

Monthly Market Newsletter

• July 2018 •

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- Service Excellence
- Reaching the Globe



Home seller supply grows as demand declines

Dear Valued Clients:

With home sale activity dipping below long-term historical averages, the supply of homes for sale in Metro Vancouver reached a three-year high in June. Buyers are less active today. This is allowing the supply of homes for sale to accumulate to levels we haven't seen in the last few years. Rising interest rates, high prices and more restrictive mortgage requirements are among the factors dampening home buyer activity today.

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

Enclosed is this months market report published by the Real Estate Board of Greater Vancouver (REBGV)

"Do you know of anyone right now that might be considering a move? Maybe a relative, friend, or someone from work?"

"I APPRECIATE YOUR REFERRALS
& MY BUSINESS DEPENDS ON IT."



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ROYAL LEPAGE | **Sussex**

News Release

FOR IMMEDIATE RELEASE:



Home sales down, listings up across Metro Vancouver

VANCOUVER, BC – May 2, 2018 – The Metro Vancouver* housing market saw fewer home buyers and more home sellers in April.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 2,579 in April 2018, a 27.4 per cent decrease from the 3,553 sales recorded in April 2017, and a 2.5 per cent increase compared to March 2018 when 2,517 homes sold.

Last month's sales were 22.5 per cent below the 10-year April sales average.

"Market conditions are changing. Home sales declined in our region last month to a 17-year April low and home sellers have become more active than we've seen in the past three years," Phil Moore, REBGV president said. "The mortgage requirements that the federal government implemented this year have, among other factors, diminished home buyers' purchasing power and they're being felt on the buyer side today."

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There were 5,820 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2018. This represents an 18.6 per cent increase compared to the 4,907 homes listed in April 2017 and a 30.8 per cent increase compared to March 2018 when 4,450 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 9,822, a 25.7 per cent increase compared to April 2017 (7,813) and a 17.2 per cent increase compared to March 2018 (8,380).

"Home buyers have more breathing room this spring. They have more selection to choose from and less demand to compete against," Moore said.

For all property types, the sales-to-active listings ratio for April 2018 is 26.3 per cent. By property type, the ratio is 14.1 per cent for detached homes, 36.1 per cent for townhomes, and 46.7 per cent for condominiums.

Generally, analysts say that downward pressure on home prices occurs when the ratio dips below the 12 per cent mark for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,092,000. This represents a 14.3 per cent increase over April 2017 and a 0.7 per cent increase compared to March 2018.

Sales of detached properties in April 2018 reached 807, a 33.4 per cent decrease from the 1,211 detached sales recorded in April 2017. The benchmark price for detached properties is \$1,605,800. This represents a 5.1 per cent increase from April 2017 and a 0.2 per cent decrease compared to March 2018.

Sales of apartment properties reached 1,308 in April 2018, a 24 per cent decrease from the 1,722 sales in April 2017. The benchmark price of an apartment property is \$701,000. This represents a 23.7 per cent increase from April 2017 and a 1.1 per cent increase compared to March 2018.

Attached property sales in April 2018 totalled 464, a 25.2 per cent decrease compared to the 620 sales in April 2017. The benchmark price of an attached unit is \$854,200. This represents a 17.7 per cent increase from April 2017 and a 2.3 per cent increase compared to March 2018.

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

The real estate industry is a key economic driver in British Columbia. In 2017, 35,993 homes changed ownership in the Board's area, generating \$2.4 billion in economic spin-off activity and an estimated 17,600 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$37 billion in 2017.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

For more information please contact:

