

Metro Vancouver home sales down in May while inventory continues to increase

VANCOUVER, BC – June 4, 2024 – The number of transactions on the Multiple Listing Service® (MLS®) declined in May compared to what is typical for this time of year in Metro Vancouver¹. This shift has allowed the inventory of homes available for sale to continue to accumulate with over 13,000 homes now actively listed on the MLS® in the region.

The Greater Vancouver REALTORS® (GVR)² reports that residential sales in the region totalled 2,733 in May 2024, a 19.9 per cent decrease from the 3,411 sales recorded in May 2023. Last month's sales total was also down 19.6 per cent from the 10-year seasonal average for May (3,398).

“The surprise in the May data is that sales have come in softer than what we'd typically expect to see at this point in the year, while the number of newly listed homes for sale is carrying some of the momentum seen in the April data,” Andrew Lis, GVR's director of economics and data analytics said. “It's a natural inclination to chalk these trends up to one factor or another, but what we're seeing is a culmination of factors influencing buyer and seller decisions in the market right now. It's everything from higher borrowing costs, to worries about the economy, to policy interventions imposed by various levels of government.”

There were 6,374 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in May 2024. This represents a 12.6 per cent increase compared to the 5,661 properties listed in May 2023 and a seven per cent increase compared to the 10-year seasonal average (5,958).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 13,600, a 46.3 per cent increase compared to May 2023 (9,293). This total is also up 19.9 per cent above the 10-year seasonal average (11,344).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for May 2024 is 20.8 per cent. By property type, the ratio is 16.8 per cent for detached homes, 25.1 per cent for attached, and 22.5 per cent for apartment properties.

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 market trends now tilting back toward more balanced conditions, as the number of new listings outpaces the number of sales, we should expect to see slower price growth over the coming months,” Lis said. “Up until recently, prices were climbing modestly across all market segments. But with rising inventory levels and softening demand, buyers who've been

waiting for an opportunity might have more luck this summer, even if borrowing costs remain elevated.”

The MLS® Home Price Index (HPI) composite benchmark price³ for all residential properties in Metro Vancouver is currently \$1,212,000. This represents a 2.3 per cent increase over May 2023 and a 0.5 per cent increase compared to April 2024.

Sales of detached homes in May 2024 reached 846, an 18.9 per cent decrease from the 1,043 detached sales recorded in May 2023. The benchmark price for a detached home is \$2,062,600. This represents a 5.9 per cent increase from May 2023 and a 1.3 per cent increase compared to April 2024.

Sales of apartment homes reached 1,338 in May 2024, a 22.7 per cent decrease compared to the 1,730 sales in May 2023. The benchmark price of an apartment home is \$776,200. This represents a 2.2 per cent increase from May 2023 and a 0.3 per cent decrease compared to April 2024.

Attached home sales in May 2024 totalled 523, a 14 per cent decrease compared to the 608 sales in May 2023. The benchmark price of a townhouse is \$1,145,500. This represents a 5.2 per cent increase from May 2023 and a 0.9 per cent increase compared to April 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®.

3. The national MLS® Home Price Index (MLS® HPI) operations group underwent an annual review of the model in May in-line with statistical best practices. The attributes and neighbourhoods within the model were updated based on sales data to more accurately reflect current market conditions. To ensure the MLS® HPI coverage is consistent and comparable, historical aggregate and composite data has been recalculated.

