

Market shifting in buyers' favour, though hesitation remains

VANCOUVER, BC – July 3, 2024 – Metro Vancouver¹ home sales registered on the MLS® remained below seasonal and historical averages in June. With reduced competition among buyers, inventory has continued to accumulate to levels not seen since the spring of 2019.

The Greater Vancouver REALTORS® (GVR) reports that residential sales² in the region totalled 2,418 in June 2024, a 19.1 per cent decrease from the 2,988 sales recorded in June 2023. This was 23.6 per cent below the 10-year seasonal average (3,166).

“The June data continued a trend we’ve been watching where buyers appear hesitant to transact in volumes we consider typical for this time of year, while sellers remain keen to bring their properties to market,” Andrew Lis, GVR’s director of economics and data analytics said. “This dynamic is bringing inventory levels up to a healthy range not seen since before the pandemic. This trend is providing buyers more selection to choose from and driving all market segments toward balanced conditions.”

There were 5,723 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in June 2024. This represents a 7 per cent increase compared to the 5,347 properties listed in June 2023. This total is 3 per cent above the 10-year seasonal average (5,554).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 14,182, a 42 per cent increase compared to June 2023 (9,990). This total is 20.3 per cent above the 10-year seasonal average (11,790).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for June 2024 is 17.6 per cent. By property type, the ratio is 13.1 per cent for detached homes, 21.1 per cent for attached, and 20.3 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.

“With an interest rate announcement from the Bank of Canada in July, there is a possibility of another cut to the policy rate this summer. This is yet another factor tilting the market in favour of buyers, even if the boost to affordability is modest,” Lis said. “But June’s lower-than-normal transaction volumes suggest many buyers remain hesitant, which has allowed inventory to accumulate and has kept a lid on upward price pressure across market segments. With that said, the transaction-level data do show that well-priced properties are

still selling quickly, suggesting astute buyers are able to spot value and act when opportunities arise.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,207,100. This represents a 0.5 per cent increase over June 2023 and a 0.4 per cent decrease compared to May 2024.

Sales of detached homes in June 2024 reached 694, a 18.2 per cent decrease from the 848 detached sales recorded in June 2023. The benchmark price for a detached home is \$2,061,000. This represents a 3.7 per cent increase from June 2023 and a 0.1 per cent decrease compared to May 2024.

Sales of apartment homes reached 1,245 in June 2024, a 20.9 per cent decrease compared to the 1,573 sales in June 2023. The benchmark price of an apartment home is \$773,400. This represents a 1 per cent increase from June 2023 and a 0.4 per cent decrease compared to May 2024.

Attached home sales in June 2024 totalled 456, a 16.6 per cent decrease compared to the 547 sales in June 2023. The benchmark price of a townhouse³ is \$1,138,100. This represents a 3 per cent increase from June 2023 and a 0.6 per cent decrease compared to May 2024.

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Editor’s Note:

1. Areas covered by Greater Vancouver REALTORS® 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. On February 12, 2024, The Real Estate Board of Greater Vancouver changed its organizational name to the Greater Vancouver REALTORS®.

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.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association 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.gvrealtors.ca.

