## **News Release**



FOR IMMEDIATE RELEASE:

# Competition among buyers in Metro Vancouver's housing market heats up as summer arrives

**VANCOUVER, BC – June 2, 2023** – While the year started slower than usual, Metro Vancouver's<sup>1</sup> housing market is showing signs of heating up as summer arrives, with prices increasing for the sixth consecutive month.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,411<sup>2</sup> in May 2023, which is a 15.7 per cent increase from the 2,947 sales recorded in May 2022, and a 1.4 per cent decline from the 10-year seasonal average (3,458).

"Back in January, few people would have predicted prices to be up as much as they are — ourselves included," Andrew Lis, REBGV's director of economics and data analytics said. "Our forecast projected prices to be up modestly in 2023 by about two per cent at year-end. Instead, Metro Vancouver home prices are already up about six per cent or more across all home types at the midway point of the year."

There were 5,661 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2023. This represents an 11.5 per cent decrease compared to the 6,397 homes listed in May 2022, and was 4.3 per cent below the 10-year seasonal average (5,917).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,293, a 10.5 per cent decrease compared to May 2022 (10,382), and 20.6 per cent below the 10-year seasonal average (11,705).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for May 2023 is 38.4 per cent. By property type, the ratio is 28.5 per cent for detached homes, 45 per cent for townhomes, and 45.5 per cent for apartments.

Analysis of the historical data suggests 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.

"You don't have to squint to see the reason prices continue to increase. The fundamental issue remains that there are more buyers relative to the number of willing sellers in the market. This is keeping the amount of resale homes available in short supply," Lis said. "And in a surprising twist, MLS® sales in May snapped back closer to historical averages than we've seen in the recent past, despite mortgage rates being where they are now, and new listing activity having been slower than usual this spring. If mortgage rates weren't holding back market activity so much right now, I think our market would look a lot like the heydays of 2021/22, or even 2016/17."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,188,000<sup>3</sup>. This represents a 5.6 per cent decrease over May 2022 and a 1.3 per cent increase compared to April 2023.

Sales of detached homes in May 2023 reached 1,043, a 30.7 per cent increase from the 798 detached sales recorded in May 2022. The benchmark price for a detached home is \$1,953,600. This represents a 6.7 per cent decrease from May 2022 and a 1.8 per cent increase compared to April 2023.

Sales of apartment homes reached 1,730 in May 2023, a 7.9 per cent increase compared to the 1,604 sales in May 2022. The benchmark price of an apartment home is \$760,800. This represents a two per cent decrease from May 2022 and a 1.1 per cent increase compared to April 2023.

Attached home sales in May 2023 totalled 608, a 16.7 per cent increase compared to the 521 sales in May 2022. The benchmark price of an attached home is \$1,083,000. This represents a 4.7 per cent decrease from May 2022 and a 0.2 per cent increase compared to April 2023.

-30-

- 1. Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Bowen Island, 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.
- 2. REBGV is now including multifamily and land sales and listings in this monthly report. Previously, we only included detached, attached, and apartment sales, and these additional categories, which typically account for roughly one to two per cent of total MLS® activity per month, are being included for completeness in our reporting.
- 3. The national MLS® Home Price Index (MLS® HPI) operations group underwent an annual review of the model in May in-line with statistical best practices. The attributes and neighbourhoods within the model were updated based on sales data to more accurately reflect current market conditions. To ensure the MLS® HPI coverage is consistent and comparable, historical aggregate and composite data has been recalculated.

The Real Estate Board of Greater Vancouver is an association representing more than 15,000 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.

For more information please contact:





### **May 2023**



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	\$1,127,100	342.5	1.6%	5.7%	5.1%	-7.8%	33.4%	20.3%	92.2%
·	Greater Vancouver	\$1,188,000	336.4	1.3%	4.9%	5.2%	-5.6%	27.7%	15.2%	81.7%
	Bowen Island	\$1,358,400	285.1	-5.0%	1.5%	-1.9%	-18.9%	41.9%	34.6%	132.0%
	Burnaby East	\$1,159,600	360.8	2.9%	4.3%	4.0%	-5.5%	24.7%	13.5%	103.0%
	Burnaby North	\$1,018,000	339.0	1.5%	5.1%	4.0%	-5.3%	24.3%	15.0%	99.8%
	Burnaby South	\$1,112,300	351.0	0.9%	4.8%	5.5%	-5.3%	21.8%	16.5%	99.5%
	Coquitlam	\$1,114,900	348.6	1.2%	4.2%	3.9%	-8.1%	32.2%	21.4%	116.8%
	Ladner	\$1,144,800	332.5	2.6%	8.4%	7.2%	-6.9%	43.4%	29.9%	117.7%
	Maple Ridge	\$982,500	340.1	2.6%	7.2%	6.0%	-11.5%	43.1%	36.4%	152.1%
	New Westminster	\$827,600	375.2	1.9%	3.7%	4.7%	-3.1%	31.2%	20.3%	115.0%
	North Vancouver	\$1,397,500	321.1	1.8%	4.8%	5.5%	-5.3%	28.9%	17.5%	93.7%
	Pitt Meadows	\$906,300	362.1	3.9%	9.0%	5.4%	-10.7%	40.6%	32.5%	157.2%
	Port Coquitlam	\$951,800	366.1	2.2%	5.1%	6.6%	-6.9%	45.5%	32.5%	146.2%
	Port Moody	\$1,112,300	351.3	0.4%	1.3%	1.7%	-9.2%	33.8%	25.0%	137.8%
	Richmond	\$1,192,000	391.5	1.6%	4.6%	8.1%	0.1%	35.4%	18.2%	97.1%
	Squamish	\$1,089,900	355.9	1.0%	5.8%	5.0%	-8.5%	39.8%	38.3%	159.4%
	Sunshine Coast	\$809,000	296.7	-2.8%	-0.6%	-1.1%	-16.0%	42.8%	39.1%	141.2%
	Tsawwassen	\$1,221,900	317.5	0.3%	11.6%	5.6%	-8.9%	34.9%	20.6%	105.0%
	Vancouver East	\$1,193,800	371.3	2.0%	6.8%	6.0%	-4.0%	25.5%	15.1%	94.9%
	Vancouver West	\$1,319,900	310.3	0.5%	3.9%	5.5%	-3.6%	13.2%	-0.2%	48.6%
	West Vancouver	\$2,564,800	276.5	1.1%	3.7%	-1.1%	-11.2%	18.7%	-0.5%	50.4%
	Whistler	\$1,389,700	312.2	0.0%	5.5%	4.1%	-9.3%	44.9%	50.5%	169.8%
Single Family Detached	Lower Mainland	\$1,745,700	382.2	2.1%	7.3%	5.8%	-9.0%	36.8%	28.0%	106.4%
	Greater Vancouver	\$1,953,600	363.3	1.8%	6.2%	5.2%	-6.7%	30.4%	19.5%	87.0%
	Bowen Island	\$1,361,300	285.2	-4.9%	1.4%	-1.9%	-18.9%	42.0%	34.5%	132.1%
	Burnaby East	\$1,824,200	390.1	4.7%	5.3%	4.8%	-6.1%	30.0%	23.1%	121.8%
	Burnaby North	\$1,981,800	378.9	1.7%	6.8%	3.3%	-6.2%	26.6%	21.7%	112.9%
	Burnaby South	\$2,177,100	408.0	1.4%	10.2%	8.1%	-5.3%	28.3%	23.9%	112.2%
	Coquitlam	\$1,755,500	406.5	1.6%	4.3%	3.2%	-8.7%	39.4%	30.7%	148.9%
	Ladner	\$1,394,600	337.5	3.5%	12.7%	7.8%	-9.3%	42.7%	33.7%	120.9%
	Maple Ridge	\$1,261,700	368.5	2.9%	7.6%	6.4%	-12.4%	45.3%	43.3%	170.4%
	New Westminster	\$1,525,800	377.8	4.8%	5.7%	5.2%	-5.1%	34.2%	27.2%	122.1%
	North Vancouver	\$2,269,400	352.2	3.1%	7.1%	6.4%	-4.2%	33.4%	24.5%	117.7%
	Pitt Meadows	\$1,274,800	383.4	6.5%	11.3%	10.0%	-11.6%	43.4%	37.8%	164.6%
	Port Coquitlam	\$1,392,100	392.1	2.8%	6.8%	8.5%	-8.3%	50.1%	38.7%	168.4%
	Port Moody	\$2,007,600	381.1	0.5%	1.2%	1.9%	-9.7%	37.0%	31.4%	154.7%
	Richmond	\$2,189,600	445.7	2.2%	6.6%	7.5%	0.3%	35.1%	21.5%	113.6%
	Squamish	\$1,647,000	403.0	3.2%	9.6%	1.0%	-9.5%	40.9%	46.4%	216.1%
	Sunshine Coast	\$862,000	301.2	-2.9%	-0.7%	-2.9%	-17.3%	43.8%	41.4%	144.9%
	Tsawwassen	\$1,553,500	343.4	0.4%	16.3%	5.9%	-10.7%	38.9%	29.0%	125.6%
	Vancouver East	\$1,822,700	405.4	2.5%	7.6%	6.2%	-6.4%	27.9%	20.6%	115.0%
	Vancouver West	\$3,338,800	346.9	0.5%	2.3%	5.7%	-5.2%	9.6%	2.8%	59.4%
	West Vancouver	\$3,111,600	288.1	1.0%	4.5%	-0.7%	-10.6%	19.4%	2.3%	56.4%
	Whistler	\$2,519,200	329.5	0.6%	9.7%	-0.7%	-10.3%	43.3%	51.1%	166.2%

### HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

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

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





### **May 2023**



Property Type	Area	Benchmark	Price	1 Month	3 Month	6 Month	1 Year	3 Year	5 Year	10 Year
1 Toperty Type	Alea	Price	Index	Change %						
Townhouse	Lower Mainland	\$956,000	364.1	0.7%	4.4%	5.0%	-7.0%	39.9%	32.3%	134.1%
	Greater Vancouver	\$1,083,000	376.2	0.2%	3.1%	5.9%	-4.7%	36.2%	28.6%	132.1%
	Burnaby East	\$874,600	377.0	3.4%	2.4%	3.7%	-1.3%	26.7%	24.8%	122.6%
	Burnaby North	\$902,200	370.7	1.7%	2.8%	6.5%	-6.7%	32.2%	26.4%	130.4%
	Burnaby South	\$992,000	374.1	0.9%	1.4%	5.6%	-6.1%	29.1%	21.2%	127.3%
	Coquitlam	\$1,058,700	412.7	1.0%	4.2%	6.5%	-5.5%	39.0%	35.0%	169.4%
	Ladner	\$973,800	389.1	0.3%	1.9%	10.4%	-0.8%	41.2%	28.9%	147.5%
	Maple Ridge	\$768,100	385.0	2.4%	6.3%	5.6%	-10.2%	42.8%	35.7%	176.8%
	New Westminster	\$944,600	397.2	0.7%	1.0%	4.8%	-2.6%	43.8%	32.5%	134.1%
	North Vancouver	\$1,302,200	348.8	-0.6%	-4.5%	4.3%	-7.8%	33.3%	29.3%	127.4%
	Pitt Meadows	\$826,000	404.1	2.0%	8.3%	-1.3%	-10.2%	39.3%	31.1%	171.2%
	Port Coquitlam	\$928,900	373.2	2.2%	5.1%	7.1%	-8.7%	41.0%	36.0%	161.3%
	Port Moody	\$1,042,100	401.7	1.3%	5.4%	5.3%	-7.8%	43.2%	38.3%	166.4%
	Richmond	\$1,119,900	404.2	1.2%	3.6%	7.8%	0.2%	41.3%	30.8%	132.2%
	Squamish	\$1,014,100	364.5	-2.1%	1.5%	5.8%	-6.7%	46.2%	34.5%	187.0%
	Sunshine Coast	\$726,200	335.3	-1.6%	0.9%	6.9%	-5.4%	51.5%	43.4%	167.8%
	Tsawwassen	\$1,005,700	297.3	0.2%	0.3%	7.6%	-3.2%	27.0%	2.4%	84.4%
	Vancouver East	\$1,109,100	365.8	0.0%	5.1%	6.6%	-2.1%	24.4%	18.3%	108.9%
	Vancouver West	\$1,457,500	331.6	-3.0%	4.8%	2.7%	-4.1%	21.6%	10.9%	95.9%
	Whistler	\$1,455,900	377.4	-1.2%	2.7%	9.0%	-5.9%	55.6%	50.4%	222.8%
Apartment	Lower Mainland	\$707,300	353.3	1.3%	4.6%	5.7%	-2.9%	25.2%	16.4%	113.1%
	Greater Vancouver	\$760,800	350.6	1.1%	4.2%	5.9%	-2.0%	21.6%	14.7%	110.3%
	Burnaby East	\$789,000	337.6	0.1%	5.8%	3.4%	-4.0%	22.0%	12.1%	110.6%
	Burnaby North	\$753,200	375.1	1.5%	5.0%	5.8%	-0.7%	29.9%	23.1%	129.3%
	Burnaby South	\$805,800	386.1	1.0%	4.4%	7.0%	-0.4%	20.8%	18.1%	128.2%
	Coquitlam	\$723,800	410.3	1.0%	4.5%	4.4%	-3.6%	26.4%	22.6%	161.8%
	Ladner	\$704,800	358.5	0.4%	1.8%	1.8%	-5.4%	45.9%	41.1%	141.7%
	Maple Ridge	\$532,200	372.4	1.5%	6.2%	3.4%	-6.7%	35.6%	30.2%	164.9%
	New Westminster	\$647,200	394.9	0.7%	3.5%	4.9%	-1.6%	25.6%	16.9%	132.8%
	North Vancouver	\$802,700	323.3	0.2%	4.9%	5.3%	-4.0%	22.8%	14.5%	111.6%
	Pitt Meadows	\$601,900	411.4	1.5%	6.7%	4.0%	-6.6%	31.6%	24.4%	171.0%
	Port Coquitlam	\$625,600	427.3	0.8%	2.9%	3.5%	-3.9%	35.5%	24.7%	171.0%
	Port Moody	\$716,300	384.7	1.5%	2.9%	3.2%	-5.1%	20.7%	16.5%	143.0%
	Richmond	\$747,000	410.4	0.8%	2.5%	9.6%	2.0%	28.3%	22.8%	129.1%
	Squamish	\$597,100	354.2	-0.4%	2.2%	14.9%	-8.2%	40.7%	40.5%	180.4%
	Sunshine Coast	\$553,000	315.5	-2.6%	0.0%	12.8%	-12.2%	27.0%	18.8%	115.1%
	Tsawwassen	\$679,000	318.3	0.3%	2.2%	2.5%	-5.7%	29.3%	23.7%	118.0%
	Vancouver East	\$707,400	407.7	1.9%	4.3%	4.3%	-1.7%	15.2%	10.9%	116.2%
	Vancouver West	\$849,800	324.4	1.2%	4.8%	5.4%	-2.7%	12.4%	5.7%	94.5%
	West Vancouver	\$1,300,300	253.4	3.2%	0.8%	3.7%	2.1%	24.6%	0.8%	80.0%
	Whistler	\$682,600	293.6	-0.4%	4.5%	16.7%	-7.9%	47.5%	49.8%	170.8%

