

# News Release



FOR IMMEDIATE RELEASE:

## Home sales increase in July

**VANCOUVER, BC – August 2, 2019** – Home buyer demand picked up across Metro Vancouver\* last month, making July, a traditionally quieter month in real estate, the second highest selling month so far this year.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,557 in July 2019, a 23.5 per cent increase from the 2,070 sales recorded in July 2018, and a 23.1 per cent increase from the 2,077 homes sold in June 2019.

Last month's sales were 7.8 per cent below the 10-year July sales average.

“While home sale activity remains below long-term averages, we saw an increase in sales in July compared to the less active spring we experienced,” Ashley Smith, REBGV president said. “Those looking to buy today continue to benefit from low interest rates, increased selection, and reduced prices compared to the heated market a few years ago.”

There were 4,613 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2019. This represents a 3.3 per cent decrease compared to the 4,770 homes listed in July 2018 and a 2.9 per cent decrease compared to June 2019 when 4,751 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 14,240, a 17.3 per cent increase compared to July 2018 (12,137) and a 4.9 per cent decrease compared to June 2019 (14,968).

For all property types, the sales-to-active listings ratio for July 2019 is 18 per cent. By property type, the ratio is 13.5 per cent for detached homes, 20 per cent for townhomes, and 22 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.

“To better understand conditions in your property type or neighbourhood of choice, it’s important to work with your local REALTOR®. They can help you develop a strategy to reach your long-term real estate goals,” Smith said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$995,200. This represents a 9.4 per cent decrease over July 2018 and a 0.3 per cent decrease compared to June 2019.

Sales of detached homes in July 2019 reached 841, a 32 per cent increase from the 637 detached sales recorded in July 2018. The benchmark price for detached properties is \$1,417,000. This represents a 10.5 per cent decrease from July 2018, and a 0.5 per cent decrease compared to June 2019.

Sales of apartment homes reached 1,243 in July 2019, a 15.2 per cent increase compared to the 1,079 sales in July 2018. The benchmark price of an apartment property is \$653,200. This represents an 8.8 per cent decrease from July 2018, and a 0.2 per cent decrease compared to June 2019.

Attached home sales in July 2019 totalled 473, a 33.6 per cent increase compared to the 354 sales in July 2018. The benchmark price of an attached unit is \$770,000. This represents a nine per cent decrease from July 2018, and a 0.6 per cent decrease compared to June 2019.

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\*Editor's Note: 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.

