

News Release



FOR IMMEDIATE RELEASE:

May sees modest increase in home sales while housing supply reaches five-year high

VANCOUVER, BC – June 4, 2019 – Monthly *Metro Vancouver¹ home sales eclipsed 2,000 for the first time this year in May, although home buyer demand remains below historical averages.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,638 in May 2019, a 6.9 per cent decrease from the 2,833 sales recorded in May 2018, and a 44.2 per cent increase from the 1,829 homes sold in April 2019.

Last month's sales were 22.9 per cent below the 10-year May sales average and was the lowest total for the month since 2000.

“High home prices and mortgage qualification issues caused by the federal government's B20 stress test remain significant factors behind the reduced demand that the market is experiencing today,” Ashley Smith, REBGV president said.

There were 5,861 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver last month. This represents an 8.1 per cent decrease compared to the 6,375 homes listed in May 2018 and a 2.1 per cent increase compared to April 2019 when 5,742 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 14,685, a 30 per cent increase compared to May 2018 (11,292) and a 2.3 per cent increase compared to April 2019 (14,357). This is the highest number of homes listed for sale since September 2014 (14,832).

“Whether you're a buyer looking to make an offer or a seller looking to list your home, getting your pricing right is the key in today's market,” Smith said. “To be competitive, it's important to work with your local REALTOR® to assess and understand the latest trends in your neighbourhood and property type of choice.”

For all property types, the sales-to-active listings ratio for May 2019 is 18 per cent. By property type, the ratio is 14.2 per cent for detached homes, 20 per cent for townhomes, and 21.2 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 Index² composite benchmark price for all residential homes in Metro Vancouver is currently \$1,006,400. This represents an 8.9 per cent decrease over May 2018, a 3.4 per cent decrease over the past six months, and a 0.4 per cent decrease compared to April 2019.

Sales of detached homes in May 2019 reached 913, a 1.4 per cent decrease from the 926 detached sales recorded in May 2018. The benchmark price for a detached home in the region is \$1,421,900. This represents an 11.5 per cent decrease from May 2018, a 5.4 per cent decrease over the past six months, and a 0.5 per cent decrease compared to April 2019.

Sales of apartment homes reached 1,246 in May 2019, a 12.9 per cent decrease compared to the 1,431 sales in May 2018. The benchmark price of an apartment property is \$664,200. This represents a 7.3 per cent decrease from May 2018, a two per cent decrease over the past six months, and a 0.5 per cent decrease compared to April 2019.

Attached home sales in May 2019 totalled 479, a 0.6 per cent increase compared to the 476 sales in May 2018. The benchmark price of an attached unit is \$779,400. This represents a 7.6 per cent decrease from May 2018, a 3.5 per cent decrease over the past six months, and a 0.6 per cent increase compared to April 2019.

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*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 2019 update**

In line with best statistical practices, the national MLS® Home Price Index (MLS® HPI) underwent an annual review in May.

MLS® HPI coverage was extended in neighbourhoods where sales volumes increased enough to support benchmark price tracking and was discontinued for neighbourhoods where sales became too sparse to support benchmark price calculations. REBGV also updated sub-areas in Vancouver, North Vancouver, and Ladner to better reflect changes in these communities over time.

To ensure MLS® HPI coverage is comparable, historical aggregate and composite data was recalculated to reflect these updates to the model.

The real estate industry is a key economic driver in British Columbia. In 2018, 24,619 homes changed ownership in the Board's area, generating \$1.7 billion in economic spin-off activity and an estimated 11,720 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$26 billion in 2018.

