

News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver’s housing market sees fewer home buyers and sellers in August

VANCOUVER, BC – September 2, 2022 – Metro Vancouver’s* housing market is experiencing a quieter summer season marked by reduced sale and listing activity.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,870 in August 2022, a 40.7 per cent decrease from the 3,152 sales recorded in August 2021, and a 0.9 per cent decrease from the 1,887 homes sold in July 2022.

Last month’s sales were 29.2 per cent below the 10-year August sales average.

“With inflationary pressure and interest rates on the rise, home buyer and seller activity shifted below our long-term seasonal averages this summer,” Andrew Lis, REBGV’s director, economics and data analytics said. “This shift in market conditions caused prices to edge down over the past four months.”

There were 3,328 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2022. This represents a 17.5 per cent decrease compared to the 4,032 homes listed in August 2021 and a 16 per cent decrease compared to July 2022 when 3,960 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,662, a 7.3 per cent increase compared to August 2021 (9,005) and a 6.1 per cent decrease compared to July 2022 (10,288).

“Home buyers and sellers are taking more time to assess what this changing landscape means for their housing needs,” Lis said. “Preparation is critical in today’s market. Work with your Realtor to assess what today’s home prices, financing options, and other considerations mean for you.”

For all property types, the sales-to-active listings ratio for August 2022 is 19.4 per cent. By property type, the ratio is 12.2 per cent for detached homes, 25.3 per cent for townhomes, and 24.8 per cent for apartments.

Generally, analysts say downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,180,500. This represents a 7.4 per cent increase over August 2021 and a 2.2 per cent decrease compared to July 2022.

Sales of detached homes in August 2022 reached 517, a 45.3 per cent decrease from the 945 detached sales recorded in August 2021. The benchmark price for a detached home is \$1,954,100. This represents a 7.9 per cent increase from August 2021 and a 2.3 per cent decrease compared to July 2022.

Sales of apartment homes reached 998 in August 2022, a 38.8 per cent decrease compared to the 1,631 sales in August 2021. The benchmark price of an apartment home is \$740,100. This represents an 8.7 per cent increase from August 2021 and a two per cent decrease compared to July 2022.

Attached home sales in August 2022 totalled 355, a 38.4 per cent decrease compared to the 576 sales in August 2021. The benchmark price of an attached home is \$1,069,100. This represents a 12.7 per cent increase from August 2021 and a 2.5 per cent decrease compared to July 2022.

-30-

*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

The real estate industry is a key economic driver in British Columbia. In 2021, 43,999 homes changed ownership in the Board's area, generating \$2.98 billion in economic spin-off activity and an estimated 20,942 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$53.4 billion in 2021.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

