

News Release



FOR IMMEDIATE RELEASE:

Home prices remain steady, buyers and sellers become more comfortable operating in today's market

VANCOUVER, BC – June 2, 2020 – Metro Vancouver* home prices have remained steady since provincial health officials implemented physical distancing requirements in March.

The Real Estate Board of Greater Vancouver (REBGV) reports that the MLS® Home Price Index¹ composite benchmark price for all residential properties in Metro Vancouver today is \$1,028,400. This is virtually unchanged from April 2020, a 1.4 per cent increase over the last three months, and a 2.9 per cent increase compared to May 2019.

"Home prices have been stable during the COVID-19 period," Colette Gerber, REBGV Chair said. "While we're seeing a variety of long-term projections for the market, it's critical to understand the facts and trends as they emerge."

Residential home sales in the region totalled 1,485 in May 2020, a 43.7 per cent decrease from the 2,638 sales recorded in May 2019 and a 33.9 per cent increase from the 1,109 homes sold in April 2020.

Last month's sales were 54.4 per cent below the 10-year May sales average.

"Home sale and listing activity is down compared to typical, long-term levels and up compared to the activity we saw in April 2020," Gerber said. "Home buyers and sellers are adapting today, becoming more comfortable operating with the physical distancing requirements that are in place in the market."

There were 3,684 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2020. This represents a 37.1 per cent decrease compared to the 5,861 homes listed in May 2019 and a 59.3 per cent increase compared to April 2020 when 2,313 homes were listed.

"Home buyers and sellers are working with their REALTORS® to use new tools to complete different stages of the real estate transaction virtually," Gerber said. "When in-person interactions are necessary, we're working with our clients to follow the physical distancing requirements set out by WorkSafeBC and the provincial health officer."

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,927, a 32.4 per cent decrease compared to May 2019 (14,685) and a 5.7 per cent increase compared to April 2020 (9,389).

For all housing types, the sales-to-active listings ratio for May 2020 is 15 per cent. By housing type, the ratio is 13.5 per cent for detached homes, 18.9 per cent for townhomes, and 14.8 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.

Sales and benchmark prices by property type

Sales of detached homes in May 2020 reached 534, a 41.5 per cent decrease from the 913 detached sales recorded in May 2019. The benchmark price for detached properties is \$1,456,700. This is a 0.3 per cent increase from April 2020, a 2.2 per cent increase over the past three months, and a 2.9 per cent increase compared to May 2019.

Sales of apartment homes reached 653 in May 2020, a 47.6 per cent decrease compared to the 1,246 sales in May 2019. The benchmark price of an apartment home is \$686,500. This is a 0.3 per cent decrease from April 2020, a 0.9 per cent increase over the past three months, and a three per cent increase compared to May 2019.

Attached home sales in May 2020 totalled 298, a 37.8 per cent decrease compared to the 479 sales in May 2019. The benchmark price of an attached home is \$792,700. This is a 0.2 per cent increase from April 2020, a 1.2 per cent increase over the past three months, and a 1.8 per cent increase compared to May 2019.

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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.

MLS® Home Price Index 2020 update

1.) The national MLS® Home Price Index (MLS® HPI) operations group underwent an annual review of the model in May. In line with best statistical practices, the MLS® HPI is reviewed annually.

HPI coverage was extended to neighbourhoods where sales volumes picked up enough to support benchmark price tracking and was discontinued for neighbourhoods where sales became too sparse to support benchmark price calculations. REBGV also modified sub-areas in Ladner and Tsawwassen to better reflect changes in these communities over time, changing the composition of neighbourhoods in these areas.

To ensure HPI coverage is consistent and comparable, historical aggregate and composite data has been recalculated based on revised and consistent coverage.

The real estate industry is a key economic driver in British Columbia. In 2019, 25,351 homes changed ownership in the Board's area, generating \$1.8 billion in economic spin-off activity and an estimated 12,910 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$25.3 billion in 2019.

