

News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver sees fewer home sales and more listings in July

VANCOUVER, BC – August 2, 2017 – Home buyer activity returned to more typical summer levels in Metro Vancouver* last month.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 2,960 in July 2017, an 8.2 per cent decrease from the 3,226 sales recorded in July 2016, and a decrease of 24 per cent compared to June 2017 when 3,893 homes sold.

Last month's sales were 0.7 per cent above the 10-year July sales average.

“Housing demand is inconsistent across the region right now. Pockets of the market are still receiving multiple offers and others are not. It depends on price, property type, and location,” Jill Oudil, REBGV president said. “For example, it's taking twice as long, on average, for a detached home to sell compared to both townhomes and condominiums.”

There were 5,256 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2017. This represents a 0.3 per cent increase compared to the 5,241 homes listed in July 2016 and an 8.1 per cent decrease compared to June 2017 when 5,721 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 9,194, a 10.1 per cent increase compared to July 2016 (8,351) and an eight per cent increase compared to June 2017 (8,515).

“Because home sale activity decreased to more historically normal levels in July, the selection of homes for sale in the region was able to edge above 9,000 for the first time this year,” Oudil, said.

For all property types, the sales-to-active listings ratio for July 2017 is 32.2 per cent. By property type, the ratio is 16.9 per cent for detached homes, 44.9 per cent for townhomes, and 62 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 \$1,019,400. This represents an 8.7 per cent increase over July 2016 and a 2.1 per cent increase compared to June 2017.

Sales of detached properties in July 2017 reached 949, a decrease of 11.9 per cent from the 1,077 detached sales recorded in July 2016. The benchmark price for detached properties is \$1,612,400. This represents a 1.9 per cent increase from July 2016 and a 1.5 per cent increase compared to June 2017.

Sales of apartment properties reached 1,468 in July 2017, a decrease of 8.4 per cent compared to the 1,602 sales in July 2016. The benchmark price of an apartment property is \$616,600. This represents an 18.5 per cent increase from July 2016 and a 2.7 per cent increase compared to June 2017.

Attached property sales in July 2017 totalled 543, a decrease of 0.7 per cent compared to the 547 sales in July 2016. The benchmark price of an attached unit is \$763,700. This represents an 11.9 per cent increase from July 2016 and a 2.4 per cent increase compared to June 2017.

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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 2016, 39,943 homes changed ownership in the Board's area, generating \$2.5 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 \$40 billion in 2016.

The Real Estate Board of Greater Vancouver is an association representing more than 13,500 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