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](http://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	\$943,600	259.7	-0.3%	-1.4%	-1.4%	-8.4%	10.1%	61.9%	91.7%
	Greater Vancouver	\$995,200	258.9	-0.3%	-1.5%	-2.5%	-9.4%	5.0%	55.0%	88.6%
	Bowen Island	\$950,600	206.1	-2.6%	-4.1%	-2.0%	-6.7%	19.9%	60.0%	63.2%
	Burnaby East	\$929,800	257.9	-0.5%	-2.2%	-2.8%	-11.0%	6.0%	52.6%	88.2%
	Burnaby North	\$869,000	262.4	-0.4%	-0.3%	-0.6%	-8.9%	10.2%	59.3%	91.7%
	Burnaby South	\$944,900	266.9	-1.3%	-3.1%	-4.4%	-10.9%	7.7%	58.1%	94.8%
	Coquitlam	\$891,000	264.3	0.1%	-0.8%	-2.3%	-9.1%	12.6%	68.6%	103.0%
	Ladner	\$792,100	223.0	-1.1%	-1.8%	-3.7%	-9.7%	-5.3%	45.8%	69.1%
	Maple Ridge	\$752,400	239.6	-0.8%	-0.4%	0.0%	-6.9%	23.3%	76.2%	86.9%
	New Westminster	\$646,700	284.5	-0.8%	-1.8%	-1.6%	-9.8%	24.3%	73.2%	102.5%
	North Vancouver	\$1,028,300	231.1	-0.8%	-1.4%	-1.2%	-9.2%	-0.7%	49.4%	77.2%
	Pitt Meadows	\$741,300	269.5	-1.4%	-0.1%	-2.4%	-8.3%	30.4%	83.7%	101.7%
	Port Coquitlam	\$738,800	252.9	-0.6%	-0.4%	-2.3%	-8.1%	17.0%	72.0%	88.6%
	Port Moody	\$913,200	252.4	1.1%	0.9%	0.0%	-6.1%	18.6%	70.3%	95.8%
	Richmond	\$902,800	268.4	-0.8%	-2.5%	-4.4%	-11.1%	2.6%	53.3%	91.7%
	Squamish	\$762,800	242.7	-0.4%	-1.0%	1.0%	-3.6%	20.3%	81.9%	94.5%
	Sunshine Coast	\$601,400	210.7	-0.6%	-2.4%	-0.5%	-3.9%	28.2%	68.8%	64.0%
	Tsawwassen	\$929,200	232.9	-0.3%	-1.8%	-1.7%	-8.8%	-6.4%	51.1%	76.3%
	Vancouver East	\$1,034,500	303.7	-0.5%	-2.7%	-3.0%	-9.5%	1.6%	54.9%	105.1%
	Vancouver West	\$1,222,800	254.8	0.6%	-1.4%	-4.1%	-11.0%	-4.1%	41.9%	78.9%
West Vancouver	\$2,124,300	233.9	0.9%	-0.5%	-1.9%	-12.9%	-21.3%	27.0%	84.2%	
Whistler	\$893,400	208.2	0.0%	0.3%	1.8%	-1.9%	27.4%	78.3%	67.5%	
Single Family Detached	Lower Mainland	\$1,219,000	258.5	-0.3%	-0.8%	-1.3%	-8.7%	-3.6%	52.6%	96.0%
	Greater Vancouver	\$1,417,000	260.7	-0.5%	-0.9%	-2.7%	-10.5%	-10.5%	43.6%	93.5%
	Bowen Island	\$950,600	206.1	-2.6%	-4.1%	-2.0%	-6.7%	19.9%	60.0%	63.2%
	Burnaby East	\$1,181,900	264.3	0.1%	0.7%	1.2%	-10.8%	-5.5%	49.3%	94.8%
	Burnaby North	\$1,373,400	265.6	-1.9%	-1.4%	-3.0%	-11.7%	-14.4%	39.7%	93.7%
	Burnaby South	\$1,477,300	282.8	-1.3%	-3.5%	-3.7%	-12.3%	-13.6%	44.6%	108.1%
	Coquitlam	\$1,169,300	259.5	0.3%	1.1%	-2.1%	-10.7%	-4.8%	55.6%	100.2%
	Ladner	\$946,300	228.1	-1.4%	-1.6%	0.3%	-6.9%	-8.4%	49.6%	76.8%
	Maple Ridge	\$823,500	234.6	-0.1%	1.0%	2.4%	-6.0%	16.7%	74.0%	89.3%
	New Westminster	\$1,045,900	260.9	-0.5%	-0.8%	-0.7%	-10.4%	-4.5%	49.6%	90.9%
	North Vancouver	\$1,488,600	234.4	-2.4%	-1.5%	-1.6%	-9.9%	-13.3%	44.8%	82.6%
	Pitt Meadows	\$900,300	253.7	-0.4%	0.4%	-0.1%	-5.8%	17.3%	74.8%	95.8%
	Port Coquitlam	\$919,200	245.1	-0.5%	0.2%	-2.5%	-9.6%	-0.4%	59.5%	89.3%
	Port Moody	\$1,442,000	266.3	1.0%	5.5%	-0.9%	-5.7%	3.3%	60.6%	106.0%
	Richmond	\$1,474,800	285.7	-0.7%	-3.7%	-6.8%	-13.3%	-16.8%	42.7%	100.5%
	Squamish	\$980,900	258.5	2.8%	1.7%	3.9%	0.4%	18.1%	82.7%	104.7%
	Sunshine Coast	\$596,000	208.8	-0.5%	-2.5%	-0.7%	-4.3%	27.6%	68.4%	62.5%
	Tsawwassen	\$1,172,700	252.5	0.1%	-0.7%	1.8%	-7.3%	-7.6%	58.4%	93.0%
	Vancouver East	\$1,352,800	300.9	0.2%	-0.2%	-4.6%	-11.3%	-11.4%	45.5%	115.4%
	Vancouver West	\$2,895,400	296.9	-0.6%	-1.8%	-5.0%	-13.6%	-19.2%	27.4%	100.9%
West Vancouver	\$2,549,700	240.7	-0.6%	-1.2%	-2.8%	-12.5%	-24.7%	24.0%	92.4%	
Whistler	\$1,649,100	229.4	4.7%	5.3%	7.2%	7.1%	18.3%	66.6%	78.7%	