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	\$953,800	262.5	-0.3%	-0.2%	-2.6%	-7.8%	16.9%	64.4%	98.9%
	Greater Vancouver	\$1,006,400	261.8	-0.4%	-1.1%	-3.4%	-8.9%	10.9%	57.7%	96.8%
	Bowen Island	\$965,900	209.4	-2.6%	-2.5%	-1.7%	-8.0%	33.7%	65.4%	70.1%
	Burnaby East	\$939,900	260.7	-1.1%	-1.1%	-3.9%	-9.8%	8.7%	57.2%	96.2%
	Burnaby North	\$879,900	265.7	0.9%	1.8%	-3.1%	-7.0%	14.7%	62.3%	99.5%
	Burnaby South	\$971,800	274.5	-0.3%	-2.1%	-3.1%	-7.9%	17.9%	64.0%	106.5%
	Coquitlam	\$894,400	265.3	-0.4%	-2.1%	-3.7%	-9.1%	16.4%	69.2%	108.7%
	Ladner	\$803,800	226.3	-0.4%	-0.7%	-3.7%	-7.4%	-2.5%	48.9%	73.8%
	Maple Ridge	\$761,200	242.4	0.8%	2.0%	-0.9%	-6.3%	31.7%	78.1%	91.6%
	New Westminster	\$660,100	290.4	0.3%	1.7%	-3.8%	-7.5%	32.6%	76.9%	111.8%
	North Vancouver	\$1,038,500	233.4	-0.5%	0.2%	-3.2%	-9.5%	7.0%	52.1%	85.7%
	Pitt Meadows	\$740,200	269.1	-0.2%	-1.2%	-2.6%	-7.3%	39.4%	84.6%	104.5%
	Port Coquitlam	\$746,100	255.4	0.6%	-1.4%	-1.9%	-8.5%	23.2%	72.5%	94.5%
	Port Moody	\$905,600	250.3	0.0%	1.0%	-3.8%	-8.1%	20.9%	69.8%	99.0%
	Richmond	\$920,300	273.6	-0.7%	-1.8%	-4.1%	-8.5%	8.8%	58.3%	102.2%
	Squamish	\$764,700	243.3	-0.8%	1.6%	1.5%	-4.6%	27.0%	86.7%	96.8%
	Sunshine Coast	\$605,700	212.2	-1.7%	-0.5%	-0.9%	-4.6%	35.5%	70.9%	68.4%
	Tsawwassen	\$926,400	232.2	-2.1%	-3.3%	-5.0%	-9.4%	-4.3%	51.1%	79.0%
	Vancouver East	\$1,053,900	309.4	-0.9%	-1.6%	-3.6%	-9.0%	9.4%	59.5%	116.2%
	Vancouver West	\$1,232,900	256.9	-0.6%	-3.2%	-4.7%	-11.5%	0.4%	43.4%	88.5%
West Vancouver	\$2,068,900	227.8	-3.1%	-4.1%	-8.7%	-17.9%	-17.3%	25.8%	86.7%	
Whistler	\$888,700	207.1	-0.2%	1.2%	1.5%	-2.2%	32.4%	85.1%	67.6%	
Single Family Detached	Lower Mainland	\$1,224,700	259.7	-0.3%	-0.6%	-3.6%	-9.1%	1.2%	54.9%	102.1%
	Greater Vancouver	\$1,421,900	261.6	-0.5%	-1.5%	-5.4%	-11.5%	-6.5%	46.2%	100.6%
	Bowen Island	\$965,900	209.4	-2.6%	-2.5%	-1.7%	-8.0%	33.7%	65.4%	70.1%
	Burnaby East	\$1,162,700	260.0	-0.9%	-0.8%	-3.7%	-11.6%	-6.1%	50.9%	99.1%
	Burnaby North	\$1,407,600	272.2	1.1%	0.5%	-4.3%	-10.6%	-10.5%	43.9%	104.7%
	Burnaby South	\$1,508,100	288.7	-1.5%	-2.2%	-6.4%	-9.8%	-5.7%	49.5%	120.4%
	Coquitlam	\$1,164,300	258.4	0.7%	-1.6%	-5.3%	-11.8%	-2.0%	55.3%	104.6%
	Ladner	\$973,200	234.6	1.2%	4.3%	2.5%	-2.9%	-5.2%	55.7%	84.1%
	Maple Ridge	\$822,800	234.4	0.9%	2.0%	-0.9%	-6.1%	22.8%	76.1%	92.4%
	New Westminster	\$1,046,700	261.1	-0.7%	-1.2%	-4.0%	-11.1%	-3.2%	52.3%	98.4%
	North Vancouver	\$1,508,300	237.5	-0.2%	0.5%	-4.0%	-11.1%	-6.8%	49.5%	92.2%
	Pitt Meadows	\$880,800	248.2	-1.8%	-1.7%	-1.5%	-7.3%	20.8%	75.5%	96.7%
	Port Coquitlam	\$921,900	245.8	0.5%	-0.7%	-5.8%	-12.2%	1.2%	60.3%	95.2%
	Port Moody	\$1,405,700	259.6	2.9%	0.1%	-6.2%	-8.1%	4.2%	55.4%	104.9%
	Richmond	\$1,503,700	291.3	-1.8%	-2.8%	-6.4%	-12.8%	-11.7%	48.5%	111.9%
	Squamish	\$947,500	249.7	-1.8%	4.2%	0.2%	-6.2%	21.6%	79.0%	101.7%
	Sunshine Coast	\$600,300	210.3	-1.8%	-0.6%	-0.9%	-4.9%	34.8%	70.1%	66.9%
	Tsawwassen	\$1,154,600	248.6	-2.2%	-3.1%	-3.6%	-8.7%	-8.2%	55.6%	94.1%
	Vancouver East	\$1,347,000	299.6	-0.7%	-4.3%	-7.8%	-12.5%	-7.9%	49.1%	122.3%
	Vancouver West	\$2,927,600	300.2	-0.7%	-3.4%	-8.6%	-14.5%	-14.8%	31.4%	112.8%
West Vancouver	\$2,518,000	237.7	-2.4%	-3.8%	-8.0%	-16.6%	-20.0%	24.4%	97.9%	
Whistler	\$1,576,500	219.3	0.7%	8.6%	0.7%	-2.3%	17.3%	63.4%	74.5%	

