

News Release



FOR IMMEDIATE RELEASE:

Housing supply up, demand down across Metro Vancouver

VANCOUVER, BC –August 2, 2018 – July’s residential housing sales in Metro Vancouver* reached their lowest levels for that month since the year 2000.

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

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

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

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

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

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

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

Generally, analysts say that downward pressure on home prices occurs when the ratio dips below the 12 per cent mark for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

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

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

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

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

-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 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 2017, 35,993 homes changed ownership in the Board's area, generating \$2.4 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 \$37 billion in 2017.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 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	\$1,002,000	282.7	-0.5%	0.1%	4.2%	9.0%	60.5%	83.5%	93.9%
	Greater Vancouver	\$1,087,500	284.3	-0.6%	-0.4%	2.9%	6.7%	53.7%	79.1%	93.4%
	Bowen Island	\$1,018,400	220.8	-1.4%	2.6%	8.2%	11.5%	65.8%	78.9%	60.3%
	Burnaby East	\$1,009,100	280.7	-0.2%	0.1%	5.3%	7.2%	51.4%	78.0%	92.4%
	Burnaby North	\$954,100	288.1	0.8%	1.4%	4.1%	10.6%	59.1%	84.6%	95.9%
	Burnaby South	\$1,061,100	299.7	-1.0%	1.6%	3.9%	8.7%	60.1%	84.7%	104.7%
	Coquitlam	\$980,400	290.8	-0.4%	0.8%	5.1%	10.7%	64.9%	95.2%	101.7%
	Ladner	\$888,200	249.3	1.7%	1.2%	2.4%	4.9%	39.0%	66.8%	75.6%
	Maple Ridge	\$742,900	249.8	-0.8%	-0.6%	6.1%	14.1%	74.6%	89.0%	77.5%
	New Westminster	\$736,900	315.9	0.7%	1.7%	9.1%	17.1%	79.0%	98.2%	107.6%
	North Vancouver	\$1,126,300	253.1	-0.7%	-1.6%	3.0%	3.6%	48.6%	71.8%	78.6%
	Pitt Meadows	\$763,000	279.1	0.0%	1.3%	9.1%	20.7%	79.4%	101.1%	93.7%
	Port Coquitlam	\$780,200	275.2	-1.2%	-0.7%	5.9%	10.8%	68.3%	94.1%	86.4%