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| Property Type | Area | Benchmark Price | Price Index | 1 Month Change % | 3 Month Change % | 6 Month Change % | 1 Year Change % | 3 Year Change % | 5 Year Change % | 10 Year Change % |
|-------------------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|------------------|
| Residential / Composite | Lower Mainland | \$1,130,300 | 342.5 | -3.0% | -7.9% | -6.9% | 8.7% | 39.3% | 19.6% | 92.2% |
| | Greater Vancouver | \$1,180,500 | 333.5 | -2.2% | -6.4% | -4.6% | 7.4% | 32.4% | 12.1% | 80.0% |
| | Bowen Island | \$1,546,600 | 326.1 | -4.5% | -7.6% | -0.3% | 11.8% | 70.9% | 67.1% | 158.0% |
| | Burnaby East | \$1,109,000 | 347.0 | -3.9% | -8.8% | -7.9% | 7.2% | 25.1% | 11.3% | 90.2% |
| | Burnaby North | \$1,012,200 | 336.4 | -3.7% | -6.2% | -2.3% | 7.8% | 32.2% | 14.3% | 98.5% |
| | Burnaby South | \$1,092,900 | 341.9 | -0.7% | -7.5% | -4.7% | 7.2% | 27.8% | 14.3% | 94.8% |
| | Coquitlam | \$1,104,500 | 343.8 | -2.6% | -8.0% | -5.7% | 9.8% | 39.6% | 25.7% | 113.1% |
| | Ladner | \$1,142,900 | 331.3 | -2.2% | -7.4% | -5.1% | 12.2% | 47.0% | 30.4% | 108.1% |
| | Maple Ridge | \$993,300 | 342.8 | -4.6% | -10.9% | -12.4% | 9.6% | 53.2% | 49.4% | 150.8% |
| | New Westminster | \$816,700 | 367.4 | -2.1% | -5.3% | -3.5% | 10.8% | 35.4% | 28.4% | 111.0% |
| | North Vancouver | \$1,370,700 | 315.8 | -2.8% | -7.1% | -6.5% | 8.0% | 31.8% | 14.5% | 95.3% |
| | Pitt Meadows | \$911,200 | 356.4 | -4.6% | -11.3% | -11.1% | 12.5% | 50.4% | 47.8% | 154.8% |
| | Port Coquitlam | \$917,900 | 353.4 | -3.0% | -10.4% | -8.1% | 10.9% | 46.0% | 38.0% | 136.5% |
| | Port Moody | \$1,175,200 | 370.4 | -1.8% | -4.1% | 2.7% | 15.8% | 54.5% | 39.4% | 144.6% |
| | Richmond | \$1,142,300 | 373.4 | -1.7% | -4.5% | -3.0% | 8.9% | 34.1% | 12.0% | 84.7% |
| | Squamish | \$1,148,000 | 377.4 | -3.5% | -3.6% | 0.0% | 15.7% | 50.7% | 56.6% | 176.7% |
| | Sunshine Coast | \$880,700 | 324.4 | -4.3% | -7.7% | -1.8% | 13.7% | 61.2% | 66.3% | 154.6% |
| | Tsawwassen | \$1,250,700 | 325.9 | -0.5% | -7.6% | -4.6% | 12.3% | 39.8% | 21.3% | 102.8% |
| | Vancouver East | \$1,173,100 | 364.7 | -2.0% | -6.1% | -4.0% | 6.7% | 30.8% | 13.1% | 92.0% |
| | Vancouver West | \$1,299,300 | 304.9 | -1.2% | -5.5% | -5.1% | 0.3% | 14.8% | -9.0% | 47.7% |
| West Vancouver | \$2,774,100 | 299.6 | -1.3% | -4.3% | 0.1% | 5.5% | 29.2% | -2.3% | 57.9% | |
| Whistler | \$1,506,100 | 331.7 | -3.5% | -2.9% | 0.2% | 16.7% | 57.1% | 72.3% | 172.6% | |
| Single Family Detached | Lower Mainland | \$1,753,900 | 384.0 | -3.4% | -8.6% | -8.3% | 8.8% | 44.7% | 24.9% | 106.0% |
| | Greater Vancouver | \$1,954,100 | 363.8 | -2.3% | -6.7% | -5.2% | 7.9% | 37.4% | 13.7% | 85.0% |
| | Bowen Island | \$1,546,900 | 326.0 | -4.5% | -7.6% | -0.3% | 11.8% | 70.9% | 67.3% | 158.1% |
| | Burnaby East | \$1,730,000 | 367.9 | -4.2% | -11.9% | -13.3% | 5.4% | 29.6% | 16.2% | 106.6% |
| | Burnaby North | \$1,962,000 | 374.9 | -5.5% | -7.3% | -3.1% | 8.4% | 38.2% | 17.1% | 110.5% |
| | Burnaby South | \$2,105,200 | 391.0 | -0.2% | -9.2% | -6.0% | 7.2% | 32.5% | 12.9% | 104.3% |
| | Coquitlam | \$1,794,700 | 410.6 | -3.2% | -8.0% | -4.4% | 11.8% | 50.2% | 36.7% | 151.0% |
| | Ladner | \$1,423,800 | 343.8 | -2.5% | -7.9% | -7.4% | 11.1% | 53.3% | 34.5% | 113.9% |
| | Maple Ridge | \$1,279,200 | 374.0 | -4.8% | -11.1% | -12.8% | 9.1% | 56.2% | 56.9% | 167.9% |
| | New Westminster | \$1,450,100 | 362.4 | -2.5% | -9.7% | -11.1% | 6.2% | 38.0% | 23.3% | 109.4% |
| | North Vancouver | \$2,209,100 | 344.6 | -3.0% | -6.7% | -7.5% | 9.1% | 38.0% | 19.7% | 115.6% |
| | Pitt Meadows | \$1,253,800 | 370.4 | -6.1% | -13.8% | -17.6% | 8.2% | 46.5% | 46.8% | 161.4% |
| | Port Coquitlam | \$1,328,100 | 375.4 | -4.8% | -12.5% | -13.2% | 9.5% | 50.2% | 39.1% | 150.4% |
| | Port Moody | \$2,145,100 | 406.2 | -1.7% | -3.9% | 4.1% | 17.7% | 58.7% | 41.7% | 155.8% |
| | Richmond | \$2,111,300 | 431.0 | -0.9% | -3.1% | -2.2% | 9.6% | 35.8% | 15.6% | 99.9% |
| | Squamish | \$1,763,100 | 437.2 | -1.4% | -2.7% | 2.6% | 16.6% | 64.1% | 69.8% | 238.9% |
| | Sunshine Coast | \$957,200 | 333.8 | -4.0% | -8.4% | -2.1% | 13.3% | 67.1% | 71.5% | 160.2% |
| | Tsawwassen | \$1,595,000 | 353.3 | 0.0% | -8.0% | -5.9% | 11.8% | 48.1% | 30.2% | 122.9% |
| | Vancouver East | \$1,794,700 | 401.6 | -1.6% | -7.8% | -5.3% | 7.6% | 33.3% | 17.9% | 114.2% |
| | Vancouver West | \$3,335,000 | 348.0 | -1.4% | -4.4% | -4.1% | -0.5% | 17.5% | -6.8% | 57.4% |
| West Vancouver | \$3,340,400 | 310.7 | -1.1% | -3.9% | 0.3% | 6.3% | 28.8% | 0.0% | 64.3% | |
| Whistler | \$2,737,600 | 369.7 | -2.4% | -2.5% | 1.5% | 19.0% | 70.1% | 72.8% | 200.8% | |

