

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's¹ 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 3,411² 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 \$1,188,000³. 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:



FELIX J EMMANUEL
Real Estate Professional

778.968.0427
felix@fjeestates.com
fjeestates.com

RE/MAX CREST REALTY

FELIX J EMMANUEL
REAL ESTATE
"Distinguished by Sincerity"

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

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$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 include duplexes.

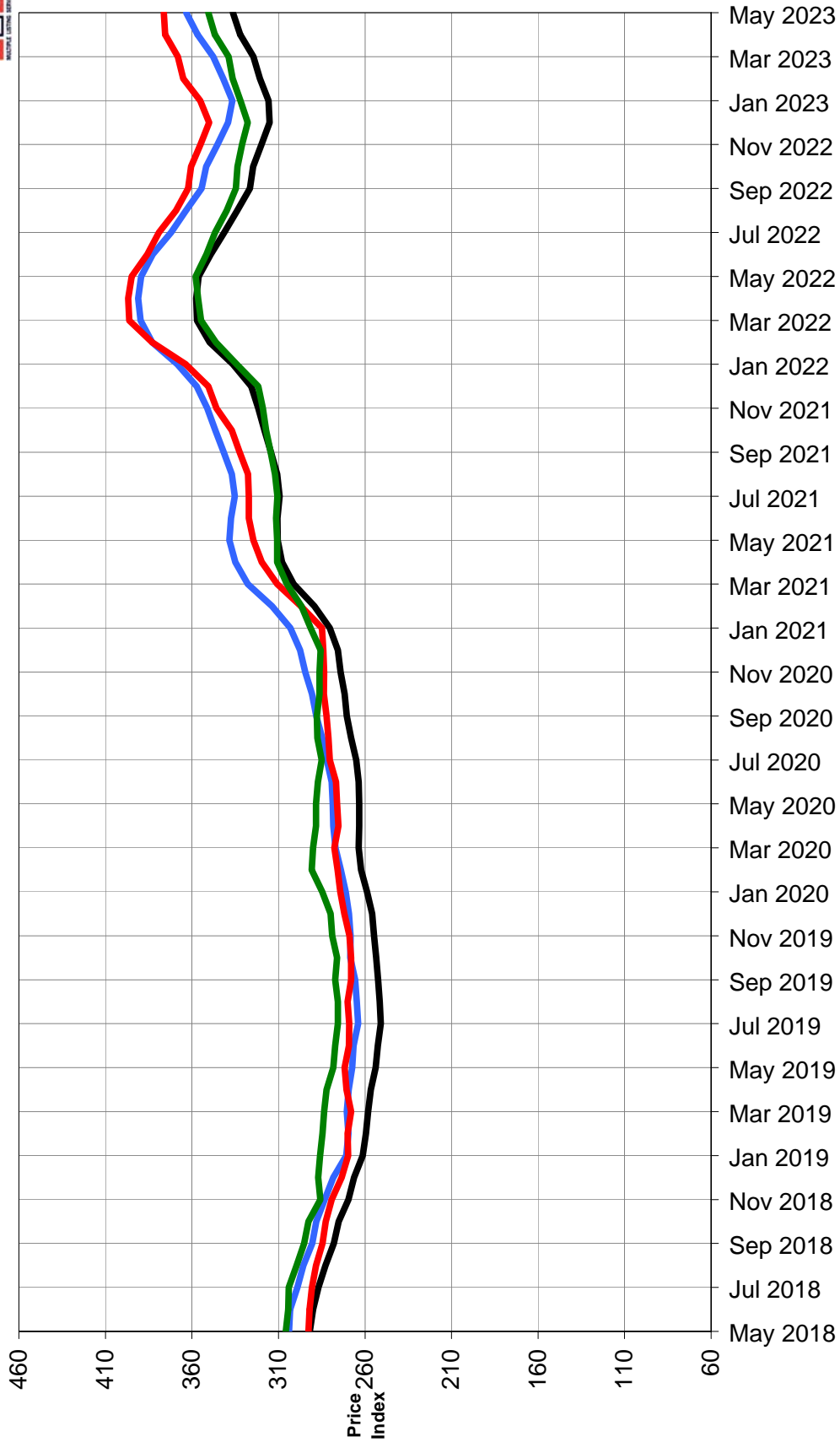
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