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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	\$1,136,100	346.8	-0.4%	0.3%	3.1%	-0.4%	10.6%	40.4%	86.0%
	Greater Vancouver	\$1,207,100	343.3	-0.4%	0.7%	3.5%	0.5%	10.3%	35.7%	75.9%
	Bowen Island	\$1,524,800	319.1	7.2%	12.9%	16.6%	9.2%	9.0%	63.7%	155.5%
	Burnaby East	\$1,167,100	371.1	-0.9%	0.0%	3.8%	1.1%	16.6%	34.1%	103.2%
	Burnaby North	\$1,022,400	340.7	0.2%	0.4%	2.6%	-0.6%	9.0%	33.0%	91.1%
	Burnaby South	\$1,147,400	355.6	-0.9%	-0.3%	2.2%	0.1%	11.5%	28.4%	86.1%
	Coquitlam	\$1,113,600	349.9	-1.0%	-0.7%	1.8%	-1.7%	10.5%	38.5%	105.9%
	Ladner	\$1,156,100	336.4	-1.6%	0.0%	3.2%	-0.6%	13.6%	47.3%	116.5%
	Maple Ridge	\$992,100	345.1	-0.3%	0.4%	3.6%	-0.2%	12.1%	52.6%	147.2%
	New Westminster	\$825,300	377.7	-1.9%	-1.7%	2.0%	-1.0%	14.5%	37.5%	107.3%
	North Vancouver	\$1,397,500	325.4	-0.6%	1.6%	3.6%	0.4%	10.0%	33.7%	84.7%
	Pitt Meadows	\$938,700	374.9	-1.5%	-1.3%	6.1%	1.5%	18.9%	53.8%	169.1%
	Port Coquitlam	\$961,900	374.0	-0.8%	0.7%	3.6%	0.1%	18.7%	52.8%	140.5%
	Port Moody	\$1,143,200	364.9	-0.4%	2.1%	2.5%	2.5%	15.1%	49.5%	129.9%
	Richmond	\$1,174,900	386.9	-1.5%	-1.3%	2.4%	-0.5%	13.6%	38.7%	86.8%
	Squamish	\$1,099,700	365.3	-1.0%	1.5%	1.7%	0.4%	10.2%	44.9%	149.7%
	Sunshine Coast	\$866,800	317.5	1.3%	5.2%	10.5%	3.6%	11.8%	58.4%	151.2%
	Tsawwassen	\$1,230,900	320.0	-2.8%	-3.2%	2.1%	-1.2%	13.3%	35.4%	98.9%
	Vancouver East	\$1,232,800	384.6	0.4%	1.7%	3.6%	1.4%	12.6%	38.1%	87.2%
	Vancouver West	\$1,352,000	320.7	0.5%	2.1%	4.7%	1.6%	5.0%	21.3%	42.5%
West Vancouver	\$2,640,100	284.9	-0.3%	0.7%	4.8%	-0.2%	-1.7%	23.4%	42.8%	
Whistler	\$1,388,400	307.5	-2.1%	-1.4%	-1.4%	-4.6%	4.9%	45.6%	153.1%	
Single Family Detached	Lower Mainland	\$1,834,100	402.6	0.0%	1.7%	5.3%	3.2%	14.9%	51.2%	106.4%
	Greater Vancouver	\$2,061,000	383.6	-0.1%	2.1%	5.2%	3.8%	13.9%	44.2%	85.7%
	Bowen Island	\$1,526,400	318.6	7.1%	12.9%	16.6%	9.3%	9.0%	63.7%	155.5%
	Burnaby East	\$1,963,600	421.8	-2.1%	0.6%	8.6%	3.1%	24.7%	48.2%	127.3%
	Burnaby North	\$2,173,900	415.8	0.9%	4.1%	6.2%	6.9%	21.1%	54.0%	117.8%
	Burnaby South	\$2,264,900	432.3	-1.8%	2.1%	9.5%	4.5%	21.7%	47.0%	110.8%
	Coquitlam	\$1,842,600	427.6	-0.7%	0.8%	2.9%	2.4%	17.2%	52.6%	143.2%
	Ladner	\$1,409,700	343.3	-2.2%	-0.4%	2.2%	-0.3%	10.7%	49.7%	122.6%
	Maple Ridge	\$1,302,200	381.1	0.1%	1.2%	5.0%	1.8%	14.0%	58.3%	170.9%
	New Westminster	\$1,593,500	391.4	-2.7%	-0.3%	7.0%	2.2%	19.7%	48.1%	119.5%
	North Vancouver	\$2,305,100	361.9	0.2%	3.5%	5.5%	3.0%	12.8%	42.0%	108.5%
	Pitt Meadows	\$1,301,800	390.1	-1.2%	-2.8%	5.6%	-1.5%	15.3%	49.4%	157.8%
	Port Coquitlam	\$1,423,900	403.0	-1.6%	1.2%	3.9%	1.0%	20.0%	60.1%	158.2%
	Port Moody	\$2,182,800	417.7	0.5%	3.7%	5.0%	7.4%	22.5%	56.4%	150.0%
	Richmond	\$2,197,800	445.7	-0.9%	-0.9%	4.1%	0.5%	13.9%	40.6%	101.3%
	Squamish	\$1,547,400	386.0	0.8%	2.0%	2.4%	-3.6%	2.0%	41.4%	179.5%
	Sunshine Coast	\$932,600	324.4	2.2%	6.2%	13.0%	3.6%	11.2%	59.6%	155.6%
	Tsawwassen	\$1,590,100	351.0	-4.6%	-5.7%	1.3%	-0.6%	13.3%	42.3%	118.8%
	Vancouver East	\$1,892,600	422.2	0.7%	2.0%	2.3%	1.1%	12.6%	42.4%	103.4%
	Vancouver West	\$3,560,700	371.0	0.3%	3.3%	2.9%	4.1%	4.8%	24.1%	54.5%
West Vancouver	\$3,336,200	310.9	-0.3%	2.2%	7.0%	3.6%	3.8%	27.4%	53.2%	
Whistler	\$2,520,000	327.5	1.9%	5.2%	6.2%	0.2%	8.6%	50.6%	147.2%	