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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- 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 | \$957,000 | 362.1 | -3.1% | -7.2% | -4.8% | 14.4% | 42.5% | 42.4% | 133.0% |
| | Greater Vancouver | \$1,069,100 | 368.3 | -2.5% | -6.3% | -3.5% | 12.7% | 36.4% | 34.7% | 127.8% |
| | Burnaby East | \$876,600 | 369.1 | -3.0% | -2.4% | -0.4% | 16.0% | 31.0% | 35.3% | 121.8% |
| | Burnaby North | \$930,400 | 377.8 | -1.3% | -5.3% | 5.7% | 17.2% | 35.7% | 41.4% | 135.1% |
| | Burnaby South | \$964,300 | 358.3 | -2.6% | -9.5% | -4.1% | 9.5% | 26.0% | 25.8% | 115.7% |
| | Coquitlam | \$1,058,500 | 410.0 | -2.1% | -5.6% | -3.5% | 16.6% | 47.9% | 46.5% | 163.8% |
| | Ladner | \$932,000 | 357.9 | -4.4% | -7.4% | -7.5% | 9.6% | 33.3% | 30.1% | 122.4% |
| | Maple Ridge | \$750,700 | 372.9 | -5.3% | -12.6% | -14.6% | 9.8% | 46.8% | 51.0% | 170.2% |
| | New Westminister | \$922,800 | 392.8 | -2.4% | -3.9% | 0.0% | 16.8% | 44.0% | 44.1% | 134.5% |
| | North Vancouver | \$1,288,800 | 350.0 | -3.6% | -7.9% | -3.2% | 14.7% | 40.3% | 34.7% | 127.0% |
| | Pitt Meadows | \$829,100 | 401.7 | -3.0% | -10.2% | -5.6% | 12.1% | 49.4% | 54.0% | 179.3% |
| | Port Coquitlam | \$905,500 | 362.6 | -1.1% | -11.1% | -5.4% | 10.1% | 41.9% | 42.6% | 150.8% |
| | Port Moody | \$1,096,600 | 416.3 | -2.3% | -3.7% | 4.1% | 19.8% | 53.5% | 59.6% | 174.6% |
| | Richmond | \$1,059,100 | 379.9 | -1.9% | -6.1% | -2.2% | 13.1% | 34.3% | 30.4% | 118.3% |
| | Squamish | \$1,032,400 | 372.2 | -4.2% | -4.5% | -4.8% | 13.0% | 41.7% | 54.4% | 191.5% |
| | Sunshine Coast | \$749,400 | 339.9 | -3.1% | -3.2% | -4.2% | 14.5% | 45.4% | 60.6% | 168.1% |
| | Tsawwassen | \$940,300 | 295.0 | -5.0% | -8.6% | -7.5% | 8.6% | 16.7% | 7.1% | 78.9% |
| | Vancouver East | \$1,108,000 | 362.8 | -3.7% | -3.3% | 0.3% | 8.7% | 32.5% | 22.6% | 111.4% |
| | Vancouver West | \$1,459,300 | 326.3 | -0.3% | -4.6% | -4.8% | 7.0% | 19.7% | 12.0% | 97.0% |
| Whistler | \$1,487,800 | 379.3 | -3.2% | -3.6% | -2.9% | 17.3% | 48.9% | 73.4% | 208.4% | |
| Apartment | Lower Mainland | \$692,100 | 343.0 | -2.0% | -5.4% | -2.4% | 10.6% | 26.9% | 25.0% | 106.8% |
| | Greater Vancouver | \$740,100 | 338.1 | -2.0% | -5.1% | -1.9% | 8.7% | 22.7% | 21.5% | 103.7% |
| | Burnaby East | \$794,700 | 333.8 | -2.5% | -5.3% | -0.9% | 9.8% | 25.5% | 22.3% | 93.5% |
| | Burnaby North | \$717,300 | 362.1 | -2.4% | -4.5% | -0.9% | 11.5% | 30.8% | 33.5% | 118.8% |
| | Burnaby South | \$776,300 | 369.5 | -0.3% | -4.1% | -1.2% | 10.1% | 25.3% | 26.7% | 121.4% |
| | Coquitlam | \$669,200 | 379.6 | -1.7% | -6.7% | -4.4% | 11.2% | 26.1% | 32.6% | 139.0% |
| | Ladner | \$714,200 | 363.3 | 1.4% | -4.3% | 8.0% | 17.1% | 49.7% | 50.1% | 137.3% |
| | Maple Ridge | \$546,400 | 377.3 | -2.2% | -4.9% | -0.3% | 22.0% | 46.5% | 68.5% | 173.0% |
| | New Westminister | \$651,000 | 390.3 | -1.6% | -2.9% | 1.0% | 13.9% | 28.8% | 35.3% | 130.8% |
| | North Vancouver | \$782,700 | 312.6 | -2.6% | -7.0% | -3.5% | 8.6% | 21.6% | 20.5% | 109.1% |
| | Pitt Meadows | \$617,500 | 416.4 | -2.2% | -4.9% | -1.6% | 19.3% | 40.8% | 60.6% | 183.3% |
| | Port Coquitlam | \$613,600 | 417.1 | -2.1% | -6.1% | -1.1% | 15.0% | 38.8% | 46.8% | 173.5% |
| | Port Moody | \$719,600 | 383.6 | -0.9% | -5.0% | -1.1% | 9.4% | 32.1% | 41.3% | 148.0% |
| | Richmond | \$707,900 | 382.4 | -2.3% | -4.2% | -2.0% | 9.8% | 27.7% | 31.6% | 111.6% |
| | Squamish | \$621,200 | 368.4 | -7.6% | -3.9% | 2.7% | 19.7% | 40.7% | 59.1% | 183.2% |
| | Sunshine Coast | \$600,700 | 344.2 | -7.7% | -3.9% | 2.9% | 16.6% | 32.0% | 39.6% | 138.0% |
| | Tsawwassen | \$741,800 | 346.3 | 1.3% | -4.7% | 7.1% | 15.5% | 34.9% | 31.9% | 122.1% |
| | Vancouver East | \$702,100 | 402.1 | -2.5% | -3.2% | -1.7% | 6.2% | 21.0% | 18.7% | 111.7% |
| | Vancouver West | \$829,700 | 313.2 | -1.7% | -6.3% | -3.6% | 3.4% | 11.8% | 7.6% | 90.3% |
| West Vancouver | \$1,234,700 | 241.1 | -0.7% | -2.5% | 1.9% | 8.9% | 12.9% | 7.2% | 65.9% | |
| Whistler | \$711,500 | 306.7 | -6.2% | -3.7% | 3.7% | 21.4% | 48.1% | 72.8% | 166.9% | |