	Port Moody	\$972,500	268.8	-2.2%	-0.2%	4.7%	12.3%	62.5%	91.2%	89.8%
	Richmond	\$1,033,600	301.8	0.2%	-0.4%	1.9%	6.9%	54.9%	79.2%	102.4%
	Squamish	\$867,400	277.7	-0.8%	-1.9%	7.8%	17.4%	79.7%	121.8%	102.4%
	Sunshine Coast	\$625,900	219.3	-0.7%	1.5%	7.0%	10.3%	65.4%	83.8%	58.8%
	Tsawwassen	\$1,017,400	255.5	0.9%	-0.7%	1.9%	3.1%	40.5%	70.7%	78.3%
	Vancouver East	\$1,101,000	322.4	-0.9%	-1.2%	0.6%	2.6%	50.3%	81.0%	109.6%
	Vancouver West	\$1,357,800	286.3	-1.0%	-1.1%	0.2%	1.0%	42.9%	68.3%	92.8%
West Vancouver	\$2,497,600	268.5	-1.7%	-4.7%	-4.3%	-5.9%	25.5%	58.1%	78.5%	
Whistler	\$1,017,400	223.7	-2.3%	-3.4%	8.0%	20.7%	76.6%	111.2%	66.1%	
Single Family Detached	Lower Mainland	\$1,335,400	283.3	-0.4%	-0.3%	0.9%	1.1%	46.9%	76.4%	98.5%
	Greater Vancouver	\$1,588,400	291.9	-0.6%	-1.1%	-0.8%	-1.5%	38.5%	71.8%	100.3%
	Bowen Island	\$1,018,400	220.8	-1.4%	2.6%	8.2%	11.5%	65.8%	78.9%	60.3%
	Burnaby East	\$1,324,600	296.2	-1.2%	-0.5%	4.6%	3.0%	44.3%	75.8%	108.3%
	Burnaby North	\$1,556,000	300.9	1.1%	-2.5%	-0.8%	-1.9%	33.0%	70.3%	107.4%
	Burnaby South	\$1,685,200	322.6	-1.6%	0.6%	1.0%	-1.9%	38.8%	73.8%	124.3%
	Coquitlam	\$1,309,400	290.6	-0.3%	0.3%	2.3%	2.6%	49.6%	84.3%	104.6%
	Ladner	\$1,016,400	245.0	1.8%	1.2%	-0.1%	0.6%	34.4%	64.5%	76.4%
	Maple Ridge	\$875,800	249.5	-0.6%	0.8%	5.1%	10.3%	71.4%	90.6%	82.7%
	New Westminster	\$1,167,700	291.3	-1.8%	-2.1%	1.7%	1.4%	44.8%	73.6%	103.8%
	North Vancouver	\$1,675,200	262.0	-0.5%	-1.7%	0.3%	-2.4%	41.2%	75.5%	87.1%
	Pitt Meadows	\$955,700	269.3	-0.1%	1.3%	5.6%	10.1%	66.3%	90.7%	95.3%
	Port Coquitlam	\$1,016,400	271.0	-1.3%	-2.0%	3.9%	2.1%	49.8%	83.1%	90.3%
	Port Moody	\$1,529,700	282.5	-1.4%	1.3%	2.4%	5.8%	48.8%	82.7%	96.0%
	Richmond	\$1,642,700	329.9	-0.4%	-2.5%	-2.8%	-2.3%	40.0%	73.3%	116.6%
	Squamish	\$1,038,600	265.1	0.0%	1.3%	3.6%	7.1%	71.3%	110.6%	94.9%
	Sunshine Coast	\$622,500	218.1	-0.9%	1.3%	6.7%	10.3%	65.5%	83.6%	58.0%
	Tsawwassen	\$1,265,500	272.5	1.4%	0.0%	0.3%	0.2%	41.9%	76.8%	91.4%
	Vancouver East	\$1,535,500	339.4	-0.4%	-0.6%	-1.8%	-1.7%	37.6%	82.0%	131.8%
	Vancouver West	\$3,356,500	344.6	-1.1%	-1.4%	-5.4%	-8.4%	26.5%	62.1%	114.7%
West Vancouver	\$2,916,300	275.3	-1.0%	-4.5%	-5.9%	-8.3%	22.3%	56.3%	82.1%	
Whistler	\$1,694,900	214.9	-1.2%	0.9%	0.8%	6.3%	57.9%	90.7%	58.2%	

