

# News Release

FOR IMMEDIATE RELEASE:



## Home prices continue to rise in Metro Vancouver’s housing market to kick off the summer

**VANCOUVER, BC – July 5, 2023** – Continuing the trend that has emerged in the housing market this year, the benchmark price for all home types in Metro Vancouver<sup>1</sup> increased in June as home buyer demand butted up against a limited inventory of homes for sale in the region.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales<sup>2</sup> in the region totalled 2,988 in June 2023, a 21.1 per cent increase from the 2,467 sales recorded in June 2022. This was 8.6 per cent below the 10-year seasonal average (3,269).

“The market continues to outperform expectations across all segments, but the apartment segment showed the most relative strength in June,” Andrew Lis, REBGV’s director of economics and data analytics said. “The benchmark price of apartment homes is almost cresting the peak reached in 2022, while sales of apartments are now above the region’s ten-year seasonal average. This uniquely positions the apartment segment relative to the attached and detached segments where sales remained below the ten-year seasonal averages.”

There were 5,348 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in June 2023. This represents a 1.3 per cent increase compared to the 5,278 homes listed in June 2022. This was 3.1 per cent below the 10-year seasonal average (5,518).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,990, a 7.9 per cent decrease compared to June 2022 (10,842) This was 17.4 per cent below the 10-year seasonal average (12,091).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for June 2023 is 31.4 per cent. By property type, the ratio is 20.9 per cent for detached homes, 38.5 per cent for townhomes, and 39.4 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.

“Despite elevated borrowing costs, there continues to be too little resale inventory available relative to the pool of buyers in Metro Vancouver. This is the fundamental reason we continue to see prices increase month over month across all segments,” Lis said. “With the benchmark price for apartments now standing at \$767,000, we repeat our call to the provincial government to

adjust the \$525,000 threshold exempting first-time home buyers from the Property Transfer Tax to better reflect the price of entry-level homes in our region. This is a simple policy adjustment that could help more first-time buyers afford a home right now.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,203,000. This represents a 2.4 per cent decrease over June 2022 and a 1.3 per cent increase compared to May 2023.

Sales of detached homes in June 2023 reached 848, a 28.3 per cent increase from the 661 detached sales recorded in June 2022. The benchmark price for a detached home is \$1,991,300. This represents a 3.2 per cent decrease from June 2022 and a 1.9 per cent increase compared to May 2023.

Sales of apartment homes reached 1,573 in June 2023, an 18.6 per cent increase compared to the 1,326 sales in June 2022. The benchmark price of an apartment home is \$767,000. This represents a 0.5 per cent increase from June 2022 and a 0.8 per cent increase compared to May 2023.

Attached home sales in June 2023 totalled 547, a 17.6 per cent increase compared to the 465 sales in June 2022. The benchmark price of an attached home is \$1,098,900. This represents a one per cent decrease from June 2022 and a 1.5 per cent increase compared to May 2023.

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1. Editor’s Note: Areas covered by the Real Estate Board of Greater Vancouver include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminister, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

