

News Release

FOR IMMEDIATE RELEASE:



Reduced demand is allowing housing supply to accumulate

VANCOUVER, BC – June 4, 2018 – Home buyer demand continues to decline across the Metro Vancouver* housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 2,833 in May 2018, a 35.1 per cent decrease from the 4,364 sales recorded in May 2017, and a 9.8 per cent increase compared to April 2018 when 2,579 homes sold.

Last month's sales were 19.3 per cent below the 10-year May sales average.

“With fewer homes selling today compared to recent years, the number of homes available for sale is rising,” Phil Moore, REBGV president said. “The selection of homes for sale in Metro Vancouver has risen to the highest levels we’ve seen in the last two years, yet supply is still below our long-term historical averages.”

There were 6,375 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2018. This represents a 5.5 per cent increase compared to the 6,044 homes listed in May 2017 and a 9.5 per cent increase compared to April 2018 when 5,820 homes were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 11,292, a 38.2 per cent increase compared to May 2017 (8,168) and a 15 per cent increase compared to April 2018 (9,822).

The total number of listings available today is 17.2 per cent below the 10-year May average.

For all property types, the sales-to-active listings ratio for May 2018 is 25.1 per cent. By property type, the ratio is 14.7 per cent for detached homes, 30.8 per cent for townhomes, and 41.7 per cent for condominiums.

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.

“For home sellers to be successful in today’s market, it’s important to price your property competitively given the shifting dynamics we’re experiencing,” Moore said. “It’s also important to work with your local Realtor to better understand these changing conditions.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,094,000. This is an 11.5 per cent increase over May 2017 and a 0.2 per cent increase compared to April 2018.

Sales of detached properties in May 2018 reached 926, a 40.2 per cent decrease from the 1,548 detached sales recorded in May 2017. The benchmark price for detached properties is \$1,608,000. This is a 2.4 per cent increase from May 2017 and a 0.1 per cent increase compared to April 2018.

Sales of apartment properties reached 1,431 in May 2018, a 29.3 per cent decrease from the 2,025 sales in May 2017. The benchmark price of an apartment property is \$701,700. This is a 20.2 per cent increase from May 2017 and a 0.1 per cent increase compared to April 2018.

Attached property sales in May 2018 totalled 476, a 39.8 per cent decrease from the 791 sales in May 2017. The benchmark price of an attached unit is \$859,500. This represents a 16 per cent increase from May 2017 and a 0.6 per cent increase compared to April 2018.

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*Editor's Note: 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.

