

News Release



FOR IMMEDIATE RELEASE:

Home buyer demand continues to ease across Metro Vancouver

VANCOUVER, BC – August 3, 2022 – Metro Vancouver’s* housing market has entered a new cycle marked by quieter home buyer demand and a gradual rise in the supply of homes for sale.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,887 in July 2022, a 43.3 per cent decrease from the 3,326 sales recorded in July 2021, and a 22.8 per cent decrease from the 2,444 homes sold in June 2022.

Last month’s sales were 35.2 per cent below the 10-year July sales average.

“Home buyers are exercising more caution in today’s market in response to rising interest rates and inflationary concerns,” Daniel John, REBGV Chair said. “This allowed the selection of homes for sale to increase and prices to edge down in the region over the last three months.”

There were 3,960 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2022. This represents a 9.5 per cent decrease compared to the 4,377 homes listed in July 2021 and a 24.7 per cent decrease compared to June 2022 when 5,256 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,288, a 4.4 per cent increase compared to July 2021 (9,850) and a 1.3 per cent decrease compared to June 2022 (10,425).

“After two years of market conditions that favoured home sellers, home buyers now have more selection to choose from and more time to make their decision,” John said. “In today’s changing housing market, both home buyers and sellers should invest the time to understand what these changes mean for their personal circumstances.”

For all property types, the sales-to-active listings ratio for July 2022 is 18.3 per cent. By property type, the ratio is 11.8 per cent for detached homes, 20 per cent for townhomes, and 24.5 per cent for apartments.

Generally, analysts say 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.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,207,400. This represents a 10.3 per cent increase over July 2021 and a 2.3 per cent decrease compared to June 2022.

Sales of detached homes in July 2022 reached 523, a 50.2 per cent decrease from the 1,050 detached sales recorded in July 2021. The benchmark price for a detached home is \$2,000,600. This represents an 11 per cent increase from July 2021 and a 2.8 per cent decrease compared to June 2022.

Sales of apartment homes reached 1,060 in July 2022, a 36.4 per cent decrease compared to the 1,666 sales in July 2021. The benchmark price of an apartment home is \$755,000. This represents an 11.4 per cent increase from July 2021 and a 1.5 per cent decrease compared to June 2022.

Attached home sales in July 2022 totalled 304, a 50.2 per cent decrease compared to the 610 sales in July 2021. The benchmark price of an attached home is \$1,096,500. This represents a 15.8 per cent increase from July 2021 and a 1.7 per cent decrease compared to June 2022.

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*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: 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.

The real estate industry is a key economic driver in British Columbia. In 2021, 43,999 homes changed ownership in the Board's area, generating \$2.98 billion in economic spin-off activity and an estimated 20,942 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$53.4 billion in 2021.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 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.

