DAVID VALENTE

VANCOUVER REAL ESTATE
DAVIDVALENTE.COM

Monthly Market Newsletter

• August 2018 •

- Award Winning Realtor®
- Service Excellence
- Reaching the Globe

Dear Valued Clients:

July's residential housing sales in Metro Vancouver reached their lowest levels for that month since the year 2000. With fewer buyers active in today's market, we're seeing less upward pressure on home prices across the region. This is most pronounced in the detached home market, but demand in the townhome and apartment markets is also relenting from the more frenetic pace experienced over the last few years.

Summer is traditionally a quieter time of year in real estate. This is particularly true this year. With increased mortgage rates and stricter lending requirements, buyers and sellers are opting to take a wait-and-see approach for the time being.

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."

DAVID VALENTE

c: 604.377.6015

o: 604.984.9711

e: david@davidvalente.com

ROYAL LEPAGE | Sussex

News Release

FOR IMMEDIATE RELEASE:

Housing supply up, demand down across Metro Vancouver

VANCOUVER, BC –August 2, 2018 – July's residential housing sales in Metro Vancouver* reached their lowest levels for that month since the year 2000.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 2,070 in July 2018, a 30.1 per cent decrease from the 2,960 sales recorded in July 2017, and a decrease of 14.6 per cent compared to June 2018 when 2,425 homes sold.

Last month's sales were 29.3 per cent below the 10-year July sales average.

"With fewer buyers active in today's market, we're seeing less upward pressure on home prices across the region," Phil Moore, REBGV president said. "This is most pronounced in the detached home market, but demand in the townhome and apartment markets is also relenting from the more frenetic pace experienced over the last few years."

There were 4,770 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2018. This represents a 9.2 per cent decrease compared to the 5,256 homes listed in July 2017 and a 9.6 per cent decrease compared to June 2018 when 5,279 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 12,137, a 32 per cent increase compared to July 2017 (9,194) and a 1.6 per cent increase compared to June 2018 (11,947).

"Summer is traditionally a quieter time of year in real estate. This is particularly true this year," Moore said. "With increased mortgage rates and stricter lending requirements, buyers and sellers are opting to take a wait-and-see approach for the time being."

For all property types, the sales-to-active listings ratio for July 2018 is 17.1 per cent. By property type, the ratio is 9.9 per cent for detached homes, 20.2 per cent for townhomes, and 27.3 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 $1,087,500. This represents a 6.7 per cent increase over July 2017 and a 0.6 per cent decrease compared to June 2018.

Sales of detached properties in July 2018 reached 637, a decrease of 32.9 per cent from the 949 detached sales recorded in July 2017. The benchmark price for detached properties is $1,588,400. This represents a 1.5 per cent decrease from July 2017 and a 0.6 per cent decrease compared to June 2018.

Sales of apartment properties reached 1,079 in July 2018, a decrease of 26.5 per cent compared to the 1,468 sales in July 2017. The benchmark price of an apartment property is $700,500. This represents a 13.6 per cent increase from July 2017 and a 0.5 per cent decrease compared to June 2018.

Attached property sales in July 2018 totalled 354, a decrease of 34.8 per cent compared to the 543 sales in July 2017. The benchmark price of an attached unit is $856,000. This represents a 12.1 per cent increase from July 2017 and a 0.4 per cent decrease compared to June 2018.

-30-

*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:

Mark Moldowan
Senior Writer / Communication Strategist
Real Estate Board of Greater Vancouver
604.730.3153
mmoldowan@rebgv.org