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	\$1,140,600	348.2	0.3%	2.1%	2.1%	1.5%	11.1%	40.3%	87.0%
	Greater Vancouver	\$1,212,000	344.7	0.5%	2.5%	2.5%	2.3%	10.8%	35.6%	76.8%
	Bowen Island	\$1,422,600	297.7	1.3%	2.3%	-1.1%	4.2%	3.9%	49.4%	135.9%
	Burnaby East	\$1,178,200	374.6	1.1%	2.0%	4.0%	4.4%	16.3%	34.3%	107.6%
	Burnaby North	\$1,019,900	339.9	0.0%	1.4%	1.7%	0.3%	9.4%	30.3%	88.9%
	Burnaby South	\$1,158,200	358.9	0.5%	1.6%	2.4%	2.1%	12.8%	28.9%	89.7%
	Coquitlam	\$1,124,500	353.3	0.0%	1.1%	2.1%	0.9%	12.2%	39.6%	108.2%
	Ladner	\$1,175,000	341.9	-0.1%	4.9%	3.4%	2.5%	15.5%	48.3%	119.0%
	Maple Ridge	\$995,400	346.2	0.2%	1.7%	3.3%	1.8%	12.6%	52.1%	150.0%
	New Westminster	\$841,300	385.0	0.4%	1.6%	2.3%	2.3%	17.0%	38.5%	113.3%
	North Vancouver	\$1,405,900	327.3	1.4%	3.4%	3.8%	1.8%	11.2%	33.8%	87.3%
	Pitt Meadows	\$953,200	380.7	-0.8%	2.1%	4.9%	5.1%	21.6%	55.4%	175.9%
	Port Coquitlam	\$969,400	376.9	0.0%	2.3%	2.9%	2.6%	19.0%	54.0%	141.4%
	Port Moody	\$1,147,400	366.2	1.0%	4.5%	2.2%	3.9%	16.0%	48.7%	131.6%
	Richmond	\$1,193,300	392.9	0.3%	1.3%	2.0%	0.4%	15.7%	40.7%	90.4%
	Squamish	\$1,111,100	369.1	1.0%	5.1%	1.2%	2.8%	10.6%	46.1%	154.6%
	Sunshine Coast	\$855,900	313.5	2.5%	4.3%	5.1%	6.7%	11.1%	53.9%	148.0%
	Tsawwassen	\$1,266,000	329.1	-0.6%	5.3%	2.9%	3.6%	17.8%	38.6%	102.9%
	Vancouver East	\$1,227,700	383.1	0.4%	2.4%	1.9%	3.0%	11.7%	36.3%	88.1%
	Vancouver West	\$1,344,700	319.0	-0.2%	2.6%	2.0%	2.4%	4.2%	20.3%	40.7%
West Vancouver	\$2,648,800	285.8	2.2%	5.1%	3.8%	3.4%	-2.6%	26.0%	45.0%	
Whistler	\$1,417,700	314.0	1.1%	3.3%	-1.3%	-1.4%	7.1%	48.3%	159.5%	
Single Family Detached	Lower Mainland	\$1,834,800	402.7	1.0%	4.0%	4.3%	5.5%	14.7%	50.9%	107.2%
	Greater Vancouver	\$2,062,600	383.9	1.3%	4.7%	4.3%	5.9%	13.6%	43.9%	86.4%
	Bowen Island	\$1,424,800	297.4	1.4%	2.4%	-1.1%	4.1%	3.9%	49.4%	135.8%
	Burnaby East	\$2,005,100	430.7	2.7%	5.1%	10.6%	10.3%	23.7%	51.5%	133.8%
	Burnaby North	\$2,154,100	412.0	1.8%	5.1%	4.9%	9.0%	19.4%	46.8%	112.2%
	Burnaby South	\$2,305,600	440.1	2.8%	5.6%	8.8%	8.3%	24.6%	48.9%	114.7%
	Coquitlam	\$1,854,400	430.4	0.4%	3.1%	2.9%	4.9%	18.3%	54.3%	145.2%
	Ladner	\$1,441,400	351.0	-0.1%	6.2%	5.1%	4.0%	12.4%	52.5%	127.2%
	Maple Ridge	\$1,301,400	380.9	0.4%	2.5%	4.8%	3.5%	13.6%	58.2%	173.2%
	New Westminster	\$1,638,300	402.4	2.2%	4.9%	9.6%	8.1%	20.6%	52.3%	128.6%
	North Vancouver	\$2,300,000	361.1	1.9%	5.2%	5.6%	2.9%	12.9%	40.9%	110.2%
	Pitt Meadows	\$1,317,600	394.8	-1.2%	-0.4%	3.7%	3.1%	18.0%	49.5%	165.3%
	Port Coquitlam	\$1,446,900	409.5	0.6%	5.1%	5.8%	4.4%	20.5%	63.0%	165.0%
	Port Moody	\$2,171,400	415.5	1.0%	7.1%	4.9%	8.8%	20.5%	54.6%	149.7%
	Richmond	\$2,218,600	449.9	0.5%	1.9%	2.5%	1.2%	14.6%	40.3%	105.4%
	Squamish	\$1,535,700	383.1	0.7%	4.9%	-0.3%	-4.8%	-0.2%	41.2%	180.9%
	Sunshine Coast	\$912,200	317.3	2.5%	3.9%	5.7%	6.1%	9.2%	53.7%	149.8%
	Tsawwassen	\$1,667,300	368.1	-0.6%	7.3%	4.7%	7.2%	19.9%	51.3%	127.2%
	Vancouver East	\$1,879,000	419.1	1.0%	2.5%	0.9%	3.4%	10.6%	39.8%	103.3%
	Vancouver West	\$3,548,900	369.8	1.0%	4.4%	2.3%	6.1%	4.6%	24.4%	54.0%
West Vancouver	\$3,346,100	311.8	3.1%	8.1%	5.0%	7.9%	2.8%	30.2%	56.3%	
Whistler	\$2,471,800	321.3	2.3%	6.9%	2.1%	-2.1%	5.1%	49.4%	141.2%	

