

News Release



FOR IMMEDIATE RELEASE:

Home buyer demand stays below historical averages in August

VANCOUVER, BC – September 5, 2018 – The Metro Vancouver¹ housing market continues to experience reduced demand across all housing types.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,929 in August 2018, a 36.6 per cent decrease from the 3,043 sales recorded in August 2017, and a 6.8 per cent decline compared to July 2018 when 2,070 homes sold.

Last month's sales were 25.2 per cent below the 10-year August sales average.

“Home buyers have been less active in recent months and we’re beginning to see prices edge down for all housing types as a result,” Phil Moore, REBGV president said. “Buyers today have more listings to choose from and face less competition than we’ve seen in our market in recent years.”

There were 3,881 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2018. This represents an 8.6 per cent decrease compared to the 4,245 homes listed in August 2017 and an 18.6 per cent decrease compared to July 2018 when 4,770 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 11,824, a 34.3 per cent increase compared to August 2017 (8,807) and a 2.6 per cent decrease compared to July 2018 (12,137).

The sales-to-active listings ratio for August 2018 is 16.3 per cent. By housing type, the ratio is 9.2 per cent for detached homes, 19.4 per cent for townhomes, and 26.6 per cent for apartments.

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.

“With fewer buyers active in the market, benchmark prices across all three housing categories have declined for two consecutive months across the region,” Moore said.

The MLS® Home Price Index² composite benchmark price for all residential properties in Metro Vancouver is currently \$1,083,400. This represents a 4.1 per cent increase over August 2017 and a 1.9 per cent decrease since May 2018.

Sales of detached properties in August 2018 reached 567, a 37.1 per cent decrease from the 901 detached sales recorded in August 2017. The benchmark price for detached properties is \$1,561,000. This represents a 3.1 per cent decrease from August 2017 and a 2.8 per cent decrease since May 2018.

Sales of apartment properties reached 1,025 in August 2018, 36.5 per cent decrease compared to the 1,613 sales in August 2017. The benchmark price of an apartment property is \$695,500. This represents a 10.3 per cent increase from August 2017 and a 1.6 per cent decrease since May 2018.

Attached property sales in August 2018 totalled 337, a 36.3 per cent decrease compared to the 529 sales in August 2017. The benchmark price of an attached unit is \$846,100. This represents a 7.9 per cent increase from August 2017 and a 0.8 per cent decrease since May 2018.

-30-

*Editor's Notes:

1. 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.

2. A national operations team conducts an annual review of the MLS® HPI model. This review was recently completed, which resulted in some revisions to the model in August 2018. Specifically, neighbourhoods where home sales over the past three years totalled 12 or less have been removed from the model due to a lack of consistent sample size. Neighbourhoods where sales have increased to 20 or more over the past three years have been added. Historical MLS® HPI data has been recalculated to reflect these changes.

The benchmark property descriptions for what constitutes a “typical” home in a given area have also been updated to reflect changes to current buying trends.

MLS® HPI benchmark prices represent the value of a “typical” property within a market. The HPI model creates a composite description for every neighbourhood and property type based on MLS® sales data for that specific area. What people typically purchase can change over time due to changes in affordability and buyer preferences. Therefore, it's necessary for these descriptions to be occasionally updated.

