

News Release



FOR IMMEDIATE RELEASE:

Home buyer demand continues to ease across Metro Vancouver

VANCOUVER, BC – August 3, 2022 – Metro Vancouver’s* housing market has entered a new cycle marked by quieter home buyer demand and a gradual rise in the supply of homes for sale.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 1,887 in July 2022, a 43.3 per cent decrease from the 3,326 sales recorded in July 2021, and a 22.8 per cent decrease from the 2,444 homes sold in June 2022.

Last month’s sales were 35.2 per cent below the 10-year July sales average.

“Home buyers are exercising more caution in today’s market in response to rising interest rates and inflationary concerns,” Daniel John, REBGV Chair said. “This allowed the selection of homes for sale to increase and prices to edge down in the region over the last three months.”

There were 3,960 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2022. This represents a 9.5 per cent decrease compared to the 4,377 homes listed in July 2021 and a 24.7 per cent decrease compared to June 2022 when 5,256 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,288, a 4.4 per cent increase compared to July 2021 (9,850) and a 1.3 per cent decrease compared to June 2022 (10,425).

“After two years of market conditions that favoured home sellers, home buyers now have more selection to choose from and more time to make their decision,” John said. “In today’s changing housing market, both home buyers and sellers should invest the time to understand what these changes mean for their personal circumstances.”

For all property types, the sales-to-active listings ratio for July 2022 is 18.3 per cent. By property type, the ratio is 11.8 per cent for detached homes, 20 per cent for townhomes, and 24.5 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 \$1,207,400. This represents a 10.3 per cent increase over July 2021 and a 2.3 per cent decrease compared to June 2022.

Sales of detached homes in July 2022 reached 523, a 50.2 per cent decrease from the 1,050 detached sales recorded in July 2021. The benchmark price for a detached home is \$2,000,600. This represents an 11 per cent increase from July 2021 and a 2.8 per cent decrease compared to June 2022.

Sales of apartment homes reached 1,060 in July 2022, a 36.4 per cent decrease compared to the 1,666 sales in July 2021. The benchmark price of an apartment home is \$755,000. This represents an 11.4 per cent increase from July 2021 and a 1.5 per cent decrease compared to June 2022.