MLS® HOME PRICE INDEX *

July 2018

REAL ESTATE BOARD OF GREATER VANCOUVER

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	$1,002,000	282.7	-0.5%	0.1%	4.2%	9.0%	60.5%	83.5%	93.9%
	Greater Vancouver	$1,087,500	284.3	-0.6%	-0.4%	2.9%	6.7%	53.7%	79.1%	93.4%
	Bowen Island	$1,018,400	220.8	-1.4%	2.6%	8.2%	11.5%	65.8%	78.9%	60.3%
	Burnaby East	$1,009,100	280.7	-0.2%	0.1%	5.3%	7.2%	51.4%	78.0%	92.4%
	Burnaby North	$954,100	288.1	0.8%	1.4%	4.1%	10.6%	59.1%	84.6%	95.9%
	Burnaby South	$1,061,100	299.7	-1.0%	1.6%	3.9%	8.7%	60.1%	84.7%	104.7%
	Coquitlam	$980,400	290.8	-0.4%	0.8%	5.1%	10.7%	64.9%	95.2%	101.7%
	Ladner	$888,200	249.3	1.7%	1.2%	2.4%	4.9%	39.0%	66.8%	75.6%
	Maple Ridge	$742,900	249.8	-0.8%	-0.6%	6.1%	14.1%	74.6%	89.0%	77.5%
	New Westminster	$736,900	315.9	0.7%	1.7%	9.1%	17.1%	79.0%	98.2%	107.6%
	North Vancouver	$1,126,300	253.1	-0.7%	-1.6%	3.0%	3.6%	48.6%	71.8%	78.6%
	Pitt Meadows	$763,000	279.1	0.0%	1.3%	9.1%	20.7%	79.4%	101.1%	93.7%
	Port Coquitlam	$780,200	275.2	-1.2%	-0.7%	5.9%	10.8%	68.3%	94.1%	86.4%
	Port Moody	$972,500	268.8	-2.2%	-0.2%	4.7%	12.3%	62.5%	91.2%	89.8%
	Richmond	$1,033,600	301.8	0.2%	-0.4%	1.9%	6.9%	54.9%	79.2%	102.4%
	Squamish	$867,400	277.7	-0.8%	-1.9%	7.8%	17.4%	79.7%	121.8%	102.4%
	Sunshine Coast	$625,900	219.3	-0.7%	1.5%	7.0%	10.3%	65.4%	83.8%	58.8%
	Tsawwassen	$1,017,400	255.5	0.9%	-0.7%	1.9%	3.1%	40.5%	70.7%	78.3%
	Vancouver East	$1,101,000	322.4	-0.9%	-1.2%	0.6%	2.6%	50.3%	81.0%	109.6%
	Vancouver West	$1,357,800	286.3	-1.0%	-1.1%	0.2%	1.0%	42.9%	68.3%	92.8%
	West Vancouver	$2,497,600	268.5	-1.7%	-4.7%	-4.3%	-5.9%	25.5%	58.1%	78.5%
	Whistler	$1,017,400	223.7	-2.3%	-3.4%	8.0%	20.7%	76.6%	111.2%	66.1%
Single Family Detached	Lower Mainland	$1,335,400	283.3	-0.4%	-0.3%	0.9%	1.1%	46.9%	76.4%	98.5%
	Greater Vancouver	$1,588,400	291.9	-0.6%	-1.1%	-0.8%	-1.5%	38.5%	71.8%	100.3%
	Bowen Island	$1,018,400	220.8	-1.4%	2.6%	8.2%	11.5%	65.8%	78.9%	60.3%
	Burnaby East	$1,324,600	296.2	-1.2%	-0.5%	4.6%	3.0%	44.3%	75.8%	108.3%
	Burnaby North	$1,556,000	300.9	1.1%	-2.5%	-0.8%	-1.9%	33.0%	70.3%	107.4%
	Burnaby South	$1,685,200	322.6	-1.6%	0.6%	1.0%	-1.9%	38.8%	73.8%	124.3%
	Coquitlam	$1,309,400	290.6	-0.3%	0.3%	2.3%	2.6%	49.6%	84.3%	104.6%
	Ladner	$1,016,400	245.0	1.8%	1.2%	-0.1%	0.6%	34.4%	64.5%	76.4%
	Maple Ridge	$875,800	249.5	-0.6%	0.8%	5.1%	10.3%	71.4%	90.6%	82.7%
	New Westminster	$1,167,700	291.3	-1.8%	-2.1%	1.7%	1.4%	44.8%	73.6%	103.8%
	North Vancouver	$1,675,200	262.0	-0.5%	-1.7%	0.3%	-2.4%	41.2%	75.5%	87.1%
	Pitt Meadows	$955,700	269.3	-0.1%	1.3%	5.6%	10.1%	66.3%	90.7%	95.3%
	Port Coquitlam	$1,016,400	271.0	-1.3%	-2.0%	3.9%	2.1%	49.8%	83.1%	90.3%
	Port Moody	$1,529,700	282.5	-1.4%	1.3%	2.4%	5.8%	48.8%	82.7%	96.0%
	Richmond	$1,642,700	329.9	-0.4%	-2.5%	-2.8%	-2.3%	40.0%	73.3%	116.6%
	Squamish	$1,038,600	265.1	0.0%	1.3%	3.6%	7.1%	71.3%	110.6%	94.9%
	Sunshine Coast	$622,500	218.1	-0.9%	1.3%	6.7%	10.3%	65.5%	83.6%	58.0%
	Tsawwassen	$1,265,500	272.5	1.4%	0.0%	0.3%	0.2%	41.9%	76.8%	91.4%
	Vancouver East	$1,535,500	339.4	-0.4%	-0.6%	-1.8%	-1.7%	37.6%	82.0%	131.8%
	Vancouver West	$3,356,500	344.6	-1.1%	-1.4%	-5.4%	-8.4%	26.5%	62.1%	114.7%
	West Vancouver	$2,916,300	275.3	-1.0%	-4.5%	-5.9%	-8.3%	22.3%	56.3%	82.1%
	Whistler	$1,694,900	214.9	-1.2%	0.9%	0.8%	6.3%	57.9%	90.7%	58.2%

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 included duplexes.

