

MARKET REPORT

Highlights from May

Spring ushers in calmer housing market trends in Metro Vancouver

Wishing you a happy Fathers Day

May residential sales -31.6% - Sales-to-active ratio total 29.2%
Download the full PDF report: www.davidvalente.com

Receive custom real-time alerts at the same time as Realtors®

"Please feel free to call for your next market evaluation.

I look forward making your home sale a success!"

604.377.6015

This communication is not intended to cause or induce breach of an existing agency relationship

**DAVID
VALENTE**

Vancouver. North Shore.
Real Estate.

• June 2022 •

Spring ushers in calmer housing market trends in Metro Vancouver

HAPPY
FATHER'S
DAY



Dear Valued Clients,

After reaching record-setting levels in 2021, home sale activity has returned to more typical seasonal levels in Metro Vancouver this spring due, in large part, to rising interest rates.

With interest rates rising, home buyers are taking more time to make their decisions in today's housing market. Home buyers have been operating in a frenzied environment for much of the past two years. This spring is providing a calmer environment, with fewer multiple offer situations, which is allowing buyers to explore their housing options, understand the changing mortgage market, and do their due diligence.

Upward pressure on home prices has begun to ease in the housing market over the last two months. Where home prices go next will depend on housing supply. While we're beginning to see modest increases in home listings, we still need housing supply totals to more than double to bring the market close to balanced territory.

— Enclosed is this month's market report published by the Real Estate Board of Greater Vancouver (REBGV) —

"Please feel free to call for your
next market evaluation.

I look forward making your
home sale a success!"

This communication is not intended to cause or
induce breach of an existing agency relationship.

DAVID VALENTE

604.377.6015

david@davidvalente.com

DAVIDVALENTE.COM



• June 2022 •

Spring ushers in calmer housing market trends in Metro Vancouver

HAPPY
FATHER'S DAY



DETACHED

Active Listings: 4,337

Sales: 793

Benchmark Price: \$2,093,600

Avg. Days On Market: 19



TOWNHOUSE

Active Listings: 1,463

Sales: 520

Benchmark Price: \$1,141,200

Avg. Days On Market: 14



APARTMENT

Active Listings: 4,210

Sales: 1,605

Benchmark Price: \$779,700

Avg. Days On Market: 16

Residential property sales in Metro Vancouver

Sales-to-active ratio



Detached homes
18.3%



Attached townhomes
35.5%



Attached condos
38.1%

(Total 29.2%)

Source: The Real Estate Board of Greater Vancouver (REBGV) * Areas covered by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

DAVID VALENTE

604.377.6015

david@davidvalente.com



DAVIDVALENTE.COM



News Release

FOR IMMEDIATE RELEASE:



Spring ushers in calmer housing market trends in Metro Vancouver

VANCOUVER, BC – June 2, 2022 – After reaching record-setting levels in 2021, home sale activity has returned to more typical seasonal levels in Metro Vancouver* this spring due, in large part, to rising interest rates.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,918 in May 2022, a 31.6 per cent decrease from the 4,268 sales recorded in May 2021, and a 9.7 per cent decrease from the 3,232 homes sold in April 2022.

Last month's sales were 12.9 per cent below the 10-year May sales average.

“With interest rates rising, home buyers are taking more time to make their decisions in today's housing market,” said Daniel John, REBGV Chair. “Home buyers have been operating in a frenzied environment for much of the past two years. This spring is providing a calmer environment, with fewer multiple offer situations, which is allowing buyers to explore their housing options, understand the changing mortgage market, and do their due diligence.”

There were 6,377 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2022. This represents a 10.5 per cent decrease compared to the 7,125 homes listed in May 2021 and a 4.4 per cent increase compared to April 2022 when 6,107 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,010, an 8.8 per cent decrease compared to May 2021 (10,970) and a 13.8 per cent increase compared to April 2022 (8,796).

For all property types, the sales-to-active listings ratio for May 2022 is 29.2 per cent. By property type, the ratio is 18.3 per cent for detached homes, 35.5 per cent for townhomes, and 38.1 per cent for apartments.

Generally, analysts say downward pressure on home prices occurs when the ratio dips below 12 per cent 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* (See editor's note #2) composite benchmark price for all residential properties in Metro Vancouver is currently \$1,261,100¹. This represents a 14.7 per cent increase over May 2021 and a 0.3 per cent decrease compared to April 2022.

“Upward pressure on home prices has begun to ease in the housing market over the last two months,” John said. “Where home prices go next will depend on housing supply. While we're

beginning to see modest increases in home listings, we still need housing supply totals to more than double to bring the market close to balanced territory.”

Sales of detached homes in May 2022 reached 793, a 44.1 per cent decrease from the 1,419 detached sales recorded in May 2021. The benchmark price for a detached home is \$2,093,600. This represents a 15 per cent increase from May 2021 and a 0.4 per cent decrease compared to April 2022.