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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	\$1,000,900	282.4	0.9%	4.1%	6.3%	16.9%	66.5%	84.0%	91.8%
	Greater Vancouver	\$1,092,000	285.5	0.7%	3.4%	4.8%	14.3%	60.7%	81.0%	92.0%
	Bowen Island	\$992,600	215.2	1.5%	5.4%	3.5%	13.0%	66.7%	73.7%	56.6%
	Burnaby East	\$1,007,700	280.3	1.4%	5.2%	7.1%	15.6%	57.2%	78.9%	89.6%
	Burnaby North	\$940,600	284.0	0.8%	2.6%	5.3%	13.9%	63.0%	83.7%	90.1%
	Burnaby South	\$1,044,800	295.1	-0.8%	2.3%	4.9%	13.9%	63.2%	86.1%	101.0%
	Coquitlam	\$972,600	288.5	1.4%	4.2%	7.0%	18.5%	70.6%	96.0%	98.1%
	Ladner	\$877,500	246.3	0.5%	1.1%	1.9%	8.4%	44.7%	61.1%	73.1%
	Maple Ridge	\$747,300	251.3	2.2%	6.8%	9.9%	25.0%	81.8%	88.2%	77.5%
	New Westminster	\$724,300	310.5	2.2%	7.2%	11.2%	27.4%	82.6%	93.9%	103.1%
	North Vancouver	\$1,144,600	257.2	0.5%	4.7%	4.6%	12.3%	54.0%	75.3%	80.1%
	Pitt Meadows	\$753,200	275.5	2.0%	7.7%	12.5%	29.6%	81.3%	99.5%	89.9%
	Port Coquitlam	\$785,600	277.1	1.1%	6.7%	9.1%	22.2%	77.7%	95.8%	87.1%
	Port Moody	\$974,700	269.4	1.8%	4.9%	7.6%	20.7%	70.8%	93.7%	88.7%
	Richmond	\$1,037,400	302.9	1.2%	2.2%	5.3%	14.1%	62.8%	80.8%	103.6%
	Squamish	\$884,300	283.1	7.0%	9.9%	8.6%	21.9%	89.0%	130.7%	108.6%
	Sunshine Coast	\$616,800	216.1	1.1%	5.4%	4.8%	14.9%	71.1%	79.6%	55.5%
	Tsawwassen	\$1,024,500	257.3	0.6%	2.6%	2.3%	8.2%	52.2%	71.0%	78.7%
	Vancouver East	\$1,114,000	326.2	-0.2%	1.8%	2.8%	11.6%	60.1%	85.1%	111.7%
	Vancouver West	\$1,372,500	289.4	-0.5%	1.3%	0.7%	8.6%	49.3%	70.9%	88.0%
	West Vancouver	\$2,619,400	281.6	-1.4%	0.4%	0.5%	3.9%	40.2%	67.4%	87.6%
	Whistler	\$1,053,300	231.6	7.4%	11.8%	8.9%	25.5%	89.8%	128.9%	73.1%
Single Family Detached	Lower Mainland	\$1,339,200	284.1	0.2%	1.2%	1.3%	8.2%	55.2%	77.9%	97.6%
	Greater Vancouver	\$1,605,800	295.1	-0.2%	0.3%	-0.2%	5.1%	48.4%	74.8%	100.9%
	Bowen Island	\$992,600	215.2	1.5%	5.4%	3.5%	13.0%	66.7%	73.7%	56.6%
	Burnaby East	\$1,331,300	297.7	1.7%	5.1%	5.9%	11.0%	54.6%	77.8%	105.5%
	Burnaby North	\$1,595,800	308.6	3.3%	1.8%	1.1%	4.5%	46.2%	78.5%	106.4%
	Burnaby South	\$1,675,800	320.8	0.1%	0.5%	-1.7%	2.7%	44.8%	77.3%	122.3%
	Coquitlam	\$1,304,900	289.6	1.2%	1.9%	2.2%	9.6%	57.9%	85.3%	102.9%
	Ladner	\$1,004,800	242.2	-0.3%	-1.2%	-2.2%	3.8%	39.6%	57.6%	73.5%
	Maple Ridge	\$868,400	247.4	1.9%	4.2%	7.0%	18.5%	77.6%	87.0%	79.3%
	New Westminster	\$1,192,600	297.5	1.4%	3.8%	5.3%	10.5%	57.6%	77.8%	104.9%
	North Vancouver	\$1,703,400	266.4	-1.2%	2.0%	0.2%	4.8%	48.2%	78.9%	87.5%
	Pitt Meadows	\$943,200	265.8	1.1%	4.3%	7.4%	18.5%	72.2%	90.5%	90.3%
	Port Coquitlam	\$1,037,000	276.5	0.9%	6.0%	4.3%	11.8%	64.2%	90.0%	93.0%
	Port Moody	\$1,510,200	278.9	1.7%	1.1%	0.1%	9.9%	57.2%	83.2%	93.5%
	Richmond	\$1,684,500	338.3	-1.4%	-0.4%	-0.3%	5.2%	52.6%	78.8%	122.9%
	Squamish	\$1,024,900	261.6	1.9%	2.2%	4.3%	10.8%	76.8%	108.9%	94.2%
	Sunshine Coast	\$614,600	215.3	1.4%	5.3%	5.1%	15.4%	71.4%	79.6%	54.9%
	Tsawwassen	\$1,265,500	272.5	-0.7%	0.3%	-0.8%	5.2%	53.0%	75.8%	89.2%
	Vancouver East	\$1,544,100	341.3	-0.6%	-1.3%	-1.4%	4.7%	47.6%	86.6%	132.0%
	Vancouver West	\$3,404,200	349.5	-1.3%	-4.1%	-6.1%	-2.6%	36.6%	64.7%	114.4%