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.
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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	\$669,700	241.3	0.3%	0.5%	-2.8%	-7.0%	27.6%	65.0%	85.6%
	Greater Vancouver	\$779,400	250.1	0.6%	-0.2%	-3.5%	-7.6%	20.4%	60.4%	89.8%
	Burnaby East	\$656,500	242.5	0.0%	-4.5%	-4.1%	-9.3%	29.0%	57.2%	82.5%
	Burnaby North	\$730,300	272.6	3.0%	2.1%	-1.7%	-4.8%	22.1%	64.2%	97.4%
	Burnaby South	\$781,500	269.2	1.7%	-3.2%	-2.1%	-7.1%	24.5%	64.3%	98.7%
	Coquitlam	\$671,500	246.4	1.4%	2.3%	0.2%	-4.9%	23.8%	66.8%	93.9%
	Ladner	\$630,400	224.2	-3.1%	-7.7%	-13.0%	-15.8%	-1.9%	37.0%	65.2%
	Maple Ridge	\$545,200	253.1	0.5%	3.8%	-0.9%	-6.1%	42.4%	76.5%	92.0%
	New Westminster	\$715,200	262.3	-2.3%	-4.8%	-6.3%	-9.3%	15.3%	59.0%	94.9%
	North Vancouver	\$953,200	231.6	0.7%	-0.3%	-6.1%	-7.9%	13.1%	55.0%	84.8%
	Pitt Meadows	\$606,000	262.2	0.4%	-1.6%	-6.9%	-5.6%	44.8%	84.6%	98.3%
	Port Coquitlam	\$642,700	243.3	4.4%	3.4%	0.6%	-6.8%	27.9%	69.8%	86.6%
	Port Moody	\$643,900	217.6	-2.6%	1.1%	-4.4%	-6.0%	19.0%	56.3%	71.1%
	Richmond	\$776,700	255.0	-0.2%	-2.4%	-7.4%	-8.2%	13.8%	53.4%	91.7%
	Squamish	\$693,700	228.1	2.6%	2.2%	1.6%	-7.4%	29.8%	87.1%	88.0%
	Tsawwassen	\$618,800	243.6	-3.1%	-6.0%	-11.6%	-13.4%	6.7%	46.5%	79.5%
	Vancouver East	\$873,700	279.9	0.6%	0.1%	0.1%	-7.7%	20.3%	55.3%	100.1%
Vancouver West	\$1,116,000	260.9	0.8%	-0.8%	-4.7%	-8.8%	9.9%	52.8%	96.0%	
Whistler	\$880,500	212.3	-1.7%	-0.4%	-1.5%	-9.6%	33.8%	88.2%	75.0%	
Apartment	Lower Mainland	\$652,600	274.4	-0.5%	-0.2%	-1.5%	-7.1%	39.6%	76.8%	99.9%
	Greater Vancouver	\$664,200	265.5	-0.5%	-1.1%	-2.0%	-7.3%	31.8%	69.4%	95.5%
	Burnaby East	\$748,100	287.0	-0.9%	4.1%	-1.9%	-6.7%	31.8%	69.3%	104.3%
	Burnaby North	\$615,100	262.6	0.5%	2.5%	-2.7%	-5.4%	42.9%	78.3%	99.7%
	Burnaby South	\$676,400	271.6	-0.4%	-1.9%	-1.9%	-7.2%	36.3%	75.2%	103.8%
	Coquitlam	\$517,100	283.8	1.1%	-1.2%	-1.0%	-6.1%	48.4%	94.0%	121.5%
	Ladner	\$431,900	204.7	-0.4%	-3.0%	-6.7%	-8.3%	12.8%	40.6%	53.0%
	Maple Ridge	\$350,700	250.4	0.6%	-0.8%	-2.3%	-9.2%	54.5%	78.5%	78.2%
	New Westminster	\$529,100	299.8	0.7%	2.7%	-3.8%	-7.0%	50.8%	85.6%	115.7%
	North Vancouver	\$557,100	227.2	-1.1%	-0.4%	-2.2%	-8.8%	29.4%	55.2%	77.4%
	Pitt Meadows	\$493,300	290.9	0.6%	-0.8%	-1.7%	-10.0%	55.9%	90.5%	107.0%
	Port Coquitlam	\$450,500	269.4	-1.2%	-4.0%	-0.3%	-6.8%	51.7%	85.9%	94.0%
	Port Moody	\$630,600	262.8	-0.4%	1.3%	-2.4%	-9.0%	42.4%	90.8%	111.6%
	Richmond	\$637,900	273.1	-0.2%	-0.7%	-0.7%	-4.9%	44.6%	76.1%	102.0%
	Squamish	\$505,800	249.3	-2.4%	-3.4%	3.7%	1.3%	41.4%	130.0%	99.9%
	Tsawwassen	\$464,300	195.8	-1.1%	-2.6%	-6.8%	-8.5%	18.9%	46.9%	46.3%
	Vancouver East	\$569,300	324.9	-1.4%	0.2%	-0.9%	-6.4%	35.1%	71.9%	109.2%
Vancouver West	\$758,500	246.1	-0.8%	-3.3%	-3.0%	-10.3%	12.3%	53.6%	82.0%	
West Vancouver	\$1,022,700	207.8	-4.4%	-4.0%	-9.1%	-18.6%	17.8%	50.0%	63.6%	
Whistler	\$500,100	195.9	0.5%	-1.4%	4.4%	4.3%	44.9%	107.7%	57.1%	