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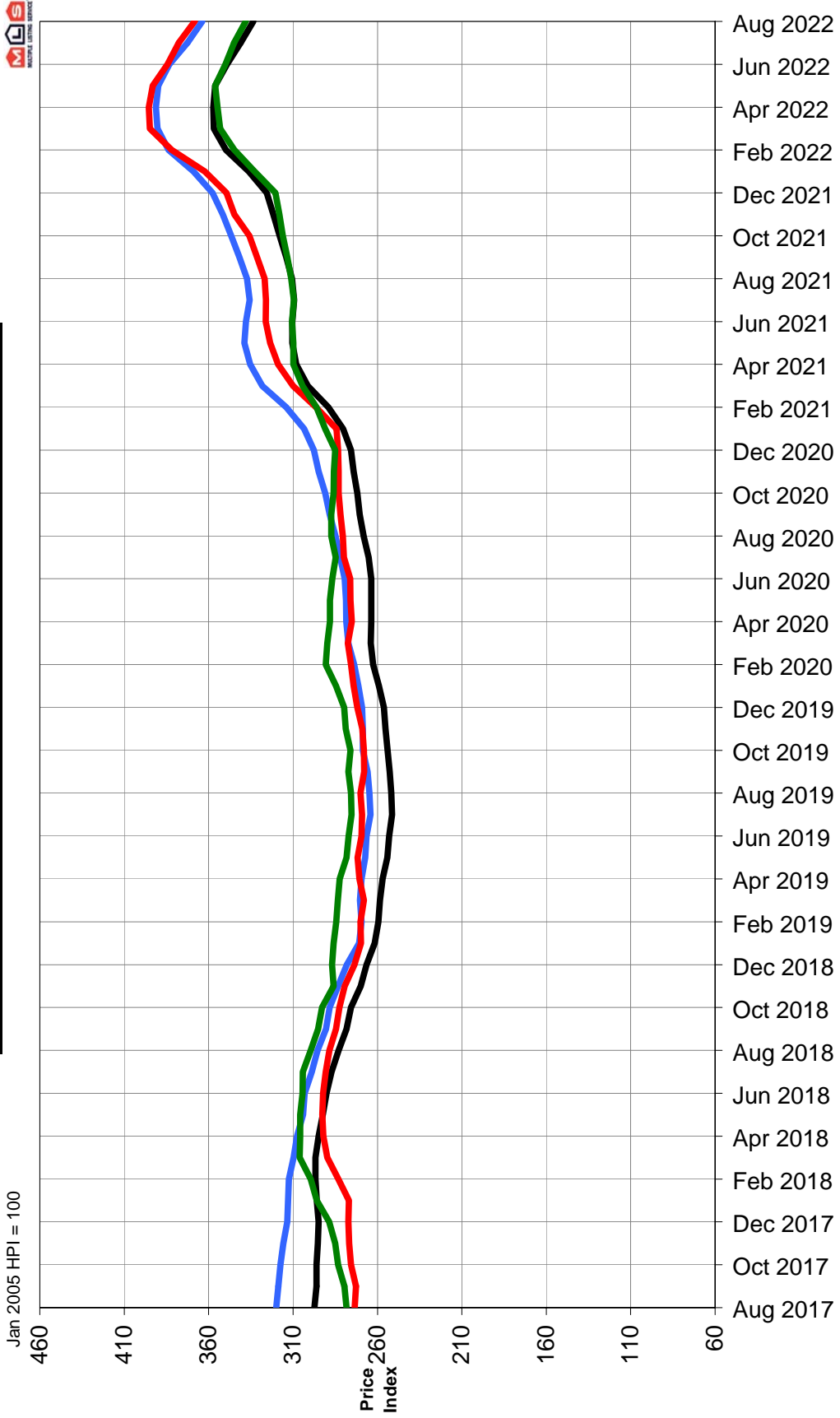
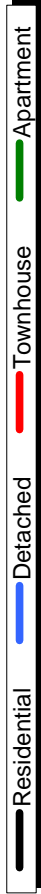
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

460

410

360

310

Price Index

210

160

110

60

Aug 2022
Jun 2022
Apr 2022
Feb 2022
Dec 2021
Oct 2021
Aug 2021
Jun 2021
Apr 2021
Feb 2021
Dec 2020
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Feb 2019
Dec 2018
Oct 2018
Aug 2018
Jun 2018
Apr 2018
Feb 2018
Dec 2017
Oct 2017
Aug 2017