2. 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](http://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	\$1,144,400	347.7	1.5%	6.0%	8.5%	-4.1%	35.2%	23.0%	94.7%
	Greater Vancouver	\$1,203,000	340.7	1.3%	5.0%	8.1%	-2.4%	29.2%	17.5%	83.6%
	Bowen Island	\$1,387,700	291.2	2.1%	-1.8%	-3.6%	-16.8%	37.6%	38.7%	134.8%
	Burnaby East	\$1,190,700	370.5	2.7%	6.9%	9.1%	0.1%	30.5%	17.8%	107.4%
	Burnaby North	\$1,027,300	342.1	0.9%	4.2%	6.8%	-3.7%	26.8%	17.8%	101.1%
	Burnaby South	\$1,123,100	354.4	1.0%	5.0%	6.4%	-1.7%	24.1%	17.6%	98.7%
	Coquitlam	\$1,134,200	354.7	1.7%	4.7%	7.1%	-2.9%	35.7%	25.5%	119.6%
	Ladner	\$1,163,500	337.9	1.6%	9.4%	9.9%	-2.0%	42.0%	33.6%	121.7%
	Maple Ridge	\$997,900	345.4	1.6%	7.3%	9.4%	-6.5%	45.8%	39.2%	154.9%
	New Westminister	\$840,200	380.9	1.5%	4.8%	8.5%	0.3%	34.3%	24.0%	117.8%
	North Vancouver	\$1,409,100	323.8	0.8%	4.8%	8.6%	-2.1%	28.3%	19.9%	96.1%
	Pitt Meadows	\$927,300	370.5	2.3%	9.5%	9.6%	-4.9%	43.3%	36.3%	165.0%
	Port Coquitlam	\$967,900	372.3	1.7%	5.8%	9.2%	-1.3%	47.0%	36.5%	150.7%
	Port Moody	\$1,118,900	353.4	0.6%	1.8%	3.8%	-7.5%	35.9%	25.7%	137.3%
	Richmond	\$1,185,500	389.3	-0.6%	2.9%	8.9%	0.2%	35.2%	18.5%	96.3%
	Squamish	\$1,102,700	360.1	1.2%	5.7%	11.1%	-8.5%	38.7%	39.1%	159.4%
	Sunshine Coast	\$842,600	309.0	4.1%	2.0%	1.1%	-11.4%	45.6%	43.1%	151.2%
	Tsawwassen	\$1,246,800	323.9	2.0%	9.7%	10.1%	-4.7%	34.6%	22.4%	107.6%
	Vancouver East	\$1,217,300	378.6	2.0%	7.3%	9.6%	-0.3%	27.8%	18.8%	98.2%
	Vancouver West	\$1,336,800	314.2	1.3%	4.4%	8.6%	-0.3%	14.7%	1.7%	50.0%
West Vancouver	\$2,646,700	285.3	3.2%	6.0%	3.8%	-8.4%	21.5%	-0.3%	54.5%	
Whistler	\$1,404,100	315.5	1.1%	4.9%	9.1%	-9.6%	42.1%	49.3%	169.9%	
Single Family Detached	Lower Mainland	\$1,781,700	390.1	2.1%	7.6%	9.9%	-4.8%	39.1%	31.1%	110.2%
	Greater Vancouver	\$1,991,300	370.3	1.9%	6.5%	9.2%	-3.2%	32.6%	22.1%	90.1%
	Bowen Island	\$1,390,400	291.3	2.1%	-1.8%	-3.6%	-16.7%	37.5%	38.6%	134.9%
	Burnaby East	\$1,912,200	408.9	4.8%	11.5%	15.5%	2.4%	39.7%	30.8%	132.2%
	Burnaby North	\$2,039,400	389.9	2.9%	5.9%	8.2%	-3.9%	33.3%	28.1%	116.4%
	Burnaby South	\$2,213,200	414.8	1.7%	8.8%	9.5%	-1.7%	31.6%	26.5%	113.9%
	Coquitlam	\$1,787,000	413.8	1.8%	4.2%	6.9%	-3.1%	42.1%	34.7%	152.2%
	Ladner	\$1,422,900	344.4	2.0%	14.2%	9.9%	-3.6%	42.7%	37.7%	128.4%
	Maple Ridge	\$1,284,200	375.1	1.8%	7.9%	10.0%	-6.9%	46.6%	45.8%	173.0%
	New Westminister	\$1,570,600	388.9	2.9%	9.2%	11.6%	1.5%	39.9%	32.3%	127.3%
	North Vancouver	\$2,271,400	352.5	0.1%	5.9%	9.0%	-2.4%	31.7%	26.3%	118.3%
	Pitt Meadows	\$1,319,700	396.9	3.5%	11.3%	13.8%	-4.3%	46.1%	42.8%	176.0%
	Port Coquitlam	\$1,418,300	399.5	1.9%	7.7%	11.1%	-0.7%	51.2%	43.6%	174.0%
	Port Moody	\$2,035,300	386.4	1.4%	2.4%	4.6%	-7.1%	41.1%	30.0%	152.7%
	Richmond	\$2,182,000	444.1	-0.4%	3.6%	10.1%	0.7%	35.4%	21.3%	113.5%
	Squamish	\$1,639,400	401.1	-0.5%	6.4%	8.0%	-10.4%	36.2%	47.5%	208.3%
	Sunshine Coast	\$899,900	314.4	4.4%	1.6%	-1.1%	-12.0%	47.1%	46.4%	157.1%
	Tsawwassen	\$1,596,700	352.9	2.8%	14.1%	10.8%	-5.6%	38.9%	31.1%	132.0%
	Vancouver East	\$1,879,700	418.1	3.1%	9.8%	11.6%	-1.5%	31.1%	25.4%	120.9%
	Vancouver West	\$3,418,700	355.2	2.4%	4.5%	9.9%	-3.2%	13.2%	5.2%	62.6%
West Vancouver	\$3,226,100	298.7	3.7%	6.0%	4.1%	-7.6%	22.1%	2.2%	61.4%	
Whistler	\$2,510,500	328.4	-0.3%	6.1%	7.5%	-10.6%	38.3%	48.3%	161.3%	