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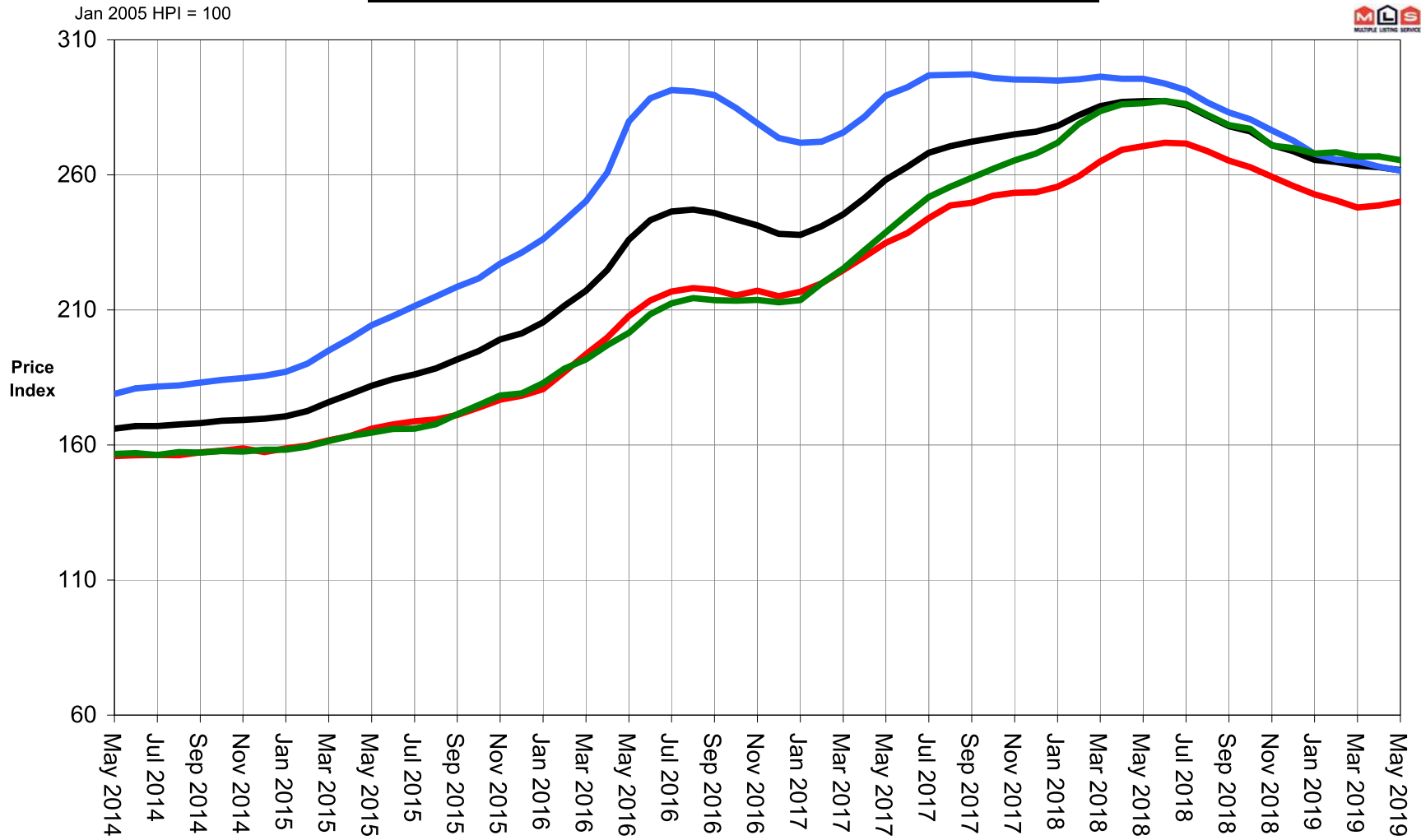
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



