

Sellers await buyers' return after quieter summer market

VANCOUVER, BC – September 4, 2024 – Home sales registered on the MLS® in Metro Vancouver¹ remained below their ten-year seasonal averages in August as summer holidays come to a close.

Greater Vancouver REALTORS® (GVR)² reports that residential sales in the region totalled 1,904 in August 2024, a 17.1 per cent decrease from the 2,296 sales recorded in August 2023. This total was also 26 per cent below the 10-year seasonal average (2,572).

“From a seasonal perspective, August is typically a slower month for sales than June or July. In this respect, this August has been no different,” Andrew Lis, GVR’s director of economics and data analytics said. “With that said, sales remain in a holding pattern, trending roughly 20 per cent below their 10-year seasonal average, which suggests buyers are still feeling the pinch of higher borrowing costs, despite two recent quarter percentage point reductions to the policy rate this summer.”

There were 4,109 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2024. This represents a 4.2 per cent increase compared to the 3,943 properties listed in August 2023. This total was 1.7 per cent below the 10-year seasonal average (4,179).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 13,812, a 37 per cent increase compared to August 2023 (10,082). This total is also 20.8 per cent above the 10-year seasonal average (11,432).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for August 2024 is 14.3 per cent. By property type, the ratio is 9.6 per cent for detached homes, 18 per cent for attached, and 17.2 per cent for apartments.

Analysis of the historical data suggests downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

“Buyers’ hesitancy to enter the market, paired with new listing activity on the part of sellers that is in line with historical averages, has allowed inventory to accumulate for a number of months and has moved the market firmly into balanced conditions,” Lis said.

“With the Bank of Canada’s decision to reduce the policy rate today by another quarter percentage point, and with September being a month that typically sees an increase in sales from a seasonal perspective, the fall market is set up to bring more buyers off the sidelines. We will watch the upcoming September data to see whether they decide to show up.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,195,900. This represents a 0.9 per cent decrease over August 2023 and a 0.1³ per cent decrease compared to July 2024.

Sales of detached homes in August 2024 reached 509, a 13.9 per cent decrease from the 591 detached sales recorded in August 2023. The benchmark price for a detached home is \$2,048,400. This represents a 1.8 per cent increase from August 2023 and a 0.1 per cent decrease compared to July 2024.

Sales of apartment homes reached 1,012 in August 2024, a 20.3 per cent decrease compared to the 1,270 sales in August 2023. The benchmark price of an apartment home is \$768,200. This represents a 0.1 per cent decrease from August 2023 and is unchanged compared to July 2024.

Attached home sales in August 2024 totalled 370, a 12.3 per cent decrease compared to the 422 sales in August 2023. The benchmark price of a townhouse is \$1,119,300. This represents a 0.8 per cent increase from August 2023 and a 0.5 per cent decrease compared to July 2024.

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Editor's Note:

1. Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminister, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.
2. On February 12, 2024, the Real Estate Board of Greater Vancouver changed its organizational name to Greater Vancouver REALTORS®.
3. In an earlier version of this release, the month to month per cent change for both the composite and detached home HPI were incorrectly stated. We've updated this version with the correct change.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association 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.gvrealtors.ca.