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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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	\$998,400	381.2	-0.5%	1.0%	4.7%	2.3%	21.0%	49.6%	138.1%
	Greater Vancouver	\$1,138,100	397.5	-0.6%	1.4%	5.6%	3.0%	20.2%	46.5%	135.2%
	Burnaby East	\$928,800	404.5	3.5%	1.2%	5.1%	8.5%	23.1%	45.2%	136.4%
	Burnaby North	\$955,500	389.0	2.9%	3.9%	5.1%	5.0%	21.7%	42.1%	132.0%
	Burnaby South	\$1,101,400	403.7	1.1%	1.2%	1.9%	5.8%	22.1%	41.6%	130.3%
	Coquitlam	\$1,084,200	424.2	-1.1%	1.6%	5.8%	1.0%	19.5%	49.9%	160.4%
	Ladner	\$1,012,200	401.8	-1.4%	-0.5%	7.5%	3.3%	20.6%	48.2%	145.3%
	Maple Ridge	\$792,100	398.6	0.1%	1.0%	5.8%	1.1%	17.1%	54.3%	185.9%
	New Westminster	\$951,500	407.8	-1.0%	-0.1%	5.0%	1.4%	20.5%	50.9%	126.7%
	North Vancouver	\$1,388,900	380.0	-2.6%	2.6%	5.0%	4.5%	21.7%	51.3%	137.8%
	Pitt Meadows	\$833,900	408.8	-3.0%	-1.6%	5.2%	0.3%	12.8%	50.1%	176.4%
	Port Coquitlam	\$950,600	383.2	-1.5%	0.0%	4.5%	-0.9%	17.9%	49.3%	160.3%
	Port Moody	\$1,048,300	405.1	-0.8%	2.0%	2.5%	-0.2%	16.2%	48.6%	165.5%
	Richmond	\$1,163,300	417.1	-0.5%	1.0%	5.6%	3.0%	26.0%	48.1%	133.0%
	Squamish	\$1,069,100	402.5	-2.0%	2.3%	4.0%	3.6%	17.3%	56.7%	213.5%
	Sunshine Coast	\$780,800	365.4	-3.2%	2.5%	4.3%	4.4%	19.5%	66.6%	188.9%
	Tsawwassen	\$1,001,700	293.8	-1.8%	-1.5%	5.7%	-0.4%	13.0%	21.0%	69.9%
	Vancouver East	\$1,147,600	378.4	1.1%	1.0%	7.3%	3.6%	14.6%	35.1%	100.4%
Vancouver West	\$1,491,700	351.9	0.0%	1.4%	7.5%	2.3%	13.3%	27.5%	91.4%	
Whistler	\$1,748,000	428.9	-3.7%	2.1%	4.9%	4.0%	22.5%	70.9%	244.5%	
Apartment	Lower Mainland	\$718,200	360.4	-0.4%	-0.2%	3.0%	0.8%	16.0%	32.3%	110.4%
	Greater Vancouver	\$773,400	357.9	-0.4%	-0.1%	3.1%	1.0%	14.6%	28.8%	108.4%
	Burnaby East	\$802,300	339.8	-1.2%	-0.4%	2.0%	0.1%	13.5%	24.2%	103.1%
	Burnaby North	\$759,600	371.4	0.0%	-1.5%	1.9%	-0.7%	15.3%	32.0%	119.8%
	Burnaby South	\$843,200	386.3	-0.5%	-0.2%	0.2%	0.0%	13.9%	22.7%	110.5%
	Coquitlam	\$746,400	417.9	-0.7%	-1.2%	4.2%	0.6%	18.5%	36.2%	156.4%
	Ladner	\$702,100	356.6	4.1%	3.3%	-1.6%	-2.4%	17.0%	47.3%	136.9%
	Maple Ridge	\$534,900	382.3	-1.5%	-0.1%	1.3%	1.4%	21.0%	43.7%	165.7%
	New Westminster	\$651,800	398.7	-1.5%	-1.3%	0.7%	0.0%	15.6%	29.6%	131.3%
	North Vancouver	\$824,500	334.8	0.1%	0.4%	4.2%	1.6%	16.5%	29.4%	119.8%
	Pitt Meadows	\$607,800	420.6	-1.8%	-0.3%	1.0%	1.2%	19.5%	37.8%	166.5%
	Port Coquitlam	\$647,400	446.5	1.2%	0.9%	6.7%	3.4%	20.5%	44.7%	178.0%
	Port Moody	\$760,100	416.3	0.9%	3.1%	4.8%	5.9%	19.4%	41.9%	155.4%
	Richmond	\$747,000	414.8	-2.3%	-1.7%	1.6%	2.2%	20.0%	35.4%	132.3%
	Squamish	\$597,800	353.3	-4.0%	-6.5%	-10.2%	-2.9%	15.2%	34.5%	169.5%
	Sunshine Coast	\$507,900	306.9	-3.6%	-6.9%	-11.6%	-5.2%	5.4%	25.8%	106.3%
	Tsawwassen	\$706,100	334.2	3.4%	4.0%	3.7%	3.4%	22.4%	39.1%	128.7%
	Vancouver East	\$711,300	412.8	-1.1%	-0.1%	3.5%	0.6%	9.1%	24.7%	106.8%
Vancouver West	\$850,300	328.7	0.7%	1.0%	4.8%	0.0%	8.4%	18.8%	88.3%	
West Vancouver	\$1,350,900	260.5	0.7%	0.3%	5.5%	0.0%	13.5%	24.2%	89.3%	
Whistler	\$676,300	291.6	-2.7%	-7.1%	-10.4%	-2.7%	19.3%	45.7%	172.8%	