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	\$1,015,900	278.9	-1.4%	-1.8%	1.1%	6.3%	56.7%	80.8%	93.1%
	Greater Vancouver	\$1,083,400	280.5	-1.4%	-1.9%	0.1%	4.1%	49.9%	76.7%	92.9%
	Bowen Island	\$984,800	213.5	-3.3%	-6.2%	1.0%	4.6%	56.3%	76.7%	54.8%
	Burnaby East	\$1,014,600	281.4	-2.9%	-2.6%	0.4%	2.9%	46.5%	73.5%	95.3%
	Burnaby North	\$934,300	282.1	-2.1%	-1.2%	0.3%	6.5%	54.2%	78.9%	94.0%
	Burnaby South	\$1,037,300	293.0	-2.2%	-1.7%	0.0%	5.3%	55.6%	80.8%	102.6%
	Coquitlam	\$978,700	290.3	-0.2%	-0.5%	3.5%	8.6%	62.5%	95.5%	104.4%
	Ladner	\$891,400	250.2	0.4%	1.6%	3.0%	5.6%	38.3%	67.1%	79.2%
	Maple Ridge	\$800,500	254.9	-1.0%	-1.5%	2.7%	11.6%	72.8%	89.1%	81.4%
	New Westminster	\$699,100	307.2	-2.6%	-2.2%	3.3%	11.1%	71.9%	90.5%	103.8%
	North Vancouver	\$1,093,600	249.3	-1.5%	-2.8%	0.0%	1.7%	45.9%	69.5%	79.0%
	Pitt Meadows	\$792,800	288.2	-1.9%	-0.7%	5.6%	16.0%	77.4%	100.6%	101.1%
	Port Coquitlam	\$790,800	270.7	-1.6%	-3.0%	1.7%	6.9%	64.4%	90.0%	85.9%
	Port Moody	\$968,100	267.6	-0.4%	-1.7%	2.1%	9.9%	61.1%	88.3%	91.1%
	Richmond	\$1,029,800	296.7	-1.7%	-0.9%	-0.4%	4.3%	50.4%	75.9%	101.3%
	Squamish	\$795,900	249.8	-2.9%	-3.0%	3.7%	8.4%	69.5%	100.0%	83.3%
	Sunshine Coast	\$621,900	217.9	-0.6%	-2.1%	5.6%	8.0%	63.8%	85.0%	57.8%
	Tsawwassen	\$1,006,200	252.7	-1.1%	-1.4%	1.0%	1.9%	36.2%	68.4%	80.4%
	Vancouver East	\$1,100,000	322.1	-0.1%	-1.3%	-0.6%	2.0%	48.7%	81.1%	111.9%
	Vancouver West	\$1,336,900	281.9	-1.5%	-3.0%	-2.8%	-0.7%	38.4%	66.9%	91.2%
West Vancouver	\$2,421,300	260.3	-3.0%	-6.5%	-8.9%	-8.8%	20.1%	52.8%	78.4%	
Whistler	\$970,600	210.2	-0.6%	-1.5%	3.5%	11.4%	78.7%	103.9%	55.4%	
Single Family Detached	Lower Mainland	\$1,315,900	279.3	-1.4%	-2.3%	-0.9%	-0.7%	42.7%	73.4%	98.4%
	Greater Vancouver	\$1,561,000	287.4	-1.5%	-2.8%	-2.4%	-3.1%	34.2%	68.5%	100.6%
	Bowen Island	\$984,800	213.5	-3.3%	-6.2%	1.0%	4.6%	56.3%	76.7%	54.8%
	Burnaby East	\$1,269,200	283.8	-4.2%	-3.5%	-0.9%	-3.9%	34.2%	68.5%	104.5%
	Burnaby North	\$1,501,200	290.3	-3.5%	-4.7%	-2.1%	-5.8%	25.8%	61.5%	104.1%
	Burnaby South	\$1,621,000	310.3	-3.8%	-3.0%	-3.7%	-5.6%	32.8%	66.8%	119.0%
	Coquitlam	\$1,305,300	289.7	-0.3%	-1.1%	2.2%	2.0%	46.9%	83.8%	107.7%
	Ladner	\$1,010,200	243.5	-0.7%	0.8%	0.6%	1.0%	31.5%	63.4%	78.8%
	Maple Ridge	\$870,200	247.9	-0.6%	-0.6%	2.7%	8.3%	67.6%	88.2%	82.7%
	New Westminster	\$1,132,100	282.4	-3.0%	-3.8%	-2.4%	-3.8%	36.7%	68.6%	102.3%
	North Vancouver	\$1,649,700	258.0	-1.5%	-3.4%	-2.2%	-3.6%	37.1%	71.3%	88.3%
	Pitt Meadows	\$941,500	265.3	-1.5%	-0.9%	3.2%	7.4%	61.9%	86.8%	96.2%
	Port Coquitlam	\$1,008,100	268.8	-0.8%	-3.9%	2.2%	0.5%	47.3%	81.6%	91.3%
	Port Moody	\$1,529,200	282.4	0.0%	0.0%	3.1%	2.5%	49.1%	80.9%	99.4%
	Richmond	\$1,669,900	323.5	-1.9%	-3.2%	-5.0%	-3.8%	34.7%	69.5%	115.5%
	Squamish	\$1,000,500	252.9	-3.7%	-5.7%	1.5%	5.1%	62.4%	97.7%	86.6%
	Sunshine Coast	\$617,700	216.4	-0.8%	-2.2%	5.6%	8.0%	63.7%	84.5%	56.7%
	Tsawwassen	\$1,250,200	269.2	-1.2%	-1.1%	0.1%	-0.5%	37.0%	75.3%	94.1%
	Vancouver East	\$1,529,200	338.0	-0.4%	-0.9%	-2.0%	-2.3%	34.6%	80.2%	133.7%
	Vancouver West	\$3,278,500	336.6	-2.3%	-4.4%	-6.3%	-10.3%	21.6%	57.5%	114.5%
West Vancouver	\$2,832,600	267.4	-2.8%	-6.2%	-9.8%	-11.2%	16.6%	51.5%	82.8%	
Whistler	\$1,783,200	227.8	0.8%	-0.8%	3.0%	8.3%	61.2%	90.3%	67.3%	

*** August 2018 update:**

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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.