MLS® SALES Facts

**May
2023**

		Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
May 2023	Number of Sales	91	91	72	10	122	30	106	31	16	109	23	51	125	109	41	13	1,040
	Detached																	
	Attached Apartment	75 298	60 131	17 25	0 0	65 67	15 97	52 127	20 40	14 56	91 193	17 13	6 12	74 159	68 446	8 29	26 37	608 1,730
	Median Selling Price	\$2,012,800	\$1,774,000	\$1,529,000	n/a	\$1,307,500	\$1,665,000	\$2,250,000	\$1,402,000	n/a	\$2,055,000	\$1,342,500	\$950,000	\$2,000,000	\$3,670,000	\$2,870,000	n/a	n/a
	Detached																	
	Attached Apartment	\$1,148,000 \$731,000	\$1,199,000 \$675,000	n/a \$639,000	n/a n/a	\$810,000 \$522,000	n/a \$649,000	\$1,396,500 \$781,500	\$978,500 \$583,000	n/a \$733,500	\$1,084,000 \$700,000	n/a n/a	n/a n/a	\$1,409,000 \$742,000	\$1,568,000 \$870,000	n/a \$1,200,000	\$997,000 \$651,750	n/a
April 2023	Number of Sales	74	67	51	7	91	19	78	20	22	92	15	43	75	95	46	8	803
	Detached																	
	Attached Apartment	65 284	43 99	23 23	0 1	52 44	20 72	28 111	15 41	24 45	73 173	14 11	6 7	79 113	33 339	3 19	22 30	500 1,412
	Median Selling Price	\$1,950,000	\$1,700,000	\$1,450,000	n/a	\$1,275,000	n/a	\$2,140,000	\$1,357,500	\$1,818,750	\$2,000,000	n/a	\$899,000	\$1,950,000	\$3,486,000	\$3,500,000	n/a	n/a
	Detached																	
	Attached Apartment	\$1,045,500 \$756,500	\$1,148,000 \$685,000	\$935,000 \$621,000	n/a n/a	\$773,250 \$526,250	\$944,000 \$610,250	\$1,424,500 \$786,500	n/a \$585,000	\$1,065,250 \$685,000	\$1,150,000 \$680,000	n/a n/a	n/a n/a	\$1,405,000 \$657,000	\$1,710,000 \$828,000	n/a n/a	\$1,750,000 \$647,500	n/a
May 2022	Number of Sales	67	67	39	4	92	20	81	27	12	77	19	55	94	84	46	9	793
	Detached																	
	Attached Apartment	54 246	51 125	18 15	0 0	57 49	14 82	43 154	21 43	16 29	67 194	17 13	14 6	53 171	67 430	5 18	23 30	520 1,605
	Median Selling Price	\$2,130,500	\$1,786,400	\$1,600,000	n/a	\$1,365,000	\$1,482,500	\$2,150,000	\$1,475,000	n/a	\$2,135,000	n/a	\$999,000	\$1,940,000	\$3,544,000	\$3,322,500	n/a	n/a
	Detached																	
	Attached Apartment	\$1,130,000 \$695,000	\$1,049,800 \$707,000	n/a n/a	n/a n/a	\$805,000 \$561,000	n/a \$630,000	\$1,352,500 \$806,667	\$999,900 \$570,000	n/a \$806,000	\$1,070,000 \$704,900	n/a n/a	n/a n/a	\$1,327,500 \$669,000	\$1,550,000 \$830,000	n/a n/a	\$1,097,500 \$694,000	n/a
Jan. - May, 2023	Number of Sales	291	272	198	25	420	87	314	103	67	380	75	164	382	389	168	49	3,384
	Detached																	
	Attached Apartment	251 1,061	178 466	79 94	0 1	220 195	45 323	160 471	71 136	80 179	298 745	63 48	29 27	304 540	208 1,451	22 89	88 125	2,096 5,951
Year-to-date	Median Selling Price	\$1,918,000	\$1,700,000	\$1,450,000	\$790,000	\$1,230,500	\$1,500,000	\$2,096,500	\$1,329,000	\$1,844,000	\$1,997,500	\$1,360,000	\$907,381	\$1,850,800	\$3,530,000	\$3,000,800	\$2,270,000	n/a
	Detached																	
	Attached Apartment	\$1,057,500 \$728,000	\$1,152,450 \$670,000	\$1,040,000 \$640,000	n/a n/a	\$760,000 \$522,000	\$975,000 \$615,000	\$1,396,500 \$778,000	\$910,000 \$597,000	\$1,057,250 \$702,000	\$1,118,000 \$675,000	\$959,000 \$581,000	\$585,000 \$470,000	\$1,397,500 \$674,000	\$1,580,000 \$842,000	\$2,175,900 \$1,210,000	\$1,484,500 \$650,000	n/a
Jan. - May, 2022	Number of Sales	390	403	245	28	535	123	411	185	102	530	103	283	560	468	252	60	4,678
	Detached																	
	Attached Apartment	306 1,358	217 734	70 123	2 2	301 293	71 509	228 660	117 232	103 163	407 1,118	101 82	55 32	305 921	324 2,313	29 70	113 166	2,749 8,776
Year-to-date	Median Selling Price	\$2,168,000	\$1,866,734	\$1,670,000	\$798,000	\$1,497,000	\$1,640,000	\$2,252,000	\$1,555,000	\$2,100,000	\$2,102,500	\$1,601,000	\$2,080,000	\$2,080,000	\$3,600,000	\$3,115,000	\$3,137,750	n/a
	Detached																	
	Attached Apartment	\$1,080,000 \$730,000	\$1,188,800 \$725,000	\$998,500 \$650,000	n/a n/a	\$880,000 \$575,000	\$1,028,000 \$630,000	\$1,399,000 \$810,000	\$1,015,000 \$595,000	\$1,100,000 \$775,000	\$1,160,444 \$682,000	\$1,060,000 \$722,500	\$635,000 \$575,000	\$1,388,000 \$684,000	\$1,617,500 \$863,000	\$2,376,000 \$1,087,000	\$1,555,000 \$632,500	n/a

