

News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver housing market sees steady summer activity

VANCOUVER, BC – August 5, 2020 – Home buyer and seller activity in Metro Vancouver* exceeded historical levels in July.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,128 in July 2020, a 22.3 per cent increase from the 2,557 sales recorded in July 2019, and a 28 per cent increase from the 2,443 homes sold in June 2020.

Last month's sales were 9.4 per cent above the 10-year July sales average.

“We're seeing the results today of pent up activity, from both home buyers and sellers, that had been accumulating in our market throughout the year,” Colette Gerber, REBGV Chair said. “Low interest rates and limited overall supply are also increasing competition across our market.”

There were 5,948 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2020. This represents a 28.9 per cent increase compared to the 4,613 homes listed in July 2019 and a 2.8 per cent increase compared to June 2020 when 5,787 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 12,083, a 15.1 per cent decrease compared to July 2019 (14,240) and a 5.8 per cent increase compared to June 2020 (11,424).

“Safety remains the top priority for our REALTOR® community,” Gerber said. “We continue to limit in-person interactions with clients and employ different technology solutions to ensure home buyers and sellers can get as much information as possible in a virtual setting.”

For all property types, the sales-to-active listings ratio for July 2020 is 25.9 per cent. By property type, the ratio is 25.1 per cent for detached homes, 31.1 per cent for townhomes, and 24.7 per cent for apartments.

Generally, analysts say that 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 \$1,031,400. This represents a 4.5 per cent increase over July 2019 and a 0.6 per cent increase compared to June 2020.

Sales of detached homes in July 2020 reached 1,121, a 33.3 per cent increase from the 841 detached sales recorded in July 2019. The benchmark price for a detached home is \$1,477,800. This represents a five per cent increase from July 2019 and a 0.9 per cent increase compared to June 2020.

Sales of apartment homes reached 1,400 in July 2020, a 12.6 per cent increase compared to the 1,243 sales in July 2019. The benchmark price of an apartment property is \$682,500. This represents a 4.2 per cent increase from July 2019 and a 0.3 per cent increase compared to June 2020.

Attached home sales in July 2020 totalled 607, a 28.3 per cent increase compared to the 473 sales in July 2019. The benchmark price of an attached home is \$797,700. This represents a 3.7 per cent increase from July 2019 and a 0.9 per cent increase compared to June 2020.