Greater Vancouver 5 Year Trend

— Residential — Detached — Townhouse — Apartment



MLS® SALES Facts



**May
2019**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS
May 2019	Number of Sales	Detached 67 Attached 58 Apartment 154	71 35 98	38 16 25	7 0 0	111 54 45	26 8 93	105 45 106	41 36 54	23 15 24	82 55 133	21 17 12	47 6 9	124 60 142	86 55 319	56 4 11	8 15 21	913 479 1,246
	Median Selling Price	Detached \$1,310,000 Attached \$750,900 Apartment \$600,000	\$1,195,000 \$725,000 \$523,500	\$1,027,500 n/a \$501,123	n/a n/a n/a	\$818,500 \$521,500 \$340,000	\$1,122,400 n/a \$505,000	\$1,502,000 \$1,010,000 \$616,500	\$925,000 \$686,833 \$415,000	\$1,310,000 n/a \$531,000	\$1,530,000 \$796,000 \$528,000	\$992,500 n/a n/a	\$627,000 n/a n/a	\$1,397,500 \$1,031,500 \$562,000	\$2,865,000 \$1,250,000 \$720,000	\$2,649,286 n/a n/a	n/a n/a \$563,000	n/a n/a n/a
	Number of Sales	Detached 53 Attached 35 Apartment 103	65 28 60	24 17 5	0 0 0	76 46 28	14 9 85	53 31 64	21 17 29	13 15 29	41 42 89	22 9 9	29 8 10	66 34 115	63 45 233	38 2 8	8 20 18	586 358 885
April 2019	Median Selling Price	Detached \$1,425,000 Attached \$787,500 Apartment \$588,394	\$1,208,000 \$724,900 \$530,000	\$1,142,500 n/a n/a	n/a n/a n/a	\$880,000 \$512,500 \$362,500	n/a n/a \$490,000	\$1,725,000 \$1,025,000 \$631,500	\$915,000 n/a \$410,000	n/a n/a \$520,000	\$1,490,000 \$829,999 \$533,944	\$975,000 n/a n/a	\$638,000 n/a n/a	\$1,381,000 \$969,500 \$540,000	\$2,999,000 \$1,450,000 \$733,500	\$2,925,000 n/a n/a	n/a \$1,115,000 n/a	n/a n/a n/a
	Number of Sales	Detached 78 Attached 49 Apartment 174	74 37 90	47 12 12	7 0 0	106 42 74	23 14 95	90 40 107	37 23 43	16 20 27	88 78 189	15 19 25	68 15 7	141 46 175	91 55 356	38 4 21	7 22 36	926 476 1,431
	Median Selling Price	Detached \$1,588,000 Attached \$770,000 Apartment \$614,000	\$1,360,000 \$775,000 \$575,500	\$1,141,000 n/a n/a	n/a n/a n/a	\$875,000 \$590,000 \$408,750	\$1,365,000 n/a \$488,000	\$1,684,000 \$969,500 \$678,000	\$1,040,000 \$775,000 \$446,000	n/a \$838,000 \$600,000	\$1,725,000 \$877,000 \$600,000	n/a n/a \$450,000	\$649,950 n/a n/a	\$1,623,000 \$1,099,900 \$645,000	\$3,200,000 \$1,530,000 \$793,500	\$2,850,000 n/a \$1,388,900	n/a \$834,950 \$340,000	n/a n/a n/a
Jan. - May. 2019 Year-to-date	Number of Sales	Detached 212 Attached 189 Apartment 572	249 145 326	118 60 56	18 0 0	343 213 148	74 39 340	300 140 343	108 97 144	61 48 109	243 181 471	83 71 48	169 28 38	341 166 479	290 178 1,106	160 13 45	46 76 97	2,815 1,644 4,322
	Median Selling Price	Detached \$1,399,000 Attached \$759,800 Apartment \$580,800	\$1,188,500 \$750,000 \$519,500	\$1,050,000 \$688,400 \$475,000	n/a n/a n/a	\$830,000 \$525,000 \$358,750	\$1,140,000 \$715,000 \$502,500	\$1,558,000 \$1,010,000 \$615,000	\$913,750 \$650,000 \$410,000	\$1,223,000 \$758,500 \$568,000	\$1,505,000 \$815,000 \$528,888	\$1,000,000 \$645,000 \$435,500	\$609,286 \$477,500 \$432,400	\$1,372,500 \$976,500 \$560,000	\$2,805,000 \$1,260,000 \$740,000	\$2,453,750 n/a \$1,050,000	\$1,975,000 \$1,149,000 \$394,250	n/a n/a n/a
	Number of Sales	Detached 290 Attached 262 Apartment 740	345 152 440	170 44 73	18 1 0	501 220 329	103 67 437	322 159 487	142 107 199	55 76 131	348 351 805	88 80 69	225 45 34	449 205 667	311 209 1,630	135 19 90	61 109 154	3,563 2,106 6,285
Jan. - May. 2018 Year-to-date	Median Selling Price	Detached \$1,650,000 Attached \$779,000 Apartment \$603,000	\$1,335,000 \$807,500 \$560,000	\$1,140,000 \$698,500 \$549,900	n/a n/a n/a	\$883,750 \$565,000 \$390,000	\$1,270,000 \$778,000 \$515,000	\$1,725,000 \$998,000 \$670,000	\$1,028,000 \$708,000 \$446,750	\$1,425,000 \$776,500 \$609,000	\$1,700,000 \$868,000 \$595,400	\$985,000 \$681,500 \$444,900	\$629,000 \$439,900 \$404,150	\$1,620,000 \$1,124,900 \$629,000	\$3,235,000 \$1,450,000 \$840,000	\$2,842,500 n/a \$1,265,550	\$1,975,000 \$1,149,000 \$394,250	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



