

# MARKET REPORT

Highlights from July

## Strong sales push Metro Vancouver home prices past the rate hike in July

### HOLIDAY & CELEBRATION

BC Day - August 7th

### THIS MONTHS NEWSLETTER

Residential MLS® Home Price Index  
composite benchmark price \$1,210,700

Sales-to-active ratio total 24.9%

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stats package at [davidvalente.com](http://davidvalente.com)

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Vancouver. North Shore.  
Real Estate.



### Strong sales push Metro Vancouver home prices past the rate hike in July

August 2023



Dear Valued Clients,

Home prices across all home types in Metro Vancouver rose again in July, as strong sales figures continue to push up against low levels of housing inventory in the region.

While sales remain about 15 per cent below the ten-year average, they are also up about 30 per cent year-over-year, which is not insignificant. Looking under the hood of these figures, it's easy to see why sales are posting such a large year-over-year percentage increase. Last July marked the point when the Bank of Canada announced their 'super-sized' increase to the policy rate of one full per cent, catching buyers and sellers off guard, and putting a chill on market activity at that time.

What's interesting to see in the current market environment is that, while the Bank of Canada rate hike this July was only a quarter of a per cent, mortgage rates are now at the highest levels we've seen in Canada in over ten years. Yet despite borrowing costs being even higher than last July, sales activity surpassed the levels we saw last year, which I think says a lot about the strength of demand in our market and buyers' ability to adapt to and qualify for higher borrowing costs.

— Enclosed is this month's market report published by the Real Estate Board of Greater Vancouver (REBGV) —

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you achieve your goals.

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## DAVID VALENTE

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Strong sales push Metro Vancouver home prices past the rate hike in July

August 2023



### DETACHED

Active Listings: 4,117

Sales: 681

Benchmark Price: \$2,012,900

Avg. Days On Market: 29



### TOWNHOUSE

Active Listings: 1,455

Sales: 466

Benchmark Price: \$1,104,600

Avg. Days On Market: 18



### APARTMENT

Active Listings: 4,192

Sales: 1,281

Benchmark Price: \$771,600

Avg. Days On Market: 23

Residential property sales in Metro Vancouver

Sales-to-active ratio – July 2023



Detached  
homes  
**16.5%**



Attached  
townhomes  
**32%**



Attached  
condos  
**30.6%**

(Total 24.9%)

# News Release

FOR IMMEDIATE RELEASE:



## Strong sales push Metro Vancouver home prices past the rate hike in July

**VANCOUVER, BC – August 2, 2023** – Home prices across all home types in Metro Vancouver<sup>1</sup> rose again in July, as strong sales figures continue to push up against low levels of housing inventory in the region.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales<sup>2</sup> in the region totalled 2,455 in July 2023, a 28.9 per cent increase from the 1,904 sales recorded in July 2022. This was 15.6 per cent below the 10-year seasonal average (2,909).

“While sales remain about 15 per cent below the ten-year average, they are also up about 30 per cent year-over-year, which is not insignificant,” Andrew Lis, REBGV’s director of economics and data analytics said. “Looking under the hood of these figures, it’s easy to see why sales are posting such a large year-over-year percentage increase. Last July marked the point when the Bank of Canada announced their ‘super-sized’ increase to the policy rate of one full per cent, catching buyers and sellers off guard, and putting a chill on market activity at that time.”

There were 4,649 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2023. This represents a 17 per cent increase compared to the 3,975 homes listed in July 2022. This was 5.2 per cent below the 10-year seasonal average (4,902).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,301, a four per cent decrease compared to July 2022 (10,734). This was 14.4 per cent below the 10-year seasonal average (12,039).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for July 2023 is 24.9 per cent. By property type, the ratio is 16.5 per cent for detached homes, 32 per cent for townhomes, and 30.6 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.

“What’s interesting to see in the current market environment is that, while the Bank of Canada rate hike this July was only a quarter of a per cent, mortgage rates are now at the highest levels we’ve seen in Canada in over ten years,” Lis said. “Yet despite borrowing costs being even higher than last July, sales activity surpassed the levels we saw last year, which I think says a lot



about the strength of demand in our market and buyers' ability to adapt to and qualify for higher borrowing costs."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,210,700. This represents a 0.5 per cent increase over July 2022 and a 0.6 per cent increase compared to June 2023.