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	\$1,003,600	383.2	0.6%	3.2%	3.5%	4.7%	22.7%	49.5%	140.1%
	Greater Vancouver	\$1,145,500	400.1	0.9%	4.1%	4.3%	5.2%	22.1%	46.1%	138.0%
	Burnaby East	\$897,400	390.9	-0.9%	0.8%	2.2%	3.3%	19.4%	38.7%	131.7%
	Burnaby North	\$928,600	378.1	0.6%	2.4%	2.5%	2.1%	20.5%	37.7%	124.4%
	Burnaby South	\$1,089,700	399.5	-0.7%	1.5%	4.0%	5.4%	22.3%	37.2%	129.7%
	Coquitlam	\$1,096,900	429.1	1.5%	3.9%	5.4%	3.6%	22.7%	49.0%	165.7%
	Ladner	\$1,026,000	407.3	0.4%	3.0%	2.0%	4.4%	23.8%	46.9%	146.7%
	Maple Ridge	\$791,500	398.3	0.4%	2.6%	2.2%	3.2%	18.0%	49.3%	181.5%
	New Westminster	\$960,700	411.8	0.7%	2.7%	1.8%	2.3%	23.0%	50.3%	133.1%
	North Vancouver	\$1,426,500	390.3	2.8%	6.7%	6.1%	10.0%	27.5%	53.8%	144.1%
	Pitt Meadows	\$859,900	421.5	-0.5%	3.8%	3.4%	4.2%	17.2%	54.3%	185.8%
	Port Coquitlam	\$964,900	388.9	-0.1%	2.8%	2.6%	4.2%	20.7%	51.4%	162.4%
	Port Moody	\$1,057,100	408.5	0.9%	3.1%	0.8%	-0.1%	19.0%	51.4%	167.7%
	Richmond	\$1,169,400	419.3	1.3%	2.7%	5.8%	3.6%	27.1%	47.5%	134.6%
	Squamish	\$1,091,000	410.8	0.8%	7.9%	4.3%	9.9%	21.4%	57.8%	212.2%
	Sunshine Coast	\$806,400	377.4	2.9%	9.4%	6.0%	12.4%	25.6%	68.1%	189.9%
	Tsawwassen	\$1,020,400	299.3	0.2%	1.3%	0.7%	0.8%	16.3%	18.8%	71.7%
	Vancouver East	\$1,134,500	374.1	-0.8%	2.2%	2.5%	2.2%	15.7%	31.8%	103.2%
Vancouver West	\$1,492,200	352.0	0.1%	5.0%	4.8%	5.0%	12.8%	29.2%	95.2%	
Whistler	\$1,815,400	445.4	3.0%	10.5%	6.5%	11.8%	29.4%	74.0%	253.8%	
Apartment	Lower Mainland	\$721,200	361.9	-0.2%	1.1%	1.9%	2.3%	16.9%	32.0%	110.2%
	Greater Vancouver	\$776,200	359.2	-0.3%	1.0%	1.9%	2.2%	15.3%	28.7%	108.0%
	Burnaby East	\$811,800	343.8	-0.3%	2.8%	0.1%	2.5%	17.0%	23.7%	108.1%
	Burnaby North	\$759,400	371.3	-1.3%	-0.3%	0.8%	-0.7%	16.0%	30.4%	118.2%
	Burnaby South	\$847,200	388.1	0.1%	0.8%	0.9%	1.4%	14.0%	22.1%	113.2%
	Coquitlam	\$751,900	421.0	-0.4%	1.3%	4.8%	3.3%	19.8%	36.5%	158.3%
	Ladner	\$674,100	342.4	-1.5%	-3.6%	-7.0%	-4.3%	14.3%	40.3%	127.5%
	Maple Ridge	\$543,200	388.3	0.0%	2.3%	3.3%	3.1%	22.8%	46.5%	176.0%
	New Westminster	\$662,000	404.9	0.3%	1.3%	0.8%	2.5%	18.7%	29.4%	135.1%
	North Vancouver	\$823,600	334.4	0.0%	1.6%	3.3%	3.7%	16.3%	29.6%	119.7%
	Pitt Meadows	\$619,000	428.4	-0.3%	2.3%	3.2%	3.9%	21.4%	41.6%	174.1%
	Port Coquitlam	\$639,900	441.3	-0.2%	-0.6%	2.4%	2.9%	19.2%	42.2%	169.6%
	Port Moody	\$753,000	412.4	1.6%	3.9%	3.2%	6.6%	19.1%	39.9%	155.7%
	Richmond	\$764,900	424.7	0.5%	1.9%	2.7%	3.6%	24.3%	40.9%	134.6%
	Squamish	\$622,800	368.1	-0.6%	-3.6%	-7.0%	2.7%	19.2%	40.8%	196.4%
	Sunshine Coast	\$526,900	318.4	-0.8%	-3.8%	-8.5%	2.0%	11.9%	30.3%	120.8%
	Tsawwassen	\$682,700	323.1	-2.1%	0.3%	-0.6%	1.7%	21.6%	31.9%	120.8%
	Vancouver East	\$719,200	417.4	0.1%	1.6%	2.9%	2.6%	10.8%	24.0%	111.2%
Vancouver West	\$844,300	326.4	-0.9%	0.6%	1.0%	0.2%	7.3%	17.1%	83.5%	
West Vancouver	\$1,341,100	258.6	0.5%	-2.2%	7.2%	2.3%	12.4%	26.0%	91.4%	
Whistler	\$695,300	299.8	-1.9%	-5.5%	-9.4%	2.2%	22.3%	49.6%	193.1%	

