

News Release

FOR IMMEDIATE RELEASE:



Home seller supply grows as demand declines

VANCOUVER, BC – July 4, 2018 – With home sale activity dipping below long-term historical averages, the supply of homes for sale in Metro Vancouver* reached a three-year high in June.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,425 in June 2018, a 37.7 per cent decline from the 3,893 sales recorded in June 2017, and a 14.4 per cent decrease compared to May 2018 when 2,833 homes sold.

Last month's sales were 28.7 per cent below the 10-year June sales average.

“Buyers are less active today. This is allowing the supply of homes for sale to accumulate to levels we haven't seen in the last few years,” Phil Moore, REBGV president said. “Rising interest rates, high prices and more restrictive mortgage requirements are among the factors dampening home buyer activity today.”

There were 5,279 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in June 2018. This represents a 7.7 per cent decrease compared to the 5,721 homes listed in June 2017 and a 17.2 per cent decrease compared to May 2018 when 6,375 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 11,947, a 40.3 per cent increase compared to June 2017 (8,515) and a 5.8 per cent increase compared to May 2018 (11,292). This is the highest this total has been since June 2015.

“With reduced demand, detached homes are entering a buyers' market and price growth in our townhome and apartment markets is showing signs of decelerating.”

For all property types, the sales-to-active listings ratio for June 2018 is 20.3 per cent. By property type, the ratio is 11.7 per cent for detached homes, 24.9 per cent for townhomes, and 33.4 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 \$1,093,600. This represents a 9.5 per cent increase over June 2017 and is virtually unchanged from May 2018.

Sales of detached homes in June 2018 reached 766, a 42 per cent decrease from the 1,320 detached sales recorded in June 2017. The benchmark price for a detached home is \$1,598,200. This represents a 0.7 per cent increase from June 2017 and a 0.6 per cent decrease compared to May 2018.

Sales of apartment homes reached 1,240 in June 2018, a 34.9 per cent decrease compared to the 1,905 sales in June 2017. The benchmark price for an apartment is \$704,200. This represents a 17.2 per cent increase from June 2017 and a 0.4 per cent increase compared to May 2018.

Attached home sales in June 2018 totalled 419, a 37.3 per cent decrease compared to the 668 sales in June 2017. The benchmark price of an attached home is \$859,800. This represents a 15.3 per cent increase from June 2017 and is virtually unchanged from May 2018.