Sales of detached homes in July 2023 reached 681, a 28.7 per cent increase from the 529 detached sales in July 2022. The benchmark price for a detached home is \$2,012,900. This represents a 0.6 per cent increase from July 2022 and a 1.1 per cent increase compared to June 2023.

Sales of apartment homes reached 1,281 in July 2023, a 20.7 per cent increase compared to the 1,061 sales in July 2022. The benchmark price of an apartment home is \$771,600. This represents a 2.6 per cent increase from July 2022 and a 0.6 per cent increase compared to June 2023.

Attached home sales in July 2023 totalled 466, a 53.3 per cent increase compared to the 304 sales in July 2022. The benchmark price of an attached home is \$1,104,600. This represents a 1.2 per cent increase from July 2022 and a 0.5 per cent increase compared to June 2023.

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Vancouver. North Shore.

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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.

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](http://www.rebgv.org).

For more information please contact:

**Craig Munn**

V.P., Communication and Events

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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	\$1,151,700	350.0	0.7%	3.8%	9.6%	-0.9%	34.9%	25.3%	95.3%
	Greater Vancouver	\$1,210,700	342.9	0.6%	3.2%	8.6%	0.5%	29.3%	19.5%	84.0%
	Bowen Island	\$1,452,200	304.8	4.7%	1.6%	2.9%	-10.4%	40.3%	49.4%	148.6%
	Burnaby East	\$1,203,600	374.5	1.1%	6.8%	8.7%	3.6%	30.4%	20.2%	110.0%
	Burnaby North	\$1,021,400	340.1	-0.6%	1.8%	6.0%	-2.4%	25.1%	18.1%	98.4%
	Burnaby South	\$1,135,000	358.2	1.1%	2.9%	8.1%	3.7%	28.1%	19.6%	100.4%
	Coquitlam	\$1,135,300	355.0	0.1%	3.1%	6.8%	-1.1%	34.8%	26.2%	119.5%
	Ladner	\$1,181,500	343.2	1.6%	5.9%	12.8%	1.3%	45.1%	36.6%	122.4%
	Maple Ridge	\$1,004,600	347.7	0.7%	4.9%	11.3%	-3.2%	46.5%	41.6%	154.5%
	New Westminster	\$846,400	383.7	0.7%	4.2%	8.1%	2.3%	33.6%	26.1%	119.3%
	North Vancouver	\$1,410,100	324.0	0.1%	2.8%	9.1%	-0.1%	27.3%	21.9%	98.0%
	Pitt Meadows	\$940,400	375.7	1.4%	7.8%	14.6%	-0.3%	44.5%	40.0%	164.0%
	Port Coquitlam	\$975,800	375.3	0.8%	4.8%	9.5%	3.2%	47.2%	39.9%	152.4%