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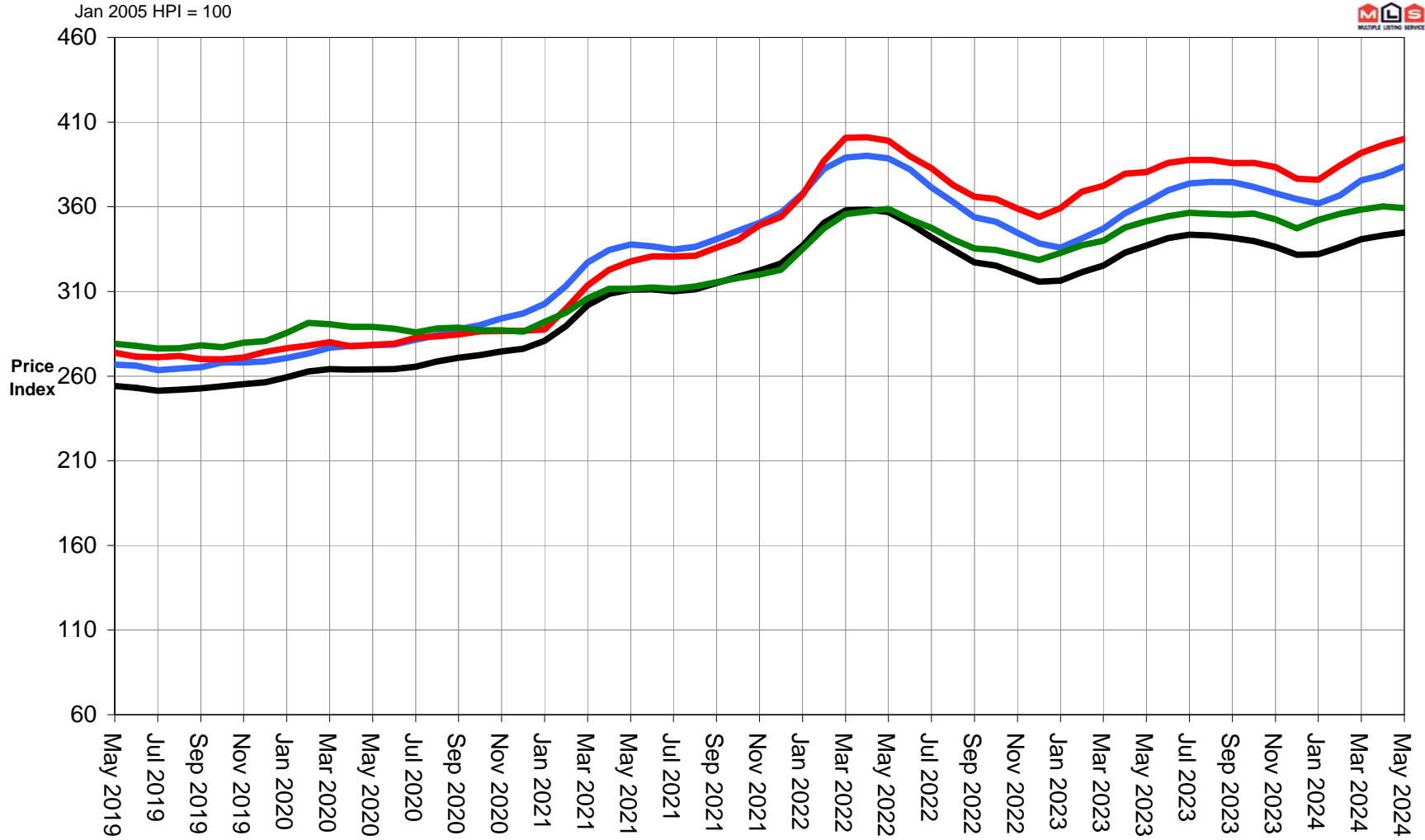
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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[®]