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Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	\$919,400	259.4	2.6%	7.4%	13.2%	10.3%	62.4%	65.3%	85.8%
	Greater Vancouver	\$1,019,400	266.5	2.1%	6.7%	12.5%	8.7%	60.5%	64.5%	90.8%
	Bowen Island	\$913,300	198.0	2.4%	4.0%	10.0%	15.2%	53.7%	52.0%	44.9%
	Burnaby East	\$941,200	261.8	2.6%	8.0%	12.5%	9.5%	57.3%	65.0%	87.1%
	Burnaby North	\$862,400	260.4	0.7%	4.5%	10.7%	9.3%	58.1%	64.7%	86.8%
	Burnaby South	\$976,100	275.7	2.0%	6.4%	11.0%	11.2%	63.3%	67.5%	99.1%
	Coquitlam	\$885,300	262.6	2.5%	7.8%	17.0%	11.8%	67.5%	73.8%	91.4%
	Ladner	\$846,800	237.7	2.7%	4.6%	7.2%	0.4%	54.7%	52.9%	77.7%
	Maple Ridge	\$651,000	218.9	3.2%	8.9%	13.5%	14.7%	63.4%	64.6%	62.3%
	New Westminster	\$629,400	269.8	4.6%	10.7%	17.5%	18.2%	64.7%	67.9%	86.2%
	North Vancouver	\$1,087,200	244.3	2.1%	6.7%	11.9%	6.1%	58.7%	64.0%	79.6%
	Pitt Meadows	\$632,100	231.2	2.4%	8.7%	13.1%	16.6%	60.1%	70.0%	65.6%
	Port Coquitlam	\$704,200	248.4	2.8%	9.6%	19.2%	14.9%	69.0%	72.0%	77.4%
	Port Moody	\$866,100	239.4	2.1%	7.3%	13.0%	12.5%	61.5%	69.4%	75.0%
	Richmond	\$966,500	282.2	1.9%	6.3%	11.4%	7.6%	61.0%	64.0%	104.5%
	Squamish	\$738,700	236.5	2.7%	1.9%	9.7%	18.7%	82.3%	84.9%	88.1%
	Sunshine Coast	\$567,400	198.8	1.8%	5.7%	12.1%	20.9%	59.3%	55.4%	45.9%
	Tsawwassen	\$987,100	247.9	2.9%	4.2%	8.3%	-0.3%	60.8%	58.8%	83.9%
	Vancouver East	\$1,073,400	314.3	2.6%	7.5%	12.7%	8.8%	65.9%	73.4%	118.4%
	Vancouver West	\$1,344,000	283.4	1.2%	6.4%	12.7%	6.5%	57.7%	64.0%	97.8%
West Vancouver	\$2,653,800	285.3	1.0%	5.3%	9.2%	-4.2%	53.5%	63.1%	98.1%	
Whistler	\$842,800	185.3	3.4%	0.4%	7.8%	16.9%	73.8%	65.9%	50.7%	
Single Family Detached	Lower Mainland	\$1,320,300	280.1	2.2%	6.7%	10.4%	4.6%	65.5%	70.6%	103.9%
	Greater Vancouver	\$1,612,400	296.3	1.5%	5.6%	9.0%	1.9%	63.5%	68.5%	114.4%
	Bowen Island	\$913,300	198.0	2.4%	4.0%	10.0%	15.2%	53.7%	52.0%	44.9%
	Burnaby East	\$1,286,100	287.6	2.1%	7.2%	11.8%	2.9%	62.5%	70.0%	109.3%
	Burnaby North	\$1,585,500	306.6	0.7%	3.8%	7.1%	-1.2%	61.3%	71.1%	123.0%
	Burnaby South	\$1,718,600	329.0	-0.1%	5.3%	5.1%	0.5%	68.2%	72.0%	140.3%
	Coquitlam	\$1,276,500	283.3	1.6%	7.2%	15.2%	3.9%	69.8%	77.5%	108.6%
	Ladner	\$1,010,200	243.5	3.5%	4.3%	4.4%	-2.2%	59.7%	58.2%	84.5%
	Maple Ridge	\$793,600	226.1	2.3%	8.3%	11.5%	12.4%	67.7%	71.7%	71.7%
	New Westminster	\$1,151,300	287.2	2.3%	6.6%	12.6%	5.1%	64.7%	68.7%	108.3%
	North Vancouver	\$1,716,800	268.5	1.6%	5.6%	8.5%	0.5%	67.6%	75.5%	99.9%
	Pitt Meadows	\$868,000	244.6	3.3%	9.1%	12.7%	13.1%	68.6%	75.5%	80.9%
	Port Coquitlam	\$995,400	265.4	0.5%	7.3%	19.0%	7.8%	72.7%	77.2%	95.9%
	Port Moody	\$1,446,300	267.1	0.1%	5.3%	7.7%	3.6%	61.1%	69.4%	94.8%
	Richmond	\$1,682,000	337.8	1.9%	5.0%	7.6%	-1.7%	68.6%	70.4%	140.9%
	Squamish	\$970,100	247.6	2.4%	4.9%	14.3%	19.5%	78.8%	86.2%	95.7%
	Sunshine Coast	\$564,300	197.7	2.0%	6.0%	12.3%	20.8%	59.4%	55.2%	45.2%
	Tsawwassen	\$1,263,200	272.0	3.5%	5.0%	8.7%	-0.5%	70.6%	71.0%	102.8%
	Vancouver East	\$1,561,700	345.2	1.8%	5.9%	8.4%	2.2%	67.7%	81.1%	149.1%
	Vancouver West	\$3,666,200	376.4	1.1%	4.9%	7.2%	2.1%	61.1%	68.8%	150.3%
West Vancouver	\$3,180,000	300.2	1.7%	5.1%	8.4%	-6.1%	54.7%	64.4%	109.1%	
Whistler	\$1,594,700	202.2	1.8%	4.5%	12.3%	17.8%	65.2%	66.1%	65.5%	