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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	\$1,126,200	343.8	-0.3%	-1.3%	0.8%	-1.5%	8.9%	39.8%	84.1%
	Greater Vancouver	\$1,195,900	340.1	-0.1%	-1.3%	1.2%	-0.9%	9.3%	35.0%	74.1%
	Bowen Island	\$1,380,900	289.0	-4.4%	-2.9%	-0.7%	-2.9%	-0.9%	51.5%	137.3%
	Burnaby East	\$1,155,700	367.5	-0.1%	-1.9%	0.1%	-0.3%	14.1%	33.6%	98.6%
	Burnaby North	\$1,012,800	337.5	-0.6%	-0.7%	0.7%	-0.7%	8.3%	32.5%	88.7%
	Burnaby South	\$1,139,700	353.2	-0.1%	-1.6%	0.0%	-2.0%	9.4%	28.3%	83.6%
	Coquitlam	\$1,104,400	347.0	-0.6%	-1.8%	-0.7%	-2.5%	9.1%	39.0%	102.7%
	Ladner	\$1,163,000	338.4	1.0%	-1.0%	3.8%	-1.2%	14.5%	50.3%	110.7%
	Maple Ridge	\$983,900	342.2	-0.6%	-1.2%	0.5%	-1.8%	9.3%	53.2%	145.5%
	New Westminster	\$831,600	380.6	1.3%	-1.1%	0.4%	-1.0%	14.5%	40.3%	107.1%
	North Vancouver	\$1,366,500	318.2	-1.3%	-2.8%	0.6%	-0.9%	9.0%	32.7%	82.3%
	Pitt Meadows	\$935,300	373.5	-0.4%	-1.9%	0.1%	0.8%	18.0%	57.0%	168.9%
	Port Coquitlam	\$960,800	373.6	-0.1%	-0.9%	1.4%	-0.5%	17.2%	54.3%	138.4%
	Port Moody	\$1,137,800	363.2	-0.2%	-0.8%	3.6%	1.1%	12.8%	51.3%	125.6%
	Richmond	\$1,174,700	386.8	0.7%	-1.6%	-0.3%	-0.7%	12.8%	39.5%	83.8%
	Squamish	\$1,062,700	353.1	-1.4%	-4.3%	0.5%	-3.0%	7.4%	39.2%	140.0%
	Sunshine Coast	\$827,200	303.0	-0.9%	-3.3%	0.8%	-0.9%	6.4%	52.5%	144.2%
	Tsawwassen	\$1,252,300	325.5	0.6%	-1.1%	4.1%	2.9%	13.7%	41.1%	94.0%
	Vancouver East	\$1,221,600	381.2	0.3%	-0.5%	1.9%	-1.1%	11.8%	37.8%	83.6%
	Vancouver West	\$1,335,600	316.8	-0.3%	-0.7%	1.9%	-0.3%	4.0%	19.5%	41.1%
West Vancouver	\$2,629,600	283.7	0.8%	-0.7%	4.3%	-1.0%	0.2%	22.5%	44.7%	
Whistler	\$1,334,700	295.6	-1.9%	-5.9%	-2.7%	-7.9%	1.2%	38.2%	137.4%	
Single Family Detached	Lower Mainland	\$1,826,500	400.9	-0.1%	-0.4%	3.5%	1.6%	13.8%	51.2%	105.3%
	Greater Vancouver	\$2,048,400	381.2	-0.1%	-0.7%	3.9%	1.7%	13.4%	44.2%	84.7%
	Bowen Island	\$1,382,300	288.5	-4.4%	-3.0%	-0.7%	-3.0%	-1.0%	51.4%	137.4%
	Burnaby East	\$2,007,200	431.2	3.2%	0.1%	5.2%	4.9%	24.2%	52.8%	129.9%
	Burnaby North	\$2,140,900	409.5	-1.2%	-0.6%	4.5%	4.8%	19.1%	52.0%	113.4%
	Burnaby South	\$2,250,100	429.5	-0.3%	-2.4%	3.0%	2.3%	18.2%	45.6%	108.6%
	Coquitlam	\$1,828,700	424.4	-0.1%	-1.4%	1.6%	1.0%	15.0%	54.5%	138.2%
	Ladner	\$1,415,700	344.8	1.2%	-1.8%	4.4%	-1.5%	11.5%	54.3%	115.6%
	Maple Ridge	\$1,304,800	381.9	-0.3%	0.3%	2.8%	-0.1%	11.7%	60.0%	171.4%
	New Westminster	\$1,613,500	396.3	2.2%	-1.5%	3.3%	2.4%	18.2%	52.6%	123.1%
	North Vancouver	\$2,269,000	356.2	-1.1%	-1.4%	3.8%	1.6%	13.7%	42.9%	106.6%
	Pitt Meadows	\$1,304,700	391.0	0.0%	-1.0%	-1.3%	-1.2%	14.8%	53.6%	157.1%
	Port Coquitlam	\$1,432,100	405.3	-0.3%	-1.0%	4.1%	0.0%	18.6%	62.2%	155.4%
	Port Moody	\$2,178,200	416.8	1.2%	0.3%	7.4%	5.3%	20.7%	61.6%	146.8%
	Richmond	\$2,220,000	450.2	1.2%	0.1%	2.0%	0.9%	14.7%	42.2%	100.4%
	Squamish	\$1,504,300	375.2	-1.0%	-2.1%	2.7%	-3.8%	0.7%	40.1%	173.3%
	Sunshine Coast	\$890,400	309.7	-0.7%	-2.4%	1.4%	-0.3%	5.6%	55.6%	151.0%
	Tsawwassen	\$1,630,200	359.9	1.2%	-2.2%	4.9%	5.1%	13.9%	50.7%	114.9%
	Vancouver East	\$1,869,800	417.1	0.1%	-0.5%	2.0%	-2.0%	12.3%	39.1%	97.3%
	Vancouver West	\$3,458,500	360.4	-1.4%	-2.5%	1.8%	-1.8%	2.2%	21.1%	50.2%
West Vancouver	\$3,382,000	315.2	1.6%	1.1%	9.3%	3.8%	7.6%	30.4%	59.0%	
Whistler	\$2,448,700	318.3	-0.9%	-0.9%	5.9%	-0.8%	5.7%	50.0%	140.8%	