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	\$963,700	270.0	-0.1%	1.5%	4.0%	2.5%	8.2%	56.3%	80.6%
	Greater Vancouver	\$1,028,400	269.8	0.0%	1.4%	4.2%	2.9%	4.6%	48.5%	76.2%
	Bowen Island	\$956,200	207.3	2.4%	5.5%	-0.3%	-1.0%	9.8%	59.2%	51.0%
	Burnaby East	\$972,000	269.6	1.0%	2.5%	4.5%	3.4%	4.2%	46.6%	76.0%
	Burnaby North	\$895,800	270.5	0.3%	1.8%	4.3%	1.8%	6.2%	53.6%	81.7%
	Burnaby South	\$974,700	275.3	0.8%	0.9%	3.5%	0.3%	3.4%	50.0%	80.9%
	Coquitlam	\$935,900	277.6	0.3%	2.4%	5.9%	4.6%	10.5%	60.9%	93.4%
	Ladner	\$839,700	236.4	0.5%	2.5%	5.9%	3.4%	-0.6%	33.6%	57.0%
	Maple Ridge	\$779,100	248.1	0.5%	3.1%	4.6%	2.4%	16.5%	73.9%	79.8%
	New Westminister	\$662,300	291.4	0.2%	1.9%	4.0%	0.4%	14.9%	70.0%	88.1%
	North Vancouver	\$1,067,900	240.0	0.0%	0.7%	4.5%	2.8%	0.9%	40.4%	65.9%
	Pitt Meadows	\$761,400	276.8	-0.2%	2.3%	5.0%	2.9%	20.9%	75.1%	93.6%
	Port Coquitlam	\$768,900	263.2	-0.7%	2.1%	4.1%	3.1%	11.3%	64.9%	80.3%
	Port Moody	\$933,100	257.9	-0.4%	2.5%	4.5%	3.0%	12.0%	61.1%	82.5%
	Richmond	\$934,900	279.1	-0.1%	1.5%	3.6%	2.2%	3.0%	48.1%	72.8%
	Squamish	\$755,200	240.3	-1.5%	-2.6%	-2.8%	-1.2%	8.1%	65.6%	81.1%
	Sunshine Coast	\$590,500	206.9	1.9%	5.5%	-0.5%	-2.5%	9.6%	60.6%	51.8%
	Tsawwassen	\$928,100	240.6	-0.9%	-0.6%	3.5%	1.0%	-4.7%	34.1%	65.2%
	Vancouver East	\$1,089,000	323.6	-0.4%	0.6%	4.9%	3.5%	2.1%	48.2%	93.2%
	Vancouver West	\$1,283,000	267.9	-0.3%	0.8%	5.1%	4.2%	-1.4%	36.3%	68.9%
West Vancouver	\$2,142,500	235.9	1.7%	2.5%	2.3%	3.6%	-14.5%	13.8%	60.0%	
Whistler	\$896,800	209.0	-1.5%	-2.9%	-2.3%	0.9%	16.1%	71.5%	60.3%	
Single Family Detached	Lower Mainland	\$1,252,000	267.0	0.1%	2.1%	3.7%	2.9%	-0.8%	43.2%	79.7%
	Greater Vancouver	\$1,456,700	269.1	0.3%	2.2%	3.5%	2.9%	-6.6%	32.0%	73.1%
	Bowen Island	\$956,200	207.3	2.4%	5.5%	-0.3%	-1.0%	9.8%	59.2%	51.0%
	Burnaby East	\$1,244,600	278.3	2.0%	4.1%	7.3%	7.0%	0.5%	41.8%	81.7%
	Burnaby North	\$1,472,700	284.8	0.2%	3.8%	6.7%	4.6%	-5.8%	31.5%	84.8%
	Burnaby South	\$1,529,000	292.7	1.8%	3.4%	2.9%	1.4%	-9.1%	30.0%	87.0%
	Coquitlam	\$1,215,200	269.7	-0.2%	3.3%	5.2%	4.4%	-1.4%	43.8%	85.7%
	Ladner	\$983,500	235.4	0.3%	2.6%	7.4%	3.8%	-2.3%	29.9%	60.4%
	Maple Ridge	\$848,700	241.8	0.8%	3.2%	5.6%	3.2%	11.6%	69.8%	80.2%
	New Westminister	\$1,098,800	274.1	1.5%	4.4%	7.3%	5.0%	-1.1%	41.7%	75.7%
	North Vancouver	\$1,543,800	243.1	-0.1%	-0.2%	3.1%	2.4%	-8.5%	30.1%	68.7%
	Pitt Meadows	\$920,500	259.4	-0.8%	4.1%	5.5%	4.5%	11.7%	63.6%	84.2%
	Port Coquitlam	\$969,100	258.4	-1.3%	1.7%	4.1%	5.1%	-0.5%	49.3%	79.6%
	Port Moody	\$1,453,400	268.4	0.8%	3.0%	4.2%	3.4%	1.7%	47.1%	84.3%
	Richmond	\$1,528,400	296.1	-0.1%	1.4%	2.5%	1.6%	-10.6%	30.6%	71.1%
	Squamish	\$952,800	251.1	-1.2%	-2.3%	-2.7%	0.6%	4.2%	65.3%	81.8%
	Sunshine Coast	\$586,300	205.4	1.9%	5.4%	-0.3%	-2.3%	9.5%	60.5%	50.7%
	Tsawwassen	\$1,087,800	242.4	-1.5%	-1.1%	4.0%	2.2%	-7.1%	31.0%	70.1%
	Vancouver East	\$1,447,800	318.9	-0.1%	1.2%	4.2%	5.6%	-5.6%	32.0%	96.2%
	Vancouver West	\$3,041,100	307.6	0.8%	3.0%	3.3%	2.2%	-16.1%	17.4%	67.4%
West Vancouver	\$2,620,700	247.4	2.1%	3.0%	3.0%	4.1%	-15.3%	13.2%	69.3%	
Whistler	\$1,665,700	231.7	1.3%	-0.9%	1.9%	5.7%	9.7%	62.9%	66.3%	

