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.

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- 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:

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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:

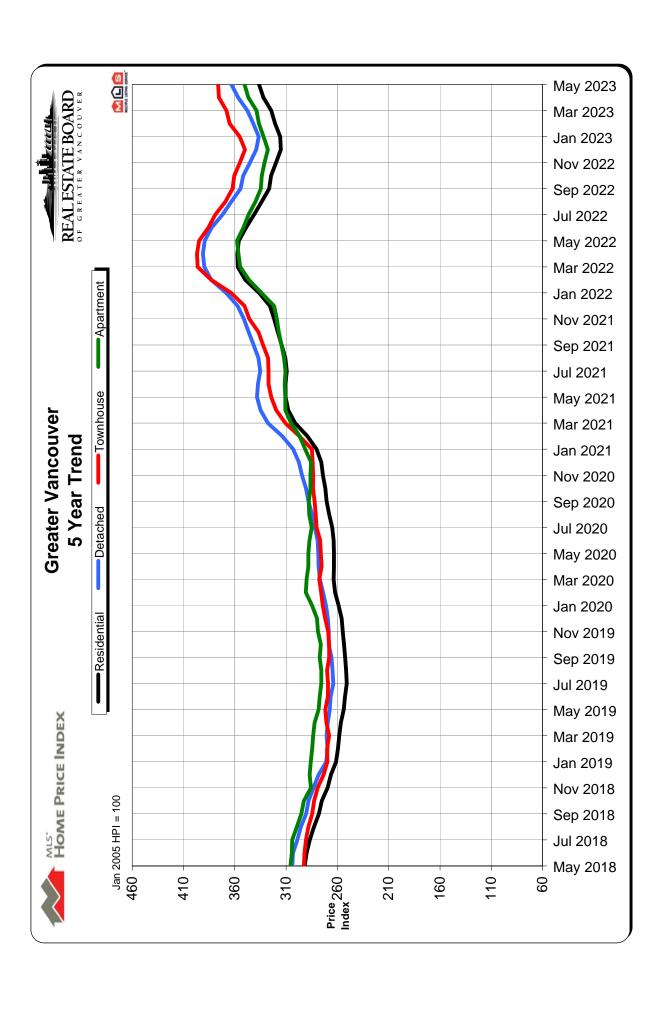
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v/a 69% 133% 65% 186% 66% 43% 61% </td <td>14 69% 133% 63% 136% 186% 69% 43% 68% 64% 51% 52% 100% 14 63% 71% 103% 68% 68% 64% 51% 51% 51% 100% 15 15 162 88 58 245 61 143 253 253 51% 143% 143 51% 51% 51% 143% 143 523 51% 143% 51% 51% 143% 51%</td> <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%	
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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 1792 60% 60% 54% 48% 79% 79% 4 579 121 343 175 163 760 158 661 67 671 671 671 671 671 671 671	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% 50% 56% 61% 77% 73% 61% 62% 60% 54% 48% 78% 78% 78% 51 1,218 343 175 163 760 158 68 60 651 744 4,146 183 78 55% 44% 51% 56% 54% 64% 67% 67%<	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%	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 3 417 728 984 318 262 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	179 107	109 86	153 127	% 40.4 47.7	67 54	74 65	91 75	% 23.0 15.4	243 208	218 186	% -10.3 -10.6
APARTMENTS COQUITLAM DETACHED	405 160	109	413 156	9.5	246	284	298	4.9 35.8	829 274	217	-3.4
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 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