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	\$986,500	376.7	-0.4%	-1.7%	1.4%	0.7%	18.1%	47.6%	135.3%
	Greater Vancouver	\$1,119,300	391.0	-0.5%	-2.3%	1.7%	0.9%	18.1%	43.8%	130.5%
	Burnaby East	\$927,900	404.1	-1.8%	3.4%	4.2%	3.3%	25.5%	42.4%	128.0%
	Burnaby North	\$945,700	385.1	-0.7%	1.9%	4.3%	2.7%	20.6%	41.2%	131.4%
	Burnaby South	\$1,050,100	384.9	-3.5%	-3.7%	-2.2%	-2.9%	16.6%	33.5%	118.8%
	Coquitlam	\$1,076,600	421.2	-1.4%	-1.8%	2.0%	0.5%	18.5%	50.8%	160.2%
	Ladner	\$1,023,100	406.2	0.3%	-0.3%	2.7%	2.7%	22.2%	49.3%	146.8%
	Maple Ridge	\$780,500	392.8	-1.1%	-1.4%	1.2%	2.5%	14.9%	54.1%	185.5%
	New Westminster	\$953,000	408.5	0.4%	-0.8%	1.9%	0.2%	20.4%	49.3%	126.7%
	North Vancouver	\$1,328,400	363.4	-1.8%	-6.9%	-0.6%	1.1%	17.5%	43.6%	131.2%
	Pitt Meadows	\$828,500	406.1	-1.2%	-3.7%	0.0%	-0.1%	12.7%	51.3%	174.6%
	Port Coquitlam	\$952,700	384.0	1.0%	-1.3%	1.5%	0.3%	16.6%	50.4%	160.9%
	Port Moody	\$1,063,100	410.8	0.2%	0.6%	3.6%	-0.8%	16.2%	52.3%	167.1%
	Richmond	\$1,144,000	410.2	-1.3%	-2.2%	0.5%	1.4%	22.5%	45.8%	128.4%
	Squamish	\$1,049,900	395.3	1.3%	-3.8%	3.9%	0.5%	17.1%	48.5%	184.4%
	Sunshine Coast	\$768,300	359.5	1.7%	-4.7%	4.2%	1.3%	20.1%	56.0%	162.0%
	Tsawwassen	\$1,013,200	297.2	0.2%	-0.7%	0.5%	0.1%	15.4%	22.4%	71.0%
	Vancouver East	\$1,153,600	380.3	0.7%	1.7%	3.9%	1.8%	14.7%	39.9%	104.2%
	Vancouver West	\$1,456,700	343.6	0.8%	-2.4%	2.5%	-0.4%	10.8%	23.9%	87.1%
Whistler	\$1,705,400	418.4	1.1%	-6.1%	3.8%	-0.5%	20.7%	59.9%	213.2%	
Apartment	Lower Mainland	\$713,300	357.9	-0.2%	-1.1%	0.0%	-0.3%	14.8%	32.2%	108.3%
	Greater Vancouver	\$768,200	355.5	0.0%	-1.0%	-0.1%	-0.1%	13.6%	28.6%	106.4%
	Burnaby East	\$780,700	330.7	-1.8%	-3.8%	-1.1%	-2.6%	9.6%	25.8%	98.9%
	Burnaby North	\$756,900	370.1	0.1%	-0.3%	-0.6%	-0.3%	14.3%	33.7%	118.6%
	Burnaby South	\$848,900	388.9	0.8%	0.2%	1.0%	-0.7%	14.2%	26.3%	107.9%
	Coquitlam	\$743,000	416.0	-0.5%	-1.2%	0.1%	-0.6%	18.3%	36.6%	155.2%
	Ladner	\$702,700	356.9	0.6%	4.2%	0.5%	-4.1%	15.6%	48.0%	130.4%
	Maple Ridge	\$522,300	373.3	-0.8%	-3.9%	-1.7%	-3.2%	18.5%	43.2%	166.5%
	New Westminster	\$656,800	401.7	0.8%	-0.8%	0.5%	-0.1%	17.1%	32.7%	128.8%
	North Vancouver	\$802,400	325.8	-1.5%	-2.6%	-1.0%	-0.9%	13.2%	27.0%	119.5%
	Pitt Meadows	\$599,600	414.9	-0.8%	-3.2%	-0.9%	-2.3%	18.0%	40.1%	168.2%
	Port Coquitlam	\$648,300	447.1	0.5%	1.3%	0.7%	4.1%	23.0%	48.7%	182.1%
	Port Moody	\$749,700	410.6	-1.6%	-0.4%	3.5%	4.2%	16.2%	41.0%	148.4%
	Richmond	\$744,400	413.3	1.6%	-2.7%	-0.8%	0.9%	18.1%	37.9%	125.2%
	Squamish	\$555,900	328.5	-7.9%	-10.8%	-14.0%	-13.5%	4.9%	22.3%	148.3%
	Sunshine Coast	\$468,800	283.3	-7.5%	-11.0%	-14.4%	-15.8%	-3.9%	12.4%	85.3%
	Tsawwassen	\$703,900	333.1	0.1%	3.1%	3.4%	1.3%	20.3%	37.2%	123.9%
	Vancouver East	\$704,800	409.1	0.3%	-2.0%	-0.4%	-1.8%	8.8%	25.5%	104.1%
	Vancouver West	\$853,400	329.9	0.5%	1.1%	1.7%	1.4%	8.6%	17.8%	89.2%
West Vancouver	\$1,235,000	238.2	-3.7%	-7.9%	-9.9%	-9.6%	7.8%	11.6%	69.3%	
Whistler	\$624,500	269.3	-6.8%	-10.2%	-15.2%	-14.0%	6.6%	30.0%	145.5%	