	Port Moody	\$1,120,500	353.9	0.1%	1.1%	1.2%	-6.5%	35.2%	27.7%	137.2%
	Richmond	\$1,188,300	390.2	0.2%	1.3%	7.3%	2.6%	34.7%	19.3%	96.1%
	Squamish	\$1,122,500	366.6	1.8%	4.0%	11.7%	-5.9%	39.3%	43.2%	165.8%
	Sunshine Coast	\$864,900	317.2	2.7%	3.9%	4.6%	-6.8%	45.9%	48.8%	155.0%
	Tsawwassen	\$1,222,100	317.5	-2.0%	0.3%	9.1%	-2.1%	30.2%	21.1%	102.1%
	Vancouver East	\$1,229,100	382.3	1.0%	5.1%	11.5%	2.9%	27.5%	21.9%	99.6%
	Vancouver West	\$1,350,900	317.6	1.1%	2.9%	9.2%	3.0%	15.8%	3.5%	49.9%
	West Vancouver	\$2,649,300	285.6	0.1%	4.5%	5.5%	-5.3%	19.5%	3.2%	53.5%
	Whistler	\$1,426,300	320.4	1.6%	2.6%	9.2%	-7.3%	43.2%	52.1%	177.2%
Single Family Detached	Lower Mainland	\$1,802,100	394.6	1.2%	5.4%	12.5%	-0.7%	38.8%	34.2%	112.0%
	Greater Vancouver	\$2,012,900	374.3	1.1%	4.9%	11.2%	0.6%	32.7%	25.2%	91.4%
	Bowen Island	\$1,455,200	304.9	4.7%	1.6%	2.9%	-10.4%	40.4%	49.4%	148.9%
	Burnaby East	\$1,944,700	415.9	1.7%	11.7%	13.2%	9.0%	41.3%	33.6%	136.0%
	Burnaby North	\$2,040,600	390.2	0.1%	4.7%	8.8%	-1.4%	32.6%	30.4%	115.2%
	Burnaby South	\$2,235,800	419.0	1.0%	4.1%	14.1%	6.8%	35.7%	27.7%	117.4%
	Coquitlam	\$1,795,400	415.7	0.5%	3.9%	7.9%	-1.5%	41.7%	34.8%	154.4%
	Ladner	\$1,450,200	351.0	1.9%	7.6%	16.8%	-0.3%	46.1%	42.2%	128.8%
	Maple Ridge	\$1,307,400	381.8	1.8%	6.6%	13.0%	-2.8%	49.5%	49.6%	175.1%
	New Westminster	\$1,599,400	396.0	1.8%	9.9%	11.7%	7.1%	42.5%	37.0%	131.4%
	North Vancouver	\$2,286,100	354.8	0.7%	3.8%	12.2%	0.3%	30.2%	29.5%	121.3%
	Pitt Meadows	\$1,355,900	407.8	2.7%	13.3%	20.5%	2.4%	48.6%	48.6%	175.5%
	Port Coquitlam	\$1,424,600	401.3	0.5%	5.2%	11.2%	2.1%	50.1%	46.0%	173.0%
	Port Moody	\$2,070,700	393.1	1.7%	3.7%	3.1%	-4.7%	42.8%	32.9%	154.4%
	Richmond	\$2,181,700	444.1	0.0%	1.9%	10.9%	2.2%	34.9%	22.3%	113.0%
	Squamish	\$1,684,100	412.1	2.7%	5.5%	14.5%	-6.4%	39.1%	53.7%	219.7%
	Sunshine Coast	\$929,900	324.9	3.3%	4.8%	4.4%	-6.4%	48.4%	54.0%	161.8%
	Tsawwassen	\$1,560,700	345.0	-2.2%	0.8%	12.2%	-2.4%	33.9%	29.7%	124.3%
	Vancouver East	\$1,897,200	422.0	0.9%	6.6%	13.7%	3.7%	28.9%	28.4%	122.1%
	Vancouver West	\$3,458,000	359.3	1.2%	4.1%	10.0%	1.0%	14.0%	7.7%	62.7%
	West Vancouver	\$3,241,600	300.1	0.5%	5.2%	6.3%	-4.2%	20.6%	6.0%	61.8%
	Whistler	\$2,623,200	343.1	4.5%	4.7%	14.6%	-6.5%	44.8%	58.1%	173.4%