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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 %
Townhouse	Lower Mainland	\$712,500	257.0	-1.2%	-1.1%	3.3%	9.2%	64.0%	78.6%	80.0%
	Greater Vancouver	\$846,100	269.3	-0.8%	-0.8%	3.7%	7.9%	59.4%	79.1%	86.8%
	Burnaby East	\$712,800	263.3	-2.8%	-1.6%	4.1%	13.2%	59.6%	70.5%	81.7%
	Burnaby North	\$766,200	286.0	-2.1%	-0.1%	1.9%	9.8%	59.1%	78.6%	92.6%
	Burnaby South	\$841,600	289.9	-0.6%	0.1%	4.2%	8.9%	62.7%	85.6%	99.9%
	Coquitlam	\$690,500	253.4	-2.9%	-2.2%	1.4%	7.7%	57.4%	79.0%	82.6%
	Ladner	\$818,200	285.3	2.6%	3.9%	4.5%	11.5%	59.3%	84.5%	93.7%
	Maple Ridge	\$566,300	262.9	-0.2%	-2.4%	2.7%	11.4%	77.5%	86.9%	82.7%
	New Westminster	\$741,500	293.2	1.0%	0.9%	4.0%	13.6%	65.7%	83.6%	99.5%
	North Vancouver	\$1,030,100	250.3	-0.3%	-0.5%	3.2%	6.4%	54.0%	76.0%	84.2%
	Pitt Meadows	\$667,700	288.9	-1.2%	4.0%	13.7%	18.6%	81.6%	113.1%	101.3%
	Port Coquitlam	\$667,500	252.7	-2.7%	-3.2%	2.0%	4.1%	63.0%	81.4%	77.6%
	Port Moody	\$687,700	232.4	-0.3%	0.4%	6.7%	13.0%	50.4%	69.3%	62.9%
	Richmond	\$865,400	284.4	-0.5%	2.3%	5.6%	8.1%	57.4%	76.8%	96.4%
	Squamish	\$709,100	241.8	-0.9%	-2.3%	5.1%	10.2%	68.9%	99.0%	75.9%
	Tsawwassen	\$793,900	295.7	4.5%	2.3%	5.0%	10.3%	61.1%	86.6%	100.7%
	Vancouver East	\$894,200	293.5	0.2%	-3.4%	2.9%	4.2%	57.5%	72.3%	88.4%
Vancouver West	\$1,267,800	280.0	-1.7%	-2.8%	1.4%	1.1%	52.5%	78.1%	91.6%	
Whistler	\$941,600	235.5	0.6%	-1.5%	6.2%	14.8%	77.5%	107.7%	71.3%	
Apartment	Lower Mainland	\$682,300	288.3	-1.4%	-1.6%	2.3%	14.1%	76.9%	91.9%	92.5%
	Greater Vancouver	\$695,500	279.1	-1.4%	-1.6%	1.2%	10.3%	68.4%	85.9%	88.8%
	Burnaby East	\$782,800	300.3	-0.6%	-2.3%	-1.6%	6.8%	65.2%	83.9%	89.9%
	Burnaby North	\$650,900	277.9	-1.5%	0.1%	1.3%	15.0%	82.3%	95.0%	89.3%
	Burnaby South	\$717,800	288.2	-1.9%	-1.5%	1.1%	10.9%	73.8%	90.2%	97.0%
	Coquitlam	\$552,500	303.2	0.7%	0.3%	5.2%	15.9%	90.3%	119.6%	105.6%
	Ladner	\$470,700	223.1	-0.3%	-0.1%	6.2%	12.2%	33.5%	51.7%	56.0%
	Maple Ridge	\$374,200	267.2	-2.9%	-3.1%	1.7%	23.2%	83.9%	90.6%	69.1%
	New Westminster	\$556,500	315.3	-2.9%	-2.2%	4.5%	15.2%	87.3%	98.1%	103.7%
	North Vancouver	\$596,400	239.3	-1.9%	-2.6%	1.2%	6.7%	59.1%	66.6%	67.7%
	Pitt Meadows	\$527,200	310.9	-2.8%	-3.8%	1.5%	22.2%	90.4%	105.6%	96.8%
	Port Coquitlam	\$471,700	282.1	-1.9%	-2.4%	0.8%	14.4%	88.3%	105.0%	82.1%
	Port Moody	\$668,800	278.7	-0.8%	-3.5%	0.1%	15.2%	82.2%	106.6%	104.6%
	Richmond	\$685,500	286.2	-2.1%	-0.1%	1.8%	12.8%	75.8%	87.5%	94.8%
	Squamish	\$513,400	247.3	-4.2%	-0.6%	5.2%	12.3%	89.6%	107.5%	81.4%
	Tsawwassen	\$498,200	210.1	-1.1%	-1.8%	5.8%	10.9%	37.2%	53.5%	46.9%
	Vancouver East	\$569,300	314.1	0.0%	-1.1%	0.7%	7.5%	71.9%	87.3%	94.6%
Vancouver West	\$825,000	267.7	-1.2%	-2.4%	-1.3%	4.8%	52.2%	75.7%	85.1%	
West Vancouver	\$1,190,200	241.1	-3.6%	-7.1%	-3.8%	5.5%	49.8%	63.9%	67.1%	
Whistler	\$556,600	182.5	-2.7%	-1.8%	1.7%	10.5%	110.3%	139.5%	37.6%	

