

More selection not translating to more transactions

VANCOUVER, BC – August 2, 2024 – Newly listed properties registered on the Multiple Listing Service® (MLS®) rose nearly twenty per cent year over year in July, helping to sustain a healthy level of inventory in the Metro Vancouver¹ housing market.

On the demand side, the Greater Vancouver REALTORS®² (GVR) reports that residential sales in the region totalled 2,333 in July 2024, a 5 per cent decrease from the 2,455 sales recorded in July 2023. This was 17.6 per cent below the 10-year seasonal average (2,831).

“The trend of buyers remaining hesitant, that began a few months ago, continued in the July data despite a fresh quarter percentage point cut to the Bank of Canada’s policy rate,” Andrew Lis, GVR’s director of economics and data analytics said. “With the recent half percentage point decline in the policy rate over the past few months, and with so much inventory to choose from, it’s a bit surprising transaction levels remain below historical norms as we enter the mid-point of summer.”

There were 5,597 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in July 2024. This represents a 20.4 per cent increase compared to the 4,649 properties listed in July 2023. This was also 12.7 per cent above the 10-year seasonal average (4,968).

The total number of properties currently listed for sale on the MLS® in Metro Vancouver is 14,326, a 39.1 per cent increase compared to July 2023 (10,301). This is also 21.5 per cent above the 10-year seasonal average (11,788).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for July 2024 is 16.9 per cent. By property type, the ratio is 12.8 per cent for detached homes, 20.1 per cent for attached, and 19.3 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.

“With the overall market experiencing balanced conditions, and with a healthy level of inventory not seen in quite a few years, price trends across all segments have leveled out with very modest declines occurring month over month,” Lis said. “While it remains to be seen whether softening prices and improved borrowing costs will entice buyers to purchase as we head into the fall market, it’s worth noting that it can take a few months for improvements to borrowing costs to materialize into higher transaction levels. In this respect, it’s still early days, so we will watch the market for signs of transaction activity picking up in the months ahead.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,197,700. This represents a 0.8 per cent decrease over July 2023 and a 0.8 per cent decrease compared to June 2024.

Sales of detached homes in July 2024 reached 688, a 1 per cent increase from the 681 detached sales recorded in July 2023. The benchmark price for a detached home is \$2,049,000. This represents a 2.1 per cent increase from July 2023 and a 0.6 per cent decrease compared to June 2024.

Sales of apartment homes reached 1,192 in July 2024, a 6.9 per cent decrease compared to the 1,281 sales in July 2023. The benchmark price of an apartment home is \$768,200. This represents a 0.3 per cent decrease from July 2023 and a 0.7 per cent decrease compared to June 2024.

Attached home sales in July 2024 totalled 437, a 6.2 per cent decrease compared to the 466 sales in July 2023. The benchmark price of a townhouse is \$1,124,700. This represents a 1.4 per cent increase from July 2023 and a 1.2 per cent decrease compared to June 2024.

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Editor's Note:

1. Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminster, 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 the Greater Vancouver REALTORS®.