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

MLS MULTIPLE LISTING SERVICE® *

July 2018

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	$726,600	262.6	-0.3%	0.7%	6.7%	12.9%	66.5%	82.2%	82.5%
	Greater Vancouver	$856,000	276.2	-0.4%	0.2%	6.5%	12.1%	61.6%	83.3%	89.8%
	Burnaby East	$733,400	270.9	2.2%	4.9%	9.8%	19.4%	62.6%	76.1%	86.3%
	Burnaby North	$782,800	292.2	0.8%	3.3%	6.7%	13.6%	62.9%	86.4%	96.1%
	Burnaby South	$846,200	291.5	-1.2%	1.4%	7.6%	12.0%	65.3%	86.9%	99.8%
	Coquitlam	$710,600	260.7	-0.2%	1.3%	7.2%	12.6%	64.0%	84.6%	85.6%
	Ladner	$797,500	278.1	2.5%	1.5%	2.8%	8.0%	52.6%	76.7%	86.3%
	Maple Ridge	$567,600	263.5	-1.2%	-3.0%	6.3%	13.4%	77.9%	89.4%	81.6%
	New Westminster	$733,900	290.2	1.4%	2.6%	5.7%	13.5%	60.1%	81.3%	97.4%
	North Vancouver	$1,033,400	251.1	-1.6%	0.2%	4.2%	8.7%	56.1%	76.0%	82.4%
	Pitt Meadows	$675,500	292.3	1.7%	6.4%	14.4%	24.2%	86.8%	116.0%	101.2%
	Port Coquitlam	$688,400	259.7	-0.2%	-0.1%	8.3%	10.1%	69.2%	85.5%	80.1%
	Port Moody	$689,400	233.0	0.5%	4.1%	9.0%	15.4%	51.9%	71.3%	62.3%
	Richmond	$869,400	285.7	1.7%	3.6%	5.7%	10.4%	58.8%	77.6%	95.8%
	Squamish	$874,200	317.6	-2.8%	-6.8%	11.1%	30.6%	85.7%	158.6%	127.5%
	Tsawwassen	$759,800	283.0	-0.9%	-2.7%	-0.5%	4.6%	52.2%	80.1%	89.6%
	Vancouver East	$892,600	293.0	-3.3%	-4.4%	4.1%	4.4%	55.3%	72.0%	86.9%
	Vancouver West	$1,288,600	284.6	-1.1%	-1.0%	3.3%	4.6%	53.1%	79.1%	91.5%
	Whistler	$1,035,400	276.9	-3.8%	-5.1%	13.3%	34.9%	72.0%	127.2%	105.1%
Apartment	Lower Mainland	$666,100	291.2	-0.5%	0.2%	6.9%	17.8%	80.9%	93.9%	93.0%
	Greater Vancouver	$700,500	281.5	-0.5%	-0.1%	5.3%	13.6%	72.2%	87.0%	89.1%
	Burnaby East	$701,700	266.4	0.0%	-4.1%	2.0%	8.4%	62.4%	89.5%	68.6%
	Burnaby North	$661,000	282.2	0.7%	3.2%	6.9%	20.0%	86.4%	98.0%	90.7%
	Burnaby South	$731,700	293.8	-0.7%	2.2%	4.9%	14.7%	78.2%	92.8%	98.1%
	Coquitlam	$548,700	301.1	-0.6%	0.9%	7.0%	19.4%	91.3%	115.1%	101.7%
	Ladner	$472,200	223.8	0.3%	-0.1%	9.5%	16.1%	36.3%	56.6%	54.5%
	Maple Ridge	$324,400	234.3	-0.8%	-1.4%	11.3%	36.9%	91.9%	86.1%	52.0%
	New Westminster	$571,100	325.5	1.1%	2.5%	11.3%	22.3%	95.6%	108.7%	108.8%
	North Vancouver	$599,400	244.0	-0.6%	-2.0%	5.7%	10.0%	59.6%	67.4%	68.6%
	Pitt Meadows	$476,100	281.4	-0.9%	-2.0%	9.2%	33.7%	90.9%	103.6%	82.6%
	Port Coquitlam	$480,900	287.6	-1.7%	-0.1%	6.5%	19.9%	93.0%	113.4%	83.0%
	Port Moody	$674,100	280.9	-3.6%	-2.6%	4.9%	16.9%	85.3%	110.4%	104.0%
	Richmond	$683,600	291.8	0.0%	-0.1%	5.2%	17.4%	80.6%	91.5%	96.2%
	Squamish	$536,300	258.3	1.1%	-1.5%	9.4%	20.3%	97.0%	104.2%	88.1%
	Tsawwassen	$503,700	212.4	-0.2%	-1.9%	9.4%	15.6%	40.7%	58.9%	46.6%
	Vancouver East	$568,900	313.9	-0.9%	-1.0%	3.0%	8.4%	72.3%	85.6%	92.1%
	Vancouver West	$835,200	271.0	-0.9%	-0.8%	2.8%	6.6%	57.6%	75.4%	87.3%
	West Vancouver	$1,234,200	250.0	-4.1%	-4.8%	4.6%	8.5%	51.0%	70.4%	69.3%
	Whistler	$572,200	187.6	-1.3%	-4.0%	7.2%	16.5%	114.4%	133.3%	40.2%