**May
2019**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS	
May 2019	Number of Listings	Detached	200	223	94	15	245	50	196	61	50	252	38	145	227	220	168	29	2,213
		Attached	127	100	31	0	102	24	91	57	34	167	31	20	103	144	12	28	1,071
		Apartment	317	186	53	0	59	198	225	66	39	336	41	16	275	689	49	28	2,577
	% Sales to Listings	Detached	34%	32%	40%	47%	45%	52%	54%	67%	46%	33%	55%	32%	55%	39%	33%	28%	n/a
		Attached	46%	35%	52%	n/a	53%	33%	49%	63%	44%	33%	55%	30%	58%	38%	33%	54%	n/a
		Apartment	49%	53%	47%	n/a	76%	47%	47%	82%	62%	40%	29%	56%	52%	46%	22%	75%	n/a
April 2019	Number of Listings	Detached	178	188	101	4	223	65	193	54	46	251	32	110	214	226	184	20	2,089
		Attached	116	76	35	0	87	16	84	59	36	166	23	7	91	164	21	28	1,009
		Apartment	323	195	32	0	82	201	228	79	57	273	24	23	282	769	38	38	2,644
	% Sales to Listings	Detached	30%	35%	24%	0%	34%	22%	27%	39%	28%	16%	69%	26%	31%	28%	21%	40%	n/a
		Attached	30%	37%	49%	n/a	53%	56%	37%	29%	42%	25%	39%	114%	37%	27%	10%	71%	n/a
		Apartment	32%	31%	16%	n/a	34%	42%	28%	37%	51%	33%	38%	43%	41%	30%	21%	47%	n/a
May 2018	Number of Listings	Detached	235	212	114	12	238	54	249	109	49	317	55	126	321	267	233	26	2,617
		Attached	109	72	18	2	93	16	84	44	26	184	37	12	99	161	20	41	1,018
		Apartment	304	214	35	0	88	188	192	81	46	353	32	6	305	828	39	29	2,740
	% Sales to Listings	Detached	33%	35%	41%	58%	45%	43%	36%	34%	33%	28%	27%	54%	44%	34%	16%	27%	n/a
		Attached	45%	51%	67%	0%	45%	88%	48%	52%	77%	42%	51%	125%	46%	34%	20%	54%	n/a
		Apartment	57%	42%	34%	n/a	84%	51%	56%	53%	59%	54%	78%	117%	57%	43%	54%	124%	n/a
Jan. - May. 2019 <i>Year-to-date*</i>	Number of Listings	Detached	798	863	435	33	927	228	827	258	187	1,189	182	511	999	1,057	745	114	9,353
		Attached	554	390	140	5	395	88	370	220	120	723	120	64	388	630	73	158	4,438
		Apartment	1,419	782	162	0	306	795	961	340	206	1,426	111	95	1,145	3,359	211	183	11,501
	% Sales to Listings	Detached	27%	29%	27%	55%	37%	32%	36%	42%	33%	20%	46%	33%	34%	27%	21%	40%	n/a
		Attached	34%	37%	43%	0%	54%	44%	38%	44%	40%	25%	59%	44%	43%	28%	18%	48%	n/a
		Apartment	40%	42%	35%	n/a	48%	43%	36%	42%	53%	33%	43%	40%	42%	33%	21%	53%	n/a
Jan. - May. 2018 <i>Year-to-date*</i>	Number of Listings	Detached	952	844	491	45	898	211	940	323	160	1,306	223	471	1,285	1,309	836	108	10,402
		Attached	462	286	72	10	342	105	280	168	120	659	121	69	416	557	79	171	3,917
		Apartment	1,137	698	144	0	395	645	745	279	185	1,347	127	39	1,108	3,116	176	204	10,345
	% Sales to Listings	Detached	30%	41%	35%	40%	56%	49%	34%	44%	34%	27%	39%	48%	35%	24%	16%	56%	n/a
		Attached	57%	53%	61%	10%	64%	64%	57%	64%	63%	53%	66%	65%	49%	38%	24%	64%	n/a
		Apartment	65%	63%	51%	n/a	83%	68%	65%	71%	71%	60%	54%	87%	60%	52%	51%	75%	n/a