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

MLS® LISTINGS Facts



**May
2023**

		Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
May 2023	Number of Listings	153	156	87	17	225	55	176	65	37	211	39	129	233	238	169	31	2,021
	% Sales to Listings	59%	58%	83%	59%	54%	55%	60%	48%	43%	52%	59%	40%	54%	48%	24%	42%	n/a
April 2023	Number of Listings	109	109	81	14	159	45	125	26	24	156	37	115	166	158	132	20	1,476
	% Sales to Listings	68%	61%	63%	50%	57%	42%	62%	77%	92%	59%	41%	37%	45%	60%	35%	40%	n/a
May 2022	Number of Listings	179	160	94	15	297	48	162	88	58	245	61	143	253	253	157	38	2,251
	% Sales to Listings	37%	42%	41%	27%	31%	42%	50%	31%	21%	31%	31%	38%	37%	33%	29%	24%	n/a
Jan. - May, 2023 Year-to-date*	Number of Listings	537	512	360	57	801	174	569	183	125	747	170	467	762	847	597	106	7,004
	% Sales to Listings	54%	53%	55%	44%	52%	50%	55%	56%	54%	51%	44%	35%	51%	46%	28%	46%	n/a
Jan. - May, 2022 Year-to-date*	Number of Listings	422	327	129	3	318	78	263	92	109	502	108	69	569	493	58	123	3,663
	% Sales to Listings	61%	58%	33%	0%	52%	51%	72%	63%	42%	50%	57%	75%	58%	48%	28%	72%	10,332
Jan. - May, 2022 Year-to-date*	Number of Listings	761	780	455	51	1,218	242	763	368	189	1,192	207	494	1,166	1,200	764	123	9,973
	% Sales to Listings	51%	52%	54%	55%	44%	51%	54%	50%	54%	44%	50%	57%	48%	39%	33%	49%	4,823
Jan. - May, 2022 Year-to-date*	Number of Listings	499	360	125	4	579	121	343	175	163	760	158	68	602	651	53	162	14,002
	% Sales to Listings	61%	60%	56%	50%	52%	59%	66%	67%	63%	54%	64%	81%	51%	50%	55%	70%	n/a