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.
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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.
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	\$726,600	262.6	-0.3%	0.7%	6.7%	12.9%	66.5%	82.2%	82.5%
	Greater Vancouver	\$856,000	276.2	-0.4%	0.2%	6.5%	12.1%	61.6%	83.3%	89.8%
	Burnaby East	\$733,400	270.9	2.2%	4.9%	9.8%	19.4%	62.6%	76.1%	86.3%
	Burnaby North	\$782,800	292.2	0.8%	3.3%	6.7%	13.6%	62.9%	86.4%	96.1%
	Burnaby South	\$846,200	291.5	-1.2%	1.4%	7.6%	12.0%	65.3%	86.9%	99.8%
	Coquitlam	\$710,600	260.7	-0.2%	1.3%	7.2%	12.6%	64.0%	84.6%	85.6%
	Ladner	\$797,500	278.1	2.5%	1.5%	2.8%	8.0%	52.6%	76.7%	86.3%
	Maple Ridge	\$567,600	263.5	-1.2%	-3.0%	6.3%	13.4%	77.9%	89.4%	81.6%
	New Westminster	\$733,900	290.2	1.4%	2.6%	5.7%	13.5%	60.1%	81.3%	97.4%
	North Vancouver	\$1,033,400	251.1	-1.6%	0.2%	4.2%	8.7%	56.1%	76.0%	82.4%
	Pitt Meadows	\$675,500	292.3	1.7%	6.4%	14.4%	24.2%	86.8%	116.0%	101.2%
	Port Coquitlam	\$688,400	259.7	-0.2%	-0.1%	8.3%	10.1%	69.2%	85.5%	80.1%
	Port Moody	\$689,400	233.0	0.5%	4.1%	9.0%	15.4%	51.9%	71.3%	62.3%
	Richmond	\$869,400	285.7	1.7%	3.6%	5.7%	10.4%	58.8%	77.6%	95.8%
	Squamish	\$874,200	317.6	-2.8%	-6.8%	11.1%	30.6%	85.7%	158.6%	127.5%
	Tsawwassen	\$759,800	283.0	-0.9%	-2.7%	-0.5%	4.6%	52.2%	80.1%	89.6%
	Vancouver East	\$892,600	293.0	-3.3%	-4.4%	4.1%	4.4%	55.3%	72.0%	86.9%
Vancouver West	\$1,288,600	284.6	-1.1%	-1.0%	3.3%	4.6%	53.1%	79.1%	91.5%	
Whistler	\$1,035,400	276.9	-3.8%	-5.1%	13.3%	34.9%	72.0%	127.2%	105.1%	
Apartment	Lower Mainland	\$666,100	291.2	-0.5%	0.2%	6.9%	17.8%	80.9%	93.9%	93.0%
	Greater Vancouver	\$700,500	281.5	-0.5%	-0.1%	5.3%	13.6%	72.2%	87.0%	89.1%
	Burnaby East	\$701,700	266.4	0.0%	-4.1%	2.0%	8.4%	62.4%	89.5%	68.6%
	Burnaby North	\$661,000	282.2	0.7%	3.2%	6.9%	20.0%	86.4%	98.0%	90.7%
	Burnaby South	\$731,700	293.8	-0.7%	2.2%	4.9%	14.7%	78.2%	92.8%	98.1%
	Coquitlam	\$548,700	301.1	-0.6%	0.9%	7.0%	19.4%	91.3%	115.1%	101.7%
	Ladner	\$472,200	223.8	0.3%	-0.1%	9.5%	16.1%	36.3%	56.6%	54.5%
	Maple Ridge	\$324,400	234.3	-0.8%	-1.4%	11.3%	36.9%	91.9%	86.1%	52.0%
	New Westminster	\$571,100	325.5	1.1%	2.5%	11.3%	22.3%	95.6%	108.7%	108.8%
	North Vancouver	\$599,400	244.0	-0.6%	-2.0%	5.7%	10.0%	59.6%	67.4%	68.6%
	Pitt Meadows	\$476,100	281.4	-0.9%	-2.0%	9.2%	33.7%	90.9%	103.6%	82.6%
	Port Coquitlam	\$480,900	287.6	-1.7%	-0.1%	6.5%	19.9%	93.0%	113.4%	83.0%
	Port Moody	\$674,100	280.9	-3.6%	-2.6%	4.9%	16.9%	85.3%	110.4%	104.0%
	Richmond	\$683,600	291.8	0.0%	-0.1%	5.2%	17.4%	80.6%	91.5%	96.2%
	Squamish	\$536,300	258.3	1.1%	-1.5%	9.4%	20.3%	97.0%	104.2%	88.1%
	Tsawwassen	\$503,700	212.4	-0.2%	-1.9%	9.4%	15.6%	40.7%	58.9%	46.6%
	Vancouver East	\$568,900	313.9	-0.9%	-1.0%	3.0%	8.4%	72.3%	85.6%	92.1%
Vancouver West	\$835,200	271.0	-0.9%	-0.8%	2.8%	6.6%	57.6%	75.4%	87.3%	
West Vancouver	\$1,234,200	250.0	-4.1%	-4.8%	4.6%	8.5%	51.0%	70.4%	69.3%	
Whistler	\$572,200	187.6	-1.3%	-4.0%	7.2%	16.5%	114.4%	133.3%	40.2%	

