

News Release



FOR IMMEDIATE RELEASE:

Home buyer demand stays below historical averages in August

VANCOUVER, BC – September 5, 2018 – The Metro Vancouver¹ housing market continues to experience reduced demand across all housing types.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,929 in August 2018, a 36.6 per cent decrease from the 3,043 sales recorded in August 2017, and a 6.8 per cent decline compared to July 2018 when 2,070 homes sold.

Last month's sales were 25.2 per cent below the 10-year August sales average.

“Home buyers have been less active in recent months and we’re beginning to see prices edge down for all housing types as a result,” Phil Moore, REBGV president said. “Buyers today have more listings to choose from and face less competition than we’ve seen in our market in recent years.”

There were 3,881 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2018. This represents an 8.6 per cent decrease compared to the 4,245 homes listed in August 2017 and an 18.6 per cent decrease compared to July 2018 when 4,770 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 11,824, a 34.3 per cent increase compared to August 2017 (8,807) and a 2.6 per cent decrease compared to July 2018 (12,137).

The sales-to-active listings ratio for August 2018 is 16.3 per cent. By housing type, the ratio is 9.2 per cent for detached homes, 19.4 per cent for townhomes, and 26.6 per cent for apartments.

Generally, analysts say that downward pressure on home prices occurs when the ratio dips below the 12 per cent mark for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

“With fewer buyers active in the market, benchmark prices across all three housing categories have declined for two consecutive months across the region,” Moore said.

The MLS® Home Price Index² composite benchmark price for all residential properties in Metro Vancouver is currently \$1,083,400. This represents a 4.1 per cent increase over August 2017 and a 1.9 per cent decrease since May 2018.

Sales of detached properties in August 2018 reached 567, a 37.1 per cent decrease from the 901 detached sales recorded in August 2017. The benchmark price for detached properties is \$1,561,000. This represents a 3.1 per cent decrease from August 2017 and a 2.8 per cent decrease since May 2018.

Sales of apartment properties reached 1,025 in August 2018, 36.5 per cent decrease compared to the 1,613 sales in August 2017. The benchmark price of an apartment property is \$695,500. This represents a 10.3 per cent increase from August 2017 and a 1.6 per cent decrease since May 2018.

Attached property sales in August 2018 totalled 337, a 36.3 per cent decrease compared to the 529 sales in August 2017. The benchmark price of an attached unit is \$846,100. This represents a 7.9 per cent increase from August 2017 and a 0.8 per cent decrease since May 2018.

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*Editor's Notes:

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

2. A national operations team conducts an annual review of the MLS® HPI model. This review was recently completed, which resulted in some revisions to the model. Specifically, neighbourhoods where home sales over the past three years totalled 12 or less have been removed from the model due to a lack of consistent sample size. Neighbourhoods where sales have increased to 20 or more over the past three years have been added. Historical MLS® HPI data has been recalculated to reflect these changes.

The benchmark property descriptions for what constitutes a “typical” home in a given area have also been updated to reflect changes to current buying trends.

MLS® HPI benchmark prices represent the value of a “typical” property within a market. The HPI model creates a composite description for every neighbourhood and property type based on MLS® sales data for that specific area. What people typically purchase can change over time due to changes in affordability and buyer preferences. Therefore, it's necessary for these descriptions to be occasionally updated.

The real estate industry is a key economic driver in British Columbia. In 2017, 35,993 homes changed ownership in the Board's area, generating \$2.4 billion in economic spin-off activity and an estimated 17,600 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$37 billion in 2017.

