

# News Release

FOR IMMEDIATE RELEASE:



## Home seller supply grows as demand declines

**VANCOUVER, BC – July 4, 2018** – 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.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,425 in June 2018, a 37.7 per cent decline from the 3,893 sales recorded in June 2017, and a 14.4 per cent decrease compared to May 2018 when 2,833 homes sold.

Last month's sales were 28.7 per cent below the 10-year June sales average.

“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,” Phil Moore, REBGV president said. “Rising interest rates, high prices and more restrictive mortgage requirements are among the factors dampening home buyer activity today.”

There were 5,279 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in June 2018. This represents a 7.7 per cent decrease compared to the 5,721 homes listed in June 2017 and a 17.2 per cent decrease compared to May 2018 when 6,375 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 11,947, a 40.3 per cent increase compared to June 2017 (8,515) and a 5.8 per cent increase compared to May 2018 (11,292). This is the highest this total has been since June 2015.

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

For all property types, the sales-to-active listings ratio for June 2018 is 20.3 per cent. By property type, the ratio is 11.7 per cent for detached homes, 24.9 per cent for townhomes, and 33.4 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 \$1,093,600. This represents a 9.5 per cent increase over June 2017 and is virtually unchanged from May 2018.

Sales of detached homes in June 2018 reached 766, a 42 per cent decrease from the 1,320 detached sales recorded in June 2017. The benchmark price for a detached home is \$1,598,200. This represents a 0.7 per cent increase from June 2017 and a 0.6 per cent decrease compared to May 2018.

Sales of apartment homes reached 1,240 in June 2018, a 34.9 per cent decrease compared to the 1,905 sales in June 2017. The benchmark price for an apartment is \$704,200. This represents a 17.2 per cent increase from June 2017 and a 0.4 per cent increase compared to May 2018.