Attached home sales in July 2022 totalled 304, a 50.2 per cent decrease compared to the 610 sales in July 2021. The benchmark price of an attached home is \$1,096,500. This represents a 15.8 per cent increase from July 2021 and a 1.7 per cent decrease compared to June 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	\$1,201,400	364.1	-2.6%	-6.0%	0.6%	14.5%	42.8%	33.2%	120.3%
	Greater Vancouver	\$1,207,400	341.1	-2.3%	-4.5%	1.5%	10.3%	35.7%	14.2%	83.1%
	Bowen Island	\$1,619,000	341.3	-2.8%	-3.3%	9.4%	19.5%	78.4%	76.3%	178.6%
	Burnaby East	\$1,154,200	361.1	-2.1%	-5.4%	1.9%	13.1%	28.9%	15.3%	99.0%
	Burnaby North	\$1,051,100	349.3	-1.8%	-2.3%	5.6%	12.0%	37.1%	20.2%	101.9%
	Burnaby South	\$1,100,600	344.3	-4.2%	-7.2%	-0.3%	9.1%	29.6%	15.3%	94.7%
	Coquitlam	\$1,134,600	353.1	-1.7%	-6.6%	1.3%	13.3%	42.1%	30.0%	116.9%
	Ladner	\$1,169,300	338.9	-1.7%	-5.2%	-0.5%	15.7%	49.2%	37.0%	116.7%
	Maple Ridge	\$1,041,700	359.5	-2.8%	-8.5%	-2.1%	16.2%	60.2%	57.7%	163.6%
	New Westminister	\$834,200	375.3	-1.3%	-3.7%	3.8%	13.8%	37.8%	31.5%	115.4%
	North Vancouver	\$1,410,500	325.0	-2.0%	-4.7%	1.8%	10.4%	35.1%	16.7%	99.3%
	Pitt Meadows	\$955,500	373.7	-3.3%	-7.5%	-2.1%	19.4%	56.5%	56.2%	159.9%
	Port Coquitlam	\$946,100	364.3	-3.6%	-8.7%	0.2%	15.7%	49.6%	43.7%	141.3%
	Port Moody	\$1,197,300	377.3	-1.0%	-2.1%	10.7%	19.3%	55.5%	42.1%	150.9%
	Richmond	\$1,162,400	380.0	-2.1%	-3.1%	2.4%	11.9%	35.7%	13.6%	89.1%
	Squamish	\$1,189,400	391.0	-0.9%	1.2%	9.6%	18.8%	56.3%	62.8%	185.6%
	Sunshine Coast	\$920,400	339.0	-2.3%	-1.9%	9.2%	20.1%	69.9%	74.7%	175.8%
	Tsawwassen	\$1,257,800	327.7	-4.8%	-6.5%	0.8%	14.2%	38.0%	22.3%	100.7%
	Vancouver East	\$1,196,600	372.0	-2.2%	-4.4%	1.6%	9.2%	33.9%	15.1%	95.2%
	Vancouver West	\$1,315,300	308.6	-2.2%	-4.9%	-2.3%	1.9%	17.3%	-8.9%	47.7%
West Vancouver	\$2,809,500	303.5	-3.3%	-1.1%	3.1%	6.0%	32.9%	-3.1%	59.8%	
Whistler	\$1,560,700	343.8	-0.8%	2.0%	9.8%	20.2%	64.9%	81.3%	180.0%	
Single Family Detached	Lower Mainland	\$1,868,800	409.2	-3.3%	-7.6%	-1.8%	14.8%	52.9%	41.0%	144.0%
	Greater Vancouver	\$2,000,600	372.5	-2.8%	-4.8%	1.0%	11.0%	41.0%	15.2%	88.0%
	Bowen Island	\$1,619,100	341.2	-2.8%	-3.2%	9.4%	19.5%	78.4%	76.4%	178.8%
	Burnaby East	\$1,805,400	384.0	-4.4%	-8.7%	-3.2%	13.9%	32.8%	21.0%	116.1%
	Burnaby North	\$2,076,700	396.8	-2.4%	-2.3%	7.6%	15.1%	47.6%	25.2%	117.1%
	Burnaby South	\$2,108,600	391.6	-7.2%	-9.9%	-2.3%	9.3%	35.5%	11.9%	103.4%
	Coquitlam	\$1,853,500	424.0	-1.1%	-5.5%	2.4%	16.7%	52.1%	41.9%	155.6%
	Ladner	\$1,460,300	352.6	-1.5%	-5.7%	-3.2%	15.6%	55.7%	41.8%	125.0%
	Maple Ridge	\$1,343,800	392.9	-2.6%	-8.6%	-3.4%	16.4%	63.4%	65.4%	181.9%
	New Westminister	\$1,487,200	371.7	-3.5%	-8.2%	-2.1%	11.8%	39.4%	26.0%	114.7%
	North Vancouver	\$2,276,300	355.1	-2.1%	-4.8%	1.4%	10.7%	41.9%	22.4%	120.3%
	Pitt Meadows	\$1,335,900	394.7	-3.9%	-9.3%	-7.2%	17.1%	55.1%	57.1%	169.2%
	Port Coquitlam	\$1,395,500	394.4	-2.3%	-9.3%	-3.5%	17.1%	56.9%	47.1%	159.6%
	Port Moody	\$2,181,900	413.2	-0.9%	-1.6%	11.3%	21.1%	58.0%	45.1%	164.7%
	Richmond	\$2,129,600	434.7	-1.4%	-3.1%	2.7%	11.5%	37.1%	16.3%	101.5%
	Squamish	\$1,787,300	443.2	-1.5%	1.1%	7.5%	17.4%	63.3%	71.5%	238.8%
	Sunshine Coast	\$997,000	347.6	-2.8%	-3.0%	8.2%	20.0%	73.6%	79.3%	181.5%
	Tsawwassen	\$1,595,700	353.4	-5.5%	-7.8%	-1.2%	13.6%	44.2%	30.3%	119.1%
	Vancouver East	\$1,823,500	408.0	-4.2%	-6.1%	-0.6%	8.7%	37.0%	18.6%	116.6%
	Vancouver West	\$3,381,800	352.9	-3.4%	-4.3%	-1.0%	1.3%	20.4%	-7.5%	57.2%
West Vancouver	\$3,376,200	314.0	-3.3%	-0.3%	3.3%	6.9%	31.9%	-0.9%	65.3%	
Whistler	\$2,805,600	378.9	-0.1%	2.0%	7.2%	22.7%	69.8%	75.9%	198.6%	