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	\$1,015,900	278.9	-1.4%	-1.8%	1.1%	6.3%	56.7%	80.8%	93.1%
	Greater Vancouver	\$1,083,400	280.5	-1.4%	-1.9%	0.1%	4.1%	49.9%	76.7%	92.9%
	Bowen Island	\$984,800	213.5	-3.3%	-6.2%	1.0%	4.6%	56.3%	76.7%	54.8%
	Burnaby East	\$1,014,600	281.4	-2.9%	-2.6%	0.4%	2.9%	46.5%	73.5%	95.3%
	Burnaby North	\$934,300	282.1	-2.1%	-1.2%	0.3%	6.5%	54.2%	78.9%	94.0%
	Burnaby South	\$1,037,300	293.0	-2.2%	-1.7%	0.0%	5.3%	55.6%	80.8%	102.6%
	Coquitlam	\$978,700	290.3	-0.2%	-0.5%	3.5%	8.6%	62.5%	95.5%	104.4%
	Ladner	\$891,400	250.2	0.4%	1.6%	3.0%	5.6%	38.3%	67.1%	79.2%
	Maple Ridge	\$800,500	254.9	-1.0%	-1.5%	2.7%	11.6%	72.8%	89.1%	81.4%
	New Westminster	\$699,100	307.2	-2.6%	-2.2%	3.3%	11.1%	71.9%	90.5%	103.8%
	North Vancouver	\$1,093,600	249.3	-1.5%	-2.8%	0.0%	1.7%	45.9%	69.5%	79.0%
	Pitt Meadows	\$792,800	288.2	-1.9%	-0.7%	5.6%	16.0%	77.4%	100.6%	101.1%
	Port Coquitlam	\$790,800	270.7	-1.6%	-3.0%	1.7%	6.9%	64.4%	90.0%	85.9%
	Port Moody	\$968,100	267.6	-0.4%	-1.7%	2.1%	9.9%	61.1%	88.3%	91.1%
	Richmond	\$1,029,800	296.7	-1.7%	-0.9%	-0.4%	4.3%	50.4%	75.9%	101.3%
	Squamish	\$795,900	249.8	-2.9%	-3.0%	3.7%	8.4%	69.5%	100.0%	83.3%
	Sunshine Coast	\$621,900	217.9	-0.6%	-2.1%	5.6%	8.0%	63.8%	85.0%	57.8%
	Tsawwassen	\$1,006,200	252.7	-1.1%	-1.4%	1.0%	1.9%	36.2%	68.4%	80.4%
	Vancouver East	\$1,100,000	322.1	-0.1%	-1.3%	-0.6%	2.0%	48.7%	81.1%	111.9%
	Vancouver West	\$1,336,900	281.9	-1.5%	-3.0%	-2.8%	-0.7%	38.4%	66.9%	91.2%
West Vancouver	\$2,421,300	260.3	-3.0%	-6.5%	-8.9%	-8.8%	20.1%	52.8%	78.4%	
Whistler	\$970,600	210.2	-0.6%	-1.5%	3.5%	11.4%	78.7%	103.9%	55.4%	
Single Family Detached	Lower Mainland	\$1,315,900	279.3	-1.4%	-2.3%	-0.9%	-0.7%	42.7%	73.4%	98.4%
	Greater Vancouver	\$1,561,000	287.4	-1.5%	-2.8%	-2.4%	-3.1%	34.2%	68.5%	100.6%
	Bowen Island	\$984,800	213.5	-3.3%	-6.2%	1.0%	4.6%	56.3%	76.7%	54.8%
	Burnaby East	\$1,269,200	283.8	-4.2%	-3.5%	-0.9%	-3.9%	34.2%	68.5%	104.5%
	Burnaby North	\$1,501,200	290.3	-3.5%	-4.7%	-2.1%	-5.8%	25.8%	61.5%	104.1%
	Burnaby South	\$1,621,000	310.3	-3.8%	-3.0%	-3.7%	-5.6%	32.8%	66.8%	119.0%
	Coquitlam	\$1,305,300	289.7	-0.3%	-1.1%	2.2%	2.0%	46.9%	83.8%	107.7%
	Ladner	\$1,010,200	243.5	-0.7%	0.8%	0.6%	1.0%	31.5%	63.4%	78.8%
	Maple Ridge	\$870,200	247.9	-0.6%	-0.6%	2.7%	8.3%	67.6%	88.2%	82.7%
	New Westminster	\$1,132,100	282.4	-3.0%	-3.8%	-2.4%	-3.8%	36.7%	68.6%	102.3%
	North Vancouver	\$1,649,700	258.0	-1.5%	-3.4%	-2.2%	-3.6%	37.1%	71.3%	88.3%
	Pitt Meadows	\$941,500	265.3	-1.5%	-0.9%	3.2%	7.4%	61.9%	86.8%	96.2%
	Port Coquitlam	\$1,008,100	268.8	-0.8%	-3.9%	2.2%	0.5%	47.3%	81.6%	91.3%
	Port Moody	\$1,529,200	282.4	0.0%	0.0%	3.1%	2.5%	49.1%	80.9%	99.4%
	Richmond	\$1,669,900	323.5	-1.9%	-3.2%	-5.0%	-3.8%	34.7%	69.5%	115.5%
	Squamish	\$1,000,500	252.9	-3.7%	-5.7%	1.5%	5.1%	62.4%	97.7%	86.6%
	Sunshine Coast	\$617,700	216.4	-0.8%	-2.2%	5.6%	8.0%	63.7%	84.5%	56.7%
	Tsawwassen	\$1,250,200	269.2	-1.2%	-1.1%	0.1%	-0.5%	37.0%	75.3%	94.1%
	Vancouver East	\$1,529,200	338.0	-0.4%	-0.9%	-2.0%	-2.3%	34.6%	80.2%	133.7%
	Vancouver West	\$3,278,500	336.6	-2.3%	-4.4%	-6.3%	-10.3%	21.6%	57.5%	114.5%
West Vancouver	\$2,832,600	267.4	-2.8%	-6.2%	-9.8%	-11.2%	16.6%	51.5%	82.8%	
Whistler	\$1,783,200	227.8	0.8%	-0.8%	3.0%	8.3%	61.2%	90.3%	67.3%	