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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	\$1,201,400	364.1	-2.6%	-6.0%	0.6%	14.5%	42.8%	33.2%	120.3%
	Greater Vancouver	\$1,207,400	341.1	-2.3%	-4.5%	1.5%	10.3%	35.7%	14.2%	83.1%
	Bowen Island	\$1,619,000	341.3	-2.8%	-3.3%	9.4%	19.5%	78.4%	76.3%	178.6%
	Burnaby East	\$1,154,200	361.1	-2.1%	-5.4%	1.9%	13.1%	28.9%	15.3%	99.0%
	Burnaby North	\$1,051,100	349.3	-1.8%	-2.3%	5.6%	12.0%	37.1%	20.2%	101.9%
	Burnaby South	\$1,100,600	344.3	-4.2%	-7.2%	-0.3%	9.1%	29.6%	15.3%	94.7%
	Coquitlam	\$1,134,600	353.1	-1.7%	-6.6%	1.3%	13.3%	42.1%	30.0%	116.9%
	Ladner	\$1,169,300	338.9	-1.7%	-5.2%	-0.5%	15.7%	49.2%	37.0%	116.7%
	Maple Ridge	\$1,041,700	359.5	-2.8%	-8.5%	-2.1%	16.2%	60.2%	57.7%	163.6%
	New Westminister	\$834,200	375.3	-1.3%	-3.7%	3.8%	13.8%	37.8%	31.5%	115.4%
	North Vancouver	\$1,410,500	325.0	-2.0%	-4.7%	1.8%	10.4%	35.1%	16.7%	99.3%
	Pitt Meadows	\$955,500	373.7	-3.3%	-7.5%	-2.1%	19.4%	56.5%	56.2%	159.9%
	Port Coquitlam	\$946,100	364.3	-3.6%	-8.7%	0.2%	15.7%	49.6%	43.7%	141.3%
	Port Moody	\$1,197,300	377.3	-1.0%	-2.1%	10.7%	19.3%	55.5%	42.1%	150.9%
	Richmond	\$1,162,400	380.0	-2.1%	-3.1%	2.4%	11.9%	35.7%	13.6%	89.1%
	Squamish	\$1,189,400	391.0	-0.9%	1.2%	9.6%	18.8%	56.3%	62.8%	185.6%
	Sunshine Coast	\$920,400	339.0	-2.3%	-1.9%	9.2%	20.1%	69.9%	74.7%	175.8%
	Tsawwassen	\$1,257,800	327.7	-4.8%	-6.5%	0.8%	14.2%	38.0%	22.3%	100.7%
	Vancouver East	\$1,196,600	372.0	-2.2%	-4.4%	1.6%	9.2%	33.9%	15.1%	95.2%
	Vancouver West	\$1,315,300	308.6	-2.2%	-4.9%	-2.3%	1.9%	17.3%	-8.9%	47.7%
West Vancouver	\$2,809,500	303.5	-3.3%	-1.1%	3.1%	6.0%	32.9%	-3.1%	59.8%	
Whistler	\$1,560,700	343.8	-0.8%	2.0%	9.8%	20.2%	64.9%	81.3%	180.0%	
Single Family Detached	Lower Mainland	\$1,868,800	409.2	-3.3%	-7.6%	-1.8%	14.8%	52.9%	41.0%	144.0%
	Greater Vancouver	\$2,000,600	372.5	-2.8%	-4.8%	1.0%	11.0%	41.0%	15.2%	88.0%
	Bowen Island	\$1,619,100	341.2	-2.8%	-3.2%	9.4%	19.5%	78.4%	76.4%	178.8%
	Burnaby East	\$1,805,400	384.0	-4.4%	-8.7%	-3.2%	13.9%	32.8%	21.0%	116.1%
	Burnaby North	\$2,076,700	396.8	-2.4%	-2.3%	7.6%	15.1%	47.6%	25.2%	117.1%
	Burnaby South	\$2,108,600	391.6	-7.2%	-9.9%	-2.3%	9.3%	35.5%	11.9%	103.4%
	Coquitlam	\$1,853,500	424.0	-1.1%	-5.5%	2.4%	16.7%	52.1%	41.9%	155.6%
	Ladner	\$1,460,300	352.6	-1.5%	-5.7%	-3.2%	15.6%	55.7%	41.8%	125.0%
	Maple Ridge	\$1,343,800	392.9	-2.6%	-8.6%	-3.4%	16.4%	63.4%	65.4%	181.9%
	New Westminister	\$1,487,200	371.7	-3.5%	-8.2%	-2.1%	11.8%	39.4%	26.0%	114.7%
	North Vancouver	\$2,276,300	355.1	-2.1%	-4.8%	1.4%	10.7%	41.9%	22.4%	120.3%
	Pitt Meadows	\$1,335,900	394.7	-3.9%	-9.3%	-7.2%	17.1%	55.1%	57.1%	169.2%
	Port Coquitlam	\$1,395,500	394.4	-2.3%	-9.3%	-3.5%	17.1%	56.9%	47.1%	159.6%
	Port Moody	\$2,181,900	413.2	-0.9%	-1.6%	11.3%	21.1%	58.0%	45.1%	164.7%
	Richmond	\$2,129,600	434.7	-1.4%	-3.1%	2.7%	11.5%	37.1%	16.3%	101.5%
	Squamish	\$1,787,300	443.2	-1.5%	1.1%	7.5%	17.4%	63.3%	71.5%	238.8%
	Sunshine Coast	\$997,000	347.6	-2.8%	-3.0%	8.2%	20.0%	73.6%	79.3%	181.5%
	Tsawwassen	\$1,595,700	353.4	-5.5%	-7.8%	-1.2%	13.6%	44.2%	30.3%	119.1%
	Vancouver East	\$1,823,500	408.0	-4.2%	-6.1%	-0.6%	8.7%	37.0%	18.6%	116.6%
	Vancouver West	\$3,381,800	352.9	-3.4%	-4.3%	-1.0%	1.3%	20.4%	-7.5%	57.2%
West Vancouver	\$3,376,200	314.0	-3.3%	-0.3%	3.3%	6.9%	31.9%	-0.9%	65.3%	
Whistler	\$2,805,600	378.9	-0.1%	2.0%	7.2%	22.7%	69.8%	75.9%	198.6%	

