# 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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# July 2020



| 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 Westminster | $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 Westminster | $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 included duplexes.

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

MLS MULTIPLE LISTING SERVICE® *

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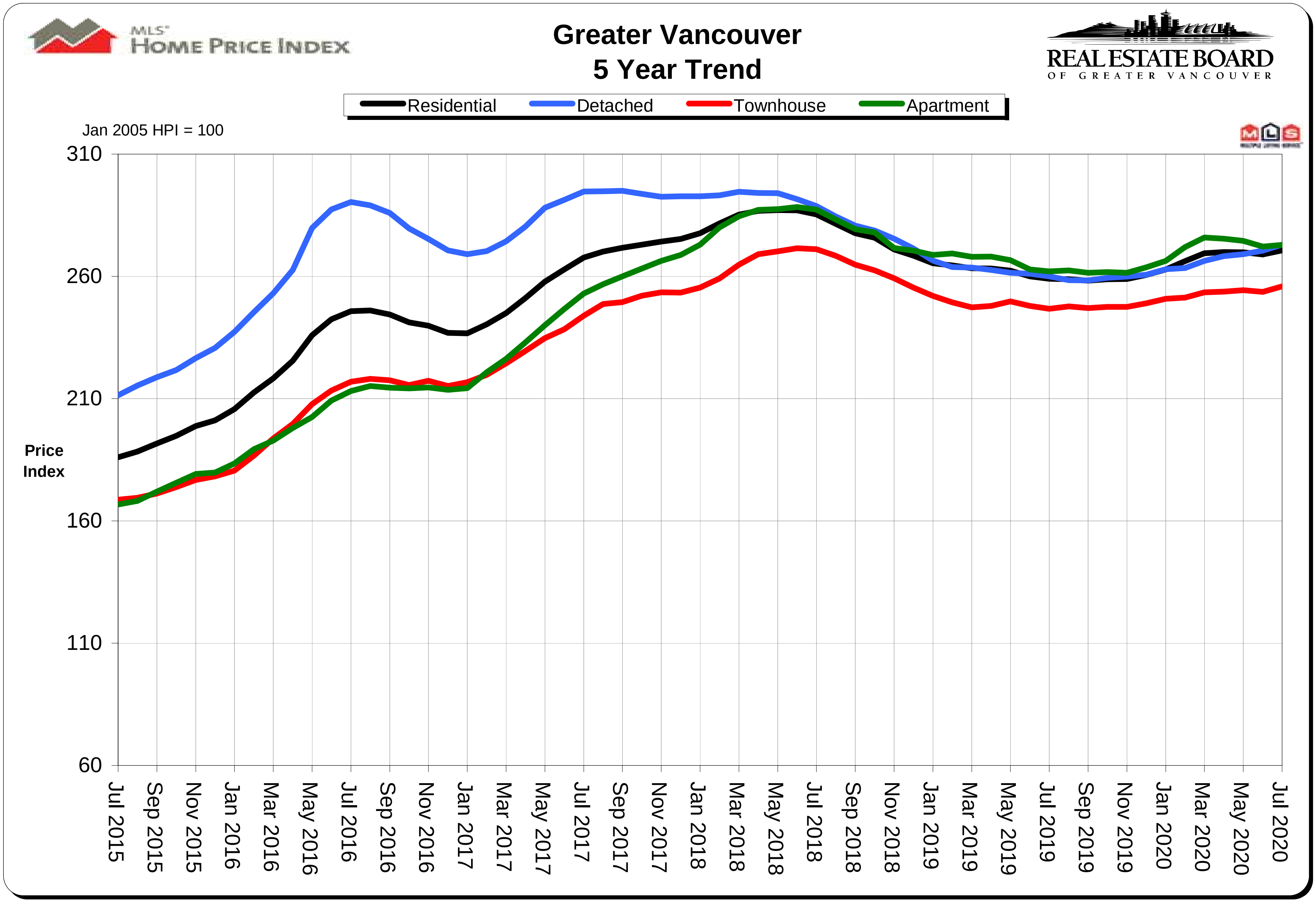
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

MLS® MULTIPLE LISTING SERVICE® *



MLS® Home Price Index
Greater Vancouver
5 Year Trend
Real Estate Board of Greater Vancouver
Residential
Detached
Townhouse
Apartment
Jan 2005 HPI = 100
Price Index
310
260
210
160
110
60
Jul 2015
Sep 2015
Nov 2015
Jan 2016
Mar 2016
May 2016
Jul 2016
Sep 2016
Nov 2016
Jan 2017
Mar 2017
May 2017
Jul 2017
Sep 2017
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Mar 2018
May 2018
Jul 2018
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Nov 2018
Jan 2019
Mar 2019
May 2019
Jul 2019
Sep 2019
Nov 2019
Jan 2020
Mar 2020
May 2020
Jul 2020