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.
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 - 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	\$643,300	232.5	3.1%	6.6%	13.0%	14.0%	58.2%	58.2%	70.3%
	Greater Vancouver	\$763,700	246.4	2.4%	5.2%	11.6%	11.9%	56.8%	59.8%	80.5%
	Burnaby East	\$614,300	226.9	0.5%	5.2%	10.8%	21.9%	43.3%	46.0%	65.1%
	Burnaby North	\$689,300	257.3	0.2%	6.2%	15.7%	16.6%	55.6%	62.1%	81.1%
	Burnaby South	\$755,400	260.2	1.6%	7.2%	11.0%	16.1%	54.2%	62.8%	89.1%
	Coquitlam	\$631,000	231.5	2.2%	4.5%	15.1%	15.8%	57.8%	61.3%	73.3%
	Ladner	\$738,200	257.4	0.9%	6.5%	15.5%	11.1%	56.7%	61.4%	87.2%
	Maple Ridge	\$500,600	232.4	6.2%	11.3%	20.7%	21.6%	67.9%	67.8%	68.2%
	New Westminster	\$646,600	255.7	0.9%	4.6%	12.9%	11.2%	51.8%	59.7%	84.4%
	North Vancouver	\$950,300	230.9	1.3%	4.3%	12.6%	6.1%	57.0%	59.2%	73.7%
	Pitt Meadows	\$544,000	235.4	1.5%	9.2%	12.5%	16.3%	67.0%	69.1%	67.8%
	Port Coquitlam	\$625,300	235.9	5.7%	9.9%	15.6%	14.6%	63.8%	65.0%	71.2%
	Port Moody	\$597,400	201.9	2.2%	9.3%	16.6%	10.2%	44.3%	44.9%	47.4%
	Richmond	\$787,500	258.8	2.8%	5.8%	9.9%	9.7%	54.0%	57.1%	93.1%
	Squamish	\$669,400	243.2	-1.6%	-10.9%	-5.0%	10.4%	88.1%	104.5%	98.9%
	Tsawwassen	\$726,200	270.5	-0.8%	5.1%	16.9%	17.0%	63.1%	64.0%	96.7%
	Vancouver East	\$854,900	280.6	5.1%	10.9%	14.7%	10.7%	60.6%	60.9%	91.5%
Vancouver West	\$1,232,000	272.1	1.7%	4.2%	10.2%	9.5%	56.6%	66.4%	95.9%	
Whistler	\$767,700	205.3	-1.8%	-12.0%	-5.1%	1.7%	58.5%	61.0%	76.1%	
Apartment	Lower Mainland	\$565,700	247.3	3.1%	9.2%	18.7%	20.7%	62.1%	62.7%	71.5%
	Greater Vancouver	\$616,600	247.8	2.7%	8.8%	18.1%	18.5%	60.8%	63.5%	74.1%
	Burnaby East	\$647,400	245.8	7.1%	15.1%	21.4%	17.8%	56.6%	77.0%	64.1%
	Burnaby North	\$550,900	235.2	1.1%	5.1%	14.0%	19.9%	58.1%	63.2%	67.9%
	Burnaby South	\$637,800	256.1	3.3%	7.1%	15.7%	19.2%	65.0%	68.5%	82.9%
	Coquitlam	\$459,400	252.1	3.8%	10.4%	21.4%	26.7%	72.8%	77.9%	78.2%
	Ladner	\$406,600	192.7	2.3%	2.8%	6.8%	-1.2%	30.7%	23.4%	41.2%
	Maple Ridge	\$236,900	171.1	1.8%	8.4%	14.4%	22.5%	39.1%	32.6%	16.0%
	New Westminster	\$467,000	266.2	5.9%	13.1%	20.3%	26.0%	67.3%	69.3%	80.0%
	North Vancouver	\$545,100	221.9	3.2%	9.6%	18.2%	17.2%	51.0%	53.2%	60.0%
	Pitt Meadows	\$356,100	210.5	2.1%	8.1%	15.0%	22.5%	44.5%	65.0%	42.7%
	Port Coquitlam	\$401,000	239.8	3.6%	12.0%	22.2%	26.7%	70.8%	73.9%	61.8%
	Port Moody	\$576,600	240.3	4.0%	8.6%	16.9%	25.4%	71.6%	84.0%	76.0%
	Richmond	\$582,200	248.5	1.7%	8.9%	19.2%	26.5%	59.6%	62.8%	78.8%
	Squamish	\$445,800	214.7	7.8%	12.9%	20.1%	31.0%	108.2%	71.6%	65.5%
	Tsawwassen	\$435,900	183.8	1.9%	3.0%	7.5%	1.5%	35.0%	26.5%	34.7%
	Vancouver East	\$524,700	289.5	3.4%	9.2%	19.6%	20.5%	66.8%	68.7%	91.7%
Vancouver West	\$783,700	254.3	1.4%	8.0%	17.6%	11.7%	60.2%	64.2%	79.6%	
West Vancouver	\$1,137,400	230.4	-2.6%	5.6%	15.7%	14.7%	50.6%	58.8%	58.1%	
Whistler	\$491,100	161.0	10.5%	14.3%	22.1%	39.0%	134.7%	102.0%	24.7%	