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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 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	\$970,200	271.8	0.7%	0.6%	3.4%	4.3%	4.3%	53.6%	84.3%
	Greater Vancouver	\$1,031,400	270.6	0.6%	0.3%	3.0%	4.5%	1.1%	45.5%	79.7%
	Bowen Island	\$1,042,400	226.0	7.2%	11.7%	13.5%	9.7%	14.1%	69.7%	68.8%
	Burnaby East	\$974,200	270.2	0.5%	1.3%	4.7%	4.8%	0.3%	42.7%	80.4%
	Burnaby North	\$889,500	268.6	0.4%	-0.4%	1.9%	2.4%	3.1%	48.3%	80.8%
	Burnaby South	\$981,800	277.3	0.7%	1.6%	2.8%	3.9%	0.6%	48.1%	83.6%
	Coquitlam	\$936,500	277.8	0.7%	0.3%	4.5%	5.1%	5.8%	57.6%	95.8%
	Ladner	\$844,700	237.8	0.5%	1.1%	4.0%	5.9%	-1.6%	30.4%	58.3%
	Maple Ridge	\$782,000	249.0	0.2%	0.9%	5.3%	3.9%	10.9%	71.0%	83.2%
	New Westminister	\$668,000	293.9	0.3%	1.0%	4.2%	3.4%	8.7%	66.1%	93.6%
	North Vancouver	\$1,090,200	245.0	1.6%	2.1%	4.3%	6.0%	-0.7%	42.4%	73.0%
	Pitt Meadows	\$760,300	276.4	-0.3%	-0.4%	4.7%	2.6%	13.9%	72.9%	95.1%
	Port Coquitlam	\$771,800	264.2	0.6%	-0.3%	3.5%	4.5%	6.4%	61.7%	87.5%
	Port Moody	\$929,400	256.9	-0.2%	-0.8%	2.8%	1.8%	7.3%	55.3%	84.7%
	Richmond	\$932,600	278.4	0.3%	-0.3%	2.2%	4.0%	-0.5%	44.2%	74.1%
	Squamish	\$761,500	242.3	-1.4%	-0.7%	-2.4%	-0.2%	6.0%	60.8%	93.1%
	Sunshine Coast	\$629,900	220.7	4.3%	8.7%	10.6%	4.7%	11.0%	66.4%	66.1%
	Tsawwassen	\$942,000	244.2	1.5%	0.6%	2.8%	3.7%	-4.8%	30.9%	65.9%
	Vancouver East	\$1,092,400	324.6	0.8%	-0.1%	2.1%	6.7%	-0.6%	43.6%	97.2%
	Vancouver West	\$1,279,100	267.1	0.5%	-0.6%	2.1%	4.8%	-5.2%	33.4%	71.8%
West Vancouver	\$2,163,400	238.2	2.3%	2.7%	3.1%	1.8%	-16.4%	11.8%	68.7%	
Whistler	\$886,900	206.7	-2.9%	-2.6%	-2.8%	-0.7%	10.6%	62.6%	69.7%	
Single Family Detached	Lower Mainland	\$1,272,200	271.3	1.1%	1.7%	4.3%	5.2%	-2.7%	40.7%	84.3%
	Greater Vancouver	\$1,477,800	273.0	0.9%	1.8%	3.8%	5.0%	-7.4%	29.1%	77.7%
	Bowen Island	\$1,042,900	226.1	7.2%	11.7%	13.6%	9.7%	14.2%	69.7%	68.9%
	Burnaby East	\$1,232,500	275.6	0.2%	1.0%	4.8%	4.3%	-4.2%	34.3%	86.1%
	Burnaby North	\$1,478,400	285.9	-0.7%	0.6%	4.4%	7.6%	-6.8%	26.4%	84.5%
	Burnaby South	\$1,560,400	298.7	0.1%	3.9%	4.5%	5.6%	-9.2%	28.5%	91.1%
	Coquitlam	\$1,228,300	272.6	1.5%	0.9%	5.0%	5.0%	-3.8%	40.4%	90.1%
	Ladner	\$1,003,200	240.1	-0.4%	2.3%	6.4%	8.3%	-1.2%	27.8%	63.2%
	Maple Ridge	\$854,700	243.5	0.0%	1.5%	5.6%	3.8%	7.7%	67.2%	84.5%
	New Westminister	\$1,089,600	271.8	0.2%	0.6%	4.4%	4.2%	-5.4%	35.1%	78.9%
	North Vancouver	\$1,601,000	252.1	2.4%	3.6%	4.1%	7.6%	-6.9%	34.0%	77.4%
	Pitt Meadows	\$932,600	262.8	0.7%	0.5%	6.3%	3.6%	7.4%	62.3%	87.3%
	Port Coquitlam	\$980,000	261.3	1.0%	-0.2%	3.3%	6.6%	-1.5%	44.4%	84.7%
	Port Moody	\$1,443,600	266.6	-1.3%	0.2%	3.1%	0.1%	-0.2%	40.4%	87.0%
	Richmond	\$1,509,300	292.4	-0.1%	-1.3%	0.4%	2.3%	-13.4%	24.2%	69.7%
	Squamish	\$993,800	261.9	1.7%	3.1%	0.6%	1.3%	5.3%	66.0%	95.7%
	Sunshine Coast	\$625,100	219.0	4.2%	8.6%	10.7%	4.9%	10.8%	66.2%	64.8%
	Tsawwassen	\$1,114,200	248.3	1.7%	0.9%	4.4%	4.8%	-6.0%	28.9%	72.2%
	Vancouver East	\$1,487,300	327.6	1.9%	2.7%	4.4%	9.7%	-4.7%	28.9%	105.5%
	Vancouver West	\$3,053,900	308.9	-0.7%	1.2%	2.8%	3.7%	-17.3%	13.0%	70.5%
West Vancouver	\$2,661,000	251.2	2.6%	3.6%	3.7%	4.4%	-16.3%	11.6%	74.8%	
Whistler	\$1,706,600	237.4	0.6%	3.8%	5.9%	3.5%	9.6%	62.4%	76.2%	