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)

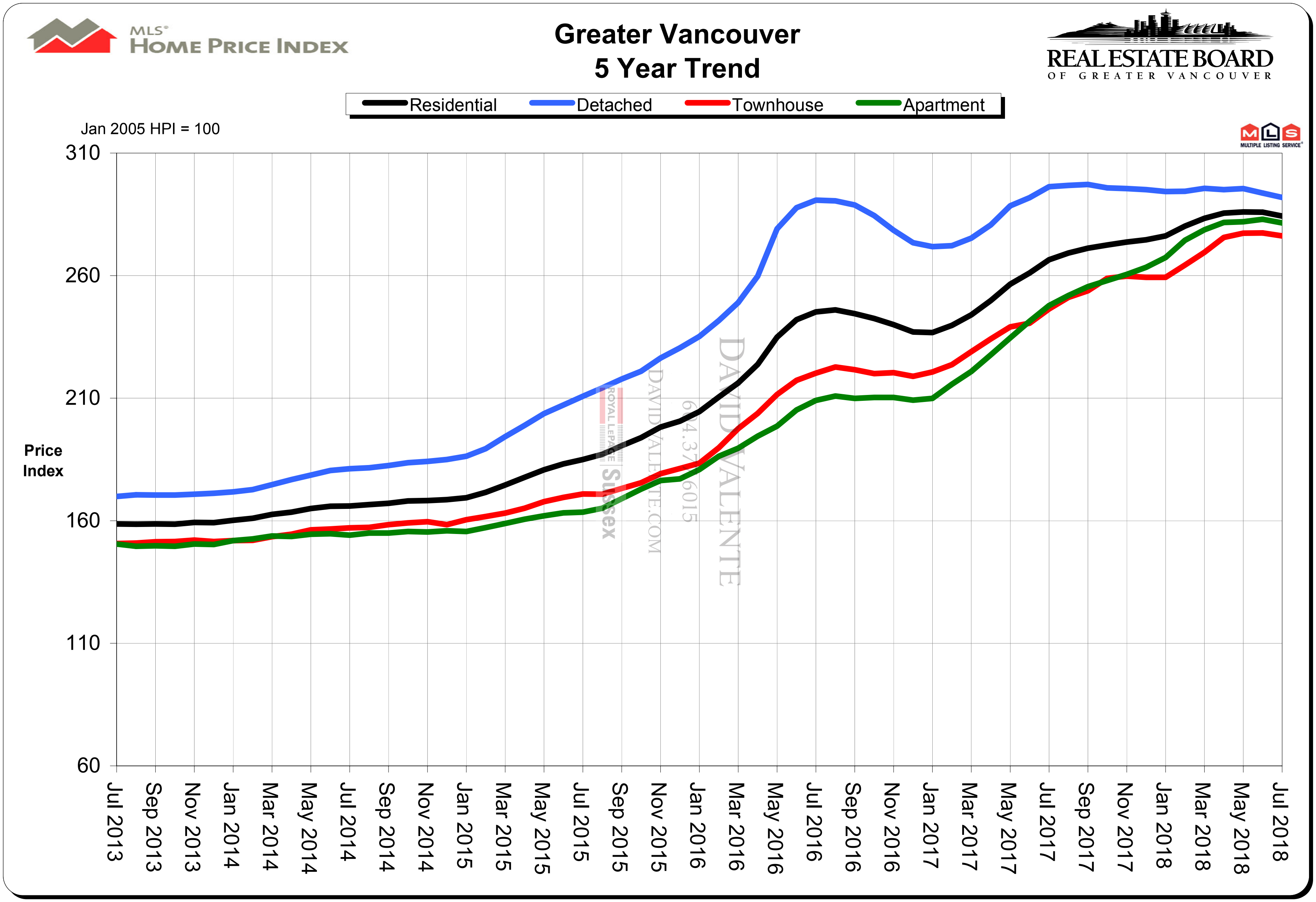
In January 2005, the indexes are set to 100.