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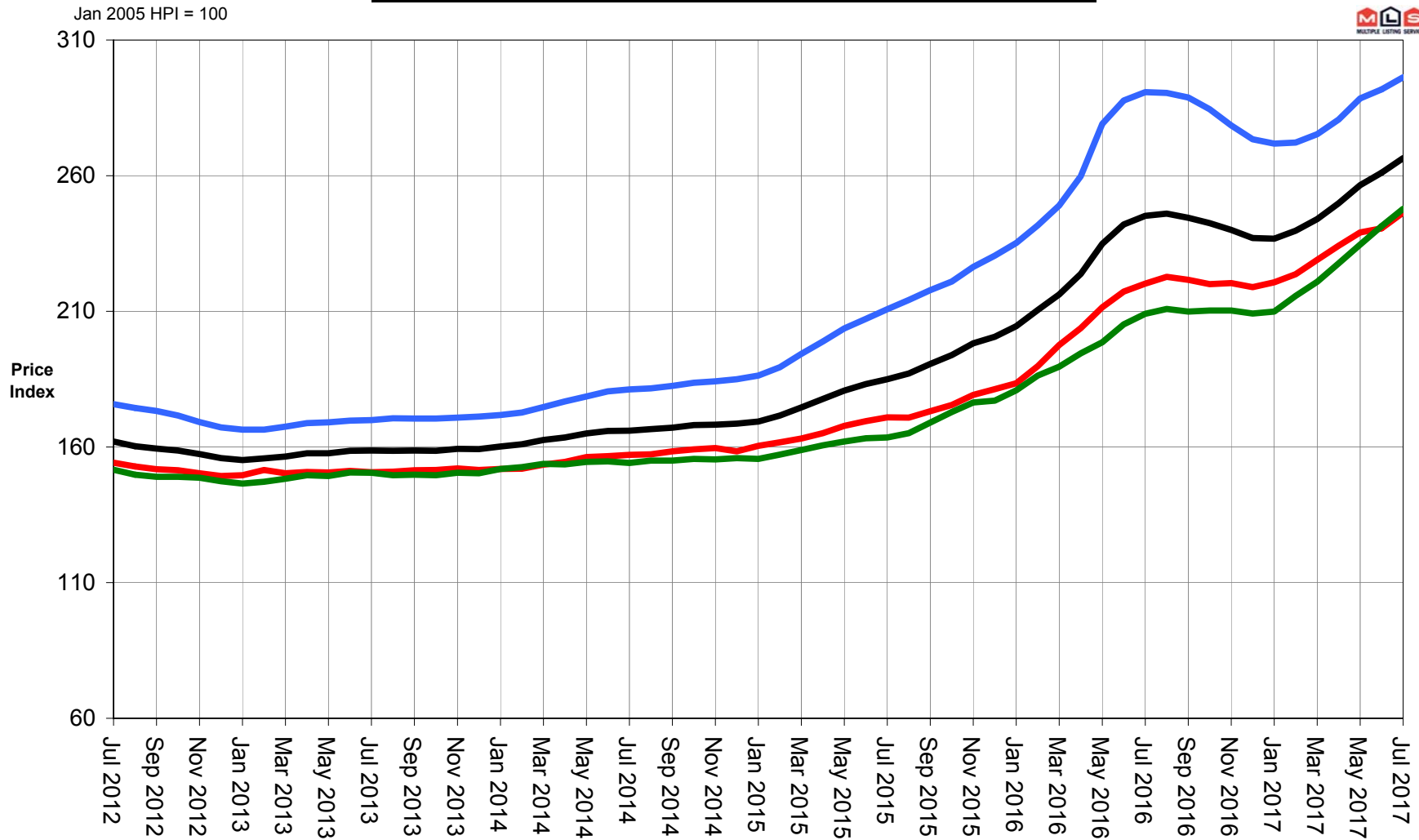
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS[®] SALES Facts