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	\$1,006,200	283.9	0.5%	2.9%	6.4%	14.4%	64.9%	85.0%	92.5%
	Greater Vancouver	\$1,094,000	286.0	0.2%	2.1%	4.5%	11.5%	58.2%	81.4%	91.9%
	Bowen Island	\$1,050,300	227.7	5.8%	7.8%	8.4%	20.6%	74.9%	89.1%	65.6%
	Burnaby East	\$1,007,700	280.3	0.0%	3.1%	5.8%	11.5%	55.2%	78.0%	89.8%
	Burnaby North	\$945,900	285.6	0.6%	1.5%	5.8%	12.1%	62.2%	84.0%	91.5%
	Burnaby South	\$1,055,800	298.2	1.1%	1.8%	5.4%	12.0%	62.5%	86.6%	102.2%
	Coquitlam	\$983,700	291.8	1.1%	4.0%	7.1%	16.2%	69.2%	97.3%	99.9%
	Ladner	\$877,100	246.2	0.0%	1.3%	0.5%	6.9%	42.2%	64.7%	71.7%
	Maple Ridge	\$747,900	251.5	0.1%	4.1%	9.0%	20.9%	78.7%	90.1%	77.5%
	New Westminster	\$734,800	315.0	1.4%	6.0%	12.1%	24.3%	84.0%	96.5%	105.3%
	North Vancouver	\$1,141,000	256.4	-0.3%	2.8%	3.6%	8.7%	51.6%	73.8%	78.8%
	Pitt Meadows	\$754,000	275.8	0.1%	6.2%	11.0%	25.4%	77.1%	99.7%	89.2%
	Port Coquitlam	\$791,500	279.2	0.8%	4.9%	8.2%	18.1%	74.9%	98.3%	87.5%
	Port Moody	\$985,200	272.3	1.1%	3.9%	7.8%	18.2%	70.1%	93.4%	90.4%
	Richmond	\$1,025,000	299.3	-1.2%	0.5%	4.2%	9.6%	57.6%	79.4%	99.8%
	Squamish	\$874,900	280.1	-1.1%	6.6%	6.9%	20.8%	84.3%	129.6%	104.2%
	Sunshine Coast	\$635,100	222.5	3.0%	7.9%	7.2%	17.9%	72.7%	90.3%	60.6%
	Tsawwassen	\$1,020,900	256.4	-0.3%	2.5%	0.7%	7.1%	48.2%	72.8%	76.5%
	Vancouver East	\$1,114,700	326.4	0.1%	0.8%	2.4%	8.4%	57.3%	83.5%	110.9%
	Vancouver West	\$1,378,200	290.6	0.4%	0.2%	1.3%	6.4%	47.5%	72.6%	89.7%
	West Vancouver	\$2,588,700	278.3	-1.2%	-2.6%	-1.7%	0.3%	34.8%	65.7%	82.5%
	Whistler	\$1,039,200	228.5	-1.3%	5.8%	6.8%	25.3%	81.5%	125.8%	69.3%
Single Family Detached	Lower Mainland	\$1,346,200	285.6	0.5%	1.3%	1.9%	5.8%	53.0%	78.5%	98.1%
	Greater Vancouver	\$1,608,000	295.5	0.1%	0.4%	0.0%	2.4%	45.1%	74.7%	100.5%
	Bowen Island	\$1,050,300	227.7	5.8%	7.8%	8.4%	20.6%	74.9%	89.1%	65.6%
	Burnaby East	\$1,314,800	294.0	-1.2%	2.6%	3.8%	6.2%	49.8%	74.5%	102.3%
	Burnaby North	\$1,575,100	304.6	-1.3%	2.8%	0.7%	0.8%	40.6%	74.1%	104.8%
	Burnaby South	\$1,671,100	319.9	-0.3%	-0.7%	-0.9%	-0.7%	42.1%	73.5%	120.5%
	Coquitlam	\$1,319,800	292.9	1.1%	3.3%	2.8%	7.1%	56.1%	86.9%	104.0%
	Ladner	\$1,002,300	241.6	-0.2%	-0.2%	-3.2%	3.1%	36.9%	62.8%	71.8%
	Maple Ridge	\$875,800	249.5	0.8%	3.3%	7.5%	15.2%	75.2%	89.7%	81.2%
	New Westminster	\$1,177,000	293.6	-1.3%	1.5%	3.2%	5.9%	51.8%	76.0%	101.5%
	North Vancouver	\$1,708,500	267.2	0.3%	1.3%	0.6%	1.4%	45.1%	77.7%	87.4%
	Pitt Meadows	\$950,300	267.8	0.8%	4.2%	7.3%	15.3%	68.9%	91.6%	91.1%
	Port Coquitlam	\$1,049,400	279.8	1.2%	6.4%	4.9%	7.7%	61.6%	91.3%	94.6%
	Port Moody	\$1,529,200	282.4	1.3%	3.1%	1.9%	7.1%	54.8%	83.6%	94.2%
	Richmond	\$1,665,100	334.4	-1.2%	-1.9%	-0.4%	0.9%	47.3%	77.2%	118.4%
	Squamish	\$1,042,900	266.2	1.8%	5.0%	3.0%	12.2%	76.1%	117.8%	95.6%
	Sunshine Coast	\$631,400	221.2	2.7%	7.9%	7.3%	17.9%	72.8%	89.9%	59.7%
	Tsawwassen	\$1,264,600	272.3	-0.1%	1.2%	-1.4%	4.6%	49.0%	79.7%	87.7%
	Vancouver East	\$1,543,600	341.2	0.0%	-1.1%	-1.9%	2.0%	44.2%	84.4%	131.2%
	Vancouver West	\$3,430,500	352.2	0.8%	-2.0%	-4.0%	-4.4%	34.2%	65.7%	115.3%
	West Vancouver	\$3,020,100	285.1	-1.1%	-3.9%	-4.0%	-2.4%	30.5%	63.8%	84.2%
	Whistler	\$1,675,900	212.5	-0.2%	-0.2%	-0.9%	8.4%	63.3%	89.4%	56.7%