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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 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	\$1,006,600	284.0	0.0%	1.5%	5.7%	12.3%	63.0%	84.2%	92.0%
	Greater Vancouver	\$1,093,600	285.9	0.0%	0.9%	4.1%	9.5%	56.1%	80.3%	91.2%
	Bowen Island	\$1,033,200	224.0	-1.6%	5.6%	8.3%	15.8%	67.9%	76.9%	62.9%
	Burnaby East	\$1,010,900	281.2	0.3%	1.7%	5.0%	10.2%	52.7%	78.8%	90.0%
	Burnaby North	\$946,500	285.8	0.1%	1.5%	4.5%	10.6%	60.2%	83.4%	92.2%
	Burnaby South	\$1,071,300	302.6	1.5%	1.7%	6.1%	11.9%	63.1%	86.9%	104.2%
	Coquitlam	\$984,800	292.1	0.1%	2.6%	6.4%	14.0%	67.4%	96.8%	99.7%
	Ladner	\$873,200	245.1	-0.4%	0.0%	-0.3%	5.9%	38.9%	65.5%	69.7%
	Maple Ridge	\$748,800	251.8	0.1%	2.4%	8.3%	18.7%	77.6%	90.5%	77.4%
	New Westminster	\$732,000	313.8	-0.4%	3.3%	9.7%	21.7%	79.9%	97.7%	103.9%
	North Vancouver	\$1,134,400	254.9	-0.6%	-0.4%	4.0%	6.5%	49.4%	72.7%	76.9%
	Pitt Meadows	\$762,700	279.0	1.2%	3.3%	10.8%	23.6%	78.5%	101.0%	90.3%
	Port Coquitlam	\$789,500	278.5	-0.3%	1.6%	7.6%	15.2%	72.8%	96.5%	86.0%
	Port Moody	\$994,600	274.9	1.0%	3.9%	7.7%	17.3%	70.0%	95.5%	92.0%
	Richmond	\$1,031,900	301.3	0.7%	0.6%	2.8%	8.8%	56.4%	79.8%	99.7%
	Squamish	\$874,000	279.8	-0.1%	5.7%	7.5%	21.5%	81.3%	122.4%	101.7%
	Sunshine Coast	\$630,500	220.9	-0.7%	3.4%	8.1%	13.2%	70.1%	80.6%	60.1%
	Tsawwassen	\$1,008,200	253.2	-1.2%	-1.0%	-0.2%	5.1%	42.8%	71.7%	72.7%
	Vancouver East	\$1,111,300	325.4	-0.3%	-0.5%	2.0%	6.3%	53.6%	82.8%	109.3%
	Vancouver West	\$1,371,500	289.2	-0.5%	-0.6%	1.5%	3.2%	45.5%	68.9%	88.6%
West Vancouver	\$2,541,300	273.2	-1.8%	-4.3%	-2.4%	-3.3%	29.2%	64.6%	76.1%	
Whistler	\$1,041,100	228.9	0.2%	6.1%	8.8%	27.7%	80.2%	118.0%	67.9%	
Single Family Detached	Lower Mainland	\$1,340,600	284.4	-0.4%	0.4%	1.4%	3.8%	49.9%	77.2%	96.7%
	Greater Vancouver	\$1,598,200	293.7	-0.6%	-0.6%	-0.5%	0.7%	41.7%	73.1%	98.3%
	Bowen Island	\$1,033,200	224.0	-1.6%	5.6%	8.3%	15.8%	67.9%	76.9%	62.9%
	Burnaby East	\$1,340,700	299.8	2.0%	2.5%	3.7%	6.4%	47.8%	78.7%	105.8%
	Burnaby North	\$1,538,900	297.6	-2.3%	-0.3%	-2.5%	-2.2%	34.1%	68.6%	101.1%
	Burnaby South	\$1,712,400	327.8	2.5%	2.3%	1.9%	-0.5%	43.5%	75.7%	124.5%
	Coquitlam	\$1,313,500	291.5	-0.5%	1.8%	2.4%	4.5%	52.5%	86.3%	101.6%
	Ladner	\$998,100	240.6	-0.4%	-1.0%	-3.0%	2.3%	34.1%	63.2%	69.9%
	Maple Ridge	\$880,700	250.9	0.6%	3.3%	6.5%	13.5%	74.2%	91.4%	82.5%
	New Westminster	\$1,189,400	296.7	1.1%	1.1%	2.6%	5.7%	49.8%	78.0%	102.8%
	North Vancouver	\$1,683,600	263.3	-1.5%	-2.3%	0.2%	-0.4%	42.5%	75.9%	84.0%
	Pitt Meadows	\$956,700	269.6	0.7%	2.5%	7.0%	13.8%	68.2%	91.7%	91.7%
	Port Coquitlam	\$1,030,300	274.7	-1.8%	0.2%	3.5%	4.0%	55.2%	87.6%	90.2%
	Port Moody	\$1,551,900	286.6	1.5%	4.5%	3.4%	7.4%	54.6%	87.4%	95.4%
	Richmond	\$1,648,600	331.1	-1.0%	-3.5%	-2.6%	-0.1%	43.6%	74.5%	114.4%
	Squamish	\$1,039,000	265.2	-0.4%	3.3%	2.3%	9.7%	72.8%	110.8%	93.0%
	Sunshine Coast	\$628,000	220.0	-0.5%	3.6%	8.3%	13.5%	70.3%	80.9%	59.4%
	Tsawwassen	\$1,247,900	268.7	-1.3%	-2.0%	-2.6%	2.3%	44.0%	77.6%	83.7%
	Vancouver East	\$1,541,400	340.7	-0.1%	-0.8%	-1.2%	0.5%	40.9%	82.4%	129.9%
	Vancouver West	\$3,392,500	348.3	-1.1%	-1.6%	-4.6%	-6.5%	30.4%	63.7%	112.1%
West Vancouver	\$2,944,900	278.0	-2.5%	-5.5%	-4.8%	-5.8%	25.0%	61.3%	78.0%	
Whistler	\$1,716,200	217.6	2.4%	2.6%	3.7%	9.5%	62.8%	93.4%	58.8%	