May 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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May 2024	Number of Sales	Detached	9	65	78	34	4	98	14	98	30	16	77	20	51	104	97	34	17	846
		Attached	0	48	46	19	0	62	13	39	24	15	70	20	5	86	56	6	14	523
		Apartment	0	209	102	19	0	42	87	108	41	26	151	13	4	138	349	26	23	1,338
Median Selling Price	Detached	n/a	\$2,150,000	\$1,789,444	\$1,524,450	n/a	\$1,275,000	n/a	\$2,392,500	\$1,430,000	n/a	\$2,198,000	\$1,573,750	\$950,000	\$2,016,500	\$3,550,000	\$3,104,000	n/a	n/a	n/a
	Attached	n/a	\$1,070,000	\$1,139,500	n/a	n/a	\$799,000	n/a	\$1,370,000	\$979,800	n/a	\$1,145,000	\$981,500	n/a	\$1,466,000	\$1,637,500	n/a	n/a	n/a	
	Apartment	n/a	\$710,000	\$710,000	n/a	n/a	\$544,750	\$645,000	\$809,000	\$618,000	\$801,000	\$700,000	n/a	n/a	\$699,950	\$848,888	\$1,297,500	\$525,000	n/a	
April 2024	Number of Sales	Detached	4	56	64	34	2	109	12	76	35	11	86	12	50	117	90	44	12	814
		Attached	0	53	46	26	0	67	16	55	21	27	64	23	8	89	67	1	17	580
		Apartment	0	225	127	24	0	43	77	117	46	33	180	15	6	143	313	24	43	1,416
Median Selling Price	Detached	n/a	\$2,207,535	\$1,789,950	\$1,542,500	n/a	\$1,235,000	n/a	\$2,211,000	\$1,500,000	n/a	\$2,055,000	n/a	\$1,029,000	\$1,990,000	\$3,589,950	\$2,994,000	n/a	n/a	
	Attached	n/a	\$1,088,000	\$1,185,450	\$1,095,000	n/a	\$825,888	n/a	\$1,534,500	\$999,999	\$1,065,000	\$1,156,250	\$1,055,000	n/a	\$1,485,000	\$1,770,000	n/a	n/a	n/a	
	Apartment	n/a	\$755,000	\$675,000	\$661,250	n/a	\$525,000	\$626,000	\$812,500	\$640,500	\$760,000	\$690,000	n/a	n/a	\$725,000	\$845,000	\$1,401,000	\$564,000	n/a	
May 2023	Number of Sales	Detached	3	91	91	72	10	122	30	106	31	16	109	23	51	125	109	41	13	1,043
		Attached	0	75	60	17	0	65	15	52	20	14	91	17	6	74	68	8	26	608
		Apartment	0	298	131	25	0	67	97	127	40	56	193	13	12	159	446	29	37	1,730
Median Selling Price	Detached	n/a	\$2,012,800	\$1,774,000	\$1,529,000	n/a	\$1,307,500	\$1,665,000	\$2,250,000	\$1,402,000	n/a	\$2,055,000	\$1,342,500	\$950,000	\$2,000,000	\$3,670,000	\$2,870,000	n/a	n/a	
	Attached	n/a	\$1,148,000	\$1,199,000	n/a	n/a	\$810,000	n/a	\$1,396,500	\$978,500	n/a	\$1,084,000	n/a	n/a	\$1,409,000	\$1,568,000	n/a	\$997,000	n/a	
	Apartment	n/a	\$731,000	\$675,000	\$639,000	n/a	\$522,000	\$649,000	\$781,500	\$583,000	\$733,500	\$700,000	n/a	n/a	\$742,000	\$870,000	\$1,200,000	\$651,750	n/a	
Jan. - May 2024 <i>Year-to-date</i>	Number of Sales	Detached	23	260	273	149	16	459	67	309	116	52	340	67	188	400	356	170	48	3,293
		Attached	0	200	219	93	1	269	51	177	96	76	283	78	25	383	246	13	76	2,286
		Apartment	0	936	505	84	0	200	341	472	181	121	673	45	21	591	1,412	82	135	5,799
Median Selling Price	Detached	\$1,480,000	\$2,150,000	\$1,790,000	\$1,499,000	n/a	\$1,285,000	\$1,551,000	\$2,250,000	\$1,465,051	\$1,899,000	\$2,159,000	\$1,561,000	\$938,000	\$1,963,000	\$3,550,000	\$2,934,400	\$2,350,000		
	Attached	n/a	\$1,042,500	\$1,168,500	\$1,079,900	n/a	\$815,000	\$1,015,000	\$1,425,000	\$967,000	\$1,062,500	\$1,173,000	\$985,000	\$610,000	\$1,497,500	\$1,704,250	n/a	\$1,415,000	n/a	
	Apartment	n/a	\$734,000	\$679,000	\$668,750	n/a	\$540,000	\$637,142	\$812,000	\$640,000	\$745,000	\$710,000	\$601,000	\$580,000	\$700,000	\$842,500	\$1,362,500	\$565,000	n/a	
Jan. - May 2023 <i>Year-to-date</i>	Number of Sales	Detached	14	291	272	198	25	420	87	314	103	67	380	75	164	382	389	168	49	3,398
		Attached	0	251	178	79	0	220	45	160	71	80	298	63	29	304	208	22	88	2,096
		Apartment	0	1,061	466	94	1	195	323	471	136	179	745	48	27	540	1,451	89	125	5,951
Median Selling Price	Detached	n/a	\$1,918,000	\$1,700,000	\$1,450,000	\$790,000	\$1,230,500	\$1,500,000	\$2,096,500	\$1,329,000	\$1,844,000	\$1,997,500	\$1,360,000	\$907,381	\$1,850,800	\$3,530,000	\$3,000,800	\$2,270,000		
	Attached	n/a	\$1,057,500	\$1,152,450	\$1,040,000	n/a	\$760,000	\$975,000	\$1,396,500	\$910,000	\$1,057,250	\$1,118,000	\$959,000	\$585,000	\$1,397,500	\$1,580,000	\$2,175,900	\$1,484,500	n/a	
	Apartment	n/a	\$728,000	\$670,000	\$640,000	n/a	\$522,000	\$615,000	\$778,000	\$597,000	\$702,000	\$675,000	\$581,000	\$470,000	\$674,000	\$842,000	\$1,210,000	\$650,000	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®