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



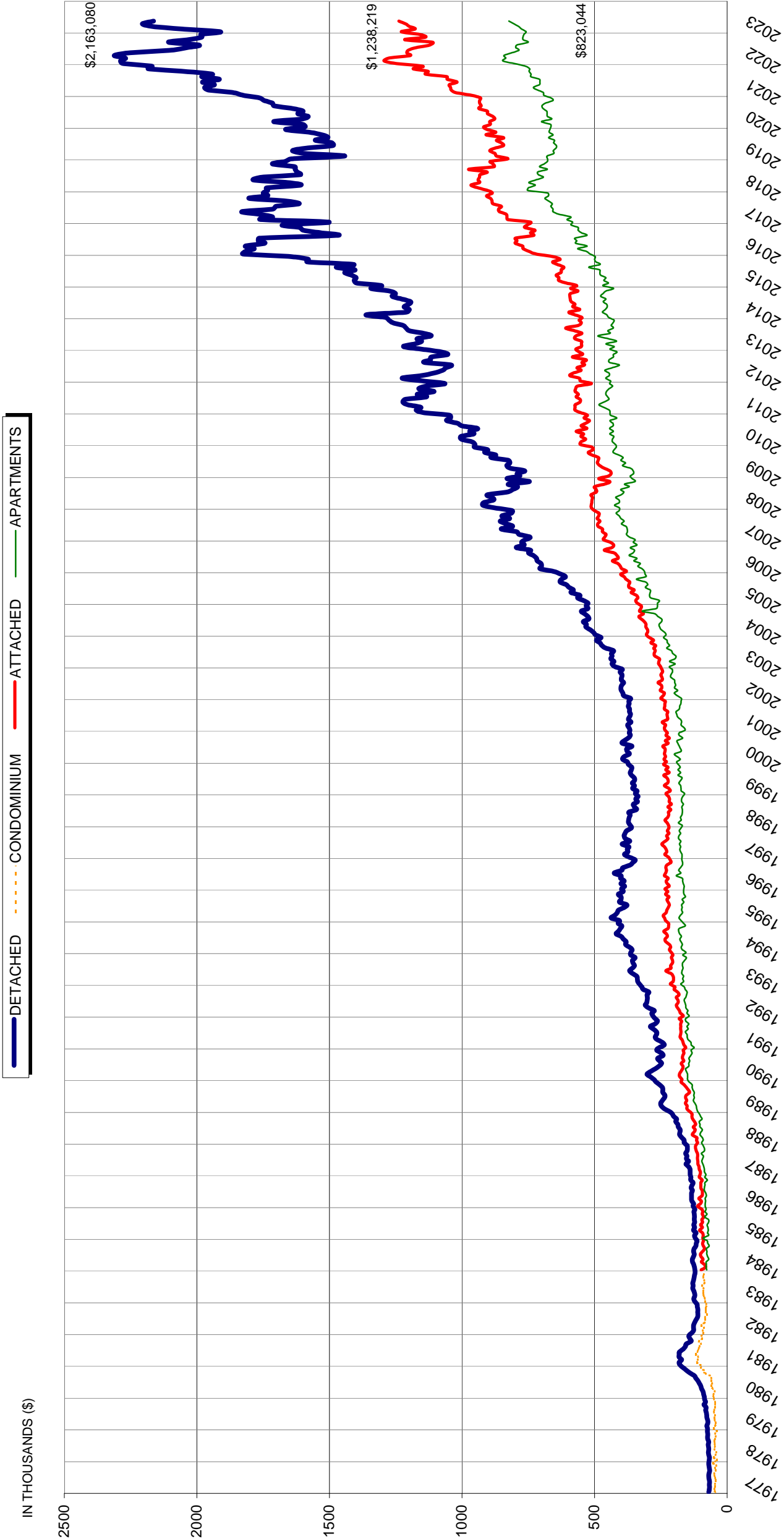
Listing & Sales Activity Summary

Listings

Sales

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

Residential Average Sale Prices - January 1977 to May 2023



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