**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	\$973,600	370.8	1.8%	5.1%	8.5%	-2.9%	42.1%	35.1%	139.1%
	Greater Vancouver	\$1,098,900	381.7	1.5%	3.7%	9.0%	-1.0%	37.9%	30.7%	136.1%
	Burnaby East	\$863,500	372.2	-1.3%	2.9%	2.6%	-1.2%	27.1%	23.8%	117.5%
	Burnaby North	\$903,500	371.2	0.1%	3.9%	6.7%	-6.4%	30.2%	25.6%	132.0%
	Burnaby South	\$997,800	376.2	0.6%	3.6%	5.7%	-3.4%	28.5%	19.5%	126.9%
	Coquitlam	\$1,074,600	418.9	1.5%	5.8%	9.8%	-1.1%	41.3%	38.8%	172.2%
	Ladner	\$971,700	388.2	-0.2%	0.5%	13.5%	0.6%	34.6%	30.5%	147.1%
	Maple Ridge	\$785,000	393.5	2.2%	7.6%	10.6%	-5.4%	48.2%	40.8%	182.9%
	New Westminister	\$945,100	397.4	0.1%	0.9%	7.2%	-1.7%	38.1%	34.7%	134.2%
	North Vancouver	\$1,336,600	358.0	2.6%	-1.4%	7.9%	-1.9%	35.5%	32.5%	135.1%
	Pitt Meadows	\$831,800	406.9	0.7%	9.6%	3.3%	-5.2%	40.2%	34.0%	174.6%
	Port Coquitlam	\$962,100	386.5	3.6%	8.0%	10.8%	-1.7%	45.6%	40.5%	170.1%
	Port Moody	\$1,033,100	398.3	-0.8%	3.3%	5.8%	-6.5%	41.0%	36.6%	163.3%
	Richmond	\$1,121,500	404.7	0.1%	2.4%	7.8%	2.1%	39.7%	29.8%	132.5%
	Squamish	\$1,055,100	379.3	4.1%	5.2%	10.4%	-1.7%	49.4%	40.3%	202.0%
	Sunshine Coast	\$757,000	349.5	4.2%	5.2%	10.5%	-0.7%	55.5%	46.8%	178.9%
	Tsawwassen	\$999,600	295.5	-0.6%	-1.2%	10.3%	-1.4%	21.3%	3.2%	82.2%
	Vancouver East	\$1,108,900	365.7	0.0%	1.6%	7.9%	-0.8%	27.1%	18.3%	108.5%
	Vancouver West	\$1,497,000	340.5	2.7%	5.1%	12.1%	1.5%	27.0%	15.3%	101.8%
Whistler	\$1,513,400	392.3	3.9%	4.9%	10.8%	-1.1%	59.0%	55.9%	240.5%	
Apartment	Lower Mainland	\$714,400	356.8	1.0%	4.7%	8.1%	-0.2%	26.7%	18.1%	114.8%
	Greater Vancouver	\$767,000	353.5	0.8%	4.3%	7.8%	0.5%	23.1%	16.1%	112.1%
	Burnaby East	\$798,600	341.7	1.2%	2.3%	6.0%	-0.2%	23.5%	14.8%	111.6%
	Burnaby North	\$753,800	375.4	0.1%	4.2%	7.7%	0.7%	30.9%	22.6%	131.6%
	Burnaby South	\$812,100	389.1	0.8%	4.2%	7.7%	3.0%	23.4%	18.4%	128.2%
	Coquitlam	\$737,500	418.1	1.9%	5.1%	7.3%	0.6%	31.5%	25.4%	166.6%
	Ladner	\$719,100	365.8	2.0%	1.5%	7.4%	-2.0%	48.2%	46.0%	138.8%
	Maple Ridge	\$532,600	372.7	0.1%	5.4%	5.5%	-4.9%	39.1%	30.0%	164.1%
	New Westminister	\$653,400	398.7	1.0%	2.9%	7.5%	0.3%	27.7%	19.5%	136.8%
	North Vancouver	\$819,100	329.9	2.0%	6.4%	9.1%	0.7%	24.0%	17.4%	118.3%
	Pitt Meadows	\$606,800	414.8	0.8%	6.4%	6.9%	-4.1%	35.8%	24.5%	172.0%
	Port Coquitlam	\$630,200	430.5	0.7%	2.6%	5.5%	-2.4%	36.2%	27.2%	172.8%
	Port Moody	\$728,000	391.0	1.6%	3.8%	7.2%	-2.4%	25.2%	21.9%	151.4%
	Richmond	\$739,800	406.5	-1.0%	2.0%	8.3%	0.1%	28.9%	22.8%	128.4%
	Squamish	\$606,400	359.7	1.6%	4.6%	20.1%	-12.5%	40.3%	33.0%	181.0%
	Sunshine Coast	\$576,100	328.6	4.2%	6.6%	19.9%	-13.0%	31.0%	19.0%	114.5%
	Tsawwassen	\$690,700	323.8	1.7%	1.3%	7.0%	-2.5%	32.7%	26.9%	114.2%
	Vancouver East	\$713,600	411.3	0.9%	3.9%	6.2%	0.5%	16.7%	13.6%	118.7%
	Vancouver West	\$856,000	326.7	0.7%	4.5%	6.9%	1.6%	12.7%	6.8%	95.2%
West Vancouver	\$1,339,700	261.0	3.0%	10.4%	11.3%	6.3%	31.6%	2.7%	84.6%	
Whistler	\$697,400	300.0	2.2%	7.5%	22.4%	-10.9%	47.1%	44.6%	173.2%	