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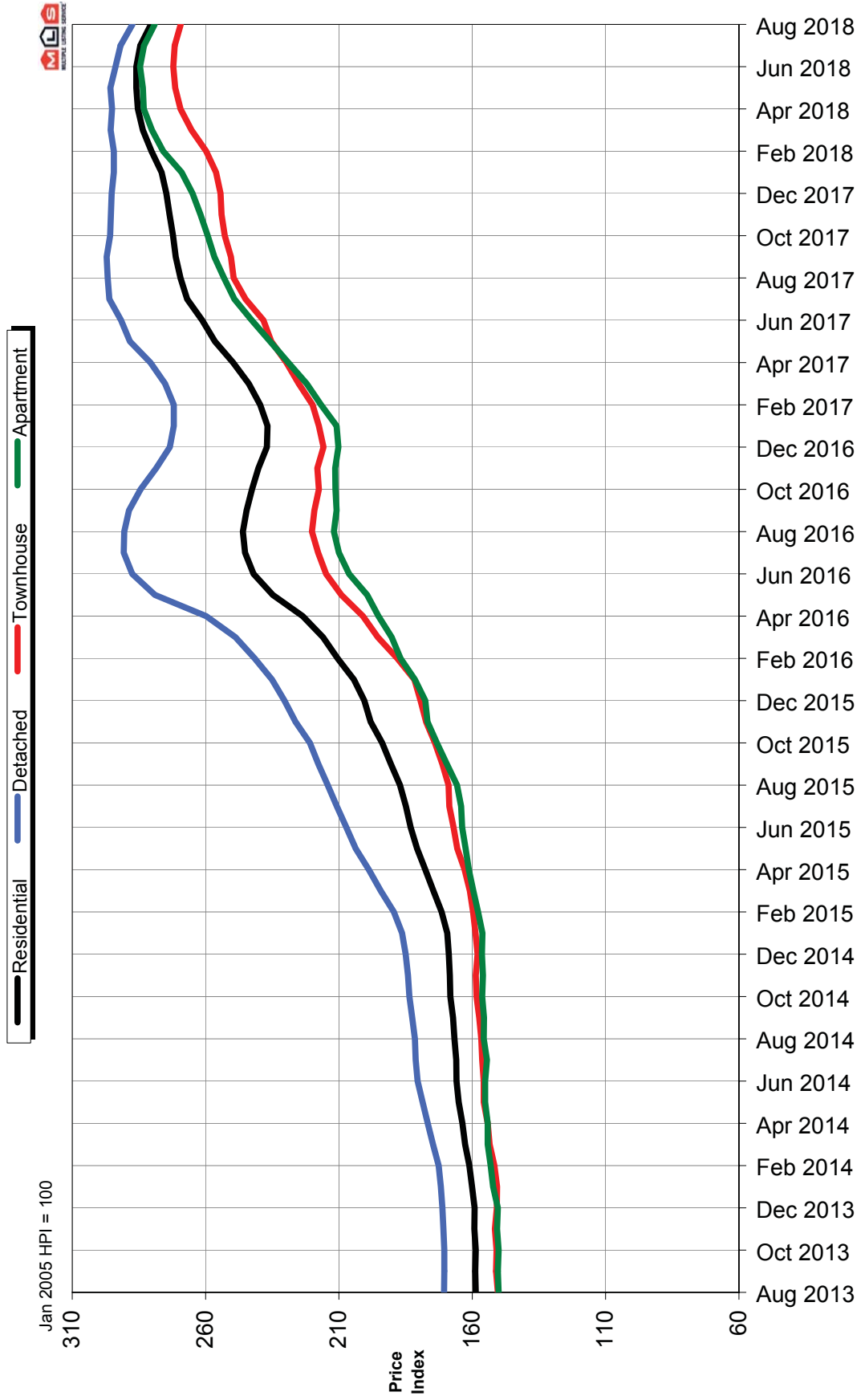
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Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