### HOW TO READ THE TABLE:

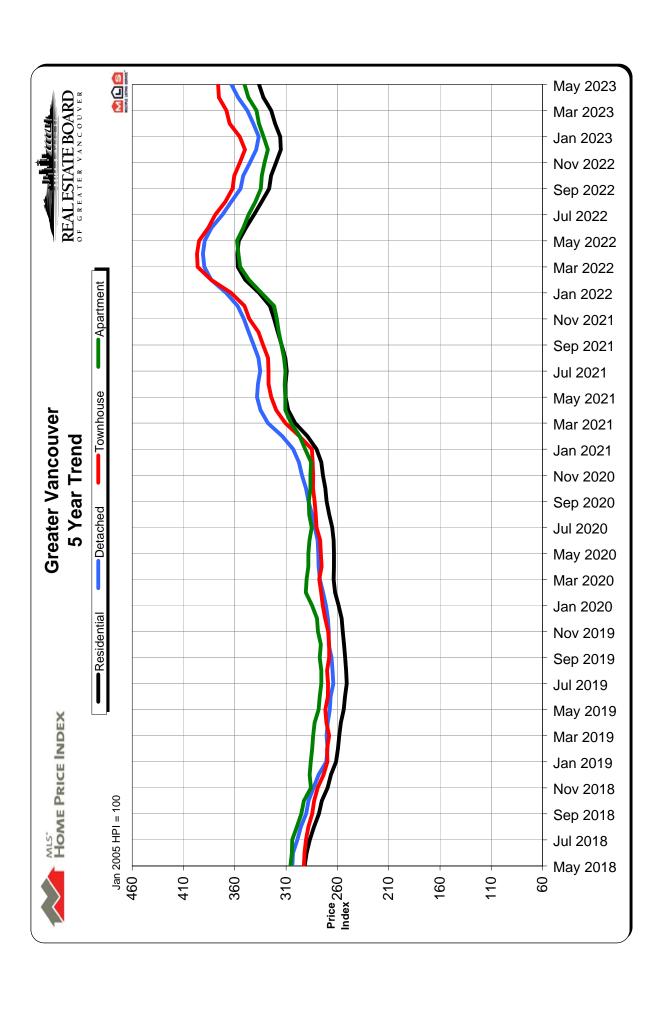
- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)
  - In January 2005, the indexes are set to 100.