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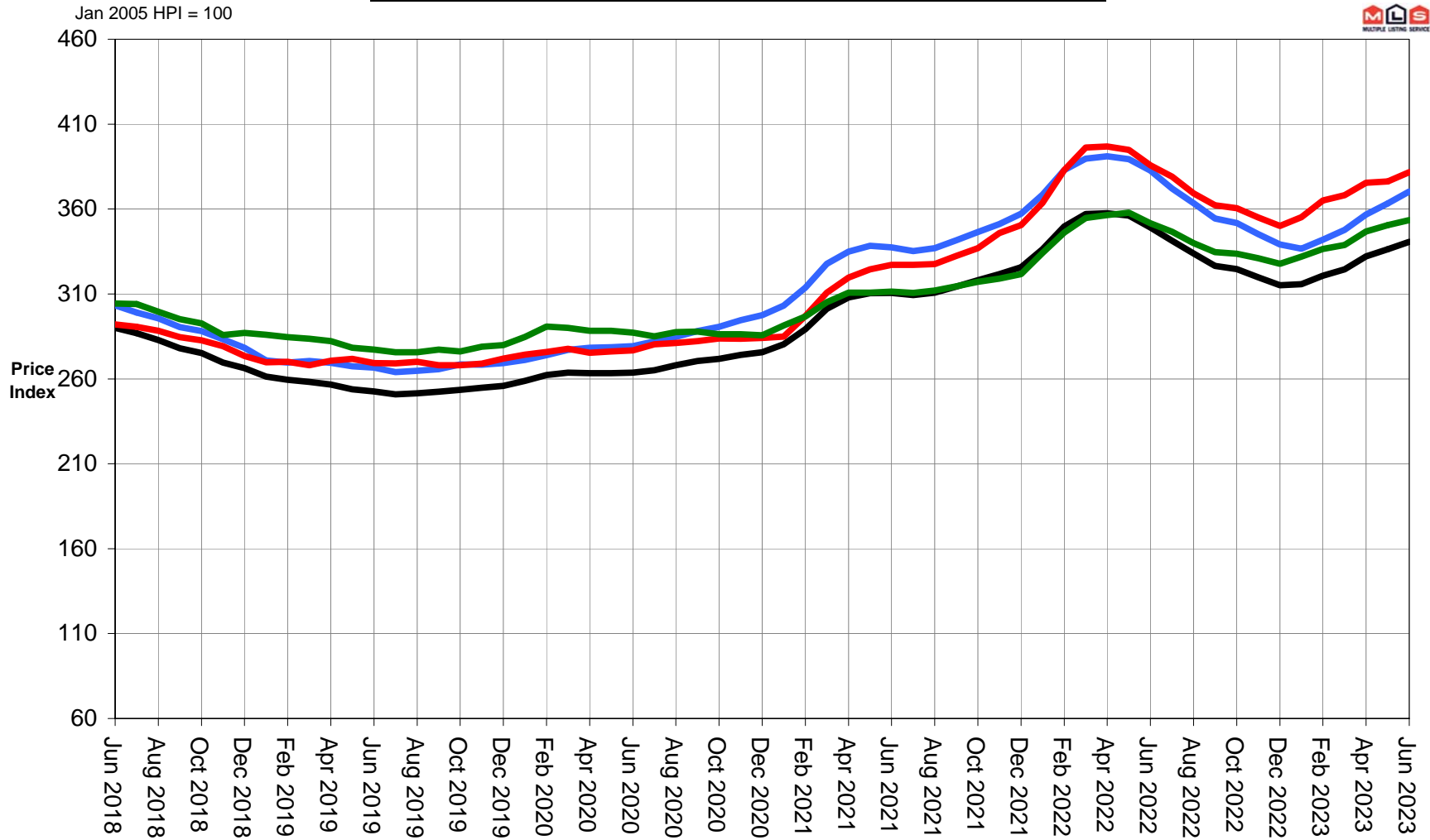
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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