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	\$693,600	251.6	0.8%	1.3%	2.9%	3.5%	7.7%	59.9%	74.4%
	Greater Vancouver	\$797,700	255.9	0.9%	0.8%	2.0%	3.7%	4.9%	51.7%	72.0%
	Burnaby East	\$685,500	253.2	1.9%	4.2%	4.7%	5.7%	11.6%	52.0%	70.5%
	Burnaby North	\$736,000	274.7	0.2%	1.1%	2.2%	1.8%	6.8%	53.1%	74.9%
	Burnaby South	\$799,200	275.3	1.1%	2.3%	4.1%	5.1%	5.8%	56.2%	75.5%
	Coquitlam	\$693,300	254.4	-0.1%	2.4%	4.2%	6.1%	9.7%	60.0%	81.2%
	Ladner	\$645,700	231.6	2.4%	-0.4%	2.0%	4.5%	-6.0%	31.4%	50.0%
	Maple Ridge	\$547,300	254.1	1.6%	0.4%	4.8%	4.4%	9.3%	71.6%	78.1%
	New Westminister	\$758,400	278.3	1.3%	3.5%	5.1%	8.3%	10.7%	56.4%	81.1%
	North Vancouver	\$1,000,100	243.0	1.1%	1.7%	5.5%	5.9%	5.2%	51.0%	71.4%
	Pitt Meadows	\$622,600	269.4	-0.7%	-0.8%	4.0%	3.9%	14.4%	72.1%	91.2%
	Port Coquitlam	\$653,800	247.5	1.0%	0.2%	5.3%	3.5%	4.8%	61.2%	73.3%
	Port Moody	\$647,100	218.7	-0.6%	0.2%	3.1%	-1.5%	8.3%	42.6%	55.5%
	Richmond	\$801,700	263.3	1.3%	0.9%	4.0%	4.6%	2.1%	46.8%	68.5%
	Squamish	\$682,400	224.4	0.1%	-0.5%	-7.0%	-0.8%	11.1%	59.6%	82.6%
	Tsawwassen	\$629,800	246.9	3.9%	0.3%	1.2%	3.5%	-4.2%	46.4%	58.2%
	Vancouver East	\$887,700	282.3	-0.1%	-0.6%	-2.8%	3.7%	-0.5%	47.0%	80.6%
	Vancouver West	\$1,139,900	266.5	1.8%	1.4%	-0.6%	2.3%	-1.6%	41.0%	76.6%
Whistler	\$888,400	214.2	-1.2%	-2.4%	-8.5%	-2.9%	13.6%	66.2%	77.6%	
Apartment	Lower Mainland	\$655,900	281.0	0.3%	-0.7%	2.7%	3.9%	11.7%	71.4%	88.5%
	Greater Vancouver	\$682,500	272.9	0.3%	-0.9%	2.5%	4.2%	7.9%	63.7%	83.5%
	Burnaby East	\$733,200	281.3	-1.3%	-2.3%	2.6%	1.7%	-0.7%	54.4%	80.7%
	Burnaby North	\$610,900	260.8	0.9%	-1.2%	0.7%	0.2%	10.9%	72.3%	83.5%
	Burnaby South	\$674,500	270.8	0.6%	0.3%	1.9%	3.2%	5.7%	64.2%	85.1%
	Coquitlam	\$529,000	290.3	0.5%	-0.7%	1.4%	2.4%	15.2%	84.4%	106.3%
	Ladner	\$515,800	240.8	0.8%	0.4%	0.9%	1.9%	4.1%	42.3%	54.3%
	Maple Ridge	\$361,200	257.9	-1.3%	0.1%	5.5%	3.9%	23.9%	81.2%	79.7%
	New Westminister	\$530,700	300.7	0.3%	0.9%	4.1%	3.0%	12.2%	78.6%	97.8%
	North Vancouver	\$582,600	237.6	1.3%	1.4%	4.3%	5.0%	5.8%	55.3%	69.0%
	Pitt Meadows	\$498,700	294.1	-0.7%	-0.3%	4.0%	2.0%	19.7%	83.8%	102.4%
	Port Coquitlam	\$461,900	276.2	0.1%	-0.8%	2.6%	3.6%	15.2%	85.4%	98.8%
	Port Moody	\$660,900	275.4	0.7%	-1.5%	3.1%	5.1%	14.6%	81.7%	103.4%
	Richmond	\$651,000	278.7	0.0%	-0.3%	2.6%	4.6%	11.7%	72.1%	82.6%
	Squamish	\$467,200	230.3	-7.1%	-5.7%	-2.4%	-2.4%	7.1%	63.1%	102.9%
	Tsawwassen	\$542,400	233.6	0.4%	-0.3%	-0.6%	1.2%	2.1%	39.3%	50.4%
	Vancouver East	\$590,300	331.8	0.3%	-2.0%	0.9%	4.6%	3.8%	64.6%	90.7%
	Vancouver West	\$794,200	257.7	0.6%	-1.5%	2.4%	5.6%	1.3%	49.8%	74.5%
West Vancouver	\$997,100	202.6	1.6%	0.1%	0.0%	-8.2%	-10.7%	28.1%	54.8%	
Whistler	\$468,200	183.4	-6.5%	-6.8%	-2.9%	-1.6%	8.4%	63.5%	63.6%	