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	\$728,500	263.3	0.2%	2.9%	7.6%	16.7%	68.1%	82.3%	81.5%
	Greater Vancouver	\$859,800	277.4	0.0%	2.9%	7.0%	15.3%	63.7%	83.5%	88.8%
	Burnaby East	\$717,400	265.0	-0.9%	4.0%	8.8%	17.4%	59.5%	72.6%	81.5%
	Burnaby North	\$777,000	290.0	1.3%	3.1%	6.7%	12.9%	63.7%	83.1%	94.1%
	Burnaby South	\$856,400	295.0	1.8%	3.5%	11.9%	15.1%	66.6%	88.0%	101.0%
	Coquitlam	\$712,200	261.3	1.0%	3.3%	7.5%	15.4%	65.9%	83.6%	83.9%
	Ladner	\$778,000	271.3	-1.2%	-0.2%	0.1%	6.4%	51.5%	72.9%	79.3%
	Maple Ridge	\$574,300	266.6	-1.1%	-0.1%	8.9%	21.8%	83.2%	90.6%	82.1%
	New Westminster	\$723,500	286.1	-1.5%	2.1%	4.3%	12.9%	59.5%	76.8%	94.5%
	North Vancouver	\$1,049,900	255.1	1.4%	4.4%	6.8%	11.9%	58.8%	78.6%	83.0%
	Pitt Meadows	\$664,200	287.4	3.5%	6.0%	12.9%	23.9%	83.1%	106.3%	95.4%
	Port Coquitlam	\$689,700	260.2	-0.3%	2.4%	9.0%	16.6%	71.7%	87.2%	78.2%
	Port Moody	\$685,900	231.8	0.1%	3.9%	9.0%	17.4%	53.4%	70.6%	60.5%
	Richmond	\$854,800	280.9	1.0%	2.9%	5.8%	11.6%	57.4%	75.5%	91.1%
	Squamish	\$899,800	326.9	-3.8%	5.7%	6.7%	32.2%	89.6%	166.0%	130.5%
	Tsawwassen	\$766,500	285.5	-1.2%	1.5%	1.6%	4.7%	55.5%	77.5%	88.7%
	Vancouver East	\$923,400	303.1	-0.3%	1.7%	5.0%	13.5%	63.1%	77.0%	92.1%
Vancouver West	\$1,303,600	287.9	-0.1%	2.6%	4.9%	7.6%	56.3%	79.2%	90.4%	
Whistler	\$1,075,800	287.7	-3.0%	6.5%	7.7%	37.6%	77.9%	138.8%	109.5%	
Apartment	Lower Mainland	\$669,700	292.8	0.3%	2.1%	9.7%	22.1%	82.3%	94.7%	90.6%
	Greater Vancouver	\$704,200	283.0	0.4%	1.5%	7.4%	17.2%	73.4%	87.9%	86.2%
	Burnaby East	\$701,400	266.3	-2.0%	-3.6%	2.9%	16.1%	64.6%	89.4%	66.6%
	Burnaby North	\$656,100	280.1	0.9%	2.3%	8.8%	20.4%	87.1%	98.0%	87.7%
	Burnaby South	\$737,000	295.9	1.1%	1.3%	7.6%	19.3%	80.1%	95.7%	97.0%
	Coquitlam	\$552,100	303.0	0.2%	3.0%	9.8%	24.7%	92.5%	117.5%	100.4%
	Ladner	\$470,700	223.1	-0.1%	2.5%	7.8%	18.4%	37.5%	58.2%	51.9%
	Maple Ridge	\$327,200	236.3	0.5%	3.5%	15.9%	40.7%	90.0%	92.0%	50.7%
	New Westminster	\$564,600	321.8	-0.6%	3.9%	12.2%	28.1%	95.4%	107.6%	104.7%
	North Vancouver	\$602,800	245.4	-0.1%	0.2%	7.5%	14.1%	59.2%	68.0%	67.3%
	Pitt Meadows	\$480,300	283.9	0.1%	2.3%	13.6%	37.7%	88.0%	108.6%	81.1%
	Port Coquitlam	\$489,100	292.5	1.2%	2.2%	10.8%	26.4%	97.0%	112.7%	83.5%
	Port Moody	\$699,200	291.4	0.9%	3.6%	10.5%	26.1%	97.3%	116.2%	109.5%
	Richmond	\$683,800	291.9	2.0%	3.7%	7.3%	19.4%	79.7%	92.7%	93.8%
	Squamish	\$530,300	255.4	2.6%	8.0%	14.1%	28.3%	90.6%	95.4%	84.9%
	Tsawwassen	\$504,900	212.9	-0.5%	2.9%	9.2%	18.1%	43.5%	61.0%	44.9%
	Vancouver East	\$573,800	316.6	-0.3%	-0.7%	5.2%	13.0%	73.9%	88.1%	91.2%
Vancouver West	\$842,600	273.4	-0.3%	-0.3%	4.4%	9.0%	59.4%	75.3%	82.0%	
West Vancouver	\$1,286,500	260.6	0.5%	0.6%	9.9%	10.1%	59.7%	81.9%	72.4%	
Whistler	\$579,500	190.0	2.3%	8.3%	14.2%	30.4%	114.7%	137.5%	40.7%	