Attached home sales in June 2018 totalled 419, a 37.3 per cent decrease compared to the 668 sales in June 2017. The benchmark price of an attached home is \$859,800. This represents a 15.3 per cent increase from June 2017 and is virtually unchanged from May 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 Westminister, 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](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    | \$1,006,600     | 284.0       | 0.0%             | 1.5%             | 5.7%             | 12.3%           | 63.0%           | 84.2%           | 92.0%            |
|                         | Greater Vancouver | \$1,093,600     | 285.9       | 0.0%             | 0.9%             | 4.1%             | 9.5%            | 56.1%           | 80.3%           | 91.2%            |
|                         | Bowen Island      | \$1,033,200     | 224.0       | -1.6%            | 5.6%             | 8.3%             | 15.8%           | 67.9%           | 76.9%           | 62.9%            |
|                         | Burnaby East      | \$1,010,900     | 281.2       | 0.3%             | 1.7%             | 5.0%             | 10.2%           | 52.7%           | 78.8%           | 90.0%            |
|                         | Burnaby North     | \$946,500       | 285.8       | 0.1%             | 1.5%             | 4.5%             | 10.6%           | 60.2%           | 83.4%           | 92.2%            |
|                         | Burnaby South     | \$1,071,300     | 302.6       | 1.5%             | 1.7%             | 6.1%             | 11.9%           | 63.1%           | 86.9%           | 104.2%           |
|                         | Coquitlam         | \$984,800       | 292.1       | 0.1%             | 2.6%             | 6.4%             | 14.0%           | 67.4%           | 96.8%           | 99.7%            |
|                         | Ladner            | \$873,200       | 245.1       | -0.4%            | 0.0%             | -0.3%            | 5.9%            | 38.9%           | 65.5%           | 69.7%            |
|                         | Maple Ridge       | \$748,800       | 251.8       | 0.1%             | 2.4%             | 8.3%             | 18.7%           | 77.6%           | 90.5%           | 77.4%            |
|                         | New Westminster   | \$732,000       | 313.8       | -0.4%            | 3.3%             | 9.7%             | 21.7%           | 79.9%           | 97.7%           | 103.9%           |
|                         | North Vancouver   | \$1,134,400     | 254.9       | -0.6%            | -0.4%            | 4.0%             | 6.5%            | 49.4%           | 72.7%           | 76.9%            |
|                         | Pitt Meadows      | \$762,700       | 279.0       | 1.2%             | 3.3%             | 10.8%            | 23.6%           | 78.5%           | 101.0%          | 90.3%            |
|                         | Port Coquitlam    | \$789,500       | 278.5       | -0.3%            | 1.6%             | 7.6%             | 15.2%           | 72.8%           | 96.5%           | 86.0%            |
|                         | Port Moody        | \$994,600       | 274.9       | 1.0%             | 3.9%             | 7.7%             | 17.3%           | 70.0%           | 95.5%           | 92.0%            |
|                         | Richmond          | \$1,031,900     | 301.3       | 0.7%             | 0.6%             | 2.8%             | 8.8%            | 56.4%           | 79.8%           | 99.7%            |
|                         | Squamish          | \$874,000       | 279.8       | -0.1%            | 5.7%             | 7.5%             | 21.5%           | 81.3%           | 122.4%          | 101.7%           |
|                         | Sunshine Coast    | \$630,500       | 220.9       | -0.7%            | 3.4%             | 8.1%             | 13.2%           | 70.1%           | 80.6%           | 60.1%            |
|                         | Tsawwassen        | \$1,008,200     | 253.2       | -1.2%            | -1.0%            | -0.2%            | 5.1%            | 42.8%           | 71.7%           | 72.7%            |
|                         | Vancouver East    | \$1,111,300     | 325.4       | -0.3%            | -0.5%            | 2.0%             | 6.3%            | 53.6%           | 82.8%           | 109.3%           |
|                         | Vancouver West    | \$1,371,500     | 289.2       | -0.5%            | -0.6%            | 1.5%             | 3.2%            | 45.5%           | 68.9%           | 88.6%            |
| West Vancouver          | \$2,541,300       | 273.2           | -1.8%       | -4.3%            | -2.4%            | -3.3%            | 29.2%           | 64.6%           | 76.1%           |                  |
| Whistler                | \$1,041,100       | 228.9           | 0.2%        | 6.1%             | 8.8%             | 27.7%            | 80.2%           | 118.0%          | 67.9%           |                  |
| Single Family Detached  | Lower Mainland    | \$1,340,600     | 284.4       | -0.4%            | 0.4%             | 1.4%             | 3.8%            | 49.9%           | 77.2%           | 96.7%            |
|                         | Greater Vancouver | \$1,598,200     | 293.7       | -0.6%            | -0.6%            | -0.5%            | 0.7%            | 41.7%           | 73.1%           | 98.3%            |
|                         | Bowen Island      | \$1,033,200     | 224.0       | -1.6%            | 5.6%             | 8.3%             | 15.8%           | 67.9%           | 76.9%           | 62.9%            |
|                         | Burnaby East      | \$1,340,700     | 299.8       | 2.0%             | 2.5%             | 3.7%             | 6.4%            | 47.8%           | 78.7%           | 105.8%           |
|                         | Burnaby North     | \$1,538,900     | 297.6       | -2.3%            | -0.3%            | -2.5%            | -2.2%           | 34.1%           | 68.6%           | 101.1%           |
|                         | Burnaby South     | \$1,712,400     | 327.8       | 2.5%             | 2.3%             | 1.9%             | -0.5%           | 43.5%           | 75.7%           | 124.5%           |
|                         | Coquitlam         | \$1,313,500     | 291.5       | -0.5%            | 1.8%             | 2.4%             | 4.5%            | 52.5%           | 86.3%           | 101.6%           |
|                         | Ladner            | \$998,100       | 240.6       | -0.4%            | -1.0%            | -3.0%            | 2.3%            | 34.1%           | 63.2%           | 69.9%            |
|                         | Maple Ridge       | \$880,700       | 250.9       | 0.6%             | 3.3%             | 6.5%             | 13.5%           | 74.2%           | 91.4%           | 82.5%            |
|                         | New Westminster   | \$1,189,400     | 296.7       | 1.1%             | 1.1%             | 2.6%             | 5.7%            | 49.8%           | 78.0%           | 102.8%           |
|                         | North Vancouver   | \$1,683,600     | 263.3       | -1.5%            | -2.3%            | 0.2%             | -0.4%           | 42.5%           | 75.9%           | 84.0%            |
|                         | Pitt Meadows      | \$956,700       | 269.6       | 0.7%             | 2.5%             | 7.0%             | 13.8%           | 68.2%           | 91.7%           | 91.7%            |
|                         | Port Coquitlam    | \$1,030,300     | 274.7       | -1.8%            | 0.2%             | 3.5%             | 4.0%            | 55.2%           | 87.6%           | 90.2%            |
|                         | Port Moody        | \$1,551,900     | 286.6       | 1.5%             | 4.5%             | 3.4%             | 7.4%            | 54.6%           | 87.4%           | 95.4%            |
|                         | Richmond          | \$1,648,600     | 331.1       | -1.0%            | -3.5%            | -2.6%            | -0.1%           | 43.6%           | 74.5%           | 114.4%           |
|                         | Squamish          | \$1,039,000     | 265.2       | -0.4%            | 3.3%             | 2.3%             | 9.7%            | 72.8%           | 110.8%          | 93.0%            |
|                         | Sunshine Coast    | \$628,000       | 220.0       | -0.5%            | 3.6%             | 8.3%             | 13.5%           | 70.3%           | 80.9%           | 59.4%            |
|                         | Tsawwassen        | \$1,247,900     | 268.7       | -1.3%            | -2.0%            | -2.6%            | 2.3%            | 44.0%           | 77.6%           | 83.7%            |
|                         | Vancouver East    | \$1,541,400     | 340.7       | -0.1%            | -0.8%            | -1.2%            | 0.5%            | 40.9%           | 82.4%           | 129.9%           |
|                         | Vancouver West    | \$3,392,500     | 348.3       | -1.1%            | -1.6%            | -4.6%            | -6.5%           | 30.4%           | 63.7%           | 112.1%           |
| West Vancouver          | \$2,944,900       | 278.0           | -2.5%       | -5.5%            | -4.8%            | -5.8%            | 25.0%           | 61.3%           | 78.0%           |                  |
| Whistler                | \$1,716,200       | 217.6           | 2.4%        | 2.6%             | 3.7%             | 9.5%             | 62.8%           | 93.4%           | 58.8%           |                  |