**June  
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>	<b>TOTALS</b>	
<b>June 2023</b>	<b>Number of Sales</b>	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
	<b>Median Selling Price</b>	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
<b>May 2023</b>	<b>Number of Sales</b>	Detached	91	91	72	10	122	30	106	31	16	109	23	51	125	109	41	13	1,040
		Attached	75	60	17	0	65	15	52	20	14	91	17	6	74	68	8	26	608
		Apartment	298	131	25	0	67	97	127	40	56	193	13	12	159	446	29	37	1,730
	<b>Median Selling Price</b>	Detached	\$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	\$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	\$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
<b>June 2022</b>	<b>Number of Sales</b>	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
	<b>Median Selling Price</b>	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	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
<b>Jan. - Jun. 2023 Year-to-date</b>	<b>Number of Sales</b>	Detached	356	357	241	34	527	106	403	132	88	475	93	209	478	464	196	68	4,227
		Attached	318	234	93	0	282	63	195	92	95	372	79	41	377	270	28	104	2,643
		Apartment	1,319	591	111	1	257	405	593	177	238	937	61	35	696	1,841	111	151	7,524
	<b>Median Selling Price</b>	Detached	\$1,950,000	\$1,750,000	\$1,465,000	\$902,000	\$1,250,000	\$1,517,500	\$2,100,000	\$1,349,000	\$1,900,000	\$2,000,000	\$1,375,000	\$950,000	\$1,888,000	\$3,500,000	\$3,175,000	\$2,272,000	n/a
		Attached	\$1,030,000	\$1,164,000	\$1,058,000	n/a	\$785,000	\$972,450	\$1,395,000	\$928,500	\$1,062,500	\$1,150,000	\$960,000	\$660,000	\$1,400,000	\$1,638,000	\$2,175,900	\$1,397,500	n/a
		Apartment	\$730,000	\$679,900	\$634,050	n/a	\$520,000	\$615,000	\$778,500	\$585,000	\$705,750	\$684,000	\$615,000	\$475,000	\$679,450	\$848,000	\$1,199,600	\$650,000	n/a
<b>Jan. - Jun. 2022 Year-to-date</b>	<b>Number of Sales</b>	Detached	441	450	276	36	600	137	473	216	116	602	121	333	637	539	284	70	5,331
		Attached	352	239	87	2	345	87	268	140	125	496	118	58	356	378	37	127	3,215
		Apartment	1,566	854	144	3	341	590	757	272	184	1,294	92	35	1,058	2,635	90	186	10,101
	<b>Median Selling Price</b>	Detached	\$2,150,000	\$1,850,000	\$1,650,000	\$798,000	\$1,465,000	\$1,620,000	\$2,250,000	\$1,525,000	\$2,054,900	\$2,100,000	\$1,600,000	\$1,050,000	\$2,055,000	\$3,554,000	\$3,115,000	\$3,020,000	n/a
		Attached	\$1,060,000	\$1,175,000	\$995,000	n/a	\$867,500	\$1,012,000	\$1,391,500	\$1,000,000	\$1,072,000	\$1,150,000	\$1,069,444	\$642,450	\$1,379,000	\$1,588,500	\$2,100,000	\$1,555,000	n/a
		Apartment	\$725,786	\$715,000	\$648,950	n/a	\$570,000	\$627,000	\$810,000	\$590,000	\$752,950	\$680,000	\$719,500	\$577,000	\$682,000	\$858,000	\$1,088,000	\$659,500	n/a