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





S
acts
Бa
S
Щ
7
S
® の
2

MUTPAL LISTING SORVEC\*

Facts
NGS
<b>S</b>

	201								_				_								
17         225         55         176         665         37         211         39         129         233         238         169         115         177         36           1         1         79         28         65         31         22         138         25         17         169         115         17         36           58%         58%         66%         43%         66%         66%         66%         66%         44%         47%         44%         73         73           0%         82%         66%         66%         66%         66%         66%         66%         74         47%         54%         47%         77%         119%         77         74         166         169         173         72%         119%         77         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%         119%         77%	17         2255         556         176         66         37         211         39         123         233         238         169         17         39         173         284         169         31         22         138         26         17         189         115         17         36         31         31         36         36         17         189         115         17         36         31 <th>17         225         55         176         65         37         211         39         129         223         229         115         117         159         115         117         159         115         117         36         31         22         118         26         17         159         115         117         36         117         36         117         36         117         36         117         36         117         159         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         47%         58%         47%         58%         47%         37%         41%         47%         58%         47%         38%         47%         48%         48%         48%         58%         47%         58%         47%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%</th> <th>REAL ESTATE BOARD OF GREATER VANCOUVER May 2023 Burnaby</th> <th></th> <th>Coquitlam</th> <th></th> <th></th> <th></th> <th>Naple Ridge/Pitt Meadows</th> <th>New Westminster</th> <th></th> <th>Port Coquitlam</th> <th>Port Moody/Belcarra</th> <th>Richmond</th> <th>Asimsup&amp;</th> <th>Sunshine Coast</th> <th>Vancouver East</th> <th>Vancouver West</th> <th>West Vancouver/Howe Sour</th> <th>Whistler/Pemberton</th> <th>\$71/101</th>	17         225         55         176         65         37         211         39         129         223         229         115         117         159         115         117         159         115         117         36         31         22         118         26         17         159         115         117         36         117         36         117         36         117         36         117         36         117         159         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         117         36         47%         58%         47%         58%         47%         37%         41%         47%         58%         47%         38%         47%         48%         48%         48%         58%         47%         58%         47%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%         48%	REAL ESTATE BOARD OF GREATER VANCOUVER May 2023 Burnaby		Coquitlam				Naple Ridge/Pitt Meadows	New Westminster		Port Coquitlam	Port Moody/Belcarra	Richmond	Asimsup&	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sour	Whistler/Pemberton	\$71/101
1         79         28         65         31         22         138         25         17         159         115         170         182         65         31         221         138         25         17         159         115         112         182         49         73         221         25         47         169         115         418         478         666         668	1         79         28         65         31         22         138         26         17         158         17         159         175         179         180         173         118         22         173         118         25         5         5         247         115         171         31           59%         62%         65%         65%         66%         66%         66%         66%         66%         47%         54%         47%         77%         116           0%         62%         66%         66%         66%         66%         66%         66%         74%         47%         54%         77%         116         116         116         117         117         118         118         116         118	1         70         28         65         31         22         138         26         17         189         115         140         170         180         170         180         170         180         170         180	Detached 153 156	_	156	ω			225	55		65	37	211	39	129	233	238	169	31	2,021
2         80         170         192         49         73         291         267         674         48%         73         291         267         64%         64%         67%         44%         55%         65%         65%         64%         66%         44%         65%	2         60         120         182         49         73         291         26         64         64%	2         60         120         182         49         73         291         60%         64%         43%         67%         64%         64%         43%         67%         64%	Attached 127 108 2	108			7	-	79	28	65	31	22	138	26	17	159	115	17	36	966
68%         64%         65%         48%         43%         68% <td>59%         64%         56%         66%         48%         43%         68%         66%         46%         46%         46%         46%         46%         46%         46%         46%         46%         44%         66%         46%         66%<td>58%         54%         56%         68%         71%         118%         71%<td>Apartment 413 198</td><td>198</td><td></td><td>OI.</td><td>7</td><td>2</td><td>80</td><td>120</td><td>192</td><td>49</td><td>73</td><td>291</td><td>25</td><td>5</td><td>247</td><td>821</td><td>41</td><td>31</td><td>2,615</td></td></td>	59%         64%         56%         66%         48%         43%         68%         66%         46%         46%         46%         46%         46%         46%         46%         46%         46%         44%         66%         46%         66% <td>58%         54%         56%         68%         71%         118%         71%<td>Apartment 413 198</td><td>198</td><td></td><td>OI.</td><td>7</td><td>2</td><td>80</td><td>120</td><td>192</td><td>49</td><td>73</td><td>291</td><td>25</td><td>5</td><td>247</td><td>821</td><td>41</td><td>31</td><td>2,615</td></td>	58%         54%         56%         68%         71%         118%         71% <td>Apartment 413 198</td> <td>198</td> <td></td> <td>OI.</td> <td>7</td> <td>2</td> <td>80</td> <td>120</td> <td>192</td> <td>49</td> <td>73</td> <td>291</td> <td>25</td> <td>5</td> <td>247</td> <td>821</td> <td>41</td> <td>31</td> <td>2,615</td>	Apartment 413 198	198		OI.	7	2	80	120	192	49	73	291	25	5	247	821	41	31	2,615
0%         84%         64%         66%	0%         64%         64%         66%         66%         66%         66%         66%         66%         66%         67%         66%         67%         67%         71%	0%         62%         62%         66%         66%         66%         66%         47%         66%         47%         66%         47%         47%         57%         47%         57%         47%         57%         47%         47%         77%         118%         57%         47%         47%         77%         118%         57%         47%         77%         118%         47% </td <td>Detached 59% 58% 83%</td> <td>%89</td> <td></td> <td>3</td> <td></td> <td></td> <td>54%</td> <td></td> <td></td> <td>48%</td> <td>43%</td> <td>97%</td> <td>%69</td> <td>40%</td> <td>24%</td> <td>46%</td> <td>24%</td> <td>42%</td> <td></td>	Detached 59% 58% 83%	%89		3			54%			48%	43%	97%	%69	40%	24%	46%	24%	42%	
0%         84%         81%         66%         82%         77%         66%         55%         240%         64%         56%         71%         119%           14         159         45         125         24         166         37         116         166         132         77%         119%           0         70         101         151         40         54         249         136         114         121         174         178         179         179           50%         57%         42%         66%         77%         69%         41%         37%         46%         60%         37%         40%         100 <td< td=""><td>0%         84%         61%         66%         77%         66%         55%         240%         64%         54%         71%         119%           14         159         445         125         24         156         14         175         179         179%         119%           0         75         15         125         24         16         14         97         146         17         119         17         119%         119%         119%         119%         119%         119%         110         111         111         221         166         146         97         149         17         20         101         111         141         221         169         17         41%         97         149         17         20         101         101         151         40         54         249         13%         41%         97         41%         41%         37%         41%&lt;</td><td>0%         68%         68%         67%         67%         68%         68%         68%         67%         67%         64%         64%         71%</td><td>Attached 59% 56% 63%</td><td>%99</td><td></td><td>3%</td><td></td><td></td><td>82%</td><td></td><td></td><td>%59</td><td>64%</td><td>%99</td><td>%59</td><td>35%</td><td>47%</td><td>%69</td><td>47%</td><td>72%</td><td>n/a</td></td<>	0%         84%         61%         66%         77%         66%         55%         240%         64%         54%         71%         119%           14         159         445         125         24         156         14         175         179         179%         119%           0         75         15         125         24         16         14         97         146         17         119         17         119%         119%         119%         119%         119%         119%         110         111         111         221         166         146         97         149         17         20         101         111         141         221         169         17         41%         97         149         17         20         101         101         151         40         54         249         13%         41%         97         41%         41%         37%         41%<	0%         68%         68%         67%         67%         68%         68%         68%         67%         67%         64%         64%         71%	Attached 59% 56% 63%	%99		3%			82%			%59	64%	%99	%59	35%	47%	%69	47%	72%	n/a
14         159         45         125         26         24         156         37         115         166         158         125         125         126         126         150         150         150         150         150         150         150         150         151         150         150         170         161	144         158         45         126         24         156         37         115         166         158         158         159         159         159         159         159         144         159         145         159         149	144         159         45         124         159         24         150         24         150         37         116         168         183         184         150         169         169         169         189	Apartment 72% 66% 93%	%99		%			84%			82%	%22	%99	52%	240%	64%	54%	71%	119%	
75         15         53         11         13         94         25         14         97         104         13         22           70         101         151         40         54         249         13         11         221         579         37         21           69%         42%         62%         77%         92%         58%         44%         57%         60%         35%         40%           69%         133%         138%         186%         78%         66%         43%         81%         32%         100%           69%         133%         162         188         58         68%         66%         43%         81%         40%         100%           69%         134         162         88         58         245         61         14         146         126         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         144%         144         144         144         144         144         144         144         144         144	75         15         63         11         13         94         25         14         07         104         13         22           70         101         151         40         54         249         13         11         211         579         37%         104         13         22         37         21         20         21         20         21         21         21         21         21         21         21         21         21         21         21         21         21         21         21         21         21         21         22         21         21         22         21         22         21         22         21         22         22         21         22         21         22         22         21         22         22         21         22	75         15         63         11         13         94         25         14         97         104         13         22           70         101         151         40         54         249         13         11         629         37         13         22         37         21           69%         42%         62%         77%         92%         62%         64%         65%         60%         35%         40%         21         21         60%         35%         40%         35%         40%         40%         40%         40%         35%         40%         40%         40%         41%         37%         45%         60%         35%         40%         40%         40%         41%         37%         45%         40%         40%         40%         41%         37%         44%         40%         40%         41%         37%         41%         40%         41%	Detached 109 109 81	109		7.			159		125	26	24	156	37	115	166	158	132	20	1,476