**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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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    | \$728,500       | 263.3       | 0.2%             | 2.9%             | 7.6%             | 16.7%           | 68.1%           | 82.3%           | 81.5%            |
|                | Greater Vancouver | \$859,800       | 277.4       | 0.0%             | 2.9%             | 7.0%             | 15.3%           | 63.7%           | 83.5%           | 88.8%            |
|                | Burnaby East      | \$717,400       | 265.0       | -0.9%            | 4.0%             | 8.8%             | 17.4%           | 59.5%           | 72.6%           | 81.5%            |
|                | Burnaby North     | \$777,000       | 290.0       | 1.3%             | 3.1%             | 6.7%             | 12.9%           | 63.7%           | 83.1%           | 94.1%            |
|                | Burnaby South     | \$856,400       | 295.0       | 1.8%             | 3.5%             | 11.9%            | 15.1%           | 66.6%           | 88.0%           | 101.0%           |
|                | Coquitlam         | \$712,200       | 261.3       | 1.0%             | 3.3%             | 7.5%             | 15.4%           | 65.9%           | 83.6%           | 83.9%            |
|                | Ladner            | \$778,000       | 271.3       | -1.2%            | -0.2%            | 0.1%             | 6.4%            | 51.5%           | 72.9%           | 79.3%            |
|                | Maple Ridge       | \$574,300       | 266.6       | -1.1%            | -0.1%            | 8.9%             | 21.8%           | 83.2%           | 90.6%           | 82.1%            |
|                | New Westminster   | \$723,500       | 286.1       | -1.5%            | 2.1%             | 4.3%             | 12.9%           | 59.5%           | 76.8%           | 94.5%            |
|                | North Vancouver   | \$1,049,900     | 255.1       | 1.4%             | 4.4%             | 6.8%             | 11.9%           | 58.8%           | 78.6%           | 83.0%            |
|                | Pitt Meadows      | \$664,200       | 287.4       | 3.5%             | 6.0%             | 12.9%            | 23.9%           | 83.1%           | 106.3%          | 95.4%            |
|                | Port Coquitlam    | \$689,700       | 260.2       | -0.3%            | 2.4%             | 9.0%             | 16.6%           | 71.7%           | 87.2%           | 78.2%            |
|                | Port Moody        | \$685,900       | 231.8       | 0.1%             | 3.9%             | 9.0%             | 17.4%           | 53.4%           | 70.6%           | 60.5%            |
|                | Richmond          | \$854,800       | 280.9       | 1.0%             | 2.9%             | 5.8%             | 11.6%           | 57.4%           | 75.5%           | 91.1%            |
|                | Squamish          | \$899,800       | 326.9       | -3.8%            | 5.7%             | 6.7%             | 32.2%           | 89.6%           | 166.0%          | 130.5%           |
|                | Tsawwassen        | \$766,500       | 285.5       | -1.2%            | 1.5%             | 1.6%             | 4.7%            | 55.5%           | 77.5%           | 88.7%            |
|                | Vancouver East    | \$923,400       | 303.1       | -0.3%            | 1.7%             | 5.0%             | 13.5%           | 63.1%           | 77.0%           | 92.1%            |
| Vancouver West | \$1,303,600       | 287.9           | -0.1%       | 2.6%             | 4.9%             | 7.6%             | 56.3%           | 79.2%           | 90.4%           |                  |
| Whistler       | \$1,075,800       | 287.7           | -3.0%       | 6.5%             | 7.7%             | 37.6%            | 77.9%           | 138.8%          | 109.5%          |                  |
| Apartment      | Lower Mainland    | \$669,700       | 292.8       | 0.3%             | 2.1%             | 9.7%             | 22.1%           | 82.3%           | 94.7%           | 90.6%            |
|                | Greater Vancouver | \$704,200       | 283.0       | 0.4%             | 1.5%             | 7.4%             | 17.2%           | 73.4%           | 87.9%           | 86.2%            |
|                | Burnaby East      | \$701,400       | 266.3       | -2.0%            | -3.6%            | 2.9%             | 16.1%           | 64.6%           | 89.4%           | 66.6%            |
|                | Burnaby North     | \$656,100       | 280.1       | 0.9%             | 2.3%             | 8.8%             | 20.4%           | 87.1%           | 98.0%           | 87.7%            |
|                | Burnaby South     | \$737,000       | 295.9       | 1.1%             | 1.3%             | 7.6%             | 19.3%           | 80.1%           | 95.7%           | 97.0%            |
|                | Coquitlam         | \$552,100       | 303.0       | 0.2%             | 3.0%             | 9.8%             | 24.7%           | 92.5%           | 117.5%          | 100.4%           |
|                | Ladner            | \$470,700       | 223.1       | -0.1%            | 2.5%             | 7.8%             | 18.4%           | 37.5%           | 58.2%           | 51.9%            |
|                | Maple Ridge       | \$327,200       | 236.3       | 0.5%             | 3.5%             | 15.9%            | 40.7%           | 90.0%           | 92.0%           | 50.7%            |
|                | New Westminster   | \$564,600       | 321.8       | -0.6%            | 3.9%             | 12.2%            | 28.1%           | 95.4%           | 107.6%          | 104.7%           |
|                | North Vancouver   | \$602,800       | 245.4       | -0.1%            | 0.2%             | 7.5%             | 14.1%           | 59.2%           | 68.0%           | 67.3%            |
|                | Pitt Meadows      | \$480,300       | 283.9       | 0.1%             | 2.3%             | 13.6%            | 37.7%           | 88.0%           | 108.6%          | 81.1%            |
|                | Port Coquitlam    | \$489,100       | 292.5       | 1.2%             | 2.2%             | 10.8%            | 26.4%           | 97.0%           | 112.7%          | 83.5%            |
|                | Port Moody        | \$699,200       | 291.4       | 0.9%             | 3.6%             | 10.5%            | 26.1%           | 97.3%           | 116.2%          | 109.5%           |
|                | Richmond          | \$683,800       | 291.9       | 2.0%             | 3.7%             | 7.3%             | 19.4%           | 79.7%           | 92.7%           | 93.8%            |
|                | Squamish          | \$530,300       | 255.4       | 2.6%             | 8.0%             | 14.1%            | 28.3%           | 90.6%           | 95.4%           | 84.9%            |
|                | Tsawwassen        | \$504,900       | 212.9       | -0.5%            | 2.9%             | 9.2%             | 18.1%           | 43.5%           | 61.0%           | 44.9%            |
|                | Vancouver East    | \$573,800       | 316.6       | -0.3%            | -0.7%            | 5.2%             | 13.0%           | 73.9%           | 88.1%           | 91.2%            |
| Vancouver West | \$842,600         | 273.4           | -0.3%       | -0.3%            | 4.4%             | 9.0%             | 59.4%           | 75.3%           | 82.0%           |                  |
| West Vancouver | \$1,286,500       | 260.6           | 0.5%        | 0.6%             | 9.9%             | 10.1%            | 59.7%           | 81.9%           | 72.4%           |                  |
| Whistler       | \$579,500         | 190.0           | 2.3%        | 8.3%             | 14.2%            | 30.4%            | 114.7%          | 137.5%          | 40.7%           |                  |

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In January 2005, the indexes are set to 100.