Sales of apartment homes reached 1,605 in May 2022, a 21.7 per cent decrease compared to the 2,049 sales in May 2021. The benchmark price of an apartment home is \$779,700. This represents a 15 per cent increase from May 2021 and a 0.4 per cent increase compared to April 2022.

Attached home sales in May 2022 totalled 520, a 35 per cent decrease compared to the 800 sales in May 2021. The benchmark price of an attached home is \$1,141,200. This represents a 21.5 per cent increase from May 2021 and a 0.6 per cent decrease compared to April 2022.

***Editor’s Notes:**

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

2.) *MLS® Home Price Index 2022 update:* The national MLS® Home Price Index (MLS® HPI) methodology was updated during an annual review of the model in May. In line with best statistical practices, the MLS® HPI is reviewed each year.

Under the new methodology, benchmark attribute data is derived from data collected from the previous five-year rolling period. Benchmark prices are also now based on current benchmark attributes instead of linking benchmark prices to historical benchmark attributes.

In the annual review, coverage was extended to neighbourhoods where sales volumes picked up enough to support benchmark price tracking and discontinued for neighbourhoods where sales became too sparse to support benchmark price calculations. [Read more about these changes.](#)

Due to new housing development, REBGV also expanded the boundaries of the Brentwood neighbourhood in Burnaby, which affected the typical home associated with that area, Central Burnaby, and Parkcrest.

To ensure the MLS® HPI coverage is consistent and comparable, the MLS® HPI historical aggregate and composite data was recalculated based on revised and consistent coverage.

-30-

The real estate industry is a key economic driver in British Columbia. In 2021, 43,999 homes changed ownership in the Board’s area, generating \$2.98 billion in economic spin-off activity and an estimated 20,942 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$53.4 billion in 2021.

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.

For more information please contact:

Craig Munn

Director, Communication

Real Estate Board of Greater Vancouver

604.730.3146

cmunn@rebgv.org



DAVID
VALENTE

Vancouver. North Shore.
Real Estate.