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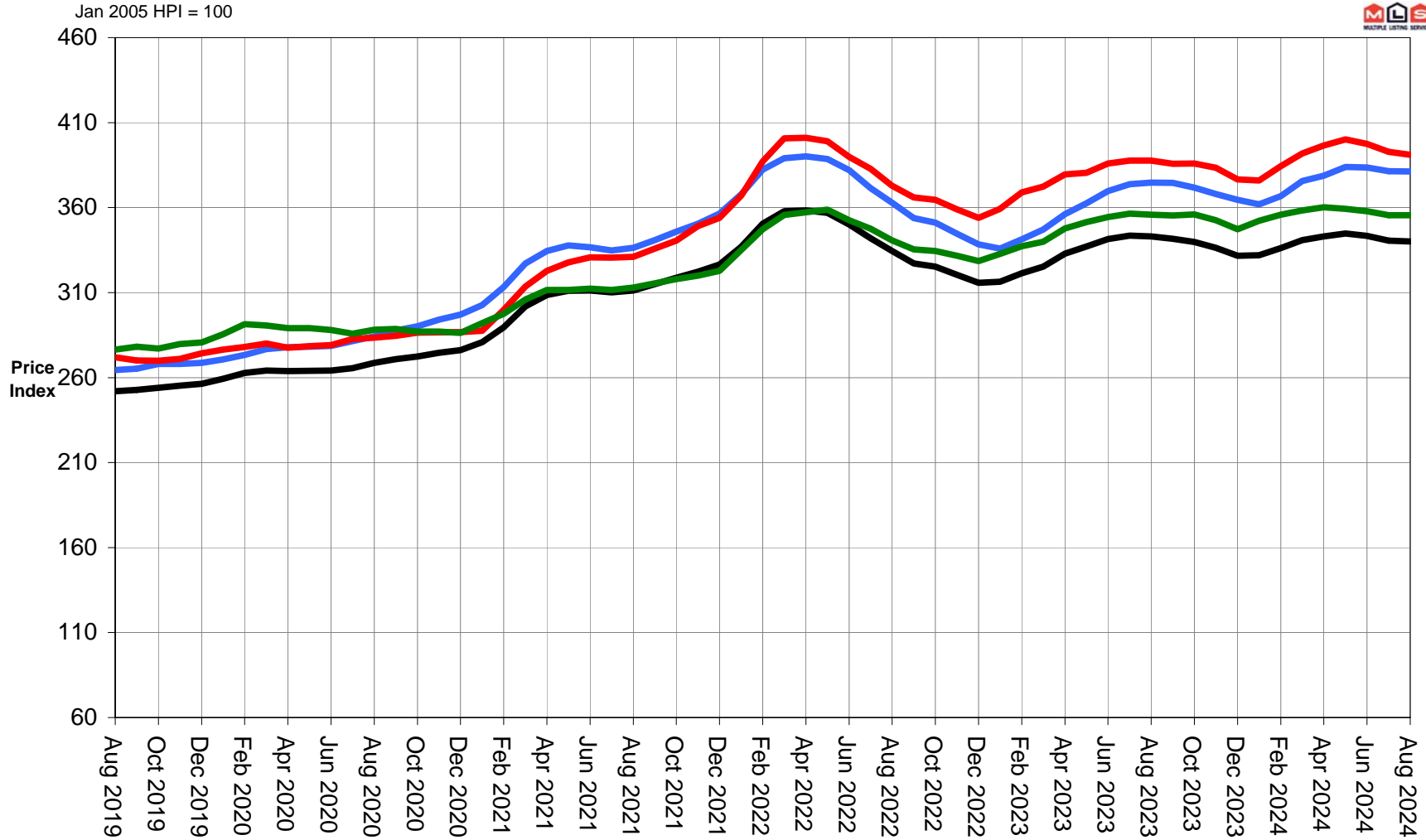
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend

— Residential — Detached — Townhouse — Apartment



MLS® SALES Facts



GREATER VANCOUVER REALTORS®

August 2024

		<i>Bowen Island</i>	<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>	<i>TOTALS</i>
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August 2024	Number of Sales	Detached	5	43	40	31	7	66	16	43	12	6	45	16	44	45	47	35	8	509
		Attached	0	35	37	14	1	44	9	26	20	9	40	9	4	66	38	1	17	370
		Apartment	0	204	94	11	0	34	54	76	24	24	24	104	7	5	82	251	21	21
Median Selling Price	Detached	n/a	\$2,150,000	\$1,717,000	\$1,500,000	n/a	\$1,257,500	n/a	\$2,135,000	n/a	n/a	\$2,150,600	n/a	\$986,000	\$1,872,500	\$3,790,000	\$2,800,000	n/a	n/a	n/a
	Attached	n/a	\$1,185,000	\$1,070,000	n/a	n/a	\$765,750	n/a	\$1,450,000	\$922,500	n/a	\$1,080,000	n/a	n/a	\$1,480,000	\$1,570,825	n/a	n/a	n/a	n/a
	Apartment	n/a	\$720,000	\$672,500	n/a	n/a	\$530,000	\$646,000	\$795,950	\$620,450	\$690,000	\$659,900	n/a	n/a	\$647,000	\$849,500	\$1,330,000	\$765,000	n/a	
July 2024	Number of Sales	Detached	3	51	53	39	5	89	18	69	23	17	61	15	44	89	67	36	9	688
		Attached	0	37	36	16	0	63	11	38	12	16	52	21	4	60	51	7	13	437
		Apartment	0	221	89	20	0	41	69	94	31	25	140	17	5	114	298	16	12	1,192
Median Selling Price	Detached	n/a	\$2,180,000	\$1,725,000	\$1,476,500	n/a	\$1,389,500	n/a	\$2,110,000	\$1,416,000	n/a	\$2,108,000	n/a	\$980,000	\$1,964,000	\$3,444,000	\$3,177,500	n/a	n/a	n/a
	Attached	n/a	\$1,020,000	\$1,045,000	n/a	n/a	\$825,000	n/a	\$1,499,500	n/a	n/a	\$1,195,500	\$1,040,000	n/a	\$1,439,286	\$1,598,500	n/a	n/a	n/a	n/a
	Apartment	n/a	\$719,900	\$683,750	\$598,950	n/a	\$525,000	\$618,000	\$849,000	\$549,000	\$800,000	\$705,400	n/a	n/a	\$712,000	\$872,500	n/a	n/a	n/a	n/a
August 2023	Number of Sales	Detached	6	44	47	23	4	61	19	37	28	12	63	15	41	80	69	34	7	590
		Attached	0	52	37	16	0	49	7	38	13	12	63	18	6	43	45	5	18	422
		Apartment	0	207	119	13	0	32	61	85	28	34	193	14	6	127	319	17	15	1,270
Median Selling Price	Detached	n/a	\$2,044,400	\$1,730,000	\$1,539,000	n/a	\$1,312,500	n/a	\$2,320,000	\$1,413,750	n/a	\$1,950,000	n/a	\$1,005,000	\$1,950,000	\$4,070,000	\$2,892,500	n/a	n/a	n/a
	Attached	n/a	\$1,139,000	\$1,161,900	n/a	n/a	\$793,000	n/a	\$1,455,000	n/a	n/a	\$1,150,000	n/a	n/a	\$1,479,000	\$1,496,000	n/a	n/a	n/a	n/a
	Apartment	n/a	\$720,000	\$720,000	n/a	n/a	\$559,000	\$647,900	\$821,000	\$630,000	\$730,000	\$698,400	n/a	n/a	\$678,000	\$830,875	n/a	n/a	n/a	n/a
Jan. - Aug. 2024 <i>Year-to-date</i>	Number of Sales	Detached	34	419	420	252	30	696	119	491	171	81	521	120	311	609	553	284	73	5,184
		Attached	0	323	331	143	2	410	80	286	143	117	117	42	42	576	394	27	119	3,549
		Apartment	0	1,569	782	131	0	316	546	745	263	203	1,047	81	33	914	2,288	144	186	9,248
Median Selling Price	Detached	\$1,434,000	\$2,160,000	\$1,780,000	\$1,488,500	\$830,000	\$1,299,900	\$1,580,000	\$2,238,000	\$1,452,500	\$1,927,500	\$2,136,800	\$1,563,000	\$952,500	\$1,968,888	\$3,540,000	\$2,941,000	\$2,170,000	n/a	
	Attached	n/a	\$1,077,000	\$1,150,000	\$1,067,881	n/a	\$810,000	\$990,000	\$1,440,250	\$950,000	\$1,076,500	\$1,173,000	\$1,005,000	\$654,500	\$1,493,000	\$1,630,000	\$2,362,500	\$1,380,000	n/a	
	Apartment	n/a	\$728,000	\$682,500	\$659,000	n/a	\$536,950	\$635,000	\$800,000	\$625,000	\$762,000	\$708,000	\$606,000	\$557,500	\$699,900	\$850,000	\$1,292,500	\$551,900	n/a	
Jan. - Aug. 2023 <i>Year-to-date</i>	Number of Sales	Detached	27	459	473	293	44	671	150	498	187	118	596	128	286	648	602	253	84	5,517
		Attached	0	422	325	125	0	374	86	261	119	129	505	109	55	488	359	35	139	3,531
		Apartment	0	1,738	810	138	2	330	544	777	237	313	1,293	83	44	950	2,485	151	180	10,075
Median Selling Price	Detached	\$1,360,000	\$1,950,000	\$1,730,000	\$1,475,000	\$850,000	\$1,251,000	\$1,536,500	\$2,104,000	\$1,375,000	\$1,887,500	\$2,010,000	\$1,450,000	\$951,428	\$1,906,000	\$3,540,000	\$3,142,500	\$2,315,000	n/a	
	Attached	n/a	\$1,088,000	\$1,160,000	\$1,030,000	n/a	\$790,000	\$968,000	\$1,399,900	\$948,000	\$1,050,000	\$1,150,000	\$969,000	\$669,150	\$1,400,000	\$1,628,000	\$2,003,000	\$1,360,000	n/a	
	Apartment	n/a	\$730,000	\$682,000	\$640,000	n/a	\$522,000	\$620,000	\$785,000	\$593,000	\$720,000	\$685,000	\$615,000	\$475,000	\$680,000	\$848,000	\$1,200,000	\$649,500	n/a	