**July
2017**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS	
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	n/a
		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	n/a
June 2017	Number of Sales	Detached	103	127	58	8	172	32	122	66	21	146	26	88	157	112	64	18	1,320
		Attached	91	50	12	0	72	36	47	40	19	101	30	14	54	69	8	25	668
		Apartment	255	143	29	0	81	128	128	68	50	255	10	8	238	460	20	32	1,905
	Median Selling Price	Detached	\$1,650,000	\$1,350,000	\$1,135,000	n/a	\$830,000	\$1,204,875	\$1,683,500	\$973,500	\$1,218,000	\$1,632,500	\$985,000	\$635,000	\$1,600,000	\$3,500,000	\$2,867,500	n/a	n/a
		Attached	\$749,950	\$775,000	n/a	n/a	\$505,000	\$744,500	\$1,030,900	\$663,000	n/a	\$825,000	\$590,000	n/a	\$1,023,000	\$1,368,888	n/a	\$632,000	n/a
		Apartment	\$509,000	\$480,000	\$532,500	n/a	\$329,900	\$465,000	\$576,250	\$369,000	\$539,350	\$519,444	n/a	n/a	\$520,050	\$782,500	\$1,220,000	\$514,000	n/a
July 2016	Number of Sales	Detached	77	105	53	6	126	36	99	42	27	123	23	76	117	108	44	15	1,077
		Attached	78	53	14	0	64	11	26	29	14	98	17	11	41	59	6	26	547
		Apartment	234	134	12	0	57	106	113	66	31	211	10	9	131	435	17	36	1,602
	Median Selling Price	Detached	\$1,650,000	\$1,250,000	\$1,270,000	n/a	\$750,000	\$1,045,250	\$1,668,000	\$884,000	\$1,500,000	\$1,700,000	\$868,800	\$497,000	\$1,620,000	\$3,519,000	\$3,080,000	n/a	n/a
		Attached	\$670,000	\$685,019	n/a	n/a	\$437,250	n/a	\$917,500	\$600,000	n/a	\$788,000	n/a	n/a	\$1,005,000	\$1,185,000	n/a	\$710,000	n/a
		Apartment	\$452,000	\$411,250	n/a	n/a	\$260,000	\$366,800	\$473,500	\$316,644	\$435,000	\$403,800	n/a	n/a	\$442,500	\$675,000	n/a	\$299,500	n/a
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	n/a
		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	n/a
Jan. - Jul. 2016 Year-to-date	Number of Sales	Detached	914	1,108	496	46	1,429	309	957	454	242	1,335	208	698	1,149	1,260	702	136	11,443
		Attached	567	403	85	0	521	107	337	247	162	742	139	74	311	527	57	213	4,492
		Apartment	1,815	1,037	135	0	418	780	893	473	273	1,808	133	76	1,127	3,678	156	303	13,105
	Median Selling Price	Detached	\$1,628,000	\$1,250,000	\$1,213,750	\$397,500	\$719,450	\$1,100,000	\$1,660,000	\$868,000	\$1,300,000	\$1,698,000	\$833,875	\$490,000	\$1,551,000	\$3,538,000	\$3,250,000	\$1,360,750	n/a
		Attached	\$670,000	\$685,000	\$685,000	n/a	\$399,900	\$550,000	\$890,000	\$545,000	\$595,050	\$730,350	\$530,000	\$289,500	\$895,000	\$1,240,000	\$1,652,500	\$720,500	n/a
		Apartment	\$435,000	\$371,450	\$460,500	n/a	\$232,250	\$348,000	\$465,000	\$283,000	\$440,000	\$413,000	\$337,000	\$271,333	\$439,950	\$645,000	\$845,000	\$300,000	n/a