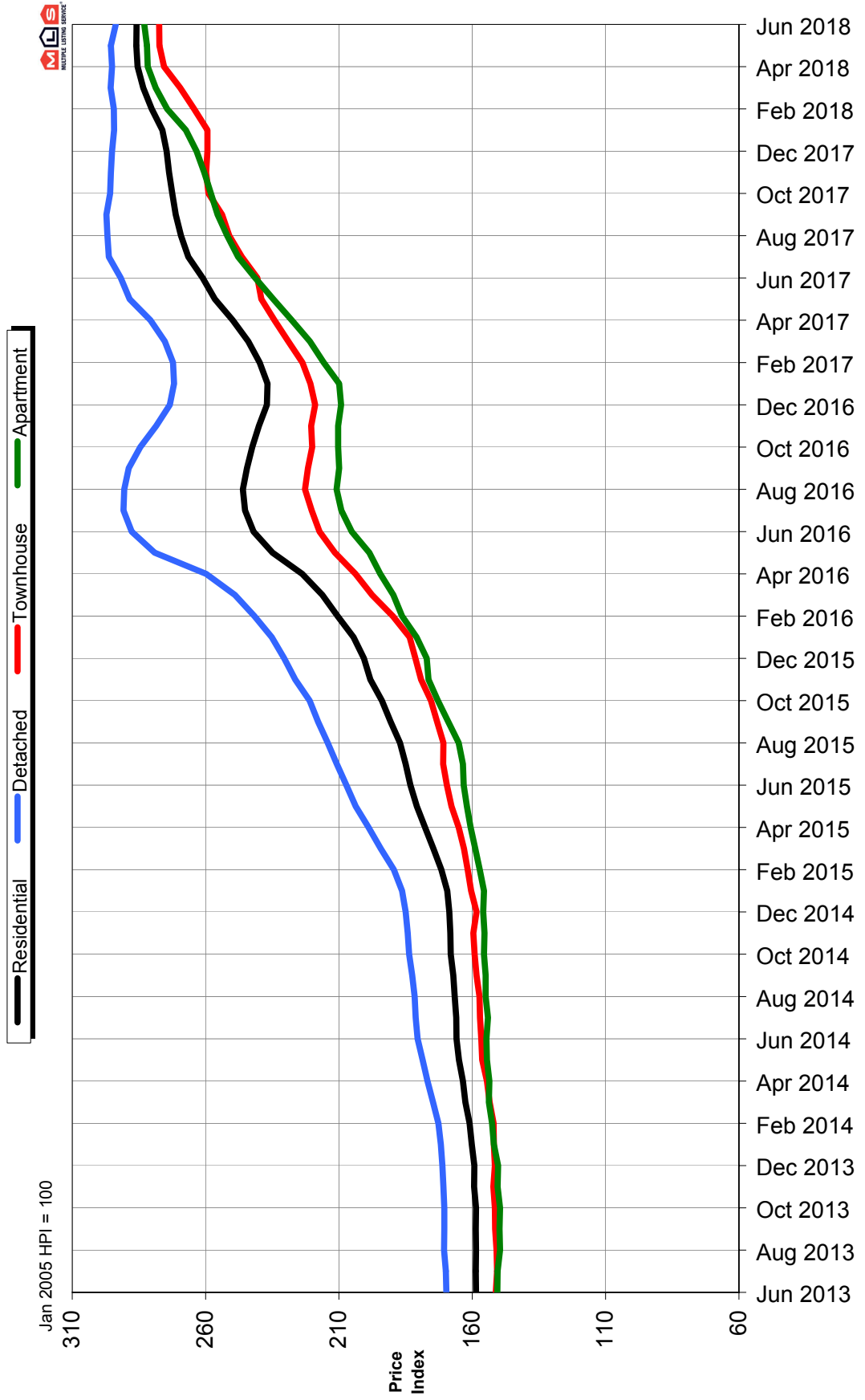
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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# Greater Vancouver 5 Year Trend