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- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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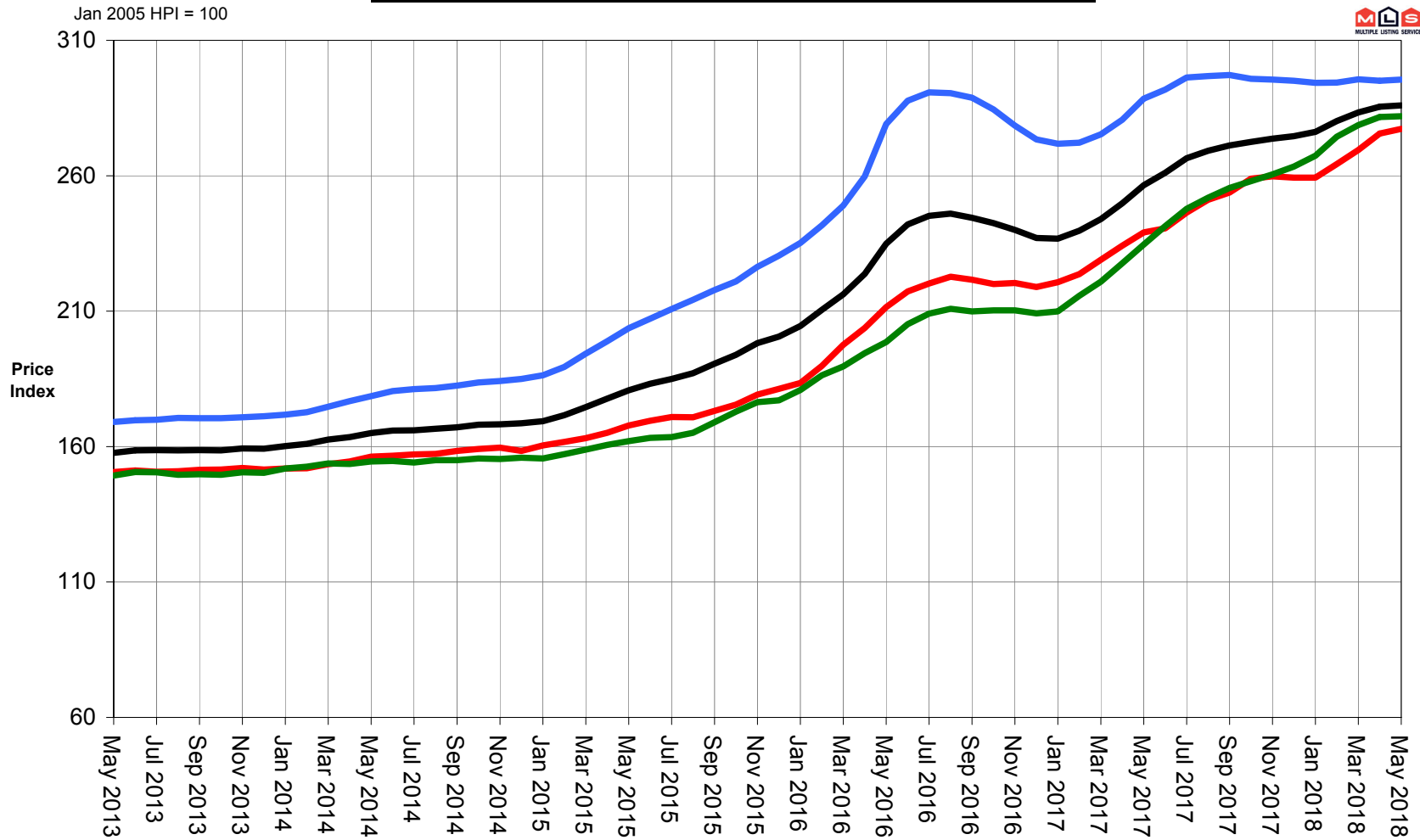
Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$727,100	262.8	0.8%	4.7%	7.9%	17.6%	68.9%	82.6%	81.9%
	Greater Vancouver	\$859,500	277.3	0.6%	4.9%	6.7%	16.0%	65.3%	84.1%	89.7%
	Burnaby East	\$724,200	267.5	3.6%	5.7%	10.4%	18.7%	64.0%	74.7%	83.3%
	Burnaby North	\$767,300	286.4	1.3%	2.0%	7.8%	13.7%	63.9%	79.9%	91.1%
	Burnaby South	\$841,000	289.7	0.7%	4.1%	10.6%	14.1%	65.9%	85.2%	97.7%
	Coquitlam	\$705,100	258.7	0.5%	3.6%	7.2%	15.8%	64.6%	83.1%	82.6%
	Ladner	\$787,500	274.6	0.2%	0.5%	4.1%	8.6%	54.3%	74.6%	82.1%
	Maple Ridge	\$580,500	269.5	-0.8%	5.3%	8.9%	24.9%	85.7%	94.0%	84.8%
	New Westminster	\$734,900	290.6	2.7%	3.1%	7.7%	16.1%	65.2%	80.3%	96.9%
	North Vancouver	\$1,035,500	251.6	0.4%	3.7%	5.3%	9.2%	62.0%	76.1%	80.2%
	Pitt Meadows	\$642,000	277.8	1.1%	9.3%	10.3%	24.2%	78.6%	101.5%	89.8%
	Port Coquitlam	\$691,600	260.9	0.4%	5.4%	8.7%	18.7%	71.3%	89.6%	80.1%
	Port Moody	\$685,000	231.5	3.4%	6.2%	10.4%	22.1%	54.7%	70.5%	60.5%
	Richmond	\$846,300	278.1	0.9%	3.3%	5.1%	11.5%	57.9%	74.4%	90.7%
	Squamish	\$935,000	339.7	-0.3%	10.2%	5.9%	28.7%	100.4%	187.6%	143.9%
	Tsawwassen	\$775,900	289.0	-0.7%	2.6%	2.9%	10.4%	61.4%	79.1%	91.6%
	Vancouver East	\$925,800	303.9	-0.8%	6.6%	7.4%	16.2%	63.4%	77.0%	92.7%
	Vancouver West	\$1,304,500	288.1	0.2%	4.3%	2.9%	8.5%	56.7%	80.6%	92.2%