60         70         101         161         40         54         249         13         11         21         579         379         579         379         379         478         60%         35%         40%         50%           10a         65%         57%         47%         62%         77%         92%         69%         41%         37%         45%         60%         35%         40%         40%           1a         65%         77%         66%         41%         37%         45%         60%         35%         40% <t< td=""><td>60         70         101         151         40         54         249         13         11         221         579         37         21           60%         57%         42%         56%         41%         37%         45%         60%         35%         40%           n/a         66%         133%         138%         136%         186%         56%         41%         57%         60%         35%         40%           n/a         66%         133%         136%         186%         64%         66%         65%         64%         61%         145         65%         100%           1 1         153         246         186         88         245         64%         61%         143         61%         143%         143%         140%         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         144%         144%         144%         144         144         144         144         144         144         144         144         144         144         144         144         144         144         144         144         144         144</td><td>60         70         101         151         40         544         249         137         415         579</td><td>Attached 86 77 25</td><td>11</td><td></td><td>5</td><td></td><td>0</td><td>75</td><td>15</td><td>53</td><td>1</td><td>13</td><td>94</td><td>25</td><td>4</td><td>26</td><td>104</td><td>13</td><td>22</td><td>724</td></t<>	60         70         101         151         40         54         249         13         11         221         579         37         21           60%         57%         42%         56%         41%         37%         45%         60%         35%         40%           n/a         66%         133%         138%         136%         186%         56%         41%         57%         60%         35%         40%           n/a         66%         133%         136%         186%         64%         66%         65%         64%         61%         145         65%         100%           1 1         153         246         186         88         245         64%         61%         143         61%         143%         143%         140%         143%         143%         143%         143%         143%         143%         143%         143%         143%         143%         144%         144%         144%         144         144         144         144         144         144         144         144         144         144         144         144         144         144         144         144         144         144	60         70         101         151         40         544         249         137         415         579	Attached 86 77 25	11		5		0	75	15	53	1	13	94	25	4	26	104	13	22	724
69%         42%         62%         77%         98%         41%         67%         46%         60%         38%         40%           69%         133%         63%         136%         186%         188%         66%         43%         81%         53%         100%           69%         133%         63%         186%         186%         68%         66%         64%         51%         53%         100%           297         48         162         88         68         69         89%         64%         51%         51%         143         68%         64%         143%         58%         143         51%         51%         143%         144%         143%         144%         143%         144%         144%         144%         144%         144%         144%         144%         144%         144%         144%         144         144         144         144         144         144	69%         42%         62%         77%         69%         41%         67%         45%         66%         45%         45%         66%         45%         66%         45%         66%         66%         66%         66%         64%         61%         65%         61% <td>67%         42%         62%         77%         92%         68%         41%         37%         45%         66%         43%         66%         43%         66%         43%         66%         43%         66%         43%         61%         58%         40%         40%           63%         71%         74%         103%         83%         66%         64%         51%         52%         51%         100%           137         48         162         88         58         245         61         143         529         51%         100%           137         40         97         54         38         171         35         11         146         156         144         33           94         160         215         68         39         171         35         11         146         156         146         33           42%         51%         42%         38%         43%         177         43%         33%         24%         43%         43%         43%         44%           52%         51%         42%         38%         43%         57%         42%         43%         44%         48%</td> <td>Apartment 377 147 23</td> <td>147</td> <td></td> <td>g</td> <td></td> <td>0</td> <td>20</td> <td></td> <td>151</td> <td>40</td> <td>54</td> <td>249</td> <td>13</td> <td>1</td> <td>221</td> <td>629</td> <td>37</td> <td>21</td> <td>2,094</td>	67%         42%         62%         77%         92%         68%         41%         37%         45%         66%         43%         66%         43%         66%         43%         66%         43%         66%         43%         61%         58%         40%         40%           63%         71%         74%         103%         83%         66%         64%         51%         52%         51%         100%           137         48         162         88         58         245         61         143         529         51%         100%           137         40         97         54         38         171         35         11         146         156         144         33           94         160         215         68         39         171         35         11         146         156         146         33           42%         51%         42%         38%         43%         177         43%         33%         24%         43%         43%         43%         44%           52%         51%         42%         38%         43%         57%         42%         43%         44%         48%	Apartment 377 147 23	147		g		0	20		151	40	54	249	13	1	221	629	37	21	2,094
v/a         69%         133%         65%         186%         66%         43%         61% </td <td>14         69%         133%         63%         136%         186%         69%         43%         68%         64%         51%         52%         100%           14         63%         71%         103%         68%         68%         64%         51%         51%         51%         100%           15         15         162         88         58         245         61         143         253         253         51%         143%         143         51%         51%         51%         143%         143         523         51%         143%         51%         51%         143%         51%</td> <td>143         69%         133%         69%         138%         78%         78%         66%         43%         61%         51%         50%         51%         50%         51%         50%         51%         50%         51%         51%         50%         51%         50%         51%         50%         51%         50%         51%<!--</td--><td>Detached 68% 61% 63%</td><td>61%</td><td></td><td>%</td><td></td><td></td><td>21%</td><td></td><td></td><td>41%</td><td>95%</td><td>%69</td><td>41%</td><td>37%</td><td>45%</td><td>%09</td><td>35%</td><td>40%</td><td></td></td>	14         69%         133%         63%         136%         186%         69%         43%         68%         64%         51%         52%         100%           14         63%         71%         103%         68%         68%         64%         51%         51%         51%         100%           15         15         162         88         58         245         61         143         253         253         51%         143%         143         51%         51%         51%         143%         143         523         51%         143%         51%         51%         143%         51%	143         69%         133%         69%         138%         78%         78%         66%         43%         61%         51%         50%         51%         50%         51%         50%         51%         50%         51%         51%         50%         51%         50%         51%         50%         51%         50%         51% </td <td>Detached 68% 61% 63%</td> <td>61%</td> <td></td> <td>%</td> <td></td> <td></td> <td>21%</td> <td></td> <td></td> <td>41%</td> <td>95%</td> <td>%69</td> <td>41%</td> <td>37%</td> <td>45%</td> <td>%09</td> <td>35%</td> <td>40%</td> <td></td>	Detached 68% 61% 63%	61%		%			21%			41%	95%	%69	41%	37%	45%	%09	35%	40%	
1/3         63%         71%         74%         103%         83%         69%         85%         64%         51%         51%         143%           15         297         48         162         88         58         245         61         143         253         553         157         38           1         1         137         40         97         54         38         171         35         11         146         126         147         38           2         94         160         215         68         69         390         23         8         297         890         64         46           0%         42%         57%         127         38%         48%         37%         38%         54%         46         46         46         48%         37%         38%         48         48         48%         48%         58%         66%         57%         58%         58%         58%         48%         58%         58%         58%         48%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58%<	N/a         63%         71%         74%         103%         68%         68%         66%         64%         51%         59%         51%         143%           15         287         48         162         88         58         245         61         143         253         253         157         38         143%           1         1         137         40         97         54         38         171         353         11         146         126         14         33           2         94         160         215         68         69         390         23         8         297         890         64         46           0%         31%         21%         31%         31%         38%         48%         287         38%         48%         37%         38%         48%         48%         287         48%         48%         48%         48%         58%         66%         58%         58%         58%         58%         48%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58%         58% <t< td=""><td>15         63%         71%         74%         103%         88%         68%         86%         64%         51%         59%         51%         143%           15         297         48         162         88         245         61         143         253         553         515         157         38           1         1         40         215         68         38         171         35         11         146         126         14         33           2         3         42         58         39         171         35         146         156         146         33           2         44         160         215         68         39%         31%         31%         38%         37%         38%         38%         34%         33         38%         37%         38%         38%         37%         38%         34%         38%         34%         38%         38%         34%         38%         34%         34%         38%         34%         38%         34%         34%         34%         38%         34%         34%         38%         34%         34%         38%         34%         34%         38</td><td>%95 %92</td><td>%99</td><td></td><td>5%</td><td></td><td></td><td>%69</td><td></td><td>`</td><td>136%</td><td>185%</td><td>%82</td><td>%99</td><td>43%</td><td>81%</td><td>32%</td><td>23%</td><td>100%</td><td>n/a</td></t<>	15         63%         71%         74%         103%         88%         68%         86%         64%         51%         59%         51%         143%           15         297         48         162         88         245         61         143         253         553         515         157         38           1         1         40         215         68         38         171         35         11         146         126         14         33           2         3         42         58         39         171         35         146         156         146         33           2         44         160         215         68         39%         31%         31%         38%         37%         38%         38%         34%         33         38%         37%         38%         38%         37%         38%         34%         38%         34%         38%         38%         34%         38%         34%         34%         38%         34%         38%         34%         34%         34%         38%         34%         34%         38%         34%         34%         38%         34%         34%         38	%95 %92	%99		5%			%69		`	136%	185%	%82	%99	43%	81%	32%	23%	100%	n/a