**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	\$664,700	239.5	-0.7%	-0.4%	-1.3%	-8.0%	18.6%	63.4%	80.9%
	Greater Vancouver	\$770,000	247.1	-0.6%	-0.6%	-2.3%	-9.0%	14.0%	58.1%	83.4%
	Burnaby East	\$648,400	239.5	0.6%	-1.3%	-4.7%	-11.6%	28.6%	51.3%	76.5%
	Burnaby North	\$723,100	269.9	-0.3%	2.0%	-0.1%	-7.6%	22.3%	63.2%	90.6%
	Burnaby South	\$760,600	262.0	-0.3%	-1.0%	-4.1%	-10.2%	16.9%	55.3%	88.5%
	Coquitlam	\$653,200	239.7	-0.6%	-1.4%	-2.8%	-8.1%	19.9%	63.4%	85.8%
	Ladner	\$631,200	224.5	-1.1%	-2.9%	-9.1%	-16.3%	-0.9%	38.6%	61.4%
	Maple Ridge	\$524,100	243.3	-1.1%	-3.4%	-2.7%	-7.7%	27.3%	75.8%	83.6%
	New Westminster	\$713,900	261.8	-1.1%	-2.5%	-4.5%	-9.3%	14.8%	56.9%	90.7%
	North Vancouver	\$944,100	229.4	-0.3%	-0.3%	-3.7%	-8.6%	5.4%	55.9%	77.0%
	Pitt Meadows	\$599,500	259.4	-1.6%	-0.7%	-5.5%	-11.3%	28.2%	84.0%	95.8%
	Port Coquitlam	\$631,800	239.2	-1.6%	2.7%	-0.9%	-7.9%	16.2%	66.1%	80.5%
	Port Moody	\$656,900	222.0	0.4%	-0.6%	2.0%	-4.8%	21.2%	58.7%	70.9%
	Richmond	\$770,900	253.1	-1.1%	-0.9%	-4.6%	-11.4%	7.4%	50.8%	85.8%
	Squamish	\$687,900	226.2	0.5%	1.8%	1.0%	-7.2%	20.6%	81.7%	87.3%
	Tsawwassen	\$613,500	241.5	-0.7%	-3.9%	-9.1%	-15.3%	5.8%	47.7%	73.6%
	Vancouver East	\$847,400	271.5	-1.6%	-2.4%	0.8%	-8.5%	9.7%	49.6%	87.9%
Vancouver West	\$1,114,700	260.6	-1.0%	0.7%	-0.6%	-8.8%	5.6%	50.5%	89.7%	
Whistler	\$915,400	220.7	3.9%	2.2%	3.1%	-5.6%	29.7%	91.2%	82.7%	
Apartment	Lower Mainland	\$641,900	269.9	-0.2%	-2.2%	-1.6%	-8.5%	30.0%	74.7%	91.0%
	Greater Vancouver	\$653,200	261.1	-0.2%	-2.1%	-2.5%	-8.8%	22.9%	67.1%	85.8%
	Burnaby East	\$721,200	276.7	-2.0%	-4.5%	-3.0%	-8.4%	21.4%	63.6%	91.4%
	Burnaby North	\$609,500	260.2	0.3%	-0.4%	0.5%	-7.8%	32.6%	74.9%	92.5%
	Burnaby South	\$653,500	262.4	-1.9%	-3.8%	-5.0%	-10.7%	22.2%	69.1%	91.5%
	Coquitlam	\$516,400	283.4	0.4%	1.0%	0.2%	-5.9%	42.4%	94.2%	115.7%
	Ladner	\$432,800	205.1	0.1%	-0.2%	-6.6%	-8.4%	5.2%	39.1%	51.6%
	Maple Ridge	\$347,800	248.3	-2.1%	-0.2%	-3.3%	-9.8%	46.4%	78.1%	74.9%
	New Westminster	\$515,200	291.9	-0.9%	-2.0%	-1.8%	-10.1%	37.4%	82.2%	105.6%
	North Vancouver	\$554,600	226.2	0.4%	-1.6%	-0.4%	-9.1%	18.9%	54.2%	70.5%
	Pitt Meadows	\$488,700	288.2	-1.9%	-0.3%	-2.9%	-9.9%	45.9%	90.0%	103.0%
	Port Coquitlam	\$446,000	266.7	-0.1%	-2.2%	-2.8%	-7.3%	40.9%	90.0%	89.1%
	Port Moody	\$628,700	262.0	1.4%	-0.7%	-0.1%	-6.7%	36.7%	87.1%	104.7%
	Richmond	\$622,500	266.5	-1.0%	-2.6%	-2.7%	-9.0%	35.3%	70.6%	89.8%
	Squamish	\$478,600	235.9	-6.5%	-7.6%	-3.6%	-5.8%	30.8%	100.1%	88.6%
	Tsawwassen	\$458,400	193.3	-0.4%	-2.4%	-7.9%	-9.0%	6.8%	42.0%	42.9%
	Vancouver East	\$550,600	314.2	-0.6%	-4.6%	-2.6%	-8.0%	21.0%	68.4%	95.6%
Vancouver West	\$752,300	244.1	1.1%	-1.6%	-4.0%	-9.9%	7.2%	53.8%	72.8%	
West Vancouver	\$1,085,700	220.6	4.9%	1.5%	1.6%	-12.2%	12.6%	52.3%	67.2%	
Whistler	\$475,800	186.4	-6.1%	-4.4%	-2.8%	-4.3%	33.5%	81.0%	49.0%	