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MLS HOME PRICE INDEX

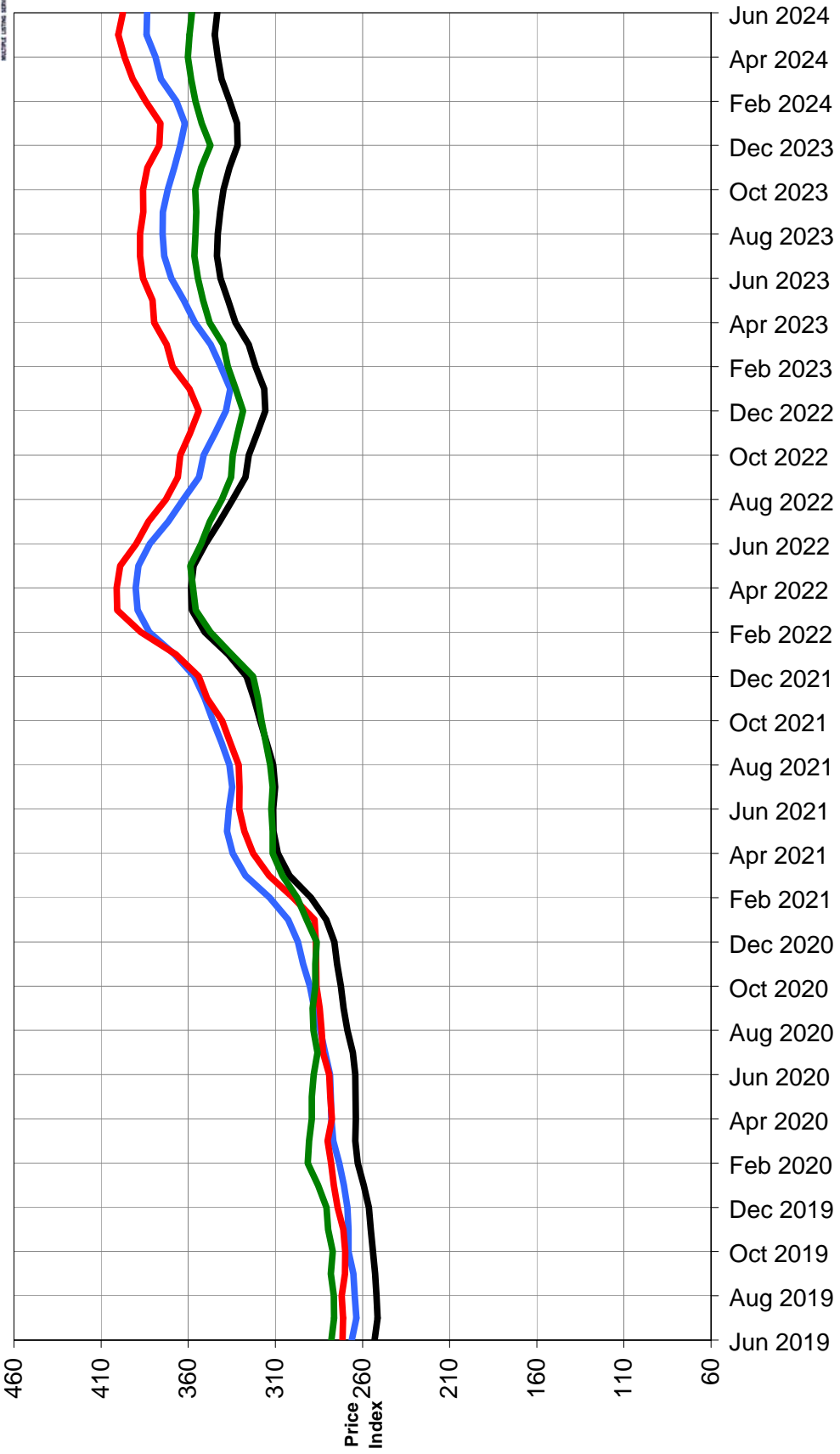
Greater Vancouver 5 Year Trend



GREATER VANCOUVER REALTORS

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100





**June
2024**

MLS® SALES Facts

	Bowen Island	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
June 2024	Number of Sales: 3	Number of Sales: 65	Number of Sales: 54	Number of Sales: 33	Number of Sales: 2	Number of Sales: 82	Number of Sales: 18	Number of Sales: 70	Number of Sales: 20	Number of Sales: 6	Number of Sales: 75	Number of Sales: 22	Number of Sales: 35	Number of Sales: 75	Number of Sales: 83	Number of Sales: 43	Number of Sales: 8	Number of Sales: 694
	Median Selling Price: n/a	Median Selling Price: \$2,220,000	Median Selling Price: \$1,793,000	Median Selling Price: \$1,488,000	Median Selling Price: n/a	Median Selling Price: \$1,327,500	Median Selling Price: n/a	Median Selling Price: \$2,437,500	Median Selling Price: \$1,451,250	Median Selling Price: n/a	Median Selling Price: \$1,960,000	Median Selling Price: \$1,655,000	Median Selling Price: \$997,000	Median Selling Price: \$2,095,000	Median Selling Price: \$3,634,000	Median Selling Price: \$2,875,000	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 51	Number of Sales: 39	Number of Sales: 20	Number of Sales: 0	Number of Sales: 34	Number of Sales: 9	Number of Sales: 45	Number of Sales: 15	Number of Sales: 16	Number of Sales: 56	Number of Sales: 17	Number of Sales: 9	Number of Sales: 67	Number of Sales: 59	Number of Sales: 6	Number of Sales: 13	Number of Sales: 456
	Median Selling Price: n/a	Median Selling Price: \$1,135,000	Median Selling Price: \$1,213,000	Median Selling Price: \$892,500	Median Selling Price: n/a	Median Selling Price: \$820,000	Median Selling Price: n/a	Median Selling Price: \$1,442,500	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,192,500	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,515,000	Median Selling Price: \$1,520,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 208	Number of Sales: 94	Number of Sales: 16	Number of Sales: 0	Number of Sales: 41	Number of Sales: 82	Number of Sales: 103	Number of Sales: 27	Number of Sales: 33	Number of Sales: 130	Number of Sales: 12	Number of Sales: 2	Number of Sales: 127	Number of Sales: 327	Number of Sales: 25	Number of Sales: 18	Number of Sales: 1,245
	Median Selling Price: n/a	Median Selling Price: \$729,450	Median Selling Price: \$702,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$533,000	Median Selling Price: \$632,000	Median Selling Price: \$730,000	Median Selling Price: \$544,400	Median Selling Price: \$852,000	Median Selling Price: \$728,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$680,000	Median Selling Price: \$888,000	Median Selling Price: \$940,000	Median Selling Price: n/a	Median Selling Price: n/a
May 2024	Number of Sales: 9	Number of Sales: 65	Number of Sales: 78	Number of Sales: 34	Number of Sales: 4	Number of Sales: 98	Number of Sales: 14	Number of Sales: 98	Number of Sales: 30	Number of Sales: 16	Number of Sales: 77	Number of Sales: 20	Number of Sales: 51	Number of Sales: 104	Number of Sales: 97	Number of Sales: 34	Number of Sales: 17	Number of Sales: 846
	Median Selling Price: n/a	Median Selling Price: \$2,150,000	Median Selling Price: \$1,789,444	Median Selling Price: \$1,524,450	Median Selling Price: n/a	Median Selling Price: \$1,275,000	Median Selling Price: n/a	Median Selling Price: \$2,392,500	Median Selling Price: \$1,430,000	Median Selling Price: n/a	Median Selling Price: \$2,198,000	Median Selling Price: \$1,573,750	Median Selling Price: \$950,000	Median Selling Price: \$2,016,500	Median Selling Price: \$3,550,000	Median Selling Price: \$3,104,000	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 48	Number of Sales: 46	Number of Sales: 19	Number of Sales: 0	Number of Sales: 62	Number of Sales: 13	Number of Sales: 39	Number of Sales: 24	Number of Sales: 15	Number of Sales: 70	Number of Sales: 20	Number of Sales: 5	Number of Sales: 86	Number of Sales: 56	Number of Sales: 6	Number of Sales: 14	Number of Sales: 523