	Whistler	\$1,109,400	296.7	1.6%	11.7%	6.3%	33.6%	86.8%	156.7%	119.5%
Apartment	Lower Mainland	\$667,400	291.8	0.4%	4.0%	11.1%	25.0%	82.8%	95.3%	90.5%
	Greater Vancouver	\$701,700	282.0	0.1%	2.8%	8.3%	20.2%	74.1%	88.9%	86.0%
	Burnaby East	\$715,900	271.8	-2.1%	1.3%	7.1%	20.5%	63.7%	91.1%	70.6%
	Burnaby North	\$650,200	277.6	1.5%	1.2%	9.4%	21.9%	85.2%	97.2%	86.1%
	Burnaby South	\$729,000	292.7	1.8%	2.7%	8.1%	19.4%	79.0%	96.3%	95.8%
	Coquitlam	\$550,900	302.3	1.3%	4.9%	11.6%	27.7%	92.5%	118.9%	99.1%
	Ladner	\$471,200	223.3	-0.3%	6.3%	8.7%	19.0%	43.3%	53.9%	53.9%
	Maple Ridge	\$325,500	235.1	-1.1%	5.8%	16.4%	44.2%	87.2%	88.5%	50.9%
	New Westminster	\$568,300	323.9	2.0%	7.4%	15.1%	31.5%	99.8%	105.5%	106.8%
	North Vancouver	\$603,600	245.7	-1.4%	3.9%	6.5%	18.6%	60.7%	69.3%	68.8%
	Pitt Meadows	\$479,600	283.5	-1.3%	6.1%	15.9%	41.6%	85.9%	108.3%	82.0%
	Port Coquitlam	\$483,300	289.0	0.4%	3.3%	10.9%	29.0%	95.1%	112.8%	82.2%
	Port Moody	\$693,000	288.8	0.1%	3.7%	11.3%	26.9%	95.7%	113.6%	106.6%
	Richmond	\$670,700	286.3	-2.0%	2.0%	9.4%	21.4%	78.0%	89.6%	91.1%
	Squamish	\$516,800	248.9	-5.1%	5.9%	15.1%	28.4%	88.1%	106.2%	81.3%
	Tsawwassen	\$507,500	214.0	-1.2%	7.8%	8.5%	19.0%	49.3%	57.7%	47.5%
	Vancouver East	\$575,800	317.7	0.2%	1.9%	6.6%	15.9%	78.7%	86.6%	93.2%
	Vancouver West	\$845,400	274.3	0.4%	1.1%	4.2%	13.3%	60.3%	80.3%	82.4%
	West Vancouver	\$1,280,600	259.4	-1.2%	3.5%	10.9%	15.2%	69.0%	76.6%	78.9%
	Whistler	\$566,700	185.8	-5.0%	3.6%	13.8%	29.5%	106.4%	146.7%	38.1%