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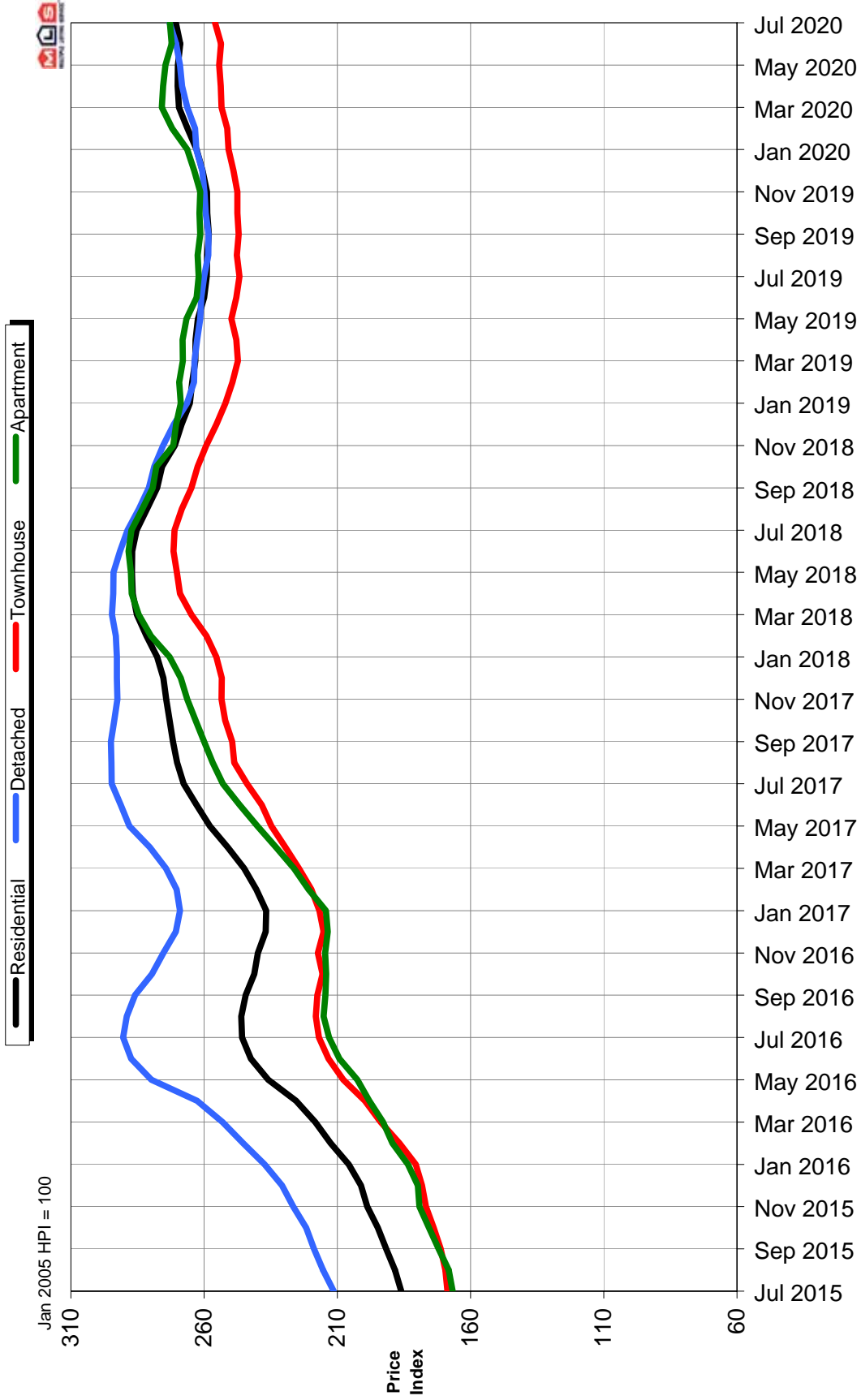
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend