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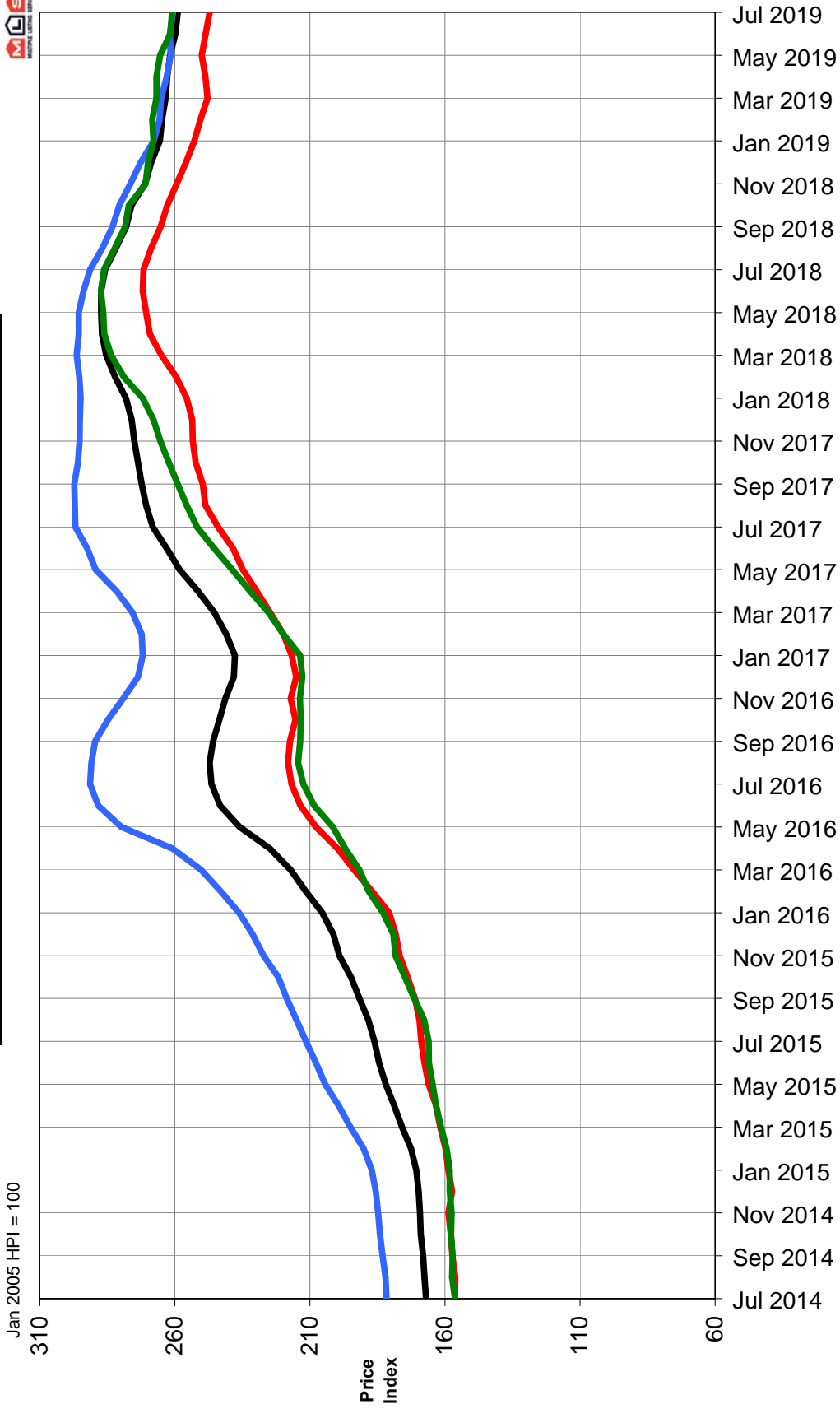
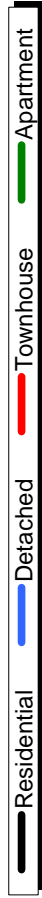
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend



