 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 |



**REAL ESTATE BOARD
OF GREATER VANCOUVER**

Residential Average Sale Prices - January 1977 to July 2017



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