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

MLS MULTIPLE LISTING SERVICE® *



MLS® HOME PRICE INDEX
Greater Vancouver
5 Year Trend
REAL ESTATE BOARD OF GREATER VANCOUVER
Residential
Detached
Townhouse
Apartment
Jan 2005 HPI = 100
Price Index
310
260
210
160
110
60
Jul 2013
Sep 2013
Nov 2013
Jan 2014
Mar 2014
May 2014
Jul 2014
Sep 2014
Nov 2014
Jan 2015
Mar 2015
May 2015
Jul 2015
Sep 2015
Nov 2015
Jan 2016
Mar 2016
May 2016
Jul 2016
Sep 2016
Nov 2016
Jan 2017
Mar 2017
May 2017
Jul 2017
Sep 2017
Nov 2017
Jan 2018
Mar 2018
May 2018
Jul 2018

REAL ESTATE BOARD OF GREATER VANCOUVER

MLS® SALES Facts

July 2018

Period	Measure	Type	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
July 2018	Number of Sales	Detached	45	48	34	5	79	21	51	22	12	77	21	54	67	58	32	11	637
		Attached	29	34	4	0	38	8	24	21	14	57	13	7	29	48	6	22	354
		Apartment	110	68	14	0	38	85	75	41	25	149	14	1	131	294	18	16	1,079
	Median Selling Price	Detached	$1,602,500	$1,335,000	$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
		Attached	$786,000	$798,750	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	$1,064,500	
		Apartment	$613,944	$515,000	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	
June 2018	Number of Sales	Detached	56	62	36	3	78	29	80	47	11	81	11	51	97	80	33	11	766
		Attached	53	22	16	0	35	8	37	22	14	65	15	7	39	50	6	30	419
		Apartment	144	90	28	0	44	102	82	39	23	160	14	6	146	327	12	23	1,240
	Median Selling Price	Detached	$1,450,000	$1,302,000	$1,095,500	n/a	$883,000	$1,238,000	$1,638,000	$1,001,250	n/a	$1,892,000	n/a	$667,000	$1,500,000	$3,000,000	$2,865,000	n/a	n/a
		Attached	$845,500	$774,500	n/a	n/a	$572,000	n/a	$992,000	$694,000	n/a	$901,250	n/a	n/a	$1,080,000	$1,252,500	n/a	$945,000	
		Apartment	$620,000	$537,500	$530,000	n/a	$398,450	$510,000	$651,500	$455,000	$564,000	$540,000	n/a	n/a	$585,000	$798,500	n/a	$385,000	
July 2017	Number of Sales	Detached	57	92	56	13	136	20	81	44	18	102	23	65	111	74	41	16	949
		Attached	56	40	15	0	58	16	40	28	21	103	28	7	45	50	5	31	543
		Apartment	182	137	16	0	48	113	79	46	36	199	16	12	150	398	10	26	1,468
	Median Selling Price	Detached	$1,695,000	$1,275,000	$1,172,875	n/a	$781,000	$1,136,500	$1,800,000	$942,500	n/a	$1,675,000	$949,000	$639,250	$1,575,000	$3,847,500	$2,775,000	n/a	n/a
		Attached	$735,000	$828,000	n/a	n/a	$500,000	n/a	$1,070,000	$655,000	$651,000	$843,000	$599,450	n/a	$1,050,000	$1,338,944	n/a	$720,000	
		Apartment	$532,500	$490,000	n/a	n/a	$305,000	$445,000	$690,500	$399,400	$581,944	$536,000	n/a	n/a	$532,000	$777,000	n/a	$363,500	
Jan. - Jul. 2018 Year-to-date	Number of Sales	Detached	391	455	240	26	658	153	453	211	78	506	120	330	613	449	200	83	4,966
		Attached	344	208	64	1	293	83	220	150	104	473	108	59	273	307	31	161	2,879
		Apartment	994	598	115	0	411	624	644	279	179	1,114	97	41	944	2,251	120	193	8,604
	Median Selling Price	Detached	$1,600,000	$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
		Attached	$788,900	$795,725	$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	
		Apartment	$606,000	$550,000	$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	
Jan. - Jul. 2017 Year-to-date	Number of Sales	Detached	567	676	357	42	890	161	672	313	133	870	182	437	897	706	348	116	7,367
		Attached	451	319	104	1	431	136	253	202	127	690	165	74	286	389	48	192	3,868
		Apartment	1,417	855	130	0	482	791	727	346	266	1,514	115	68	1,138	2,856	136	220	11,061
	Median Selling Price	Detached	$1,614,000	$1,265,900	$1,108,888	$458,750	$785,000	$1,145,000	$1,736,000	$932,500	$1,321,000	$1,650,000	$920,000	$590,000	$1,570,000	$3,388,000	$3,150,000	$1,787,500	n/a
		Attached	$760,000	$739,500	$688,950	n/a	$470,000	$702,000	$994,000	$600,000	$635,000	$820,000	$594,900	$375,450	$998,950	$1,350,000	$2,012,500	$734,000	
		Apartment	$520,450	$470,000	$519,400	n/a	$319,000	$445,000	$585,000	$359,950	$517,050	$488,000	$392,500	$339,950	$524,950	$745,000	$1,052,000	$365,250	

