

News Release



FOR IMMEDIATE RELEASE:

Strong sales push Metro Vancouver home prices past the rate hike in July

VANCOUVER, BC – August 2, 2023 – Home prices across all home types in Metro Vancouver¹ rose again in July, as strong sales figures continue to push up against low levels of housing inventory in the region.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales² in the region totalled 2,455 in July 2023, a 28.9 per cent increase from the 1,904 sales recorded in July 2022. This was 15.6 per cent below the 10-year seasonal average (2,909).

“While sales remain about 15 per cent below the ten-year average, they are also up about 30 per cent year-over-year, which is not insignificant,” Andrew Lis, REBGV’s director of economics and data analytics said. “Looking under the hood of these figures, it’s easy to see why sales are posting such a large year-over-year percentage increase. Last July marked the point when the Bank of Canada announced their ‘super-sized’ increase to the policy rate of one full per cent, catching buyers and sellers off guard, and putting a chill on market activity at that time.”

There were 4,649 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2023. This represents a 17 per cent increase compared to the 3,975 homes listed in July 2022. This was 5.2 per cent below the 10-year seasonal average (4,902).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,301, a four per cent decrease compared to July 2022 (10,734). This was 14.4 per cent below the 10-year seasonal average (12,039).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for July 2023 is 24.9 per cent. By property type, the ratio is 16.5 per cent for detached homes, 32 per cent for townhomes, and 30.6 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.

“What’s interesting to see in the current market environment is that, while the Bank of Canada rate hike this July was only a quarter of a per cent, mortgage rates are now at the highest levels we’ve seen in Canada in over ten years,” Lis said. “Yet despite borrowing costs being even higher than last July, sales activity surpassed the levels we saw last year, which I think says a lot

about the strength of demand in our market and buyers' ability to adapt to and qualify for higher borrowing costs.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,210,700. This represents a 0.5 per cent increase over July 2022 and a 0.6 per cent increase compared to June 2023.

Sales of detached homes in July 2023 reached 681, a 28.7 per cent increase from the 529 detached sales in July 2022. The benchmark price for a detached home is \$2,012,900. This represents a 0.6 per cent increase from July 2022 and a 1.1 per cent increase compared to June 2023.

Sales of apartment homes reached 1,281 in July 2023, a 20.7 per cent increase compared to the 1,061 sales in July 2022. The benchmark price of an apartment home is \$771,600. This represents a 2.6 per cent increase from July 2022 and a 0.6 per cent increase compared to June 2023.

Attached home sales in July 2023 totalled 466, a 53.3 per cent increase compared to the 304 sales in July 2022. The benchmark price of an attached home is \$1,104,600. This represents a 1.2 per cent increase from July 2022 and a 0.5 per cent increase compared to June 2023.

-30-

1. Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver 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. REBGV is now including multifamily and land sales and listings in this monthly report. Previously, we only included detached, attached, and apartment sales, and these additional categories, which typically account for roughly one to two per cent of total MLS® activity per month, are being included for completeness in our reporting.

The Real Estate Board of Greater Vancouver is an association representing more than 15,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

For more information please contact:

Craig Munn

V.P., Communication and Events

Real Estate Board of Greater Vancouver

604.730.3146

cmunn@rebgv.org



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	\$1,151,700	350.0	0.7%	3.8%	9.6%	-0.9%	34.9%	25.3%	95.3%
	Greater Vancouver	\$1,210,700	342.9	0.6%	3.2%	8.6%	0.5%	29.3%	19.5%	84.0%
	Bowen Island	\$1,452,200	304.8	4.7%	1.6%	2.9%	-10.4%	40.3%	49.4%	148.6%
	Burnaby East	\$1,203,600	374.5	1.1%	6.8%	8.7%	3.6%	30.4%	20.2%	110.0%
	Burnaby North	\$1,021,400	340.1	-0.6%	1.8%	6.0%	-2.4%	25.1%	18.1%	98.4%
	Burnaby South	\$1,135,000	358.2	1.1%	2.9%	8.1%	3.7%	28.1%	19.6%	100.4%
	Coquitlam	\$1,135,300	355.0	0.1%	3.1%	6.8%	-1.1%	34.8%	26.2%	119.5%
	Ladner	\$1,181,500	343.2	1.6%	5.9%	12.8%	1.3%	45.1%	36.6%	122.4%
	Maple Ridge	\$1,004,600	347.7	0.7%	4.9%	11.3%	-3.2%	46.5%	41.6%	154.5%
	New Westminister	\$846,400	383.7	0.7%	4.2%	8.1%	2.3%	33.6%	26.1%	119.3%
	North Vancouver	\$1,410,100	324.0	0.1%	2.8%	9.1%	-0.1%	27.3%	21.9%	98.0%
	Pitt Meadows	\$940,400	375.7	1.4%	7.8%	14.6%	-0.3%	44.5%	40.0%	164.0%
	Port Coquitlam	\$975,800	375.3	0.8%	4.8%	9.5%	3.2%	47.2%	39.9%	152.4%
	Port Moody	\$1,120,500	353.9	0.1%	1.1%	1.2%	-6.5%	35.2%	27.7%	137.2%
	Richmond	\$1,188,300	390.2	0.2%	1.3%	7.3%	2.6%	34.7%	19.3%	96.1%
	Squamish	\$1,122,500	366.6	1.8%	4.0%	11.7%	-5.9%	39.3%	43.2%	165.8%
	Sunshine Coast	\$864,900	317.2	2.7%	3.9%	4.6%	-6.8%	45.9%	48.8%	155.0%
	Tsawwassen	\$1,222,100	317.5	-2.0%	0.3%	9.1%	-2.1%	30.2%	21.1%	102.1%
	Vancouver East	\$1,229,100	382.3	1.0%	5.1%	11.5%	2.9%	27.5%	21.9%	99.6%
	Vancouver West	\$1,350,900	317.6	1.1%	2.9%	9.2%	3.0%	15.8%	3.5%	49.9%
West Vancouver	\$2,649,300	285.6	0.1%	4.5%	5.5%	-5.3%	19.5%	3.2%	53.5%	
Whistler	\$1,426,300	320.4	1.6%	2.6%	9.2%	-7.3%	43.2%	52.1%	177.2%	
Single Family Detached	Lower Mainland	\$1,802,100	394.6	1.2%	5.4%	12.5%	-0.7%	38.8%	34.2%	112.0%
	Greater Vancouver	\$2,012,900	374.3	1.1%	4.9%	11.2%	0.6%	32.7%	25.2%	91.4%
	Bowen Island	\$1,455,200	304.9	4.7%	1.6%	2.9%	-10.4%	40.4%	49.4%	148.9%
	Burnaby East	\$1,944,700	415.9	1.7%	11.7%	13.2%	9.0%	41.3%	33.6%	136.0%
	Burnaby North	\$2,040,600	390.2	0.1%	4.7%	8.8%	-1.4%	32.6%	30.4%	115.2%
	Burnaby South	\$2,235,800	419.0	1.0%	4.1%	14.1%	6.8%	35.7%	27.7%	117.4%
	Coquitlam	\$1,795,400	415.7	0.5%	3.9%	7.9%	-1.5%	41.7%	34.8%	154.4%
	Ladner	\$1,450,200	351.0	1.9%	7.6%	16.8%	-0.3%	46.1%	42.2%	128.8%
	Maple Ridge	\$1,307,400	381.8	1.8%	6.6%	13.0%	-2.8%	49.5%	49.6%	175.1%
	New Westminister	\$1,599,400	396.0	1.8%	9.9%	11.7%	7.1%	42.5%	37.0%	131.4%
	North Vancouver	\$2,286,100	354.8	0.7%	3.8%	12.2%	0.3%	30.2%	29.5%	121.3%
	Pitt Meadows	\$1,355,900	407.8	2.7%	13.3%	20.5%	2.4%	48.6%	48.6%	175.5%
	Port Coquitlam	\$1,424,600	401.3	0.5%	5.2%	11.2%	2.1%	50.1%	46.0%	173.0%
	Port Moody	\$2,070,700	393.1	1.7%	3.7%	3.1%	-4.7%	42.8%	32.9%	154.4%
	Richmond	\$2,181,700	444.1	0.0%	1.9%	10.9%	2.2%	34.9%	22.3%	113.0%
	Squamish	\$1,684,100	412.1	2.7%	5.5%	14.5%	-6.4%	39.1%	53.7%	219.7%
	Sunshine Coast	\$929,900	324.9	3.3%	4.8%	4.4%	-6.4%	48.4%	54.0%	161.8%
	Tsawwassen	\$1,560,700	345.0	-2.2%	0.8%	12.2%	-2.4%	33.9%	29.7%	124.3%
	Vancouver East	\$1,897,200	422.0	0.9%	6.6%	13.7%	3.7%	28.9%	28.4%	122.1%
	Vancouver West	\$3,458,000	359.3	1.2%	4.1%	10.0%	1.0%	14.0%	7.7%	62.7%
West Vancouver	\$3,241,600	300.1	0.5%	5.2%	6.3%	-4.2%	20.6%	6.0%	61.8%	
Whistler	\$2,623,200	343.1	4.5%	4.7%	14.6%	-6.5%	44.8%	58.1%	173.4%	