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	\$989,700	374.4	-2.0%	-5.3%	4.1%	19.5%	48.3%	53.5%	149.3%
	Greater Vancouver	\$1,096,500	377.7	-1.7%	-4.5%	4.3%	15.8%	40.4%	39.9%	132.3%
	Burnaby East	\$904,000	380.6	1.8%	1.9%	7.4%	17.7%	34.5%	40.5%	131.1%
	Burnaby North	\$942,600	382.7	-4.0%	-1.1%	11.8%	18.3%	36.6%	44.9%	138.4%
	Burnaby South	\$990,500	368.1	-4.9%	-5.8%	4.4%	12.2%	30.3%	31.6%	124.5%
	Coquitlam	\$1,080,700	418.6	-0.5%	-6.0%	4.9%	18.7%	50.7%	52.7%	170.8%
	Ladner	\$974,800	374.3	-1.6%	-5.0%	0.9%	16.2%	38.2%	37.3%	134.4%
	Maple Ridge	\$792,900	393.9	-4.9%	-10.2%	0.7%	15.8%	54.8%	61.6%	187.3%
	New Westminister	\$945,300	402.4	-0.7%	-0.7%	6.3%	21.3%	48.0%	49.1%	142.4%
	North Vancouver	\$1,336,400	363.0	-0.8%	-3.6%	4.9%	18.9%	47.3%	40.0%	133.6%
	Pitt Meadows	\$855,000	414.2	-3.0%	-7.2%	0.9%	17.1%	54.3%	56.6%	182.5%
	Port Coquitlam	\$915,000	366.4	-6.7%	-11.3%	1.1%	13.4%	43.8%	46.5%	152.0%
	Port Moody	\$1,122,000	426.0	0.5%	-1.3%	13.2%	23.4%	55.9%	63.8%	185.1%
	Richmond	\$1,079,900	387.3	-2.6%	-4.2%	3.3%	16.3%	37.3%	33.7%	122.5%
	Squamish	\$1,077,700	388.5	0.9%	-1.5%	9.6%	16.1%	48.6%	66.9%	210.3%
	Sunshine Coast	\$773,700	350.9	0.4%	-1.9%	10.0%	15.7%	52.6%	71.8%	183.4%
	Tsawwassen	\$989,600	310.5	-1.4%	-4.6%	1.0%	15.8%	22.5%	14.2%	90.7%
	Vancouver East	\$1,149,800	376.5	1.7%	-0.3%	8.1%	15.6%	35.5%	30.1%	116.0%
	Vancouver West	\$1,463,100	327.2	-1.5%	-5.5%	-2.9%	7.0%	21.0%	13.3%	91.0%
Whistler	\$1,536,400	391.6	0.3%	-1.9%	12.2%	18.8%	57.5%	88.0%	224.4%	
Apartment	Lower Mainland	\$766,200	379.6	-1.8%	-3.7%	3.7%	14.6%	30.8%	39.4%	132.7%
	Greater Vancouver	\$755,000	344.9	-1.5%	-2.8%	3.6%	11.4%	25.2%	25.6%	107.9%
	Burnaby East	\$814,700	342.2	-0.2%	-3.4%	6.6%	13.0%	26.9%	24.1%	100.6%
	Burnaby North	\$734,800	370.9	-0.8%	-1.4%	5.7%	14.9%	32.1%	40.4%	121.2%
	Burnaby South	\$778,600	370.6	-1.1%	-3.6%	2.9%	11.0%	25.5%	29.6%	119.7%
	Coquitlam	\$680,600	386.0	-2.8%	-5.9%	2.7%	12.4%	27.7%	37.7%	142.3%
	Ladner	\$704,700	358.4	-4.2%	-3.6%	10.8%	13.6%	48.5%	53.9%	128.0%
	Maple Ridge	\$558,300	385.6	-1.1%	-2.7%	7.0%	25.2%	48.4%	79.0%	179.8%
	New Westminister	\$661,500	396.6	-0.4%	-1.7%	7.1%	15.0%	30.2%	39.2%	134.8%
	North Vancouver	\$803,300	320.8	-2.0%	-3.2%	4.2%	12.1%	24.4%	22.2%	112.5%
	Pitt Meadows	\$631,800	426.0	-1.0%	-3.3%	5.9%	22.4%	41.7%	69.5%	193.0%
	Port Coquitlam	\$626,600	426.0	-3.3%	-5.0%	6.9%	16.1%	40.0%	52.9%	177.0%
	Port Moody	\$726,300	387.2	-2.8%	-3.8%	5.6%	12.2%	31.7%	43.6%	145.4%
	Richmond	\$724,400	391.4	-2.9%	-1.1%	3.7%	13.3%	27.6%	36.6%	122.5%
	Squamish	\$672,100	398.6	-2.5%	6.4%	18.5%	28.2%	59.8%	70.4%	205.4%
	Sunshine Coast	\$650,700	372.9	-1.0%	7.2%	16.2%	24.5%	53.0%	49.6%	159.1%
	Tsawwassen	\$731,900	341.7	-4.1%	-2.8%	10.4%	12.8%	35.9%	34.4%	114.6%
	Vancouver East	\$720,000	412.4	0.5%	-1.2%	4.9%	9.6%	24.1%	23.1%	120.4%
	Vancouver West	\$844,300	318.7	-1.2%	-4.0%	-0.3%	6.4%	15.3%	11.3%	92.9%
West Vancouver	\$1,243,300	242.8	-1.0%	-6.0%	2.9%	5.5%	11.4%	7.3%	70.3%	
Whistler	\$758,600	327.0	-2.9%	8.0%	17.3%	29.3%	70.8%	85.3%	182.1%	