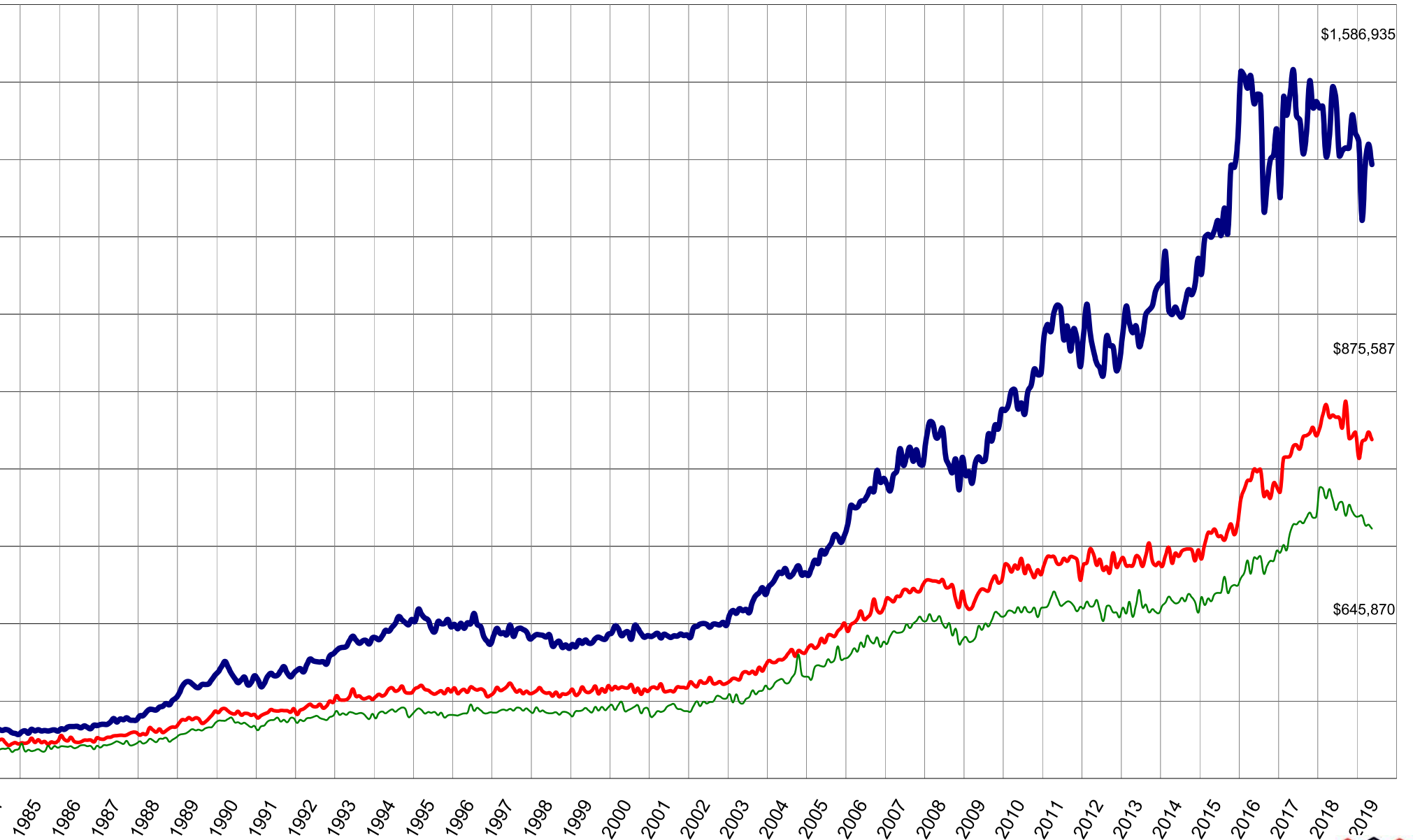
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 May 2018	2 Apr 2019	3 May 2019	Col. 2 & 3 Percentage Variance	5 May 2018	6 Apr 2019	7 May 2019	Col. 6 & 7 Percentage Variance	9 Mar 2018 - May 2018	10 Mar 2019 - May 2019	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	235	178	200	12.4	78	53	67	26.4	182	156	-14.3
ATTACHED	109	116	127	9.5	49	35	58	65.7	167	136	-18.6
APARTMENTS	304	323	317	-1.9	174	103	154	49.5	484	368	-24.0
COQUITLAM											
DETACHED	212	188	223	18.6	74	65	71	9.2	229	184	-19.7
ATTACHED	72	76	100	31.6	37	28	35	25.0	103	96	-6.8
APARTMENTS	214	195	186	-4.6	90	60	98	63.3	273	219	-19.8
DELTA											
DETACHED	114	101	94	-6.9	47	24	38	58.3	126	84	-33.3
ATTACHED	18	35	31	-11.4	12	17	16	-5.9	29	45	55.2
APARTMENTS	35	32	53	65.6	12	5	25	400.0	49	36	-26.5
MAPLE RIDGE/PITT MEADOWS											
DETACHED	238	223	245	9.9	106	76	111	46.1	342	247	-27.8
ATTACHED	93	87	102	17.2	42	46	54	17.4	139	147	5.8
APARTMENTS	88	82	59	-28.0	74	28	45	60.7	182	105	-42.3
NORTH VANCOUVER											
DETACHED	249	193	196	1.6	90	53	105	98.1	234	228	-2.6
ATTACHED	84	84	91	8.3	40	31	45	45.2	112	98	-12.5
APARTMENTS	192	228	225	-1.3	107	64	106	65.6	325	243	-25.2
NEW WESTMINSTER											
DETACHED	54	65	50	-23.1	23	14	26	85.7	70	51	-27.1
ATTACHED	16	16	24	50.0	14	9	8	-11.1	42	22	-47.6
APARTMENTS	188	201	198	-1.5	95	85	93	9.4	299	243	-18.7
PORT MOODY/BELCARRA											
DETACHED	49	46	50	8.7	16	13	23	76.9	44	43	-2.3
ATTACHED	26	36	34	-5.6	20	15	15	0.0	53	38	-28.3
APARTMENTS	46	57	39	-31.6	27	29	24	-17.2	77	76	-1.3
PORT COQUITLAM											
DETACHED	109	54	61	13.0	37	21	41	95.2	102	78	-23.5
ATTACHED	44	59	57	-3.4	23	17	36	111.8	72	72	0.0