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**May
2018**

		<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>	<i>TOTALS</i>
May 2018	Number of Sales	Detached 78	74	47	7	106	23	90	37	16	88	15	68	141	91	38	7	926
		Attached 49	37	12	0	42	14	40	23	20	78	19	15	46	55	4	22	476
		Apartment 174	90	12	0	74	95	107	43	27	189	25	7	175	356	21	36	1,431
	Median Selling Price	Detached \$1,588,000	\$1,360,000	\$1,141,000	n/a	\$875,000	\$1,365,000	\$1,684,000	\$1,040,000	n/a	\$1,725,000	n/a	\$649,950	\$1,623,000	\$3,200,000	\$2,850,000	n/a	
		Attached \$770,000	\$775,000	n/a	n/a	\$590,000	n/a	\$969,500	\$775,000	\$838,000	\$877,000	n/a	n/a	\$1,099,900	\$1,530,000	n/a	\$834,950	n/a
		Apartment \$614,000	\$575,500	n/a	n/a	\$408,750	\$488,000	\$678,000	\$446,000	\$600,000	\$600,000	\$450,000	n/a	\$645,000	\$793,500	\$1,388,900	\$340,000	
April 2018	Number of Sales	Detached 54	77	45	4	123	27	77	34	21	65	24	42	103	68	32	11	807
		Attached 60	31	8	0	50	13	42	19	16	79	17	9	53	47	4	16	464
		Apartment 160	92	17	0	55	93	101	48	17	167	12	7	142	350	20	27	1,308
	Median Selling Price	Detached \$1,575,000	\$1,310,000	\$1,175,000	n/a	\$908,000	\$1,180,000	\$1,675,000	\$1,030,000	\$1,420,000	\$1,680,000	\$1,050,000	\$622,500	\$1,650,000	\$2,970,000	\$2,655,000	n/a	
		Attached \$809,900	\$870,000	n/a	n/a	\$579,950	n/a	\$1,040,000	n/a	n/a	\$850,000	n/a	n/a	\$1,136,000	\$1,315,000	n/a	n/a	n/a
		Apartment \$599,000	\$608,180	n/a	n/a	\$380,000	\$535,000	\$650,000	\$453,000	n/a	\$618,000	n/a	n/a	\$620,000	\$845,000	\$1,053,750	\$388,500	
May 2017	Number of Sales	Detached 116	144	70	2	184	37	139	68	30	167	37	82	199	187	63	23	1,548
		Attached 105	76	15	0	85	24	50	43	33	140	29	18	54	80	8	31	791
		Apartment 277	139	19	0	91	166	135	60	42	255	32	9	212	526	28	34	2,025
	Median Selling Price	Detached \$1,673,500	\$1,320,250	\$1,150,000	n/a	\$825,000	\$1,180,000	\$1,698,000	\$992,000	\$1,382,500	\$1,750,000	\$922,500	\$619,000	\$1,650,000	\$3,402,906	\$3,280,000	\$1,575,000	
		Attached \$776,000	\$741,500	n/a	n/a	\$480,000	\$724,500	\$1,001,200	\$645,000	\$660,000	\$835,000	\$593,000	n/a	\$1,034,500	\$1,450,000	n/a	\$885,000	n/a
		Apartment \$579,000	\$479,500	n/a	n/a	\$329,900	\$452,500	\$650,000	\$369,950	\$565,500	\$478,000	\$386,750	n/a	\$525,750	\$760,000	\$1,065,000	\$350,000	
Jan. - May. 2018 <i>Year-to-date</i>	Number of Sales	Detached 290	345	170	18	501	103	322	142	55	348	88	225	449	311	135	61	3,563
		Attached 262	152	44	1	220	67	159	107	76	351	80	45	205	209	19	109	2,106
		Apartment 740	440	73	0	329	437	487	199	131	805	69	34	667	1,630	90	154	6,285
	Median Selling Price	Detached \$1,650,000	\$1,335,000	\$1,140,000	n/a	\$883,750	\$1,270,000	\$1,725,000	\$1,028,000	\$1,425,000	\$1,700,000	\$985,000	\$629,000	\$1,620,000	\$3,235,000	\$2,842,500	\$1,975,000	
		Attached \$779,000	\$807,500	\$698,500	n/a	\$565,000	\$778,000	\$998,000	\$708,000	\$776,500	\$868,000	\$681,500	\$439,900	\$1,124,900	\$1,450,000	n/a	\$1,149,000	n/a
		Apartment \$603,000	\$560,000	\$549,900	n/a	\$390,000	\$515,000	\$670,000	\$446,750	\$609,000	\$595,400	\$444,900	\$404,150	\$629,000	\$840,000	\$1,265,550	\$394,250	
Jan. - May. 2017 <i>Year-to-date</i>	Number of Sales	Detached 407	457	243	21	582	109	469	203	94	622	133	284	629	520	243	82	5,098
		Attached 304	229	77	1	301	84	166	134	87	486	107	53	187	270	35	136	2,657
		Apartment 980	575	85	0	353	550	520	232	180	1,060	89	48	750	1,998	106	162	7,688
	Median Selling Price	Detached \$1,600,000	\$1,255,000	\$1,080,000	\$523,000	\$778,000	\$1,117,500	\$1,726,500	\$917,000	\$1,307,000	\$1,652,500	\$885,000	\$580,000	\$1,552,500	\$3,310,000	\$3,300,000	\$1,857,500	
		Attached \$761,900	\$725,000	\$679,900	n/a	\$463,900	\$660,150	\$976,500	\$583,450	\$600,000	\$806,000	\$589,900	\$365,900	\$968,000	\$1,347,500	\$2,025,000	\$740,000	n/a
		Apartment \$521,500	\$467,000	\$515,000	n/a	\$310,000	\$440,000	\$580,100	\$345,000	\$498,450	\$470,000	\$375,000	\$334,950	\$522,450	\$729,950	\$1,020,000	\$348,000	