# MLS® SALES Facts



**July  
2019**

	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
<b>July 2019</b>	Number of Sales	86	41	7	100	17	76	31	11	85	13	63	104	79	43	8	841
	Median Selling Price	\$1,475,000	\$978,000	n/a	\$790,000	n/a	\$1,452,500	\$934,000	n/a	\$1,443,500	n/a	\$620,000	\$1,355,000	\$3,025,000	\$2,050,000	n/a	n/a
	Number of Sales	57	16	0	58	9	32	25	16	67	12	7	42	58	3	15	473
<b>June 2019</b>	Median Selling Price	\$720,000	n/a	n/a	\$515,000	n/a	\$982,500	\$655,000	n/a	\$750,000	n/a	n/a	\$1,065,000	\$1,181,000	n/a	n/a	n/a
	Number of Sales	164	23	0	42	95	96	29	29	147	11	6	128	352	13	14	1,243
	Median Selling Price	\$569,000	\$573,000	n/a	\$335,000	\$489,900	\$616,900	\$429,000	\$540,000	\$527,500	n/a	n/a	\$564,850	\$750,000	n/a	n/a	n/a
<b>July 2018</b>	Number of Sales	60	40	5	81	26	82	27	11	90	17	44	85	60	30	8	746
	Median Selling Price	\$1,440,000	\$989,394	n/a	\$842,800	\$1,002,500	\$1,492,550	\$917,500	n/a	\$1,315,000	n/a	\$636,250	\$1,444,000	\$2,850,000	\$2,703,500	n/a	n/a
	Number of Sales	52	10	1	44	4	33	22	12	62	11	5	43	41	5	13	390
<b>July 2018</b>	Median Selling Price	\$763,000	n/a	n/a	\$539,000	n/a	\$1,009,000	\$668,500	n/a	\$736,944	n/a	n/a	\$973,000	\$1,200,000	n/a	n/a	n/a
	Number of Sales	110	14	0	38	85	75	41	25	149	14	1	131	294	18	16	941
	Median Selling Price	\$540,000	n/a	n/a	\$389,900	\$518,800	\$618,500	\$410,000	n/a	\$512,000	n/a	n/a	\$560,000	\$710,900	n/a	n/a	n/a
<b>Jan. - Jul. 2019</b>	Number of Sales	45	34	5	79	21	51	22	12	77	21	54	67	58	32	11	637
	Median Selling Price	\$1,602,500	\$1,055,000	n/a	\$880,000	\$1,200,000	\$1,594,000	\$987,500	n/a	\$1,599,980	\$1,087,500	\$699,110	\$1,528,000	\$2,827,500	\$2,470,000	n/a	n/a
	Number of Sales	29	4	0	38	8	24	21	14	14	57	7	29	48	6	22	354
<b>Jan. - Year-to-date</b>	Median Selling Price	\$786,000	n/a	n/a	\$531,942	n/a	\$1,080,000	\$677,000	n/a	\$875,000	n/a	n/a	\$933,000	\$1,366,000	n/a	n/a	n/a
	Number of Sales	864	97	0	430,750	\$502,000	\$674,000	\$435,000	\$610,000	\$584,500	n/a	n/a	\$608,500	\$775,000	n/a	n/a	1,079
	Median Selling Price	\$613,944	n/a	n/a	\$430,750	\$502,000	\$674,000	\$435,000	\$610,000	\$584,500	n/a	n/a	\$608,500	\$775,000	n/a	n/a	n/a
<b>Jan. - Jul. 2018</b>	Number of Sales	349	199	30	524	117	458	166	83	418	113	276	530	429	233	62	4,402
	Median Selling Price	\$1,420,000	\$1,005,000	\$722,500	\$820,000	\$1,088,000	\$1,547,500	\$915,000	\$1,225,000	\$1,450,000	\$989,000	\$615,000	\$1,377,500	\$2,840,000	\$2,350,000	\$1,726,650	n/a
	Number of Sales	298	86	1	315	52	205	144	76	310	94	40	251	277	21	104	2,507
<b>Jan. - Year-to-date</b>	Median Selling Price	\$747,500	\$679,400	n/a	\$524,900	\$694,000	\$1,005,000	\$653,500	\$743,500	\$795,000	\$641,000	\$472,000	\$986,500	\$1,227,500	\$1,600,000	\$980,000	n/a
	Number of Sales	520,000	\$495,000	n/a	\$355,000	\$497,500	\$616,250	\$415,000	\$549,000	\$525,000	\$435,500	\$424,900	\$560,450	\$740,000	\$1,075,000	\$425,000	n/a
	Number of Sales	391	240	26	658	153	453	211	78	506	120	330	613	449	200	83	4,966
<b>Jan. - Jul. 2018</b>	Median Selling Price	\$1,335,000	\$1,134,000	\$457,500	\$881,750	\$1,250,000	\$1,699,000	\$1,005,000	\$1,463,500	\$1,700,000	\$1,012,450	\$652,500	\$1,600,000	\$3,150,000	\$2,830,000	\$2,045,000	n/a
	Number of Sales	344	64	1	293	83	220	150	104	473	108	59	273	307	31	161	2,879
	Median Selling Price	\$788,900	\$717,000	n/a	\$565,000	\$775,000	\$1,005,000	\$700,000	\$760,000	\$874,000	\$688,000	\$439,900	\$1,095,000	\$1,381,000	\$1,700,000	\$1,100,000	n/a
<b>Year-to-date</b>	Number of Sales	606,000	\$535,000	n/a	\$395,000	\$510,500	\$666,000	\$445,000	\$605,000	\$585,000	\$447,000	\$399,900	\$619,000	\$825,000	\$1,235,000	\$395,000	n/a
	Median Selling Price	\$1,600,000	\$1,335,000	\$457,500	\$881,750	\$1,250,000	\$1,699,000	\$1,005,000	\$1,463,500	\$1,700,000	\$1,012,450	\$652,500	\$1,600,000	\$3,150,000	\$2,830,000	\$2,045,000	n/a
	Number of Sales	344	64	1	293	83	220	150	104	473	108	59	273	307	31	161	2,879
<b>Year-to-date</b>	Median Selling Price	\$788,900	\$717,000	n/a	\$565,000	\$775,000	\$1,005,000	\$700,000	\$760,000	\$874,000	\$688,000	\$439,900	\$1,095,000	\$1,381,000	\$1,700,000	\$1,100,000	n/a
	Number of Sales	606,000	\$535,000	n/a	\$395,000	\$510,500	\$666,000	\$445,000	\$605,000	\$585,000	\$447,000	\$399,900	\$619,000	\$825,000	\$1,235,000	\$395,000	n/a
	Median Selling Price	\$1,600,000	\$1,335,000	\$457,500	\$881,750	\$1,250,000	\$1,699,000	\$1,005,000	\$1,463,500	\$1,700,000	\$1,012,450	\$652,500	\$1,600,000	\$3,150,000	\$2,830,000	\$2,045,000	n/a