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	\$686,500	249.0	0.3%	1.5%	2.9%	1.8%	11.3%	60.6%	71.6%
	Greater Vancouver	\$792,700	254.3	0.2%	1.2%	2.7%	1.8%	8.3%	53.2%	69.3%
	Burnaby East	\$669,500	247.3	1.8%	1.6%	1.6%	2.0%	9.8%	51.6%	65.8%
	Burnaby North	\$719,300	268.5	-1.2%	-1.2%	-1.3%	-1.5%	6.6%	53.7%	72.3%
	Burnaby South	\$773,400	266.4	-1.0%	-0.1%	0.5%	-1.0%	4.9%	52.6%	71.4%
	Coquitlam	\$687,300	252.2	1.5%	2.2%	6.7%	2.4%	12.8%	60.3%	79.1%
	Ladner	\$654,100	234.6	0.9%	2.8%	4.7%	5.3%	-2.3%	33.7%	48.0%
	Maple Ridge	\$548,400	254.6	0.6%	4.7%	3.6%	0.6%	18.0%	75.5%	77.2%
	New Westminister	\$745,600	273.6	1.7%	1.9%	4.2%	5.8%	11.9%	56.2%	76.3%
	North Vancouver	\$974,200	236.7	-0.9%	2.8%	4.0%	2.2%	2.7%	52.4%	63.8%
	Pitt Meadows	\$633,000	273.9	0.8%	3.2%	7.3%	4.5%	22.5%	76.1%	93.6%
	Port Coquitlam	\$647,200	245.0	-0.8%	4.2%	4.7%	0.7%	11.4%	60.9%	71.8%
	Port Moody	\$648,600	219.2	0.4%	3.0%	4.9%	0.7%	15.6%	46.5%	55.6%
	Richmond	\$793,500	260.6	-0.1%	1.6%	4.2%	2.6%	5.0%	48.2%	65.7%
	Squamish	\$683,100	224.6	-0.4%	-4.6%	-3.6%	-1.5%	14.9%	63.8%	79.4%
	Tsawwassen	\$635,900	249.3	1.3%	1.7%	4.0%	5.1%	-0.9%	43.2%	58.2%
	Vancouver East	\$905,000	287.8	1.3%	0.4%	4.1%	2.7%	5.0%	50.7%	80.8%
	Vancouver West	\$1,125,000	263.0	0.1%	-1.3%	-0.8%	0.8%	-0.5%	40.3%	68.7%
Whistler	\$907,900	218.9	-0.3%	-4.5%	-3.5%	3.1%	21.6%	72.5%	75.8%	
Apartment	Lower Mainland	\$657,300	281.6	-0.5%	1.0%	4.6%	2.3%	18.3%	73.4%	84.8%
	Greater Vancouver	\$686,500	274.5	-0.3%	0.9%	5.0%	3.0%	14.4%	66.3%	80.4%
	Burnaby East	\$746,500	286.4	-0.5%	1.7%	4.0%	-0.2%	9.4%	58.1%	75.5%
	Burnaby North	\$623,500	266.2	0.8%	1.7%	4.6%	1.4%	16.9%	77.6%	85.2%
	Burnaby South	\$678,900	272.6	0.9%	0.4%	4.9%	0.4%	11.2%	66.7%	82.8%
	Coquitlam	\$534,300	293.2	0.3%	2.1%	3.1%	3.3%	23.9%	86.8%	105.8%
	Ladner	\$515,500	240.7	0.3%	1.5%	3.4%	-1.3%	6.9%	46.2%	55.1%
	Maple Ridge	\$360,500	257.4	-0.1%	1.3%	3.8%	2.8%	31.7%	82.2%	75.1%
	New Westminister	\$524,700	297.3	-0.3%	1.5%	3.4%	-0.8%	19.8%	82.1%	91.7%
	North Vancouver	\$577,200	235.4	0.5%	0.6%	5.8%	3.6%	12.8%	52.8%	62.2%
	Pitt Meadows	\$500,100	294.9	-0.1%	1.4%	3.7%	1.4%	28.6%	85.0%	98.3%
	Port Coquitlam	\$463,700	277.3	-0.4%	1.5%	3.5%	2.9%	23.8%	87.2%	83.3%
	Port Moody	\$661,100	275.5	-1.5%	2.2%	5.0%	4.8%	21.1%	86.7%	98.9%
	Richmond	\$652,800	279.5	0.0%	1.7%	4.1%	2.3%	17.8%	73.5%	80.1%
	Squamish	\$480,000	236.6	-3.1%	-1.5%	-3.4%	-5.1%	11.9%	76.8%	81.0%
	Tsawwassen	\$548,000	236.0	0.7%	1.0%	3.0%	-2.0%	6.7%	45.8%	53.3%
	Vancouver East	\$595,300	334.6	-1.2%	-0.1%	4.9%	1.6%	9.7%	68.7%	89.8%
	Vancouver West	\$801,300	260.0	-0.6%	0.6%	6.8%	5.6%	7.4%	52.0%	72.3%
West Vancouver	\$1,006,000	204.4	1.0%	-0.8%	-1.6%	-1.6%	-5.4%	30.3%	36.4%	
Whistler	\$479,700	187.9	-4.5%	-2.9%	-3.9%	-4.1%	15.6%	83.9%	43.7%	