# MLS® SALES Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

## July 2020

| Period | Measure | Type | 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 Sales | Detached | 72 | 111 | 68 | 7 | 143 | 28 | 101 | 41 | 32 | 94 | 25 | 101 | 141 | 75 | 54 | 28 | 1,121 |
| | | Attached | 40 | 58 | 18 | 1 | 89 | 21 | 46 | 39 | 26 | 99 | 25 | 10 | 46 | 58 | 4 | 27 | 607 |
| | | Apartment | 173 | 116 | 23 | 0 | 57 | 113 | 119 | 39 | 36 | 163 | 20 | 7 | 156 | 338 | 9 | 31 | 1,400 |
| | Median Selling Price | Detached | $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 |
| | | Attached | $785,000 | $859,450 | 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 | |
| | | Apartment | $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 | |
| June 2020 | Number of Sales | Detached | 61 | 81 | 49 | 8 | 111 | 15 | 84 | 28 | 19 | 75 | 17 | 75 | 105 | 78 | 43 | 17 | 866 |
| | | Attached | 31 | 50 | 20 | 0 | 66 | 11 | 44 | 27 | 14 | 62 | 18 | 8 | 43 | 48 | 2 | 28 | 472 |
| | | Apartment | 128 | 85 | 17 | 0 | 35 | 71 | 110 | 36 | 25 | 134 | 17 | 5 | 130 | 281 | 17 | 14 | 1,105 |
| | Median Selling Price | Detached | $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 |
| | | Attached | $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 | |
| | | Apartment | $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 | |
| July 2019 | Number of Sales | Detached | 77 | 86 | 41 | 7 | 100 | 17 | 76 | 31 | 11 | 85 | 13 | 63 | 104 | 79 | 43 | 8 | 841 |
| | | Attached | 57 | 56 | 16 | 0 | 58 | 9 | 32 | 25 | 16 | 67 | 12 | 7 | 42 | 58 | 3 | 15 | 473 |
| | | Apartment | 164 | 94 | 23 | 0 | 42 | 95 | 96 | 29 | 29 | 147 | 11 | 6 | 128 | 352 | 13 | 14 | 1,243 |
| | Median Selling Price | Detached | $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 |
| | | Attached | $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 | |
| | | Apartment | $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 | |
| Jan. - Jul. 2020 *Year-to-date* | Number of Sales | Detached | 360 | 455 | 277 | 31 | 641 | 121 | 438 | 190 | 106 | 447 | 109 | 326 | 607 | 444 | 253 | 80 | 4,885 |
| | | Attached | 272 | 282 | 96 | 3 | 381 | 74 | 215 | 151 | 98 | 441 | 88 | 37 | 246 | 296 | 21 | 109 | 2,810 |
| | | Apartment | 874 | 529 | 113 | 0 | 242 | 453 | 589 | 210 | 148 | 826 | 78 | 30 | 748 | 1,704 | 65 | 106 | 6,715 |
| | Median Selling Price | Detached | $1,480,000 | $1,260,000 | $1,080,000 | $475,000 | $895,000 | $1,208,000 | $1,645,250 | $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 |
| | | Attached | $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 | |
| | | Apartment | $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 | |
| Jan. - Jul. 2019 *Year-to-date* | Number of Sales | Detached | 349 | 415 | 199 | 30 | 524 | 117 | 458 | 166 | 83 | 418 | 113 | 276 | 530 | 429 | 233 | 62 | 4,402 |
| | | Attached | 298 | 233 | 86 | 1 | 315 | 52 | 205 | 144 | 76 | 310 | 94 | 40 | 251 | 277 | 21 | 104 | 2,507 |
| | | Apartment | 864 | 484 | 97 | 0 | 221 | 502 | 526 | 201 | 157 | 736 | 70 | 49 | 694 | 1,712 | 66 | 127 | 6,506 |
| | Median Selling Price | Detached | $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 |
| | | Attached | $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 | |
| | | Apartment | $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 | |