15         297         48         162         88         545         614         413         253         253         157         38           1         137         40         97         54         38         171         35         11         146         156         14         33           2         94         160         215         68         69         390         23         8         297         800         64         46           0%         31%         42%         50%         21%         31%         37%         38%         297         80         46         46         48%         53%         54%         46         48         48         48         53%         54%         48 <td< td=""><td>15         297         48         162         88         58         64         61         43         553         553         553         54         68         69         64         61         143         253         553         171         35         111         146         126         14         33           2         94         160         215         68         69         390         23         8         297         890         64         46           0%         42%         50%         31%         21%         31%</td><td>15         297         48         162         88         58         245         611         143         253         253         153         153         153         154         38         171         35         111         146         126         14         38           2         94         160         215         68         69         390         23         8         297         890         64         46           27%         31%         42%         56%         390         21%         38%         297         890         64         46           0%         42%         56%         31%         21%         31%         38%         37%         38%         297         486         489         48%         297         890         64         46         46         48%         48%         297         29%         24%         48%         298         48%         48%         58%         48%         58%         48%         58%         48%         58%         58%         58%         48%         58%         58%         58%         58%         48%         58%         58%         58%         58%         58%         58%</td><td>Apartment 75% 67% 100%</td><td>%29</td><td></td><td>%</td><td></td><td></td><td>%89</td><td></td><td></td><td>103%</td><td>83%</td><td>%69</td><td>85%</td><td>64%</td><td>21%</td><td>29%</td><td>21%</td><td>143%</td><td></td></td<>	15         297         48         162         88         58         64         61         43         553         553         553         54         68         69         64         61         143         253         553         171         35         111         146         126         14         33           2         94         160         215         68         69         390         23         8         297         890         64         46           0%         42%         50%         31%         21%         31%	15         297         48         162         88         58         245         611         143         253         253         153         153         153         154         38         171         35         111         146         126         14         38           2         94         160         215         68         69         390         23         8         297         890         64         46           27%         31%         42%         56%         390         21%         38%         297         890         64         46           0%         42%         56%         31%         21%         31%         38%         37%         38%         297         486         489         48%         297         890         64         46         46         48%         48%         297         29%         24%         48%         298         48%         48%         58%         48%         58%         48%         58%         48%         58%         58%         58%         48%         58%         58%         58%         58%         48%         58%         58%         58%         58%         58%         58%	Apartment 75% 67% 100%	%29		%			%89			103%	83%	%69	85%	64%	21%	29%	21%	143%	
1         137         40         97         54         38         171         35         11         146         126         14         33           2         94         160         215         68         69         390         23         8         297         690         64         46           27%         31%         42%         50%         31%         21%         38%         37%         38%         29%         46           0%         42%         50%         42%         38%         49%         177%         38%         29%         24%           0%         52%         51%         72%         68%         50%         57%         75%         58%         70%           57         801         174         569         183         125         747         170         467         58% <t< td=""><td>1         137         40         97         54         38         171         35         11         146         126         14         33           2         94         160         215         68         69         390         23         8         297         890         64         46           0%         21%         68%         69         390         21%         38%         297         890         64         46           0%         42%         50%         21%         31%         21%         38%         48%         37%         38%         58%         58%         48%         58%</td><td>1         137         40         97         54         38         171         35         11         146         126         14         33           2         94         160         215         68         69         390         23         8         177         997         199         64         46           27%         31%         215         68         69         390         23         8         297         890         64         46           0%         42%         50%         31%         21%         39%         42%         39%         37%         39%         59%         <td< td=""><td>Detached 179 160 94</td><td>160</td><td></td><td>4</td><td></td><td></td><td>297</td><td></td><td>162</td><td>88</td><td>28</td><td>245</td><td>61</td><td>143</td><td>253</td><td>253</td><td>157</td><td>38</td><td>2,251</td></td<></td></t<>	1         137         40         97         54         38         171         35         11         146         126         14         33           2         94         160         215         68         69         390         23         8         297         890         64         46           0%         21%         68%         69         390         21%         38%         297         890         64         46           0%         42%         50%         21%         31%         21%         38%         48%         37%         38%         58%         58%         48%         58%	1         137         40         97         54         38         171         35         11         146         126         14         33           2         94         160         215         68         69         390         23         8         177         997         199         64         46           27%         31%         215         68         69         390         23         8         297         890         64         46           0%         42%         50%         31%         21%         39%         42%         39%         37%         39%         59% <td< td=""><td>Detached 179 160 94</td><td>160</td><td></td><td>4</td><td></td><td></td><td>297</td><td></td><td>162</td><td>88</td><td>28</td><td>245</td><td>61</td><td>143</td><td>253</td><td>253</td><td>157</td><td>38</td><td>2,251</td></td<>	Detached 179 160 94	160		4			297		162	88	28	245	61	143	253	253	157	38	2,251
2         94         160         215         68         69         390         23         8         297         890         64         46           27%         31%         42%         50%         31%         21%         38%         37%         38%         29%         49%         127%         38%         52%         <	2         94         160         215         68         69         390         23         8         297         890         64         46           27%         31%         42%         50%         31%         21%         31%         38%         37%         38%         59%         44%         39%         42%         38%         43%         53%         58%         38%         53%         58%         38%         58% <t< td=""><td>2         94         160         215         68         69         390         23         8         297         880         64         46           27%         31%         42%         53%         31%         31%         31%         38%         37%         38%         59%         44%           0%         42%         55%         44%         39%         42%         57%         58%         5</td><td>Attached 107 84 39</td><td>84</td><td></td><td>6</td><td></td><td></td><td>137</td><td>40</td><td>26</td><td>54</td><td>38</td><td>171</td><td>35</td><td>1</td><td>146</td><td>126</td><td>41</td><td>33</td><td>1,133</td></t<>	2         94         160         215         68         69         390         23         8         297         880         64         46           27%         31%         42%         53%         31%         31%         31%         38%         37%         38%         59%         44%           0%         42%         55%         44%         39%         42%         57%         58%         5	Attached 107 84 39	84		6			137	40	26	54	38	171	35	1	146	126	41	33	1,133
27%         31%         42%         50%         31%         21%         31%         31%         32%         31%         32% <td>27%         31%         42%         50%         21%         31%<td>27%         31%         42%         50%         31%         21%         32%         32%         31%         31%         32%<td>Apartment 405 217 45</td><td>217</td><td></td><td>5</td><td></td><td>2</td><td>94</td><td></td><td>215</td><td>89</td><td>69</td><td>390</td><td>23</td><td>8</td><td>297</td><td>890</td><td>64</td><td>46</td><td>2,993</td></td></td>	27%         31%         42%         50%         21%         31% <td>27%         31%         42%         50%         31%         21%         32%         32%         31%         31%         32%<td>Apartment 405 217 45</td><td>217</td><td></td><td>5</td><td></td><td>2</td><td>94</td><td></td><td>215</td><td>89</td><td>69</td><td>390</td><td>23</td><td>8</td><td>297</td><td>890</td><td>64</td><td>46</td><td>2,993</td></td>	27%         31%         42%         50%         31%         21%         32%         32%         31%         31%         32% <td>Apartment 405 217 45</td> <td>217</td> <td></td> <td>5</td> <td></td> <td>2</td> <td>94</td> <td></td> <td>215</td> <td>89</td> <td>69</td> <td>390</td> <td>23</td> <td>8</td> <td>297</td> <td>890</td> <td>64</td> <td>46</td> <td>2,993</td>	Apartment 405 217 45	217		5		2	94		215	89	69	390	23	8	297	890	64	46	2,993
0%         42%         35%         44%         39%         42%         49%         127%         65%         63%         42%         50%         67%         127%         68% <td>0%         42%         35%         44%         39%         42%         49%         127%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         65%<td>0%         42%         55%         49%         49%         49%         127%         56%         53%         49%         75%         58%         53%         56%         75%         57%         58%<td>Detached 37% 42% 41%</td><td>42%</td><td></td><td>~</td><td></td><td></td><td>31%</td><td></td><td></td><td>31%</td><td>21%</td><td>31%</td><td>31%</td><td>38%</td><td>37%</td><td>33%</td><td>78%</td><td>24%</td><td></td></td></td>	0%         42%         35%         44%         39%         42%         49%         127%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         63%         65% <td>0%         42%         55%         49%         49%         49%         127%         56%         53%         49%         75%         58%         53%         56%         75%         57%         58%<td>Detached 37% 42% 41%</td><td>42%</td><td></td><td>~</td><td></td><td></td><td>31%</td><td></td><td></td><td>31%</td><td>21%</td><td>31%</td><td>31%</td><td>38%</td><td>37%</td><td>33%</td><td>78%</td><td>24%</td><td></td></td>	0%         42%         55%         49%         49%         49%         127%         56%         53%         49%         75%         58%         53%         56%         75%         57%         58% <td>Detached 37% 42% 41%</td> <td>42%</td> <td></td> <td>~</td> <td></td> <td></td> <td>31%</td> <td></td> <td></td> <td>31%</td> <td>21%</td> <td>31%</td> <td>31%</td> <td>38%</td> <td>37%</td> <td>33%</td> <td>78%</td> <td>24%</td> <td></td>	Detached 37% 42% 41%	42%		~			31%			31%	21%	31%	31%	38%	37%	33%	78%	24%	
65%         51%         51%         63%         42%         50%         57%         75%         68%         48%         28%         68% <td>65%         51%         51%         63%         42%         50%         57%         75%         68%         48%         28%         68%         78%         78%         78%           50%         56%         56%         56%         58%         62%         68%         68%         68%         48%         48%         78%           50%         56%         56%         61%         76%         62%         62%         62%         62%         62%         62%</td> <td>65         52%         51%         72%         63%         42%         50%         57%         75%         68%         48%         28%         68%</td> <td>Attached 50% 61% 46'</td> <td>61%</td> <td></td> <td>č</td> <td></td> <td></td> <td>42%</td> <td></td> <td></td> <td>39%</td> <td>45%</td> <td>39%</td> <td>46%</td> <td>127%</td> <td>36%</td> <td>23%</td> <td>36%</td> <td>%02</td> <td>n/a</td>	65%         51%         51%         63%         42%         50%         57%         75%         68%         48%         28%         68%         78%         78%         78%           50%         56%         56%         56%         58%         62%         68%         68%         68%         48%         48%         78%           50%         56%         56%         61%         76%         62%         62%         62%         62%         62%         62%	65         52%         51%         72%         63%         42%         50%         57%         75%         68%         48%         28%         68%	Attached 50% 61% 46'	61%		č			42%			39%	45%	39%	46%	127%	36%	23%	36%	%02	n/a
57         801         174         569         183         125         747         170         467         752         847         597         106           3         318         78         263         92         109         502         108         699         569         493         58         123         184         184	57         801         174         569         183         125         747         170         467         752         847         597         106           3         318         78         263         92         109         502         108         69         569         569         589         589         589         589         589         588         448         588         488         488         488         488         488         488         488         488         488         488         588         588         628         618         628	57         801         174         569         183         125         747         170         467         752         847         597         106           3         318         78         263         92         109         502         108         69         569         493         58         123         183         188         189	Apartment 61% 58% 33	28%					52%			63%	42%	%09	%29	75%	28%	48%	28%	%59	