*** August 2018 update:**

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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.

* MLS®, Multiple Listing Service®, and all related graphics are trademarks of The Canadian Real Estate Association

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	\$712,500	257.0	-1.2%	-1.1%	3.3%	9.2%	64.0%	78.6%	80.0%
	Greater Vancouver	\$846,100	269.3	-0.8%	-0.8%	3.7%	7.9%	59.4%	79.1%	86.8%
	Burnaby East	\$712,800	263.3	-2.8%	-1.6%	4.1%	13.2%	59.6%	70.5%	81.7%
	Burnaby North	\$766,200	286.0	-2.1%	-0.1%	1.9%	9.8%	59.1%	78.6%	92.6%
	Burnaby South	\$841,600	289.9	-0.6%	0.1%	4.2%	8.9%	62.7%	85.6%	99.9%
	Coquitlam	\$690,500	253.4	-2.9%	-2.2%	1.4%	7.7%	57.4%	79.0%	82.6%
	Ladner	\$818,200	285.3	2.6%	3.9%	4.5%	11.5%	59.3%	84.5%	93.7%
	Maple Ridge	\$566,300	262.9	-0.2%	-2.4%	2.7%	11.4%	77.5%	86.9%	82.7%
	New Westminster	\$741,500	293.2	1.0%	0.9%	4.0%	13.6%	65.7%	83.6%	99.5%
	North Vancouver	\$1,030,100	250.3	-0.3%	-0.5%	3.2%	6.4%	54.0%	76.0%	84.2%
	Pitt Meadows	\$667,700	288.9	-1.2%	4.0%	13.7%	18.6%	81.6%	113.1%	101.3%
	Port Coquitlam	\$667,500	252.7	-2.7%	-3.2%	2.0%	4.1%	63.0%	81.4%	77.6%
	Port Moody	\$687,700	232.4	-0.3%	0.4%	6.7%	13.0%	50.4%	69.3%	62.9%
	Richmond	\$865,400	284.4	-0.5%	2.3%	5.6%	8.1%	57.4%	76.8%	96.4%
	Squamish	\$709,100	241.8	-0.9%	-2.3%	5.1%	10.2%	68.9%	99.0%	75.9%
	Tsawwassen	\$793,900	295.7	4.5%	2.3%	5.0%	10.3%	61.1%	86.6%	100.7%
	Vancouver East	\$894,200	293.5	0.2%	-3.4%	2.9%	4.2%	57.5%	72.3%	88.4%
Vancouver West	\$1,267,800	280.0	-1.7%	-2.8%	1.4%	1.1%	52.5%	78.1%	91.6%	
Whistler	\$941,600	235.5	0.6%	-1.5%	6.2%	14.8%	77.5%	107.7%	71.3%	
Apartment	Lower Mainland	\$682,300	288.3	-1.4%	-1.6%	2.3%	14.1%	76.9%	91.9%	92.5%
	Greater Vancouver	\$695,500	279.1	-1.4%	-1.6%	1.2%	10.3%	68.4%	85.9%	88.8%
	Burnaby East	\$782,800	300.3	-0.6%	-2.3%	-1.6%	6.8%	65.2%	83.9%	89.9%
	Burnaby North	\$650,900	277.9	-1.5%	0.1%	1.3%	15.0%	82.3%	95.0%	89.3%
	Burnaby South	\$717,800	288.2	-1.9%	-1.5%	1.1%	10.9%	73.8%	90.2%	97.0%
	Coquitlam	\$552,500	303.2	0.7%	0.3%	5.2%	15.9%	90.3%	119.6%	105.6%
	Ladner	\$470,700	223.1	-0.3%	-0.1%	6.2%	12.2%	33.5%	51.7%	56.0%
	Maple Ridge	\$374,200	267.2	-2.9%	-3.1%	1.7%	23.2%	83.9%	90.6%	69.1%
	New Westminster	\$556,500	315.3	-2.9%	-2.2%	4.5%	15.2%	87.3%	98.1%	103.7%
	North Vancouver	\$596,400	239.3	-1.9%	-2.6%	1.2%	6.7%	59.1%	66.6%	67.7%
	Pitt Meadows	\$527,200	310.9	-2.8%	-3.8%	1.5%	22.2%	90.4%	105.6%	96.8%
	Port Coquitlam	\$471,700	282.1	-1.9%	-2.4%	0.8%	14.4%	88.3%	105.0%	82.1%
	Port Moody	\$668,800	278.7	-0.8%	-3.5%	0.1%	15.2%	82.2%	106.6%	104.6%
	Richmond	\$685,500	286.2	-2.1%	-0.1%	1.8%	12.8%	75.8%	87.5%	94.8%
	Squamish	\$513,400	247.3	-4.2%	-0.6%	5.2%	12.3%	89.6%	107.5%	81.4%
	Tsawwassen	\$498,200	210.1	-1.1%	-1.8%	5.8%	10.9%	37.2%	53.5%	46.9%
	Vancouver East	\$569,300	314.1	0.0%	-1.1%	0.7%	7.5%	71.9%	87.3%	94.6%
Vancouver West	\$825,000	267.7	-1.2%	-2.4%	-1.3%	4.8%	52.2%	75.7%	85.1%	
West Vancouver	\$1,190,200	241.1	-3.6%	-7.1%	-3.8%	5.5%	49.8%	63.9%	67.1%	
Whistler	\$556,600	182.5	-2.7%	-1.8%	1.7%	10.5%	110.3%	139.5%	37.6%	