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	\$1,129,300	344.7	-0.6%	-0.7%	2.3%	-1.6%	10.1%	40.2%	84.5%
	Greater Vancouver	\$1,197,700	340.6	-0.8%	-0.7%	2.6%	-0.8%	9.8%	35.5%	74.1%
	Bowen Island	\$1,444,200	302.2	-5.3%	2.9%	6.7%	-1.1%	5.9%	58.1%	145.9%
	Burnaby East	\$1,156,800	367.8	-0.9%	-0.8%	4.1%	-1.0%	15.9%	32.5%	99.8%
	Burnaby North	\$1,018,800	339.5	-0.4%	-0.1%	2.3%	-0.3%	9.2%	33.0%	89.3%
	Burnaby South	\$1,141,500	353.7	-0.5%	-0.9%	1.5%	-1.5%	10.7%	29.3%	84.2%
	Coquitlam	\$1,110,800	349.0	-0.3%	-1.2%	1.2%	-2.0%	10.3%	38.7%	104.6%
	Ladner	\$1,151,300	335.0	-0.4%	-2.1%	2.5%	-2.4%	14.2%	47.4%	111.5%
	Maple Ridge	\$989,700	344.2	-0.3%	-0.4%	3.3%	-1.0%	11.1%	53.7%	147.8%
	New Westminster	\$821,300	375.9	-0.5%	-2.0%	1.0%	-2.2%	13.8%	37.9%	105.7%
	North Vancouver	\$1,384,300	322.3	-1.0%	-0.2%	3.3%	-0.6%	9.6%	33.9%	83.6%
	Pitt Meadows	\$938,800	374.9	0.0%	-2.3%	3.4%	-0.3%	19.6%	56.3%	169.3%
	Port Coquitlam	\$962,200	374.1	0.0%	-0.7%	3.3%	-0.8%	18.8%	53.7%	140.7%
	Port Moody	\$1,140,200	363.9	-0.3%	0.4%	4.5%	2.3%	14.2%	49.8%	128.0%
	Richmond	\$1,166,500	384.1	-0.7%	-1.9%	1.0%	-1.4%	13.1%	37.8%	83.8%
	Squamish	\$1,078,100	358.2	-1.9%	-2.0%	3.4%	-3.3%	7.9%	41.4%	143.5%
	Sunshine Coast	\$835,100	305.9	-3.7%	0.0%	4.3%	-2.8%	8.5%	54.9%	146.3%
	Tsawwassen	\$1,245,100	323.7	1.2%	-2.3%	3.2%	2.0%	14.2%	37.9%	92.8%
	Vancouver East	\$1,217,900	380.0	-1.2%	-0.4%	2.8%	-0.8%	11.8%	37.8%	84.4%
	Vancouver West	\$1,339,900	317.8	-0.9%	-0.5%	3.1%	-0.3%	4.8%	21.2%	40.6%
West Vancouver	\$2,609,300	281.5	-1.2%	0.6%	3.3%	-1.4%	-1.5%	23.4%	41.1%	
Whistler	\$1,359,900	301.2	-2.0%	-3.0%	0.3%	-7.7%	2.7%	42.3%	147.1%	
Single Family Detached	Lower Mainland	\$1,828,600	401.4	-0.3%	0.7%	5.2%	1.8%	15.0%	51.6%	105.0%
	Greater Vancouver	\$2,049,000	381.4	-0.6%	0.7%	5.4%	2.1%	14.0%	44.7%	83.8%
	Bowen Island	\$1,445,700	301.8	-5.3%	2.9%	6.6%	-1.1%	5.9%	58.0%	146.2%
	Burnaby East	\$1,944,400	417.7	-1.0%	-0.4%	7.1%	0.3%	24.7%	45.4%	122.8%
	Burnaby North	\$2,165,800	414.3	-0.4%	2.4%	6.9%	6.4%	21.3%	55.0%	116.2%
	Burnaby South	\$2,257,900	431.0	-0.3%	0.7%	7.5%	3.1%	20.4%	48.9%	110.3%
	Coquitlam	\$1,830,000	424.7	-0.7%	-1.0%	2.6%	1.1%	16.4%	51.7%	139.8%
	Ladner	\$1,398,800	340.7	-0.8%	-3.0%	2.3%	-3.0%	11.6%	50.4%	117.1%
	Maple Ridge	\$1,309,200	383.1	0.5%	1.0%	5.6%	0.5%	13.8%	59.9%	173.3%
	New Westminster	\$1,578,100	387.6	-1.0%	-1.5%	5.8%	-0.6%	18.4%	46.9%	117.8%
	North Vancouver	\$2,293,400	360.0	-0.5%	1.6%	6.2%	1.9%	13.1%	44.1%	107.3%
	Pitt Meadows	\$1,304,500	390.9	0.2%	-2.2%	1.9%	-4.0%	16.1%	52.0%	157.0%
	Port Coquitlam	\$1,436,900	406.7	0.9%	-0.1%	5.3%	1.2%	21.2%	61.9%	159.2%
	Port Moody	\$2,151,900	411.8	-1.4%	0.1%	5.9%	4.5%	20.3%	56.2%	146.0%
	Richmond	\$2,194,100	445.0	-0.2%	-0.6%	4.0%	0.5%	14.4%	40.8%	98.8%
	Squamish	\$1,519,800	379.1	-1.8%	-0.3%	3.3%	-7.9%	1.0%	39.2%	173.1%
	Sunshine Coast	\$896,400	311.8	-3.9%	0.7%	4.6%	-3.6%	8.0%	56.4%	151.7%
	Tsawwassen	\$1,611,700	355.8	1.4%	-4.0%	2.9%	3.1%	14.3%	45.2%	112.0%
	Vancouver East	\$1,867,900	416.7	-1.3%	0.4%	2.1%	-1.2%	11.7%	40.5%	99.5%
	Vancouver West	\$3,509,900	365.7	-1.4%	-0.1%	4.4%	1.6%	4.3%	24.4%	50.5%
West Vancouver	\$3,328,500	310.2	-0.2%	2.6%	6.5%	3.1%	5.3%	30.0%	53.3%	
Whistler	\$2,471,900	321.3	-1.9%	2.3%	4.6%	-6.1%	7.2%	47.7%	140.9%	