HOW TO READ THE TABLE:

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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	\$989,700	374.4	-2.0%	-5.3%	4.1%	19.5%	48.3%	53.5%	149.3%
	Greater Vancouver	\$1,096,500	377.7	-1.7%	-4.5%	4.3%	15.8%	40.4%	39.9%	132.3%
	Burnaby East	\$904,000	380.6	1.8%	1.9%	7.4%	17.7%	34.5%	40.5%	131.1%
	Burnaby North	\$942,600	382.7	-4.0%	-1.1%	11.8%	18.3%	36.6%	44.9%	138.4%
	Burnaby South	\$990,500	368.1	-4.9%	-5.8%	4.4%	12.2%	30.3%	31.6%	124.5%
	Coquitlam	\$1,080,700	418.6	-0.5%	-6.0%	4.9%	18.7%	50.7%	52.7%	170.8%
	Ladner	\$974,800	374.3	-1.6%	-5.0%	0.9%	16.2%	38.2%	37.3%	134.4%
	Maple Ridge	\$792,900	393.9	-4.9%	-10.2%	0.7%	15.8%	54.8%	61.6%	187.3%
	New Westminister	\$945,300	402.4	-0.7%	-0.7%	6.3%	21.3%	48.0%	49.1%	142.4%
	North Vancouver	\$1,336,400	363.0	-0.8%	-3.6%	4.9%	18.9%	47.3%	40.0%	133.6%
	Pitt Meadows	\$855,000	414.2	-3.0%	-7.2%	0.9%	17.1%	54.3%	56.6%	182.5%
	Port Coquitlam	\$915,000	366.4	-6.7%	-11.3%	1.1%	13.4%	43.8%	46.5%	152.0%
	Port Moody	\$1,122,000	426.0	0.5%	-1.3%	13.2%	23.4%	55.9%	63.8%	185.1%
	Richmond	\$1,079,900	387.3	-2.6%	-4.2%	3.3%	16.3%	37.3%	33.7%	122.5%
	Squamish	\$1,077,700	388.5	0.9%	-1.5%	9.6%	16.1%	48.6%	66.9%	210.3%
	Sunshine Coast	\$773,700	350.9	0.4%	-1.9%	10.0%	15.7%	52.6%	71.8%	183.4%
	Tsawwassen	\$989,600	310.5	-1.4%	-4.6%	1.0%	15.8%	22.5%	14.2%	90.7%
	Vancouver East	\$1,149,800	376.5	1.7%	-0.3%	8.1%	15.6%	35.5%	30.1%	116.0%
	Vancouver West	\$1,463,100	327.2	-1.5%	-5.5%	-2.9%	7.0%	21.0%	13.3%	91.0%
Whistler	\$1,536,400	391.6	0.3%	-1.9%	12.2%	18.8%	57.5%	88.0%	224.4%	
Apartment	Lower Mainland	\$766,200	379.6	-1.8%	-3.7%	3.7%	14.6%	30.8%	39.4%	132.7%
	Greater Vancouver	\$755,000	344.9	-1.5%	-2.8%	3.6%	11.4%	25.2%	25.6%	107.9%
	Burnaby East	\$814,700	342.2	-0.2%	-3.4%	6.6%	13.0%	26.9%	24.1%	100.6%
	Burnaby North	\$734,800	370.9	-0.8%	-1.4%	5.7%	14.9%	32.1%	40.4%	121.2%
	Burnaby South	\$778,600	370.6	-1.1%	-3.6%	2.9%	11.0%	25.5%	29.6%	119.7%
	Coquitlam	\$680,600	386.0	-2.8%	-5.9%	2.7%	12.4%	27.7%	37.7%	142.3%
	Ladner	\$704,700	358.4	-4.2%	-3.6%	10.8%	13.6%	48.5%	53.9%	128.0%
	Maple Ridge	\$558,300	385.6	-1.1%	-2.7%	7.0%	25.2%	48.4%	79.0%	179.8%
	New Westminister	\$661,500	396.6	-0.4%	-1.7%	7.1%	15.0%	30.2%	39.2%	134.8%
	North Vancouver	\$803,300	320.8	-2.0%	-3.2%	4.2%	12.1%	24.4%	22.2%	112.5%
	Pitt Meadows	\$631,800	426.0	-1.0%	-3.3%	5.9%	22.4%	41.7%	69.5%	193.0%
	Port Coquitlam	\$626,600	426.0	-3.3%	-5.0%	6.9%	16.1%	40.0%	52.9%	177.0%
	Port Moody	\$726,300	387.2	-2.8%	-3.8%	5.6%	12.2%	31.7%	43.6%	145.4%
	Richmond	\$724,400	391.4	-2.9%	-1.1%	3.7%	13.3%	27.6%	36.6%	122.5%
	Squamish	\$672,100	398.6	-2.5%	6.4%	18.5%	28.2%	59.8%	70.4%	205.4%
	Sunshine Coast	\$650,700	372.9	-1.0%	7.2%	16.2%	24.5%	53.0%	49.6%	159.1%
	Tsawwassen	\$731,900	341.7	-4.1%	-2.8%	10.4%	12.8%	35.9%	34.4%	114.6%
	Vancouver East	\$720,000	412.4	0.5%	-1.2%	4.9%	9.6%	24.1%	23.1%	120.4%
	Vancouver West	\$844,300	318.7	-1.2%	-4.0%	-0.3%	6.4%	15.3%	11.3%	92.9%
West Vancouver	\$1,243,300	242.8	-1.0%	-6.0%	2.9%	5.5%	11.4%	7.3%	70.3%	
Whistler	\$758,600	327.0	-2.9%	8.0%	17.3%	29.3%	70.8%	85.3%	182.1%	