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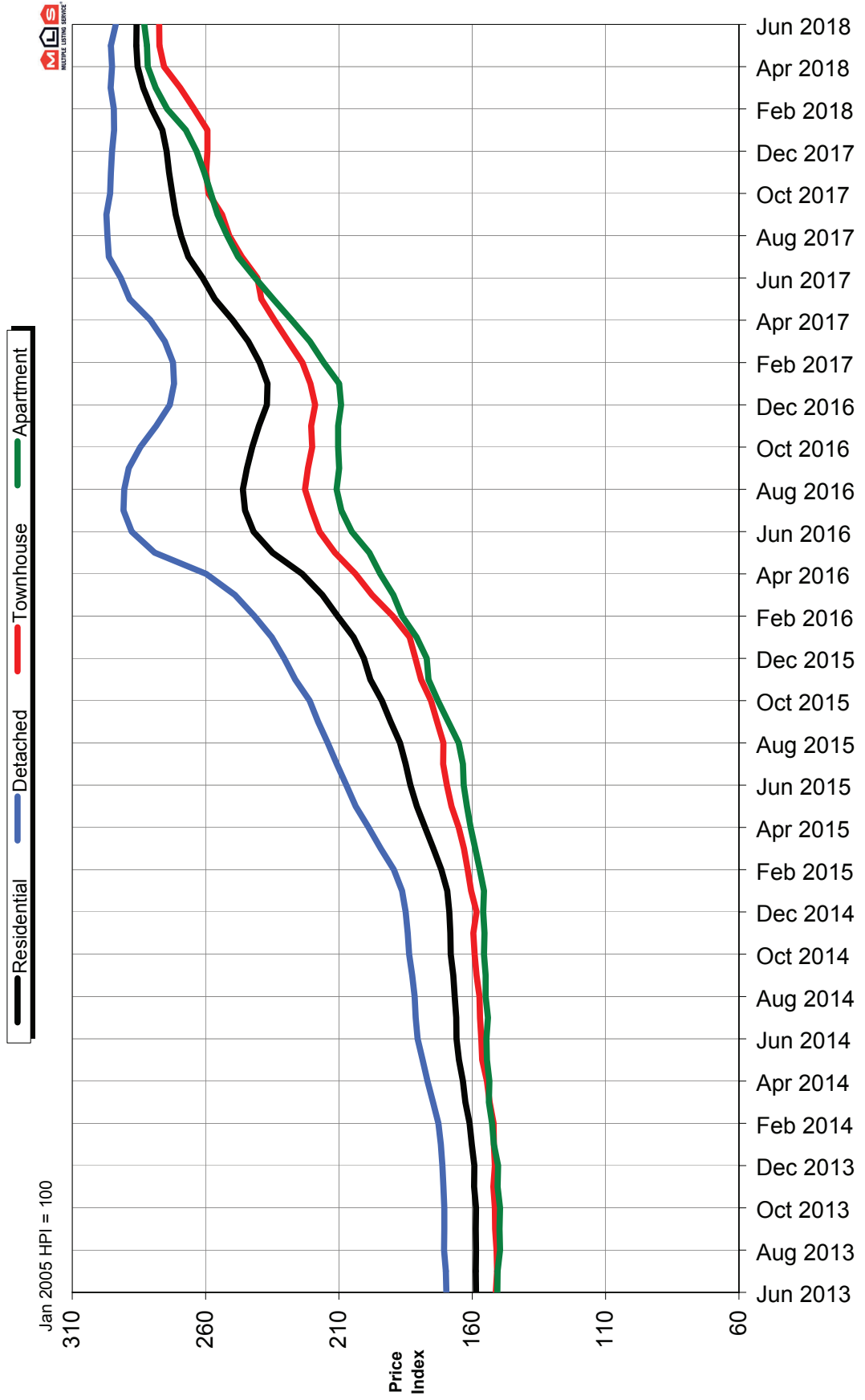
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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