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

MLS® LISTINGS Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

July 2018

Period	Measure	Type	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
July 2018	Number of Listings	Detached	157	195	61	12	153	39	130	55	31	226	42	116	197	184	114	23	1,735
		Attached	92	89	22	2	64	22	49	61	24	131	21	9	71	89	12	34	792
		Apartment	274	176	20	0	98	143	144	66	49	285	24	8	269	610	45	32	2,243
	% Sales to Listings	Detached	29%	25%	56%	42%	52%	54%	39%	40%	39%	34%	50%	47%	34%	32%	28%	48%	n/a
		Attached	32%	38%	18%	0%	59%	36%	49%	34%	58%	44%	62%	78%	41%	54%	50%	65%	
		Apartment	40%	39%	70%	n/a	39%	59%	52%	62%	51%	52%	58%	13%	49%	48%	40%	50%	
June 2018	Number of Listings	Detached	169	198	93	25	191	59	186	83	39	269	37	98	250	234	176	32	2,139
		Attached	103	73	16	1	61	12	85	60	28	123	28	12	87	123	14	45	871
		Apartment	280	171	30	0	76	148	143	71	53	312	20	9	270	616	42	28	2,269
	% Sales to Listings	Detached	33%	31%	39%	12%	41%	49%	43%	57%	28%	30%	30%	52%	39%	34%	19%	34%	n/a
		Attached	51%	30%	100%	0%	57%	67%	44%	37%	50%	53%	54%	58%	45%	41%	43%	67%	
		Apartment	51%	53%	93%	n/a	58%	69%	57%	55%	43%	51%	70%	67%	54%	53%	29%	82%	
July 2017	Number of Listings	Detached	207	214	89	13	239	39	163	81	47	291	44	107	263	239	150	28	2,214
		Attached	125	77	13	0	74	20	58	32	26	199	30	8	71	109	9	31	882
		Apartment	279	162	27	0	54	168	136	51	43	310	11	23	206	636	16	38	2,160
	% Sales to Listings	Detached	28%	43%	63%	100%	57%	51%	50%	54%	38%	35%	52%	61%	42%	31%	27%	57%	n/a
		Attached	45%	52%	115%	n/a	78%	80%	69%	88%	81%	52%	93%	88%	63%	46%	56%	100%	
		Apartment	65%	85%	59%	n/a	89%	67%	58%	90%	84%	64%	145%	52%	73%	63%	63%	68%	
Jan. - Jul. 2018 *Year-to-date**	Number of Listings	Detached	1,278	1,237	645	82	1,242	309	1,256	461	230	1,801	302	685	1,732	1,727	1,126	163	14,276
		Attached	657	448	110	13	467	139	414	289	172	913	170	90	574	769	105	250	5,580
		Apartment	1,691	1,045	194	0	569	936	1,032	416	287	1,944	171	56	1,647	4,342	263	264	14,857
	% Sales to Listings	Detached	31%	37%	37%	32%	53%	50%	36%	46%	34%	28%	40%	48%	35%	26%	18%	51%	n/a
		Attached	52%	46%	58%	8%	63%	60%	53%	52%	60%	52%	64%	66%	48%	40%	30%	64%	
		Apartment	59%	57%	59%	n/a	72%	67%	62%	67%	62%	57%	57%	73%	57%	52%	46%	73%	
Jan. - Jul. 2017 *Year-to-date**	Number of Listings	Detached	1,413	1,253	663	81	1,380	272	1,229	462	262	2,004	316	678	1,873	1,770	1,119	171	14,946
		Attached	701	424	109	5	476	175	364	248	152	1,040	212	85	474	667	91	212	5,435
		Apartment	1,813	1,037	158	0	531	964	955	421	319	1,884	134	78	1,407	3,956	199	259	14,115
	% Sales to Listings	Detached	40%	54%	54%	52%	64%	59%	55%	68%	51%	43%	58%	64%	48%	40%	31%	68%	n/a
		Attached	64%	75%	95%	20%	91%	78%	70%	81%	84%	66%	78%	87%	60%	58%	53%	91%	
		Apartment	78%	82%	82%	n/a	91%	82%	76%	82%	83%	80%	86%	87%	81%	72%	68%	85%	