MLS® SALES Facts



**August
2022**

| | 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 |
|-----------------------------|--|---|---------------------------------------|-------------------------|---------------------------------------|---------------------------------------|---|---------------------------------------|---|---|---|---------------------------------------|---|---|---|---|---------------------------|
| August 2022 | 50 Detached Attached Apartment | 49 34 73 | 20 12 18 | 5 0 0 | 63 33 32 | 12 17 48 | 42 21 61 | 28 25 25 | 5 12 16 | 56 48 122 | 8 8 6 | 29 3 4 | 57 52 86 | 57 41 282 | 28 4 21 | 8 13 23 | 517 355 998 |
| | Median Selling Price | \$1,815,000 \$1,122,500 \$695,000 | \$1,477,500 n/a n/a | n/a n/a n/a | \$1,215,000 \$725,000 \$479,350 | n/a n/a \$602,400 | \$1,835,000 \$1,300,000 \$700,129 | \$1,288,300 \$907,500 \$565,000 | n/a n/a n/a | \$1,960,000 \$989,000 \$679,000 | n/a n/a n/a | \$900,000 n/a n/a | \$1,768,000 \$1,384,500 \$823,000 | \$3,050,000 \$1,300,000 \$829,000 | \$2,790,000 n/a \$1,400,000 | n/a n/a \$435,000 | n/a |
| July 2022 | 54 Detached Attached Apartment | 49 21 72 | 24 8 9 | 4 0 0 | 63 40 28 | 11 8 63 | 44 24 105 | 21 15 34 | 14 6 25 | 54 47 121 | 14 9 3 | 34 3 5 | 54 43 101 | 46 28 294 | 30 4 13 | 7 10 7 | 523 304 1,060 |
| | Median Selling Price | \$1,900,000 \$1,148,950 \$693,750 | \$1,470,000 n/a n/a | n/a n/a n/a | \$1,207,000 \$748,300 \$500,000 | n/a n/a \$563,000 | \$2,020,000 \$1,320,000 \$725,000 | \$1,340,000 n/a \$560,000 | n/a n/a \$732,000 | \$1,850,000 \$999,999 \$635,000 | n/a n/a n/a | \$1,142,500 n/a n/a | \$1,790,000 \$1,370,000 \$675,000 | \$3,455,000 \$1,565,000 \$833,500 | \$2,870,000 n/a n/a | n/a n/a n/a | n/a |
| August 2021 | 72 Detached Attached Apartment | 99 48 253 | 63 20 27 | 4 1 1 | 117 51 39 | 21 23 103 | 72 42 99 | 36 23 40 | 18 8 31 | 117 106 221 | 19 17 10 | 67 11 14 | 102 40 155 | 75 79 443 | 43 5 19 | 20 20 36 | 945 576 1,631 |
| | Median Selling Price | \$1,825,000 \$870,000 \$656,450 | \$1,287,000 \$749,900 \$530,000 | n/a n/a n/a | \$1,200,000 \$731,000 \$458,000 | \$1,605,000 \$879,900 \$550,000 | \$1,870,000 \$1,329,950 \$670,000 | \$1,301,500 \$864,950 \$512,000 | n/a n/a \$667,000 | \$1,994,000 \$950,000 \$602,500 | n/a n/a n/a | \$864,834 n/a n/a | \$1,810,000 \$1,189,900 \$599,950 | \$3,284,000 \$1,520,000 \$775,000 | \$2,967,500 n/a n/a | \$3,250,000 \$1,319,000 \$617,500 | n/a |
| Jan. - Aug. 2022 | 1,927 Detached Attached Apartment | 422 999 | 107 171 | 2 3 | 401 418 | 701 112 | 923 313 | 331 180 | 225 143 | 1,537 591 | 101 135 | 44 64 | 1,245 451 | 3,211 447 | 124 45 | 216 150 | 6,371 3,874 |
| | Median Selling Price | \$2,106,400 \$1,055,500 \$701,000 | \$1,638,000 \$965,000 \$655,000 | \$796,000 n/a n/a | \$1,425,000 \$850,000 \$551,000 | \$1,609,000 \$999,950 \$620,000 | \$2,203,000 \$1,385,000 \$793,500 | \$1,500,000 \$987,500 \$595,000 | \$2,015,000 \$1,060,000 \$749,000 | \$2,082,500 \$1,135,000 \$678,000 | \$1,563,000 \$1,050,000 \$705,000 | \$1,010,500 \$633,000 \$575,000 | \$2,000,000 \$1,379,800 \$675,000 | \$3,490,000 \$1,578,800 \$850,000 | \$3,050,000 \$2,376,000 \$1,125,000 | \$3,050,000 \$1,439,000 \$605,500 | n/a |
| Jan. - Aug. 2021 | 855 Detached Attached Apartment | 969 487 2,327 | 558 193 288 | 70 5 3 | 1,309 618 514 | 259 164 936 | 883 504 1,185 | 418 227 433 | 201 217 316 | 1,121 982 1,893 | 212 178 177 | 589 91 99 | 1,302 565 1,595 | 841 634 3,666 | 502 64 164 | 178 211 318 | 10,267 5,913 15,060 |
| | Median Selling Price | \$1,778,000 \$901,250 \$633,400 | \$1,325,000 \$809,900 \$570,000 | \$813,750 n/a n/a | \$1,150,000 \$675,000 \$445,000 | \$1,330,000 \$829,500 \$548,300 | \$1,910,000 \$1,209,950 \$691,000 | \$1,250,000 \$807,500 \$496,500 | \$1,700,000 \$905,200 \$650,000 | \$1,760,000 \$938,000 \$599,000 | \$1,403,000 \$877,950 \$577,000 | \$869,500 \$525,000 \$499,000 | \$1,750,000 \$1,188,950 \$624,950 | \$3,360,000 \$1,450,000 \$775,000 | \$3,035,000 \$1,912,500 \$998,500 | \$2,225,000 \$1,150,000 \$581,250 | n/a |