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



MLS® LISTINGS Facts



**May
2018**

<div> REAL ESTATE BOARD OF GREATER VANCOUVER</div> <div>May 2018</div>			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
May 2018	Number of Listings	Detached	235	212	114	12	238	54	249	109	49	317	55	126	321	267	233	26	2,617
		Attached	109	72	18	2	93	16	84	44	26	184	37	12	99	161	20	41	1,018
		Apartment	304	214	35	0	88	188	192	81	46	353	32	6	305	828	39	29	2,740
	% Sales to Listings	Detached	33%	35%	41%	58%	45%	43%	36%	34%	33%	28%	27%	54%	44%	34%	16%	27%	n/a
Attached	45%	51%	67%	0%	45%	88%	48%	52%	77%	42%	51%	125%	46%	34%	20%	54%			
Apartment	57%	42%	34%	n/a	84%	51%	56%	53%	59%	54%	78%	117%	57%	43%	54%	124%			
April 2018	Number of Listings	Detached	240	206	122	9	215	61	243	82	38	257	50	108	337	296	202	22	2,488
		Attached	104	72	18	2	79	31	67	33	35	139	29	21	105	129	17	26	907
		Apartment	279	173	33	0	108	143	168	67	38	284	35	9	272	734	40	42	2,425
	% Sales to Listings	Detached	23%	37%	37%	44%	57%	44%	32%	41%	55%	25%	48%	39%	31%	23%	16%	50%	n/a
Attached	58%	43%	44%	0%	63%	42%	63%	58%	46%	57%	59%	43%	50%	36%	24%	62%			
Apartment	57%	53%	52%	n/a	51%	65%	60%	72%	45%	59%	34%	78%	52%	48%	50%	64%			
May 2017	Number of Listings	Detached	257	239	102	18	279	58	270	98	47	302	60	111	319	279	198	38	2,675
		Attached	141	70	15	1	77	32	61	51	30	159	32	13	94	112	12	36	936
		Apartment	333	174	22	0	80	158	165	71	57	333	35	12	253	684	31	25	2,433
	% Sales to Listings	Detached	45%	60%	69%	11%	66%	64%	51%	69%	64%	55%	62%	74%	62%	67%	32%	61%	n/a
Attached	74%	109%	100%	0%	110%	75%	82%	84%	110%	88%	91%	138%	57%	71%	67%	86%			
Apartment	83%	80%	86%	n/a	114%	105%	82%	85%	74%	77%	91%	75%	84%	77%	90%	136%			
Jan. - May. 2018 <i>Year-to-date*</i>	Number of Listings	Detached	952	844	491	45	898	211	940	323	160	1,306	223	471	1,285	1,309	836	108	10,402
		Attached	462	286	72	10	342	105	280	168	120	659	121	69	416	557	79	171	3,917
		Apartment	1,137	698	144	0	395	645	745	279	185	1,347	127	39	1,108	3,116	176	204	10,345
	% Sales to Listings	Detached	30%	41%	35%	40%	56%	49%	34%	44%	34%	27%	39%	48%	35%	24%	16%	56%	n/a
Attached	57%	53%	61%	10%	64%	64%	57%	64%	63%	53%	66%	65%	49%	38%	24%	64%			
Apartment	65%	63%	51%	n/a	83%	68%	65%	71%	71%	60%	54%	87%	60%	52%	51%	75%			
Jan. - May. 2017 <i>Year-to-date*</i>	Number of Listings	Detached	942	805	469	48	892	178	859	306	167	1,355	225	451	1,268	1,190	795	115	10,065
		Attached	478	283	85	4	342	119	227	174	105	660	147	65	325	435	69	151	3,669
		Apartment	1,284	700	110	0	412	645	682	299	230	1,259	101	47	992	2,696	148	180	9,785
	% Sales to Listings	Detached	43%	57%	52%	44%	65%	61%	55%	66%	56%	46%	59%	63%	50%	44%	31%	71%	n/a
Attached	64%	81%	91%	25%	88%	71%	73%	77%	83%	74%	73%	82%	58%	62%	51%	90%			
Apartment	76%	82%	77%	n/a	86%	85%	76%	78%	78%	84%	88%	102%	76%	74%	72%	90%			