MLS® SALES Facts



**July
2020**

	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
July 2020	72	111	68	7	143	28	101	41	32	94	25	101	141	75	54	28	1,121
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	40	58	18	1	89	21	46	39	26	99	25	10	46	58	4	27	607
	173	116	23	0	57	113	119	39	36	163	20	7	156	338	9	31	1,400
	\$1,487,825	\$1,300,000	\$1,108,500	n/a	\$904,100	\$1,275,000	\$1,731,400	\$1,031,000	\$1,435,000	\$1,592,500	\$1,155,000	\$738,500	\$1,618,000	\$3,050,000	\$2,433,000	\$1,547,500	n/a
	\$785,000	\$659,450	n/a	n/a	\$555,000	\$759,900	\$1,052,450	\$710,000	\$861,000	\$856,000	\$700,000	n/a	\$1,110,500	\$1,295,000	n/a	\$1,032,000	n/a
	\$581,000	\$538,251	\$470,000	n/a	\$386,000	\$524,000	\$646,500	\$451,000	\$611,750	\$535,000	\$449,000	n/a	\$609,000	\$735,000	n/a	\$392,000	n/a
June 2020	61	81	49	8	111	15	84	28	19	75	17	75	105	78	43	17	866
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	31	50	20	0	66	11	44	27	14	62	18	8	43	48	2	28	472
	128	85	17	0	35	71	110	36	25	134	17	5	130	281	17	14	1,105
	\$1,509,110	\$1,244,500	\$1,124,950	n/a	\$925,000	n/a	\$1,710,000	\$956,000	n/a	\$1,351,000	n/a	\$685,000	\$1,525,000	\$3,113,000	\$2,430,158	n/a	n/a
	\$790,000	\$828,900	\$687,500	n/a	\$544,500	n/a	\$1,040,000	\$699,000	n/a	\$849,400	n/a	n/a	\$1,150,000	\$1,340,000	n/a	\$942,500	n/a
	\$565,000	\$509,000	n/a	n/a	\$396,000	\$492,000	\$625,000	\$440,750	\$675,000	\$529,000	n/a	n/a	\$620,000	\$750,000	n/a	n/a	n/a
July 2019	77	86	41	7	100	17	76	31	11	85	13	63	104	79	43	8	841
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	57	56	16	0	58	9	32	25	16	67	12	7	42	58	3	15	473
	164	94	23	0	42	95	96	29	29	147	11	6	128	352	13	14	1,243
	\$1,475,000	\$1,192,750	\$978,000	n/a	\$790,000	n/a	\$1,452,500	\$934,000	n/a	\$1,443,500	n/a	\$620,000	\$1,355,000	\$3,025,000	\$2,050,000	n/a	n/a
	\$720,000	\$768,900	n/a	n/a	\$515,000	n/a	\$982,500	\$655,000	n/a	\$750,000	n/a	n/a	\$1,065,000	\$1,181,000	n/a	n/a	n/a
	\$569,000	\$504,000	\$573,000	n/a	\$335,000	\$489,900	\$616,900	\$429,000	\$540,000	\$527,500	n/a	n/a	\$564,850	\$750,000	n/a	n/a	n/a
Jan. - Jul. 2020	360	455	277	31	641	121	438	190	106	447	109	326	607	444	253	80	4,885
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	272	282	96	3	381	74	215	151	98	441	88	37	246	296	21	109	2,810
	874	529	113	0	242	453	589	210	148	826	78	30	748	1,704	65	106	6,715
	\$1,480,000	\$1,260,000	\$1,080,000	\$475,000	\$895,000	\$1,208,000	\$1,642,250	\$969,000	\$1,358,500	\$1,542,500	\$1,125,000	\$665,000	\$1,512,000	\$3,050,000	\$2,424,000	\$1,882,250	n/a
	\$798,888	\$828,900	\$715,500	n/a	\$549,900	\$719,426	\$1,045,000	\$690,000	\$792,500	\$835,500	\$695,500	\$428,500	\$1,110,500	\$1,276,900	\$1,695,000	\$1,050,000	n/a
	\$585,000	\$511,750	\$515,000	n/a	\$387,850	\$510,000	\$643,950	\$445,458	\$613,924	\$548,000	\$465,000	\$387,750	\$600,000	\$750,000	\$960,000	\$447,450	n/a
Jan. - Jul. 2019	349	415	199	30	524	117	458	166	83	418	113	276	530	429	233	62	4,402
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
	298	233	86	1	315	52	205	144	76	310	94	40	251	277	21	104	2,507
	864	484	97	0	221	502	526	201	157	736	70	49	694	1,712	66	127	6,506
	\$1,420,000	\$1,198,500	\$1,005,000	\$722,500	\$820,000	\$1,088,000	\$1,547,500	\$915,000	\$1,225,000	\$1,450,000	\$989,000	\$615,000	\$1,377,500	\$2,840,000	\$2,350,000	\$1,726,650	n/a
	\$747,500	\$768,900	\$679,400	n/a	\$524,900	\$694,000	\$1,005,000	\$653,500	\$743,500	\$795,000	\$641,000	\$472,000	\$986,500	\$1,227,500	\$1,600,000	\$980,000	n/a
	\$575,000	\$520,000	\$495,000	n/a	\$355,000	\$497,500	\$616,250	\$415,000	\$549,000	\$525,000	\$435,500	\$424,900	\$560,450	\$740,000	\$1,075,000	\$425,000	n/a