310

260

210

160

110

60

Price Index

Aug 2018
Jun 2018
Apr 2018
Feb 2018
Dec 2017
Oct 2017
Aug 2017
Jun 2017
Apr 2017
Feb 2017
Dec 2016
Oct 2016
Aug 2016
Jun 2016
Apr 2016
Feb 2016
Dec 2015
Oct 2015
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Apr 2015
Feb 2015
Dec 2014
Oct 2014
Aug 2014
Jun 2014
Apr 2014
Feb 2014
Dec 2013
Oct 2013
Aug 2013

Residential Detached Townhouse Apartment



MLS® SALES Facts



**August
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
August 2018	40 Detached 37 Attached 119 Apartment	60 \$1,305,000 \$828,900 \$525,000	29 \$1,040,000 n/a n/a	10 n/a n/a n/a	74 \$884,000 \$551,000 \$393,750	14 n/a n/a \$520,000	31 \$1,512,500 \$932,450 \$639,000	18 n/a n/a \$440,000	5 n/a n/a n/a	55 \$1,580,000 \$850,000 \$557,500	22 \$1,082,500 n/a n/a	54 \$719,500 n/a n/a	58 \$1,530,800 \$950,000 \$617,500	58 \$2,900,000 \$1,446,500 \$798,500	27 \$2,500,000 n/a n/a	12 n/a n/a \$394,900	567 337 1,025
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 n/a \$1,064,500	637 354 1,079
August 2017	65 Detached 68 Attached 229 Apartment	82 \$1,588,000 \$726,000 \$496,000	53 \$1,150,000 n/a n/a	8 n/a n/a n/a	139 \$817,500 \$502,450 \$315,000	19 n/a n/a \$484,000	75 \$1,850,000 \$955,000 \$636,500	48 \$948,500 \$650,000 \$403,000	13 n/a \$677,000 \$599,000	89 \$1,577,000 \$896,900 \$528,800	32 \$916,500 n/a n/a	63 \$550,000 n/a n/a	114 \$3,685,000 \$1,282,500 \$760,000	52 \$3,250,000 n/a n/a	30 n/a n/a \$3,250,000	19 n/a n/a \$800,000	901 529 1,613
Jan. - Aug. 2018	431 Detached 381 Attached 1,113 Apartment	515 \$1,330,000 \$810,000 \$550,000	269 \$1,125,000 \$711,250 \$537,950	36 \$509,500 n/a n/a	732 \$880,000 \$560,000 \$395,000	167 \$1,250,000 \$767,172 \$512,000	484 \$1,681,500 \$991,000 \$663,000	229 \$1,000,000 \$699,000 \$445,000	83 \$1,455,000 \$757,500 \$599,900	561 \$1,699,980 \$870,000 \$580,000	142 \$1,031,294 \$663,286 \$690,000	384 \$663,286 \$440,000 \$399,900	671 \$3,100,000 \$1,396,000 \$820,000	507 \$3,100,000 \$1,396,000 \$820,000	227 \$2,800,000 \$1,650,000 \$1,225,000	95 \$1,975,000 \$1,099,000 \$395,000	5,533 3,216 9,629
Jan. - Aug. 2017	632 Detached 519 Attached 1,646 Apartment	758 \$1,262,750 \$735,250 \$475,000	410 \$1,110,000 \$689,950 \$522,500	50 \$453,750 n/a n/a	1,029 \$789,450 \$470,714 \$319,000	180 \$1,146,500 \$684,400 \$450,000	747 \$1,743,000 \$991,950 \$591,750	361 \$935,000 \$606,000 \$365,000	146 \$1,326,000 \$641,500 \$526,500	959 \$1,650,000 \$825,000 \$495,000	214 \$920,000 \$595,000 \$395,000	500 \$590,000 \$385,900 \$354,125	1,011 \$3,400,000 \$998,000 \$525,875	758 \$3,155,000 \$1,340,000 \$748,800	378 \$3,155,000 \$2,012,500 \$1,022,000	135 \$1,760,000 \$740,000 \$379,000	8,268 4,397 12,674
Year-to-date	530,000 Detached 758,000 Attached 1,646 Apartment	\$475,000 \$1,262,750 \$735,250 \$475,000	\$522,500 \$1,110,000 \$689,950 \$522,500	n/a \$453,750 n/a n/a	\$319,000 \$789,450 \$470,714 \$319,000	\$450,000 \$1,146,500 \$684,400 \$450,000	\$591,750 \$1,743,000 \$991,950 \$591,750	\$365,000 \$935,000 \$606,000 \$365,000	\$526,500 \$1,326,000 \$641,500 \$526,500	\$495,000 \$1,650,000 \$825,000 \$495,000	\$395,000 \$920,000 \$595,000 \$395,000	\$354,125 \$590,000 \$385,900 \$354,125	\$525,875 \$3,400,000 \$998,000 \$525,875	\$748,800 \$3,155,000 \$1,340,000 \$748,800	\$1,022,000 \$3,155,000 \$2,012,500 \$1,022,000	\$379,000 \$1,760,000 \$740,000 \$379,000	n/a