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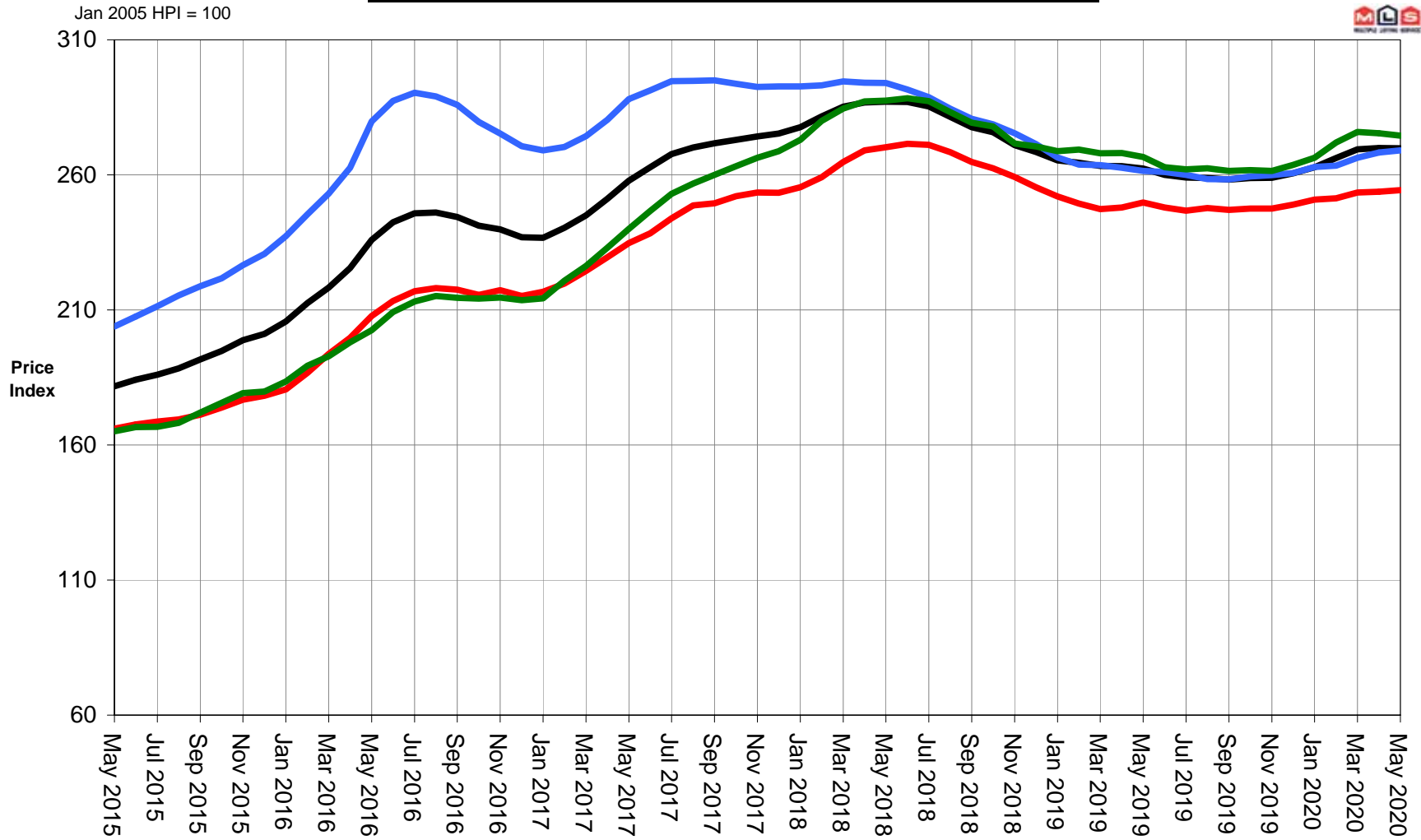
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