604.377.6015

DAVIDVALENTE.COM



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	\$1,226,800	371.8	-0.9%	1.1%	12.4%	18.9%	49.8%	31.2%	103.4%
	Greater Vancouver	\$1,261,100	356.2	-0.3%	1.9%	10.8%	14.7%	40.1%	20.5%	86.9%
	Bowen Island	\$1,673,600	352.9	0.0%	7.9%	19.1%	23.2%	76.9%	86.5%	179.6%
	Burnaby East	\$1,216,300	380.6	-0.3%	1.1%	13.8%	17.4%	35.5%	25.1%	108.3%
	Burnaby North	\$1,079,600	358.8	0.3%	4.2%	12.1%	15.4%	37.9%	25.2%	102.9%
	Burnaby South	\$1,181,600	369.6	-0.4%	3.0%	13.6%	17.9%	36.9%	26.0%	107.2%
	Coquitlam	\$1,200,600	373.7	-1.1%	2.5%	14.1%	20.4%	49.3%	40.0%	126.5%
	Ladner	\$1,233,900	357.7	0.1%	2.4%	15.8%	21.1%	55.0%	47.0%	122.6%
	Maple Ridge	\$1,115,500	384.9	-2.0%	-1.6%	14.0%	25.3%	68.9%	75.5%	178.9%
	New Westminster	\$862,400	387.9	-0.5%	1.9%	13.5%	18.1%	39.6%	40.7%	121.8%
	North Vancouver	\$1,475,700	340.0	-0.4%	0.7%	10.4%	15.3%	39.0%	24.2%	102.1%
	Pitt Meadows	\$1,027,800	402.0	-0.5%	0.2%	14.9%	28.4%	64.8%	74.9%	177.6%
	Port Coquitlam	\$1,023,900	394.3	-1.2%	2.5%	16.5%	24.6%	61.3%	60.2%	156.7%
	Port Moody	\$1,225,600	386.3	0.2%	7.1%	17.2%	23.6%	57.1%	50.0%	157.2%
	Richmond	\$1,196,300	391.1	-0.3%	1.6%	10.8%	15.3%	39.4%	17.5%	91.6%
	Squamish	\$1,190,700	391.4	1.3%	3.7%	12.0%	18.2%	56.7%	69.1%	181.2%
	Sunshine Coast	\$954,400	351.5	1.7%	6.4%	19.2%	24.3%	70.5%	84.3%	179.6%
	Tsawwassen	\$1,353,600	352.7	0.7%	3.3%	16.1%	24.7%	46.8%	34.0%	112.0%
	Vancouver East	\$1,249,000	388.2	-0.3%	2.2%	9.6%	12.8%	37.0%	21.5%	98.6%
	Vancouver West	\$1,375,500	322.7	-0.6%	0.5%	5.2%	5.6%	21.3%	-4.3%	49.6%
	West Vancouver	\$2,898,100	313.0	2.0%	4.5%	7.4%	6.3%	37.5%	0.6%	61.6%
	Whistler	\$1,551,200	341.7	1.4%	3.2%	11.3%	19.3%	64.1%	84.8%	167.6%
Single Family Detached	Lower Mainland	\$1,919,600	420.3	-1.2%	-0.4%	12.3%	19.4%	57.4%	37.6%	119.7%
	Greater Vancouver	\$2,093,600	389.8	-0.4%	1.6%	10.9%	15.0%	45.8%	21.5%	92.2%
	Bowen Island	\$1,674,100	352.8	0.1%	7.9%	19.0%	23.2%	76.9%	86.7%	179.6%
	Burnaby East	\$1,963,700	417.6	-0.7%	-1.6%	13.7%	19.2%	46.1%	35.8%	137.0%
	Burnaby North	\$2,117,600	404.6	-0.4%	4.6%	13.7%	16.5%	43.3%	29.3%	116.4%
	Burnaby South	\$2,318,000	430.5	-0.9%	3.5%	14.3%	21.6%	45.7%	25.3%	120.3%
	Coquitlam	\$1,950,800	446.3	-0.6%	3.9%	15.2%	23.1%	61.2%	51.0%	166.6%
	Ladner	\$1,545,700	373.3	-0.1%	0.5%	14.8%	19.5%	61.7%	52.4%	130.6%
	Maple Ridge	\$1,438,500	420.6	-2.1%	-1.9%	12.7%	25.1%	74.3%	82.6%	199.1%
	New Westminster	\$1,606,000	401.4	-0.9%	-1.5%	12.2%	18.3%	50.1%	39.6%	133.1%
	North Vancouver	\$2,368,600	369.5	-1.0%	-0.9%	10.4%	14.6%	43.9%	29.2%	121.1%
	Pitt Meadows	\$1,454,800	429.8	-1.2%	-4.3%	8.9%	28.0%	64.4%	76.8%	197.9%
	Port Coquitlam	\$1,517,700	429.0	-1.4%	-0.8%	15.3%	25.8%	70.8%	61.4%	179.7%
	Port Moody	\$2,231,100	422.5	0.6%	8.3%	18.1%	23.5%	58.5%	53.4%	173.3%
	Richmond	\$2,178,300	444.6	-0.9%	0.9%	9.3%	13.2%	38.2%	20.1%	103.5%
	Squamish	\$1,812,700	449.5	2.6%	5.5%	12.7%	15.9%	66.1%	78.6%	232.0%
	Sunshine Coast	\$1,045,400	364.5	1.7%	6.9%	20.7%	24.7%	75.7%	91.4%	185.9%
	Tsawwassen	\$1,734,000	384.1	0.2%	2.3%	15.5%	25.2%	57.9%	44.8%	133.1%
	Vancouver East	\$1,947,000	435.7	0.3%	2.7%	11.4%	14.1%	44.8%	27.9%	125.4%
	Vancouver West	\$3,490,600	364.2	-1.2%	0.4%	4.1%	3.6%	23.1%	-3.2%	56.5%
	West Vancouver	\$3,475,600	323.3	2.6%	4.4%	7.3%	6.7%	35.1%	2.3%	67.0%
	Whistler	\$2,808,600	379.3	2.1%	4.2%	13.5%	20.4%	72.3%	77.8%	180.5%