# MLS® SALES Facts



**June  
2018**

| June 2018        | Number of Sales | Median Selling Price | Greater Vancouver |             |               |                |                          |                 |                 |                |                     |           | TOTALS    |             |                |                |                |                           |
|------------------|-----------------|----------------------|-------------------|-------------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|-----------|-----------|-------------|----------------|----------------|----------------|---------------------------|
|                  |                 |                      | 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 |
| June 2018        | 56              | \$1,450,000          | 62                | 36          | 3             | 78             | 29                       | 80              | 47              | 11             | 81                  | 11        | 51        | 97          | 80             | 33             | 11             | 766                       |
|                  | 53              | \$845,500            | 22                | 16          | 0             | 35             | 8                        | 37              | 22              | 14             | 65                  | 15        | 7         | 39          | 50             | 6              | 30             | 419                       |
|                  | 144             | \$620,000            | 90                | 28          | 0             | 44             | 102                      | 82              | 39              | 23             | 160                 | 14        | 6         | 146         | 327            | 12             | 23             | 1,240                     |
| May 2018         | 78              | \$1,588,000          | 74                | 47          | 7             | 106            | 23                       | 90              | 37              | 16             | 88                  | 15        | 68        | 141         | 91             | 38             | 7              | 926                       |
|                  | 49              | \$770,000            | 37                | 12          | 0             | 42             | 14                       | 40              | 23              | 20             | 78                  | 19        | 15        | 46          | 55             | 4              | 22             | 476                       |
|                  | 174             | \$614,000            | 90                | 12          | 0             | 74             | 95                       | 107             | 43              | 27             | 189                 | 25        | 7         | 175         | 356            | 21             | 36             | 1,431                     |
| June 2017        | 103             | \$1,650,000          | 127               | 58          | 8             | 172            | 32                       | 122             | 66              | 21             | 146                 | 26        | 88        | 157         | 112            | 64             | 18             | 1,320                     |
|                  | 91              | \$749,950            | 50                | 12          | 0             | 72             | 36                       | 47              | 40              | 19             | 101                 | 30        | 14        | 54          | 69             | 8              | 25             | 668                       |
|                  | 255             | \$509,000            | 143               | 29          | 0             | 81             | 128                      | 128             | 68              | 50             | 255                 | 10        | 8         | 238         | 460            | 20             | 32             | 1,905                     |
| Jan. - Jun. 2018 | 346             | \$1,600,000          | 407               | 206         | 21            | 579            | 132                      | 402             | 189             | 66             | 429                 | 99        | 276       | 546         | 391            | 168            | 72             | 4,329                     |
|                  | 315             | \$789,900            | 174               | 60          | 1             | 255            | 75                       | 196             | 129             | 90             | 416                 | 95        | 52        | 244         | 259            | 25             | 139            | 2,525                     |
|                  | 884             | \$605,000            | 530               | 101         | 0             | 373            | 539                      | 569             | 238             | 154            | 965                 | 83        | 40        | 813         | 1,957          | 102            | 177            | 7,525                     |
| Year-to-date     | 510             | \$1,600,000          | 584               | 301         | 29            | 754            | 141                      | 591             | 269             | 115            | 788                 | 159       | 372       | 786         | 632            | 307            | 100            | 6,418                     |
|                  | 395             | \$760,000            | 279               | 89          | 1             | 373            | 120                      | 213             | 174             | 106            | 587                 | 137       | 67        | 241         | 339            | 43             | 161            | 3,325                     |
|                  | 1,235           | \$519,500            | 718               | 114         | 0             | 434            | 678                      | 648             | 300             | 230            | 1,315               | 99        | 56        | 988         | 2,458          | 126            | 194            | 9,593                     |
| Jan. - Jun. 2017 | 1,600,000       | \$1,261,250          | 1,261,250         | \$1,100,000 | \$481,000     | \$785,000      | \$1,148,000              | \$1,707,500     | \$932,500       | \$1,302,500    | \$1,650,000         | \$919,000 | \$590,000 | \$1,570,000 | \$3,348,000    | \$3,250,000    | \$1,812,500    | \$1,812,500               |
| Year-to-date     | \$760,000       | \$730,000            | \$687,000         | \$687,000   | n/a           | \$469,900      | \$706,000                | \$984,000       | \$600,000       | \$631,500      | \$809,500           | \$589,900 | \$375,900 | \$997,500   | \$1,350,000    | \$2,025,000    | \$739,000      | \$739,000                 |
|                  | \$519,500       | \$468,500            | \$519,400         | \$519,400   | n/a           | \$319,900      | \$445,000                | \$579,000       | \$352,900       | \$507,600      | \$481,450           | \$380,000 | \$334,950 | \$522,000   | \$739,000      | \$1,060,000    | \$365,250      | \$365,250                 |