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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.

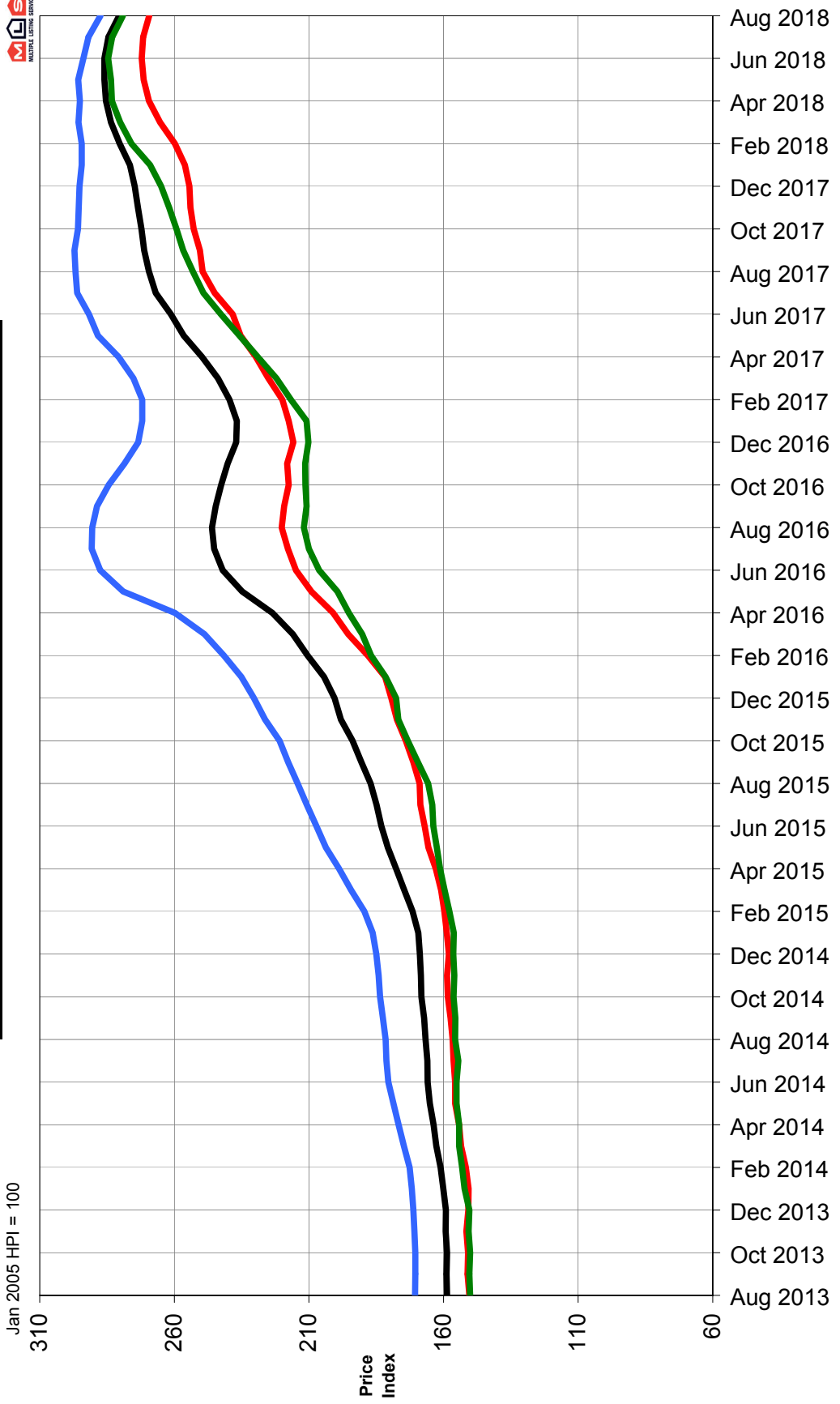
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