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)
In January 2005, the indexes are set to 100.
- Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not 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	\$990,500	378.2	-0.8%	-0.8%	3.7%	0.9%	19.5%	48.5%	136.2%
	Greater Vancouver	\$1,124,700	392.8	-1.2%	-0.9%	4.5%	1.3%	18.9%	44.9%	132.0%
	Burnaby East	\$944,600	411.4	1.7%	4.3%	11.1%	7.8%	25.7%	44.6%	133.5%
	Burnaby North	\$952,800	387.9	-0.3%	3.2%	7.3%	4.8%	21.1%	41.8%	130.9%
	Burnaby South	\$1,088,500	399.0	-1.2%	-0.8%	5.1%	2.8%	20.4%	39.1%	124.3%
	Coquitlam	\$1,091,900	427.2	0.7%	1.1%	5.9%	2.8%	19.9%	52.7%	163.7%
	Ladner	\$1,020,100	405.0	0.8%	-0.2%	3.5%	2.6%	23.5%	47.4%	146.2%
	Maple Ridge	\$788,800	397.0	-0.4%	0.1%	4.9%	2.7%	16.0%	55.6%	188.1%
	New Westminster	\$949,200	406.9	-0.2%	-0.5%	2.5%	-0.1%	21.6%	49.0%	126.1%
	North Vancouver	\$1,352,100	369.9	-2.7%	-2.6%	2.1%	0.2%	19.3%	47.8%	130.9%
	Pitt Meadows	\$838,900	411.2	0.6%	-2.9%	3.6%	0.3%	15.7%	53.7%	173.4%
	Port Coquitlam	\$943,200	380.2	-0.8%	-2.3%	2.8%	-2.9%	17.6%	49.6%	159.3%
	Port Moody	\$1,061,300	410.1	1.2%	1.3%	5.7%	1.6%	16.8%	50.4%	169.3%
	Richmond	\$1,159,700	415.8	-0.3%	0.4%	3.5%	0.8%	25.2%	48.3%	132.7%
	Squamish	\$1,036,900	390.4	-3.0%	-4.2%	4.8%	1.5%	13.9%	47.2%	192.4%
	Sunshine Coast	\$755,600	353.6	-3.2%	-3.6%	5.3%	2.3%	15.4%	54.9%	170.3%
	Tsawwassen	\$1,011,500	296.7	1.0%	-0.6%	2.0%	0.1%	16.6%	21.6%	67.9%
	Vancouver East	\$1,145,300	377.6	-0.2%	0.1%	7.9%	1.7%	16.6%	37.1%	104.1%
Vancouver West	\$1,444,700	340.8	-3.2%	-3.1%	4.3%	-1.0%	9.4%	24.0%	83.4%	
Whistler	\$1,687,300	414.0	-3.5%	-4.3%	4.7%	2.0%	17.8%	61.0%	228.6%	
Apartment	Lower Mainland	\$714,400	358.5	-0.5%	-1.1%	1.2%	-0.3%	15.6%	32.3%	110.1%
	Greater Vancouver	\$768,200	355.5	-0.7%	-1.3%	0.9%	-0.3%	14.1%	28.7%	107.8%
	Burnaby East	\$794,700	336.6	-0.9%	-2.3%	1.2%	-1.5%	12.1%	26.4%	105.2%
	Burnaby North	\$755,900	369.6	-0.5%	-1.8%	0.0%	-0.2%	14.9%	31.6%	118.1%
	Burnaby South	\$842,700	386.0	-0.1%	-0.4%	-0.2%	-1.3%	14.0%	25.0%	109.4%
	Coquitlam	\$746,900	418.2	0.1%	-1.1%	2.7%	0.0%	18.4%	37.1%	156.4%
	Ladner	\$698,200	354.6	-0.6%	2.0%	-0.6%	-2.7%	12.9%	47.8%	132.5%
	Maple Ridge	\$526,300	376.2	-1.6%	-3.1%	0.1%	0.3%	19.9%	43.1%	169.3%
	New Westminster	\$651,600	398.5	-0.1%	-1.3%	0.2%	-0.2%	15.4%	30.9%	130.2%
	North Vancouver	\$814,800	330.8	-1.2%	-1.0%	3.3%	1.0%	15.6%	28.5%	121.7%
	Pitt Meadows	\$604,200	418.1	-0.6%	-2.7%	0.5%	0.4%	19.3%	38.8%	171.5%
	Port Coquitlam	\$645,300	445.0	-0.3%	0.7%	4.0%	1.9%	21.0%	46.2%	180.6%
	Port Moody	\$762,000	417.3	0.2%	2.8%	7.4%	6.3%	20.0%	41.6%	152.8%
	Richmond	\$732,900	406.9	-1.9%	-3.7%	-1.1%	0.1%	17.2%	32.5%	125.3%
	Squamish	\$603,700	356.8	1.0%	-3.6%	-3.5%	-4.2%	12.7%	39.5%	170.3%
	Sunshine Coast	\$507,000	306.3	-0.2%	-4.6%	-5.4%	-7.4%	3.3%	31.0%	102.6%
	Tsawwassen	\$703,300	332.8	-0.4%	0.9%	5.0%	2.9%	17.9%	39.7%	124.9%
	Vancouver East	\$702,700	407.8	-1.2%	-2.2%	1.2%	-1.3%	9.1%	24.8%	103.4%
Vancouver West	\$849,400	328.3	-0.1%	-0.4%	0.6%	-1.2%	9.3%	18.8%	90.0%	
West Vancouver	\$1,282,600	247.4	-5.0%	-3.9%	-1.0%	-5.4%	7.8%	13.6%	76.0%	
Whistler	\$670,100	289.0	-0.9%	-5.4%	-4.3%	-5.5%	14.3%	50.9%	169.6%	