	Median Selling Price: n/a	Median Selling Price: \$1,070,000	Median Selling Price: \$1,139,500	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$799,000	Median Selling Price: n/a	Median Selling Price: \$1,370,000	Median Selling Price: \$979,800	Median Selling Price: n/a	Median Selling Price: \$1,145,000	Median Selling Price: \$981,500	Median Selling Price: n/a	Median Selling Price: \$1,466,000	Median Selling Price: \$1,637,500	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 258	Number of Sales: 125	Number of Sales: 17	Number of Sales: 0	Number of Sales: 62	Number of Sales: 82	Number of Sales: 122	Number of Sales: 41	Number of Sales: 59	Number of Sales: 192	Number of Sales: 13	Number of Sales: 8	Number of Sales: 156	Number of Sales: 390	Number of Sales: 22	Number of Sales: 23	Number of Sales: 1,338
	Median Selling Price: n/a	Median Selling Price: \$710,000	Median Selling Price: \$710,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$544,750	Median Selling Price: \$645,000	Median Selling Price: \$809,000	Median Selling Price: \$618,000	Median Selling Price: \$801,000	Median Selling Price: \$700,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$699,950	Median Selling Price: \$848,888	Median Selling Price: \$1,297,500	Median Selling Price: \$525,000	Median Selling Price: n/a
June 2023	Number of Sales: 5	Number of Sales: 65	Number of Sales: 85	Number of Sales: 43	Number of Sales: 9	Number of Sales: 107	Number of Sales: 19	Number of Sales: 89	Number of Sales: 29	Number of Sales: 21	Number of Sales: 95	Number of Sales: 18	Number of Sales: 45	Number of Sales: 96	Number of Sales: 75	Number of Sales: 28	Number of Sales: 19	Number of Sales: 848
	Median Selling Price: n/a	Median Selling Price: \$2,003,000	Median Selling Price: \$1,814,150	Median Selling Price: \$1,510,000	Median Selling Price: n/a	Median Selling Price: \$1,330,000	Median Selling Price: n/a	Median Selling Price: \$2,200,000	Median Selling Price: \$1,440,000	Median Selling Price: \$2,015,000	Median Selling Price: \$2,010,000	Median Selling Price: n/a	Median Selling Price: \$1,100,000	Median Selling Price: \$2,004,000	Median Selling Price: \$3,150,000	Median Selling Price: \$3,440,000	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 67	Number of Sales: 56	Number of Sales: 14	Number of Sales: 0	Number of Sales: 62	Number of Sales: 18	Number of Sales: 35	Number of Sales: 21	Number of Sales: 15	Number of Sales: 74	Number of Sales: 16	Number of Sales: 12	Number of Sales: 73	Number of Sales: 62	Number of Sales: 6	Number of Sales: 16	Number of Sales: 547
	Median Selling Price: n/a	Median Selling Price: \$990,000	Median Selling Price: \$1,199,950	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$832,500	Median Selling Price: n/a	Median Selling Price: \$1,380,000	Median Selling Price: \$990,000	Median Selling Price: n/a	Median Selling Price: \$1,224,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,420,000	Median Selling Price: \$1,834,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 258	Number of Sales: 125	Number of Sales: 17	Number of Sales: 0	Number of Sales: 62	Number of Sales: 82	Number of Sales: 122	Number of Sales: 41	Number of Sales: 59	Number of Sales: 192	Number of Sales: 13	Number of Sales: 8	Number of Sales: 156	Number of Sales: 390	Number of Sales: 22	Number of Sales: 26	Number of Sales: 1,573
	Median Selling Price: n/a	Median Selling Price: \$738,000	Median Selling Price: \$690,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$515,000	Median Selling Price: \$612,500	Median Selling Price: \$789,450	Median Selling Price: \$561,500	Median Selling Price: \$720,000	Median Selling Price: \$700,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$700,600	Median Selling Price: \$850,750	Median Selling Price: \$987,000	Median Selling Price: \$699,000	Median Selling Price: n/a
Jan. - Jun. 2024	Number of Sales: 26	Number of Sales: 325	Number of Sales: 327	Number of Sales: 182	Number of Sales: 18	Number of Sales: 541	Number of Sales: 85	Number of Sales: 379	Number of Sales: 136	Number of Sales: 58	Number of Sales: 415	Number of Sales: 89	Number of Sales: 223	Number of Sales: 475	Number of Sales: 439	Number of Sales: 213	Number of Sales: 56	Number of Sales: 3,987