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	\$1,031,400	390.2	-0.9%	2.6%	16.2%	25.9%	52.8%	61.0%	144.8%
	Greater Vancouver	\$1,141,200	393.1	-0.6%	3.0%	14.0%	21.5%	44.6%	50.8%	136.4%
	Burnaby East	\$897,800	378.0	1.2%	2.0%	15.8%	17.0%	34.9%	42.9%	124.7%
	Burnaby North	\$982,200	398.8	3.1%	11.6%	21.1%	25.9%	41.7%	53.9%	139.8%
	Burnaby South	\$1,065,300	395.9	1.3%	6.0%	17.7%	22.5%	38.3%	45.9%	134.4%
	Coquitlam	\$1,121,400	434.3	-2.4%	2.2%	17.0%	25.5%	51.9%	65.5%	182.6%
	Ladner	\$1,007,000	386.7	-1.8%	-0.1%	14.5%	19.6%	41.3%	45.0%	134.1%
	Maple Ridge	\$859,400	426.9	-2.7%	-2.2%	19.5%	27.2%	60.5%	89.1%	206.9%
	New Westminster	\$960,400	408.9	0.9%	4.1%	18.0%	23.2%	49.7%	54.2%	140.2%
	North Vancouver	\$1,399,000	380.0	0.9%	5.1%	12.8%	25.5%	51.8%	51.8%	138.2%
	Pitt Meadows	\$922,900	447.1	0.2%	5.1%	22.0%	24.9%	63.3%	78.8%	195.1%
	Port Coquitlam	\$1,019,000	408.1	-1.2%	6.5%	20.0%	26.7%	58.7%	70.9%	176.5%
	Port Moody	\$1,138,500	432.2	0.1%	8.1%	19.8%	28.3%	59.5%	75.1%	190.7%
	Richmond	\$1,127,800	404.5	0.0%	4.1%	15.2%	22.3%	41.5%	43.8%	128.0%
	Squamish	\$1,080,700	389.6	-1.2%	-0.3%	9.5%	17.8%	51.5%	78.7%	208.0%
	Sunshine Coast	\$774,700	351.3	-1.8%	-1.0%	8.5%	18.0%	55.6%	75.6%	183.3%
	Tsawwassen	\$1,028,500	322.7	-0.9%	1.2%	15.7%	19.1%	23.8%	21.0%	91.7%
	Vancouver East	\$1,145,700	375.1	-0.7%	3.7%	7.4%	15.3%	31.1%	33.8%	109.8%
	Vancouver West	\$1,530,200	342.2	-1.2%	-0.1%	5.6%	11.5%	27.4%	21.4%	93.7%
	Whistler	\$1,543,300	393.4	-1.4%	0.7%	11.6%	21.7%	59.2%	99.4%	221.9%
Apartment	Lower Mainland	\$731,700	362.6	0.1%	3.1%	13.3%	17.7%	32.6%	38.0%	114.3%
	Greater Vancouver	\$779,700	356.2	0.4%	3.3%	12.0%	15.0%	28.0%	33.7%	110.6%
	Burnaby East	\$838,800	352.3	-0.5%	4.6%	14.0%	19.0%	25.5%	34.2%	101.5%
	Burnaby North	\$750,800	379.0	0.8%	3.8%	12.9%	18.1%	33.3%	48.1%	123.9%
	Burnaby South	\$809,200	385.1	0.1%	3.0%	13.4%	15.3%	26.7%	40.0%	128.3%
	Coquitlam	\$717,400	406.9	-0.8%	2.5%	14.8%	19.0%	32.7%	53.6%	147.4%
	Ladner	\$746,400	379.7	2.1%	12.9%	19.3%	26.2%	54.7%	66.6%	146.2%
	Maple Ridge	\$574,600	396.8	0.2%	4.8%	19.2%	27.7%	51.5%	98.7%	182.8%
	New Westminster	\$670,400	401.9	-0.3%	4.0%	13.9%	18.0%	28.5%	49.4%	136.1%
	North Vancouver	\$841,600	336.1	1.4%	3.8%	13.4%	16.9%	30.0%	34.7%	117.1%
	Pitt Meadows	\$649,500	438.0	-0.5%	3.5%	17.6%	24.9%	44.9%	85.9%	194.6%
	Port Coquitlam	\$653,700	444.4	-0.9%	5.4%	16.9%	20.3%	43.2%	69.4%	176.5%
	Port Moody	\$757,600	403.8	0.3%	4.1%	12.5%	17.5%	37.3%	55.2%	152.1%
	Richmond	\$739,000	399.2	0.9%	2.3%	12.1%	17.3%	32.4%	42.1%	123.4%
	Squamish	\$646,600	383.5	2.4%	6.9%	14.9%	26.9%	50.6%	75.5%	212.6%
	Sunshine Coast	\$625,200	358.3	3.0%	7.1%	13.5%	23.9%	40.3%	50.4%	175.0%
	Tsawwassen	\$778,200	363.3	3.3%	12.4%	18.1%	26.4%	39.2%	47.9%	130.5%
	Vancouver East	\$725,500	415.5	-0.5%	1.5%	8.5%	9.3%	21.0%	29.2%	118.3%
	Vancouver West	\$884,900	334.1	0.6%	2.9%	9.4%	10.1%	19.9%	18.7%	97.2%
	West Vancouver	\$1,267,100	247.4	-4.2%	4.6%	10.5%	7.3%	20.4%	15.2%	71.6%
	Whistler	\$738,900	318.5	5.2%	7.7%	16.0%	29.9%	58.9%	91.3%	190.3%

HOW TO READ THE TABLE:

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

In January 2005, the indexes are set to 100.