3         318         78         263         92         109         602         108         69         699         669         469         568         458         1216         78         45         996         3020         183         158           44%         52%         56%         56%         54%         51%         44%         35%         51%         46%         288         48%         48%         46%         58%         42%         58%         54%         46%         58%         58%         58%         61%         46%         58%         58%         58%         60%         54%         48%         72%         72%           50%         56%         61%         62%         61%         62%         60%         54%         48%         72%         72%           51         1,218         242         763         162         1192         60%         60%         54%         48%         79%         79%           4         579         121         343         175         163         760         158         661         67         671         671         153         162           4         579         121<	3         318         78         263         92         109         602         108         69         69         699         699         699         491         78         1216         78         445         996         3,020         183         158           0%         52%         56%         56%         54%         51%         44%         35%         51%         46%         28%         42%         48%	3         318         78         263         99         109         502         108         69         699         569         493         58         123           2         350         461         766         236         288         1,216         78         45         996         3,020         183         158           44%         52%         56%         56%         54%         51%         44%         35%         51%         46%         28%         46%         58%           50%         56%         61%         77%         73%         58%         61%         42%         53%         42%         58%         42%         58%         42%         58%         78%         78%         78%           50%         56%         61%         62%         61%         62%         61%         62%         60%         54%         48%         78%         78%         78%           51         1,218         242         763         368         175         163         760         158         68         607         61         744         4,146         183         162           55%         44%         51%         56%	Detached 537 512 ;	512		ಹ			801			183	125	747	170	467	752	847	265	106	7,004
2         350         461         766         236         288         1,216         78         45         996         3,020         183         158           44%         52%         50%         56%         54%         54%         51%         44%         35%         51%         46%         28%         46%         48%         48%         48%         42%         58%         58%         58%         42%         53%         42%         58%         72%	2         350         461         766         236         288         1,216         78         45         996         3,020         183         158           44%         52%         50%         56%         56%         54%         51%         44%         35%         51%         46%         28%         42%         58%         60%         58%         42%         58%         58%         42%         58%         42%         58%         58%         58%         42%         54%         48%         48%         48%         75%           50%         56%         70%         61%         62%         61%         62%         60%         54%         48%         75%         75%           4         51,218         242         763         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         60%         651         651         163         162           55%         41%         578         48%         48%         48%         48%         183         162	2         350         461         766         236         1,216         78         45         996         3,020         183         158           44%         52%         56%         56%         54%         51%         44%         35%         51%         46%         28%         46%           0%         69%         56%         61%         77%         73%         59%         58%         42%         53%         42%         38%         72%           50%         56%         70%         61%         77%         73%         61%         62%         61%         62%         60%         54%         48%         75%         75%           51         1,218         242         763         162         60%         54%         48%         75%         75%         75%           4         579         121         343         175         163         760         118         43         1,144         4,146         183         162           55%         44%         55%         54%         54%         64%         57%         48%         39%         53%         49%           65%         65%         66% <td< td=""><td>Attached 422 327 1.</td><td>327</td><td></td><td></td><td>59</td><td></td><td>318</td><td></td><td>263</td><td>92</td><td>109</td><td>502</td><td>108</td><td>69</td><td>569</td><td>493</td><td>58</td><td>123</td><td>3,663</td></td<>	Attached 422 327 1.	327			59		318		263	92	109	502	108	69	569	493	58	123	3,663
44%         52%         56%         56%         56%         56%         57%         44%         35%         51%         46%         58%         42%         35%         42%         42%         58%         42%         58%         42%         58%         42%         58%         42%         58%         42%         58%         42%         58%         42%         58%         48%         48%         48%         75%           50%         56%         70%         61%         62%         60%         54%         48%         49%         79%           4         579         121         343         175         163         760         158         68         60         51         76         173           4         579         121         343         175         163         760         158         68         60         651         53         162           3         417         728         384         318         262         1,730         118         43         1,444         4,146         4,146         183         232	44%         52%         56%         56%         54%         51%         44%         35%         51%         44%         35%         51%         46%         58%         44%         35%         51%         46%         58%         42%         58%         42%         58%         42%         58%         42%         58%         42%         58%         42%         58%         48%         48%         48%         48%         78%           51         1,218         242         763         368         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         602         651         53         162           5         41         728         318         262         1,730         118         43         1,444         4,146         183         232           55%         44%         50%         55%         44%         50%         57%         48%         39%         49%	44%         52%         56%         56%         54%         51%         44%         35%         51%         46%         58%         46%         58%         46%         58%         46%         58%         46%         58%         46%         58%         46%         58%         46%         58%         46%         58%         45%         58%         42%         58%         42%         58%         42%         58%         42%         58%         42%         58%         42%         58%         42%         48%         48%         75% <td>Apartment 1,653 742 1</td> <td>742</td> <td></td> <td></td> <td>38</td> <td></td> <td>350</td> <td></td> <td></td> <td>236</td> <td>288</td> <td>1,216</td> <td>78</td> <td>45</td> <td>966</td> <td>3,020</td> <td>183</td> <td>158</td> <td>10,332</td>	Apartment 1,653 742 1	742			38		350			236	288	1,216	78	45	966	3,020	183	158	10,332
0%         69%         58%         61%         77%         73%         58%         58%         42%         53%         42%         58%         42%         58%         58%         72%         72%           50%         56%         70%         61%         58%         62%         61%         62%         60%         54%         48%         49%         73%           51         1,218         242         763         368         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         602         651         53         162           3         417         728         984         318         262         1,730         118         43         1,444         4,146         4,146         183         232	0%         69%         58%         61%         77%         73%         58%         68%         42%         53%         42%         58%         72%           50%         56%         70%         61%         68%         62%         61%         62%         61%         62%         64%         48%         49%         70%           51         1,218         242         763         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         661         651         53         162           5         417         728         384         318         262         1,730         118         43         1,444         4,146         183         232           55%         44%         51%         50%         57%         48%         39%         49%	0%         69%         58%         61%         77%         73%         59%         58%         42%         62%	Detached 54% 53% 55	23%					25%			%99	24%	21%	44%	35%	51%	46%	28%	46%	
50%         56%         70%         61%         58%         62%         61%         62%         60%         54%         48%         48%         79%         79%           51         1,218         242         763         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         602         651         53         162           3         417         728         984         318         262         1,730         118         43         1,444         4,146         4,146         183         232	50%         56%         70%         61%         58%         62%         61%         62%         60%         54%         48%         48%         49%         79%           51         1,218         242         763         388         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         662         651         53         162           55%         44%         51%         54%         44%         50%         54%         44%         50%         54%         48%         33%         48%	50%         56%         67%         61%         62%         61%         62%         60%         54%         48%         49%         79%         79%           51         1,218         242         763         368         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         602         651         53         162           55%         447         518         262         1,730         118         43         1,444         4,146         183         232           55%         44%         50%         54%         44%         60%         57%         48%         39%         49%           50%         52%         52%         66%         67%         67%         64%         67%         67%         50%         55%         70%	Attached 59% 54% 61	54%					%69			%22	73%	%69	%89	42%	23%	45%	38%	72%	n/a
51 1,218 242 763 368 189 1,192 207 494 1,166 1,200 764 123 4 579 121 343 175 163 760 158 68 602 651 53 162 3 417 728 984 318 262 1,730 118 43 1,444 4,146 183 232	51         1,128         242         763         368         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         662         651         53         162           3         417         728         984         318         262         1,730         118         43         1,444         4,146         183         232           55%         44%         51%         56%         54%         48%         50%         54%         48%         38%         48%	51         1,218         242         763         368         189         1,192         207         494         1,166         1,200         764         123           4         579         121         343         175         163         760         158         68         662         651         53         162           55%         447         548         548         548         548         548         448         50%         57%         48%         39%         33%         49%           56%         52%         55%         66%         67%         63%         54%         64%         64%         51%         50%         55%         50%         55%         70%	Apartment 64% 63% 68'	%89		č			%95			28%	%29	%19	%29	%09	54%	48%	49%	%62	
4         579         121         343         175         163         760         158         68         602         651         53         162           3         417         728         984         318         262         1,730         118         43         1,444         4,146         183         232	4         579         121         343         175         163         760         158         68         602         651         53         162           3         417         728         984         318         262         1,730         118         43         1,444         4,146         183         232           55%         44%         51%         56%         54%         44%         50%         54%         48%         38%         48%         48%	4         579         121         343         175         163         760         158         68         602         651         651         53         162           55%         44%         51%         54%         54%         44%         50%         57%         48%         39%         33%         49%           50%         52%         56%         66%         67%         63%         54%         64%         64%         51%         50%         55%         70%	Detached 761 780 455	780		25			1,218			368	189	1,192	207	494	1,166	1,200	764	123	9,973
3 417 728 984 318 262 1,730 118 43 1,444 4,146 183 232	3         417         728         984         318         262         1,730         118         43         1,444         4,146         183         232           55%         44%         51%         54%         54%         44%         50%         57%         48%         39%         33%         49%	3         417         728         984         318         262         1,730         118         43         1,444         4,146         183         232           55%         44%         51%         54%         54%         44%         50%         57%         48%         39%         33%         49%           50%         52%         56%         66%         67%         63%         54%         64%         81%         51%         50%         55%         70%	Attached 499 360 125	360		23			629			175	163	260	158	89	602	651	53	162	4,823
	55% 44% 51% 54% 50% 54% 44% 50% 57% 48% 39% 33%	55%         44%         51%         54%         50%         54%         44%         50%         57%         48%         39%         33%         49%           50%         52%         59%         66%         67%         63%         54%         64%         81%         51%         50%         55%         70%	Apartment 2,119 1,113 16;	1,113		60	2		417			318	262	1,730	118	43	1,444	4,146	183	232	14,002