	West Vancouver	\$3,054,000	288.3	-2.0%	-1.5%	-1.3%	1.0%	36.0%	66.0%	87.9%
	Whistler	\$1,679,100	212.9	0.4%	-0.1%	3.0%	10.0%	63.6%	87.9%	58.6%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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- 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	\$721,600	260.8	1.9%	6.0%	7.5%	19.5%	70.0%	80.9%	81.1%
	Greater Vancouver	\$854,200	275.6	2.3%	6.3%	6.5%	17.7%	66.9%	82.8%	89.4%
	Burnaby East	\$699,300	258.3	1.3%	4.7%	8.1%	19.7%	59.4%	69.6%	77.2%
	Burnaby North	\$757,700	282.8	0.5%	3.2%	5.4%	16.7%	62.0%	77.0%	88.0%
	Burnaby South	\$834,900	287.6	0.9%	6.2%	9.5%	18.5%	65.0%	83.2%	96.6%
	Coquitlam	\$701,600	257.4	1.8%	5.9%	7.8%	16.2%	66.9%	82.7%	82.2%
	Ladner	\$786,100	274.1	0.8%	1.3%	5.5%	13.4%	56.7%	72.3%	82.4%
	Maple Ridge	\$585,200	271.7	1.8%	9.6%	10.5%	30.1%	89.6%	93.1%	87.1%
	New Westminster	\$715,400	282.9	1.0%	3.1%	5.4%	15.7%	63.1%	76.3%	91.0%
	North Vancouver	\$1,030,900	250.5	2.5%	3.9%	5.5%	13.2%	61.0%	72.3%	79.4%
	Pitt Meadows	\$634,900	274.7	1.3%	7.6%	10.6%	27.5%	80.2%	98.8%	88.5%
	Port Coquitlam	\$688,900	259.9	2.3%	8.4%	7.1%	21.1%	74.4%	87.1%	80.6%
	Port Moody	\$662,200	223.8	0.4%	4.7%	9.2%	21.1%	52.5%	64.1%	55.3%
	Richmond	\$839,000	275.7	1.0%	2.0%	4.9%	12.8%	59.3%	72.4%	90.7%
	Squamish	\$937,800	340.7	10.2%	19.2%	4.3%	24.8%	105.4%	192.4%	148.9%
	Tsawwassen	\$781,300	291.0	3.5%	2.4%	5.5%	13.1%	65.7%	80.0%	93.6%
	Vancouver East	\$933,500	306.4	2.8%	8.8%	9.2%	21.1%	68.3%	77.5%	94.4%
	Vancouver West	\$1,302,200	287.6	2.5%	4.4%	2.9%	10.1%	60.4%	80.5%	93.5%
	Whistler	\$1,091,500	291.9	8.0%	19.4%	3.9%	25.1%	89.1%	159.2%	119.1%
Apartment	Lower Mainland	\$664,700	290.6	1.3%	6.7%	12.0%	28.4%	83.6%	93.9%	89.7%
	Greater Vancouver	\$701,000	281.7	1.1%	5.3%	9.2%	23.7%	75.4%	88.3%	85.8%
	Burnaby East	\$731,500	277.7	0.5%	6.4%	10.6%	30.1%	64.3%	95.3%	74.9%
	Burnaby North	\$640,400	273.4	-0.2%	3.6%	9.1%	22.2%	82.5%	94.0%	83.2%
	Burnaby South	\$715,800	287.4	-1.6%	2.6%	7.8%	20.2%	78.7%	93.4%	93.1%
	Coquitlam	\$543,600	298.3	1.4%	6.0%	11.7%	30.6%	92.9%	118.4%	95.9%
	Ladner	\$472,600	224.0	2.9%	9.6%	11.8%	19.5%	46.8%	57.2%	56.3%
	Maple Ridge	\$329,000	237.6	4.1%	12.9%	22.2%	50.6%	91.3%	88.3%	53.5%
	New Westminster	\$557,000	317.5	2.5%	8.6%	13.5%	34.9%	95.4%	101.8%	103.7%
	North Vancouver	\$611,900	249.1	1.8%	7.9%	9.9%	23.1%	62.6%	73.2%	72.5%
	Pitt Meadows	\$485,700	287.1	3.5%	11.4%	20.3%	47.5%	92.3%	110.6%	85.5%
	Port Coquitlam	\$481,400	287.9	0.6%	6.6%	15.1%	34.5%	98.0%	108.0%	82.6%
	Port Moody	\$692,300	288.5	2.6%	7.7%	12.9%	30.4%	94.7%	119.2%	105.3%
	Richmond	\$684,100	292.0	3.7%	5.3%	12.2%	28.0%	84.1%	92.0%	96.0%
	Squamish	\$544,400	262.2	10.9%	11.0%	19.9%	37.9%	99.2%	112.8%	91.9%
	Tsawwassen	\$513,600	216.6	4.7%	11.5%	13.6%	21.4%	54.4%	61.8%	51.2%
	Vancouver East	\$574,700	317.1	-0.5%	4.1%	6.7%	19.7%	80.3%	88.4%	94.1%
	Vancouver West	\$841,700	273.1	-0.4%	3.6%	4.4%	16.0%	60.6%	77.6%	80.1%
	West Vancouver	\$1,295,900	262.5	1.4%	9.9%	11.4%	20.3%	71.2%	76.1%	89.0%
	Whistler	\$596,300	195.5	11.4%	11.7%	19.6%	38.8%	131.1%	152.3%	45.8%