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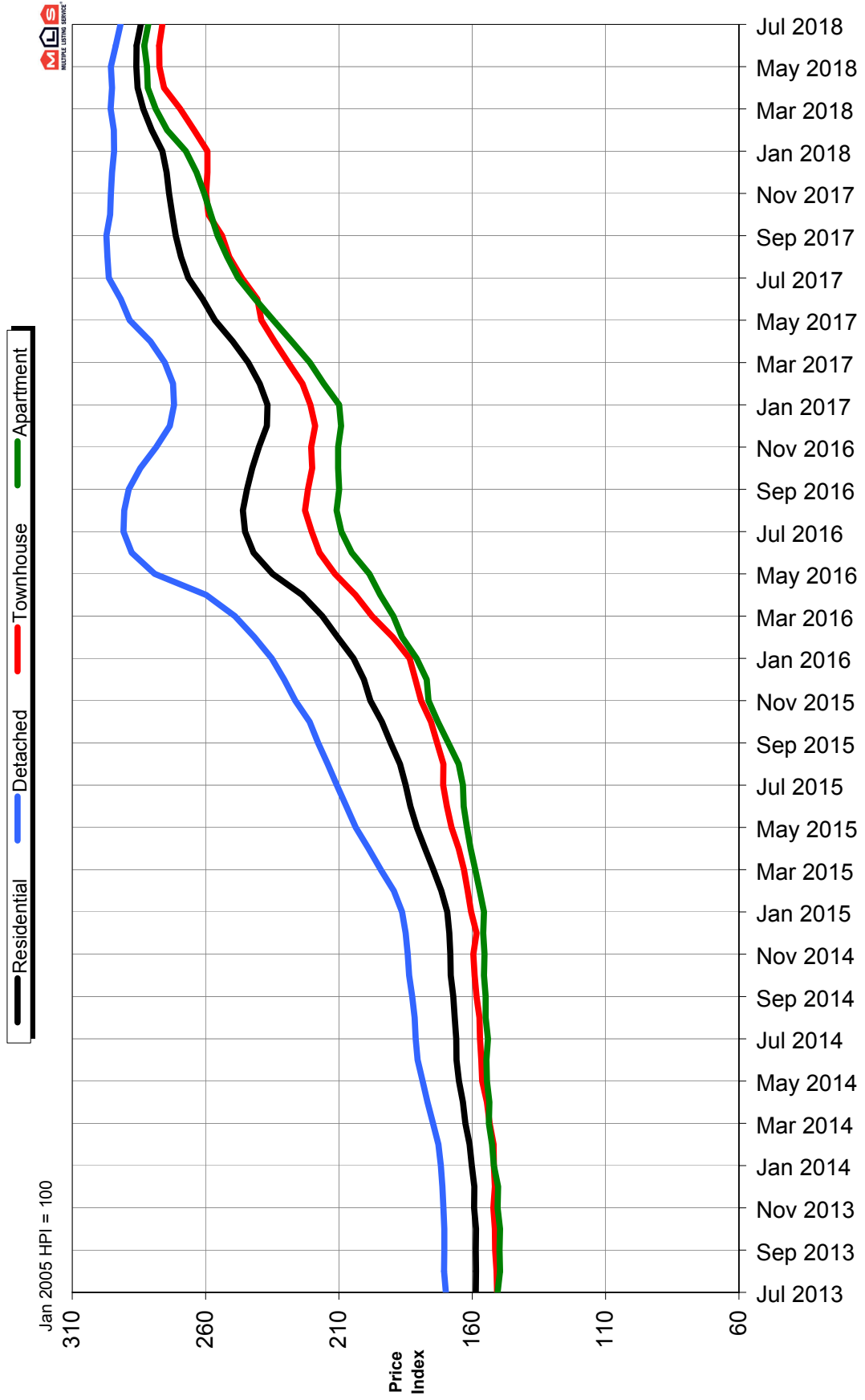
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