Greater Vancouver 5 Year Trend

— Residential — Detached — Townhouse — Apartment



MLS[®] SALES Facts



**May
2020**

		<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
May 2020	Number of Sales	Detached 37 Attached 34 Apartment 89	48 35 49	37 11 7	2 0 0	68 37 27	20 3 49	51 30 55	30 9 21	15 14 17	41 48 63	12 6 4	28 2 1	64 25 76	51 36 177	27 3 12	3 5 6	534 298 653
	Median Selling Price	Detached \$1,457,500 Attached \$772,000 Apartment \$545,500	\$1,210,000 \$825,000 \$499,500	\$1,108,000 n/a n/a	n/a n/a n/a	\$881,000 \$560,000 \$375,900	\$1,207,500 n/a \$493,000	\$1,580,000 \$1,011,750 \$685,800	\$915,500 n/a \$474,000	n/a n/a n/a	\$1,566,500 \$815,500 \$545,100	n/a n/a n/a	\$645,000 n/a n/a	\$1,450,000 \$1,172,500 \$595,000	\$3,174,000 \$1,174,000 \$740,000	\$2,145,000 n/a n/a	n/a n/a n/a	n/a n/a n/a
		Detached 26 Attached 25 Apartment 56	34 17 42	23 7 11	2 0 0	50 27 24	10 12 38	38 12 45	16 13 13	6 8 13	36 37 64	10 7 3	26 0 3	49 17 54	37 29 129	22 1 5	3 6 3	388 218 503
April 2020	Number of Sales	Detached 26 Attached 25 Apartment 56	34 17 42	23 7 11	2 0 0	50 27 24	10 12 38	38 12 45	16 13 13	6 8 13	36 37 64	10 7 3	26 0 3	49 17 54	37 29 129	22 1 5	3 6 3	388 218 503
	Median Selling Price	Detached \$1,462,500 Attached \$770,000 Apartment \$593,000	\$1,158,500 n/a \$520,500	\$1,010,000 n/a n/a	n/a n/a n/a	\$900,000 \$530,000 \$403,150	n/a n/a \$500,000	\$1,511,500 n/a \$650,000	n/a n/a n/a	n/a n/a n/a	\$1,489,000 \$818,572 \$515,000	n/a n/a n/a	\$613,750 n/a n/a	\$1,500,000 n/a \$541,000	\$2,802,000 \$1,076,000 \$745,000	\$2,937,500 n/a n/a	n/a n/a n/a	n/a n/a n/a
		Detached 67 Attached 58 Apartment 154	71 35 98	38 16 25	7 0 0	111 54 45	26 8 93	105 45 106	41 36 54	23 15 24	82 55 133	21 17 12	47 6 9	124 60 142	86 55 319	56 4 11	8 15 21	913 479 1,246
May 2019	Number of Sales	Detached 67 Attached 58 Apartment 154	71 35 98	38 16 25	7 0 0	111 54 45	26 8 93	105 45 106	41 36 54	23 15 24	82 55 133	21 17 12	47 6 9	124 60 142	86 55 319	56 4 11	8 15 21	913 479 1,246
	Median Selling Price	Detached \$1,310,000 Attached \$750,900 Apartment \$600,000	\$1,195,000 \$725,000 \$523,500	\$1,027,500 n/a \$501,123	n/a n/a n/a	\$818,500 \$521,500 \$340,000	\$1,122,400 n/a \$505,000	\$1,502,000 \$1,010,000 \$616,500	\$925,000 \$686,833 \$415,000	\$1,310,000 n/a \$531,000	\$1,530,000 \$796,000 \$528,000	\$992,500 n/a n/a	\$627,000 n/a n/a	\$1,397,500 \$1,031,500 \$562,000	\$2,865,000 \$1,250,000 \$720,000	\$2,649,286 n/a n/a	n/a n/a \$563,000	n/a n/a n/a
		Detached 227 Attached 201 Apartment 573	263 174 328	160 58 73	16 2 0	387 226 150	78 42 269	253 125 360	121 85 135	55 58 87	278 280 529	67 45 41	150 19 18	361 157 462	291 190 1,085	156 15 39	35 54 61	2,898 1,731 4,210
Jan. - May. 2020 Year-to-date	Number of Sales	Detached 227 Attached 201 Apartment 573	263 174 328	160 58 73	16 2 0	387 226 150	78 42 269	253 125 360	121 85 135	55 58 87	278 280 529	67 45 41	150 19 18	361 157 462	291 190 1,085	156 15 39	35 54 61	2,898 1,731 4,210
	Median Selling Price	Detached \$1,460,000 Attached \$809,000 Apartment \$591,000	\$1,236,000 \$815,000 \$510,000	\$1,040,000 \$711,900 \$530,000	n/a n/a n/a	\$879,998 \$547,400 \$385,900	\$1,173,500 \$711,476 \$511,800	\$1,600,000 \$1,025,000 \$649,900	\$960,000 \$678,300 \$445,000	\$1,345,000 \$716,900 \$600,500	\$1,600,000 \$820,000 \$550,000	\$1,100,000 \$689,000 \$455,000	\$626,250 n/a n/a	\$1,475,000 \$1,098,000 \$590,000	\$3,015,000 \$1,255,000 \$755,000	\$2,450,000 n/a \$925,000	\$2,099,000 \$1,112,500 \$513,000	n/a n/a n/a
		Detached 212 Attached 189 Apartment 572	249 145 326	118 60 56	18 0 0	343 213 148	74 39 340	300 140 343	108 97 144	61 48 109	243 181 471	83 71 48	169 28 38	341 166 479	290 178 1,106	160 13 45	46 76 97	2,815 1,644 4,322
Jan. - May. 2019 Year-to-date	Number of Sales	Detached 212 Attached 189 Apartment 572	249 145 326	118 60 56	18 0 0	343 213 148	74 39 340	300 140 343	108 97 144	61 48 109	243 181 471	83 71 48	169 28 38	341 166 479	290 178 1,106	160 13 45	46 76 97	2,815 1,644 4,322
	Median Selling Price	Detached \$1,399,000 Attached \$759,800 Apartment \$580,800	\$1,188,500 \$750,000 \$519,500	\$1,050,000 \$688,400 \$475,000	n/a n/a n/a	\$830,000 \$525,000 \$358,750	\$1,140,000 \$715,000 \$502,500	\$1,558,000 \$1,010,000 \$615,000	\$913,750 \$650,000 \$410,000	\$1,223,000 \$758,500 \$568,000	\$1,505,000 \$815,000 \$528,888	\$1,000,000 \$645,000 \$435,500	\$609,286 \$477,500 \$432,400	\$1,372,500 \$976,500 \$560,000	\$2,805,000 \$1,260,000 \$740,000	\$2,453,750 n/a \$1,050,000	\$1,870,000 \$1,064,500 \$425,000	n/a n/a n/a