Greater Vancouver 5 Year Trend



Residential Detached Townhouse Apartment



MLS® SALES Facts



**August
2018**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
August 2018	40 Detached 37 Attached 119 Apartment	60 Detached 37 Attached 85 Apartment	29 Detached 10 Attached 9 Apartment	10 Detached 0 Attached 0 Apartment	74 Detached 40 Attached 30 Apartment	14 Detached 7 Attached 64 Apartment	31 Detached 30 Attached 70 Apartment	18 Detached 18 Attached 36 Apartment	5 Detached 6 Attached 18 Apartment	55 Detached 57 Attached 154 Apartment	22 Detached 13 Attached 16 Apartment	54 Detached 6 Attached 2 Apartment	58 Detached 22 Attached 111 Apartment	58 Detached 38 Attached 275 Apartment	27 Detached 4 Attached 14 Apartment	12 Detached 12 Attached 22 Apartment	567 Detached 337 Attached 1,025 Apartment
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
July 2018	45 Detached 29 Attached 110 Apartment	48 Detached 34 Attached 68 Apartment	34 Detached 4 Attached 14 Apartment	5 Detached 0 Attached 0 Apartment	79 Detached 38 Attached 38 Apartment	21 Detached 8 Attached 85 Apartment	51 Detached 24 Attached 75 Apartment	22 Detached 21 Attached 41 Apartment	12 Detached 14 Attached 25 Apartment	77 Detached 57 Attached 149 Apartment	21 Detached 13 Attached 14 Apartment	54 Detached 7 Attached 1 Apartment	67 Detached 29 Attached 131 Apartment	58 Detached 48 Attached 294 Apartment	32 Detached 6 Attached 18 Apartment	11 Detached 22 Attached 16 Apartment	637 Detached 354 Attached 1,079 Apartment
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
August 2017	65 Detached 68 Attached 229 Apartment	82 Detached 39 Attached 126 Apartment	53 Detached 8 Attached 18 Apartment	8 Detached 0 Attached 0 Apartment	139 Detached 54 Attached 46 Apartment	19 Detached 16 Attached 134 Apartment	75 Detached 31 Attached 111 Apartment	48 Detached 21 Attached 44 Apartment	13 Detached 21 Attached 33 Apartment	89 Detached 123 Attached 242 Apartment	32 Detached 15 Attached 18 Apartment	63 Detached 15 Attached 14 Apartment	114 Detached 31 Attached 142 Apartment	52 Detached 56 Attached 406 Apartment	30 Detached 0 Attached 19 Apartment	19 Detached 31 Attached 31 Apartment	901 Detached 529 Attached 1,613 Apartment
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Jan. - Aug. 2018	431 Detached 381 Attached 1,113 Apartment	515 Detached 245 Attached 683 Apartment	269 Detached 74 Attached 124 Apartment	36 Detached 1 Attached 0 Apartment	732 Detached 333 Attached 441 Apartment	167 Detached 90 Attached 688 Apartment	484 Detached 250 Attached 714 Apartment	229 Detached 188 Attached 315 Apartment	83 Detached 110 Attached 197 Apartment	561 Detached 530 Attached 1,268 Apartment	142 Detached 121 Attached 113 Apartment	384 Detached 65 Attached 43 Apartment	671 Detached 295 Attached 1,055 Apartment	507 Detached 345 Attached 2,526 Apartment	227 Detached 35 Attached 134 Apartment	95 Detached 173 Attached 215 Apartment	5,533 Detached 3,216 Attached 9,629 Apartment
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Jan. - Aug. 2017	632 Detached 519 Attached 1,646 Apartment	758 Detached 358 Attached 981 Apartment	410 Detached 112 Attached 148 Apartment	50 Detached 1 Attached 0 Apartment	1,029 Detached 485 Attached 528 Apartment	180 Detached 152 Attached 925 Apartment	747 Detached 284 Attached 838 Apartment	361 Detached 223 Attached 390 Apartment	146 Detached 148 Attached 299 Apartment	959 Detached 813 Attached 1,756 Apartment	214 Detached 180 Attached 133 Apartment	500 Detached 89 Attached 82 Apartment	1,011 Detached 317 Attached 1,280 Apartment	768 Detached 445 Attached 3,262 Apartment	378 Detached 48 Attached 155 Apartment	135 Detached 223 Attached 251 Apartment	8,268 Detached 4,397 Attached 12,674 Apartment
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Year-to-date	530,000 Detached 758,000 Attached \$475,000 Apartment	475,000 Detached 735,250 Attached \$475,000 Apartment	\$522,500 Detached \$689,950 Attached \$522,500 Apartment	n/a Detached n/a Attached n/a Apartment	\$319,000 Detached \$470,714 Attached \$319,000 Apartment	\$450,000 Detached \$684,400 Attached \$450,000 Apartment	\$591,750 Detached \$991,950 Attached \$591,750 Apartment	\$385,000 Detached \$606,000 Attached \$385,000 Apartment	\$526,500 Detached \$641,500 Attached \$526,500 Apartment	\$495,000 Detached \$825,000 Attached \$495,000 Apartment	\$395,000 Detached \$595,000 Attached \$395,000 Apartment	\$354,125 Detached \$385,900 Attached \$354,125 Apartment	\$525,875 Detached \$998,000 Attached \$525,875 Apartment	\$748,800 Detached \$1,340,000 Attached \$748,800 Apartment	\$1,022,000 Detached \$2,012,500 Attached \$1,022,000 Apartment	\$379,000 Detached \$740,000 Attached \$379,000 Apartment	n/a Detached n/a Attached n/a Apartment