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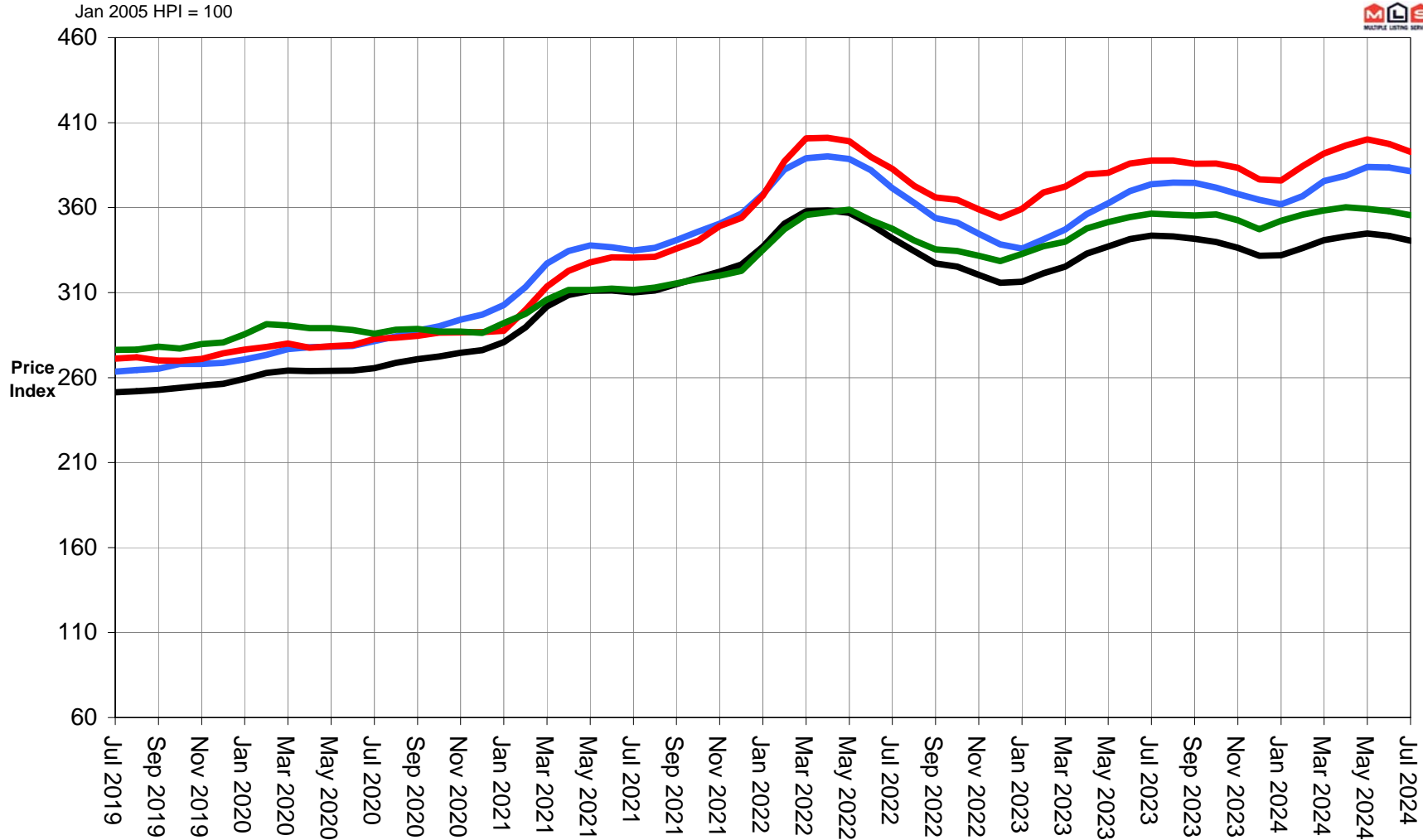
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Greater Vancouver 5 Year Trend