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



MLS® LISTINGS Facts



**May
2020**

		<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	
May 2020	Number of Listings	Detached	80	125	69	4	114	34	134	30	31	115	36	98	109	116	96	21	1,212
		Attached	67	91	17	0	64	19	51	27	21	90	20	8	76	77	8	27	663
		Apartment	181	149	49	0	62	102	152	31	41	203	21	7	200	546	34	31	1,809
	% Sales to Listings	Detached	46%	38%	54%	50%	60%	59%	38%	100%	48%	36%	33%	29%	59%	44%	28%	14%	n/a
		Attached	51%	38%	65%	n/a	58%	16%	59%	33%	67%	53%	30%	25%	33%	47%	38%	19%	n/a
		Apartment	49%	33%	14%	n/a	44%	48%	36%	68%	41%	31%	19%	14%	38%	32%	35%	19%	n/a
April 2020	Number of Listings	Detached	59	52	35	6	103	21	77	26	16	72	18	38	80	64	58	11	736
		Attached	55	28	24	0	37	11	55	23	15	51	16	4	45	63	6	17	450
		Apartment	156	106	16	0	29	56	87	28	24	117	25	2	121	319	23	18	1,127
	% Sales to Listings	Detached	44%	65%	66%	33%	49%	48%	49%	62%	38%	50%	56%	68%	61%	58%	38%	27%	n/a
		Attached	45%	61%	29%	n/a	73%	109%	22%	57%	53%	73%	44%	0%	38%	46%	17%	35%	n/a
		Apartment	36%	40%	69%	n/a	83%	68%	52%	46%	54%	55%	12%	150%	45%	40%	22%	17%	n/a
May 2019	Number of Listings	Detached	200	223	94	15	245	50	196	61	50	252	38	145	227	220	168	29	2,213
		Attached	127	100	31	0	102	24	91	57	34	167	31	20	103	144	12	28	1,071
		Apartment	317	186	53	0	59	198	225	66	39	336	41	16	275	689	49	28	2,577
	% Sales to Listings	Detached	34%	32%	40%	47%	45%	52%	54%	67%	46%	33%	55%	32%	55%	39%	33%	28%	n/a
		Attached	46%	35%	52%	n/a	53%	33%	49%	63%	44%	33%	55%	30%	58%	38%	33%	54%	n/a
		Apartment	49%	53%	47%	n/a	76%	47%	47%	82%	62%	40%	29%	56%	52%	46%	22%	75%	n/a
Jan. - May. 2020 <i>Year-to-date*</i>	Number of Listings	Detached	464	542	328	29	686	144	596	179	143	637	157	340	654	606	499	102	6,106
		Attached	348	315	110	6	363	85	273	156	103	473	96	55	313	408	48	133	3,285
		Apartment	1,137	704	180	2	302	497	767	221	166	1,079	113	38	917	2,456	159	178	8,916
	% Sales to Listings	Detached	49%	49%	49%	55%	56%	54%	42%	68%	38%	44%	43%	44%	55%	48%	31%	34%	n/a
		Attached	58%	55%	53%	33%	62%	49%	46%	54%	56%	59%	47%	35%	50%	47%	31%	41%	n/a
		Apartment	50%	47%	41%	0%	50%	54%	47%	61%	52%	49%	36%	47%	50%	44%	25%	34%	n/a
Jan. - May. 2019 <i>Year-to-date*</i>	Number of Listings	Detached	798	863	435	33	927	228	827	258	187	1,189	182	511	999	1,057	745	114	9,353
		Attached	554	390	140	5	395	88	370	220	120	723	120	64	388	630	73	158	4,438
		Apartment	1,419	782	162	0	306	795	961	340	206	1,426	111	95	1,145	3,359	211	183	11,501
	% Sales to Listings	Detached	27%	29%	27%	55%	37%	32%	36%	42%	33%	20%	46%	33%	34%	27%	21%	40%	n/a
		Attached	34%	37%	43%	0%	54%	44%	38%	44%	40%	25%	59%	44%	43%	28%	18%	48%	n/a
		Apartment	40%	42%	35%	n/a	48%	43%	36%	42%	53%	33%	43%	40%	42%	33%	21%	53%	n/a