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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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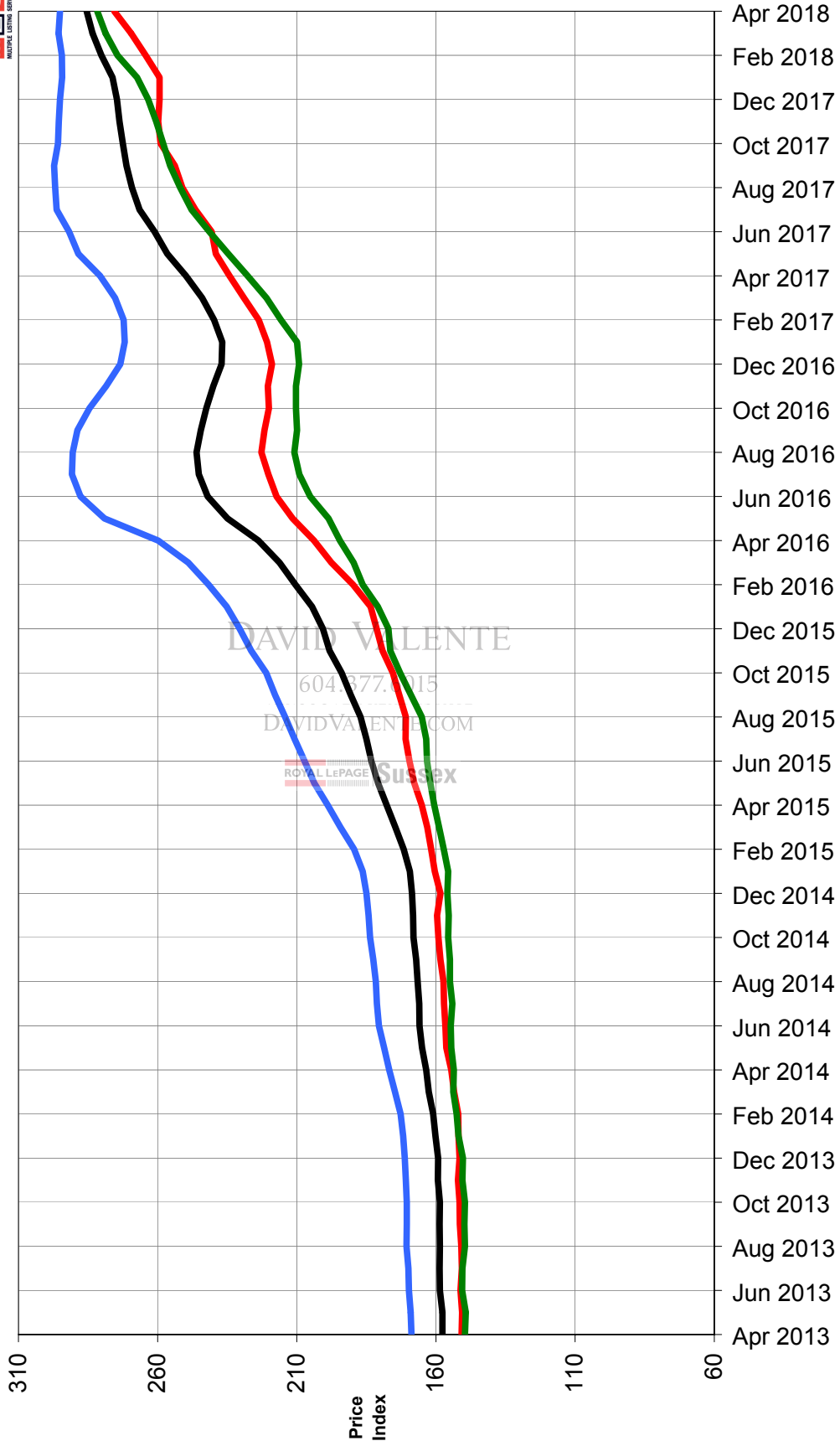
MLS®
HOME PRICE INDEX

Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



**April
2018**

MLS® SALES Facts

	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
April 2018	Number of Sales	77	45	4	123	27	77	34	21	65	24	42	103	68	32	11	807
	Median Selling Price	\$1,575,000	\$1,175,000	n/a	\$908,000	\$1,180,000	\$1,675,000	\$1,030,000	\$1,420,000	\$1,680,000	\$1,050,000	\$622,500	\$1,650,000	\$2,970,000	\$2,655,000	n/a	464
	Median Selling Price	\$809,900	n/a	n/a	\$579,950	n/a	\$1,040,000	n/a	n/a	\$850,000	n/a	n/a	\$1,136,000	\$1,315,000	n/a	n/a	1,308
March 2018	Number of Sales	50	34	5	113	20	67	31	7	77	25	44	83	53	26	9	722
	Median Selling Price	\$1,785,000	\$1,236,000	n/a	\$865,000	\$1,126,500	\$1,790,000	\$1,025,000	n/a	\$1,687,000	\$942,000	\$597,500	\$1,600,000	\$2,981,500	\$2,915,000	n/a	446
	Median Selling Price	\$797,100	n/a	n/a	\$540,000	n/a	\$1,105,000	\$726,500	n/a	\$895,000	n/a	n/a	\$1,112,000	\$1,538,000	n/a	\$1,289,500	1,349
April 2017	Number of Sales	104	52	7	140	28	110	45	22	157	34	67	142	109	66	15	1,211
	Median Selling Price	\$1,600,000	\$1,057,500	n/a	\$785,000	\$1,107,500	\$1,900,000	\$935,000	\$1,264,500	\$1,632,000	\$996,500	\$640,000	\$1,552,500	\$3,320,000	\$3,500,000	n/a	620
	Median Selling Price	\$825,000	n/a	n/a	\$475,500	\$640,000	\$1,002,000	\$582,000	n/a	\$828,000	\$579,900	n/a	\$889,950	\$1,316,000	n/a	\$573,500	1,722
Jan. - Apr. 2018 Year-to-date	Number of Sales	212	123	11	395	80	232	105	39	260	73	157	308	220	97	54	2,637
	Median Selling Price	\$1,655,000	\$1,140,000	n/a	\$885,000	\$1,237,500	\$1,740,000	\$1,025,000	\$1,462,000	\$1,700,000	\$955,000	\$623,324	\$1,615,000	\$3,265,000	\$2,835,000	\$2,092,500	1,630
	Median Selling Price	\$786,000	\$678,000	n/a	\$560,000	\$775,000	\$1,025,000	\$702,347	\$738,000	\$865,000	\$662,500	\$389,950	\$1,129,900	\$1,398,000	n/a	\$1,170,000	4,854
Jan. - Apr. 2017 Year-to-date	Number of Sales	291	173	19	398	72	330	135	64	455	96	202	430	333	180	59	3,550
	Median Selling Price	\$1,580,000	\$1,065,000	n/a	\$749,000	\$1,085,000	\$1,740,000	\$880,000	\$1,280,000	\$1,628,999	\$882,500	\$571,500	\$1,521,500	\$3,295,000	\$3,325,000	\$1,940,000	1,866
	Median Selling Price	\$750,000	\$668,450	n/a	\$458,750	\$646,000	\$963,500	\$567,000	\$595,750	\$798,000	\$589,900	\$355,000	\$945,000	\$1,328,500	\$2,000,000	\$699,000	5,663
Year-to-date	Number of Sales	703	66	0	262	384	385	172	138	805	57	39	538	1,472	78	128	n/a
	Median Selling Price	\$1,234,250	\$1,065,000	n/a	\$749,000	\$1,085,000	\$1,740,000	\$880,000	\$1,280,000	\$1,628,999	\$882,500	\$571,500	\$1,521,500	\$3,295,000	\$3,325,000	\$1,940,000	n/a
	Median Selling Price	\$710,000	\$668,450	n/a	\$458,750	\$646,000	\$963,500	\$567,000	\$595,750	\$798,000	\$589,900	\$355,000	\$945,000	\$1,328,500	\$2,000,000	\$699,000	n/a
Year-to-date	Number of Sales	500,000	\$465,000	n/a	\$300,000	\$431,000	\$542,000	\$337,500	\$495,000	\$465,000	\$363,000	\$315,000	\$518,000	\$713,500	\$1,001,500	\$342,500	n/a
	Median Selling Price	\$1,234,250	\$1,065,000	n/a	\$749,000	\$1,085,000	\$1,740,000	\$880,000	\$1,280,000	\$1,628,999	\$882,500	\$571,500	\$1,521,500	\$3,295,000	\$3,325,000	\$1,940,000	n/a
	Median Selling Price	\$710,000	\$668,450	n/a	\$458,750	\$646,000	\$963,500	\$567,000	\$595,750	\$798,000	\$589,900	\$355,000	\$945,000	\$1,328,500	\$2,000,000	\$699,000	n/a