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



# MLS® LISTINGS Facts



**June  
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>	<b>TOTALS</b>		
<b>June 2023</b>	<b>Number of Listings</b>	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	
	<b>% Sales to Listings</b>	Detached	49%	57%	62%	75%	47%	49%	58%	50%	41%	45%	37%	36%	43%	39%	19%	63%		
		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%		
<b>May 2023</b>	<b>Number of Listings</b>	Detached	153	156	87	17	225	55	176	65	37	211	39	129	233	238	169	31	2,021	
		Attached	127	108	27	1	79	28	65	31	22	138	26	17	159	115	17	36	996	
		Apartment	413	198	27	2	80	120	192	49	73	291	25	5	247	821	41	31	2,615	
	<b>% Sales to Listings</b>	Detached	59%	58%	83%	59%	54%	55%	60%	48%	43%	52%	59%	40%	54%	46%	24%	42%		
		Attached	59%	56%	63%	0%	82%	54%	80%	65%	64%	66%	65%	35%	47%	59%	47%	72%		n/a
		Apartment	72%	66%	93%	0%	84%	81%	66%	82%	77%	66%	52%	240%	64%	54%	71%	119%		
<b>June 2022</b>	<b>Number of Listings</b>	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	
	<b>% Sales to Listings</b>	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%		
<b>Jan. - Jun. 2023</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	669	661	429	69	1,030	213	723	241	176	957	219	591	977	1,037	746	136	8,874	
		Attached	517	432	154	3	409	103	317	119	140	615	129	78	689	623	63	162	4,553	
		Apartment	2,043	921	166	2	420	581	946	292	347	1,525	100	55	1,264	3,793	243	198	12,896	
	<b>% Sales to Listings</b>	Detached	53%	54%	56%	49%	51%	50%	56%	55%	50%	50%	42%	35%	49%	45%	26%	50%		
		Attached	62%	54%	60%	0%	69%	61%	62%	77%	68%	60%	61%	53%	55%	43%	44%	64%		n/a
		Apartment	65%	64%	67%	50%	61%	70%	63%	61%	69%	61%	61%	64%	55%	49%	46%	76%		
<b>Jan. - Jun. 2022</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	889	917	538	72	1,480	282	936	420	231	1,372	259	614	1,398	1,406	904	162	11,880	
		Attached	588	420	151	6	691	147	424	199	190	878	183	76	702	760	64	194	5,673	
		Apartment	2,482	1,275	185	5	491	844	1,189	393	308	2,049	145	48	1,678	4,897	233	272	16,494	
	<b>% Sales to Listings</b>	Detached	50%	49%	51%	50%	41%	49%	51%	51%	50%	44%	47%	54%	46%	38%	31%	43%		
		Attached	60%	57%	58%	33%	50%	59%	63%	70%	66%	56%	64%	76%	51%	50%	58%	65%		n/a
		Apartment	63%	67%	78%	60%	69%	70%	64%	69%	60%	63%	63%	73%	63%	54%	39%	68%		