310

260

210

160

110

60

Price Index

Jul 2018
May 2018
Mar 2018
Jan 2018
Nov 2017
Sep 2017
Jul 2017
May 2017
Mar 2017
Jan 2017
Nov 2016
Sep 2016
Jul 2016
May 2016
Mar 2016
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Sep 2014
Jul 2014
May 2014
Mar 2014
Jan 2014
Nov 2013
Sep 2013
Jul 2013



MLS® SALES Facts



**July
2018**

	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 2018	45 Detached 29 Attached 110 Apartment	48 \$1,335,000 \$798,750 \$515,000	34 \$1,055,000 n/a n/a	5 n/a n/a n/a	79 \$880,000 \$531,942 \$430,750	21 \$1,200,000 n/a \$502,000	51 \$1,594,000 \$1,080,000 \$674,000	22 \$987,500 \$677,000 \$435,000	12 n/a n/a \$610,000	77 \$1,599,980 \$875,000 \$584,500	21 \$1,087,500 n/a n/a	54 \$699,110 n/a n/a	67 \$1,528,000 \$933,000 \$608,500	58 \$2,827,500 \$1,366,000 \$775,000	32 \$2,470,000 n/a n/a	11 n/a \$1,064,500 n/a	637 n/a n/a n/a
June 2018	56 Detached 53 Attached 144 Apartment	62 \$1,302,000 \$774,500 \$537,500	36 \$1,095,500 n/a \$530,000	3 n/a n/a n/a	78 \$883,000 \$572,000 \$398,450	29 \$1,238,000 n/a \$510,000	80 \$1,638,000 \$992,000 \$651,500	47 \$1,001,250 \$694,000 \$455,000	11 n/a n/a \$564,000	81 \$1,892,000 \$901,250 \$540,000	11 n/a n/a n/a	51 \$667,000 n/a n/a	97 \$1,500,000 \$1,080,000 \$585,000	80 \$3,000,000 \$1,252,500 \$798,500	33 \$2,865,000 n/a n/a	11 n/a \$945,000 \$385,000	766 n/a n/a n/a
July 2017	57 Detached 56 Attached 182 Apartment	92 \$1,275,000 \$828,000 \$490,000	56 \$1,172,875 n/a \$530,000	13 n/a n/a n/a	136 \$781,000 \$500,000 \$305,000	20 \$1,136,500 n/a \$445,000	81 \$1,800,000 \$1,070,000 \$690,500	44 \$942,500 \$655,000 \$399,400	18 n/a \$651,000 \$581,944	102 \$1,675,000 \$843,000 \$536,000	23 \$949,000 \$599,450 n/a	65 \$639,250 n/a n/a	111 \$3,847,500 \$1,338,944 \$777,000	74 \$2,775,000 n/a n/a	41 n/a n/a \$363,500	16 n/a \$720,000 \$363,500	949 n/a n/a n/a
Jan. - Jul. 2018	391 Detached 344 Attached 994 Apartment	455 \$1,600,000 \$788,900 \$606,000	240 \$1,134,000 \$717,000 \$535,000	26 \$457,500 n/a n/a	658 \$881,750 \$565,000 \$395,000	153 \$1,250,000 \$775,000 \$510,500	453 \$1,699,000 \$1,005,000 \$666,000	211 \$1,005,000 \$700,000 \$445,000	78 \$1,463,500 \$760,000 \$605,000	506 \$1,700,000 \$874,000 \$585,000	120 \$1,012,450 \$688,000 \$447,000	330 \$652,500 \$439,900 \$399,900	613 \$3,150,000 \$1,095,000 \$619,000	449 \$3,150,000 \$1,381,000 \$825,000	200 \$2,830,000 \$1,700,000 \$1,235,000	83 \$2,045,000 \$1,100,000 \$395,000	4,966 n/a n/a n/a
Year-to-date	567 Detached 451 Attached 1,417 Apartment	676 \$1,265,900 \$739,500 \$470,000	357 \$1,108,888 \$688,950 \$519,400	42 \$458,750 n/a n/a	890 \$785,000 \$470,000 \$319,000	161 \$1,145,000 \$702,000 \$445,000	672 \$1,736,000 \$994,000 \$585,000	313 \$932,500 \$600,000 \$359,950	133 \$1,321,000 \$635,000 \$517,050	870 \$1,650,000 \$820,000 \$488,000	182 \$920,000 \$375,450 \$392,500	437 \$590,000 \$375,450 \$339,950	897 \$3,388,000 \$998,950 \$524,950	706 \$3,150,000 \$2,012,500 \$745,000	348 \$3,150,000 \$2,012,500 \$1,052,000	116 \$1,787,500 \$734,000 \$365,250	7,367 n/a n/a n/a
Jan. - Jul. 2017	567 Detached 451 Attached 1,417 Apartment	676 \$1,265,900 \$739,500 \$470,000	357 \$1,108,888 \$688,950 \$519,400	42 \$458,750 n/a n/a	890 \$785,000 \$470,000 \$319,000	161 \$1,145,000 \$702,000 \$445,000	672 \$1,736,000 \$994,000 \$585,000	313 \$932,500 \$600,000 \$359,950	133 \$1,321,000 \$635,000 \$517,050	870 \$1,650,000 \$820,000 \$488,000	182 \$920,000 \$375,450 \$392,500	437 \$590,000 \$375,450 \$339,950	897 \$3,388,000 \$998,950 \$524,950	706 \$3,150,000 \$2,012,500 \$745,000	348 \$3,150,000 \$2,012,500 \$1,052,000	116 \$1,787,500 \$734,000 \$365,250	7,367 n/a n/a n/a
Year-to-date	567 Detached 451 Attached 1,417 Apartment	676 \$1,265,900 \$739,500 \$470,000	357 \$1,108,888 \$688,950 \$519,400	42 \$458,750 n/a n/a	890 \$785,000 \$470,000 \$319,000	161 \$1,145,000 \$702,000 \$445,000	672 \$1,736,000 \$994,000 \$585,000	313 \$932,500 \$600,000 \$359,950	133 \$1,321,000 \$635,000 \$517,050	870 \$1,650,000 \$820,000 \$488,000	182 \$920,000 \$375,450 \$392,500	437 \$590,000 \$375,450 \$339,950	897 \$3,388,000 \$998,950 \$524,950	706 \$3,150,000 \$2,012,500 \$745,000	348 \$3,150,000 \$2,012,500 \$1,052,000	116 \$1,787,500 \$734,000 \$365,250	7,367 n/a n/a 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
2018**