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



MLS® LISTINGS Facts



**July
2017**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS		
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%		
		Attached	45%	52%	115%	n/a	78%	80%	69%	88%	81%	52%	93%	88%	63%	46%	56%	100%		n/a
		Apartment	65%	85%	59%	n/a	89%	67%	58%	90%	84%	64%	145%	52%	73%	63%	63%	68%		
June 2017	Number of Listings	Detached	264	234	105	20	249	55	207	75	48	358	47	120	342	341	174	28	2,667	
		Attached	98	64	11	1	60	36	79	42	21	181	35	12	78	123	13	30	884	
		Apartment	250	175	21	0	65	151	137	71	46	315	22	8	209	624	35	41	2,170	
	% Sales to Listings	Detached	39%	54%	55%	40%	69%	58%	59%	88%	44%	41%	55%	73%	46%	33%	37%	64%		
		Attached	93%	78%	109%	0%	120%	100%	59%	95%	90%	56%	86%	117%	69%	56%	62%	83%		n/a
		Apartment	102%	82%	138%	n/a	125%	85%	93%	96%	109%	81%	45%	100%	114%	74%	57%	78%		
July 2016	Number of Listings	Detached	234	222	77	15	231	38	178	81	52	330	39	123	317	272	165	27	2,401	
		Attached	114	55	14	0	68	15	43	35	22	186	32	14	67	86	9	33	793	
		Apartment	297	160	15	0	52	134	139	69	51	238	21	10	154	654	26	27	2,047	
	% Sales to Listings	Detached	33%	47%	69%	40%	55%	95%	56%	52%	52%	37%	59%	62%	37%	40%	27%	56%		
		Attached	68%	96%	100%	n/a	94%	73%	60%	83%	64%	53%	53%	79%	61%	69%	67%	79%		n/a
		Apartment	79%	84%	80%	n/a	110%	79%	81%	96%	61%	89%	48%	90%	85%	67%	65%	133%		
Jan. - Jul. 2017 <i>Year-to-date*</i>	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%		
		Attached	64%	75%	95%	20%	91%	78%	70%	81%	84%	66%	78%	87%	60%	58%	53%	91%		n/a
		Apartment	78%	82%	82%	n/a	91%	82%	76%	82%	83%	80%	86%	87%	81%	72%	68%	85%		
Jan. - Jul. 2016 <i>Year-to-date*</i>	Number of Listings	Detached	1,681	1,718	811	95	1,837	432	1,391	661	355	2,517	329	824	2,074	2,286	1,380	177	18,568	
		Attached	782	502	142	0	576	124	400	309	191	1,021	186	88	416	683	81	246	5,747	
		Apartment	2,057	1,225	182	0	459	952	1,114	519	338	2,114	180	76	1,326	4,680	224	303	15,749	
	% Sales to Listings	Detached	54%	64%	61%	48%	78%	72%	69%	69%	68%	53%	63%	85%	55%	55%	51%	77%		
		Attached	73%	80%	60%	n/a	90%	86%	84%	80%	85%	73%	75%	84%	75%	77%	70%	87%		n/a
		Apartment	88%	85%	74%	n/a	91%	82%	80%	91%	81%	86%	74%	100%	85%	79%	70%	100%		