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	\$979,100	372.8	0.5%	3.2%	8.9%	-0.5%	41.4%	36.3%	140.1%
	Greater Vancouver	\$1,104,600	383.7	0.5%	2.2%	8.0%	1.2%	36.9%	32.0%	137.6%
	Burnaby East	\$882,800	380.5	2.2%	4.3%	3.1%	-1.0%	28.3%	29.2%	124.7%
	Burnaby North	\$902,500	370.8	-0.1%	1.7%	4.0%	-2.7%	30.0%	24.8%	133.2%
	Burnaby South	\$1,018,000	383.9	2.0%	3.5%	4.7%	3.5%	29.9%	24.4%	134.9%
	Coquitlam	\$1,061,900	414.0	-1.2%	1.3%	7.4%	-1.7%	39.7%	36.9%	168.8%
	Ladner	\$987,500	394.5	1.6%	1.7%	9.1%	4.1%	38.3%	30.5%	150.8%
	Maple Ridge	\$769,300	385.6	-2.0%	2.5%	9.5%	-2.6%	42.7%	39.7%	176.8%
	New Westminister	\$957,300	402.6	1.3%	2.1%	6.3%	0.3%	40.2%	35.3%	139.2%
	North Vancouver	\$1,359,100	364.1	1.7%	3.8%	4.4%	0.6%	37.4%	36.8%	140.6%
	Pitt Meadows	\$836,600	409.3	0.6%	3.4%	10.3%	-1.8%	41.2%	33.4%	175.1%
	Port Coquitlam	\$975,300	391.8	1.4%	7.3%	12.5%	6.8%	47.2%	45.1%	174.9%
	Port Moody	\$1,028,900	396.6	-0.4%	0.0%	2.9%	-7.5%	39.1%	37.3%	161.8%
	Richmond	\$1,143,200	412.6	2.0%	3.3%	7.3%	6.8%	40.8%	32.2%	137.3%
	Squamish	\$1,043,200	375.0	-1.1%	0.7%	6.5%	-3.7%	41.7%	39.1%	196.7%
	Sunshine Coast	\$745,500	344.2	-1.5%	1.0%	6.4%	-2.5%	44.8%	45.5%	177.1%
	Tsawwassen	\$1,004,800	297.0	0.5%	0.1%	5.8%	0.5%	23.2%	2.1%	84.7%
	Vancouver East	\$1,126,300	371.5	1.6%	1.6%	10.5%	-0.8%	28.3%	23.1%	111.8%
Vancouver West	\$1,496,600	340.4	0.0%	-0.5%	12.8%	3.2%	23.1%	15.5%	100.9%	
Whistler	\$1,491,900	386.7	-1.4%	1.2%	7.3%	-2.6%	50.1%	53.5%	235.4%	
Apartment	Lower Mainland	\$718,600	358.9	0.6%	2.9%	7.5%	2.1%	28.1%	19.3%	115.0%
	Greater Vancouver	\$771,600	355.6	0.6%	2.5%	7.1%	2.6%	24.8%	16.9%	112.2%
	Burnaby East	\$803,700	343.9	0.6%	1.9%	8.2%	0.7%	24.4%	15.5%	109.4%
	Burnaby North	\$747,100	372.1	-0.9%	0.7%	6.2%	0.6%	29.3%	21.1%	126.1%
	Burnaby South	\$822,200	394.0	1.3%	3.1%	7.9%	5.5%	28.4%	19.8%	129.2%
	Coquitlam	\$742,200	420.7	0.6%	3.6%	6.8%	4.0%	31.8%	27.2%	162.3%
	Ladner	\$717,400	364.9	-0.2%	2.2%	2.7%	2.0%	46.5%	46.3%	141.3%
	Maple Ridge	\$530,100	371.0	-0.5%	1.1%	6.1%	-4.3%	37.9%	31.0%	166.9%
	New Westminister	\$654,600	399.4	0.2%	1.8%	7.0%	0.8%	26.4%	19.9%	136.6%
	North Vancouver	\$814,400	328.0	-0.6%	1.7%	8.5%	2.1%	23.9%	17.8%	122.4%
	Pitt Meadows	\$608,100	415.7	0.2%	2.6%	7.9%	-2.9%	36.1%	26.9%	174.8%
	Port Coquitlam	\$637,100	435.2	1.1%	2.6%	5.8%	2.1%	36.6%	30.2%	178.4%
	Port Moody	\$726,700	390.3	-0.2%	2.9%	4.5%	0.3%	25.1%	23.2%	153.9%
	Richmond	\$740,800	407.0	0.1%	0.0%	3.4%	3.2%	29.2%	21.3%	125.6%
	Squamish	\$620,600	368.1	2.3%	3.5%	8.8%	-8.2%	43.8%	34.3%	191.9%
	Sunshine Coast	\$586,300	334.5	1.8%	3.2%	10.4%	-10.5%	34.9%	18.1%	120.6%
	Tsawwassen	\$690,600	323.8	0.0%	2.0%	3.4%	1.2%	33.1%	27.3%	117.2%
	Vancouver East	\$717,700	413.7	0.6%	3.4%	6.9%	0.5%	18.8%	14.8%	119.0%
Vancouver West	\$866,300	330.6	1.2%	3.2%	8.0%	3.9%	16.0%	7.8%	95.4%	
West Vancouver	\$1,346,000	262.3	0.5%	6.8%	11.9%	7.9%	29.7%	5.3%	81.0%	
Whistler	\$711,500	306.0	2.0%	3.8%	11.1%	-6.5%	53.3%	45.6%	187.1%	