	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 2018	Number of Listings	157	195	61	12	153	39	130	55	31	226	42	116	197	184	114	23	1,735
	% Sales to Listings	29%	25%	56%	42%	52%	54%	39%	40%	39%	34%	50%	47%	34%	32%	28%	48%	n/a
June 2018	Number of Listings	169	198	93	25	191	59	186	83	289	37	98	250	234	176	32	2,139	
	% Sales to Listings	103	73	16	1	61	12	85	60	123	28	12	87	123	14	45	871	
July 2017	Number of Listings	280	171	30	0	76	148	143	53	312	20	9	270	616	42	28	2,269	
	% Sales to Listings	33%	31%	39%	12%	41%	49%	43%	28%	30%	30%	52%	52%	34%	19%	34%	34%	n/a
Jan. - Jul. 2018 Year-to-date*	Number of Listings	207	214	89	13	239	39	163	81	291	44	107	263	239	150	28	2,214	
	% Sales to Listings	125	77	13	0	74	20	58	32	199	30	8	71	109	9	31	882	
Jan. - Jul. 2017 Year-to-date*	Number of Listings	279	162	27	0	54	168	136	51	310	11	23	206	636	16	38	2,160	
	% Sales to Listings	28%	43%	63%	100%	57%	51%	50%	54%	35%	52%	61%	42%	31%	27%	57%	n/a	
Jan. - Jul. 2017 Year-to-date*	Number of Listings	657	448	110	13	467	139	414	289	913	170	90	574	769	105	250	5,580	
	% Sales to Listings	1,691	1,045	194	0	569	936	1,032	416	1,944	171	56	1,647	4,342	263	264	14,857	
Jan. - Jul. 2017 Year-to-date*	Number of Listings	1,413	1,253	663	81	1,380	272	1,229	462	2,004	316	678	1,873	1,770	1,119	171	14,946	
	% Sales to Listings	701	424	109	5	476	175	364	248	1,040	212	85	474	667	91	212	5,435	
Year-to-date*	Number of Listings	1,813	1,037	158	0	531	964	955	421	1,884	134	78	1,407	3,956	199	259	14,115	
	% Sales to Listings	40%	54%	54%	52%	64%	59%	55%	68%	43%	58%	64%	48%	40%	31%	68%	n/a	
Year-to-date*	Number of Listings	64%	75%	95%	20%	91%	78%	70%	81%	66%	78%	87%	60%	58%	53%	91%	n/a	
	% Sales to Listings	78%	82%	82%	n/a	91%	82%	76%	82%	80%	86%	87%	81%	72%	68%	85%	n/a	