MLS® SALES Facts



**June
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
June 2018	56	62	36	3	78	29	80	47	11	81	11	51	97	80	33	11	766
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$1,450,000	\$1,302,000	\$1,095,500	n/a	\$883,000	\$1,238,000	\$1,638,000	\$1,001,250	n/a	\$1,892,000	\$667,000	\$1,500,000	\$3,000,000	\$2,865,000	n/a	n/a	n/a
May 2018	53	22	16	0	35	8	37	22	14	65	15	7	39	50	6	30	419
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$845,500	\$774,500	n/a	n/a	\$572,000	n/a	\$992,000	\$694,000	n/a	\$901,250	n/a	\$1,080,000	\$1,252,500	n/a	\$945,000	n/a	n/a
June 2017	144	90	28	0	44	102	82	39	23	160	14	6	146	327	12	23	1,240
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$620,000	\$537,500	\$530,000	n/a	\$398,450	\$510,000	\$651,500	\$455,000	\$564,000	\$540,000	n/a	\$585,000	\$798,500	n/a	\$385,000	n/a	n/a
Jan. - Jun. 2018	78	74	47	7	106	23	90	37	16	88	15	68	141	91	38	7	926
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$1,588,000	\$1,360,000	\$1,141,000	n/a	\$875,000	\$1,365,000	\$1,684,000	\$1,040,000	n/a	\$1,725,000	\$649,950	\$1,623,000	\$3,200,000	\$2,850,000	n/a	n/a	926
Jan. - Jun. 2017	49	37	12	0	42	14	40	23	20	78	19	15	46	55	4	22	476
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$770,000	\$775,000	n/a	n/a	\$590,000	n/a	\$969,500	\$775,000	\$838,000	\$877,000	n/a	\$1,099,900	\$1,530,000	n/a	\$834,950	n/a	n/a
Year-to-date	174	90	12	0	74	95	107	43	27	189	25	7	175	356	21	36	1,431
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$614,000	\$575,500	n/a	n/a	\$408,750	\$488,000	\$678,000	\$446,000	\$600,000	\$600,000	\$450,000	n/a	\$645,000	\$793,500	\$1,388,900	\$340,000	n/a
Year-to-date	103	127	58	8	172	32	122	66	21	146	26	88	157	112	64	18	1,320
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$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	1,320
Jan. - Jun. 2017	91	50	12	0	72	36	47	40	19	101	30	14	54	69	8	25	668
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$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	668
Year-to-date	255	143	29	0	81	128	128	68	50	255	10	8	238	460	20	32	1,905
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$509,000	\$480,000	\$532,500	n/a	\$329,900	\$485,000	\$576,250	\$389,000	\$539,350	\$519,444	n/a	n/a	\$520,050	\$782,500	\$1,220,000	\$514,000	1,905
Jan. - Jun. 2018	346	407	206	21	579	132	402	189	66	429	99	276	546	391	168	72	4,329
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$1,600,000	\$1,335,000	\$1,140,000	\$415,000	\$882,500	\$1,262,500	\$1,702,500	\$1,020,000	\$1,467,500	\$1,745,000	\$991,000	\$649,450	\$1,600,000	\$3,200,000	\$2,092,500	n/a	4,329
Year-to-date	315	174	60	1	255	75	196	129	90	416	95	52	244	259	25	139	2,525
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$789,900	\$795,725	\$719,450	n/a	\$566,000	\$775,000	\$996,500	\$703,674	\$776,500	\$873,900	\$695,000	\$442,500	\$1,100,400	\$1,390,000	\$1,132,500	n/a	2,525
Jan. - Jun. 2017	884	530	101	0	373	539	569	238	154	965	83	40	813	1,957	102	177	7,525
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$605,000	\$555,000	\$535,000	n/a	\$391,225	\$513,000	\$663,000	\$447,500	\$600,393	\$585,000	\$449,000	\$399,900	\$619,000	\$832,000	\$1,253,050	\$388,500	7,525
Year-to-date	510	584	301	29	754	141	591	269	115	788	159	372	786	632	307	100	6,418
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$1,600,000	\$1,261,250	\$1,100,000	\$481,000	\$785,000	\$1,148,000	\$1,707,500	\$932,500	\$1,302,500	\$1,650,000	\$919,000	\$590,000	\$1,570,000	\$3,348,000	\$3,250,000	\$1,812,500	6,418
Year-to-date	395	279	89	1	373	120	213	174	106	587	137	67	241	339	43	161	3,325
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$760,000	\$730,000	\$687,000	n/a	\$469,900	\$706,000	\$984,000	\$600,000	\$631,500	\$809,500	\$589,900	\$375,900	\$997,500	\$1,350,000	\$2,025,000	\$739,000	3,325
Year-to-date	1,235	718	114	0	434	678	648	300	230	1,315	99	56	988	2,458	126	194	9,593
	Detached	Attached	Apartment		Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	Detached	Attached	Apartment	
	\$519,500	\$468,500	\$519,400	n/a	\$319,900	\$445,000	\$579,000	\$352,900	\$507,600	\$481,450	\$380,000	\$334,950	\$522,000	\$739,000	\$1,060,000	\$365,250	9,593