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.

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

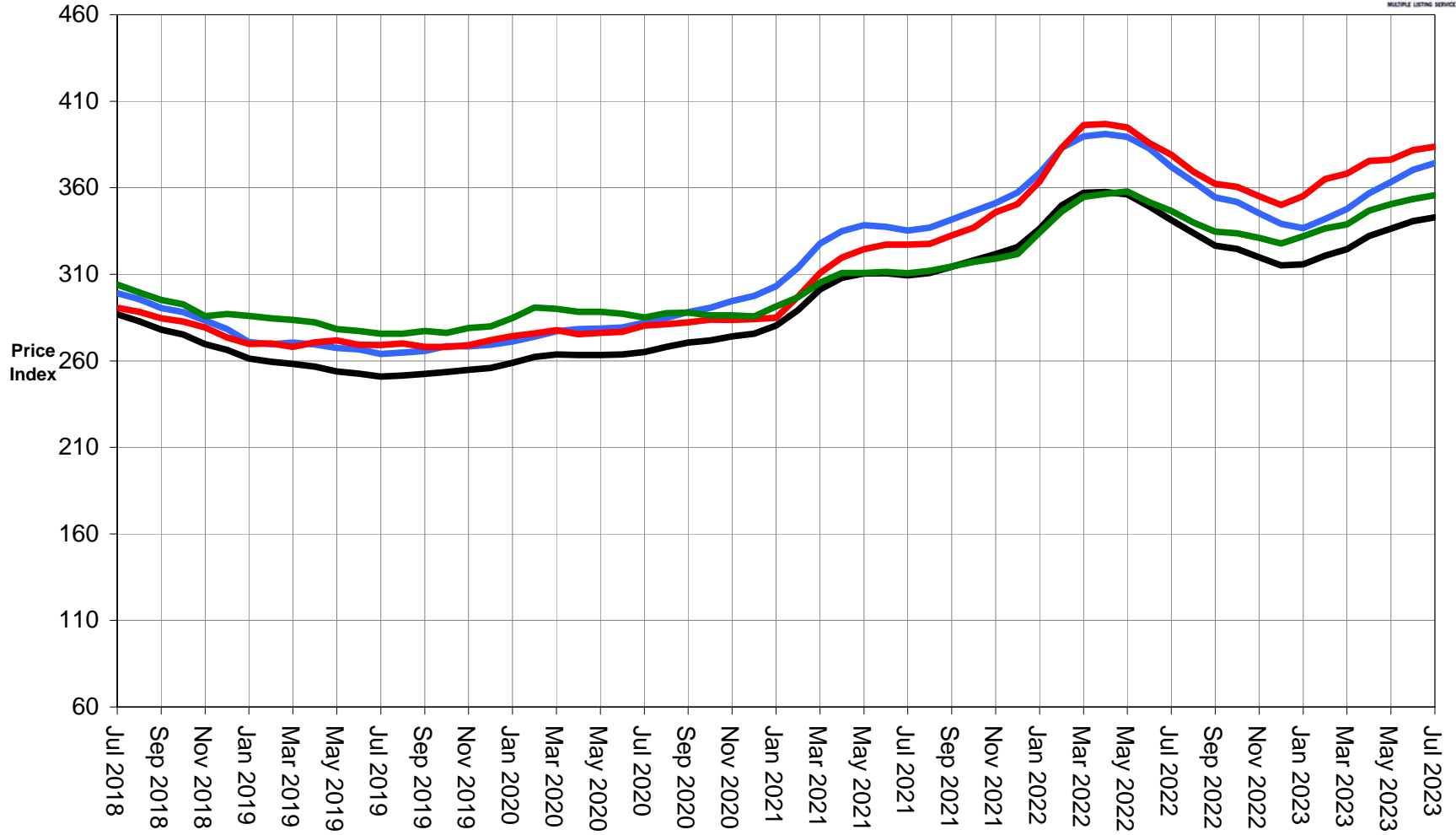
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100