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



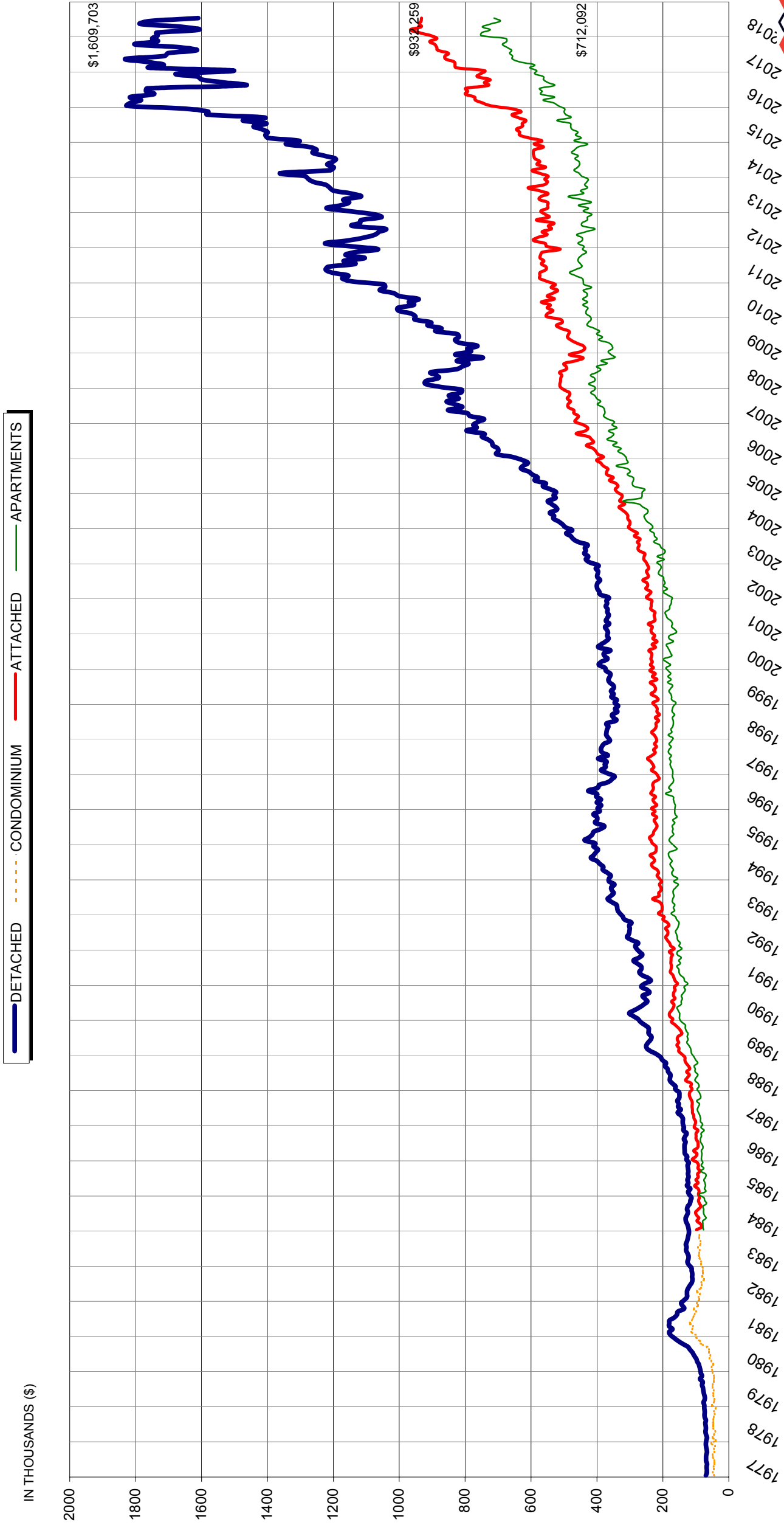
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2017	2 Jun 2018	3 Jul 2018	Col. 2 & 3 Percentage Variance	5 Jul 2017	6 Jun 2018	7 Jul 2018	Col. 6 & 7 Percentage Variance	9 May 2017 - Jul 2017	10 May 2018 - Jul 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	207	169	157	-7.1	57	56	45	-19.6	276	179	-35.1
ATTACHED	125	103	92	-10.7	56	53	29	-45.3	252	131	-48.0
APARTMENTS	279	280	274	-2.1	182	144	110	-23.6	714	428	-40.1
COQUITLAM											
DETACHED	214	198	195	-1.5	92	62	48	-22.6	363	184	-49.3
ATTACHED	77	73	89	21.9	40	22	34	54.5	166	93	-44.0
APARTMENTS	162	171	176	2.9	137	90	68	-24.4	419	248	-40.8
DELTA											
DETACHED	89	93	61	-34.4	56	36	34	-5.6	184	117	-36.4
ATTACHED	13	16	22	37.5	15	16	4	-75.0	42	32	-23.8
APARTMENTS	27	30	20	-33.3	16	28	14	-50.0	64	54	-15.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	239	191	153	-19.9	136	78	79	1.3	492	263	-46.5
ATTACHED	74	61	64	4.9	58	35	38	8.6	215	115	-46.5
APARTMENTS	54	76	98	28.9	48	44	38	-13.6	220	156	-29.1
NORTH VANCOUVER											
DETACHED	163	186	130	-30.1	81	80	51	-36.3	342	221	-35.4
ATTACHED	58	85	49	-42.4	40	37	24	-35.1	137	101	-26.3
APARTMENTS	136	143	144	0.7	79	82	75	-8.5	342	264	-22.8
NEW WESTMINSTER											
DETACHED	39	59	39	-33.9	20	29	21	-27.6	89	73	-18.0
ATTACHED	20	12	22	83.3	16	8	8	0.0	76	30	-60.5
APARTMENTS	168	148	143	-3.4	113	102	85	-16.7	407	282	-30.7
PORT MOODY/BELCARRA											
DETACHED	47	39	31	-20.5	18	11	12	9.1	69	39	-43.5
ATTACHED	26	28	24	-14.3	21	14	14	0.0	73	48	-34.2
APARTMENTS	43	53	49	-7.5	36	23	25	8.7	128	75	-41.4
PORT COQUITLAM											
DETACHED	81	83	55	-33.7	44	47	22	-53.2	178	106	-40.4
ATTACHED	32	60	61	1.7	28	22	21	-4.5	111	66	-40.5