— Residential — Detached — Townhouse — Apartment



MLS[®] SALES Facts



GREATER VANCOUVER REALTORS[®]

July 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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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
		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
		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
June 2024	Number of Sales	Detached	3	65	54	33	2	82	18	70	20	6	75	22	35	75	83	43	8	694
		Attached	0	51	39	20	0	34	9	45	15	16	56	17	9	67	59	6	13	456
		Apartment	0	208	94	16	0	41	82	103	27	33	130	12	2	127	327	25	18	1,245
	Median Selling Price	Detached	n/a	\$2,220,000	\$1,793,000	\$1,488,000	n/a	\$1,327,500	n/a	\$2,437,500	\$1,451,250	n/a	\$1,960,000	\$1,655,000	\$997,000	\$2,095,000	\$3,634,000	\$2,875,000	n/a	n/a
		Attached	n/a	\$1,135,000	\$1,213,000	\$892,500	n/a	\$820,000	n/a	\$1,442,500	n/a	n/a	\$1,192,500	n/a	n/a	\$1,515,000	\$1,520,000	n/a	n/a	n/a
		Apartment	n/a	\$729,450	\$702,000	n/a	n/a	\$533,000	\$632,000	\$730,000	\$544,400	\$852,000	\$728,000	n/a	n/a	\$680,000	\$888,000	\$940,000	n/a	n/a
July 2023	Number of Sales	Detached	2	59	69	29	6	83	25	58	27	18	58	20	36	90	69	23	9	681
		Attached	0	52	54	16	0	43	16	28	14	22	70	12	8	68	44	2	17	466
		Apartment	0	212	100	14	1	41	78	99	32	41	163	8	3	127	325	23	14	1,281
	Median Selling Price	Detached	n/a	\$1,920,000	\$1,689,000	\$1,450,000	n/a	\$1,290,000	\$1,562,500	\$2,070,500	\$1,550,000	n/a	\$2,100,000	\$1,612,000	\$1,042,500	\$2,019,000	\$3,488,000	\$3,260,000	n/a	n/a
		Attached	n/a	\$1,178,500	\$1,099,950	n/a	n/a	\$799,900	n/a	\$1,367,000	n/a	\$965,500	\$1,170,250	n/a	n/a	\$1,410,000	\$1,692,450	n/a	n/a	n/a
		Apartment	n/a	\$725,000	\$681,500	n/a	n/a	\$510,000	\$628,500	\$799,900	\$617,500	\$780,000	\$680,000	n/a	n/a	\$711,000	\$858,000	\$1,375,000	n/a	n/a
Jan. - Jul. 2024 <i>Year-to-date</i>	Number of Sales	Detached	29	376	380	221	23	630	103	448	159	75	476	104	267	564	506	249	65	4,675
		Attached	0	288	294	129	1	366	71	260	123	108	391	116	38	510	356	26	102	3,179
		Apartment	0	1,365	688	120	0	282	492	669	239	179	943	74	28	832	2,037	123	165	8,236
	Median Selling Price	Detached	\$1,353,500	\$2,164,250	\$1,789,450	\$1,488,000	\$840,000	\$1,300,000	\$1,555,000	\$2,250,000	\$1,450,000	\$1,907,500	\$2,104,000	\$1,566,500	\$950,000	\$1,970,000	\$3,527,000	\$2,977,500	\$2,375,000	n/a
		Attached	n/a	\$1,066,875	\$1,165,000	\$1,070,000	n/a	\$816,450	\$990,000	\$1,436,500	\$962,500	\$1,070,000	\$1,181,000	\$1,024,500	\$644,500	\$1,500,000	\$1,649,000	\$2,348,750	\$1,504,500	n/a
		Apartment	n/a	\$729,900	\$683,000	\$675,000	n/a	\$538,400	\$635,000	\$802,500	\$625,000	\$765,000	\$710,000	\$602,000	\$553,750	\$700,000	\$852,000	\$1,230,000	\$540,000	n/a
Jan. - Jul. 2023 <i>Year-to-date</i>	Number of Sales	Detached	21	415	426	270	40	610	131	461	159	106	533	113	245	568	533	219	77	4,927
		Attached	0	370	288	109	0	325	79	223	106	117	442	91	49	445	314	30	121	3,109
		Apartment	0	1,531	691	125	2	298	483	692	209	279	1,100	69	38	823	2,166	134	165	8,805
	Median Selling Price	Detached	\$1,316,800	\$1,950,000	\$1,737,500	\$1,465,000	\$864,500	\$1,250,000	\$1,520,000	\$2,098,000	\$1,360,000	\$1,900,000	\$2,010,000	\$1,432,500	\$950,952	\$1,900,000	\$3,500,000	\$3,175,000	\$2,274,000	n/a
		Attached	n/a	\$1,084,000	\$1,152,450	\$1,079,900	n/a	\$787,000	\$972,450	\$1,395,000	\$935,500	\$1,050,000	\$1,150,000	\$965,000	\$670,000	\$1,400,000	\$1,650,000	\$2,105,900	\$1,370,000	n/a
		Apartment	n/a	\$730,000	\$679,900	\$640,000	n/a	\$520,000	\$615,000	\$780,000	\$590,000	\$720,000	\$680,000	\$615,000	\$474,000	\$680,000	\$849,000	\$1,205,000	\$640,000	n/a