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



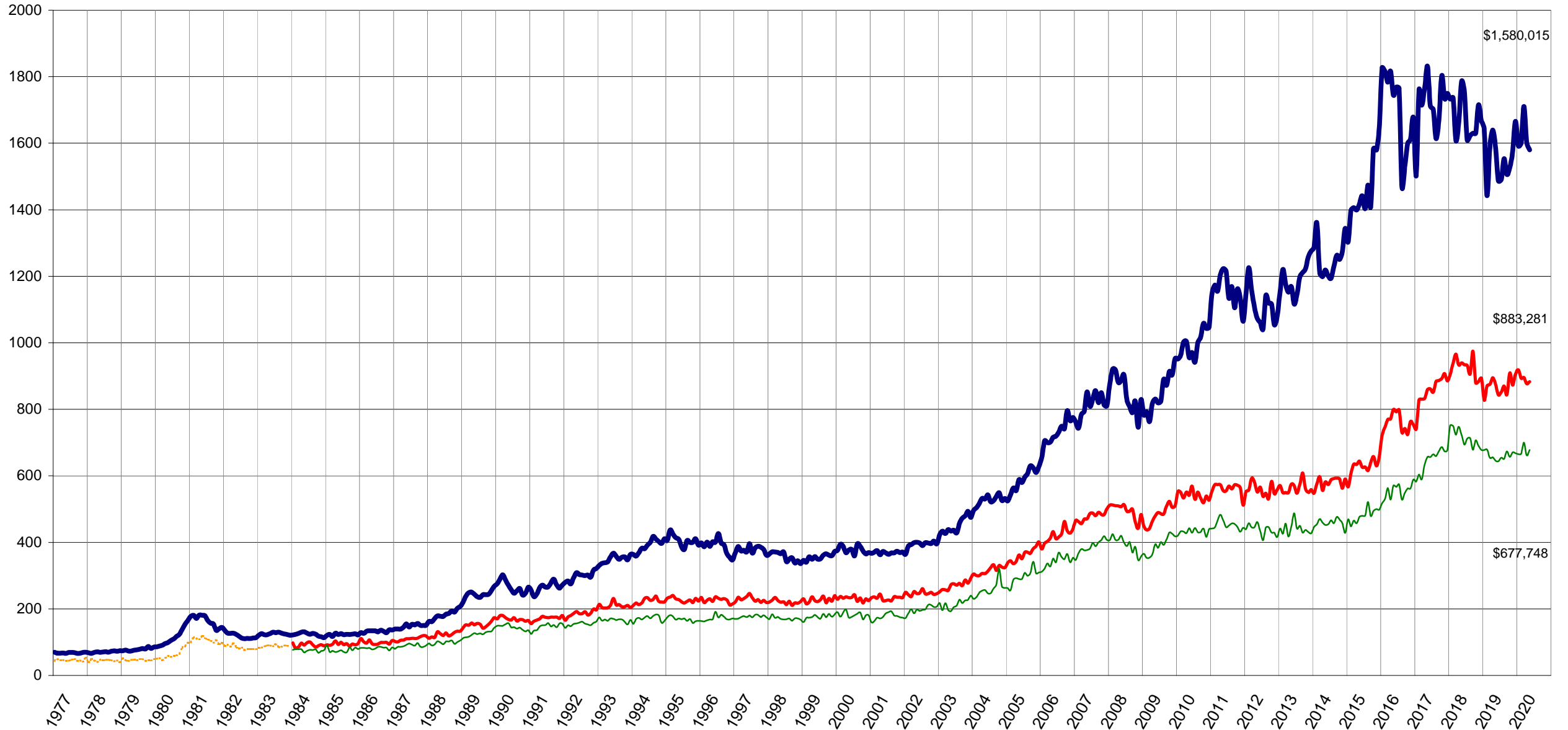
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 May 2019	2 Apr 2020	3 May 2020	Col. 2 & 3 Percentage Variance	5 May 2019	6 Apr 2020	7 May 2020	Col. 6 & 7 Percentage Variance	9 Mar 2019 - May 2019	10 Mar 2020 - May 2020	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	200	59	80	35.6	67	26	37	42.3	156	132	-15.4
ATTACHED	127	55	67	21.8	58	25	34	36.0	136	117	-14.0
APARTMENTS	317	156	181	16.0	154	56	89	58.9	368	315	-14.4
COQUITLAM											
DETACHED	223	52	125	140.4	71	34	48	41.2	184	155	-15.8
ATTACHED	100	28	91	225.0	35	17	35	105.9	96	101	5.2
APARTMENTS	186	106	149	40.6	98	42	49	16.7	219	170	-22.4
DELTA											
DETACHED	94	35	69	97.1	38	23	37	60.9	84	100	19.0
ATTACHED	31	24	17	-29.2	16	7	11	57.1	45	32	-28.9
APARTMENTS	53	16	49	206.3	25	11	7	-36.4	36	35	-2.8
MAPLE RIDGE/PITT MEADOWS											
DETACHED	245	103	114	10.7	111	50	68	36.0	247	222	-10.1
ATTACHED	102	37	64	73.0	54	27	37	37.0	147	130	-11.6
APARTMENTS	59	29	62	113.8	45	24	27	12.5	105	80	-23.8
NORTH VANCOUVER											
DETACHED	196	77	134	74.0	105	38	51	34.2	228	158	-30.7
ATTACHED	91	55	51	-7.3	45	12	30	150.0	98	77	-21.4
APARTMENTS	225	87	152	74.7	106	45	55	22.2	243	199	-18.1
NEW WESTMINSTER											
DETACHED	50	21	34	61.9	26	10	20	100.0	51	51	0.0
ATTACHED	24	11	19	72.7	8	12	3	-75.0	22	31	40.9
APARTMENTS	198	56	102	82.1	93	38	49	28.9	243	168	-30.9
PORT MOODY/BELCARRA											
DETACHED	50	16	31	93.8	23	6	15	150.0	43	37	-14.0
ATTACHED	34	15	21	40.0	15	8	14	75.0	38	38	0.0
APARTMENTS	39	24	41	70.8	24	13	17	30.8	76	52	-31.6
PORT COQUITLAM											
DETACHED	61	26	30	15.4	41	16	30	87.5	78	74	-5.1