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





# **Listing & Sales Activity Summary**



		List	<u>ings</u>					Sales			
	1	2	3	Col. 2 & 3	5	6	7	Col. 6 & 7	9	10	Col. 9 & 10
	May	Apr	May	Percentage	May	Apr	May	Percentage	Mar 2022 -	Mar 2023 -	Percentage
	2022	2023	2023	Variance	2022	2023	2023	Variance	May 2022	May 2023	Variance
BURNABY DETACHED ATTACHED APARTMENTS	179 107 405	109 86 377	153 127 413	<b>%</b> 40.4 47.7 9.5	67 54 246	74 65 284	91 75 298	% 23.0 15.4 4.9	243 208 829	218 186 801	% -10.3 -10.6 -3.4
COQUITLAM  DETACHED ATTACHED APARTMENTS	160	109	156	43.1	67	67	91	35.8	274	217	-20.8
	84	77	108	40.3	51	43	60	39.5	159	134	-15.7
	217	147	198	34.7	125	99	131	32.3	485	334	-31.1
DELTA  DETACHED ATTACHED APARTMENTS	94	81	87	7.4	39	51	72	41.2	147	154	4.8
	39	25	27	8.0	18	23	17	-26.1	49	58	18.4
	45	23	27	17.4	15	23	25	8.7	78	71	-9.0
MAPLE RIDGE/PITT MEADOWS DETACHED ATTACHED APARTMENTS	297	159	225	41.5	92	91	122	34.1	348	300	-13.8
	137	75	79	5.3	57	52	65	25.0	195	166	-14.9
	94	70	80	14.3	49	44	67	52.3	180	147	-18.3
NORTH VANCOUVER DETACHED ATTACHED APARTMENTS	162	125	176	40.8	81	78	106	35.9	294	248	-15.6
	97	53	65	22.6	43	28	52	85.7	161	118	-26.7
	215	151	192	27.2	154	111	127	14.4	441	349	-20.9
NEW WESTMINSTER DETACHED ATTACHED APARTMENTS	48	45	55	22.2	20	19	30	57.9	73	65	-11.0
	40	15	28	86.7	14	20	15	-25.0	46	40	-13.0
	160	101	120	18.8	82	72	97	34.7	333	244	-26.7
PORT MOODY/BELCARRA DETACHED ATTACHED APARTMENTS	58	24	37	54.2	12	22	16	-27.3	61	53	-13.1
	38	13	22	69.2	16	24	14	-41.7	63	59	-6.3
	69	54	73	35.2	29	45	56	24.4	105	145	38.1
PORT COQUITLAM  DETACHED ATTACHED APARTMENTS	88	26	65	150.0	27	20	31	55.0	114	79	-30.7
	54	11	31	181.8	21	15	20	33.3	85	47	-44.7
	68	40	49	22.5	43	41	40	-2.4	150	110	-26.7
RICHMOND DETACHED ATTACHED APARTMENTS	245	156	211	35.3	77	92	109	18.5	321	296	-7.8
	171	94	138	46.8	67	73	91	24.7	279	237	-15.1
	390	249	291	16.9	194	173	193	11.6	718	546	-24.0
SUNSHINE COAST DETACHED ATTACHED APARTMENTS	143	115	129	12.2	55	43	51	18.6	198	118	-40.4
	11	14	17	21.4	14	6	6	0.0	38	20	-47.4
	8	11	5	-54.5	6	7	12	71.4	22	25	13.6
SQUAMISH DETACHED ATTACHED APARTMENTS	61	37	39	5.4	19	15	23	53.3	70	55	-21.4
	35	25	26	4.0	17	14	17	21.4	57	50	-12.3
	23	13	25	92.3	13	11	13	18.2	45	36	-20.0
VANCOUVER EAST DETACHED ATTACHED APARTMENTS	253	166	233	40.4	94	75	125	66.7	378	292	-22.8
	146	97	159	63.9	53	79	74	-6.3	202	236	16.8
	297	221	247	11.8	171	113	159	40.7	588	383	-34.9
VANCOUVER WEST DETACHED ATTACHED APARTMENTS	253	158	238	50.6	84	95	109	14.7	301	298	-1.0
	126	104	115	10.6	67	33	68	106.1	202	144	-28.7
	890	579	821	41.8	430	339	446	31.6	1495	1097	-26.6
WHISTLER/PEMBERTON DETACHED ATTACHED APARTMENTS	38	20	31	55.0	9	8	13	62.5	41	36	-12.2
	33	22	36	63.6	23	22	26	18.2	71	64	-9.9
	46	21	31	47.6	30	30	37	23.3	97	93	-4.1
WEST VANCOUVER/HOWE SOUND DETACHED ATTACHED APARTMENTS	157	132	169	28.0	46	46	41	-10.9	162	125	-22.8
	14	13	17	30.8	5	3	8	166.7	24	15	-37.5
	64	37	41	10.8	18	19	29	52.6	40	70	75.0
GRAND TOTALS  DETACHED  ATTACHED  APARTMENTS	2236	1462	2004	37.1	789	796	1030	29.4	3025	2554	-15.6
	1132	724	995	37.4	520	500	608	21.6	1839	1574	-14.4
	2991	2094	2613	24.8	1605	1411	1730	22.6	5606	4451	-20.6



# Residential Average Sale Prices - January 1977 to May 2023