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



MLS® LISTINGS Facts



GREATER VANCOUVER REALTORS®

July 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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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%	24%	47%	39%	62%	50%	36%	35%	30%	43%	n/a	
		Apartment	n/a	43%	38%	91%	n/a	48%	50%	49%	65%	63%	45%	71%	33%	50%	38%	37%	43%		
June 2024	Number of Listings	Detached	14	151	148	70	18	235	34	162	60	43	163	37	140	211	224	142	34	1,886	
		Attached	0	108	92	35	3	96	29	87	40	29	119	28	20	178	172	18	26	1,080	
		Apartment	0	522	211	37	0	68	147	205	71	60	275	27	10	257	778	53	34	2,755	
	% Sales to Listings	Detached	21%	43%	36%	47%	11%	35%	53%	43%	33%	14%	46%	59%	25%	36%	37%	30%	24%		
		Attached	n/a	47%	42%	57%	0%	35%	31%	52%	38%	55%	47%	61%	45%	38%	34%	33%	50%	n/a	
		Apartment	n/a	40%	45%	43%	n/a	60%	56%	50%	38%	55%	47%	44%	20%	49%	42%	47%	53%		
July 2023	Number of Listings	Detached	8	106	108	66	9	188	27	106	51	34	162	30	93	155	175	131	27	1,476	
		Attached	0	78	93	34	0	66	21	51	27	26	109	21	12	118	126	17	33	832	
		Apartment	0	381	198	21	0	62	137	146	42	45	266	9	9	231	721	33	29	2,330	
	% Sales to Listings	Detached	25%	56%	64%	44%	67%	44%	93%	55%	53%	53%	36%	67%	39%	58%	39%	18%	33%		
		Attached	n/a	67%	58%	47%	n/a	65%	76%	55%	52%	85%	64%	57%	67%	58%	35%	12%	52%	n/a	
		Apartment	n/a	56%	51%	67%	n/a	66%	57%	68%	76%	91%	61%	89%	33%	55%	45%	70%	48%		
Jan. - Jul. 2024 <i>Year-to-date*</i>	Number of Listings	Detached	97	875	994	493	90	1,553	275	1,004	390	230	1,221	244	845	1,373	1,414	1,050	189	12,337	
		Attached	1	619	649	226	7	690	165	575	252	192	786	197	86	1,241	1,032	97	243	7,058	
		Apartment	0	3,223	1,439	229	0	639	964	1,351	401	324	1,998	155	75	1,832	5,414	340	301	18,685	
	% Sales to Listings	Detached	30%	43%	38%	45%	26%	41%	37%	45%	41%	33%	39%	43%	32%	41%	36%	24%	34%		
		Attached	0%	47%	45%	57%	14%	53%	43%	45%	49%	56%	50%	59%	44%	41%	34%	27%	42%	n/a	
		Apartment	n/a	42%	48%	52%	n/a	44%	51%	50%	60%	55%	47%	48%	37%	45%	38%	36%	55%		
Jan. - Jul. 2023 <i>Year-to-date*</i>	Number of Listings	Detached	67	775	769	495	78	1,218	240	829	292	210	1,119	249	684	1,132	1,212	877	163	10,409	
		Attached	2	595	525	188	3	475	124	368	146	166	724	150	90	807	749	80	195	5,387	
		Apartment	0	2,424	1,119	187	2	482	718	1,092	334	392	1,791	109	64	1,495	4,514	276	227	15,226	
	% Sales to Listings	Detached	31%	54%	55%	55%	51%	50%	55%	56%	54%	50%	48%	45%	36%	50%	44%	25%	47%		
		Attached	0%	62%	55%	58%	0%	68%	64%	61%	73%	70%	61%	61%	54%	55%	42%	38%	62%	n/a	
		Apartment	n/a	63%	62%	67%	100%	62%	67%	63%	63%	71%	61%	63%	59%	55%	48%	49%	73%		