May 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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May 2024	Number of Listings	Detached	19	150	164	89	16	270	41	177	70	38	181	44	135	236	242	176	46	2,094
		Attached	0	120	104	39	3	106	19	126	45	33	129	40	9	197	154	11	51	1,186
		Apartment	0	526	243	45	0	87	154	229	54	46	331	25	10	288	918	70	56	3,082
% Sales to Listings		Detached	47%	43%	48%	38%	25%	36%	34%	55%	43%	42%	43%	45%	38%	44%	40%	19%	37%	
		Attached	n/a	40%	44%	49%	0%	58%	68%	31%	53%	45%	54%	50%	56%	44%	36%	55%	27%	n/a
		Apartment	n/a	40%	42%	42%	n/a	48%	56%	47%	76%	57%	46%	52%	40%	48%	38%	37%	41%	
April 2024	Number of Listings	Detached	14	163	218	102	27	262	47	231	69	51	236	43	143	303	262	214	32	2,417
		Attached	0	117	103	42	1	136	24	115	44	38	155	28	13	213	218	15	48	1,310
		Apartment	0	569	224	38	0	87	176	254	74	68	369	27	10	340	1,009	58	51	3,354
% Sales to Listings		Detached	29%	34%	29%	33%	7%	42%	26%	33%	51%	22%	36%	28%	35%	39%	34%	21%	38%	
		Attached	n/a	45%	45%	62%	0%	49%	67%	48%	48%	71%	41%	82%	62%	42%	31%	7%	35%	n/a
		Apartment	n/a	40%	57%	63%	n/a	49%	44%	46%	62%	49%	49%	56%	60%	42%	31%	41%	84%	
May 2023	Number of Listings	Detached	20	153	156	87	17	225	55	176	65	37	211	39	129	233	238	169	31	2,041
		Attached	1	127	108	27	1	79	28	65	31	22	138	26	17	159	115	17	36	997
		Apartment	0	413	198	27	2	80	120	192	49	73	291	25	5	247	821	41	31	2,615
% Sales to Listings		Detached	15%	59%	58%	83%	59%	54%	55%	60%	48%	43%	52%	59%	40%	54%	46%	24%	42%	
		Attached	0%	59%	56%	63%	0%	82%	54%	80%	65%	64%	66%	65%	35%	47%	59%	47%	72%	n/a
		Apartment	n/a	72%	66%	93%	0%	84%	81%	66%	82%	77%	66%	52%	240%	64%	54%	71%	119%	
Jan. - May. 2024 <i>Year-to-date*</i>	Number of Listings	Detached	64	588	680	352	61	1,102	198	689	266	154	874	175	570	968	982	761	129	8,613
		Attached	1	427	462	162	4	487	108	418	161	129	532	135	58	894	713	56	187	4,934
		Apartment	0	2,189	991	170	0	486	680	953	282	224	1,411	104	50	1,346	3,858	244	239	13,227
% Sales to Listings		Detached	36%	44%	40%	42%	26%	42%	34%	45%	44%	34%	39%	38%	33%	41%	36%	22%	37%	
		Attached	0%	47%	47%	57%	25%	55%	47%	42%	60%	59%	53%	58%	43%	43%	35%	23%	41%	n/a
		Apartment	n/a	43%	51%	49%	n/a	41%	50%	50%	64%	54%	48%	43%	42%	44%	37%	34%	56%	
Jan. - May. 2023 <i>Year-to-date*</i>	Number of Listings	Detached	46	537	512	360	57	801	174	569	183	125	747	170	467	752	847	597	106	7,050
		Attached	1	422	327	129	3	318	78	263	92	109	502	108	69	569	493	58	123	3,664
		Apartment	0	1,653	742	138	2	350	461	766	236	288	1,216	78	45	996	3,020	183	158	10,332
% Sales to Listings		Detached	30%	54%	53%	55%	44%	52%	50%	55%	56%	54%	51%	44%	35%	51%	46%	28%	46%	
		Attached	0%	59%	54%	61%	0%	69%	58%	61%	77%	73%	59%	58%	42%	53%	42%	38%	72%	n/a
		Apartment	n/a	64%	63%	68%	50%	56%	70%	61%	58%	62%	61%	62%	60%	54%	48%	49%	79%	