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



MLS® LISTINGS Facts



**June
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
June 2018	Number of Listings	198	93	25	191	59	186	83	39	289	37	98	250	234	176	32	2,139
	% Sales to Listings	33%	39%	12%	41%	49%	43%	57%	28%	30%	30%	52%	39%	34%	19%	34%	n/a
May 2018	Number of Listings	235	114	12	238	54	249	109	49	317	55	126	321	267	233	26	2,617
	% Sales to Listings	33%	41%	58%	45%	43%	36%	34%	33%	28%	27%	54%	44%	34%	16%	27%	1,018
June 2017	Number of Listings	264	105	20	249	55	207	75	48	358	47	120	342	341	174	28	2,667
	% Sales to Listings	39%	55%	40%	69%	56%	59%	88%	44%	41%	41%	73%	46%	33%	37%	64%	n/a
Jan. - Jun. 2018 Year-to-date*	Number of Listings	1,121	584	70	1,089	270	1,126	406	199	1,575	280	569	1,535	1,543	1,012	140	12,541
	% Sales to Listings	31%	35%	30%	53%	49%	36%	47%	33%	27%	38%	49%	36%	25%	17%	51%	n/a
Jan. - Jun. 2017 Year-to-date*	Number of Listings	1,206	574	68	1,141	233	1,066	381	215	1,713	272	571	1,610	1,531	969	143	12,732
	% Sales to Listings	42%	52%	43%	66%	61%	55%	71%	53%	45%	58%	65%	49%	41%	32%	70%	4,553
Year-to-date*	Number of Listings	1,534	875	0	477	796	819	370	276	1,574	123	55	1,201	3,320	183	221	11,955
	% Sales to Listings	69%	93%	20%	93%	77%	70%	81%	84%	70%	75%	87%	60%	61%	52%	89%	n/a