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



MLS® LISTINGS Facts



**August
2018**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS	
August 2018	Number of Listings	111	146	56	9	147	30	90	59	17	202	34	99	172	167	107	26	1,472
	% Sales to Listings	36%	41%	52%	111%	50%	47%	34%	31%	29%	27%	65%	55%	34%	35%	25%	46%	n/a
July 2018	Number of Listings	157	195	61	12	153	39	130	55	31	226	42	116	197	184	114	23	1,735
	% Sales to Listings	29%	25%	56%	42%	52%	54%	39%	40%	39%	34%	50%	47%	34%	32%	28%	48%	n/a
August 2017	Number of Listings	168	175	67	11	190	38	118	70	26	240	35	78	210	196	106	20	1,748
	% Sales to Listings	39%	47%	79%	73%	73%	50%	64%	69%	50%	37%	91%	81%	54%	27%	28%	95%	n/a
Jan. - Aug. 2018 Year-to-date*	Number of Listings	1,389	1,383	701	91	1,389	339	1,346	520	247	2,003	336	784	1,904	1,894	1,233	189	15,748
	% Sales to Listings	31%	37%	38%	40%	53%	49%	36%	44%	34%	28%	42%	49%	35%	27%	18%	50%	n/a
Jan. - Aug. 2017 Year-to-date*	Number of Listings	1,581	1,428	730	92	1,570	310	1,347	532	288	2,244	351	756	2,083	1,966	1,225	191	16,694
	% Sales to Listings	40%	53%	56%	54%	66%	58%	55%	68%	51%	43%	61%	66%	48%	40%	31%	62%	n/a
Year-to-date*	Number of Listings	799	476	116	5	546	200	399	285	172	1,208	233	111	524	740	94	242	6,150
	% Sales to Listings	2,068	1,188	175	0	573	1,104	1,063	494	352	2,146	145	85	1,559	4,437	218	290	15,897
Year-to-date*	Number of Listings	40%	53%	56%	54%	66%	58%	55%	68%	51%	43%	61%	66%	49%	39%	31%	71%	n/a
	% Sales to Listings	65%	75%	97%	20%	89%	76%	71%	78%	86%	67%	77%	80%	60%	60%	51%	92%	n/a
Year-to-date*	Number of Listings	80%	83%	85%	n/a	92%	84%	79%	79%	85%	82%	92%	96%	82%	74%	71%	87%	n/a
	% Sales to Listings																	