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



# Listing & Sales Activity Summary

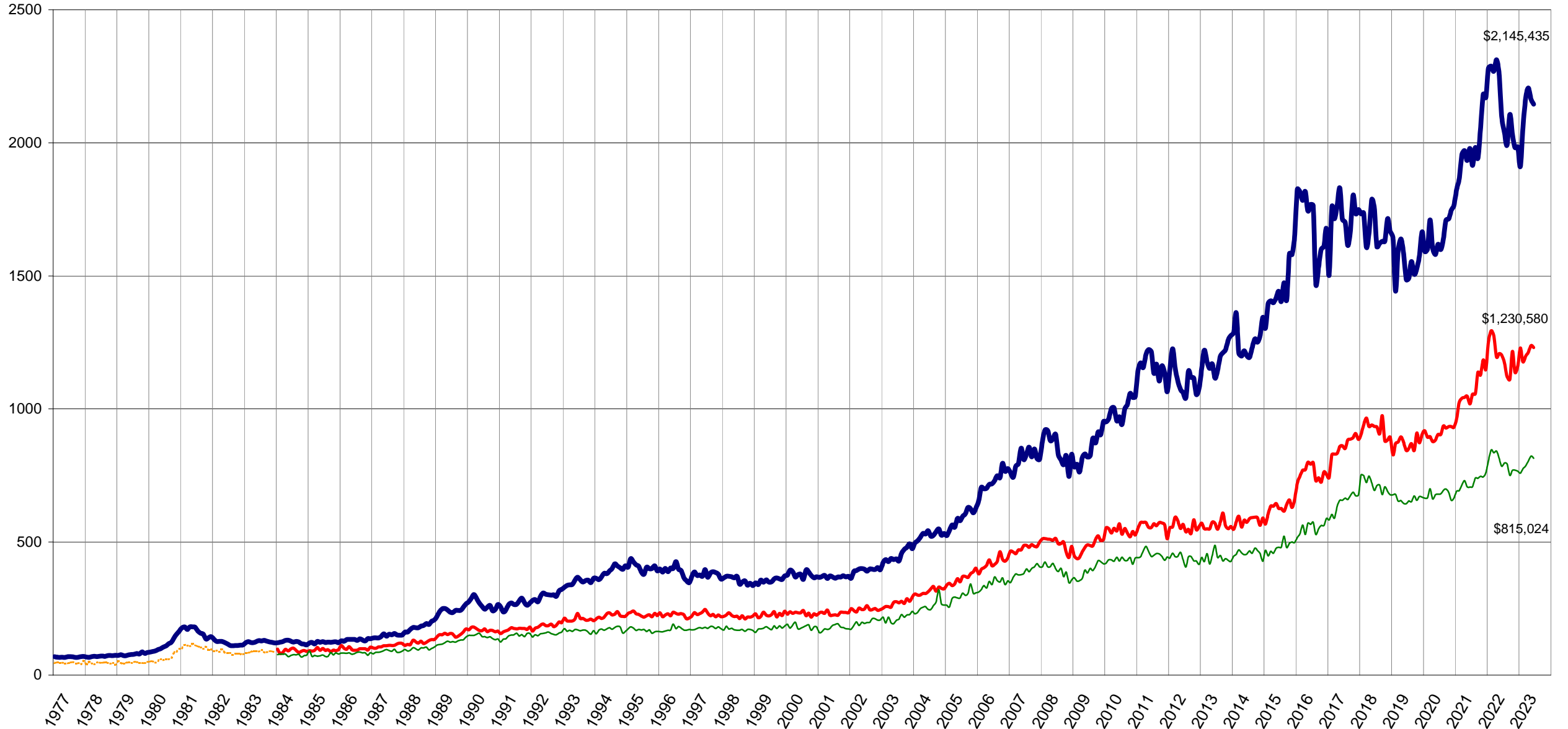
	<u>Listings</u>				<u>Sales</u>						
	1 Jun 2022	2 May 2023	3 Jun 2023	Col. 2 & 3 Percentage Variance	5 Jun 2022	6 May 2023	7 Jun 2023	Col. 6 & 7 Percentage Variance	9 Apr 2022 - Jun 2022	10 Apr 2023 - Jun 2023	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	128	153	132	-13.7	51	91	65	-28.6	203	230	13.3
ATTACHED	89	127	95	-25.2	46	75	67	-10.7	161	207	28.6
APARTMENTS	364	413	390	-5.6	208	298	258	-13.4	696	840	20.7
<b>COQUITLAM</b>											
DETACHED	137	156	149	-4.5	47	91	85	-6.6	202	243	20.3
ATTACHED	60	108	105	-2.8	22	60	56	-6.7	115	159	38.3
APARTMENTS	163	198	179	-9.6	120	131	125	-4.6	394	355	-9.9
<b>DELTA</b>											
DETACHED	83	87	69	-20.7	31	72	43	-40.3	106	166	56.6
ATTACHED	26	27	25	-7.4	17	17	14	-17.6	48	54	12.5
APARTMENTS	23	27	28	3.7	21	25	17	-32.0	67	65	-3.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	263	225	229	1.8	65	122	107	-12.3	260	320	23.1
ATTACHED	112	79	91	15.2	44	65	62	-4.6	164	179	9.1
APARTMENTS	76	80	70	-12.5	48	67	62	-7.5	141	173	22.7
<b>NORTH VANCOUVER</b>											
DETACHED	173	176	154	-12.5	62	106	89	-16.0	239	273	14.2
ATTACHED	81	65	54	-16.9	39	52	35	-32.7	136	115	-15.4
APARTMENTS	205	192	180	-6.3	97	127	122	-3.9	376	360	-4.3
<b>NEW WESTMINSTER</b>											
DETACHED	40	55	39	-29.1	14	30	19	-36.7	58	68	17.2
ATTACHED	26	28	25	-10.7	16	15	18	20.0	37	53	43.2
APARTMENTS	116	120	120	0.0	81	97	82	-15.5	265	251	-5.3
<b>PORT MOODY/BELCARRA</b>											
DETACHED	42	37	51	37.8	14	16	21	31.3	42	59	40.5
ATTACHED	27	22	31	40.9	22	14	15	7.1	61	53	-13.1
APARTMENTS	46	73	59	-19.2	21	56	59	5.4	76	160	110.5
<b>PORT COQUITLAM</b>											
DETACHED	52	65	58	-10.8	31	31	29	-6.5	94	80	-14.9
ATTACHED	24	31	27	-12.9	23	20	21	5.0	77	56	-27.3
APARTMENTS	75	49	56	14.3	40	40	41	2.5	131	122	-6.9
<b>RICHMOND</b>											