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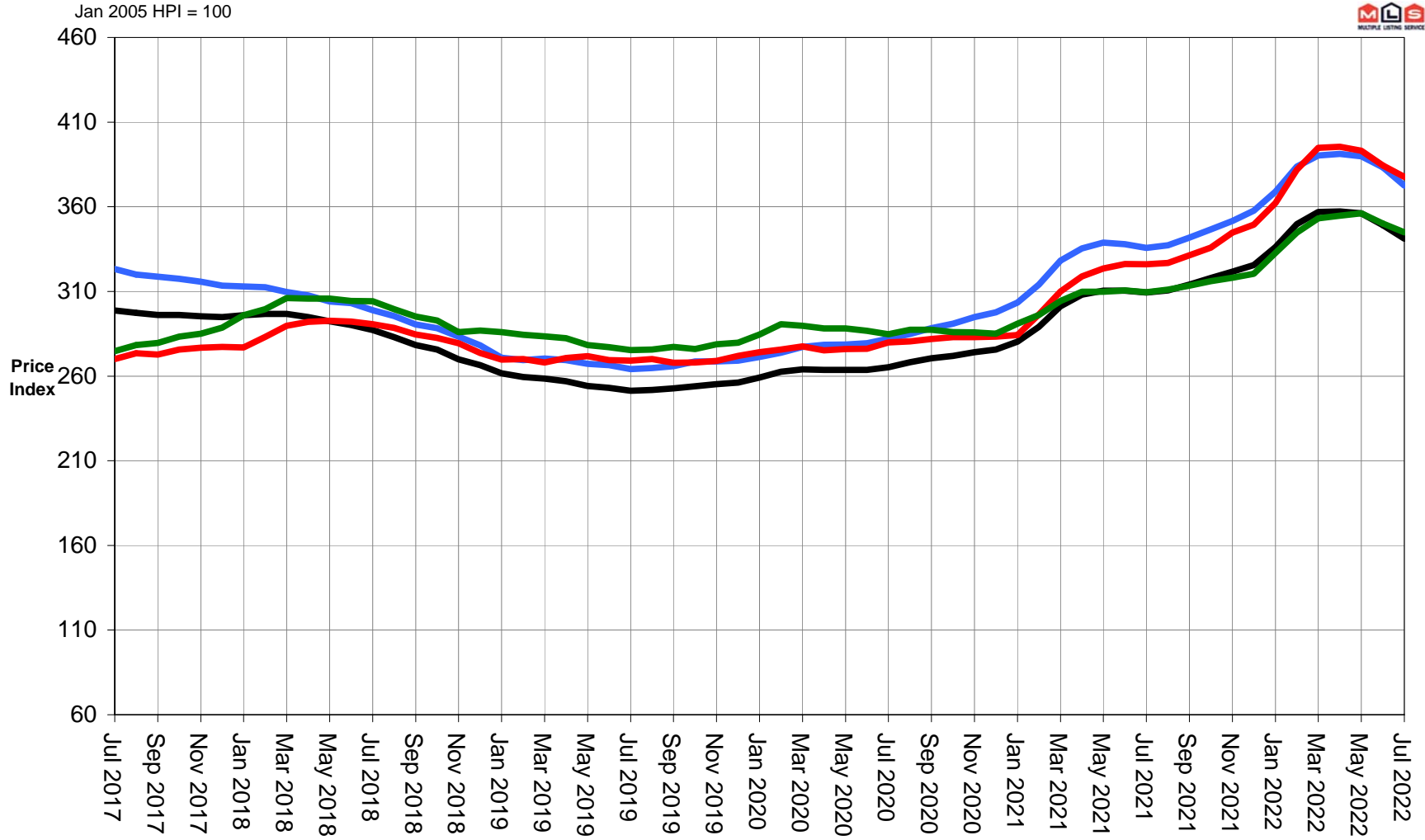
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**July
2022**