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



MLS® LISTINGS Facts



**August
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/Hove Sound	Whistler/Pemberton	TOTALS
August 2018	111	146	56	9	147	30	90	59	17	202	34	99	172	167	107	26	1,472
	Detached	Attached	Apartment														
	88	69	21	3	76	11	44	32	8	122	21	8	40	94	7	27	671
	225	147	13	0	67	121	120	54	30	244	21	11	181	454	23	27	1,738
	36%	41%	52%	111%	50%	47%	34%	31%	29%	27%	65%	55%	34%	35%	25%	46%	n/a
	42%	54%	48%	0%	53%	64%	68%	56%	75%	47%	62%	75%	55%	40%	57%	44%	n/a
	53%	58%	69%	n/a	45%	53%	58%	67%	60%	63%	76%	18%	61%	61%	61%	81%	n/a
July 2018	157	195	61	12	153	39	130	55	31	226	42	116	197	184	114	23	1,735
	Detached	Attached	Apartment														
	92	89	22	2	64	22	49	61	24	131	21	9	71	89	12	34	792
	274	176	20	0	98	143	144	66	49	285	24	8	269	610	45	32	2,243
	29%	25%	56%	42%	52%	54%	39%	40%	39%	34%	50%	47%	34%	32%	28%	48%	n/a
	32%	38%	18%	0%	59%	36%	49%	34%	58%	44%	62%	78%	41%	54%	50%	65%	n/a
	40%	39%	70%	n/a	39%	59%	52%	62%	51%	52%	58%	13%	49%	48%	40%	50%	n/a
August 2017	168	175	67	11	190	38	118	70	26	240	35	78	210	196	106	20	1,748
	Detached	Attached	Apartment														
	98	52	7	0	70	25	35	37	20	168	21	26	50	73	3	30	715
	255	151	17	0	42	140	108	73	33	262	11	7	152	481	19	31	1,782
	39%	47%	79%	73%	73%	50%	64%	69%	50%	37%	91%	81%	54%	27%	28%	95%	n/a
	69%	75%	114%	n/a	77%	64%	89%	57%	105%	73%	71%	58%	62%	77%	0%	103%	n/a
	90%	83%	106%	n/a	110%	96%	103%	60%	100%	92%	164%	200%	93%	84%	100%	100%	n/a
Jan. - Aug. 2018 Year-to-date*	1,389	1,383	701	91	1,389	339	1,346	520	247	2,003	336	784	1,904	1,894	1,233	189	15,748
	Detached	Attached	Apartment														
	745	517	131	16	543	150	458	321	180	1,035	191	98	614	863	112	277	6,251
	1,916	1,192	207	0	636	1,057	1,152	470	317	2,188	192	67	1,828	4,796	286	291	16,595
	31%	37%	38%	40%	53%	49%	36%	44%	34%	28%	42%	49%	35%	27%	18%	50%	n/a
	51%	47%	56%	6%	61%	60%	55%	52%	61%	51%	63%	66%	48%	40%	31%	62%	n/a
	58%	57%	60%	n/a	69%	65%	62%	67%	62%	58%	59%	64%	58%	53%	47%	74%	n/a
Jan. - Aug. 2017 Year-to-date*	1,581	1,428	730	92	1,570	310	1,347	532	288	2,244	351	756	2,083	1,966	1,225	191	16,694
	Detached	Attached	Apartment														
	799	476	116	5	546	200	399	285	172	1,208	233	111	524	740	94	242	6,150
	2,068	1,188	175	0	573	1,104	1,063	494	352	2,146	145	85	1,559	4,437	218	290	15,897
	40%	53%	56%	54%	66%	58%	55%	68%	51%	43%	61%	66%	49%	39%	31%	71%	n/a
	65%	75%	97%	20%	89%	76%	71%	78%	86%	67%	77%	80%	60%	60%	51%	92%	n/a
	80%	83%	85%	n/a	92%	84%	79%	79%	85%	82%	92%	96%	82%	74%	71%	87%	n/a