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



Listing & Sales Activity Summary

Listings

Sales

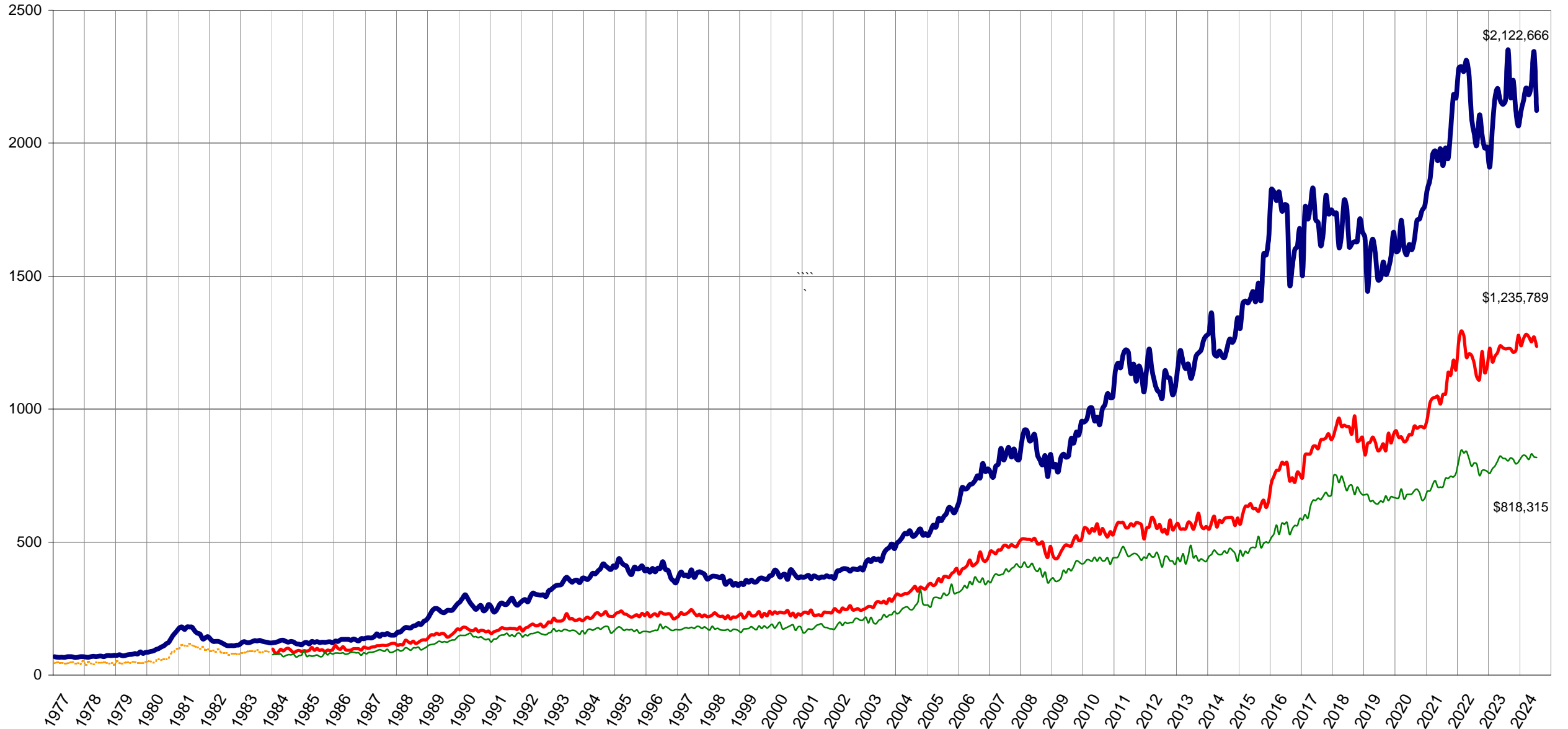
	1 Jul 2023	2 Jun 2024	3 Jul 2024	Col. 2 & 3 Percentage Variance	5 Jul 2023	6 Jun 2024	7 Jul 2024	Col. 6 & 7 Percentage Variance	9 May 2023 - Jul 2023	10 May 2024 - Jul 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	8	14	19	35.7	2	3	3	0.0	10	15	50.0
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	106	151	136	-9.9	59	65	51	-21.5	215	181	-15.8
ATTACHED	78	108	84	-22.2	52	51	37	-27.5	194	136	-29.9
APARTMENTS	381	522	512	-1.9	212	208	221	6.3	768	638	-16.9
COQUITLAM											
DETACHED	108	148	166	12.2	69	54	53	-1.9	245	185	-24.5
ATTACHED	93	92	95	3.3	54	39	36	-7.7	170	121	-28.8
APARTMENTS	198	211	237	12.3	100	94	89	-5.3	356	285	-19.9
DELTA											
DETACHED	66	70	71	1.4	29	33	39	18.2	144	106	-26.4
ATTACHED	34	35	29	-17.1	16	20	16	-20.0	47	55	17.0
APARTMENTS	21	37	22	-40.5	14	16	20	25.0	56	55	-1.8
ISLANDS - GULF											
DETACHED	9	18	11	-38.9	6	2	5	150.0	25	11	-56.0
ATTACHED	0	3	0	-100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	1	0	0	0.0	1	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	188	235	216	-8.1	83	82	89	8.5	312	269	-13.8
ATTACHED	66	96	107	11.5	43	34	63	85.3	170	159	-6.5
APARTMENTS	62	68	85	25.0	41	41	41	0.0	170	124	-27.1
NEW WESTMINSTER											
DETACHED	27	34	43	26.5	25	18	18	0.0	74	50	-32.4
ATTACHED	21	29	28	-3.4	16	9	11	22.2	49	33	-32.7
APARTMENTS	137	147	137	-6.8	78	82	69	-15.9	257	238	-7.4
NORTH VANCOUVER											
DETACHED	106	162	153	-5.6	58	70	69	-1.4	253	237	-6.3
ATTACHED	51	87	70	-19.5	28	45	38	-15.6	115	122	6.1
APARTMENTS	146	205	193	-5.9	99	103	94	-8.7	348	305	-12.4
PORT COQUITLAM											
DETACHED	51	60	64	6.7	27	20	23	15.0	87	73	-16.1
ATTACHED	27	40	51	27.5	14	15	12	-20.0	55	51	-7.3
APARTMENTS	42	71	48	-32.4	32	27	31	14.8	113	99	-12.4