		<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 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	
		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
June 2022	Number of Sales	Detached 51	47	31	8	65	14	62	31	14	72	18	50	77	71	32	10	653
		Attached 46	22	17	0	44	16	39	23	22	89	17	3	51	54	8	14	465
		Apartment 208	120	21	1	48	81	97	40	21	176	10	3	137	323	20	20	1,326
	Median Selling Price	Detached \$1,897,500	\$1,702,000	\$1,499,000	n/a	\$1,295,000	n/a	\$2,025,000	\$1,350,000	n/a	\$2,098,000	n/a	\$1,003,000	\$1,855,000	\$3,350,000	\$3,063,500	n/a	
		Attached \$997,500	\$970,000	n/a	n/a	\$790,500	n/a	\$1,377,500	\$938,000	\$1,045,000	\$1,115,000	n/a	n/a	\$1,318,500	\$1,405,000	n/a	n/a	n/a
		Apartment \$688,000	\$670,000	\$642,000	n/a	\$527,500	\$590,000	\$784,000	\$576,500	\$699,000	\$655,750	n/a	n/a	\$680,000	\$828,000	\$1,242,500	\$720,000	n/a
July 2021	Number of Sales	Detached 98	102	47	15	127	29	72	39	21	94	14	77	144	93	54	24	1,050
		Attached 90	48	20	1	57	20	39	24	47	98	13	7	57	57	8	24	610
		Apartment 251	142	28	1	41	113	137	39	22	236	15	5	158	419	21	38	1,666
	Median Selling Price	Detached \$1,817,500	\$1,513,400	\$1,300,000	n/a	\$1,105,000	\$1,360,000	\$1,875,000	\$1,260,000	\$1,710,000	\$1,743,000	n/a	\$899,000	\$1,688,500	\$3,200,000	\$2,900,000	\$2,392,000	
		Attached \$961,000	\$876,000	\$797,400	n/a	\$668,000	\$896,200	\$1,385,000	\$854,500	\$929,000	\$938,500	n/a	n/a	\$1,165,000	\$1,390,000	n/a	\$1,037,000	n/a
		Apartment \$639,000	\$592,500	\$580,000	n/a	\$458,000	\$555,000	\$699,800	\$498,000	\$705,000	\$620,000	n/a	n/a	\$630,000	\$780,000	\$985,000	\$482,500	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	
		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
Jan. - Jul. 2021 <i>Year-to-date</i>	Number of Sales	Detached 783	870	495	66	1,192	238	811	382	183	1,004	193	522	1,200	766	459	158	9,322
		Attached 701	439	173	4	567	141	462	204	209	876	161	80	515	555	59	191	5,337
		Apartment 2,074	1,006	261	2	475	833	1,086	393	285	1,672	167	85	1,440	3,223	145	282	13,429
	Median Selling Price	Detached \$1,770,000	\$1,528,800	\$1,330,000	\$806,250	\$1,149,000	\$1,330,000	\$1,915,000	\$1,245,000	\$1,700,000	\$1,738,448	\$1,429,000	\$871,000	\$1,750,000	\$3,368,000	\$3,100,000	\$2,200,000	
		Attached \$905,900	\$950,000	\$829,900	n/a	\$669,900	\$820,000	\$1,205,500	\$794,000	\$919,900	\$935,000	\$875,000	\$513,200	\$1,188,000	\$1,441,000	\$1,900,000	\$1,112,000	n/a
		Apartment \$628,950	\$576,000	\$575,000	n/a	\$445,000	\$545,500	\$695,000	\$495,000	\$650,000	\$598,000	\$580,000	\$499,000	\$625,000	\$775,000	\$930,000	\$577,500	n/a