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



MLS® LISTINGS Facts



**July
2020**

	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
July 2020	Number of Listings 172	147	125	16	219	47	150	52	41	179	35	139	225	211	124	39	1,921
	Attached Apartment 117	86	32	2	102	45	90	36	40	137	35	22	130	124	18	42	1,058
	Detached Apartment 410	189	40	5	94	182	253	79	61	297	42	25	333	869	49	41	2,969
	% Sales to Listings 42%	76%	54%	44%	65%	60%	67%	79%	78%	53%	71%	73%	63%	36%	44%	72%	n/a
	Attached Apartment 34%	67%	56%	50%	87%	47%	51%	108%	65%	72%	71%	45%	35%	47%	22%	64%	n/a
	Detached Apartment 42%	61%	58%	0%	61%	62%	47%	49%	59%	55%	48%	28%	47%	39%	18%	76%	n/a
June 2020	Number of Listings 155	146	99	12	193	49	188	57	37	192	52	116	222	206	148	56	1,928
	Attached Apartment 97	95	33	1	99	27	94	52	36	141	30	20	116	132	17	51	1,041
	Detached Apartment 364	209	43	0	79	183	245	58	72	296	24	8	313	826	54	44	2,818
	% Sales to Listings 39%	55%	49%	67%	58%	31%	45%	49%	51%	39%	33%	65%	47%	38%	29%	30%	n/a
	Attached Apartment 32%	53%	61%	0%	67%	41%	47%	52%	39%	44%	60%	40%	37%	36%	12%	55%	n/a
	Detached Apartment 35%	41%	40%	n/a	44%	39%	45%	62%	35%	45%	71%	63%	42%	34%	31%	32%	n/a
July 2019	Number of Listings 132	159	81	9	187	34	116	47	28	176	31	91	182	181	105	33	1,592
	Attached Apartment 103	93	23	0	81	23	57	42	21	148	22	12	72	108	9	26	840
	Detached Apartment 279	178	24	0	82	142	189	62	25	286	16	18	211	602	38	29	2,181
	% Sales to Listings 58%	54%	51%	78%	53%	50%	66%	66%	39%	48%	42%	69%	57%	44%	41%	24%	n/a
	Attached Apartment 55%	60%	70%	n/a	72%	39%	56%	60%	76%	45%	55%	58%	58%	54%	33%	58%	n/a
	Detached Apartment 59%	53%	96%	n/a	51%	67%	51%	47%	116%	51%	69%	33%	61%	58%	34%	48%	n/a
Jan. - Jul. 2020 Year-to-date*	Number of Listings 1,911	1,102	263	7	475	862	1,265	358	299	1,672	179	71	1,563	4,151	262	263	14,703
	Attached Apartment 562	496	175	9	564	157	457	244	179	751	161	97	559	664	83	226	5,384
	Detached Apartment 1,911	1,102	263	7	475	862	1,265	358	299	1,672	179	71	1,563	4,151	262	263	14,703
	% Sales to Listings 46%	54%	50%	54%	58%	50%	47%	66%	48%	44%	45%	55%	44%	43%	33%	41%	n/a
	Attached Apartment 48%	57%	55%	33%	68%	47%	47%	62%	55%	59%	55%	38%	44%	45%	25%	48%	n/a
	Detached Apartment 46%	48%	43%	0%	51%	53%	47%	59%	49%	49%	44%	42%	48%	41%	25%	40%	n/a
Jan. - Jul. 2019 Year-to-date*	Number of Listings 1,068	1,197	607	59	1,290	298	1,093	374	244	1,580	244	709	1,377	1,416	976	165	12,697
	Attached Apartment 785	556	185	5	558	127	494	310	172	1,027	168	102	524	853	97	213	6,176
	Detached Apartment 1,975	1,100	220	0	455	1,086	1,342	458	256	1,967	144	120	1,572	4,559	284	245	15,783
	% Sales to Listings 33%	35%	33%	51%	41%	39%	42%	44%	34%	26%	46%	39%	38%	30%	24%	38%	n/a
	Attached Apartment 38%	42%	46%	20%	56%	41%	41%	46%	44%	30%	56%	39%	48%	32%	22%	49%	n/a
	Detached Apartment 44%	44%	44%	n/a	49%	46%	39%	44%	61%	37%	49%	41%	44%	38%	23%	52%	n/a