**HOW TO READ THE TABLE:**

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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	\$979,100	372.8	0.5%	3.2%	8.9%	-0.5%	41.4%	36.3%	140.1%
	Greater Vancouver	\$1,104,600	383.7	0.5%	2.2%	8.0%	1.2%	36.9%	32.0%	137.6%
	Burnaby East	\$882,800	380.5	2.2%	4.3%	3.1%	-1.0%	28.3%	29.2%	124.7%
	Burnaby North	\$902,500	370.8	-0.1%	1.7%	4.0%	-2.7%	30.0%	24.8%	133.2%
	Burnaby South	\$1,018,000	383.9	2.0%	3.5%	4.7%	3.5%	29.9%	24.4%	134.9%
	Coquitlam	\$1,061,900	414.0	-1.2%	1.3%	7.4%	-1.7%	39.7%	36.9%	168.8%
	Ladner	\$987,500	394.5	1.6%	1.7%	9.1%	4.1%	38.3%	30.5%	150.8%
	Maple Ridge	\$769,300	385.6	-2.0%	2.5%	9.5%	-2.6%	42.7%	39.7%	176.8%
	New Westminster	\$957,300	402.6	1.3%	2.1%	6.3%	0.3%	40.2%	35.3%	139.2%
	North Vancouver	\$1,359,100	364.1	1.7%	3.8%	4.4%	0.6%	37.4%	36.8%	140.6%
	Pitt Meadows	\$836,600	409.3	0.6%	3.4%	10.3%	-1.8%	41.2%	33.4%	175.1%
	Port Coquitlam	\$975,300	391.8	1.4%	7.3%	12.5%	6.8%	47.2%	45.1%	174.9%
	Port Moody	\$1,028,900	396.6	-0.4%	0.0%	2.9%	-7.5%	39.1%	37.3%	161.8%
	Richmond	\$1,143,200	412.6	2.0%	3.3%	7.3%	6.8%	40.8%	32.2%	137.3%
	Squamish	\$1,043,200	375.0	-1.1%	0.7%	6.5%	-3.7%	41.7%	39.1%	196.7%
	Sunshine Coast	\$745,500	344.2	-1.5%	1.0%	6.4%	-2.5%	44.8%	45.5%	177.1%
	Tsawwassen	\$1,004,800	297.0	0.5%	0.1%	5.8%	0.5%	23.2%	2.1%	84.7%
	Vancouver East	\$1,126,300	371.5	1.6%	1.6%	10.5%	-0.8%	28.3%	23.1%	111.8%
	Vancouver West	\$1,496,600	340.4	0.0%	-0.5%	12.8%	3.2%	23.1%	15.5%	100.9%
	Whistler	\$1,491,900	386.7	-1.4%	1.2%	7.3%	-2.6%	50.1%	53.5%	235.4%
Apartment	Lower Mainland	\$718,600	358.9	0.6%	2.9%	7.5%	2.1%	28.1%	19.3%	115.0%
	Greater Vancouver	\$771,600	355.6	0.6%	2.5%	7.1%	2.6%	24.8%	16.9%	112.2%
	Burnaby East	\$803,700	343.9	-0.6%	-1.9%	8.2%	0.7%	24.4%	15.5%	109.4%
	Burnaby North	\$747,100	372.1	-0.9%	0.7%	6.2%	0.6%	29.3%	21.1%	126.1%
	Burnaby South	\$822,200	394.0	1.3%	3.1%	7.9%	5.5%	28.4%	19.8%	129.2%
	Coquitlam	\$742,200	420.7	0.6%	3.6%	6.8%	4.0%	31.8%	27.2%	162.3%
	Ladner	\$717,400	364.9	-0.2%	2.2%	2.7%	2.0%	46.5%	46.3%	141.3%
	Maple Ridge	\$530,100	371.0	-0.5%	1.1%	6.1%	-4.3%	37.9%	31.0%	166.9%
	New Westminster	\$654,600	399.4	0.2%	1.8%	7.0%	0.8%	26.4%	19.9%	136.6%
	North Vancouver	\$814,400	328.0	-0.6%	1.7%	8.5%	2.1%	23.9%	17.8%	122.4%
	Pitt Meadows	\$608,100	415.7	0.2%	2.6%	7.9%	-2.9%	36.1%	26.9%	174.8%
	Port Coquitlam	\$637,100	435.2	1.1%	2.6%	5.8%	2.1%	36.6%	30.2%	178.4%
	Port Moody	\$726,700	390.3	-0.2%	2.9%	4.5%	0.3%	25.1%	23.2%	153.9%
	Richmond	\$740,800	407.0	0.1%	0.0%	3.4%	3.2%	29.2%	21.3%	125.6%
	Squamish	\$620,600	368.1	2.3%	3.5%	8.8%	-8.2%	43.8%	34.3%	191.9%
	Sunshine Coast	\$586,300	334.5	1.8%	3.2%	10.4%	-10.5%	34.9%	18.1%	120.6%
	Tsawwassen	\$690,600	323.8	0.0%	2.0%	3.4%	1.2%	33.1%	27.3%	117.2%
	Vancouver East	\$717,700	413.7	0.6%	3.4%	6.9%	0.5%	18.8%	14.8%	119.0%
	Vancouver West	\$866,300	330.6	1.2%	3.2%	8.0%	3.9%	16.0%	7.8%	95.4%
	West Vancouver	\$1,346,000	262.3	0.5%	6.8%	11.9%	7.9%	29.7%	5.3%	81.0%
	Whistler	\$711,500	306.0	2.0%	3.8%	11.1%	-6.5%	53.3%	45.6%	187.1%

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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.