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

# MLS® LISTINGS Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

## July 2020

| Period | Measure | Type | 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 | Detached | 172 | 147 | 125 | 16 | 219 | 47 | 150 | 52 | 41 | 179 | 35 | 139 | 225 | 211 | 124 | 39 | 1,921 |
| | | Attached | 117 | 86 | 32 | 2 | 102 | 45 | 90 | 36 | 40 | 137 | 35 | 22 | 130 | 124 | 18 | 42 | 1,058 |
| | | Apartment | 410 | 189 | 40 | 5 | 94 | 182 | 253 | 79 | 61 | 297 | 42 | 25 | 333 | 869 | 49 | 41 | 2,969 |
| | % Sales to Listings | Detached | 42% | 76% | 54% | 44% | 65% | 60% | 67% | 79% | 78% | 53% | 71% | 73% | 63% | 36% | 44% | 72% | n/a |
| | | Attached | 34% | 67% | 56% | 50% | 87% | 47% | 51% | 108% | 65% | 72% | 71% | 45% | 35% | 47% | 22% | 64% | |
| | | Apartment | 42% | 61% | 58% | 0% | 61% | 62% | 47% | 49% | 59% | 55% | 48% | 28% | 47% | 39% | 18% | 76% | |
| June 2020 | Number of Listings | Detached | 155 | 146 | 99 | 12 | 193 | 49 | 188 | 57 | 37 | 192 | 52 | 116 | 222 | 206 | 148 | 56 | 1,928 |
| | | Attached | 97 | 95 | 33 | 1 | 99 | 27 | 94 | 52 | 36 | 141 | 30 | 20 | 116 | 132 | 17 | 51 | 1,041 |
| | | Apartment | 364 | 209 | 43 | 0 | 79 | 183 | 245 | 58 | 72 | 296 | 24 | 8 | 313 | 826 | 54 | 44 | 2,818 |
| | % Sales to Listings | Detached | 39% | 55% | 49% | 67% | 58% | 31% | 45% | 49% | 51% | 39% | 33% | 65% | 47% | 38% | 29% | 30% | n/a |
| | | Attached | 32% | 53% | 61% | 0% | 67% | 41% | 47% | 52% | 39% | 44% | 60% | 40% | 37% | 36% | 12% | 55% | |
| | | Apartment | 35% | 41% | 40% | n/a | 44% | 39% | 45% | 62% | 35% | 45% | 71% | 63% | 42% | 34% | 31% | 32% | |
| July 2019 | Number of Listings | Detached | 132 | 159 | 81 | 9 | 187 | 34 | 116 | 47 | 28 | 176 | 31 | 91 | 182 | 181 | 105 | 33 | 1,592 |
| | | Attached | 103 | 93 | 23 | 0 | 81 | 23 | 57 | 42 | 21 | 148 | 22 | 12 | 72 | 108 | 9 | 26 | 840 |
| | | Apartment | 279 | 178 | 24 | 0 | 82 | 142 | 189 | 62 | 25 | 286 | 16 | 18 | 211 | 602 | 38 | 29 | 2,181 |
| | % Sales to Listings | Detached | 58% | 54% | 51% | 78% | 53% | 50% | 66% | 66% | 39% | 48% | 42% | 69% | 57% | 44% | 41% | 24% | n/a |
| | | Attached | 55% | 60% | 70% | n/a | 72% | 39% | 56% | 60% | 76% | 45% | 55% | 58% | 58% | 54% | 33% | 58% | |
| | | Apartment | 59% | 53% | 96% | n/a | 51% | 67% | 51% | 47% | 116% | 51% | 69% | 33% | 61% | 58% | 34% | 48% | |
| Jan. - Jul. 2020 Year-to-date* | Number of Listings | Detached | 791 | 835 | 552 | 57 | 1,098 | 240 | 934 | 288 | 221 | 1,008 | 244 | 595 | 1,101 | 1,023 | 771 | 197 | 9,955 |
| | | Attached | 562 | 496 | 175 | 9 | 564 | 157 | 457 | 244 | 179 | 751 | 161 | 97 | 559 | 664 | 83 | 226 | 5,384 |
| | | 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 | Detached | 46% | 54% | 50% | 54% | 58% | 50% | 47% | 66% | 48% | 44% | 45% | 55% | 55% | 43% | 33% | 41% | n/a |
| | | Attached | 48% | 57% | 55% | 33% | 68% | 47% | 47% | 62% | 55% | 59% | 55% | 38% | 44% | 45% | 25% | 48% | |
| | | Apartment | 46% | 48% | 43% | 0% | 51% | 53% | 47% | 59% | 49% | 49% | 44% | 42% | 48% | 41% | 25% | 40% | |
| Jan. - Jul. 2019 Year-to-date* | Number of Listings | Detached | 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 | 785 | 556 | 185 | 5 | 558 | 127 | 494 | 310 | 172 | 1,027 | 168 | 102 | 524 | 853 | 97 | 213 | 6,176 |
| | | 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 | Detached | 33% | 35% | 33% | 51% | 41% | 39% | 42% | 44% | 34% | 26% | 46% | 39% | 38% | 30% | 24% | 38% | n/a |
| | | Attached | 38% | 42% | 46% | 20% | 56% | 41% | 41% | 46% | 44% | 30% | 56% | 39% | 48% | 32% | 22% | 49% | |
| | | Apartment | 44% | 44% | 44% | n/a | 49% | 46% | 39% | 44% | 61% | 37% | 49% | 41% | 44% | 38% | 23% | 52% | |