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



MLS® LISTINGS Facts



**August
2022**

| | 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/Hove Sound | Whistler/Pemberton | TOTALS |
|-------------------------|---|-------------------------|---------------------|-------------------|--------------------------|---------------------|-----------------------|--------------------|---------------------|-------------------------|-------------------|---------------------|-----------------------|-------------------------|---------------------------|--------------------|---------------------------|
| August 2022 | 80 Detached of Attached Listings Apartment | 80 61 47 132 | 58 20 17 | 7 1 0 | 144 67 59 | 26 9 83 | 83 47 96 | 39 21 43 | 14 13 50 | 120 76 177 | 28 12 16 | 71 7 9 | 111 91 131 | 156 79 495 | 113 6 30 | 18 21 20 | 1,148 578 1,602 |
| | % Sales to Listings | 63% 52% 74% | 34% 60% 106% | 71% 0% n/a | 44% 49% 54% | 46% 189% 58% | 51% 45% 64% | 72% 119% 58% | 36% 92% 32% | 47% 63% 69% | 29% 67% 38% | 41% 43% 44% | 51% 57% 66% | 37% 52% 57% | 25% 67% 70% | 44% 62% 115% | n/a |
| July 2022 | Number of Listings | 108 75 298 | 63 11 19 | 17 0 0 | 183 69 69 | 26 16 105 | 103 51 144 | 44 38 52 | 18 21 40 | 145 92 187 | 30 21 21 | 103 8 13 | 139 105 190 | 142 98 586 | 102 10 32 | 30 24 33 | 1,341 686 1,933 |
| | % Sales to Listings | 50% 51% 60% | 38% 73% 47% | 24% n/a n/a | 34% 58% 41% | 42% 50% 60% | 43% 47% 73% | 48% 39% 65% | 76% 29% 63% | 37% 51% 65% | 47% 43% 14% | 33% 38% 38% | 39% 41% 53% | 32% 29% 50% | 29% 40% 41% | 23% 42% 21% | n/a |
| August 2021 | Number of Listings | 110 102 358 | 53 23 25 | 12 0 3 | 114 62 75 | 23 15 127 | 74 45 127 | 40 22 52 | 32 9 35 | 165 107 265 | 14 9 14 | 66 9 21 | 136 75 214 | 182 90 627 | 101 6 19 | 21 17 38 | 1,236 638 2,158 |
| | % Sales to Listings | 65% 80% 71% | 119% 87% 108% | 33% n/a 33% | 103% 82% 52% | 91% 153% 81% | 97% 93% 78% | 90% 105% 77% | 56% 89% 89% | 71% 99% 83% | 71% 99% 83% | 136% 189% 71% | 102% 122% 67% | 41% 88% 71% | 43% 83% 100% | 95% 118% 95% | n/a |
| Jan. - Aug. 2022 | Number of Listings | 1,077 724 3,024 | 659 182 221 | 96 7 5 | 1,807 827 619 | 334 172 1,032 | 1,122 522 1,429 | 503 258 488 | 263 224 398 | 1,637 1,046 2,413 | 317 216 182 | 788 91 70 | 1,648 898 1,999 | 1,704 937 5,978 | 1,119 80 295 | 210 239 325 | 14,369 6,937 20,029 |
| | % Sales to Listings | 51% 58% 64% | 49% 59% 77% | 47% 29% 60% | 40% 51% 65% | 48% 65% 68% | 50% 60% 65% | 53% 70% 68% | 51% 64% 57% | 43% 57% 64% | 45% 63% 55% | 50% 70% 63% | 45% 50% 62% | 38% 48% 54% | 31% 56% 42% | 40% 63% 66% | n/a |
| Jan. - Aug. 2021 | Number of Listings | 1,509 1,074 3,277 | 767 260 318 | 80 6 5 | 1,698 694 633 | 389 213 1,338 | 1,344 665 1,698 | 623 279 616 | 307 279 400 | 1,904 1,237 2,780 | 309 220 184 | 798 97 133 | 2,217 885 2,405 | 1,978 1,097 6,351 | 1,263 131 273 | 210 249 352 | 16,821 8,015 22,300 |
| | % Sales to Listings | 57% 73% 71% | 73% 74% 91% | 88% 83% 60% | 77% 89% 81% | 67% 77% 70% | 66% 76% 70% | 67% 81% 70% | 65% 78% 79% | 59% 79% 68% | 69% 81% 96% | 74% 94% 74% | 59% 65% 66% | 43% 58% 58% | 40% 49% 60% | 85% 85% 90% | n/a |