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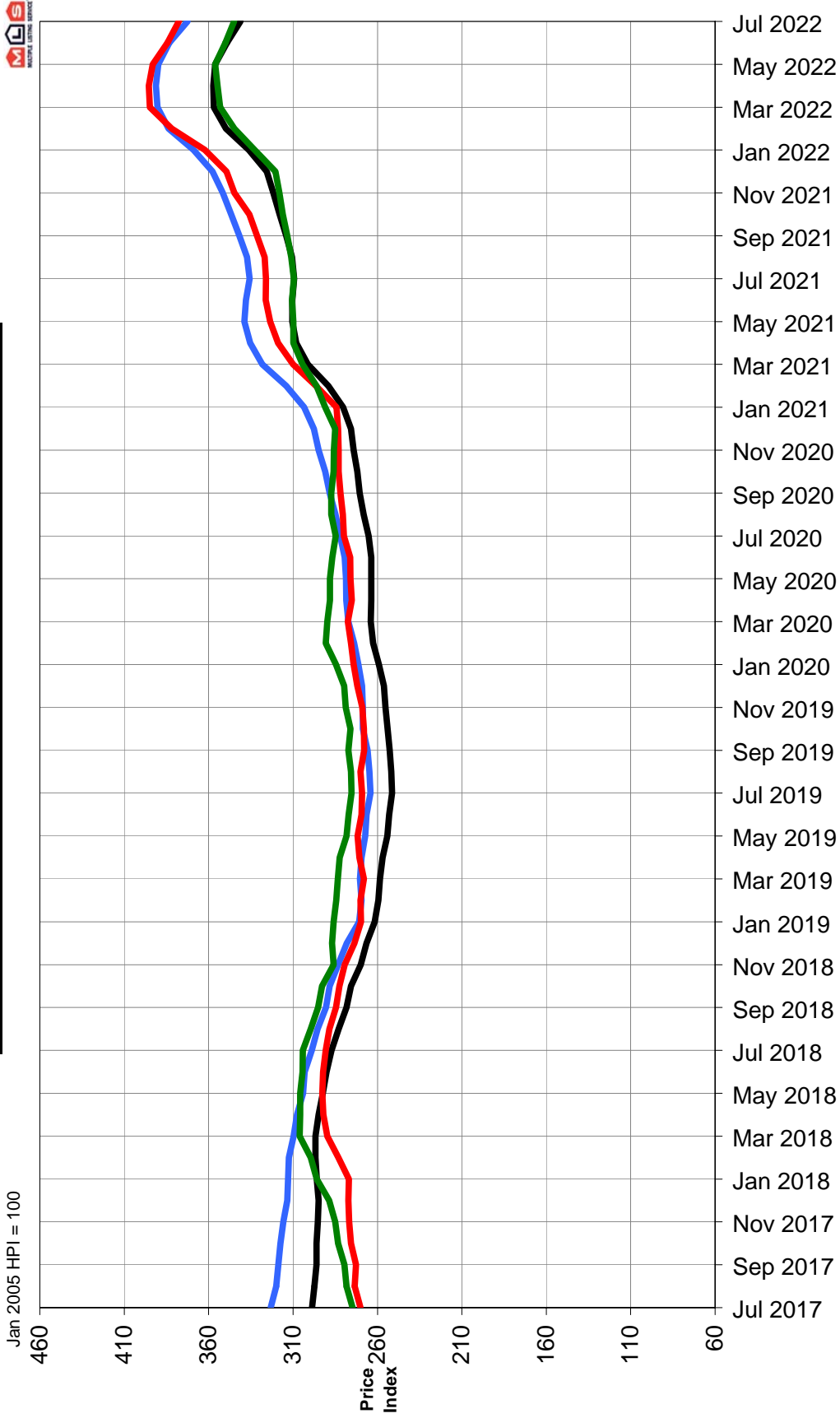
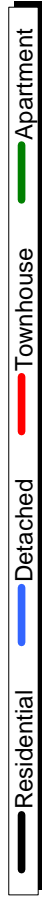
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Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend



MLS® SALES Facts



**July
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
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 \$1,099,000 \$631,000	\$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
June 2022	51 Detached Attached Apartment	47 22 120	31 17 21	8 0 1	65 44 48	14 16 81	62 39 97	31 23 40	14 22 21	72 89 176	18 17 10	50 3 3	77 51 137	71 54 323	32 8 20	10 14 20	653 465 1,326
	Median Selling Price	\$1,897,500 \$970,000 \$670,000	\$1,499,000 n/a n/a	n/a n/a n/a	\$1,295,000 \$790,500 \$527,500	n/a n/a \$590,000	\$2,025,000 \$1,377,500 \$784,000	\$1,350,000 \$938,000 \$576,500	n/a \$1,045,000 \$699,000	\$2,098,000 \$1,115,000 \$655,750	n/a n/a n/a	\$1,003,000 n/a n/a	\$1,855,000 \$1,318,500 \$680,000	\$3,350,000 \$1,405,000 \$828,000	\$3,063,500 n/a \$1,242,500	n/a n/a \$720,000	n/a
July 2021	98 Detached Attached Apartment	102 48 142	47 20 28	15 1 1	127 57 41	29 20 113	72 39 137	39 24 39	21 47 22	94 98 236	14 13 15	77 7 5	144 57 158	93 57 419	54 8 21	24 24 38	1,050 610 1,666
	Median Selling Price	\$1,817,500 \$876,000 \$592,500	\$1,300,000 \$797,400 \$580,000	n/a n/a n/a	\$1,105,000 \$688,000 \$458,000	\$1,360,000 \$896,200 \$555,000	\$1,875,000 \$1,385,000 \$699,800	\$1,260,000 \$854,500 \$498,000	\$1,710,000 \$929,000 \$705,000	\$1,743,000 \$938,500 \$620,000	n/a n/a n/a	\$899,000 n/a n/a	\$1,688,500 \$1,165,000 \$630,000	\$3,200,000 \$1,390,000 \$780,000	\$2,900,000 n/a \$985,000	\$2,392,000 \$1,037,000 \$482,500	n/a
Jan. - Jul. 2022	495 Detached Attached Apartment	499 260 926	300 95 153	40 2 3	663 385 369	148 95 663	517 292 862	237 155 306	130 131 209	656 543 1,415	135 127 95	367 61 40	691 399 1,159	585 406 2,929	314 41 103	77 137 193	5,854 3,519 11,161
	Median Selling Price	\$2,135,500 \$1,835,000 \$1,166,000	\$1,650,000 \$995,000 \$650,000	\$800,000 n/a n/a	\$1,450,000 \$860,000 \$562,000	\$1,615,000 \$1,012,000 \$620,000	\$2,222,000 \$1,389,000 \$802,000	\$1,517,500 \$997,000 \$590,000	\$2,019,500 \$1,072,000 \$749,900	\$2,100,000 \$1,150,000 \$676,750	\$1,587,500 \$1,060,000 \$711,000	\$1,050,000 \$635,000 \$575,000	\$2,026,500 \$1,379,000 \$680,000	\$3,536,500 \$1,588,000 \$855,000	\$3,090,000 \$2,376,000 \$1,104,000	\$3,090,000 \$1,512,000 \$650,000	n/a
Jan. - Jul. 2021	783 Detached Attached Apartment	870 439 1,006	495 173 261	66 4 2	1,192 567 475	238 141 833	811 462 1,086	382 204 393	183 209 285	1,004 876 1,672	193 161 167	522 80 85	1,200 515 1,440	766 555 3,223	459 59 145	158 191 282	9,322 5,337 13,429
	Median Selling Price	\$1,770,000 \$905,900 \$576,000	\$1,330,000 \$829,900 \$575,000	\$806,250 n/a n/a	\$1,149,000 \$669,900 \$445,500	\$1,330,000 \$820,000 \$545,500	\$1,915,000 \$1,205,500 \$695,000	\$1,245,000 \$794,000 \$495,000	\$1,700,000 \$919,900 \$650,000	\$1,738,448 \$935,000 \$598,000	\$1,429,000 \$875,000 \$580,000	\$871,000 \$513,200 \$499,000	\$1,750,000 \$1,188,000 \$625,000	\$3,368,000 \$1,441,000 \$775,000	\$3,100,000 \$1,900,000 \$930,000	\$2,200,000 \$1,112,000 \$577,500	n/a