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



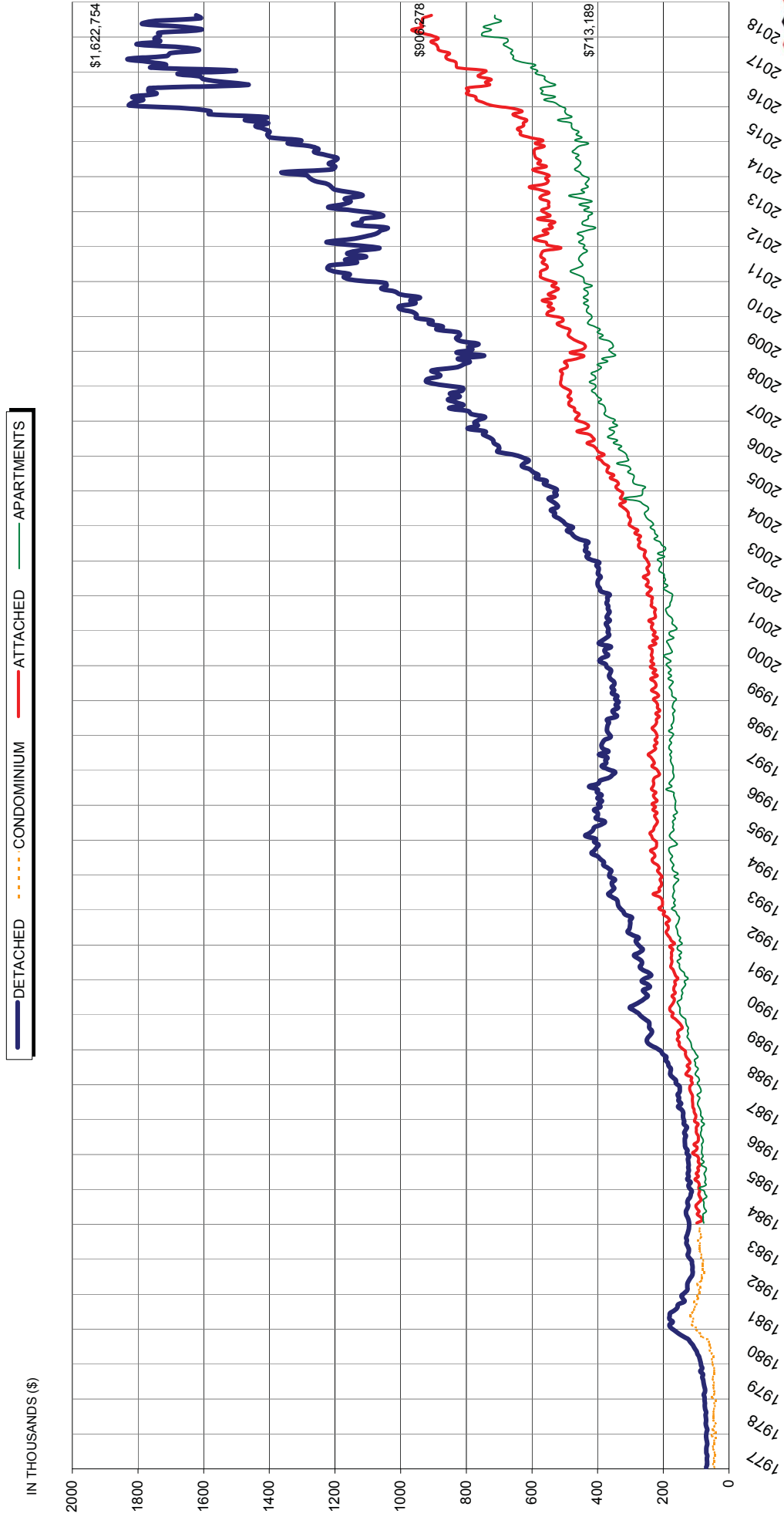
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Aug 2017	2 Jul 2018	3 Aug 2018	Col. 2 & 3 Percentage Variance	5 Aug 2017	6 Jul 2018	7 Aug 2018	Col. 6 & 7 Percentage Variance	9 Jun 2017 - Aug 2017	10 Jun 2018 - Aug 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	168	157	111	-29.3	65	45	40	-11.1	225	141	-37.3
ATTACHED	98	92	88	-4.3	68	29	37	27.6	215	119	-44.7
APARTMENTS	255	274	225	-17.9	229	110	119	8.2	666	373	-44.0
COQUITLAM											
DETACHED	175	195	146	-25.1	82	48	60	25.0	301	170	-43.5
ATTACHED	52	89	69	-22.5	39	34	37	8.8	129	93	-27.9
APARTMENTS	151	176	147	-16.5	126	68	85	25.0	406	243	-40.1
DELTA											
DETACHED	67	61	56	-8.2	53	34	29	-14.7	167	99	-40.7
ATTACHED	7	22	21	-4.5	8	4	10	150.0	35	30	-14.3
APARTMENTS	17	20	13	-35.0	18	14	9	-35.7	63	51	-19.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	190	153	147	-3.9	139	79	74	-6.3	447	231	-48.3
ATTACHED	70	64	76	18.8	54	38	40	5.3	184	113	-38.6
APARTMENTS	42	98	67	-31.6	46	38	30	-21.1	175	112	-36.0
NORTH VANCOUVER											
DETACHED	118	130	90	-30.8	75	51	31	-39.2	278	162	-41.7
ATTACHED	35	49	44	-10.2	31	24	30	25.0	118	91	-22.9
APARTMENTS	108	144	120	-16.7	111	75	70	-6.7	318	227	-28.6
NEW WESTMINSTER											
DETACHED	38	39	30	-23.1	19	21	14	-33.3	71	64	-9.9
ATTACHED	25	22	11	-50.0	16	8	7	-12.5	68	23	-66.2
APARTMENTS	140	143	121	-15.4	134	85	64	-24.7	375	251	-33.1
PORT MOODY/BELCARRA											
DETACHED	26	31	17	-45.2	13	12	5	-58.3	52	28	-46.2
ATTACHED	20	24	8	-66.7	21	14	6	-57.1	61	34	-44.3
APARTMENTS	33	49	30	-38.8	33	25	18	-28.0	119	66	-44.5
PORT COQUITLAM											
DETACHED	70	55	59	7.3	48	22	18	-18.2	158	87	-44.9