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



MLS® LISTINGS Facts



**July
2022**

		<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 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%		
		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%		
June 2022	Number of Listings	Detached	128	137	83	21	263	40	173	52	42	180	52	120	233	206	140	39	1,909	
		Attached	89	60	26	2	112	26	81	24	27	118	25	8	100	109	11	32	850	
		Apartment	364	163	23	2	76	116	205	75	46	319	27	5	235	751	50	40	2,497	
	% Sales to Listings	Detached	40%	34%	37%	38%	25%	35%	36%	60%	33%	40%	35%	42%	33%	34%	23%	26%		
		Attached	52%	37%	65%	0%	39%	62%	48%	96%	81%	75%	68%	38%	51%	50%	73%	44%		n/a
		Apartment	57%	74%	91%	50%	63%	70%	47%	53%	46%	55%	37%	60%	58%	43%	40%	50%		
July 2021	Number of Listings	Detached	109	99	54	7	150	36	86	43	26	175	23	95	140	168	117	25	1,353	
		Attached	114	54	21	0	50	22	48	23	17	124	15	13	73	87	13	15	689	
		Apartment	362	186	21	0	66	143	162	41	37	308	7	15	264	654	27	42	2,335	
	% Sales to Listings	Detached	90%	103%	87%	214%	85%	81%	84%	91%	81%	54%	61%	81%	103%	55%	46%	96%		
		Attached	79%	89%	95%	n/a	114%	91%	81%	104%	276%	79%	87%	54%	78%	66%	62%	160%		n/a
		Apartment	69%	76%	133%	n/a	62%	79%	85%	95%	59%	77%	214%	33%	60%	64%	78%	90%		
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%		
		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%		
Jan. - Jul. 2021 <i>Year-to-date*</i>	Number of Listings	Detached	1,399	1,332	714	68	1,584	366	1,270	583	275	1,739	295	732	2,081	1,796	1,162	189	15,585	
		Attached	972	582	237	6	632	198	620	257	270	1,130	211	88	810	1,007	125	232	7,377	
		Apartment	2,919	1,379	293	2	558	1,211	1,571	564	365	2,515	170	112	2,191	5,724	254	314	20,142	
	% Sales to Listings	Detached	56%	65%	69%	97%	75%	65%	64%	66%	67%	58%	65%	71%	58%	43%	40%	84%		
		Attached	72%	75%	73%	67%	90%	71%	75%	79%	77%	78%	76%	91%	64%	55%	47%	82%		n/a
		Apartment	71%	73%	89%	100%	85%	69%	69%	70%	78%	66%	98%	76%	66%	56%	57%	90%		