MLS[®] SALES Facts



**July
2023**

		<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 2023	Number of Sales	Detached	59	69	29	6	83	25	58	27	18	58	20	36	90	69	23	9	679	
		Attached	52	54	16	0	43	16	28	14	22	70	12	8	68	44	2	17	466	
		Apartment	212	100	14	1	41	78	99	32	41	163	8	3	127	325	23	14	1,281	
	Median Selling Price	Detached	\$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	\$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	\$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	
June 2023	Number of Sales	Detached	65	85	43	9	107	19	89	29	21	95	18	45	96	75	28	19	843	
		Attached	67	56	14	0	62	18	35	21	15	74	16	12	73	62	6	16	547	
		Apartment	258	125	17	0	62	82	122	41	59	192	13	8	156	390	22	26	1,573	
	Median Selling Price	Detached	\$2,003,000	\$1,814,150	\$1,510,000	n/a	\$1,330,000	n/a	\$2,200,000	\$1,440,000	\$2,015,000	\$2,010,000	n/a	\$1,100,000	\$2,004,000	\$3,150,000	\$3,440,000	n/a	n/a	
		Attached	\$990,000	\$1,199,950	n/a	n/a	\$832,500	n/a	\$1,380,000	\$990,000	n/a	\$1,224,000	n/a	n/a	\$1,420,000	\$1,834,000	n/a	n/a	n/a	
		Apartment	\$738,000	\$690,000	n/a	n/a	\$515,000	\$612,500	\$789,450	\$561,500	\$720,000	\$700,000	n/a	n/a	\$700,600	\$850,750	\$987,000	\$699,000	n/a	
July 2022	Number of Sales	Detached	54	49	24	4	63	11	44	21	14	54	14	34	54	46	30	7	523	
		Attached	38	21	8	0	40	8	24	15	6	47	9	3	43	28	4	10	304	
		Apartment	180	72	9	0	28	63	105	34	25	121	3	5	101	294	13	7	1,060	
	Median Selling Price	Detached	\$1,900,000	\$1,670,000	\$1,470,000	n/a	\$1,207,000	n/a	\$2,020,000	\$1,340,000	n/a	\$1,850,000	n/a	\$1,142,500	\$1,790,000	\$3,455,000	\$2,870,000	n/a	n/a	
		Attached	\$1,148,950	\$1,099,000	n/a	n/a	\$748,300	n/a	\$1,320,000	n/a	n/a	\$999,999	n/a	n/a	\$1,370,000	\$1,565,000	n/a	n/a	n/a	
		Apartment	\$693,750	\$631,000	n/a	n/a	\$500,000	\$563,000	\$725,000	\$560,000	\$732,000	\$635,000	n/a	n/a	\$675,000	\$833,500	n/a	n/a	n/a	
Jan. - Jul. 2023 <i>Year-to-date</i>	Number of Sales	Detached	415	426	270	40	610	131	461	159	106	533	113	245	568	533	219	77	4,906	
		Attached	370	288	109	0	325	79	223	106	117	442	91	49	445	314	30	121	3,109	
		Apartment	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	\$1,950,000	\$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	\$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	\$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	
Jan. - Jul. 2022 <i>Year-to-date</i>	Number of Sales	Detached	495	499	300	40	663	148	517	237	130	656	135	367	691	585	314	77	5,854	
		Attached	390	260	95	2	385	95	292	155	131	543	127	61	399	406	41	137	3,519	
		Apartment	1,746	926	153	3	369	653	862	306	209	1,415	95	40	1,159	2,929	103	193	11,161	
	Median Selling Price	Detached	\$2,135,500	\$1,835,000	\$1,650,000	\$800,000	\$1,450,000	\$1,615,000	\$2,222,000	\$1,517,500	\$2,019,500	\$2,100,000	\$1,587,500	\$1,050,000	\$2,026,500	\$3,536,500	\$3,090,000	\$3,090,000	n/a	
		Attached	\$1,072,500	\$1,166,000	\$995,000	n/a	\$860,000	\$1,012,000	\$1,389,000	\$997,000	\$1,072,000	\$1,150,000	\$1,060,000	\$635,000	\$1,379,000	\$1,588,000	\$2,376,000	\$1,512,000	n/a	
		Apartment	\$721,900	\$710,000	\$650,000	n/a	\$562,000	\$620,000	\$802,000	\$590,000	\$749,900	\$676,750	\$711,000	\$575,000	\$680,000	\$855,000	\$1,104,000	\$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