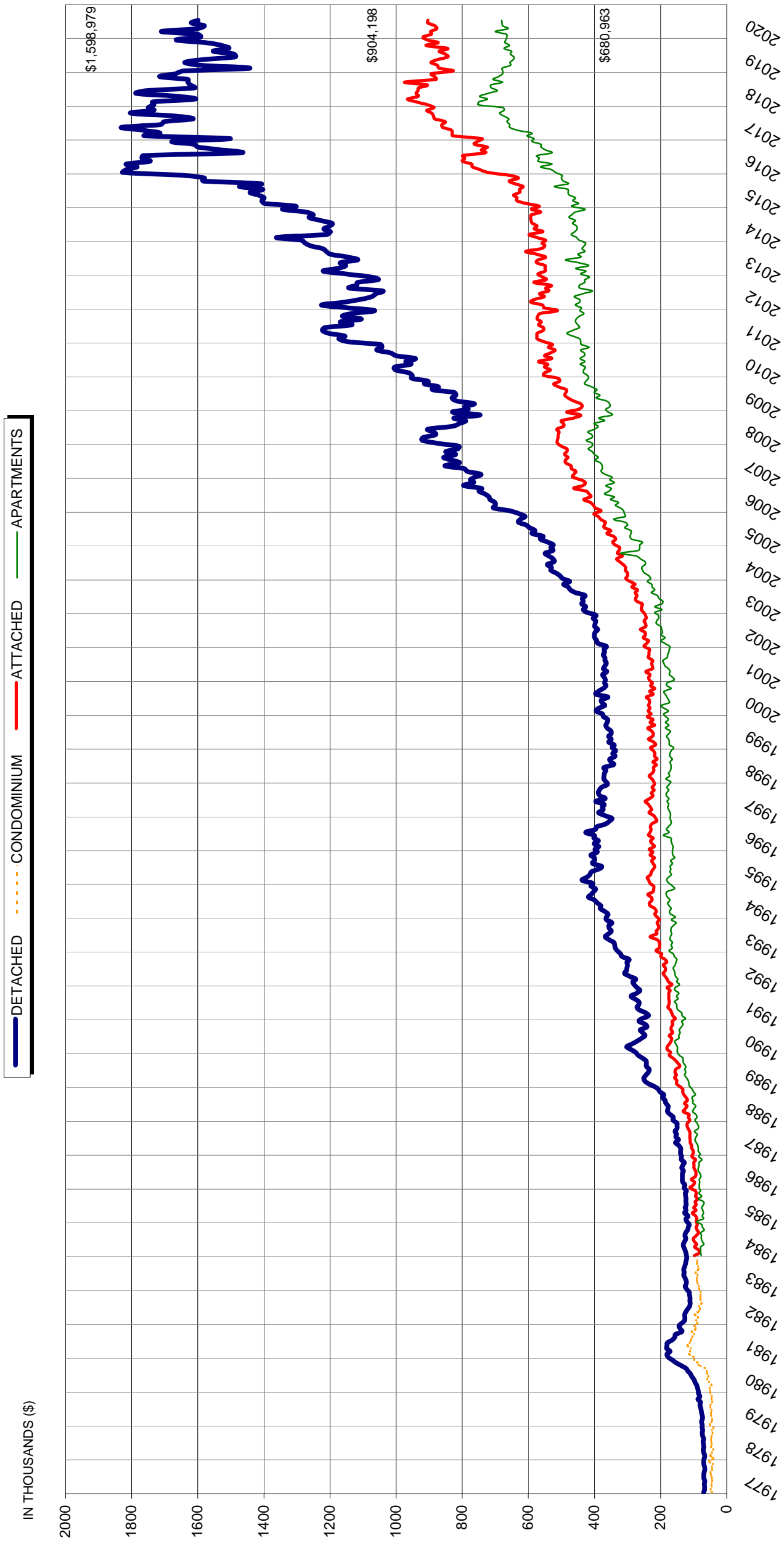
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2019	2 Jun 2020	3 Jul 2020	Col. 2 & 3 Percentage Variance	5 Jul 2019	6 Jun 2020	7 Jul 2020	Col. 6 & 7 Percentage Variance	9 May 2019 - Jul 2019	10 May 2020 - Jul 2020	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	132	155	172	11.0	77	61	72	18.0	204	170	-16.7
ATTACHED	103	97	117	20.6	57	31	40	29.0	167	105	-37.1
APARTMENTS	279	364	410	12.6	164	128	173	35.2	446	390	-12.6
COQUITLAM											
DETACHED	159	146	147	0.7	86	81	111	37.0	237	240	1.3
ATTACHED	93	95	86	-9.5	56	50	58	16.0	123	143	16.3
APARTMENTS	178	209	189	-9.6	94	85	116	36.5	256	250	-2.3
DELTA											
DETACHED	81	99	125	26.3	41	49	68	38.8	119	154	29.4
ATTACHED	23	33	32	-3.0	16	20	18	-10.0	42	49	16.7
APARTMENTS	24	43	40	-7.0	23	17	23	35.3	66	47	-28.8
MAPLE RIDGE/PITT MEADOWS											
DETACHED	187	193	219	13.5	100	111	143	28.8	292	322	10.3
ATTACHED	81	99	102	3.0	58	66	89	34.8	156	192	23.1
APARTMENTS	82	79	94	19.0	42	35	57	62.9	118	119	0.8
NORTH VANCOUVER											
DETACHED	116	188	150	-20.2	76	84	101	20.2	263	236	-10.3
ATTACHED	57	94	90	-4.3	32	44	46	4.5	110	120	9.1
APARTMENTS	189	245	253	3.3	96	110	119	8.2	289	284	-1.7
NEW WESTMINSTER											
DETACHED	34	49	47	-4.1	17	15	28	86.7	69	63	-8.7
ATTACHED	23	27	45	66.7	9	11	21	90.9	21	35	66.7
APARTMENTS	142	183	182	-0.5	95	71	113	59.2	255	233	-8.6
PORT MOODY/BELCARRA											
DETACHED	28	37	41	10.8	11	19	32	68.4	45	66	46.7
ATTACHED	21	36	40	11.1	16	14	26	85.7	43	54	25.6
APARTMENTS	25	72	61	-15.3	29	25	36	44.0	72	78	8.3
PORT COQUITLAM											
DETACHED	47	57	52	-8.8	31	28	41	46.4	99	99	0.0
ATTACHED	42	52	36	-30.8	25	27	39	44.4	83	75	-9.6