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



MLA
MULTI LISTING SERVICE

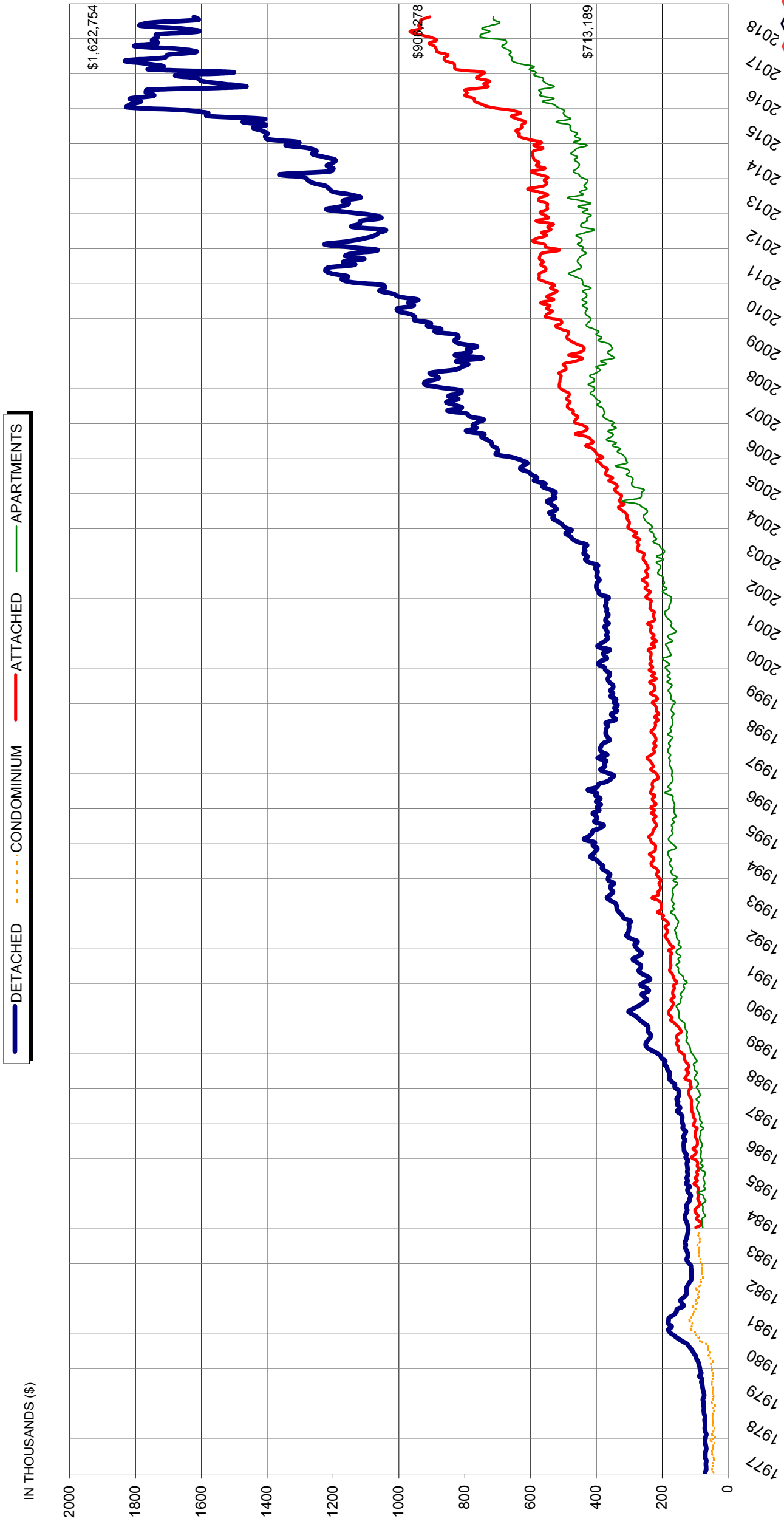
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Aug 2017	2 Jul 2018	3 Aug 2018	Col. 2 & 3 Percentage Variance	5 Aug 2017	6 Jul 2018	7 Aug 2018	Col. 6 & 7 Percentage Variance	9 Jun 2017 - Aug 2017	10 Jun 2018 - Aug 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	168	157	111	-29.3	65	45	40	-11.1	225	141	-37.3
ATTACHED	98	92	88	-4.3	68	29	37	27.6	215	119	-44.7
APARTMENTS	255	274	225	-17.9	229	110	119	8.2	666	373	-44.0
COQUITLAM											
DETACHED	175	195	146	-25.1	82	48	60	25.0	301	170	-43.5
ATTACHED	52	89	69	-22.5	39	34	37	8.8	129	93	-27.9
APARTMENTS	151	176	147	-16.5	126	68	85	25.0	406	243	-40.1
DELTA											
DETACHED	67	61	56	-8.2	53	34	29	-14.7	167	99	-40.7
ATTACHED	7	22	21	-4.5	8	4	10	150.0	35	30	-14.3
APARTMENTS	17	20	13	-35.0	18	14	9	-35.7	63	51	-19.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	190	153	147	-3.9	139	79	74	-6.3	447	231	-48.3
ATTACHED	70	64	76	18.8	54	38	40	5.3	184	113	-38.6
APARTMENTS	42	98	67	-31.6	46	38	30	-21.1	175	112	-36.0
NORTH VANCOUVER											
DETACHED	118	130	90	-30.8	75	51	31	-39.2	278	162	-41.7
ATTACHED	35	49	44	-10.2	31	24	30	25.0	118	91	-22.9
APARTMENTS	108	144	120	-16.7	111	75	70	-6.7	318	227	-28.6
NEW WESTMINSTER											
DETACHED	38	39	30	-23.1	19	21	14	-33.3	71	64	-9.9
ATTACHED	25	22	11	-50.0	16	8	7	-12.5	68	23	-66.2
APARTMENTS	140	143	121	-15.4	134	85	64	-24.7	375	251	-33.1
PORT MOODY/BELCARRA											
DETACHED	26	31	17	-45.2	13	12	5	-58.3	52	28	-46.2
ATTACHED	20	24	8	-66.7	21	14	6	-57.1	61	34	-44.3
APARTMENTS	33	49	30	-38.8	33	25	18	-28.0	119	66	-44.5
PORT COQUITLAM											
DETACHED	70	55	59	7.3	48	22	18	-18.2	158	87	-44.9