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



MLS® LISTINGS Facts



**July
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
July 2022	108 Detached of Attached Listings	88 47 144	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%	78% 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
June 2022	128 Detached of Attached Listings	137 60 163	83 26 23	21 2 2	263 112 76	40 26 116	173 81 205	52 24 75	42 27 46	180 118 319	52 25 27	120 8 5	233 100 235	206 109 751	140 11 50	39 32 40	1,909 850 2,497
	% Sales to Listings	40% 52% 57%	37% 65% 91%	38% 0% 50%	25% 39% 63%	35% 62% 70%	36% 48% 47%	60% 96% 53%	33% 81% 46%	40% 75% 55%	35% 68% 37%	42% 38% 60%	33% 51% 58%	34% 50% 43%	23% 73% 40%	26% 44% 50%	n/a
July 2021	109 Detached of Attached Listings	99 54 186	54 21 21	7 0 0	150 50 66	36 22 143	86 48 162	43 23 41	26 17 37	175 124 308	23 15 7	95 13 15	140 73 264	168 87 654	117 13 27	25 15 42	1,353 689 2,335
	% Sales to Listings	90% 79% 69%	87% 95% 133%	214% n/a n/a	85% 114% 62%	81% 91% 79%	84% 81% 85%	91% 104% 95%	81% 276% 59%	54% 79% 77%	61% 87% 214%	81% 54% 33%	103% 78% 60%	55% 66% 64%	46% 62% 78%	96% 160% 90%	n/a
Jan. - Jul. 2022	997 Detached of Attached Listings	1,005 467 1,419	601 162 204	89 6 5	1,663 760 560	308 163 949	1,039 475 1,333	464 237 445	249 211 348	1,517 970 2,236	289 204 166	717 84 61	1,537 807 1,868	1,548 858 5,483	1,006 74 265	192 218 305	13,221 6,359 18,427
Year-to-date*	% Sales to Listings	50% 59% 63%	50% 59% 75%	45% 33% 60%	40% 51% 66%	48% 58% 69%	50% 61% 65%	51% 65% 69%	52% 62% 60%	43% 56% 63%	47% 62% 57%	51% 73% 66%	45% 49% 62%	38% 47% 53%	31% 55% 39%	40% 63% 63%	n/a
Jan. - Jul. 2021	1,399 Detached of Attached Listings	1,332 582 2,919	714 237 293	68 6 2	1,584 632 558	366 198 1,211	1,270 620 1,571	583 257 564	275 270 365	1,739 1,130 2,515	295 211 170	732 88 112	2,081 810 2,191	1,796 1,007 5,724	1,162 125 254	189 232 314	15,585 7,377 20,142
Year-to-date*	% Sales to Listings	56% 72% 71%	69% 73% 89%	97% 67% 100%	75% 90% 85%	65% 71% 69%	64% 75% 69%	66% 79% 70%	67% 77% 78%	58% 76% 66%	65% 76% 98%	71% 91% 76%	58% 64% 66%	43% 55% 56%	40% 47% 57%	84% 82% 90%	n/a