**July
2023**

		<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 2023	Number of Listings	Detached	106	108	66	9	188	27	106	51	34	162	30	93	155	175	131	27	1,468
		Attached	78	93	34	0	66	21	51	27	26	109	21	12	118	126	17	33	832
		Apartment	381	198	21	0	62	137	146	42	45	266	9	9	231	721	33	29	2,330
	% Sales to Listings	Detached	56%	64%	44%	67%	44%	93%	55%	53%	53%	36%	67%	39%	58%	39%	18%	33%	n/a
		Attached	67%	58%	47%	n/a	65%	76%	55%	52%	85%	64%	57%	67%	58%	35%	12%	52%	n/a
		Apartment	56%	51%	67%	n/a	66%	57%	68%	76%	91%	61%	89%	33%	55%	45%	70%	48%	n/a
June 2023	Number of Listings	Detached	132	149	69	12	229	39	154	58	51	210	49	124	225	190	149	30	1,870
		Attached	95	105	25	0	91	25	54	27	31	113	21	9	120	130	5	39	890
		Apartment	390	179	28	0	70	120	180	56	59	309	22	10	268	773	60	40	2,564
	% Sales to Listings	Detached	49%	57%	62%	75%	47%	49%	58%	50%	41%	45%	37%	36%	43%	39%	19%	63%	n/a
		Attached	71%	53%	56%	n/a	68%	72%	65%	78%	48%	65%	76%	133%	61%	48%	120%	41%	n/a
		Apartment	66%	70%	61%	n/a	89%	68%	68%	73%	100%	62%	59%	80%	58%	50%	37%	65%	n/a
July 2022	Number of Listings	Detached	108	88	63	17	183	26	103	44	18	145	30	103	139	142	102	30	1,341
		Attached	75	47	11	0	69	16	51	38	21	92	21	8	105	98	10	24	686
		Apartment	298	144	19	0	69	105	144	52	40	187	21	13	190	586	32	33	1,933
	% Sales to Listings	Detached	50%	56%	38%	24%	34%	42%	43%	48%	78%	37%	47%	33%	39%	32%	29%	23%	n/a
		Attached	51%	45%	73%	n/a	58%	50%	47%	39%	29%	51%	43%	38%	41%	29%	40%	42%	n/a
		Apartment	60%	50%	47%	n/a	41%	60%	73%	65%	63%	65%	14%	38%	53%	50%	41%	21%	n/a
Jan. - Jul. 2023 <i>Year-to-date*</i>	Number of Listings	Detached	775	769	495	78	1,218	240	829	292	210	1,119	249	684	1,132	1,212	877	163	10,342
		Attached	595	525	188	3	475	124	368	146	166	724	150	90	807	749	80	195	5,385
		Apartment	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	54%	55%	55%	51%	50%	55%	56%	54%	50%	48%	45%	36%	50%	44%	25%	47%	n/a
		Attached	62%	55%	58%	0%	68%	64%	61%	73%	70%	61%	61%	54%	55%	42%	38%	62%	n/a
		Apartment	63%	62%	67%	100%	62%	67%	63%	63%	71%	61%	63%	59%	55%	48%	49%	73%	n/a
Jan. - Jul. 2022 <i>Year-to-date*</i>	Number of Listings	Detached	997	1,005	601	89	1,663	308	1,039	464	249	1,517	289	717	1,537	1,548	1,006	192	13,221
		Attached	663	467	162	6	760	163	475	237	211	970	204	84	807	858	74	218	6,359
		Apartment	2,780	1,419	204	5	560	949	1,333	445	348	2,236	166	61	1,868	5,483	265	305	18,427
	% Sales to Listings	Detached	50%	50%	50%	45%	40%	48%	50%	51%	52%	43%	47%	51%	45%	38%	31%	40%	n/a
		Attached	59%	56%	59%	33%	51%	58%	61%	65%	62%	56%	62%	73%	49%	47%	55%	63%	n/a
		Apartment	63%	65%	75%	60%	66%	69%	65%	69%	60%	63%	57%	66%	62%	53%	39%	63%	n/a