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



Listing & Sales Activity Summary

Listings

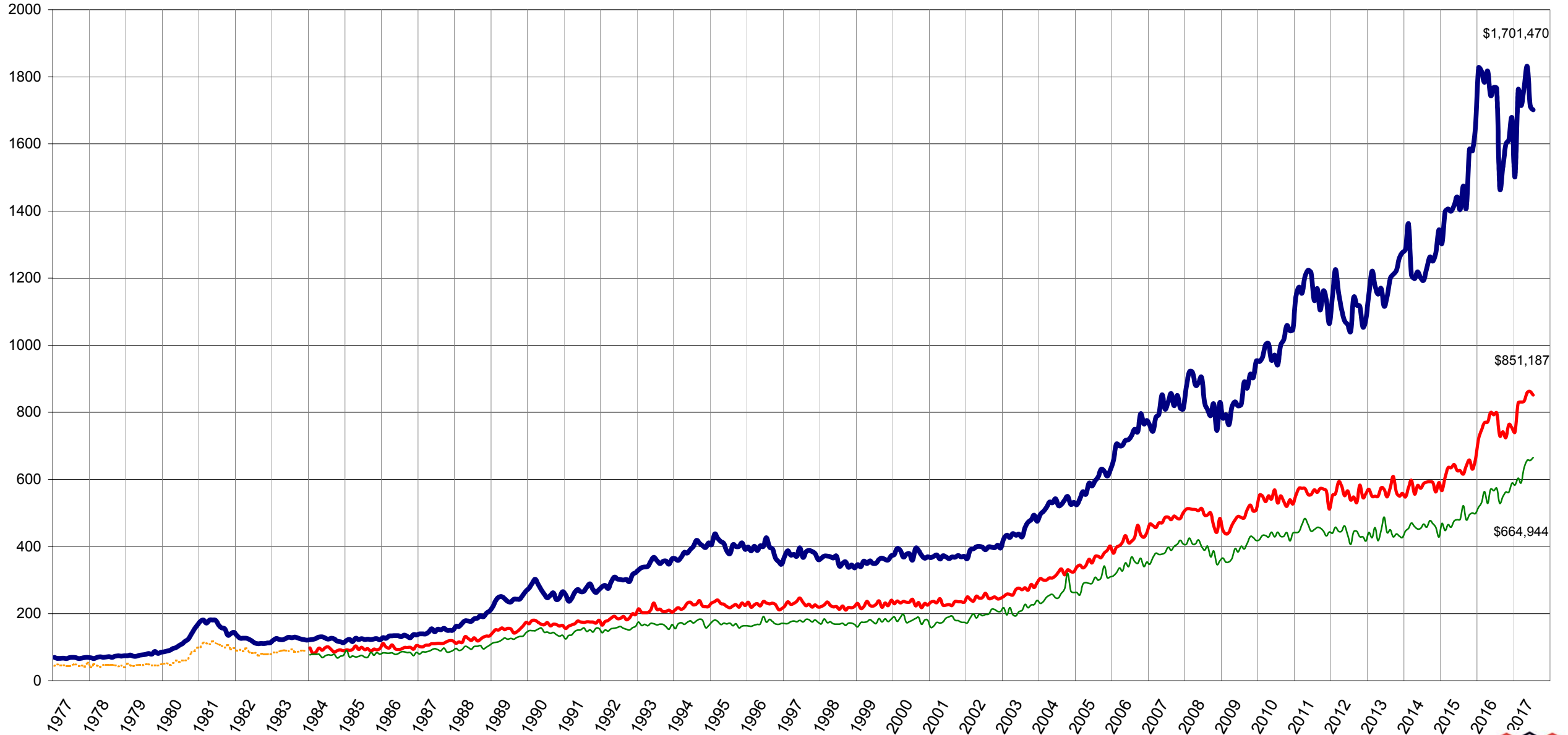
Sales

	1 Jul 2016	2 Jun 2017	3 Jul 2017	Col. 2 & 3 Percentage Variance	5 Jul 2016	6 Jun 2017	7 Jul 2017	Col. 6 & 7 Percentage Variance	9 May 2016 - Jul 2016	10 May 2017 - Jul 2017	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	234	264	207	-21.6	77	103	57	-44.7	328	276	-15.9
ATTACHED	114	98	125	27.6	78	91	56	-38.5	270	252	-6.7
APARTMENTS	297	250	279	11.6	234	255	182	-28.6	800	714	-10.8
COQUITLAM											
DETACHED	222	234	214	-8.5	105	127	92	-27.6	457	363	-20.6
ATTACHED	55	64	77	20.3	53	50	40	-20.0	175	166	-5.1
APARTMENTS	160	175	162	-7.4	134	143	137	-4.2	479	419	-12.5
DELTA											
DETACHED	77	105	89	-15.2	53	58	56	-3.4	204	184	-9.8
ATTACHED	14	11	13	18.2	14	12	15	25.0	53	42	-20.8
APARTMENTS	15	21	27	28.6	12	29	16	-44.8	51	64	25.5
MAPLE RIDGE/PITT MEADOWS											
DETACHED	231	249	239	-4.0	126	172	136	-20.9	595	492	-17.3
ATTACHED	68	60	74	23.3	64	72	58	-19.4	233	215	-7.7
APARTMENTS	52	65	54	-16.9	57	81	48	-40.7	201	220	9.5
NORTH VANCOUVER											
DETACHED	178	207	163	-21.3	99	122	81	-33.6	390	342	-12.3
ATTACHED	43	79	58	-26.6	26	47	40	-14.9	130	137	5.4
APARTMENTS	139	137	136	-0.7	113	128	79	-38.3	404	342	-15.3
NEW WESTMINSTER											
DETACHED	38	55	39	-29.1	36	32	20	-37.5	125	89	-28.8
ATTACHED	15	36	20	-44.4	11	36	16	-55.6	50	76	52.0
APARTMENTS	134	151	168	11.3	106	128	113	-11.7	367	407	10.9
PORT MOODY/BELCARRA											
DETACHED	52	48	47	-2.1	27	21	18	-14.3	87	69	-20.7
ATTACHED	22	21	26	23.8	14	19	21	10.5	78	73	-6.4
APARTMENTS	51	46	43	-6.5	31	50	36	-28.0	128	128	0.0
PORT COQUITLAM											
DETACHED	81	75	81	8.0	42	66	44	-33.3	174	178	2.3
ATTACHED	35	42	32	-23.8	29	40	28	-30.0	102	111	8.8