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



MLS® LISTINGS Facts



GREATER VANCOUVER REALTORS®

August 2024

		<i>Bowen Island</i>	<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>	<i>TOTALS</i>
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August 2024	Number of Listings	Detached	8	90	161	38	9	173	23	80	46	39	151	23	90	146	120	101	20	1,318
		Attached	0	71	59	30	0	57	15	42	22	12	131	20	5	127	104	7	28	730
		Apartment	0	399	198	34	0	79	103	146	33	36	252	12	3	182	531	22	26	2,056
% Sales to Listings	Detached	63%	48%	25%	82%	78%	38%	70%	54%	26%	15%	30%	70%	49%	31%	39%	35%	40%		
	Attached	n/a	49%	63%	47%	n/a	77%	60%	62%	91%	75%	31%	45%	80%	52%	37%	14%	61%	n/a	
	Apartment	n/a	51%	47%	32%	n/a	43%	52%	52%	73%	67%	41%	58%	167%	45%	47%	95%	81%		
July 2024	Number of Listings	Detached	19	136	166	71	11	216	43	153	64	33	184	32	135	194	208	147	26	1,838
		Attached	0	84	95	29	0	107	28	70	51	34	135	34	8	169	147	23	30	1,044
		Apartment	0	512	237	22	0	85	137	193	48	40	312	24	15	229	778	43	28	2,703
% Sales to Listings	Detached	16%	38%	32%	55%	45%	41%	42%	45%	36%	52%	33%	47%	33%	46%	32%	24%	35%		
	Attached	n/a	44%	38%	55%	n/a	59%	39%	54%	47%	39%	62%	50%	36%	35%	30%	43%	43%	n/a	
	Apartment	n/a	43%	38%	91%	n/a	48%	50%	49%	65%	63%	45%	71%	33%	50%	38%	37%	43%		
August 2023	Number of Listings	Detached	13	101	72	55	18	171	30	85	52	28	150	36	103	140	141	107	35	1,337
		Attached	0	75	72	18	2	63	21	52	23	15	97	22	9	78	101	9	20	677
		Apartment	0	325	150	13	0	70	103	115	40	32	247	18	13	162	579	31	18	1,916
% Sales to Listings	Detached	46%	44%	65%	42%	22%	36%	63%	44%	54%	43%	42%	42%	40%	57%	49%	32%	20%		
	Attached	n/a	69%	51%	89%	0%	78%	33%	73%	57%	80%	65%	82%	67%	55%	45%	56%	90%	n/a	
	Apartment	n/a	64%	79%	100%	n/a	46%	59%	74%	70%	106%	78%	78%	46%	78%	55%	55%	83%		
Jan. - Aug. 2024 <i>Year-to-date*</i>	Number of Listings	Detached	105	965	1,155	531	99	1,726	298	1,084	436	269	1,372	267	935	1,519	1,534	1,151	209	13,655
		Attached	1	690	708	256	7	747	180	617	274	204	917	217	91	1,368	1,136	104	271	7,788
		Apartment	0	3,622	1,637	263	0	718	1,067	1,497	434	360	2,250	167	78	2,014	5,945	362	327	20,741
% Sales to Listings	Detached	32%	43%	36%	47%	30%	40%	40%	45%	39%	30%	38%	45%	33%	40%	36%	25%	35%		
	Attached	0%	47%	47%	56%	29%	55%	44%	52%	57%	47%	58%	46%	42%	35%	26%	44%	44%	n/a	
	Apartment	n/a	43%	48%	50%	n/a	44%	51%	50%	61%	56%	47%	49%	42%	45%	38%	40%	57%		
Jan. - Aug. 2023 <i>Year-to-date*</i>	Number of Listings	Detached	80	876	841	550	96	1,389	270	914	344	238	1,269	285	787	1,272	1,353	984	198	11,746
		Attached	2	670	597	206	5	538	145	420	169	181	821	172	99	885	850	89	215	6,064
		Apartment	0	2,749	1,269	200	2	552	821	1,207	374	424	2,038	127	77	1,657	5,093	307	245	17,142
% Sales to Listings	Detached	34%	52%	56%	53%	46%	48%	56%	54%	54%	50%	47%	45%	36%	51%	44%	26%	42%		
	Attached	0%	63%	54%	61%	0%	70%	59%	62%	70%	71%	62%	63%	56%	55%	42%	39%	65%	n/a	
	Apartment	n/a	63%	64%	69%	100%	60%	66%	64%	63%	74%	63%	65%	57%	57%	49%	49%	73%		