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



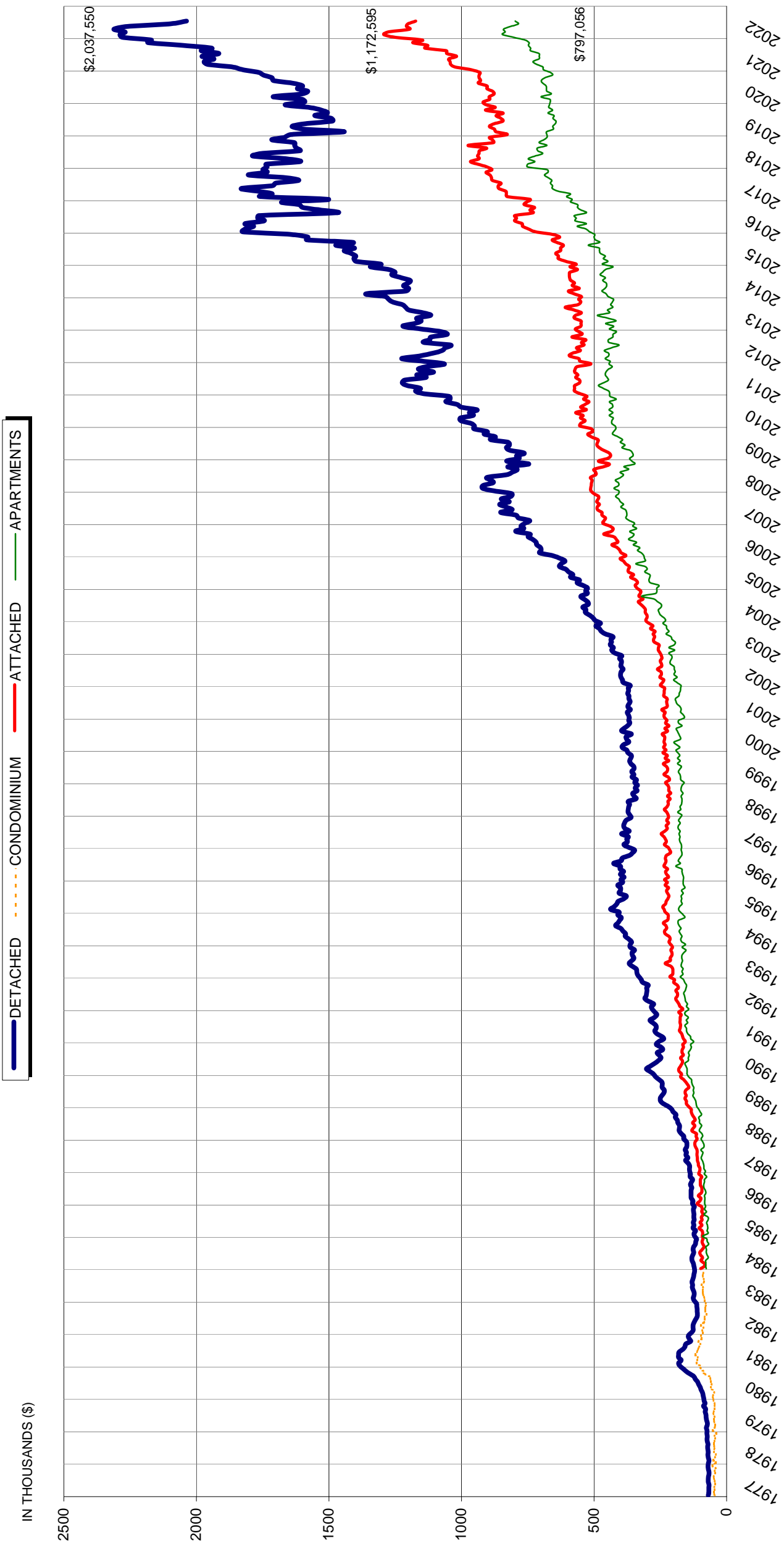
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2021	2 Jun 2022	3 Jul 2022	Col. 2 & 3 Percentage Variance	5 Jul 2021	6 Jun 2022	7 Jul 2022	Col. 6 & 7 Percentage Variance	9 May 2021 - Jul 2021	10 May 2022 - Jul 2022	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	109	128	108	-15.6	98	51	54	5.9	315	172	-45.4
ATTACHED	114	89	75	-15.7	90	46	38	-17.4	299	138	-53.8
APARTMENTS	362	364	298	-18.1	251	208	180	-13.5	820	634	-22.7
COQUITLAM											
DETACHED	99	137	88	-35.8	102	47	49	4.3	383	163	-57.4
ATTACHED	54	60	47	-21.7	48	22	21	-4.5	167	94	-43.7
APARTMENTS	186	163	144	-11.7	142	120	72	-40.0	420	317	-24.5
DELTA											
DETACHED	54	83	63	-24.1	47	31	24	-22.6	184	94	-48.9
ATTACHED	21	26	11	-57.7	20	17	8	-52.9	74	43	-41.9
APARTMENTS	21	23	19	-17.4	28	21	9	-57.1	101	45	-55.4
MAPLE RIDGE/PITT MEADOWS											
DETACHED	150	263	183	-30.4	127	65	63	-3.1	453	220	-51.4
ATTACHED	50	112	69	-38.4	57	44	40	-9.1	209	141	-32.5
APARTMENTS	66	76	69	-9.2	41	48	28	-41.7	182	125	-31.3
NORTH VANCOUVER											
DETACHED	86	173	103	-40.5	72	62	44	-29.0	320	187	-41.6
ATTACHED	48	81	51	-37.0	39	39	24	-38.5	162	106	-34.6
APARTMENTS	162	205	144	-29.8	137	97	105	8.2	443	356	-19.6
NEW WESTMINSTER											
DETACHED	36	40	26	-35.0	29	14	11	-21.4	103	45	-56.3
ATTACHED	22	26	16	-38.5	20	16	8	-50.0	57	38	-33.3
APARTMENTS	143	116	105	-9.5	113	81	63	-22.2	348	226	-35.1
PORT MOODY/BELCARRA											
DETACHED	26	42	18	-57.1	21	14	14	0.0	76	40	-47.4
ATTACHED	17	27	21	-22.2	47	22	6	-72.7	105	44	-58.1
APARTMENTS	37	46	40	-13.0	22	21	25	19.0	103	75	-27.2
PORT COQUITLAM											
DETACHED	43	52	44	-15.4	39	31	21	-32.3	143	79	-44.8