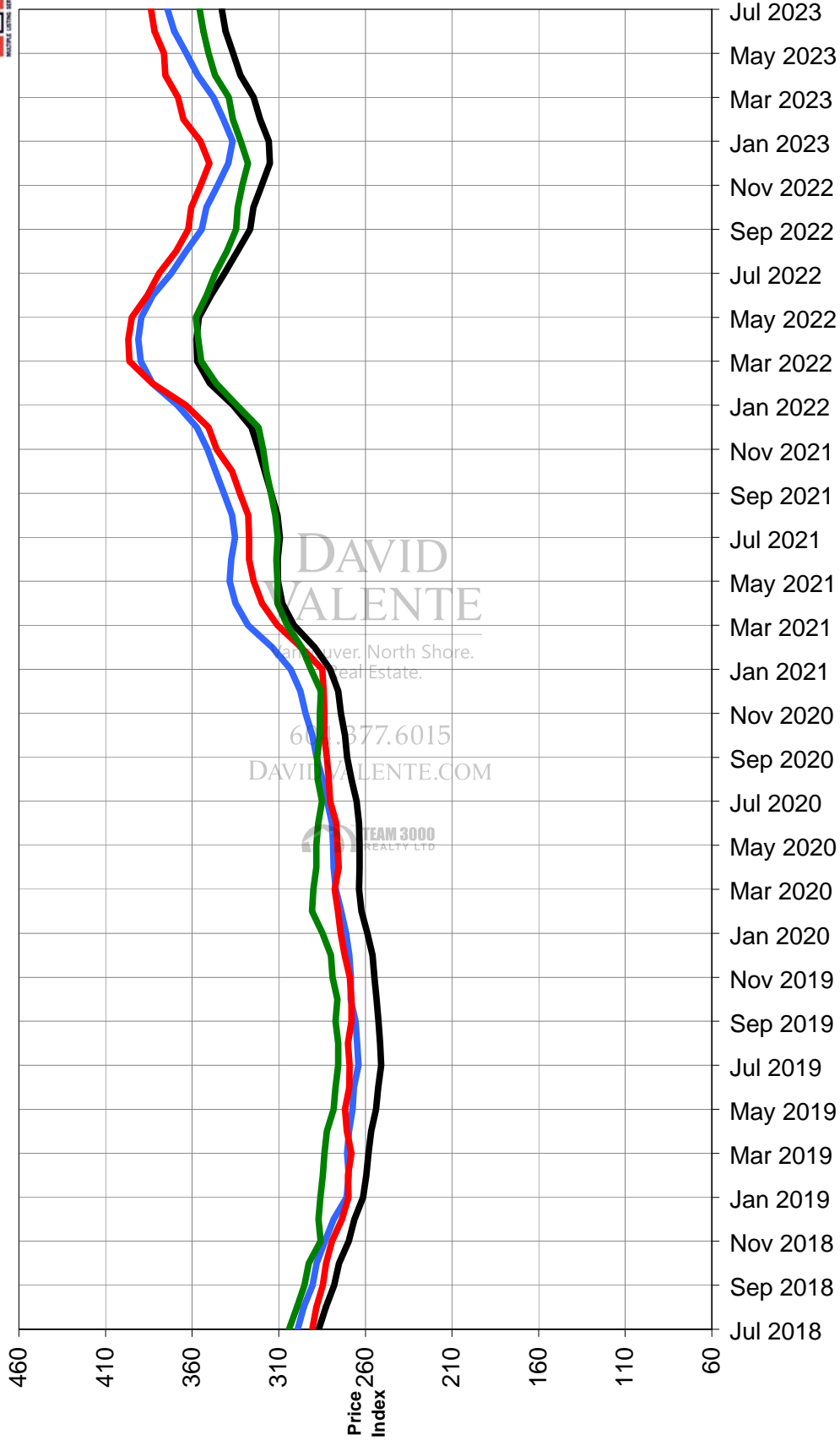
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

# Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



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**July  
2023**

# MLS® SALES Facts

		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 2023	Number of Sales	59	69	29	6	83	25	58	27	18	58	20	36	90	69	23	9	679
	Median Selling Price	\$1,920,000	\$1,689,000	\$1,450,000	n/a	\$1,290,000	\$1,562,500	\$2,070,500	\$1,550,000	n/a	\$2,100,000	\$1,612,000	\$1,042,500	\$2,019,000	\$3,488,000	\$3,260,000	n/a	466
		52	54	16	0	43	n/a	\$1,367,000	n/a	\$965,500	\$1,170,250	n/a	n/a	\$1,410,000	\$1,692,450	n/a	n/a	1,281
June 2023	Number of Sales	65	85	43	9	107	19	89	29	21	95	18	45	96	75	28	19	843
	Median Selling Price	\$2,003,000	\$1,814,150	\$1,510,000	n/a	\$1,330,000	n/a	\$2,200,000	\$1,440,000	\$2,015,000	\$2,010,000	n/a	\$1,100,000	\$2,004,000	\$3,150,000	\$3,440,000	n/a	547
		67	56	14	0	62	18	35	21	15	74	16	12	73	62	6	16	1,573
July 2022	Number of Sales	54	49	24	4	63	11	44	21	14	54	14	34	54	46	30	7	523
	Median Selling Price	\$1,900,000	\$1,670,000	\$1,470,000	n/a	\$1,207,000	n/a	\$2,020,000	\$1,340,000	n/a	\$1,850,000	n/a	\$1,142,500	\$1,790,000	\$3,455,000	\$2,870,000	n/a	304
		38	21	8	0	40	8	24	15	6	47	9	3	43	28	4	10	1,060
Jan. - Jul. 2023 Year-to-date	Number of Sales	180	72	9	0	28	63	105	34	25	121	3	5	101	294	13	7	n/a
	Median Selling Price	\$1,148,950	\$1,099,000	n/a	n/a	\$748,300	n/a	\$1,320,000	n/a	n/a	\$999,999	n/a	n/a	\$1,370,000	\$1,565,000	n/a	n/a	n/a
		\$693,750	\$631,000	n/a	n/a	\$500,000	\$563,000	\$725,000	\$560,000	\$732,000	\$635,000	n/a	n/a	\$675,000	\$833,500	n/a	n/a	n/a
Jan. - Jul. 2022 Year-to-date	Number of Sales	415	426	270	40	610	131	461	159	106	533	113	245	568	533	219	77	4,906
	Median Selling Price	\$1,950,000	\$1,737,500	\$1,465,000	\$864,500	\$1,250,000	\$1,520,000	\$2,098,000	\$1,360,000	\$1,900,000	\$2,010,000	\$1,432,500	\$950,952	\$1,900,000	\$3,500,000	\$3,175,000	\$2,274,000	n/a
		370	288	109	0	325	79	223	106	117	442	91	49	445	314	30	121	3,109
Jan. - Jul. 2022 Year-to-date	Number of Sales	1,531	691	125	2	298	483	692	209	279	1,100	69	38	823	2,166	134	165	8,805
	Median Selling Price	\$1,084,000	\$1,152,450	\$1,079,900	n/a	\$787,000	\$972,450	\$1,395,000	\$935,500	\$1,050,000	\$1,150,000	\$965,000	\$670,000	\$1,400,000	\$1,650,000	\$2,105,900	\$1,370,000	n/a
		\$730,000	\$679,900	\$640,000	n/a	\$520,000	\$615,000	\$780,000	\$590,000	\$720,000	\$680,000	\$615,000	\$474,000	\$680,000	\$849,000	\$1,205,000	\$640,000	n/a
Jan. - Jul. 2022 Year-to-date	Number of Sales	495	499	300	40	663	148	517	237	130	656	135	367	691	585	314	77	5,854
	Median Selling Price	\$2,135,500	\$1,835,000	\$1,650,000	\$800,000	\$1,450,000	\$1,615,000	\$2,222,000	\$1,517,500	\$2,019,500	\$2,100,000	\$1,587,500	\$1,050,000	\$2,026,500	\$3,536,500	\$3,090,000	\$3,090,000	n/a
		390	260	95	2	385	95	292	155	131	543	127	61	399	406	41	137	3,519
Jan. - Jul. 2022 Year-to-date	Number of Sales	1,746	926	153	3	369	653	862	306	209	1,415	95	40	1,159	2,929	103	193	11,161
	Median Selling Price	\$1,072,500	\$1,166,000	\$995,000	n/a	\$860,000	\$1,012,000	\$1,389,000	\$997,000	\$1,072,000	\$1,150,000	\$1,060,000	\$635,000	\$1,379,000	\$1,588,000	\$2,376,000	\$1,512,000	n/a
		\$721,900	\$710,000	\$650,000	n/a	\$562,000	\$620,000	\$802,000	\$590,000	\$749,900	\$676,750	\$711,000	\$575,000	\$680,000	\$855,000	\$1,104,000	\$650,000	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  
2023