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

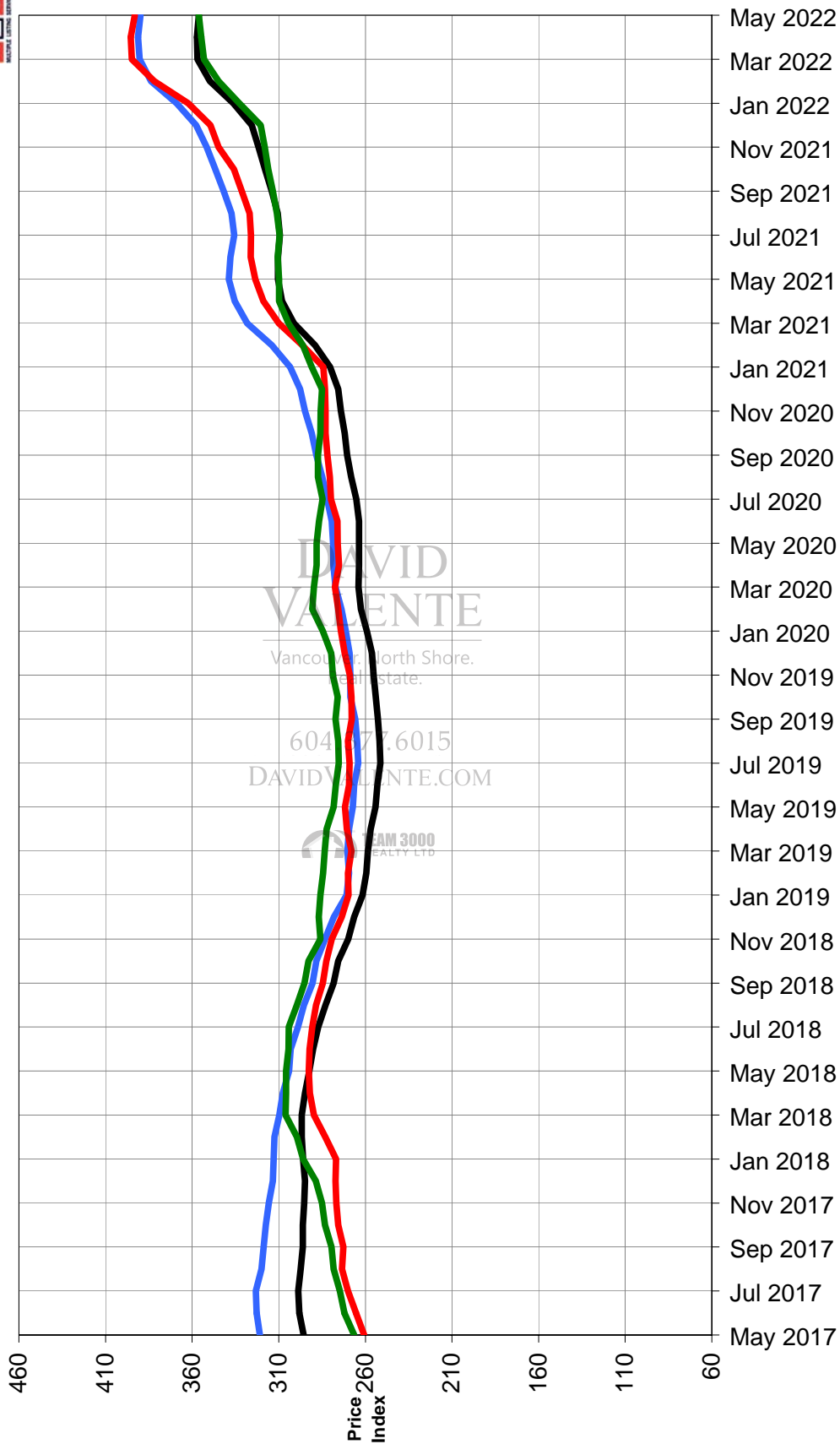
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