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

MLS® LISTINGS Facts



**April
2018**

 REAL ESTATE BOARD OF GREATER VANCOUVER April 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
April 2018	Number of Listings	240	206	122	9	215	61	243	82	38	257	50	108	337	296	202	22	2,488																
	% Sales to Listings	Detached Attached Apartment	23% 37% 43%	37% 44% 53%	37% 44% 52%	57% 63% 51%	44% 42% 65%	32% 63% 60%	41% 58% 72%	55% 46% 45%	25% 57% 59%	48% 59% 34%	39% 43% 78%	31% 50% 52%	23% 36% 48%	16% 24% 50%	50% 62% 64%	n/a																
March 2018	Number of Listings	154	159	89	12	178	35	157	52	24	213	36	103	235	230	109	26	1,812																
	% Sales to Listings	Detached Attached Apartment	32% 73% 81%	49% 73% 81%	38% 82% 51%	42% 0% n/a	63% 78% 79%	57% 88% 79%	43% 53% 82%	60% 111% 89%	29% 77% 97%	36% 58% 59%	69% 100% 50%	43% 56% 100%	35% 60% 78%	24% 17% 44%	23% 58% 74%	35% 58% 74%	n/a															
April 2017	Number of Listings	187	183	91	13	186	43	162	62	43	264	49	114	291	241	160	15	2,104																
	% Sales to Listings	Detached Attached Apartment	56% 74% 88%	62% 74% 91%	57% 100% 100%	54% n/a n/a	75% 101% 101%	65% 80% 90%	68% 62% 78%	73% 79% 98%	51% 66% 77%	59% 84% 97%	69% 135% 86%	59% 59% 143%	49% 61% 77%	45% 69% 82%	41% 53% 53%	100% 116% 124%	n/a															
Jan. - Apr. 2018 Year-to-date*	Number of Listings	717	632	377	33	660	157	691	214	111	989	188	345	964	1,042	603	82	7,785																
	% Sales to Listings	Detached Attached Apartment	30% 60% 68%	43% 54% 72%	33% 59% 56%	33% 13% n/a	60% 71% 83%	51% 60% 75%	34% 61% 69%	49% 68% 79%	35% 60% 75%	26% 57% 62%	43% 73% 46%	32% 50% 61%	21% 39% 56%	16% 25% 50%	66% 67% 67%	n/a																
Jan. - Apr. 2017 Year-to-date*	Number of Listings	685	566	367	30	613	120	589	208	120	1,053	165	340	949	911	597	77	7,390																
	% Sales to Listings	Detached Attached Apartment	42% 59% 74%	55% 72% 83%	47% 89% 75%	63% 33% n/a	65% 82% 79%	60% 69% 79%	56% 70% 74%	65% 74% 75%	53% 72% 80%	43% 69% 87%	58% 68% 86%	59% 67% 111%	45% 58% 73%	37% 47% 67%	30% 91% 83%	n/a																