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

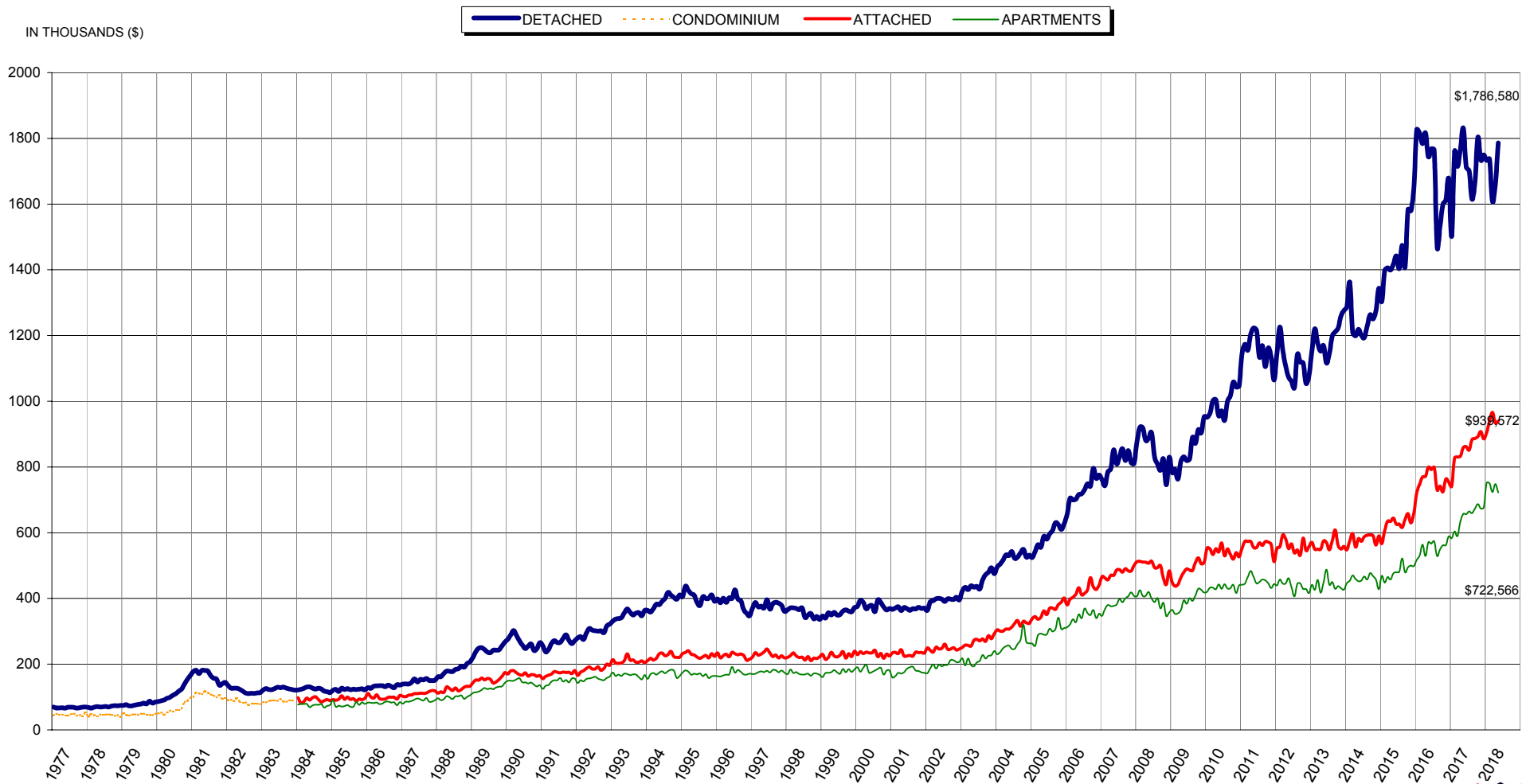


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 May 2017	2 Apr 2018	3 May 2018	Col. 2 & 3 Percentage Variance	5 May 2017	6 Apr 2018	7 May 2018	Col. 6 & 7 Percentage Variance	9 Mar 2017 - May 2017	10 Mar 2018 - May 2018	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	257	240	235	-2.1	116	54	78	44.4	320	182	-43.1
ATTACHED	141	104	109	4.8	105	60	49	-18.3	241	167	-30.7
APARTMENTS	333	279	304	9.0	277	160	174	8.8	735	484	-34.1
COQUITLAM											
DETACHED	239	206	212	2.9	144	77	74	-3.9	356	229	-35.7
ATTACHED	70	72	72	0.0	76	31	37	19.4	180	103	-42.8
APARTMENTS	174	173	214	23.7	139	92	90	-2.2	418	273	-34.7
DELTA											
DETACHED	102	122	114	-6.6	70	45	47	4.4	189	126	-33.3
ATTACHED	15	18	18	0.0	15	8	12	50.0	46	29	-37.0
APARTMENTS	22	33	35	6.1	19	17	12	-29.4	59	49	-16.9
MAPLE RIDGE/PITT MEADOWS											
DETACHED	279	215	238	10.7	184	123	106	-13.8	446	342	-23.3
ATTACHED	77	79	93	17.7	85	50	42	-16.0	220	139	-36.8
APARTMENTS	80	108	88	-18.5	91	55	74	34.5	279	182	-34.8
NORTH VANCOUVER											
DETACHED	270	243	249	2.5	139	77	90	16.9	347	234	-32.6
ATTACHED	61	67	84	25.4	50	42	40	-4.8	120	112	-6.7
APARTMENTS	165	168	192	14.3	135	101	107	5.9	367	325	-11.4
NEW WESTMINSTER											
DETACHED	58	61	54	-11.5	37	27	23	-14.8	91	70	-23.1
ATTACHED	32	31	16	-48.4	24	13	14	7.7	65	42	-35.4
APARTMENTS	158	143	188	31.5	166	93	95	2.2	416	299	-28.1
PORT MOODY/BELCARRA											
DETACHED	47	38	49	28.9	30	21	16	-23.8	74	44	-40.5
ATTACHED	30	35	26	-25.7	33	16	20	25.0	68	53	-22.1
APARTMENTS	57	38	46	21.1	42	17	27	58.8	127	77	-39.4
PORT COQUITLAM											
DETACHED	98	82	109	32.9	68	34	37	8.8	162	102	-37.0