Greater Vancouver 5 Year Trend

Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



DAVID
VALENTE
Vancouver, North Shore.
Real Estate.
604-277-6015
DAVIDVALENTE.COM

TEAM 3000
REALTY LTD

MLS® SALES Facts

**May
2022**

	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
May 2022	Number of Sales	67	39	4	92	20	81	27	12	77	19	55	94	84	46	9	793
	Median Selling Price	\$2,130,500	\$1,786,400	n/a	\$1,365,000	\$1,482,500	\$2,150,000	\$1,475,000	n/a	\$2,135,000	n/a	\$999,000	\$1,940,000	\$3,544,000	\$3,322,500	n/a	n/a
	Attached Apartment	54	51	0	57	14	43	21	16	67	17	14	53	67	5	23	520
April 2022	Number of Sales	246	15	0	49	82	154	43	29	194	13	6	171	430	18	30	1,605
	Median Selling Price	\$695,000	n/a	n/a	\$561,000	\$630,000	\$806,667	\$570,000	\$806,000	\$704,900	n/a	n/a	\$669,000	\$830,000	n/a	\$1,097,500	n/a
	Attached Apartment	242	149	0	44	102	125	48	26	233	9	3	178	465	13	24	1,692
May 2021	Number of Sales	115	71	10	178	45	128	51	27	134	31	85	190	117	60	22	1,419
	Median Selling Price	\$2,207,000	\$1,692,500	n/a	\$1,404,500	\$1,701,500	\$2,260,500	\$1,500,000	n/a	\$1,960,000	\$1,770,000	\$1,125,000	\$2,065,000	\$3,768,000	\$3,205,000	n/a	n/a
	Attached Apartment	110	31	0	86	18	58	39	27	120	29	12	59	106	8	32	800
Jan. - May, 2022	Number of Sales	296	42	0	73	129	171	72	46	248	30	18	222	513	21	38	2,049
	Median Selling Price	\$1,784,000	\$1,380,000	n/a	\$2,000,000	\$1,308,000	\$1,877,000	\$1,295,500	\$1,700,000	\$1,734,000	\$1,384,000	\$900,000	\$1,770,000	\$3,580,000	\$3,125,000	\$2,272,500	n/a
	Attached Apartment	306	70	2	301	71	228	117	103	407	101	55	305	324	29	113	n/a
Year-to-date	Number of Sales	390	245	28	535	123	411	185	102	530	103	283	560	468	252	60	4,678
	Median Selling Price	\$2,168,000	\$1,670,000	\$798,000	\$1,497,000	\$1,640,000	\$2,252,000	\$1,555,000	\$2,100,000	\$2,102,500	\$1,601,000	\$1,050,000	\$2,080,000	\$3,600,000	\$3,115,000	\$3,137,750	n/a
	Attached Apartment	306	70	2	301	71	228	117	103	407	101	55	305	324	29	113	n/a
Jan. - May, 2021	Number of Sales	1,358	123	2	293	509	660	232	163	1,118	82	32	921	2,313	70	166	8,776
	Median Selling Price	\$1,888,800	\$998,500	n/a	\$880,000	\$1,028,000	\$1,399,000	\$1,015,000	\$1,100,000	\$1,160,444	\$1,060,000	\$635,000	\$1,388,000	\$1,617,500	\$2,376,000	\$1,555,000	n/a
	Attached Apartment	1,358	123	2	293	509	660	232	163	1,118	82	32	921	2,313	70	166	n/a
Year-to-date	Number of Sales	583	382	47	917	180	619	290	134	756	160	384	901	558	345	112	7,010
	Median Selling Price	\$1,760,000	\$1,328,000	\$807,500	\$1,150,250	\$1,322,500	\$1,915,000	\$1,258,888	\$1,700,000	\$1,750,000	\$1,411,000	\$859,500	\$1,766,500	\$3,405,000	\$3,100,000	\$2,167,500	n/a
	Attached Apartment	512	337	3	444	102	358	149	131	661	119	63	384	424	44	140	4,001
Year-to-date	Number of Sales	1,550	202	0	366	614	814	299	228	1,235	133	72	1,061	2,378	105	216	9,989
	Median Selling Price	\$901,250	\$837,000	n/a	\$665,000	\$800,450	\$1,200,500	\$782,000	\$900,000	\$928,888	\$884,000	\$513,900	\$1,200,000	\$1,450,000	\$1,825,500	\$1,079,000	n/a
	Attached Apartment	625,944	\$579,000	n/a	\$443,750	\$543,000	\$696,500	\$492,910	\$637,000	\$589,900	\$560,555	\$479,000	\$625,000	\$770,000	\$998,500	\$589,250	n/a

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

MLS® LISTINGS Facts



**May
2022**

	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
May 2022	Number of Listings	179	160	94	15	297	48	162	88	58	245	61	143	253	157	38	2,251
	% Sales to Listings	Detached Attached Apartment	42% 61% 58%	41% 46% 33%	27% 0% 0%	31% 42% 52%	42% 35% 51%	50% 44% 72%	31% 39% 63%	21% 42% 42%	31% 39% 50%	31% 49% 57%	38% 127% 75%	37% 36% 58%	29% 36% 28%	24% 70% 65%	n/a
April 2022	Number of Listings	147	176	82	11	274	56	193	85	29	245	40	107	249	184	23	2,185
	% Sales to Listings	Detached Attached Apartment	85 222	30 23	0 1	146 81	14 132	61 214	41 62	33 48	173 332	35 22	12 10	140 280	9 40	30 52	1,073 2,849
May 2021	Number of Listings	221	231	113	16	256	62	248	100	43	257	43	116	349	192	35	2,622
	% Sales to Listings	Detached Attached Apartment	101 236	41 37	1 1	98 86	41 167	73 271	51 95	43 63	164 408	43 27	18 16	127 370	24 43	54 38	1,221 3,282
Jan. - May, 2022 Year-to-date*	Number of Listings	761	780	455	51	1,218	242	763	368	189	1,192	207	494	1,166	764	123	9,973
	% Sales to Listings	Detached Attached Apartment	360 1,113	125 162	4 3	579 417	121 728	343 984	175 318	163 262	760 1,730	158 118	68 43	602 4,144	53 183	162 232	4,823 14,002
Jan. - May, 2021 Year-to-date*	Number of Listings	511	521	541	551	441	511	541	501	541	441	501	571	481	331	491	n/a
	% Sales to Listings	Detached Attached Apartment	611 661	561 761	501 671	521 701	591 701	661 671	671 731	631 621	541 651	641 691	811 741	511 641	551 381	701 721	n/a
Jan. - May, 2021 Year-to-date*	Number of Listings	1,130	1,078	579	51	1,251	298	1,002	479	216	1,344	237	535	1,882	889	134	12,252
	% Sales to Listings	Detached Attached Apartment	455 968	182 237	5 1	505 426	144 881	488 1,223	201 455	181 285	867 1,857	167 150	62 85	607 1,631	94 197	181 235	5,638 14,988
Jan. - May, 2021 Year-to-date*	Number of Listings	521	601	661	921	731	601	621	611	621	561	681	721	541	391	841	n/a
	% Sales to Listings	Detached Attached Apartment	701 741	711 741	601 861	601 881	711 701	731 671	741 661	721 801	761 671	711 891	1021 851	631 651	471 531	771 921	n/a