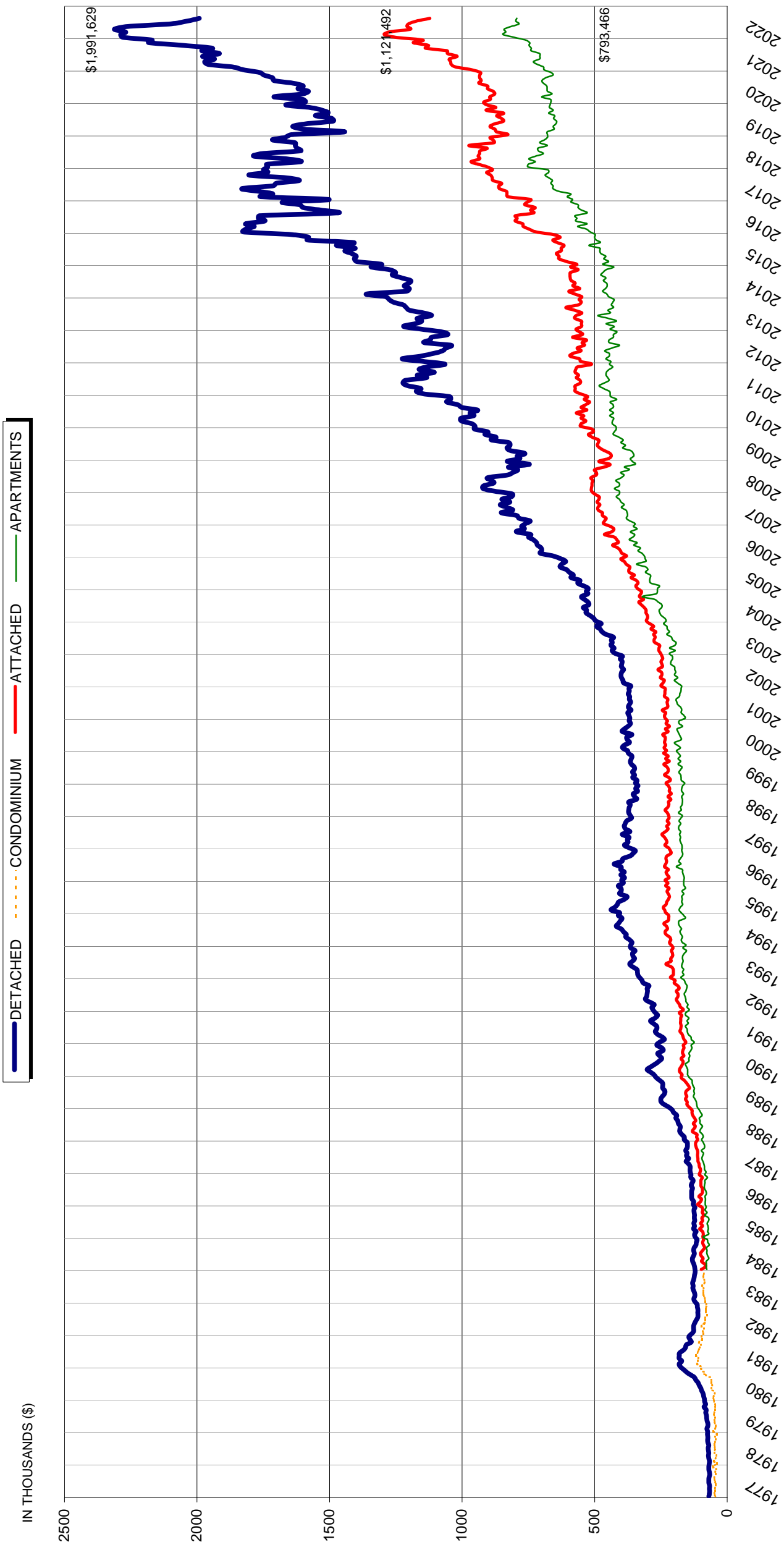
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