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

Listing & Sales Activity Summary

Listings

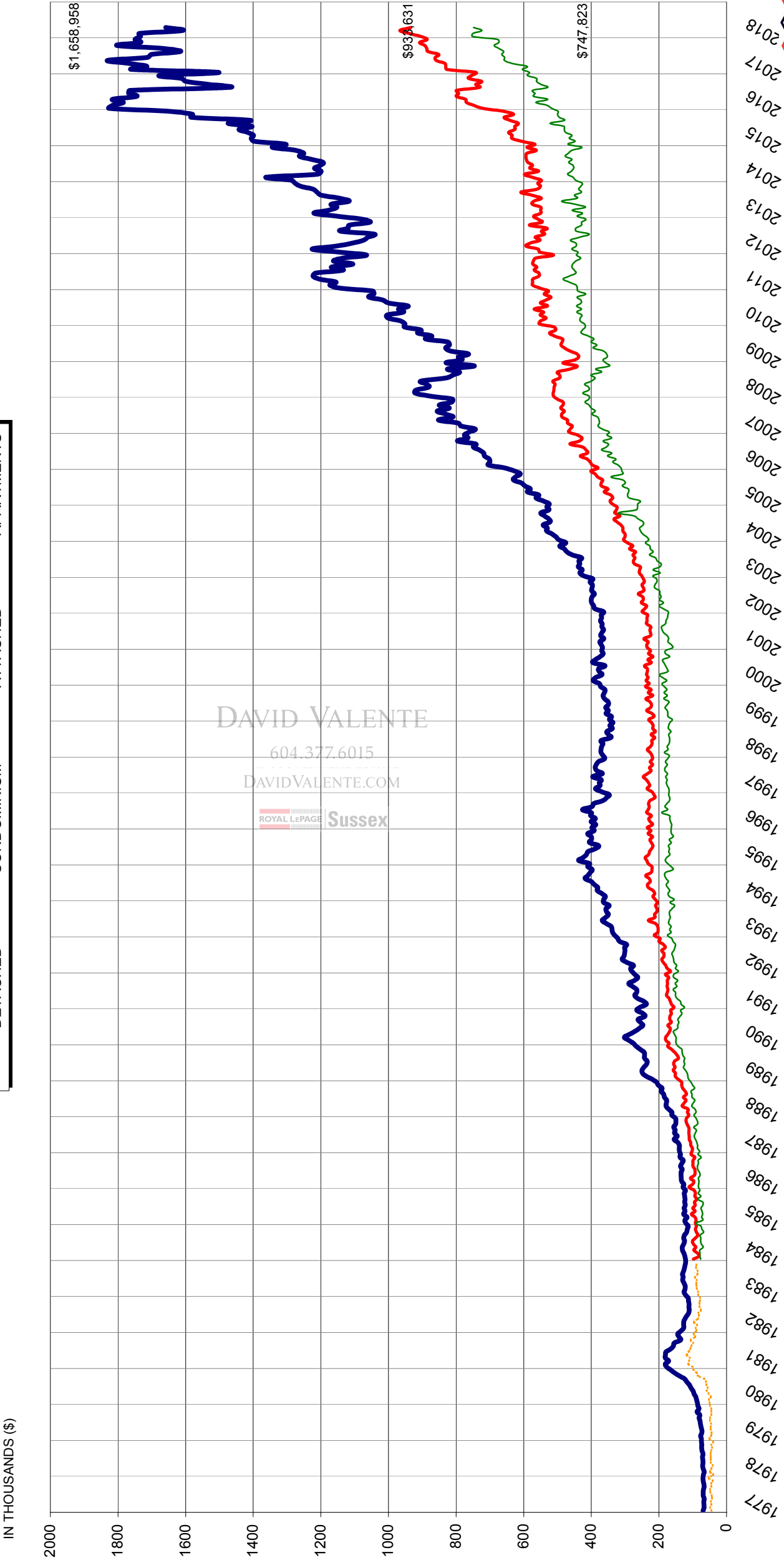
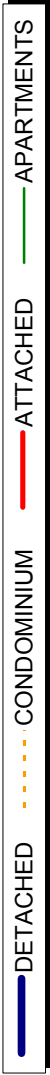
Sales