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

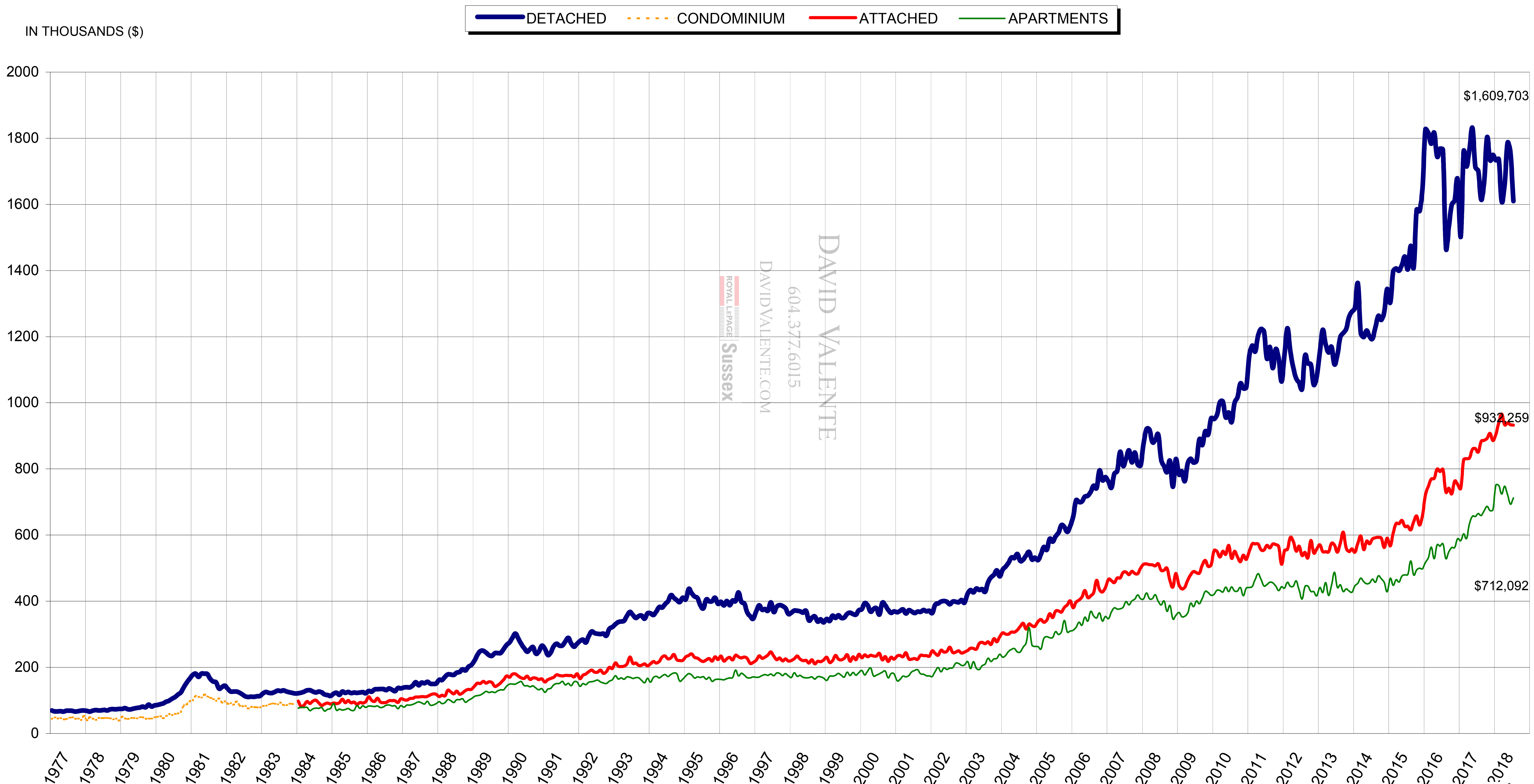
REAL ESTATE BOARD OF GREATER VANCOUVER

Listing & Sales Activity Summary

	Listings				Sales						
	1 Jul 2017	2 Jun 2018	3 Jul 2018	Col. 2 & 3 Percentage Variance	5 Jul 2017	6 Jun 2018	7 Jul 2018	Col. 6 & 7 Percentage Variance	9 May 2017 - Jul 2017	10 May 2018 - Jul 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	207	169	157	-7.1	57	56	45	-19.6	276	179	-35.1
ATTACHED	125	103	92	-10.7	56	53	29	-45.3	252	131	-48.0
APARTMENTS	279	280	274	-2.1	182	144	110	-23.6	714	428	-40.1
COQUITLAM											
DETACHED	214	198	195	-1.5	92	62	48	-22.6	363	184	-49.3
ATTACHED	77	73	89	21.9	40	22	34	54.5	166	93	-44.0
APARTMENTS	162	171	176	2.9	137	90	68	-24.4	419	248	-40.8
DELTA											
DETACHED	89	93	61	-34.4	56	36	34	-5.6	184	117	-36.4
ATTACHED	13	16	22	37.5	15	16	4	-75.0	42	32	-23.8
APARTMENTS	27	30	20	-33.3	16	28	14	-50.0	64	54	-15.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	239	191	153	-19.9	136	78	79	1.3	492	263	-46.5
ATTACHED	74	61	64	4.9	58	35	38	8.6	215	115	-46.5
APARTMENTS	54	76	98	28.9	48	44	38	-13.6	220	156	-29.1
NORTH VANCOUVER											
DETACHED	163	186	130	-30.1	81	80	51	-36.3	342	221	-35.4
ATTACHED	58	85	49	-42.4	40	37	24	-35.1	137	101	-26.3
APARTMENTS	136	143	144	0.7	79	82	75	-8.5	342	264	-22.8
NEW WESTMINSTER											
DETACHED	39	59	39	-33.9	20	29	21	-27.6	89	73	-18.0
ATTACHED	20	12	22	83.3	16	8	8	0.0	76	30	-60.5
APARTMENTS	168	148	143	-3.4	113	102	85	-16.7	407	282	-30.7
PORT MOODY/BELCARRA											
DETACHED	47	39	31	-20.5	18	11	12	9.1	69	39	-43.5
ATTACHED	26	28	24	-14.3	21	14	14	0.0	73	48	-34.2
APARTMENTS	43	53	49	-7.5	36	23	25	8.7	128	75	-41.4
PORT COQUITLAM											
DETACHED	81	83	55	-33.7	44	47	22	-53.2	178	106	-40.4
ATTACHED	32	60	61	1.7	28	22	21	-4.5	111	66	-40.5