APARTMENTS	81	79	66	-16.5	43	29	54	86.2	132	107	-18.9
RICHMOND											
DETACHED	317	251	252	0.4	88	41	82	100.0	230	177	-23.0
ATTACHED	184	166	167	0.6	78	42	55	31.0	224	127	-43.3
APARTMENTS	353	273	336	23.1	189	89	133	49.4	517	316	-38.9
SUNSHINE COAST											
DETACHED	126	110	145	31.8	68	29	47	62.1	154	114	-26.0
ATTACHED	12	7	20	185.7	15	8	6	-25.0	33	16	-51.5
APARTMENTS	6	23	16	-30.4	7	10	9	-10.0	24	30	25.0
SQUAMISH											
DETACHED	55	32	38	18.8	15	22	21	-4.5	64	59	-7.8
ATTACHED	37	23	31	34.8	19	9	17	88.9	50	45	-10.0
APARTMENTS	32	24	41	70.8	25	9	12	33.3	45	35	-22.2
VANCOUVER EAST											
DETACHED	321	214	227	6.1	141	66	124	87.9	327	243	-25.7
ATTACHED	99	91	103	13.2	46	34	60	76.5	143	122	-14.7
APARTMENTS	305	282	275	-2.5	175	115	142	23.5	473	350	-26.0
VANCOUVER WEST											
DETACHED	267	226	220	-2.7	91	63	86	36.5	212	213	0.5
ATTACHED	161	164	144	-12.2	55	45	55	22.2	141	134	-5.0
APARTMENTS	828	769	689	-10.4	356	233	319	36.9	1055	787	-25.4
WHISTLER/PEMBERTON											
DETACHED	26	20	29	45.0	7	8	8	0.0	27	27	0.0
ATTACHED	41	28	28	0.0	22	20	15	-25.0	68	55	-19.1
APARTMENTS	29	38	28	-26.3	36	18	21	16.7	98	62	-36.7
WEST VANCOUVER/HOWE SOUND											
DETACHED	233	184	168	-8.7	38	38	56	47.4	96	117	21.9
ATTACHED	20	21	12	-42.9	4	2	4	100.0	10	9	-10.0
APARTMENTS	39	38	49	28.9	21	8	11	37.5	55	27	-50.9
GRAND TOTALS											
DETACHED	2605	2085	2198	5.4	919	586	906	54.6	2439	2021	-17.1
ATTACHED	1016	1009	1071	6.1	476	358	479	33.8	1386	1162	-16.2
APARTMENTS	2740	2644	2577	-2.5	1431	885	1246	40.8	4088	3004	-26.5

Residential Average Sale Prices - January 1977 to May 2019



Some averages were not separated into attached & apartment.