PORT MOODY/BELCARRA											
DETACHED	34	43	33	-23.3	18	6	17	183.3	55	39	-29.1
ATTACHED	26	29	34	17.2	22	16	16	0.0	51	47	-7.8
APARTMENTS	45	60	40	-33.3	41	33	25	-24.2	156	84	-46.2
RICHMOND											
DETACHED	162	163	184	12.9	58	75	61	-18.7	262	213	-18.7
ATTACHED	109	119	135	13.4	70	56	52	-7.1	235	178	-24.3
APARTMENTS	266	275	312	13.5	163	130	140	7.7	548	421	-23.2
SQUAMISH											
DETACHED	30	37	32	-13.5	20	22	15	-31.8	61	57	-6.6
ATTACHED	21	28	34	21.4	12	17	21	23.5	45	58	28.9
APARTMENTS	9	27	24	-11.1	8	12	17	41.7	34	42	23.5
SUNSHINE COAST											
DETACHED	93	140	135	-3.6	36	35	44	25.7	132	130	-1.5
ATTACHED	12	20	8	-60.0	8	9	4	-55.6	26	18	-30.8
APARTMENTS	9	10	15	50.0	3	2	5	150.0	23	11	-52.2
VANCOUVER EAST											
DETACHED	155	211	194	-8.1	90	75	89	18.7	311	268	-13.8
ATTACHED	118	178	169	-5.1	68	67	60	-10.4	215	213	-0.9
APARTMENTS	231	257	229	-10.9	127	127	114	-10.2	442	379	-14.3
VANCOUVER WEST											
DETACHED	175	224	208	-7.1	69	83	67	-19.3	253	247	-2.4
ATTACHED	126	172	147	-14.5	44	59	51	-13.6	174	166	-4.6
APARTMENTS	721	778	778	0.0	325	327	298	-8.9	1161	974	-16.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	131	142	147	3.5	23	43	36	-16.3	92	113	22.8
ATTACHED	17	18	23	27.8	2	6	7	16.7	16	19	18.8
APARTMENTS	33	53	43	-18.9	23	25	16	-36.0	74	67	-9.5
WHISTLER/PEMBERTON											
DETACHED	27	34	26	-23.5	9	8	9	12.5	41	34	-17.1
ATTACHED	33	26	30	15.4	17	13	13	0.0	59	40	-32.2
APARTMENTS	29	34	28	-17.6	14	18	12	-33.3	77	53	-31.2
GRAND TOTALS											
DETACHED	1476	1886	1838	-2.5	681	694	688	-0.9	2572	2228	-13.4
ATTACHED	832	1080	1044	-3.3	466	456	437	-4.2	1621	1416	-12.6
APARTMENTS	2330	2755	2703	-1.9	1281	1245	1192	-4.3	4584	3775	-17.6



Residential Average Sale Prices - January 1977 to July 2024

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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