ATTACHED	57	23	27	17.4	36	13	9	-30.8	72	52	-27.8
APARTMENTS	66	28	31	10.7	54	13	21	61.5	107	72	-32.7
RICHMOND											
DETACHED	252	72	115	59.7	82	36	41	13.9	177	174	-1.7
ATTACHED	167	51	90	76.5	55	37	48	29.7	127	158	24.4
APARTMENTS	336	117	203	73.5	133	64	63	-1.6	316	292	-7.6
SUNSHINE COAST											
DETACHED	145	38	98	157.9	47	26	28	7.7	114	98	-14.0
ATTACHED	20	4	8	100.0	6	0	2	200.0	16	13	-18.8
APARTMENTS	16	2	7	250.0	9	3	1	-66.7	30	7	-76.7
SQUAMISH											
DETACHED	38	18	36	100.0	21	10	12	20.0	59	40	-32.2
ATTACHED	31	16	20	25.0	17	7	6	-14.3	45	23	-48.9
APARTMENTS	41	25	21	-16.0	12	3	4	33.3	35	14	-60.0
VANCOUVER EAST											
DETACHED	227	80	109	36.3	124	49	64	30.6	243	222	-8.6
ATTACHED	103	45	76	68.9	60	17	25	47.1	122	89	-27.0
APARTMENTS	275	121	200	65.3	142	54	76	40.7	350	266	-24.0
VANCOUVER WEST											
DETACHED	220	64	116	81.3	86	37	51	37.8	213	194	-8.9
ATTACHED	144	63	77	22.2	55	29	36	24.1	134	117	-12.7
APARTMENTS	689	319	546	71.2	319	129	177	37.2	787	614	-22.0
WHISTLER/PEMBERTON											
DETACHED	29	11	21	90.9	8	3	3	0.0	27	18	-33.3
ATTACHED	28	17	27	58.8	15	6	5	-16.7	55	21	-61.8
APARTMENTS	28	18	31	72.2	21	3	6	100.0	62	25	-59.7
WEST VANCOUVER/HOWE SOUND											
DETACHED	168	58	96	65.5	56	22	27	22.7	117	90	-23.1
ATTACHED	12	6	8	33.3	4	1	3	200.0	9	10	11.1
APARTMENTS	49	23	34	47.8	11	5	12	140.0	27	26	-3.7
GRAND TOTALS											
DETACHED	2198	730	1208	65.5	906	386	532	37.8	2021	1765	-12.7
ATTACHED	1071	450	663	47.3	479	218	298	36.7	1162	1009	-13.2
APARTMENTS	2577	1127	1809	60.5	1246	503	653	29.8	3004	2335	-22.3

Residential Average Sale Prices - January 1977 to May 2020

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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