APARTMENTS	62	58	79	36.2	29	36	39	8.3	111	96	-13.5
RICHMOND											
DETACHED	176	192	179	-6.8	85	75	94	25.3	257	210	-18.3
ATTACHED	148	141	137	-2.8	67	62	99	59.7	184	209	13.6
APARTMENTS	286	296	297	0.3	147	134	163	21.6	398	360	-9.5
SUNSHINE COAST											
DETACHED	91	116	139	19.8	63	75	101	34.7	154	204	32.5
ATTACHED	12	20	22	10.0	7	8	10	25.0	18	20	11.1
APARTMENTS	18	8	25	212.5	6	5	7	40.0	20	13	-35.0
SQUAMISH											
DETACHED	31	52	35	-32.7	13	17	25	47.1	51	54	5.9
ATTACHED	22	30	35	16.7	12	18	25	38.9	40	49	22.5
APARTMENTS	16	24	42	75.0	11	17	20	17.6	34	41	20.6
VANCOUVER EAST											
DETACHED	182	222	225	1.4	104	105	141	34.3	313	310	-1.0
ATTACHED	72	116	130	12.1	42	43	46	7.0	145	114	-21.4
APARTMENTS	211	313	333	6.4	128	130	156	20.0	357	362	1.4
VANCOUVER WEST											
DETACHED	181	206	211	2.4	79	78	75	-3.8	225	204	-9.3
ATTACHED	108	132	124	-6.1	58	48	58	20.8	154	142	-7.8
APARTMENTS	602	826	869	5.2	352	281	338	20.3	925	796	-13.9
WHISTLER/PEMBERTON											
DETACHED	33	56	39	-30.4	8	17	28	64.7	24	48	100.0
ATTACHED	26	51	42	-17.6	15	28	27	-3.6	43	60	39.5
APARTMENTS	29	44	41	-6.8	14	14	31	121.4	51	51	0.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	105	148	124	-16.2	43	43	54	25.6	129	124	-3.9
ATTACHED	9	17	18	5.9	3	2	4	100.0	12	9	-25.0
APARTMENTS	38	54	49	-9.3	13	17	9	-47.1	32	38	18.8
GRAND TOTALS											
DETACHED	1583	1916	1905	-0.6	834	858	1114	29.8	2481	2504	0.9
ATTACHED	840	1040	1056	1.5	473	472	606	28.4	1341	1376	2.6
APARTMENTS	2181	2818	2964	5.2	1243	1105	1400	26.7	3430	3158	-7.9

Residential Average Sale Prices - January 1977 to July 2020



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