REAL ESTATE BOARD OF GREATER VANCOUVER		July 2023		Greater Vancouver Regional District														TOTALS	
				Fraser Valley				Lower Mainland				Squamish-Likely				Whistler/Pemberton			
				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		
July 2023	Number of Listings	106	108	66	9	188	27	106	51	34	162	30	93	155	175	131	27	1,468	
	% Sales to Listings	56%	64%	44%	67%	44%	93%	55%	53%	53%	36%	67%	39%	58%	39%	18%	33%	832	
June 2023	Number of Listings	132	149	69	12	229	39	154	58	51	210	49	124	225	190	149	30	1,870	
	% Sales to Listings	49%	57%	62%	75%	47%	49%	58%	50%	41%	45%	37%	36%	43%	39%	19%	63%	890	
July 2022	Number of Listings	75	47	11	0	69	16	51	38	21	92	21	8	105	98	10	24	686	
	% Sales to Listings	50%	56%	38%	24%	34%	42%	43%	48%	78%	37%	47%	33%	39%	32%	29%	23%	1,933	
Jan. - Jul. 2023	Number of Listings	595	525	188	3	475	124	368	146	166	724	150	90	807	749	80	195	5,385	
	% Sales to Listings	60%	50%	47%	n/a	41%	60%	73%	65%	63%	65%	14%	38%	53%	50%	41%	21%	15,226	
Year-to-date*	Number of Listings	775	769	495	78	1,218	240	829	292	210	1,119	249	684	1,132	1,212	877	163	10,342	
	% Sales to Listings	54%	55%	55%	51%	50%	55%	56%	54%	50%	48%	45%	36%	50%	44%	25%	47%	n/a	
Year-to-date*	Number of Listings	62%	55%	58%	0%	68%	64%	61%	73%	70%	61%	61%	54%	55%	42%	38%	62%	n/a	
	% Sales to Listings	63%	62%	67%	100%	62%	67%	63%	63%	71%	61%	63%	59%	55%	48%	49%	73%	13,221	
Jan. - Jul. 2022	Number of Listings	997	1,005	601	89	1,663	308	1,039	464	249	1,517	289	717	1,537	1,548	1,006	192	6,359	
	% Sales to Listings	50%	50%	50%	45%	40%	48%	50%	51%	52%	43%	47%	51%	45%	38%	31%	40%	n/a	
Year-to-date*	Number of Listings	59%	56%	59%	33%	51%	58%	61%	65%	62%	56%	62%	73%	49%	47%	55%	63%	n/a	
	% Sales to Listings	63%	65%	75%	60%	66%	69%	65%	69%	60%	63%	63%	66%	62%	53%	39%	63%	n/a	