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



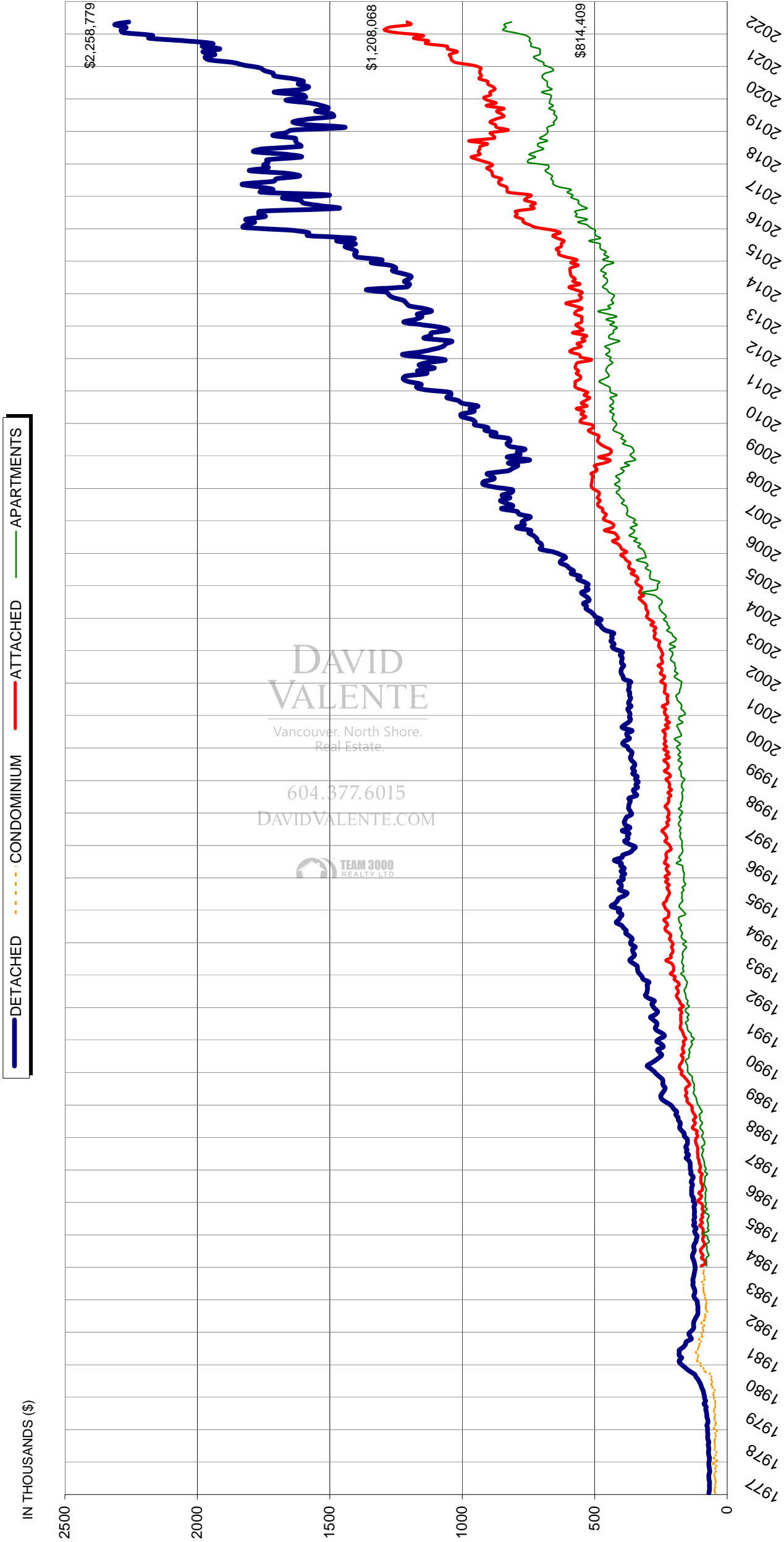
Listing & Sales Activity Summary

Listings

Sales

	1 May 2021	2 Apr 2022	3 May 2022	Col. 2 & 3 Percentage Variance	5 May 2021	6 Apr 2022	7 May 2022	Col. 6 & 7 Percentage Variance	9 Mar 2021 - May 2021	10 Mar 2022 - May 2022	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	221	147	179	21.8	115	85	67	-21.2	430	243	-43.5
ATTACHED	165	116	107	-7.8	110	61	54	-11.5	388	208	-46.4
APARTMENTS	464	491	405	-17.5	296	242	246	1.7	1083	829	-23.5
COQUITLAM											
DETACHED	231	176	160	-9.1	155	88	67	-23.9	461	274	-40.6
ATTACHED	101	85	84	-1.2	65	42	51	21.4	230	159	-30.9
APARTMENTS	236	222	217	-2.3	130	149	125	-16.1	472	485	2.8
DELTA											
DETACHED	113	82	94	14.6	71	36	39	8.3	253	147	-41.9
ATTACHED	41	30	39	30.0	31	13	18	38.5	97	49	-49.5
APARTMENTS	37	23	45	95.7	42	31	15	-51.6	156	78	-50.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	256	274	297	8.4	178	103	92	-10.7	653	348	-46.7
ATTACHED	98	146	137	-6.2	86	63	57	-9.5	287	195	-32.1
APARTMENTS	86	81	94	16.0	73	44	49	11.4	244	180	-26.2
NORTH VANCOUVER											
DETACHED	248	193	162	-16.1	128	96	81	-15.6	486	294	-39.5
ATTACHED	73	61	97	59.0	58	54	43	-20.4	231	161	-30.3
APARTMENTS	271	214	215	0.5	171	125	154	23.2	581	441	-24.1
NEW WESTMINSTER											
DETACHED	62	56	48	-14.3	45	24	20	-16.7	129	73	-43.4
ATTACHED	41	14	40	185.7	18	7	14	100.0	67	46	-31.3
APARTMENTS	167	132	160	21.2	129	102	82	-19.6	437	333	-23.8
PORT MOODY/BELCARRA											
DETACHED	43	29	58	100.0	27	16	12	-25.0	98	61	-37.8
ATTACHED	43	33	38	15.2	27	23	16	-30.4	97	63	-35.1
APARTMENTS	63	48	69	43.8	46	26	29	11.5	161	105	-34.8
PORT COQUITLAM											
DETACHED	100	85	88	3.5	51	36	27	-25.0	206	114	-44.7
ATTACHED	51	41	54	31.7	39	33	21	-36.4	106	85	-19.8