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



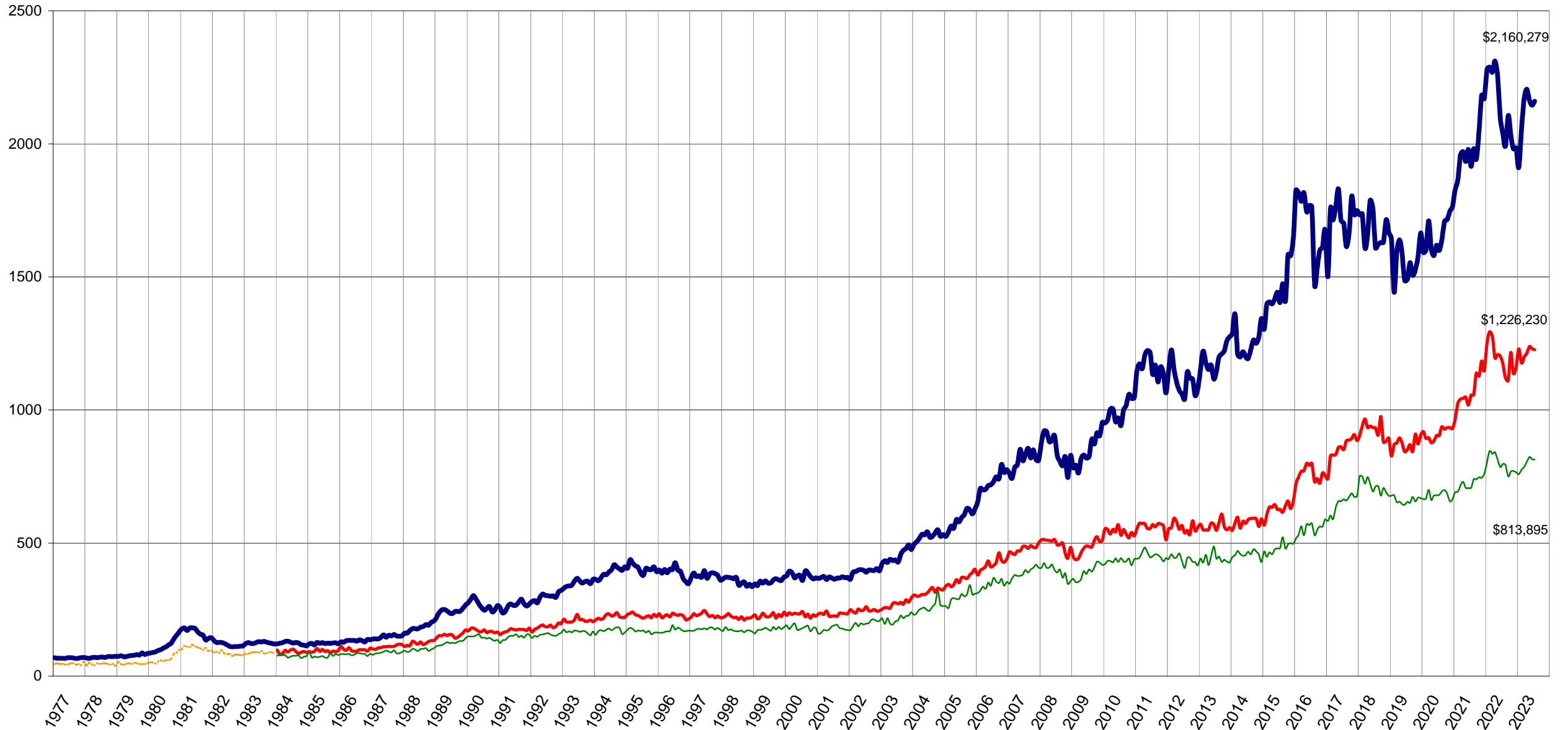
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2022	2 Jun 2023	3 Jul 2023	Col. 2 & 3 Percentage Variance	5 Jul 2022	6 Jun 2023	7 Jul 2023	Col. 6 & 7 Percentage Variance	9 May 2022 - Jul 2022	10 May 2023 - Jul 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	108	132	106	-19.7	54	65	59	-9.2	172	215	25.0
ATTACHED	75	95	78	-17.9	38	67	52	-22.4	138	194	40.6
APARTMENTS	298	390	381	-2.3	180	258	212	-17.8	634	768	21.1
COQUITLAM											
DETACHED	88	149	108	-27.5	49	85	69	-18.8	163	245	50.3
ATTACHED	47	105	93	-11.4	21	56	54	-3.6	94	170	80.9
APARTMENTS	144	179	198	10.6	72	125	100	-20.0	317	356	12.3
DELTA											
DETACHED	63	69	66	-4.3	24	43	29	-32.6	94	144	53.2
ATTACHED	11	25	34	36.0	8	14	16	14.3	43	47	9.3
APARTMENTS	19	28	21	-25.0	9	17	14	-17.6	45	56	24.4
MAPLE RIDGE/PITT MEADOWS											
DETACHED	183	229	188	-17.9	63	107	83	-22.4	220	312	41.8
ATTACHED	69	91	66	-27.5	40	62	43	-30.6	141	170	20.6
APARTMENTS	69	70	62	-11.4	28	62	41	-33.9	125	170	36.0
NORTH VANCOUVER											
DETACHED	103	154	106	-31.2	44	89	58	-34.8	187	253	35.3
ATTACHED	51	54	51	-5.6	24	35	28	-20.0	106	115	8.5
APARTMENTS	144	180	146	-18.9	105	122	99	-18.9	356	348	-2.2
NEW WESTMINSTER											
DETACHED	26	39	27	-30.8	11	19	25	31.6	45	74	64.4
ATTACHED	16	25	21	-16.0	8	18	16	-11.1	38	49	28.9
APARTMENTS	105	120	137	14.2	63	82	78	-4.9	226	257	13.7
PORT MOODY/BELCARRA											
DETACHED	18	51	34	-33.3	14	21	18	-14.3	40	55	37.5
ATTACHED	21	31	26	-16.1	6	15	22	46.7	44	51	15.9
APARTMENTS	40	59	45	-23.7	25	59	41	-30.5	75	156	108.0
PORT COQUITLAM											
DETACHED	44	58	51	-12.1	21	29	27	-6.9	79	87	10.1
ATTACHED	38	27	27	0.0	15	21	14	-33.3	59	55	-6.8