DETACHED	180	211	210	-0.5	72	109	95	-12.8	245	296	20.8
ATTACHED	118	138	113	-18.1	89	91	74	-18.7	252	238	-5.6
APARTMENTS	319	291	309	6.2	176	193	192	-0.5	603	558	-7.5
<b>SUNSHINE COAST</b>											
DETACHED	120	129	124	-3.9	50	51	45	-11.8	177	139	-21.5
ATTACHED	8	17	9	-47.1	3	6	12	100.0	27	24	-11.1
APARTMENTS	5	5	10	100.0	3	12	8	-33.3	12	27	125.0
<b>SQUAMISH</b>											
DETACHED	52	39	49	25.6	18	23	18	-21.7	61	56	-8.2
ATTACHED	25	26	21	-19.2	17	17	16	-5.9	53	47	-11.3
APARTMENTS	27	25	22	-12.0	10	13	13	0.0	32	37	15.6
<b>VANCOUVER EAST</b>											
DETACHED	233	233	225	-3.4	77	125	96	-23.2	281	296	5.3
ATTACHED	100	159	120	-24.5	51	74	73	-1.4	169	226	33.7
APARTMENTS	235	247	268	8.5	137	159	156	-1.9	486	428	-11.9
<b>VANCOUVER WEST</b>											
DETACHED	206	238	190	-20.2	71	109	75	-31.2	248	279	12.5
ATTACHED	109	115	130	13.0	54	68	62	-8.8	181	163	-9.9
APARTMENTS	751	821	773	-5.8	323	446	390	-12.6	1218	1175	-3.5
<b>WHISTLER/PEMBERTON</b>											
DETACHED	39	31	30	-3.2	10	13	19	46.2	38	40	5.3
ATTACHED	32	36	39	8.3	14	26	16	-38.5	65	64	-1.5
APARTMENTS	40	31	40	29.0	20	37	26	-29.7	74	93	25.7
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	140	169	149	-11.8	32	41	28	-31.7	132	115	-12.9
ATTACHED	11	17	5	-70.6	8	8	6	-25.0	17	17	0.0
APARTMENTS	50	41	60	46.3	20	29	22	-24.1	51	70	37.3
<b>GRAND TOTALS</b>											
DETACHED	<b>1888</b>	<b>2004</b>	<b>1858</b>	<b>-7.3</b>	<b>645</b>	<b>1030</b>	<b>834</b>	<b>-19.0</b>	<b>2386</b>	<b>2660</b>	<b>11.5</b>
ATTACHED	<b>848</b>	<b>995</b>	<b>890</b>	<b>-10.6</b>	<b>465</b>	<b>608</b>	<b>547</b>	<b>-10.0</b>	<b>1563</b>	<b>1655</b>	<b>5.9</b>
APARTMENTS	<b>2495</b>	<b>2613</b>	<b>2564</b>	<b>-1.9</b>	<b>1325</b>	<b>1730</b>	<b>1573</b>	<b>-9.1</b>	<b>4622</b>	<b>4714</b>	<b>2.0</b>



## Residential Average Sale Prices - January 1977 to June 2023

— DETACHED    - - - CONDOMINIUM    — ATTACHED    — APARTMENTS

IN THOUSANDS (\$)



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