APARTMENTS	51	71	66	-7.0	46	39	41	5.1	174	123	-29.3
RICHMOND											
DETACHED	291	269	226	-16.0	102	81	77	-4.9	415	246	-40.7
ATTACHED	199	123	131	6.5	103	65	57	-12.3	344	200	-41.9
APARTMENTS	310	312	285	-8.7	199	160	149	-6.9	709	498	-29.8
SUNSHINE COAST											
DETACHED	107	98	116	18.4	65	51	54	5.9	235	173	-26.4
ATTACHED	8	12	9	-25.0	7	7	7	0.0	39	29	-25.6
APARTMENTS	23	9	8	-11.1	12	6	1	-83.3	29	14	-51.7
SQUAMISH											
DETACHED	44	37	42	13.5	23	11	21	90.9	86	47	-45.3
ATTACHED	30	28	21	-25.0	28	15	13	-13.3	87	47	-46.0
APARTMENTS	11	20	24	20.0	16	14	14	0.0	58	53	-8.6
VANCOUVER EAST											
DETACHED	263	250	197	-21.2	111	97	67	-30.9	467	305	-34.7
ATTACHED	71	87	71	-18.4	45	39	29	-25.6	153	114	-25.5
APARTMENTS	206	270	269	-0.4	150	146	131	-10.3	600	452	-24.7
VANCOUVER WEST											
DETACHED	239	234	184	-21.4	74	80	58	-27.5	373	229	-38.6
ATTACHED	109	123	89	-27.6	50	50	48	-4.0	199	153	-23.1
APARTMENTS	636	616	610	-1.0	398	327	294	-10.1	1384	977	-29.4
WHISTLER/PEMBERTON											
DETACHED	28	32	23	-28.1	16	11	11	0.0	57	29	-49.1
ATTACHED	31	45	34	-24.4	31	30	22	-26.7	87	74	-14.9
APARTMENTS	38	28	32	14.3	26	23	16	-30.4	92	75	-18.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	150	176	114	-35.2	41	33	32	-3.0	168	103	-38.7
ATTACHED	9	14	12	-14.3	5	6	6	0.0	21	16	-23.8
APARTMENTS	16	42	45	7.1	10	12	18	50.0	58	51	-12.1
GRAND TOTALS											
DETACHED	2201	2114	1723	-18.5	936	763	632	-17.2	3794	2314	-39.0
ATTACHED	882	870	790	-9.2	543	419	354	-15.5	2002	1249	-37.6
APARTMENTS	2160	2269	2243	-1.1	1468	1240	1079	-13.0	5398	3750	-30.5



**REAL ESTATE BOARD
OF GREATER VANCOUVER**

Residential Average Sale Prices - January 1977 to July 2018



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