ATTACHED	37	61	32	-47.5	21	21	18	-14.3	89	61	-31.5
APARTMENTS	73	66	54	-18.2	44	41	36	-12.2	158	116	-26.6
RICHMOND											
DETACHED	240	226	202	-10.6	89	77	55	-28.6	337	213	-36.8
ATTACHED	168	131	122	-6.9	123	57	57	0.0	327	179	-45.3
APARTMENTS	262	285	244	-14.4	242	149	154	3.4	696	463	-33.5
SUNSHINE COAST											
DETACHED	78	116	99	-14.7	63	54	54	0.0	216	159	-26.4
ATTACHED	26	9	8	-11.1	15	7	6	-14.3	36	20	-44.4
APARTMENTS	7	8	11	37.5	14	1	2	100.0	34	9	-73.5
SQUAMISH											
DETACHED	35	42	34	-19.0	32	21	22	4.8	81	54	-33.3
ATTACHED	21	21	21	0.0	15	13	13	0.0	73	41	-43.8
APARTMENTS	11	24	21	-12.5	18	14	16	14.3	44	44	0.0
VANCOUVER EAST											
DETACHED	210	197	172	-12.7	114	67	58	-13.4	382	222	-41.9
ATTACHED	50	71	40	-43.7	31	29	22	-24.1	130	90	-30.8
APARTMENTS	152	269	181	-32.7	142	131	111	-15.3	530	388	-26.8
VANCOUVER WEST											
DETACHED	196	184	167	-9.2	52	58	58	0.0	238	196	-17.6
ATTACHED	73	89	94	5.6	56	48	38	-20.8	175	136	-22.3
APARTMENTS	481	610	454	-25.6	406	294	275	-6.5	1264	896	-29.1
WHISTLER/PEMBERTON											
DETACHED	20	23	26	13.0	19	11	12	9.1	53	34	-35.8
ATTACHED	30	34	27	-20.6	31	22	12	-45.5	87	64	-26.4
APARTMENTS	31	32	27	-15.6	31	16	22	37.5	89	61	-31.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	106	114	107	-6.1	30	32	27	-15.6	135	92	-31.9
ATTACHED	3	12	7	-41.7	0	6	4	-33.3	13	16	23.1
APARTMENTS	19	45	23	-48.9	19	18	14	-22.2	49	44	-10.2
GRAND TOTALS											
DETACHED	1737	1723	1463	-15.1	893	632	557	-11.9	3141	1952	-37.9
ATTACHED	715	790	668	-15.4	529	354	337	-4.8	1740	1110	-36.2
APARTMENTS	1782	2243	1738	-22.5	1613	1079	1025	-5.0	4986	3344	-32.9



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to August 2018



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