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



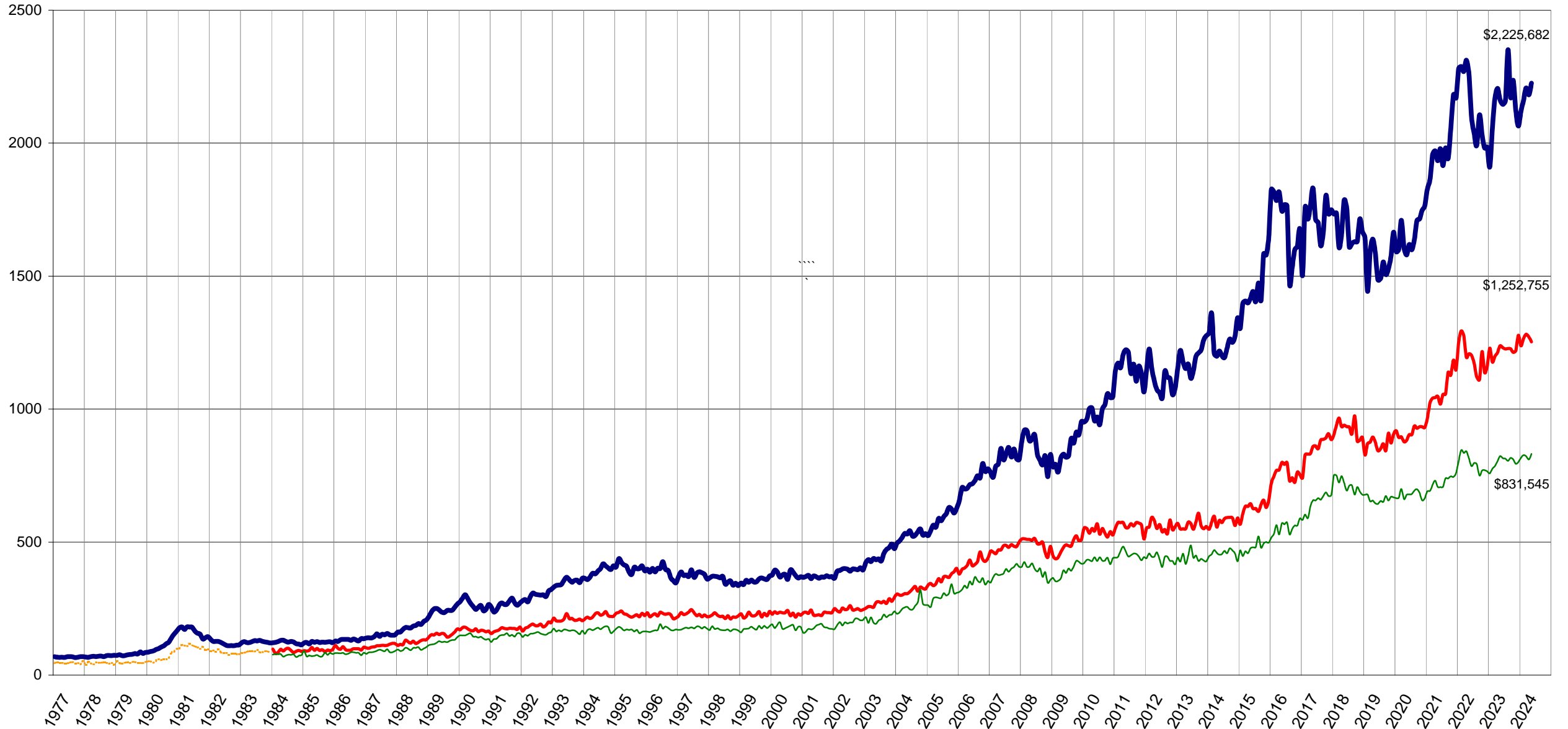
	<u>Listings</u>				<u>Sales</u>						
	1 May 2023	2 Apr 2024	3 May 2024	Col. 2 & 3 Percentage Variance	5 May 2023	6 Apr 2024	7 May 2024	Col. 6 & 7 Percentage Variance	9 Mar 2023 - May 2023	10 Mar 2024 - May 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	20	14	19	35.7	3	4	9	125.0	10	17	70.0
ATTACHED	1	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	153	163	150	-8.0	91	56	65	16.1	218	178	-18.3
ATTACHED	127	117	120	2.6	75	53	48	-9.4	186	133	-28.5
APARTMENTS	413	569	526	-7.6	298	225	209	-7.1	801	626	-21.8
COQUITLAM											
DETACHED	156	218	164	-24.8	91	64	78	21.9	217	200	-7.8
ATTACHED	108	103	104	1.0	60	46	46	0.0	134	156	16.4
APARTMENTS	198	224	243	8.5	131	127	102	-19.7	334	341	2.1
DELTA											
DETACHED	87	102	89	-12.7	72	34	34	0.0	154	99	-35.7
ATTACHED	27	42	39	-7.1	17	26	19	-26.9	58	65	12.1
APARTMENTS	27	38	45	18.4	25	24	19	-20.8	71	56	-21.1
ISLANDS - GULF											
DETACHED	17	27	16	-40.7	10	2	4	100.0	21	10	-52.4
ATTACHED	1	1	3	200.0	0	0	0	0.0	0	0	0.0
APARTMENTS	2	0	0	0.0	0	0	0	0.0	1	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	225	262	270	3.1	122	109	98	-10.1	300	321	7.0
ATTACHED	79	136	106	-22.1	65	67	62	-7.5	166	193	16.3
APARTMENTS	80	87	87	0.0	67	43	42	-2.3	147	121	-17.7
NEW WESTMINSTER											
DETACHED	55	47	41	-12.8	30	12	14	16.7	65	50	-23.1
ATTACHED	28	24	19	-20.8	15	16	13	-18.8	40	40	0.0
APARTMENTS	120	176	154	-12.5	97	77	87	13.0	244	237	-2.9
NORTH VANCOUVER											
DETACHED	176	231	177	-23.4	106	76	98	28.9	248	230	-7.3
ATTACHED	65	115	126	9.6	52	55	39	-29.1	118	131	11.0
APARTMENTS	192	254	229	-9.8	127	117	108	-7.7	349	319	-8.6
PORT COQUITLAM											
DETACHED	65	69	70	1.4	31	35	30	-14.3	79	91	15.2
ATTACHED	31	44	45	2.3	20	21	24	14.3	47	64	36.2
APARTMENTS	49	74	54	-27.0	40	46	41	-10.9	110	131	19.1