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



Listing & Sales Activity Summary

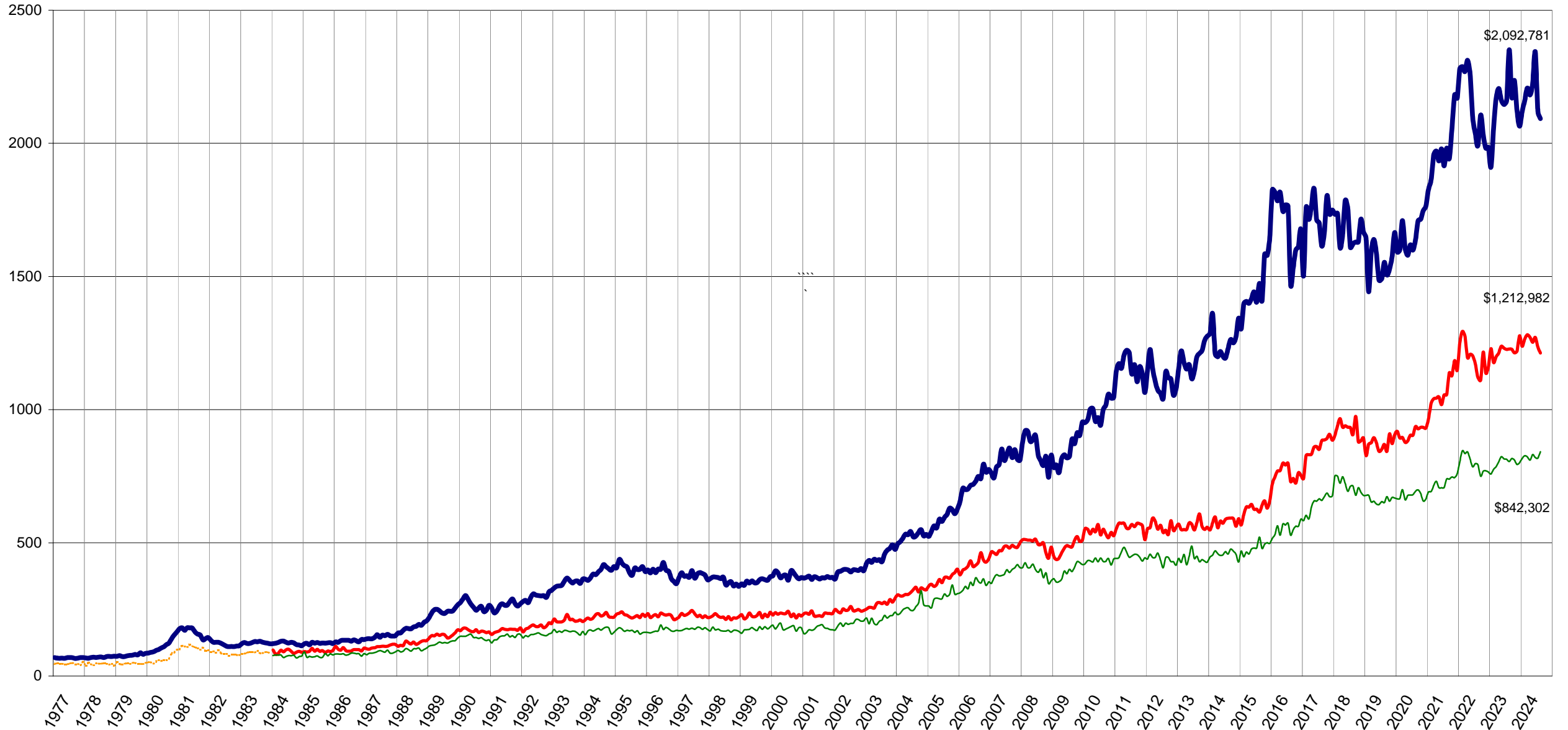
	<u>Listings</u>				<u>Sales</u>						
	1 Aug 2023	2 Jul 2024	3 Aug 2024	Col. 2 & 3 Percentage Variance	5 Aug 2023	6 Jul 2024	7 Aug 2024	Col. 6 & 7 Percentage Variance	9 Jun 2023 - Aug 2023	10 Jun 2024 - Aug 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	13	19	8	-57.9	6	3	5	66.7	13	11	-15.4
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	101	136	90	-33.8	44	51	43	-15.7	168	159	-5.4
ATTACHED	75	84	71	-15.5	52	37	35	-5.4	171	123	-28.1
APARTMENTS	325	512	399	-22.1	207	221	204	-7.7	677	633	-6.5
COQUITLAM											
DETACHED	72	166	161	-3.0	47	53	40	-24.5	201	147	-26.9
ATTACHED	72	95	59	-37.9	37	36	37	2.8	147	112	-23.8
APARTMENTS	150	237	198	-16.5	119	89	94	5.6	344	277	-19.5
DELTA											
DETACHED	55	71	38	-46.5	23	39	31	-20.5	95	103	8.4
ATTACHED	18	29	30	3.4	16	16	14	-12.5	46	50	8.7
APARTMENTS	13	22	34	54.5	13	20	11	-45.0	44	47	6.8
ISLANDS - GULF											
DETACHED	18	11	9	-18.2	4	5	7	40.0	19	14	-26.3
ATTACHED	2	0	0	0.0	0	0	1	100.0	0	1	100.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	1	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	171	216	173	-19.9	61	89	66	-25.8	251	237	-5.6
ATTACHED	63	107	57	-46.7	49	63	44	-30.2	154	141	-8.4
APARTMENTS	70	85	79	-7.1	32	41	34	-17.1	135	116	-14.1
NEW WESTMINSTER											
DETACHED	30	43	23	-46.5	19	18	16	-11.1	63	52	-17.5
ATTACHED	21	28	15	-46.4	7	11	9	-18.2	41	29	-29.3
APARTMENTS	103	137	103	-24.8	61	69	54	-21.7	221	205	-7.2
NORTH VANCOUVER											
DETACHED	85	153	80	-47.7	37	69	43	-37.7	184	182	-1.1
ATTACHED	52	70	42	-40.0	38	38	26	-31.6	101	109	7.9
APARTMENTS	115	193	146	-24.4	85	94	76	-19.1	306	273	-10.8
PORT COQUITLAM											
DETACHED	52	64	46	-28.1	28	23	12	-47.8	84	55	-34.5
ATTACHED	23	51	22	-56.9	13	12	20	66.7	48	47	-2.1