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





# MLS® LISTINGS Facts



**July  
2019**

	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
<b>July 2019</b>	Number of Listings 132 103 279	159 93 178	81 23 24	9 0 0	187 81 82	34 23 142	116 57 189	47 42 62	28 21 25	176 148 286	31 22 16	91 12 18	182 72 211	181 108 602	105 9 38	33 26 29	1,592 840 2,181
	% Sales to Listings 58% 55% 59%	54% 60% 53%	51% 70% 96%	78% n/a n/a	53% 72% 51%	50% 39% 67%	66% 56% 51%	66% 60% 47%	39% 76% 116%	48% 45% 51%	42% 55% 69%	69% 58% 33%	57% 58% 61%	44% 54% 59%	41% 33% 34%	24% 58% 48%	n/a
<b>June 2019</b>	Number of Listings 138 128 277	175 73 140	91 22 34	17 0 0	176 82 67	36 16 149	150 67 192	69 48 56	29 31 25	215 156 255	31 26 17	107 26 7	196 64 216	178 115 598	126 15 35	18 29 33	1,752 898 2,101
	% Sales to Listings 43% 41% 46%	46% 44% 46%	44% 45% 53%	29% n/a n/a	46% 54% 46%	72% 25% 45%	55% 49% 45%	39% 46% 50%	38% 39% 76%	42% 40% 46%	55% 42% 65%	41% 19% 71%	43% 67% 40%	34% 36% 42%	24% 33% 23%	44% 45% 48%	n/a
<b>July 2018</b>	Number of Listings 157 92 274	195 89 176	61 22 20	12 2 0	153 64 98	39 22 143	130 49 144	55 61 66	31 24 49	226 131 285	42 21 24	116 9 8	197 71 269	184 89 610	114 12 45	23 34 32	1,735 792 2,243
	% Sales to Listings 29% 32% 40%	25% 38% 39%	56% 18% 70%	42% 0% n/a	52% 59% 39%	54% 36% 59%	39% 49% 52%	40% 34% 62%	39% 58% 51%	34% 44% 52%	34% 44% 52%	47% 78% 13%	34% 41% 49%	32% 54% 48%	28% 50% 40%	48% 65% 50%	n/a
<b>Jan. - Jul. 2019 Year-to-date*</b>	Number of Listings 1,068 785 1,975	1,197 556 1,100	607 185 220	59 5 0	1,290 558 455	298 127 1,086	1,093 494 1,342	374 310 458	244 172 256	1,580 1,027 1,967	244 168 144	709 102 120	1,377 524 1,572	1,416 853 4,559	976 97 284	165 213 245	12,697 6,176 15,783
	% Sales to Listings 33% 38% 44%	35% 42% 44%	33% 46% 44%	51% 20% n/a	41% 56% 49%	39% 41% 46%	42% 41% 39%	44% 44% 44%	34% 44% 61%	26% 30% 37%	46% 56% 49%	39% 39% 41%	38% 48% 44%	30% 32% 38%	24% 22% 23%	38% 49% 52%	n/a
<b>Jan. - Jul. 2018 Year-to-date*</b>	Number of Listings 1,278 657 1,691	1,237 448 1,045	645 110 194	82 13 0	1,242 467 569	309 139 936	1,256 414 1,032	461 289 416	230 172 287	1,801 913 1,944	302 170 171	685 90 56	1,732 574 1,647	1,727 769 4,342	1,126 105 263	163 250 264	14,276 5,580 14,857
	% Sales to Listings 31% 52% 59%	37% 46% 57%	37% 58% 59%	32% 8% n/a	53% 63% 72%	50% 60% 67%	36% 53% 62%	46% 52% 67%	34% 60% 62%	28% 52% 57%	40% 64% 57%	48% 66% 73%	35% 48% 57%	26% 40% 52%	18% 30% 46%	51% 64% 73%	n/a