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

# MLS® LISTINGS Facts



**June  
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 |
|---------------------------------------|----------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| <b>June 2018</b>                      | 169      | 198       | 93            | 25             | 191                      | 59              | 186             | 83             | 39                  | 289      | 37       | 98             | 250            | 234            | 176                       | 32                 | 2,139  |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 103      | 73        | 16            | 1              | 61                       | 12              | 85              | 60             | 28                  | 123      | 28       | 12             | 87             | 123            | 14                        | 45                 | 871    |
|                                       | 280      | 171       | 30            | 0              | 76                       | 148             | 143             | 71             | 53                  | 312      | 20       | 9              | 270            | 616            | 42                        | 28                 | 2,269  |
|                                       | 33%      | 31%       | 39%           | 12%            | 41%                      | 49%             | 43%             | 57%            | 28%                 | 30%      | 30%      | 52%            | 39%            | 34%            | 19%                       | 34%                | n/a    |
|                                       | 51%      | 30%       | 100%          | 0%             | 57%                      | 67%             | 44%             | 37%            | 50%                 | 53%      | 54%      | 58%            | 45%            | 41%            | 43%                       | 67%                | n/a    |
|                                       | 51%      | 53%       | 93%           | n/a            | 58%                      | 69%             | 57%             | 55%            | 43%                 | 51%      | 70%      | 67%            | 54%            | 53%            | 29%                       | 82%                | n/a    |
| <b>May 2018</b>                       | 235      | 212       | 114           | 12             | 238                      | 54              | 249             | 109            | 49                  | 317      | 55       | 126            | 321            | 267            | 233                       | 26                 | 2,617  |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 109      | 72        | 18            | 2              | 93                       | 16              | 84              | 44             | 26                  | 184      | 37       | 12             | 99             | 161            | 20                        | 41                 | 1,018  |
|                                       | 304      | 214       | 35            | 0              | 88                       | 188             | 192             | 81             | 46                  | 353      | 32       | 6              | 305            | 828            | 39                        | 29                 | 2,740  |
|                                       | 33%      | 35%       | 41%           | 58%            | 45%                      | 43%             | 36%             | 34%            | 33%                 | 28%      | 27%      | 54%            | 44%            | 34%            | 16%                       | 27%                | n/a    |
|                                       | 45%      | 51%       | 67%           | 0%             | 45%                      | 88%             | 48%             | 52%            | 77%                 | 42%      | 51%      | 125%           | 46%            | 34%            | 20%                       | 54%                | n/a    |
|                                       | 57%      | 42%       | 34%           | n/a            | 84%                      | 51%             | 56%             | 53%            | 59%                 | 54%      | 78%      | 117%           | 57%            | 43%            | 54%                       | 124%               | n/a    |
| <b>June 2017</b>                      | 264      | 234       | 105           | 20             | 249                      | 55              | 207             | 75             | 48                  | 358      | 47       | 120            | 342            | 341            | 174                       | 28                 | 2,667  |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 98       | 64        | 11            | 1              | 60                       | 36              | 79              | 42             | 21                  | 181      | 35       | 12             | 78             | 123            | 13                        | 30                 | 884    |
|                                       | 250      | 175       | 21            | 0              | 65                       | 151             | 137             | 71             | 46                  | 315      | 22       | 8              | 209            | 624            | 35                        | 41                 | 2,170  |
|                                       | 39%      | 54%       | 55%           | 40%            | 69%                      | 58%             | 59%             | 88%            | 44%                 | 41%      | 55%      | 73%            | 46%            | 33%            | 37%                       | 64%                | n/a    |
|                                       | 93%      | 78%       | 109%          | 0%             | 120%                     | 100%            | 59%             | 95%            | 90%                 | 56%      | 86%      | 117%           | 69%            | 56%            | 62%                       | 83%                | n/a    |
|                                       | 102%     | 82%       | 138%          | n/a            | 125%                     | 85%             | 93%             | 96%            | 109%                | 81%      | 45%      | 100%           | 114%           | 74%            | 57%                       | 78%                | n/a    |
| <b>Jan. - Jun. 2018 Year-to-date*</b> | 1,121    | 1,042     | 584           | 70             | 1,089                    | 270             | 1,126           | 406            | 199                 | 1,575    | 260      | 569            | 1,535          | 1,543          | 1,012                     | 140                | 12,541 |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 565      | 359       | 88            | 11             | 403                      | 117             | 365             | 228            | 148                 | 792      | 149      | 81             | 503            | 680            | 93                        | 216                | 4,788  |
|                                       | 1,417    | 869       | 174           | 0              | 471                      | 793             | 888             | 350            | 238                 | 1,659    | 147      | 48             | 1,378          | 3,732          | 218                       | 232                | 12,614 |
|                                       | 31%      | 39%       | 35%           | 30%            | 53%                      | 49%             | 36%             | 47%            | 33%                 | 27%      | 38%      | 49%            | 36%            | 25%            | 17%                       | 51%                | n/a    |
|                                       | 56%      | 48%       | 68%           | 9%             | 63%                      | 64%             | 54%             | 57%            | 61%                 | 53%      | 64%      | 64%            | 49%            | 38%            | 27%                       | 64%                | n/a    |
|                                       | 62%      | 61%       | 58%           | n/a            | 79%                      | 68%             | 64%             | 68%            | 65%                 | 58%      | 56%      | 83%            | 59%            | 52%            | 47%                       | 76%                | n/a    |
| <b>Jan. - Jun. 2017 Year-to-date*</b> | 1,206    | 1,039     | 574           | 68             | 1,141                    | 233             | 1,066           | 381            | 215                 | 1,713    | 272      | 571            | 1,610          | 1,531          | 969                       | 143                | 12,732 |
|                                       | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                       | 576      | 347       | 96            | 5              | 402                      | 155             | 306             | 216            | 126                 | 841      | 182      | 77             | 403            | 568            | 82                        | 181                | 4,553  |
|                                       | 1,534    | 875       | 131           | 0              | 477                      | 796             | 819             | 370            | 276                 | 1,574    | 123      | 55             | 1,201          | 3,320          | 183                       | 221                | 11,955 |
|                                       | 42%      | 56%       | 52%           | 43%            | 66%                      | 61%             | 55%             | 71%            | 53%                 | 45%      | 58%      | 65%            | 49%            | 41%            | 32%                       | 70%                | n/a    |
|                                       | 69%      | 80%       | 93%           | 20%            | 93%                      | 77%             | 70%             | 81%            | 84%                 | 70%      | 75%      | 87%            | 60%            | 61%            | 52%                       | 89%                | n/a    |
|                                       | 81%      | 82%       | 87%           | n/a            | 91%                      | 85%             | 79%             | 81%            | 83%                 | 84%      | 80%      | 102%           | 82%            | 74%            | 69%                       | 88%                | n/a    |