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

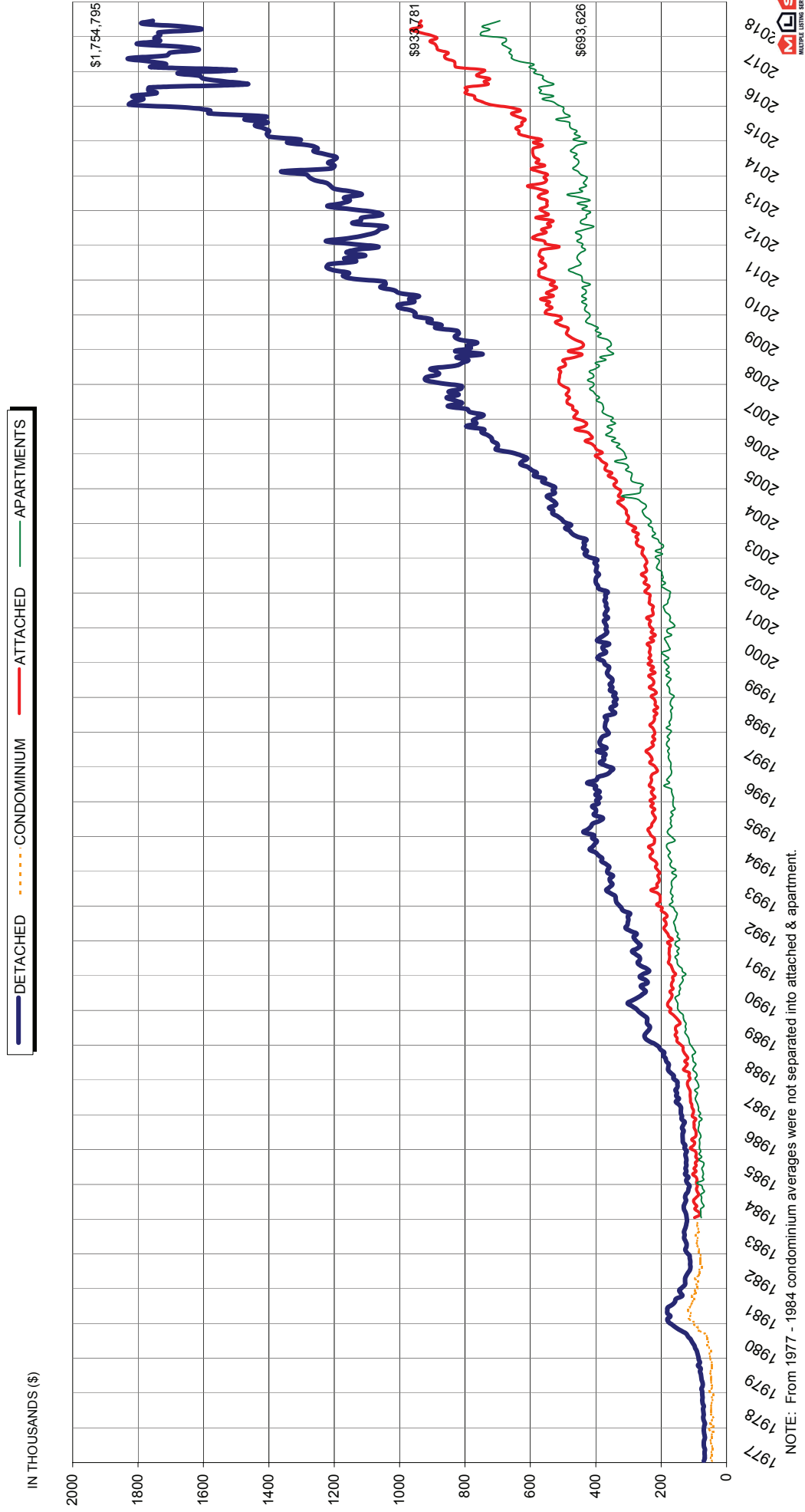


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jun 2017	2 May 2018	3 Jun 2018	Col. 2 & 3 Percentage Variance	5 Jun 2017	6 May 2018	7 Jun 2018	Col. 6 & 7 Percentage Variance	9 Apr 2017 - Jun 2017	10 Apr 2018 - Jun 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	264	235	169	-28.1	103	78	56	-28.2	323	188	-41.8
ATTACHED	98	109	103	-5.5	91	49	53	8.2	263	162	-38.4
APARTMENTS	250	304	280	-7.9	255	174	144	-17.2	770	478	-37.9
COQUITLAM											
DETACHED	234	212	198	-6.6	127	74	62	-16.2	384	213	-44.5
ATTACHED	64	72	73	1.4	50	37	22	-40.5	181	90	-50.3
APARTMENTS	175	214	171	-20.1	143	90	90	0.0	408	272	-33.3
DELTA											
DETACHED	105	114	93	-18.4	58	47	36	-23.4	180	128	-28.9
ATTACHED	11	18	16	-11.1	12	12	16	33.3	42	36	-14.3
APARTMENTS	21	35	30	-14.3	29	12	28	133.3	68	57	-16.2
MAPLE RIDGE/PITT MEADOWS											
DETACHED	249	238	191	-19.7	172	106	78	-26.4	496	307	-38.1
ATTACHED	60	93	61	-34.4	72	42	35	-16.7	225	127	-43.6
APARTMENTS	65	88	76	-13.6	81	74	44	-40.5	262	173	-34.0
NORTH VANCOUVER											
DETACHED	207	249	186	-25.3	122	90	80	-11.1	371	247	-33.4
ATTACHED	79	84	85	1.2	47	40	37	-7.5	133	119	-10.5
APARTMENTS	137	192	143	-25.5	128	107	82	-23.4	369	290	-21.4
NEW WESTMINSTER											
DETACHED	55	54	59	9.3	32	23	29	26.1	97	79	-18.6
ATTACHED	36	16	12	-25.0	36	14	8	-42.9	80	35	-56.3
APARTMENTS	151	188	148	-21.3	128	95	102	7.4	425	290	-31.8
PORT MOODY/BELCARRA											
DETACHED	48	49	39	-20.4	21	16	11	-31.3	73	48	-34.2
ATTACHED	21	26	28	7.7	19	20	14	-30.0	71	50	-29.6
APARTMENTS	46	46	53	15.2	50	27	23	-14.8	132	67	-49.2
PORT COQUITLAM											
DETACHED	75	109	83	-23.9	66	37	47	27.0	179	118	-34.1