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



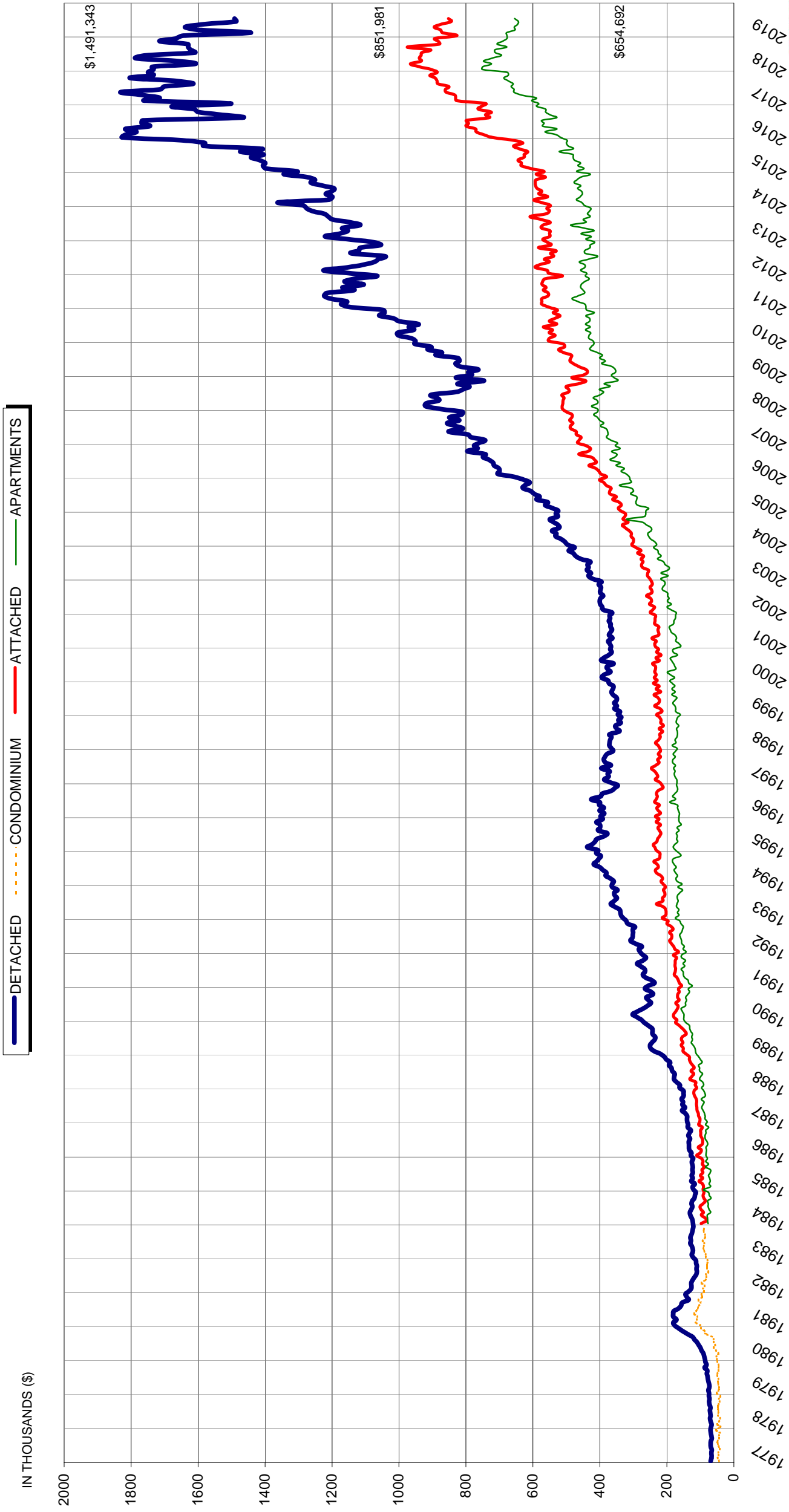
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2018	2 Jun 2019	3 Jul 2019	Col. 2 & 3 Percentage Variance	5 Jul 2018	6 Jun 2019	7 Jul 2019	Col. 6 & 7 Percentage Variance	9 May 2018 - Jul 2018	10 May 2019 - Jul 2019	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	157	138	132	-4.3	45	60	77	28.3	179	204	14.0
ATTACHED	92	128	103	-19.5	29	52	57	9.6	131	167	27.5
APARTMENTS	274	277	279	0.7	110	128	164	28.1	428	446	4.2
<b>COQUITLAM</b>											
DETACHED	195	175	159	-9.1	48	80	86	7.5	184	237	28.8
ATTACHED	89	73	93	27.4	34	32	56	75.0	93	123	32.3
APARTMENTS	176	140	178	27.1	68	64	94	46.9	248	256	3.2
<b>DELTA</b>											
DETACHED	61	91	81	-11.0	34	40	41	2.5	117	119	1.7
ATTACHED	22	22	23	4.5	4	10	16	60.0	32	42	31.3
APARTMENTS	20	34	24	-29.4	14	18	23	27.8	54	66	22.2
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	153	176	187	6.3	79	81	100	23.5	263	292	11.0
ATTACHED	64	82	81	-1.2	38	44	58	31.8	115	156	35.7
APARTMENTS	98	67	82	22.4	38	31	42	35.5	156	118	-24.4
<b>NORTH VANCOUVER</b>											
DETACHED	130	150	116	-22.7	51	82	76	-7.3	221	263	19.0
ATTACHED	49	67	57	-14.9	24	33	32	-3.0	101	110	8.9
APARTMENTS	144	192	189	-1.6	75	87	96	10.3	264	289	9.5
<b>NEW WESTMINSTER</b>											
DETACHED	39	36	34	-5.6	21	26	17	-34.6	73	69	-5.5
ATTACHED	22	16	23	43.8	8	4	9	125.0	30	21	-30.0
APARTMENTS	143	149	142	-4.7	85	67	95	41.8	282	255	-9.6
<b>PORT MOODY/BELCARRA</b>											
DETACHED	31	29	28	-3.4	12	11	11	0.0	39	45	15.4
ATTACHED	24	31	21	-32.3	14	12	16	33.3	48	43	-10.4
APARTMENTS	49	25	25	0.0	25	19	29	52.6	75	72	-4.0
<b>PORT COQUITLAM</b>											
DETACHED	55	69	47	-31.9	22	27	31	14.8	106	99	-6.6
ATTACHED	61	48	42	-12.5	21	22	25	13.6	66	83	25.8
APARTMENTS	66	56	62	10.7	41	28	29	3.6	123	111	-9.8
<b>RICHMOND</b>											