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





# Listing & Sales Activity Summary

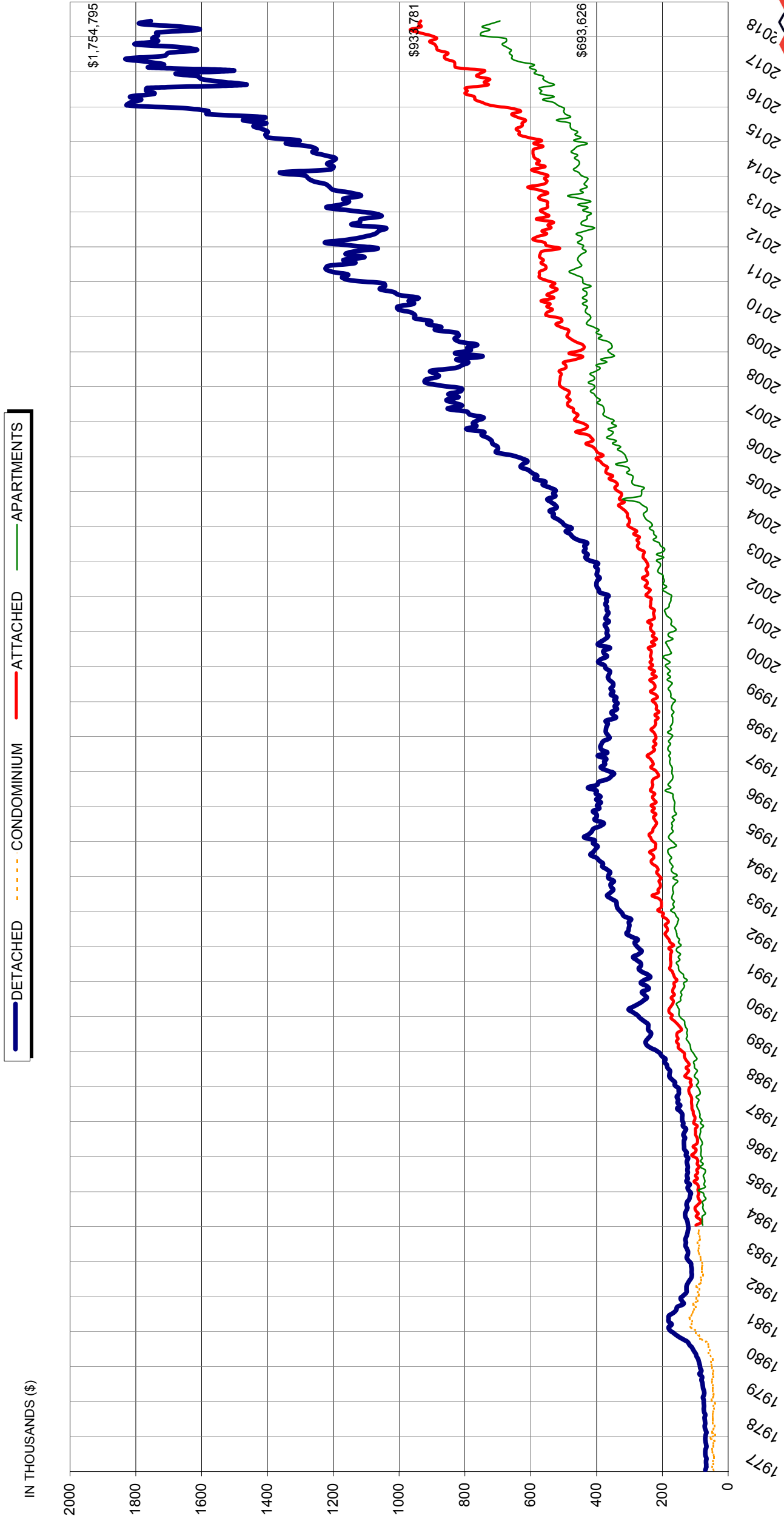
|                                  | <u>Listings</u>  |                  |                  |                                      | <u>Sales</u>     |                  |                  |                                      |                             |                              |                                       |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
|                                  | 1<br>Jun<br>2017 | 2<br>May<br>2018 | 3<br>Jun<br>2018 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Jun<br>2017 | 6<br>May<br>2018 | 7<br>Jun<br>2018 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Apr 2017 -<br>Jun 2017 | 10<br>Apr 2018 -<br>Jun 2018 | Col. 9 & 10<br>Percentage<br>Variance |
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 264              | 235              | 169              | -28.1                                | 103              | 78               | 56               | -28.2                                | 323                         | 188                          | -41.8                                 |
| ATTACHED                         | 98               | 109              | 103              | -5.5                                 | 91               | 49               | 53               | 8.2                                  | 263                         | 162                          | -38.4                                 |
| APARTMENTS                       | 250              | 304              | 280              | -7.9                                 | 255              | 174              | 144              | -17.2                                | 770                         | 478                          | -37.9                                 |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 234              | 212              | 198              | -6.6                                 | 127              | 74               | 62               | -16.2                                | 384                         | 213                          | -44.5                                 |
| ATTACHED                         | 64               | 72               | 73               | 1.4                                  | 50               | 37               | 22               | -40.5                                | 181                         | 90                           | -50.3                                 |
| APARTMENTS                       | 175              | 214              | 171              | -20.1                                | 143              | 90               | 90               | 0.0                                  | 408                         | 272                          | -33.3                                 |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 105              | 114              | 93               | -18.4                                | 58               | 47               | 36               | -23.4                                | 180                         | 128                          | -28.9                                 |
| ATTACHED                         | 11               | 18               | 16               | -11.1                                | 12               | 12               | 16               | 33.3                                 | 42                          | 36                           | -14.3                                 |
| APARTMENTS                       | 21               | 35               | 30               | -14.3                                | 29               | 12               | 28               | 133.3                                | 68                          | 57                           | -16.2                                 |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 249              | 238              | 191              | -19.7                                | 172              | 106              | 78               | -26.4                                | 496                         | 307                          | -38.1                                 |
| ATTACHED                         | 60               | 93               | 61               | -34.4                                | 72               | 42               | 35               | -16.7                                | 225                         | 127                          | -43.6                                 |
| APARTMENTS                       | 65               | 88               | 76               | -13.6                                | 81               | 74               | 44               | -40.5                                | 262                         | 173                          | -34.0                                 |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 207              | 249              | 186              | -25.3                                | 122              | 90               | 80               | -11.1                                | 371                         | 247                          | -33.4                                 |
| ATTACHED                         | 79               | 84               | 85               | 1.2                                  | 47               | 40               | 37               | -7.5                                 | 133                         | 119                          | -10.5                                 |
| APARTMENTS                       | 137              | 192              | 143              | -25.5                                | 128              | 107              | 82               | -23.4                                | 369                         | 290                          | -21.4                                 |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 55               | 54               | 59               | 9.3                                  | 32               | 23               | 29               | 26.1                                 | 97                          | 79                           | -18.6                                 |
| ATTACHED                         | 36               | 16               | 12               | -25.0                                | 36               | 14               | 8                | -42.9                                | 80                          | 35                           | -56.3                                 |
| APARTMENTS                       | 151              | 188              | 148              | -21.3                                | 128              | 95               | 102              | 7.4                                  | 425                         | 290                          | -31.8                                 |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 48               | 49               | 39               | -20.4                                | 21               | 16               | 11               | -31.3                                | 73                          | 48                           | -34.2                                 |
| ATTACHED                         | 21               | 26               | 28               | 7.7                                  | 19               | 20               | 14               | -30.0                                | 71                          | 50                           | -29.6                                 |
| APARTMENTS                       | 46               | 46               | 53               | 15.2                                 | 50               | 27               | 23               | -14.8                                | 132                         | 67                           | -49.2                                 |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 75               | 109              | 83               | -23.9                                | 66               | 37               | 47               | 27.0                                 | 179                         | 118                          | -34.1                                 |
| ATTACHED                         | 42               | 44               | 60               | 36.4                                 | 40               | 23               | 22               | -4.3                                 | 110                         | 64                           | -41.8                                 |