	Median Selling Price: \$1,375,000	Median Selling Price: \$2,160,000	Median Selling Price: \$1,790,000	Median Selling Price: \$1,494,000	Median Selling Price: n/a	Median Selling Price: \$1,290,000	Median Selling Price: \$1,555,000	Median Selling Price: \$2,275,000	Median Selling Price: \$1,465,000	Median Selling Price: \$1,899,000	Median Selling Price: \$2,100,000	Median Selling Price: \$1,570,000	Median Selling Price: \$945,857	Median Selling Price: \$1,974,950	Median Selling Price: \$3,557,500	Median Selling Price: \$2,922,200	Median Selling Price: \$2,350,000	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 251	Number of Sales: 258	Number of Sales: 113	Number of Sales: 1	Number of Sales: 303	Number of Sales: 60	Number of Sales: 222	Number of Sales: 111	Number of Sales: 92	Number of Sales: 339	Number of Sales: 95	Number of Sales: 34	Number of Sales: 450	Number of Sales: 305	Number of Sales: 19	Number of Sales: 89	Number of Sales: 2,742
	Median Selling Price: n/a	Median Selling Price: \$1,075,000	Median Selling Price: \$1,169,000	Median Selling Price: \$1,070,000	Median Selling Price: n/a	Median Selling Price: \$815,000	Median Selling Price: \$1,012,500	Median Selling Price: \$1,425,000	Median Selling Price: \$962,500	Median Selling Price: \$1,062,500	Median Selling Price: \$1,180,000	Median Selling Price: \$1,005,000	Median Selling Price: \$644,500	Median Selling Price: \$1,500,000	Median Selling Price: \$1,675,000	Median Selling Price: \$1,300,000	Median Selling Price: \$1,450,000	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 1,144	Number of Sales: 599	Number of Sales: 100	Number of Sales: 0	Number of Sales: 241	Number of Sales: 423	Number of Sales: 575	Number of Sales: 208	Number of Sales: 154	Number of Sales: 803	Number of Sales: 57	Number of Sales: 23	Number of Sales: 718	Number of Sales: 1,739	Number of Sales: 107	Number of Sales: 153	Number of Sales: 7,044
	Median Selling Price: n/a	Median Selling Price: \$730,000	Median Selling Price: \$683,000	Median Selling Price: \$677,500	Median Selling Price: n/a	Median Selling Price: \$539,800	Median Selling Price: \$636,000	Median Selling Price: \$799,875	Median Selling Price: \$625,700	Median Selling Price: \$763,500	Median Selling Price: \$713,800	Median Selling Price: \$606,000	Median Selling Price: \$580,000	Median Selling Price: \$699,900	Median Selling Price: \$850,000	Median Selling Price: \$1,300,000	Median Selling Price: \$558,800	Median Selling Price: n/a
Jan. - Jun. 2023	Number of Sales: 19	Number of Sales: 356	Number of Sales: 357	Number of Sales: 241	Number of Sales: 34	Number of Sales: 527	Number of Sales: 106	Number of Sales: 403	Number of Sales: 132	Number of Sales: 88	Number of Sales: 475	Number of Sales: 93	Number of Sales: 209	Number of Sales: 478	Number of Sales: 464	Number of Sales: 196	Number of Sales: 68	Number of Sales: 4,246
	Median Selling Price: n/a	Median Selling Price: \$1,950,000	Median Selling Price: \$1,750,000	Median Selling Price: \$1,465,000	Median Selling Price: \$902,000	Median Selling Price: \$1,250,000	Median Selling Price: \$1,517,500	Median Selling Price: \$2,100,000	Median Selling Price: \$1,349,000	Median Selling Price: \$1,900,000	Median Selling Price: \$2,000,000	Median Selling Price: \$1,375,000	Median Selling Price: \$950,000	Median Selling Price: \$1,888,000	Median Selling Price: \$3,500,000	Median Selling Price: \$3,175,000	Median Selling Price: \$2,272,000	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 318	Number of Sales: 234	Number of Sales: 93	Number of Sales: 0	Number of Sales: 282	Number of Sales: 63	Number of Sales: 195	Number of Sales: 92	Number of Sales: 95	Number of Sales: 372	Number of Sales: 79	Number of Sales: 41	Number of Sales: 377	Number of Sales: 270	Number of Sales: 28	Number of Sales: 104	Number of Sales: 2,643
	Median Selling Price: n/a	Median Selling Price: \$1,030,000	Median Selling Price: \$1,164,000	Median Selling Price: \$1,058,000	Median Selling Price: n/a	Median Selling Price: \$785,000	Median Selling Price: \$972,450	Median Selling Price: \$1,395,000	Median Selling Price: \$928,500	Median Selling Price: \$1,062,500	Median Selling Price: \$1,150,000	Median Selling Price: \$960,000	Median Selling Price: \$660,000	Median Selling Price: \$1,400,000	Median Selling Price: \$1,638,000	Median Selling Price: \$2,175,900	Median Selling Price: \$1,397,500	Median Selling Price: n/a
Year-to-date	Number of Sales: n/a	Number of Sales: \$730,000	Number of Sales: \$679,900	Number of Sales: \$634,050	Number of Sales: n/a	Number of Sales: \$520,000	Number of Sales: \$615,000	Number of Sales: \$778,500	Number of Sales: \$585,000	Number of Sales: \$705,750	Number of Sales: \$684,000	Number of Sales: \$615,000	Number of Sales: \$475,000	Number of Sales: \$679,450	Number of Sales: \$848,000	Number of Sales: \$1,199,600	Number of Sales: \$650,000	Number of Sales: n/a