| | <u>Listings</u> | | | | <u>Sales</u> | | | | | | |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| | 1 Aug 2021 | 2 Jul 2022 | 3 Aug 2022 | Col. 2 & 3 Percentage Variance | 5 Aug 2021 | 6 Jul 2022 | 7 Aug 2022 | Col. 6 & 7 Percentage Variance | 9 Jun 2021 - Aug 2021 | 10 Jun 2022 - Aug 2022 | Col. 9 & 10 Percentage Variance |
| BURNABY | | | | % | | | | % | | | % |
| DETACHED | 110 | 108 | 80 | -25.9 | 72 | 54 | 50 | -7.4 | 272 | 155 | -43.0 |
| ATTACHED | 102 | 75 | 61 | -18.7 | 82 | 38 | 32 | -15.8 | 271 | 116 | -57.2 |
| APARTMENTS | 358 | 298 | 244 | -18.1 | 253 | 180 | 181 | 0.6 | 777 | 569 | -26.8 |
| COQUITLAM | | | | | | | | | | | |
| DETACHED | 93 | 88 | 80 | -9.1 | 99 | 49 | 49 | 0.0 | 327 | 145 | -55.7 |
| ATTACHED | 47 | 47 | 47 | 0.0 | 48 | 21 | 34 | 61.9 | 150 | 77 | -48.7 |
| APARTMENTS | 158 | 144 | 132 | -8.3 | 140 | 72 | 73 | 1.4 | 430 | 265 | -38.4 |
| DELTA | | | | | | | | | | | |
| DETACHED | 53 | 63 | 58 | -7.9 | 63 | 24 | 20 | -16.7 | 176 | 75 | -57.4 |
| ATTACHED | 23 | 11 | 20 | 81.8 | 20 | 8 | 12 | 50.0 | 63 | 37 | -41.3 |
| APARTMENTS | 25 | 19 | 17 | -10.5 | 27 | 9 | 18 | 100.0 | 86 | 48 | -44.2 |
| MAPLE RIDGE/PITT MEADOWS | | | | | | | | | | | |
| DETACHED | 114 | 183 | 144 | -21.3 | 117 | 63 | 63 | 0.0 | 392 | 191 | -51.3 |
| ATTACHED | 62 | 69 | 67 | -2.9 | 51 | 40 | 33 | -17.5 | 174 | 117 | -32.8 |
| APARTMENTS | 75 | 69 | 59 | -14.5 | 39 | 28 | 32 | 14.3 | 148 | 108 | -27.0 |
| NORTH VANCOUVER | | | | | | | | | | | |
| DETACHED | 74 | 103 | 83 | -19.4 | 72 | 44 | 42 | -4.5 | 264 | 148 | -43.9 |
| ATTACHED | 45 | 51 | 47 | -7.8 | 42 | 24 | 21 | -12.5 | 146 | 84 | -42.5 |
| APARTMENTS | 127 | 144 | 96 | -33.3 | 99 | 105 | 61 | -41.9 | 371 | 263 | -29.1 |
| NEW WESTMINSTER | | | | | | | | | | | |
| DETACHED | 23 | 26 | 26 | 0.0 | 21 | 11 | 12 | 9.1 | 79 | 37 | -53.2 |
| ATTACHED | 15 | 16 | 9 | -43.8 | 23 | 8 | 17 | 112.5 | 62 | 41 | -33.9 |
| APARTMENTS | 127 | 105 | 83 | -21.0 | 103 | 63 | 48 | -23.8 | 322 | 192 | -40.4 |
| PORT MOODY/BELCARRA | | | | | | | | | | | |
| DETACHED | 32 | 18 | 14 | -22.2 | 18 | 14 | 5 | -64.3 | 67 | 33 | -50.7 |
| ATTACHED | 9 | 21 | 13 | -38.1 | 8 | 6 | 12 | 100.0 | 86 | 40 | -53.5 |
| APARTMENTS | 35 | 40 | 50 | 25.0 | 31 | 25 | 16 | -36.0 | 88 | 62 | -29.5 |
| PORT COQUITLAM | | | | | | | | | | | |
| DETACHED | 40 | 44 | 39 | -11.4 | 36 | 21 | 28 | 33.3 | 128 | 80 | -37.5 |
| ATTACHED | 22 | 38 | 21 | -44.7 | 23 | 15 | 25 | 66.7 | 78 | 63 | -19.2 |
| APARTMENTS | 52 | 52 | 43 | -17.3 | 40 | 34 | 25 | -26.5 | 134 | 99 | -26.1 |
| RICHMOND | | | | | | | | | | | |
| DETACHED | 165 | 145 | 120 | -17.2 | 117 | 54 | 56 | 3.7 | 365 | 182 | -50.1 |
| ATTACHED | 107 | 92 | 76 | -17.4 | 106 | 47 | 48 | 2.1 | 321 | 184 | -42.7 |
| APARTMENTS | 265 | 187 | 177 | -5.3 | 221 | 121 | 122 | 0.8 | 658 | 419 | -36.3 |
| SUNSHINE COAST | | | | | | | | | | | |
| DETACHED | 66 | 103 | 71 | -31.1 | 67 | 34 | 29 | -14.7 | 205 | 113 | -44.9 |
| ATTACHED | 9 | 8 | 7 | -12.5 | 11 | 3 | 3 | 0.0 | 28 | 9 | -67.9 |
| APARTMENTS | 21 | 13 | 9 | -30.8 | 14 | 5 | 4 | -20.0 | 27 | 12 | -55.6 |
| SQUAMISH | | | | | | | | | | | |
| DETACHED | 14 | 30 | 28 | -6.7 | 19 | 14 | 8 | -42.9 | 52 | 40 | -23.1 |
| ATTACHED | 9 | 21 | 12 | -42.9 | 17 | 9 | 8 | -11.1 | 59 | 34 | -42.4 |
| APARTMENTS | 14 | 21 | 16 | -23.8 | 10 | 3 | 6 | 100.0 | 44 | 19 | -56.8 |
| VANCOUVER EAST | | | | | | | | | | | |
| DETACHED | 136 | 139 | 111 | -20.1 | 102 | 54 | 57 | 5.6 | 401 | 188 | -53.1 |
| ATTACHED | 75 | 105 | 91 | -13.3 | 40 | 43 | 52 | 20.9 | 171 | 146 | -14.6 |
| APARTMENTS | 214 | 190 | 131 | -31.1 | 155 | 101 | 86 | -14.9 | 534 | 324 | -39.3 |
| VANCOUVER WEST | | | | | | | | | | | |
| DETACHED | 182 | 142 | 156 | 9.9 | 75 | 46 | 57 | 23.9 | 283 | 174 | -38.5 |
| ATTACHED | 90 | 98 | 79 | -19.4 | 79 | 28 | 41 | 46.4 | 210 | 123 | -41.4 |
| APARTMENTS | 627 | 586 | 495 | -15.5 | 443 | 294 | 282 | -4.1 | 1288 | 899 | -30.2 |
| WHISTLER/PEMBERTON | | | | | | | | | | | |
| DETACHED | 21 | 30 | 18 | -40.0 | 20 | 7 | 8 | 14.3 | 66 | 25 | -62.1 |
| ATTACHED | 17 | 24 | 21 | -12.5 | 20 | 10 | 13 | 30.0 | 71 | 37 | -47.9 |
| APARTMENTS | 38 | 33 | 20 | -39.4 | 36 | 7 | 23 | 228.6 | 102 | 50 | -51.0 |
| WEST VANCOUVER/HOWE SOUND | | | | | | | | | | | |
| DETACHED | 101 | 102 | 113 | 10.8 | 43 | 30 | 28 | -6.7 | 157 | 90 | -42.7 |
| ATTACHED | 6 | 10 | 6 | -40.0 | 5 | 4 | 4 | 0.0 | 20 | 16 | -20.0 |
| APARTMENTS | 19 | 32 | 30 | -6.3 | 19 | 13 | 21 | 61.5 | 59 | 54 | -8.5 |
| GRAND TOTALS | | | | | | | | | | | |
| DETACHED | 1224 | 1324 | 1141 | -13.8 | 941 | 519 | 512 | -1.3 | 3234 | 1676 | -48.2 |
| ATTACHED | 638 | 686 | 577 | -15.9 | 575 | 304 | 355 | 16.8 | 1910 | 1124 | -41.2 |
| APARTMENTS | 2155 | 1933 | 1602 | -17.1 | 1630 | 1060 | 998 | -5.8 | 5068 | 3383 | -33.2 |

Residential Average Sale Prices - January 1977 to August 2022



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