ATTACHED	51	33	44	33.3	43	19	23	21.1	104	72	-30.8
APARTMENTS	71	67	81	20.9	60	48	43	-10.4	164	132	-19.5
RICHMOND											
DETACHED	302	257	317	23.3	167	65	88	35.4	475	230	-51.6
ATTACHED	159	139	184	32.4	140	79	78	-1.3	370	224	-39.5
APARTMENTS	333	284	353	24.3	255	167	189	13.2	760	517	-32.0
SUNSHINE COAST											
DETACHED	111	108	126	16.7	82	42	68	61.9	208	154	-26.0
ATTACHED	13	21	12	-42.9	18	9	15	66.7	37	33	-10.8
APARTMENTS	12	9	6	-33.3	9	7	7	0.0	26	24	-7.7
SQUAMISH											
DETACHED	60	50	55	10.0	37	24	15	-37.5	101	64	-36.6
ATTACHED	32	29	37	27.6	29	17	19	11.8	82	50	-39.0
APARTMENTS	35	35	32	-8.6	32	12	25	108.3	67	45	-32.8
VANCOUVER EAST											
DETACHED	319	337	321	-4.7	199	103	141	36.9	496	327	-34.1
ATTACHED	94	105	99	-5.7	54	53	46	-13.2	147	143	-2.7
APARTMENTS	253	272	305	12.1	212	142	175	23.2	556	473	-14.9
VANCOUVER WEST											
DETACHED	279	296	267	-9.8	187	68	91	33.8	391	212	-45.8
ATTACHED	112	129	161	24.8	80	47	55	17.0	206	141	-31.6
APARTMENTS	684	734	828	12.8	526	350	356	1.7	1418	1055	-25.6
WHISTLER/PEMBERTON											
DETACHED	38	22	26	18.2	23	11	7	-36.4	52	27	-48.1
ATTACHED	36	26	41	57.7	31	16	22	37.5	87	68	-21.8
APARTMENTS	25	42	29	-31.0	34	27	36	33.3	119	98	-17.6
WEST VANCOUVER/HOWE SOUND											
DETACHED	198	202	233	15.3	63	32	38	18.8	188	96	-48.9
ATTACHED	12	17	20	17.6	8	4	4	0.0	26	10	-61.5
APARTMENTS	31	40	39	-2.5	28	20	21	5.0	77	55	-28.6
GRAND TOTALS											
DETACHED	2657	2479	2605	5.1	1546	803	919	14.4	3896	2439	-37.4
ATTACHED	935	905	1016	12.3	791	464	476	2.6	1999	1386	-30.7
APARTMENTS	2433	2425	2740	13.0	2025	1308	1431	9.4	5588	4088	-26.8



Residential Average Sale Prices - January 1977 to May 2018



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