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





MLS® LISTINGS Facts

**June
2024**

	Bowen Island	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
June 2024	Number of Listings	151	148	70	18	235	34	162	60	43	163	37	140	211	224	142	34	1,886
	% Sales to Listings	43%	36%	47%	11%	35%	53%	43%	33%	14%	46%	59%	25%	36%	37%	30%	24%	n/a
May 2024	Number of Listings	150	164	89	16	270	41	177	70	38	181	44	135	236	242	176	46	2,094
	% Sales to Listings	n/a	42%	57%	0%	35%	31%	52%	38%	55%	47%	61%	45%	38%	34%	33%	50%	n/a
June 2023	Number of Listings	132	149	69	12	229	39	154	58	51	210	49	124	225	190	149	30	1,883
	% Sales to Listings	49%	57%	62%	75%	47%	49%	56%	50%	41%	45%	37%	36%	43%	39%	19%	63%	n/a
Jan. - Jun. 2024	Number of Listings	78	828	422	79	1,337	232	851	326	197	1,037	212	710	1,179	1,206	903	163	10,499
	% Sales to Listings	33%	39%	43%	23%	40%	37%	45%	42%	29%	40%	42%	31%	40%	36%	24%	34%	n/a
Year-to-date*	Number of Listings	59	661	429	69	1,030	213	723	241	176	957	219	591	977	1,037	746	136	8,933
	% Sales to Listings	32%	54%	56%	49%	51%	50%	56%	55%	50%	50%	42%	35%	49%	45%	26%	50%	n/a
Jan. - Jun. 2023	Number of Listings	2	432	154	3	409	103	317	119	140	615	129	78	689	623	63	162	4,555
	% Sales to Listings	0%	54%	60%	0%	69%	61%	62%	77%	68%	60%	61%	53%	55%	43%	44%	64%	n/a
Year-to-date*	Number of Listings	n/a	64%	67%	50%	61%	70%	63%	61%	69%	61%	61%	64%	55%	49%	46%	76%	n/a
	% Sales to Listings	n/a	64%	67%	50%	61%	70%	63%	61%	69%	61%	61%	64%	55%	49%	46%	76%	n/a