APARTMENTS	69	71	51	-28.2	66	68	46	-32.4	197	174	-11.7
RICHMOND											
DETACHED	330	358	291	-18.7	123	146	102	-30.1	503	415	-17.5
ATTACHED	186	181	199	9.9	98	101	103	2.0	324	344	6.2
APARTMENTS	238	315	310	-1.6	211	255	199	-22.0	869	709	-18.4
SUNSHINE COAST											
DETACHED	123	120	107	-10.8	76	88	65	-26.1	314	235	-25.2
ATTACHED	14	12	8	-33.3	11	14	7	-50.0	37	39	5.4
APARTMENTS	10	8	23	187.5	9	8	12	50.0	38	29	-23.7
SQUAMISH											
DETACHED	39	47	44	-6.4	23	26	23	-11.5	83	86	3.6
ATTACHED	32	35	30	-14.3	17	30	28	-6.7	72	87	20.8
APARTMENTS	21	22	11	-50.0	10	10	16	60.0	47	58	23.4
VANCOUVER EAST											
DETACHED	317	342	263	-23.1	117	157	111	-29.3	496	467	-5.8
ATTACHED	67	78	71	-9.0	41	54	45	-16.7	146	153	4.8
APARTMENTS	154	209	206	-1.4	131	238	150	-37.0	497	600	20.7
VANCOUVER WEST											
DETACHED	272	341	239	-29.9	108	112	74	-33.9	451	373	-17.3
ATTACHED	86	123	109	-11.4	59	69	50	-27.5	228	199	-12.7
APARTMENTS	654	624	636	1.9	435	460	398	-13.5	1586	1384	-12.7
WHISTLER/PEMBERTON											
DETACHED	27	28	28	0.0	15	18	16	-11.1	47	57	21.3
ATTACHED	33	30	31	3.3	26	25	31	24.0	105	87	-17.1
APARTMENTS	27	41	38	-7.3	36	32	26	-18.8	121	92	-24.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	165	174	150	-13.8	44	64	41	-35.9	220	168	-23.6
ATTACHED	9	13	9	-30.8	6	8	5	-37.5	28	21	-25.0
APARTMENTS	26	35	16	-54.3	17	20	10	-50.0	75	58	-22.7
GRAND TOTALS											
DETACHED	2386	2647	2201	-16.8	1071	1312	936	-28.7	4474	3794	-15.2
ATTACHED	793	883	882	-0.1	547	668	543	-18.7	2031	2002	-1.4
APARTMENTS	2047	2170	2160	-0.5	1602	1905	1468	-22.9	5860	5398	-7.9

Residential Average Sale Prices - January 1977 to July 2017

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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