PORT MOODY/BELCARRA											
DETACHED	37	51	38	-25.5	16	11	16	45.5	53	38	-28.3
ATTACHED	22	38	33	-13.2	14	27	15	-44.4	59	56	-5.1
APARTMENTS	73	68	46	-32.4	56	33	26	-21.2	145	79	-45.5
RICHMOND											
DETACHED	211	236	181	-23.3	109	86	77	-10.5	296	241	-18.6
ATTACHED	138	155	129	-16.8	91	64	70	9.4	237	192	-19.0
APARTMENTS	291	369	331	-10.3	193	180	151	-16.1	546	473	-13.4
SQUAMISH											
DETACHED	39	43	44	2.3	23	12	20	66.7	55	43	-21.8
ATTACHED	26	28	40	42.9	17	23	20	-13.0	50	57	14.0
APARTMENTS	25	27	25	-7.4	13	15	13	-13.3	36	35	-2.8
SUNSHINE COAST											
DETACHED	129	143	135	-5.6	51	50	51	2.0	118	136	15.3
ATTACHED	17	13	9	-30.8	6	8	5	-37.5	20	17	-15.0
APARTMENTS	5	10	10	0.0	12	6	4	-33.3	25	14	-44.0
VANCOUVER EAST											
DETACHED	233	303	236	-22.1	125	117	104	-11.1	292	298	2.1
ATTACHED	159	213	197	-7.5	74	89	86	-3.4	236	256	8.5
APARTMENTS	247	340	288	-15.3	159	143	138	-3.5	383	407	6.3
VANCOUVER WEST											
DETACHED	238	262	242	-7.6	109	90	97	7.8	298	251	-15.8
ATTACHED	115	218	154	-29.4	68	67	56	-16.4	144	181	25.7
APARTMENTS	821	1009	918	-9.0	446	313	349	11.5	1097	964	-12.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	169	214	176	-17.8	41	44	34	-22.7	125	116	-7.2
ATTACHED	17	15	11	-26.7	8	1	6	500.0	15	8	-46.7
APARTMENTS	41	58	70	20.7	29	24	26	8.3	70	64	-8.6
WHISTLER/PEMBERTON											
DETACHED	31	32	46	43.8	13	12	17	41.7	36	35	-2.8
ATTACHED	36	48	51	6.3	26	17	14	-17.6	64	49	-23.4
APARTMENTS	31	51	56	9.8	37	43	23	-46.5	93	94	1.1
GRAND TOTALS											
DETACHED	2041	2417	2094	-13.4	1043	814	846	3.9	2585	2354	-8.9
ATTACHED	997	1310	1186	-9.5	608	580	523	-9.8	1574	1598	1.5
APARTMENTS	2615	3354	3082	-8.1	1730	1416	1338	-5.5	4452	3961	-11.0



Residential Average Sale Prices - January 1977 to May 2024

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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