ATTACHED	42	44	60	36.4	40	23	22	-4.3	110	64	-41.8
APARTMENTS	71	81	71	-12.3	68	43	39	-9.3	176	130	-26.1
RICHMOND											
DETACHED	358	317	269	-15.1	146	88	81	-8.0	470	234	-50.2
ATTACHED	181	184	123	-33.2	101	78	65	-16.7	362	222	-38.7
APARTMENTS	315	353	312	-11.6	255	189	160	-15.3	740	516	-30.3
SUNSHINE COAST											
DETACHED	120	126	98	-22.2	88	68	51	-25.0	237	161	-32.1
ATTACHED	12	12	12	0.0	14	15	7	-53.3	45	31	-31.1
APARTMENTS	8	6	9	50.0	8	7	6	-14.3	27	20	-25.9
SQUAMISH											
DETACHED	47	55	37	-32.7	26	15	11	-26.7	97	50	-48.5
ATTACHED	35	37	28	-24.3	30	19	15	-21.1	90	51	-43.3
APARTMENTS	22	32	20	-37.5	10	25	14	-44.0	60	51	-15.0
VANCOUVER EAST											
DETACHED	342	321	250	-22.1	157	141	97	-31.2	498	341	-31.5
ATTACHED	78	99	87	-12.1	54	46	39	-15.2	156	138	-11.5
APARTMENTS	209	305	270	-11.5	238	175	146	-16.6	614	463	-24.6
VANCOUVER WEST											
DETACHED	341	267	234	-12.4	112	91	80	-12.1	408	239	-41.4
ATTACHED	123	161	123	-23.6	69	55	50	-9.1	211	152	-28.0
APARTMENTS	624	828	616	-25.6	460	356	327	-8.1	1424	1033	-27.5
WHISTLER/PEMBERTON											
DETACHED	28	26	32	23.1	18	7	11	57.1	56	29	-48.2
ATTACHED	30	41	45	9.8	25	22	30	36.4	85	68	-20.0
APARTMENTS	41	29	28	-3.4	32	36	23	-36.1	108	86	-20.4
WEST VANCOUVER/HOWE SOUND											
DETACHED	174	233	176	-24.5	64	38	33	-13.2	193	103	-46.6
ATTACHED	13	20	14	-30.0	8	4	6	50.0	25	14	-44.0
APARTMENTS	35	39	42	7.7	20	21	12	-42.9	69	53	-23.2
GRAND TOTALS											
DETACHED	2647	2605	2114	-18.8	1312	919	763	-17.0	4062	2485	-38.8
ATTACHED	883	1016	870	-14.4	668	476	419	-12.0	2079	1359	-34.6
APARTMENTS	2170	2740	2269	-17.2	1905	1431	1240	-13.3	5652	3979	-29.6



Residential Average Sale Prices - January 1977 to June 2018



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