DETACHED	226	215	176	-18.1	77	90	85	-5.6	246	257	4.5
ATTACHED	131	156	148	-5.1	57	62	67	8.1	200	184	-8.0
APARTMENTS	285	255	286	12.2	149	118	147	24.6	498	398	-20.1
<b>SUNSHINE COAST</b>											
DETACHED	116	107	91	-15.0	54	44	63	43.2	173	154	-11.0
ATTACHED	9	26	12	-53.8	7	5	7	40.0	29	18	-37.9
APARTMENTS	8	7	18	157.1	1	5	6	20.0	14	20	42.9
<b>SQUAMISH</b>											
DETACHED	42	31	31	0.0	21	17	13	-23.5	47	51	8.5
ATTACHED	21	26	22	-15.4	13	11	12	9.1	47	40	-14.9
APARTMENTS	24	17	16	-5.9	14	11	11	0.0	53	34	-35.8
<b>VANCOUVER EAST</b>											
DETACHED	197	196	182	-7.1	67	85	104	22.4	305	313	2.6
ATTACHED	71	64	72	12.5	29	43	42	-2.3	114	145	27.2
APARTMENTS	269	216	211	-2.3	131	87	128	47.1	452	357	-21.0
<b>VANCOUVER WEST</b>											
DETACHED	184	178	181	1.7	58	60	79	31.7	229	225	-1.7
ATTACHED	89	115	108	-6.1	48	41	58	41.5	153	154	0.7
APARTMENTS	610	598	602	0.7	294	254	352	38.6	977	925	-5.3
<b>WHISTLER/PEMBERTON</b>											
DETACHED	23	18	33	83.3	11	8	8	0.0	29	24	-17.2
ATTACHED	34	29	26	-10.3	22	13	15	15.4	74	43	-41.9
APARTMENTS	32	33	29	-12.1	16	16	14	-12.5	75	51	-32.0
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	114	126	105	-16.7	32	30	43	43.3	103	129	25.2
ATTACHED	12	15	9	-40.0	6	5	3	-40.0	16	12	-25.0
APARTMENTS	45	35	38	8.6	18	8	13	62.5	51	32	-37.3
<b>GRAND TOTALS</b>											
DETACHED	<b>1723</b>	<b>1735</b>	<b>1583</b>	<b>-8.8</b>	<b>632</b>	<b>741</b>	<b>834</b>	<b>12.6</b>	<b>2314</b>	<b>2481</b>	<b>7.2</b>
ATTACHED	<b>790</b>	<b>898</b>	<b>840</b>	<b>-6.5</b>	<b>354</b>	<b>389</b>	<b>473</b>	<b>21.6</b>	<b>1249</b>	<b>1341</b>	<b>7.4</b>
APARTMENTS	<b>2243</b>	<b>2101</b>	<b>2181</b>	<b>3.8</b>	<b>1079</b>	<b>941</b>	<b>1243</b>	<b>32.1</b>	<b>3750</b>	<b>3430</b>	<b>-8.5</b>





## Residential Average Sale Prices - January 1977 to July 2019



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