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



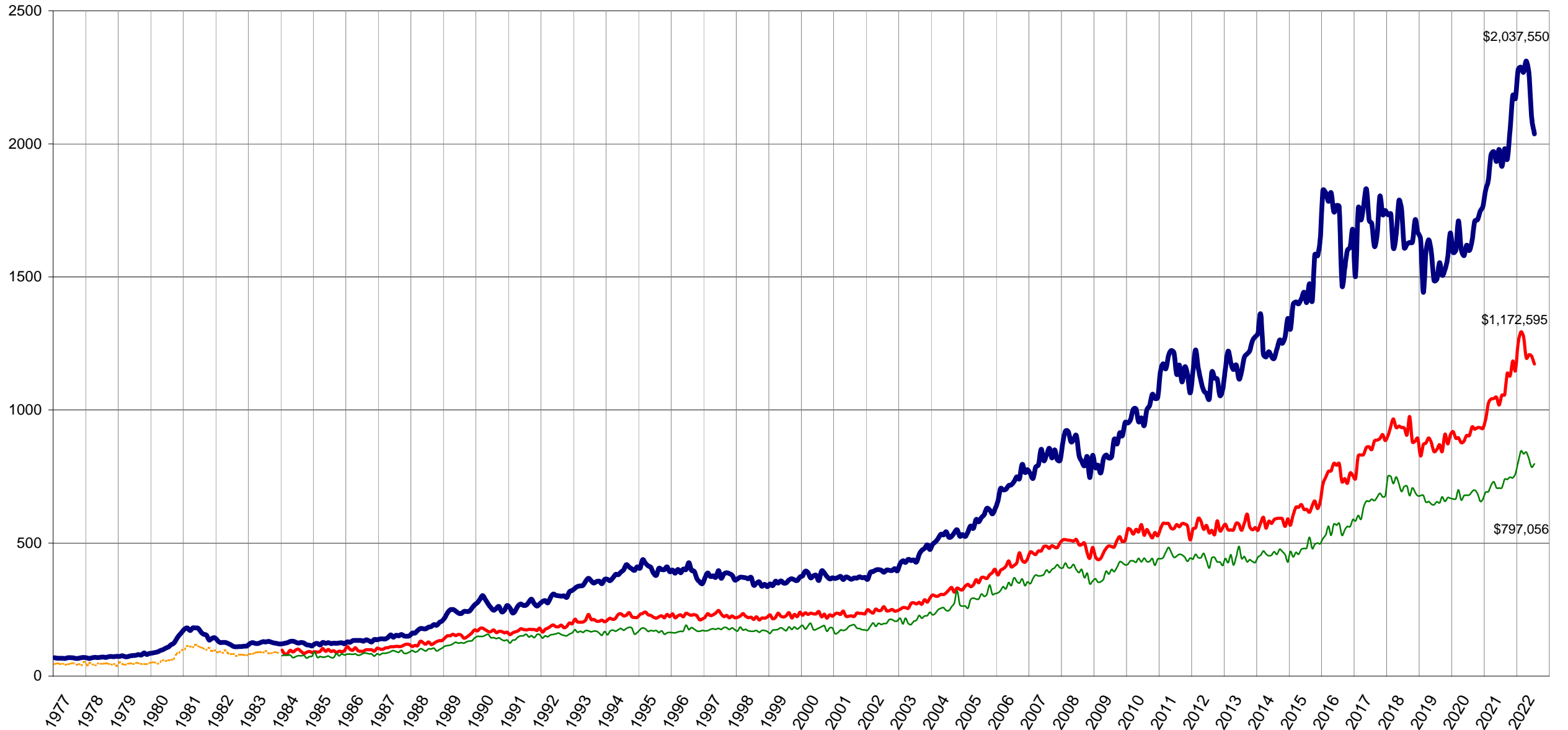
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2021	2 Jun 2022	3 Jul 2022	Col. 2 & 3 Percentage Variance	5 Jul 2021	6 Jun 2022	7 Jul 2022	Col. 6 & 7 Percentage Variance	9 May 2021 - Jul 2021	10 May 2022 - Jul 2022	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	109	128	108	-15.6	98	51	54	5.9	315	172	-45.4
ATTACHED	114	89	75	-15.7	90	46	38	-17.4	299	138	-53.8
APARTMENTS	362	364	298	-18.1	251	208	180	-13.5	820	634	-22.7
COQUITLAM											
DETACHED	99	137	88	-35.8	102	47	49	4.3	383	163	-57.4
ATTACHED	54	60	47	-21.7	48	22	21	-4.5	167	94	-43.7
APARTMENTS	186	163	144	-11.7	142	120	72	-40.0	420	317	-24.5
DELTA											
DETACHED	54	83	63	-24.1	47	31	24	-22.6	184	94	-48.9
ATTACHED	21	26	11	-57.7	20	17	8	-52.9	74	43	-41.9
APARTMENTS	21	23	19	-17.4	28	21	9	-57.1	101	45	-55.4
MAPLE RIDGE/PITT MEADOWS											
DETACHED	150	263	183	-30.4	127	65	63	-3.1	453	220	-51.4
ATTACHED	50	112	69	-38.4	57	44	40	-9.1	209	141	-32.5
APARTMENTS	66	76	69	-9.2	41	48	28	-41.7	182	125	-31.3
NORTH VANCOUVER											
DETACHED	86	173	103	-40.5	72	62	44	-29.0	320	187	-41.6
ATTACHED	48	81	51	-37.0	39	39	24	-38.5	162	106	-34.6
APARTMENTS	162	205	144	-29.8	137	97	105	8.2	443	356	-19.6
NEW WESTMINSTER											
DETACHED	36	40	26	-35.0	29	14	11	-21.4	103	45	-56.3
ATTACHED	22	26	16	-38.5	20	16	8	-50.0	57	38	-33.3
APARTMENTS	143	116	105	-9.5	113	81	63	-22.2	348	226	-35.1
PORT MOODY/BELCARRA											
DETACHED	26	42	18	-57.1	21	14	14	0.0	76	40	-47.4
ATTACHED	17	27	21	-22.2	47	22	6	-72.7	105	44	-58.1
APARTMENTS	37	46	40	-13.0	22	21	25	19.0	103	75	-27.2
PORT COQUITLAM											
DETACHED	43	52	44	-15.4	39	31	21	-32.3	143	79	-44.8
ATTACHED	23	24	38	58.3	24	23	15	-34.8	94	59	-37.2