APARTMENTS	40	48	33	-31.3	28	31	24	-22.6	101	82	-18.8
PORT MOODY/BELCARRA											
DETACHED	28	33	39	18.2	12	17	6	-64.7	51	29	-43.1
ATTACHED	15	34	12	-64.7	12	16	9	-43.8	49	41	-16.3
APARTMENTS	32	40	36	-10.0	34	25	24	-4.0	134	82	-38.8
RICHMOND											
DETACHED	150	184	151	-17.9	63	61	45	-26.2	216	181	-16.2
ATTACHED	97	135	131	-3.0	63	52	40	-23.1	207	148	-28.5
APARTMENTS	247	312	252	-19.2	193	140	104	-25.7	548	374	-31.8
SQUAMISH											
DETACHED	36	32	23	-28.1	15	15	16	6.7	53	53	0.0
ATTACHED	22	34	20	-41.2	18	21	9	-57.1	46	47	2.2
APARTMENTS	18	24	12	-50.0	14	17	7	-58.8	35	36	2.9
SUNSHINE COAST											
DETACHED	103	135	90	-33.3	41	44	44	0.0	122	123	0.8
ATTACHED	9	8	5	-37.5	6	4	4	0.0	26	17	-34.6
APARTMENTS	13	15	3	-80.0	6	5	5	0.0	17	12	-29.4
VANCOUVER EAST											
DETACHED	140	194	146	-24.7	80	89	45	-49.4	266	209	-21.4
ATTACHED	78	169	127	-24.9	43	60	66	10.0	184	193	4.9
APARTMENTS	162	229	182	-20.5	127	114	82	-28.1	410	323	-21.2
VANCOUVER WEST											
DETACHED	141	208	120	-42.3	69	67	47	-29.9	213	197	-7.5
ATTACHED	101	147	104	-29.3	45	51	38	-25.5	151	148	-2.0
APARTMENTS	579	778	531	-31.7	319	298	251	-15.8	1034	876	-15.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	107	147	101	-31.3	34	36	35	-2.8	85	114	34.1
ATTACHED	9	23	7	-69.6	5	7	1	-85.7	13	14	7.7
APARTMENTS	31	43	22	-48.8	17	16	21	31.3	62	62	0.0
WHISTLER/PEMBERTON											
DETACHED	35	26	20	-23.1	7	9	8	-11.1	35	25	-28.6
ATTACHED	20	30	28	-6.7	18	13	17	30.8	51	43	-15.7
APARTMENTS	18	28	26	-7.1	15	12	21	75.0	55	51	-7.3
GRAND TOTALS											
DETACHED	1337	1838	1318	-28.3	590	688	509	-26.0	2119	1891	-10.8
ATTACHED	677	1044	730	-30.1	422	437	370	-15.3	1435	1263	-12.0
APARTMENTS	1916	2703	2056	-23.9	1270	1192	1012	-15.1	4124	3449	-16.4



Residential Average Sale Prices - January 1977 to August 2024

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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