APARTMENTS	52	56	42	-25.0	34	41	32	-22.0	117	113	-3.4
RICHMOND											
DETACHED	145	210	162	-22.9	54	95	58	-38.9	203	262	29.1
ATTACHED	92	113	109	-3.5	47	74	70	-5.4	203	235	15.8
APARTMENTS	187	309	266	-13.9	121	192	163	-15.1	491	548	11.6
SUNSHINE COAST											
DETACHED	103	124	93	-25.0	34	45	36	-20.0	139	132	-5.0
ATTACHED	8	9	12	33.3	3	12	8	-33.3	20	26	30.0
APARTMENTS	13	10	9	-10.0	5	8	3	-62.5	14	23	64.3
SQUAMISH											
DETACHED	30	49	30	-38.8	14	18	20	11.1	51	61	19.6
ATTACHED	21	21	21	0.0	9	16	12	-25.0	43	45	4.7
APARTMENTS	21	22	9	-59.1	3	13	8	-38.5	26	34	30.8
VANCOUVER EAST											
DETACHED	139	225	155	-31.1	54	96	90	-6.3	225	311	38.2
ATTACHED	105	120	118	-1.7	43	73	68	-6.8	147	215	46.3
APARTMENTS	190	268	231	-13.8	101	156	127	-18.6	409	442	8.1
VANCOUVER WEST											
DETACHED	142	190	175	-7.9	46	75	69	-8.0	201	253	25.9
ATTACHED	98	130	126	-3.1	28	62	44	-29.0	149	174	16.8
APARTMENTS	586	773	721	-6.7	294	390	325	-16.7	1047	1161	10.9
WHISTLER/PEMBERTON											
DETACHED	30	30	27	-10.0	7	19	9	-52.6	26	41	57.7
ATTACHED	24	39	33	-15.4	10	16	17	6.3	47	59	25.5
APARTMENTS	33	40	29	-27.5	7	26	14	-46.2	57	77	35.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	102	149	131	-12.1	30	28	23	-17.9	108	92	-14.8
ATTACHED	10	5	17	240.0	4	6	2	-66.7	17	16	-5.9
APARTMENTS	32	60	33	-45.0	13	22	23	4.5	51	74	45.1
GRAND TOTALS											
DETACHED	1324	1858	1459	-21.5	519	834	673	-19.3	1953	2537	29.9
ATTACHED	686	890	832	-6.5	304	547	466	-14.8	1289	1621	25.8
APARTMENTS	1933	2564	2330	-9.1	1060	1573	1280	-18.6	3990	4583	14.9

Residential Average Sale Prices - January 1977 to July 2023

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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