ATTACHED	37	61	32	-47.5	21	21	18	-14.3	89	61	-31.5
APARTMENTS	73	66	54	-18.2	44	41	36	-12.2	158	116	-26.6
RICHMOND											
DETACHED	240	226	202	-10.6	89	77	55	-28.6	337	213	-36.8
ATTACHED	168	131	122	-6.9	123	57	57	0.0	327	179	-45.3
APARTMENTS	262	285	244	-14.4	242	149	154	3.4	696	463	-33.5
SUNSHINE COAST											
DETACHED	78	116	99	-14.7	63	54	54	0.0	216	159	-26.4
ATTACHED	26	9	8	-11.1	15	7	6	-14.3	36	20	-44.4
APARTMENTS	7	8	11	37.5	14	1	2	100.0	34	9	-73.5
SQUAMISH											
DETACHED	35	42	34	-19.0	32	21	22	4.8	81	54	-33.3
ATTACHED	21	21	21	0.0	15	13	13	0.0	73	41	-43.8
APARTMENTS	11	24	21	-12.5	18	14	16	14.3	44	44	0.0
VANCOUVER EAST											
DETACHED	210	197	172	-12.7	114	67	58	-13.4	382	222	-41.9
ATTACHED	50	71	40	-43.7	31	29	22	-24.1	130	90	-30.8
APARTMENTS	152	269	181	-32.7	142	131	111	-15.3	530	388	-26.8
VANCOUVER WEST											
DETACHED	196	184	167	-9.2	52	58	58	0.0	238	196	-17.6
ATTACHED	73	89	94	5.6	56	48	38	-20.8	175	136	-22.3
APARTMENTS	481	610	454	-25.6	406	294	275	-6.5	1264	896	-29.1
WHISTLER/PEMBERTON											
DETACHED	20	23	26	13.0	19	11	12	9.1	53	34	-35.8
ATTACHED	30	34	27	-20.6	31	22	12	-45.5	87	64	-26.4
APARTMENTS	31	32	27	-15.6	31	16	22	37.5	89	61	-31.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	106	114	107	-6.1	30	32	27	-15.6	135	92	-31.9
ATTACHED	3	12	7	-41.7	0	6	4	-33.3	13	16	23.1
APARTMENTS	19	45	23	-48.9	19	18	14	-22.2	49	44	-10.2
GRAND TOTALS											
DETACHED	1737	1723	1463	-15.1	893	632	557	-11.9	3141	1952	-37.9
ATTACHED	715	790	668	-15.4	529	354	337	-4.8	1740	1110	-36.2
APARTMENTS	1782	2243	1738	-22.5	1613	1079	1025	-5.0	4986	3344	-32.9



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to August 2018



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