APARTMENTS	95	62	68	9.7	72	48	43	-10.4	218	150	-31.2
RICHMOND											
DETACHED	257	245	245	0.0	134	96	77	-19.8	546	321	-41.2
ATTACHED	164	173	171	-1.2	120	96	67	-30.2	482	279	-42.1
APARTMENTS	408	332	390	17.5	248	233	194	-16.7	896	718	-19.9
SUNSHINE COAST											
DETACHED	116	107	143	33.6	85	72	55	-23.6	271	198	-26.9
ATTACHED	18	12	11	-8.3	12	10	14	40.0	36	38	5.6
APARTMENTS	16	10	8	-20.0	18	3	6	100.0	51	22	-56.9
SQUAMISH											
DETACHED	43	40	61	52.5	31	24	19	-20.8	109	70	-35.8
ATTACHED	43	35	35	0.0	29	19	17	-10.5	86	57	-33.7
APARTMENTS	27	22	23	4.5	30	9	13	44.4	92	45	-51.1
VANCOUVER EAST											
DETACHED	349	249	253	1.6	190	110	94	-14.5	655	378	-42.3
ATTACHED	127	140	146	4.3	59	65	53	-18.5	251	202	-19.5
APARTMENTS	370	280	297	6.1	222	178	171	-3.9	779	588	-24.5
VANCOUVER WEST											
DETACHED	340	284	253	-10.9	117	93	84	-9.7	402	301	-25.1
ATTACHED	177	148	126	-14.9	106	60	67	11.7	323	202	-37.5
APARTMENTS	960	839	890	6.1	513	465	430	-7.5	1653	1495	-9.6
WHISTLER/PEMBERTON											
DETACHED	35	23	38	65.2	22	19	9	-52.6	72	41	-43.1
ATTACHED	54	30	33	10.0	32	28	23	-17.9	98	71	-27.6
APARTMENTS	38	52	46	-11.5	38	24	30	25.0	132	97	-26.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	192	184	157	-14.7	60	54	46	-14.8	238	162	-31.9
ATTACHED	24	9	14	55.6	8	4	5	25.0	29	24	-17.2
APARTMENTS	43	40	64	60.0	21	13	18	38.5	80	40	-50.0
GRAND TOTALS											
DETACHED	2606	2174	2236	2.9	1409	952	789	-17.1	5009	3025	-39.6
ATTACHED	1220	1073	1132	5.5	800	578	520	-10.0	2808	1839	-34.5
APARTMENTS	3281	2848	2991	5.0	2049	1692	1605	-5.1	7035	5606	-20.3

Residential Average Sale Prices - January 1977 to May 2022



DAVID
VALENTE

Vancouver. North Shore.
Real Estate.

604.377.6015
DAVIDVALENTE.COM

TEAM 3000
REALTY LTD.

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