APARTMENTS	41	75	52	-30.7	39	40	34	-15.0	166	117	-29.5
RICHMOND											
DETACHED	175	180	145	-19.4	94	72	54	-25.0	382	203	-46.9
ATTACHED	124	118	92	-22.0	98	89	47	-47.2	335	203	-39.4
APARTMENTS	308	319	187	-41.4	236	176	121	-31.3	685	491	-28.3
SUNSHINE COAST											
DETACHED	95	120	103	-14.2	77	50	34	-32.0	223	139	-37.7
ATTACHED	13	8	8	0.0	7	3	3	0.0	29	20	-31.0
APARTMENTS	15	5	13	160.0	5	3	5	66.7	31	14	-54.8
SQUAMISH											
DETACHED	23	52	30	-42.3	14	18	14	-22.2	64	51	-20.3
ATTACHED	15	25	21	-16.0	13	17	9	-47.1	71	43	-39.4
APARTMENTS	7	27	21	-22.2	15	10	3	-70.0	64	26	-59.4
VANCOUVER EAST											
DETACHED	140	233	139	-40.3	144	77	54	-29.9	489	225	-54.0
ATTACHED	73	100	105	5.0	57	51	43	-15.7	190	147	-22.6
APARTMENTS	264	235	190	-19.1	158	137	101	-26.3	601	409	-31.9
VANCOUVER WEST											
DETACHED	168	206	142	-31.1	93	71	46	-35.2	325	201	-38.2
ATTACHED	87	109	98	-10.1	57	54	28	-48.1	237	149	-37.1
APARTMENTS	654	751	586	-22.0	419	323	294	-9.0	1358	1047	-22.9
WHISTLER/PEMBERTON											
DETACHED	25	39	30	-23.1	24	10	7	-30.0	68	26	-61.8
ATTACHED	15	32	24	-25.0	24	14	10	-28.6	83	47	-43.4
APARTMENTS	42	40	33	-17.5	38	20	7	-65.0	104	57	-45.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	117	140	102	-27.1	54	32	30	-6.3	174	108	-37.9
ATTACHED	13	11	10	-9.1	8	8	4	-50.0	23	17	-26.1
APARTMENTS	27	50	32	-36.0	21	20	13	-35.0	61	51	-16.4
GRAND TOTALS											
DETACHED	1346	1888	1324	-29.9	1035	645	519	-19.5	3702	1953	-47.2
ATTACHED	689	848	686	-19.1	609	465	304	-34.6	2135	1289	-39.6
APARTMENTS	2335	2495	1933	-22.5	1665	1325	1060	-20.0	5487	3990	-27.3

Residential Average Sale Prices - January 1977 to July 2022

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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