| APARTMENTS                       | 71               | 81               | 71               | -12.3                                | 68               | 43               | 39               | -9.3                                 | 176                         | 130                          | -26.1                                 |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 358              | 317              | 269              | -15.1                                | 146              | 88               | 81               | -8.0                                 | 470                         | 234                          | -50.2                                 |
| ATTACHED                         | 181              | 184              | 123              | -33.2                                | 101              | 78               | 65               | -16.7                                | 362                         | 222                          | -38.7                                 |
| APARTMENTS                       | 315              | 353              | 312              | -11.6                                | 255              | 189              | 160              | -15.3                                | 740                         | 516                          | -30.3                                 |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 120              | 126              | 98               | -22.2                                | 88               | 68               | 51               | -25.0                                | 237                         | 161                          | -32.1                                 |
| ATTACHED                         | 12               | 12               | 12               | 0.0                                  | 14               | 15               | 7                | -53.3                                | 45                          | 31                           | -31.1                                 |
| APARTMENTS                       | 8                | 6                | 9                | 50.0                                 | 8                | 7                | 6                | -14.3                                | 27                          | 20                           | -25.9                                 |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 47               | 55               | 37               | -32.7                                | 26               | 15               | 11               | -26.7                                | 97                          | 50                           | -48.5                                 |
| ATTACHED                         | 35               | 37               | 28               | -24.3                                | 30               | 19               | 15               | -21.1                                | 90                          | 51                           | -43.3                                 |
| APARTMENTS                       | 22               | 32               | 20               | -37.5                                | 10               | 25               | 14               | -44.0                                | 60                          | 51                           | -15.0                                 |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 342              | 321              | 250              | -22.1                                | 157              | 141              | 97               | -31.2                                | 498                         | 341                          | -31.5                                 |
| ATTACHED                         | 78               | 99               | 87               | -12.1                                | 54               | 46               | 39               | -15.2                                | 156                         | 138                          | -11.5                                 |
| APARTMENTS                       | 209              | 305              | 270              | -11.5                                | 238              | 175              | 146              | -16.6                                | 614                         | 463                          | -24.6                                 |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 341              | 267              | 234              | -12.4                                | 112              | 91               | 80               | -12.1                                | 408                         | 239                          | -41.4                                 |
| ATTACHED                         | 123              | 161              | 123              | -23.6                                | 69               | 55               | 50               | -9.1                                 | 211                         | 152                          | -28.0                                 |
| APARTMENTS                       | 624              | 828              | 616              | -25.6                                | 460              | 356              | 327              | -8.1                                 | 1424                        | 1033                         | -27.5                                 |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 28               | 26               | 32               | 23.1                                 | 18               | 7                | 11               | 57.1                                 | 56                          | 29                           | -48.2                                 |
| ATTACHED                         | 30               | 41               | 45               | 9.8                                  | 25               | 22               | 30               | 36.4                                 | 85                          | 68                           | -20.0                                 |
| APARTMENTS                       | 41               | 29               | 28               | -3.4                                 | 32               | 36               | 23               | -36.1                                | 108                         | 86                           | -20.4                                 |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 174              | 233              | 176              | -24.5                                | 64               | 38               | 33               | -13.2                                | 193                         | 103                          | -46.6                                 |
| ATTACHED                         | 13               | 20               | 14               | -30.0                                | 8                | 4                | 6                | 50.0                                 | 25                          | 14                           | -44.0                                 |
| APARTMENTS                       | 35               | 39               | 42               | 7.7                                  | 20               | 21               | 12               | -42.9                                | 69                          | 53                           | -23.2                                 |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | <b>2647</b>      | <b>2605</b>      | <b>2114</b>      | <b>-18.8</b>                         | <b>1312</b>      | <b>919</b>       | <b>763</b>       | <b>-17.0</b>                         | <b>4062</b>                 | <b>2485</b>                  | <b>-38.8</b>                          |
| ATTACHED                         | <b>883</b>       | <b>1016</b>      | <b>870</b>       | <b>-14.4</b>                         | <b>668</b>       | <b>476</b>       | <b>419</b>       | <b>-12.0</b>                         | <b>2079</b>                 | <b>1359</b>                  | <b>-34.6</b>                          |
| APARTMENTS                       | <b>2170</b>      | <b>2740</b>      | <b>2269</b>      | <b>-17.2</b>                         | <b>1905</b>      | <b>1431</b>      | <b>1240</b>      | <b>-13.3</b>                         | <b>5652</b>                 | <b>3979</b>                  | <b>-29.6</b>                          |





REAL ESTATE BOARD  
OF GREATER VANCOUVER

## Residential Average Sale Prices - January 1977 to June 2018



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