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

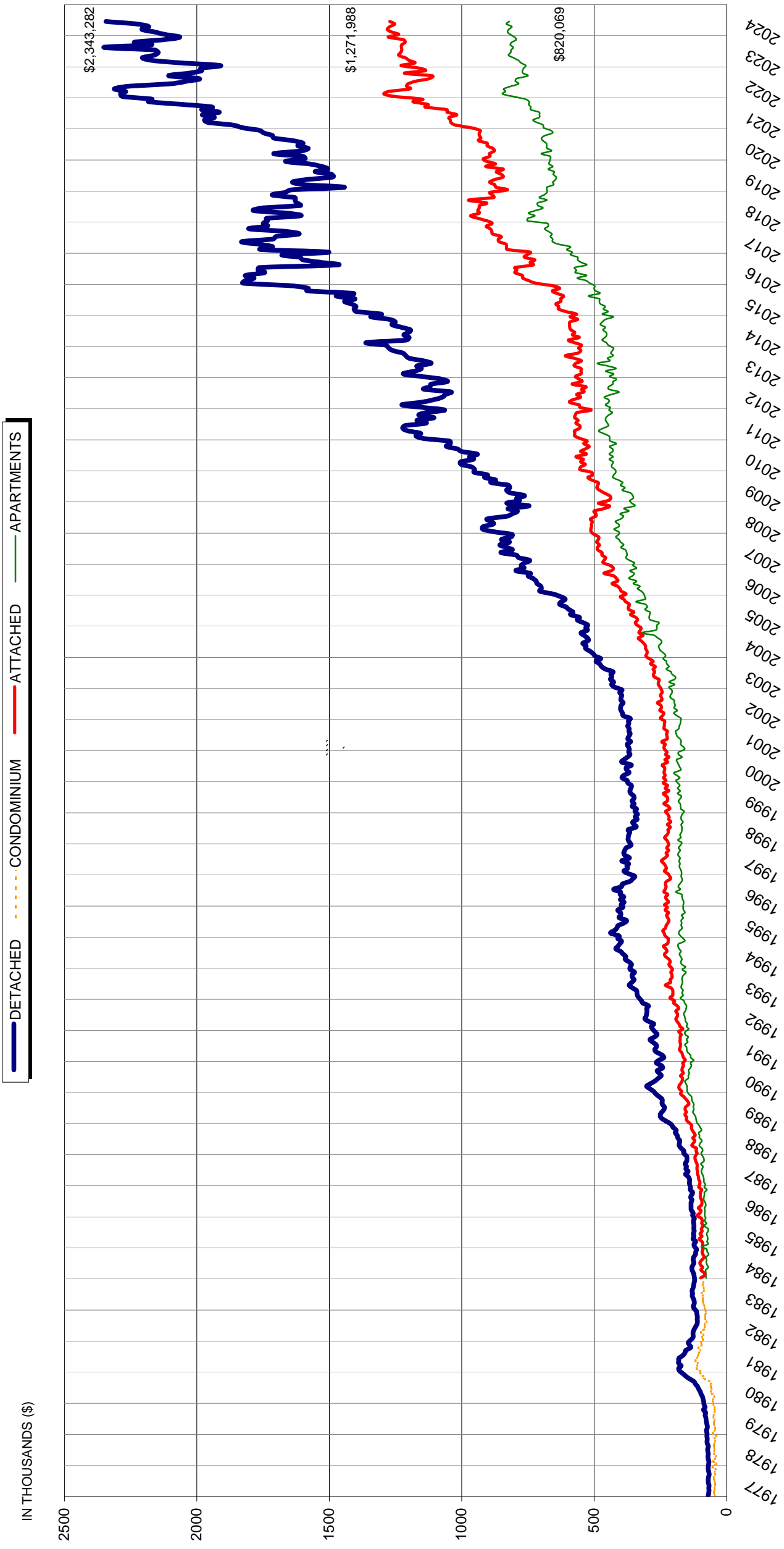


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jun 2023	2 May 2024	3 Jun 2024	Col. 2 & 3 Percentage Variance	5 Jun 2023	6 May 2024	7 Jun 2024	Col. 6 & 7 Percentage Variance	9 Apr 2023 - Jun 2023	10 Apr 2024 - Jun 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	13	19	14	-26.3	5	9	3	-66.7	13	16	23.1
ATTACHED	1	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	132	150	151	0.7	65	65	65	0.0	230	186	-19.1
ATTACHED	95	120	108	-10.0	67	48	51	6.3	207	152	-26.6
APARTMENTS	390	526	522	-0.8	258	209	208	-0.5	840	642	-23.6
COQUITLAM											
DETACHED	149	164	148	-9.8	85	78	54	-30.8	243	196	-19.3
ATTACHED	105	104	92	-11.5	56	46	39	-15.2	159	131	-17.6
APARTMENTS	179	243	211	-13.2	125	102	94	-7.8	355	323	-9.0
DELTA											
DETACHED	69	89	70	-21.3	43	34	33	-2.9	166	101	-39.2
ATTACHED	25	39	35	-10.3	14	19	20	5.3	54	65	20.4
APARTMENTS	28	45	37	-17.8	17	19	16	-15.8	65	59	-9.2
ISLANDS - GULF											
DETACHED	12	16	18	12.5	9	4	2	-50.0	26	8	-69.2
ATTACHED	0	3	3	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	1	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	229	270	235	-13.0	107	98	82	-16.3	320	289	-9.7
ATTACHED	91	106	96	-9.4	62	62	34	-45.2	179	163	-8.9
APARTMENTS	70	87	68	-21.8	62	42	41	-2.4	173	126	-27.2
NEW WESTMINSTER											
DETACHED	39	41	34	-17.1	19	14	18	28.6	68	44	-35.3
ATTACHED	25	19	29	52.6	18	13	9	-30.8	53	38	-28.3
APARTMENTS	120	154	147	-4.5	82	87	82	-5.7	251	246	-2.0
NORTH VANCOUVER											
DETACHED	154	177	162	-8.5	89	98	70	-28.6	273	244	-10.6
ATTACHED	54	126	87	-31.0	35	39	45	15.4	115	139	20.9
APARTMENTS	180	229	205	-10.5	122	108	103	-4.6	360	328	-8.9
PORT COQUITLAM											
DETACHED	58	70	60	-14.3	29	30	20	-33.3	80	85	6.3
ATTACHED	27	45	40	-11.1	21	24	15	-37.5	56	60	7.1
APARTMENTS	56	54	71	31.5	41	41	27	-34.1	122	114	-6.6
PORT MOODY/BELCARRA											
DETACHED	51	38	43	13.2	21	16	6	-62.5	59	33	-44.1
ATTACHED	31	33	29	-12.1	15	15	16	6.7	53	58	9.4
APARTMENTS	59	46	60	30.4	59	26	33	26.9	160	92	-42.5
RICHMOND											
DETACHED	210	181	163	-9.9	95	77	75	-2.6	296	238	-19.6
ATTACHED	113	129	119	-7.8	74	70	56	-20.0	238	190	-20.2
APARTMENTS	309	331	275	-16.9	192	151	130	-13.9	558	461	-17.4
SQUAMISH											
DETACHED	49	44	37	-15.9	18	20	22	10.0	56	54	-3.6
ATTACHED	21	40	28	-30.0	16	20	17	-15.0	47	60	27.7
APARTMENTS	22	25	27	8.0	13	13	12	-7.7	37	40	8.1
SUNSHINE COAST											
DETACHED	124	135	140	3.7	45	51	35	-31.4	139	136	-2.2
ATTACHED	9	9	20	122.2	12	5	9	80.0	24	22	-8.3
APARTMENTS	10	10	10	0.0	8	4	2	-50.0	27	12	-55.6
VANCOUVER EAST											
DETACHED	225	236	211	-10.6	96	104	75	-27.9	296	296	0.0
ATTACHED	120	197	178	-9.6	73	86	67	-22.1	226	242	7.1
APARTMENTS	268	288	257	-10.8	156	138	127	-8.0	428	408	-4.7
VANCOUVER WEST											
DETACHED	190	242	224	-7.4	75	97	83	-14.4	279	270	-3.2
ATTACHED	130	154	172	11.7	62	56	59	5.4	163	182	11.7
APARTMENTS	773	918	778	-15.3	390	349	327	-6.3	1175	989	-15.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	149	176	142	-19.3	28	34	43	26.5	115	121	5.2
ATTACHED	5	11	18	63.6	6	6	6	0.0	17	13	-23.5
APARTMENTS	60	70	53	-24.3	22	26	25	-3.8	70	75	7.1
WHISTLER/PEMBERTON											
DETACHED	30	46	34	-26.1	19	17	8	-52.9	40	37	-7.5
ATTACHED	39	51	26	-49.0	16	14	13	-7.1	64	44	-31.3
APARTMENTS	40	56	34	-39.3	26	23	18	-21.7	93	84	-9.7
GRAND TOTALS											
DETACHED	1883	2094	1886	-9.9	848	846	694	-18.0	2699	2354	-12.8
ATTACHED	891	1186	1080	-8.9	547	523	456	-12.8	1655	1559	-5.8
APARTMENTS	2564	3082	2755	-10.6	1573	1338	1245	-7.0	4715	3999	-15.2



Residential Average Sale Prices - January 1977 to June 2024



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