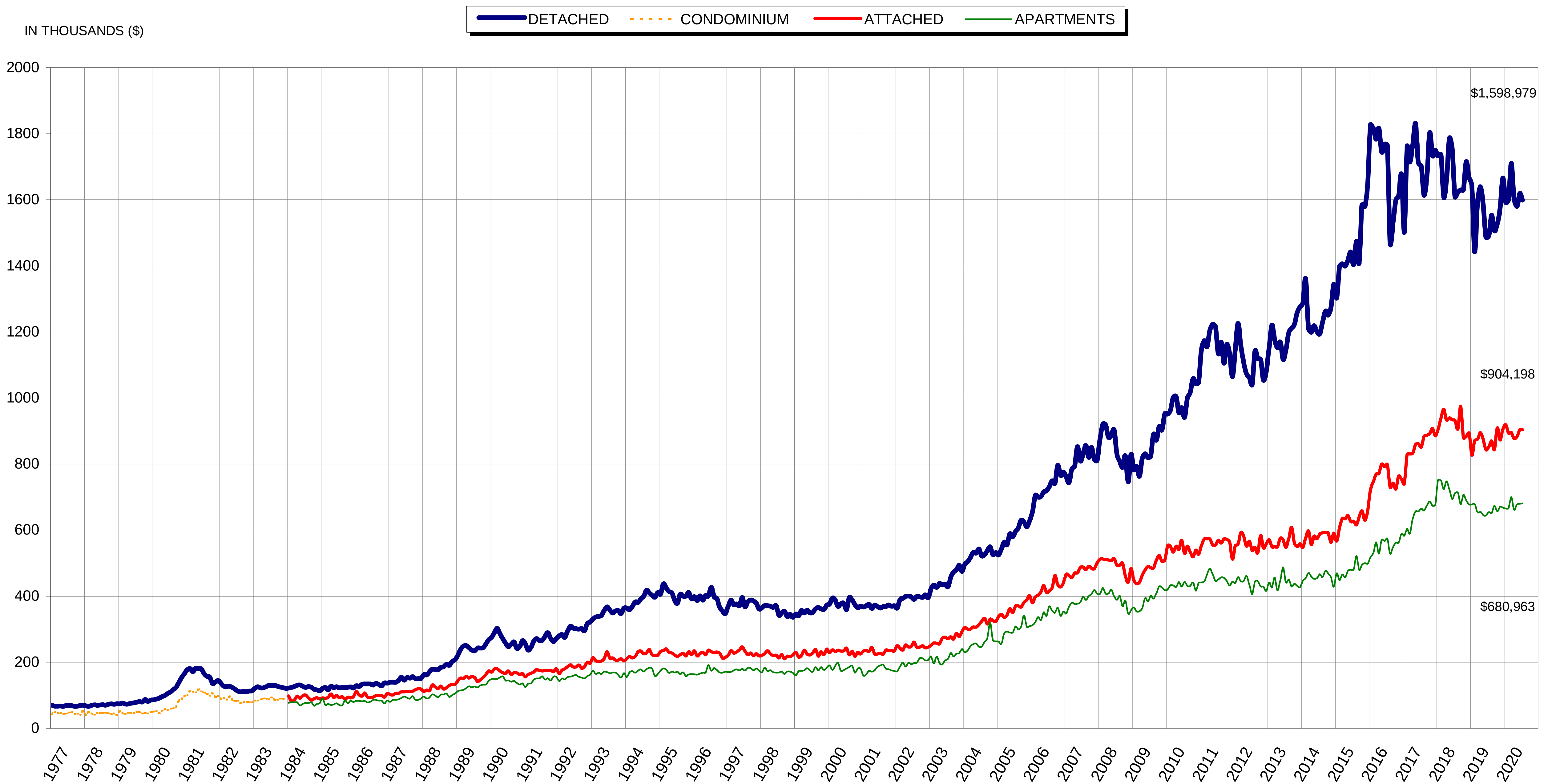
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

# Listing & Sales Activity Summary

| | Listings | | | | Sales | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1<br>Jul<br>2019 | 2<br>Jun<br>2020 | 3<br>Jul<br>2020 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Jul<br>2019 | 6<br>Jun<br>2020 | 7<br>Jul<br>2020 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>May 2019 -<br>Jul 2019 | 10<br>May 2020 -<br>Jul 2020 | Col. 9 & 10<br>Percentage<br>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** |

REAL ESTATE BOARD
OF GREATER VANCOUVER

# Residential Average Sale Prices - January 1977 to July 2020




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

MLS MULTIPLE LISTING SERVICE