	1 Apr 2017	2 Mar 2018	3 Apr 2018	Col. 2 & 3 Percentage Variance	5 Apr 2017	6 Mar 2018	7 Apr 2018	Col. 6 & 7 Percentage Variance	9 Feb 2017 - Apr 2017	10 Feb 2018 - Apr 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	187	154	240	55.8	104	50	54	8.0	251	156	-37.8
ATTACHED	118	88	104	18.2	67	58	60	3.4	172	178	3.5
APARTMENTS	271	205	279	36.1	238	150	160	6.7	595	454	-23.7
COQUITLAM											
DETACHED	183	159	206	29.6	113	78	77	-1.3	278	215	-22.7
ATTACHED	74	48	72	50.0	55	35	31	-11.4	134	96	-28.4
APARTMENTS	138	112	173	54.5	126	91	92	1.1	376	270	-28.2
DELTA											
DETACHED	91	89	122	37.1	52	34	45	32.4	154	109	-29.2
ATTACHED	15	11	18	63.6	15	9	8	-11.1	54	24	-55.6
APARTMENTS	20	39	33	-15.4	20	20	17	-15.0	55	48	-12.7
MAPLE RIDGE/PITT MEADOWS											
DETACHED	186	178	215	20.8	140	113	123	8.8	341	321	-5.9
ATTACHED	67	60	79	31.7	68	47	50	6.4	187	136	-27.3
APARTMENTS	89	67	108	61.2	90	53	55	3.8	227	173	-23.8
NORTH VANCOUVER											
DETACHED	162	157	243	54.8	110	67	77	14.9	296	202	-31.8
ATTACHED	58	57	67	17.5	36	30	42	40.0	103	92	-10.7
APARTMENTS	136	143	168	17.5	106	117	101	-13.7	326	305	-6.4
NEW WESTMINSTER											
DETACHED	43	35	61	74.3	28	20	27	35.0	61	69	13.1
ATTACHED	25	17	31	82.4	20	15	13	-13.3	55	40	-27.3
APARTMENTS	145	141	143	1.4	131	111	93	-16.2	337	270	-19.9
PORT MOODY/BELCARRA											
DETACHED	43	24	38	58.3	22	7	21	200.0	56	36	-35.7
ATTACHED	29	22	35	59.1	19	17	16	-5.9	41	45	9.8
APARTMENTS	52	34	38	11.8	40	33	17	-48.5	116	72	-37.9
PORT COQUITLAM											
DETACHED	62	52	82	57.7	45	31	34	9.7	121	92	-24.0
ATTACHED	34	27	33	22.2	27	30	19	-36.7	77	68	-11.7
APARTMENTS	49	46	67	45.7	48	41	48	17.1	141	127	-9.9
RICHMOND											
DETACHED	264	213	257	20.7	157	77	65	-15.6	400	194	-51.5
ATTACHED	144	116	139	19.8	121	67	79	17.9	299	212	-29.1
APARTMENTS	236	275	284	3.3	230	161	167	3.7	682	471	-30.9
SUNSHINE COAST											
DETACHED	114	103	108	4.9	67	44	42	-4.5	170	121	-28.8
ATTACHED	22	16	21	31.3	13	9	9	0.0	29	25	-13.8
APARTMENTS	7	10	9	-10.0	10	10	7	-30.0	32	21	-34.4
SQUAMISH											
DETACHED	49	36	50	38.9	34	25	24	-4.0	80	67	-16.3
ATTACHED	23	14	29	107.1	31	14	17	21.4	67	51	-23.9
APARTMENTS	21	16	35	118.8	18	8	12	50.0	49	38	-22.4
VANCOUVER EAST											
DETACHED	291	235	337	43.4	142	83	103	24.1	379	263	-30.6
ATTACHED	79	73	105	43.8	48	44	53	20.5	121	134	10.7
APARTMENTS	214	201	272	35.3	164	156	142	-9.0	463	425	-8.2
VANCOUVER WEST											
DETACHED	241	230	296	28.7	109	53	68	28.3	297	174	-41.4
ATTACHED	90	90	129	43.3	62	39	47	20.5	166	130	-21.7
APARTMENTS	531	565	734	29.9	438	349	350	0.3	1261	1031	-18.2
WHISTLER/PEMBERTON											
DETACHED	15	26	22	-15.4	15	9	11	22.2	47	39	-17.0
ATTACHED	25	52	26	-50.0	29	30	16	-46.7	83	68	-18.1
APARTMENTS	34	47	42	-10.6	42	35	27	-22.9	113	91	-19.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	160	109	202	85.3	66	26	32	23.1	160	82	-48.8
ATTACHED	17	12	17	41.7	9	2	4	100.0	24	11	-54.2
APARTMENTS	40	32	40	25.0	21	14	20	42.9	65	46	-29.2
GRAND TOTALS											
DETACHED	2091	1800	2479	37.7	1204	717	803	12.0	3091	2140	-30.8
ATTACHED	820	703	905	28.7	620	446	464	4.0	1612	1310	-18.7
APARTMENTS	1983	1933	2425	25.5	1722	1349	1308	-3.0	4838	3842	-20.6



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to April 2018



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