ATTACHED	23	24	38	58.3	24	23	15	-34.8	94	59	-37.2
APARTMENTS	41	75	52	-30.7	39	40	34	-15.0	166	117	-29.5
RICHMOND											
DETACHED	175	180	145	-19.4	94	72	54	-25.0	382	203	-46.9
ATTACHED	124	118	92	-22.0	98	89	47	-47.2	335	203	-39.4
APARTMENTS	308	319	187	-41.4	236	176	121	-31.3	685	491	-28.3
SUNSHINE COAST											
DETACHED	95	120	103	-14.2	77	50	34	-32.0	223	139	-37.7
ATTACHED	13	8	8	0.0	7	3	3	0.0	29	20	-31.0
APARTMENTS	15	5	13	160.0	5	3	5	66.7	31	14	-54.8
SQUAMISH											
DETACHED	23	52	30	-42.3	14	18	14	-22.2	64	51	-20.3
ATTACHED	15	25	21	-16.0	13	17	9	-47.1	71	43	-39.4
APARTMENTS	7	27	21	-22.2	15	10	3	-70.0	64	26	-59.4
VANCOUVER EAST											
DETACHED	140	233	139	-40.3	144	77	54	-29.9	489	225	-54.0
ATTACHED	73	100	105	5.0	57	51	43	-15.7	190	147	-22.6
APARTMENTS	264	235	190	-19.1	158	137	101	-26.3	601	409	-31.9
VANCOUVER WEST											
DETACHED	168	206	142	-31.1	93	71	46	-35.2	325	201	-38.2
ATTACHED	87	109	98	-10.1	57	54	28	-48.1	237	149	-37.1
APARTMENTS	654	751	586	-22.0	419	323	294	-9.0	1358	1047	-22.9
WHISTLER/PEMBERTON											
DETACHED	25	39	30	-23.1	24	10	7	-30.0	68	26	-61.8
ATTACHED	15	32	24	-25.0	24	14	10	-28.6	83	47	-43.4
APARTMENTS	42	40	33	-17.5	38	20	7	-65.0	104	57	-45.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	117	140	102	-27.1	54	32	30	-6.3	174	108	-37.9
ATTACHED	13	11	10	-9.1	8	8	4	-50.0	23	17	-26.1
APARTMENTS	27	50	32	-36.0	21	20	13	-35.0	61	51	-16.4
GRAND TOTALS											
DETACHED	1346	1888	1324	-29.9	1035	645	519	-19.5	3702	1953	-47.2
ATTACHED	689	848	686	-19.1	609	465	304	-34.6	2135	1289	-39.6
APARTMENTS	2335	2495	1933	-22.5	1665	1325	1060	-20.0	5487	3990	-27.3



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to July 2022



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