APARTMENTS	51	71	66	-7.0	46	39	41	5.1	174	123	-29.3
RICHMOND											
DETACHED	291	269	226	-16.0	102	81	77	-4.9	415	246	-40.7
ATTACHED	199	123	131	6.5	103	65	57	-12.3	344	200	-41.9
APARTMENTS	310	312	285	-8.7	199	160	149	-6.9	709	498	-29.8
SUNSHINE COAST											
DETACHED	107	98	116	18.4	65	51	54	5.9	235	173	-26.4
ATTACHED	8	12	9	-25.0	7	7	7	0.0	39	29	-25.6
APARTMENTS	23	9	8	-11.1	12	6	1	-83.3	29	14	-51.7
SQUAMISH											
DETACHED	44	37	42	13.5	23	11	21	90.9	86	47	-45.3
ATTACHED	30	28	21	-25.0	28	15	13	-13.3	87	47	-46.0
APARTMENTS	11	20	24	20.0	16	14	14	0.0	58	53	-8.6
VANCOUVER EAST											
DETACHED	263	250	197	-21.2	111	97	67	-30.9	467	305	-34.7
ATTACHED	71	87	71	-18.4	45	39	29	-25.6	153	114	-25.5
APARTMENTS	206	270	269	-0.4	150	146	131	-10.3	600	452	-24.7
VANCOUVER WEST											
DETACHED	239	234	184	-21.4	74	80	58	-27.5	373	229	-38.6
ATTACHED	109	123	89	-27.6	50	50	48	-4.0	199	153	-23.1
APARTMENTS	636	616	610	-1.0	398	327	294	-10.1	1384	977	-29.4
WHISTLER/PEMBERTON											
DETACHED	28	32	23	-28.1	16	11	11	0.0	57	29	-49.1
ATTACHED	31	45	34	-24.4	31	30	22	-26.7	87	74	-14.9
APARTMENTS	38	28	32	14.3	26	23	16	-30.4	92	75	-18.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	150	176	114	-35.2	41	33	32	-3.0	168	103	-38.7
ATTACHED	9	14	12	-14.3	5	6	6	0.0	21	16	-23.8
APARTMENTS	16	42	45	7.1	10	12	18	50.0	58	51	-12.1
GRAND TOTALS											
DETACHED	**2201**	**2114**	**1723**	**-18.5**	**936**	**763**	**632**	**-17.2**	**3794**	**2314**	**-39.0**
ATTACHED	**882**	**870**	**790**	**-9.2**	**543**	**419**	**354**	**-15.5**	**2002**	**1249**	**-37.6**
APARTMENTS	**2160**	**2269**	**2243**	**-1.1**	**1468**	**1240**	**1079**	**-13.0**	**5398**	**3750**	**-30.5**

REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to July 2018



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