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



# Listing & Sales Activity Summary

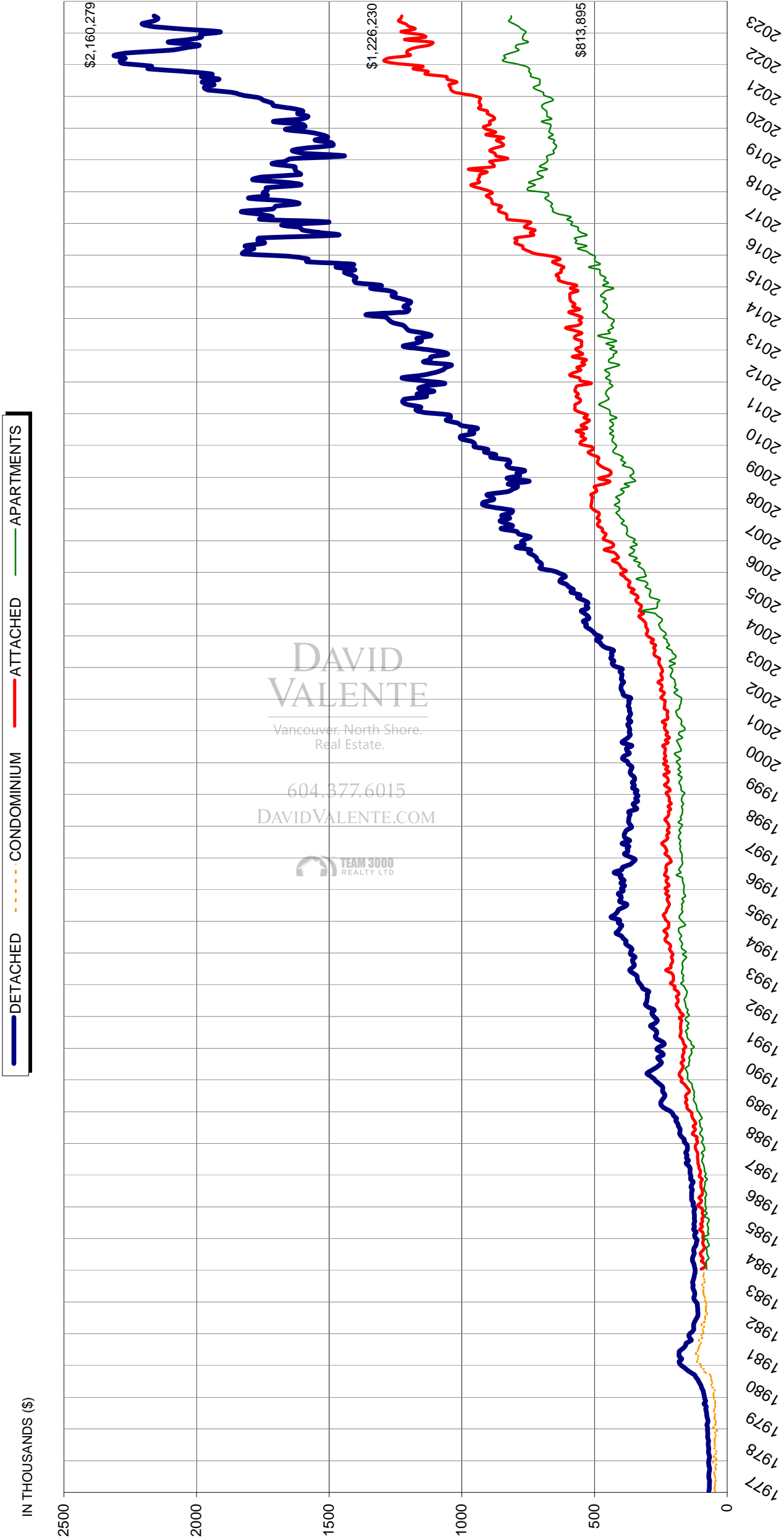
## Listings

## Sales

	1 Jul 2022	2 Jun 2023	3 Jul 2023	Col. 2 & 3 Percentage Variance	5 Jul 2022	6 Jun 2023	7 Jul 2023	Col. 6 & 7 Percentage Variance	9 May 2022 - Jul 2022	10 May 2023 - Jul 2023	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	108	132	106	-19.7	54	65	59	-9.2	172	215	25.0
ATTACHED	75	95	78	-17.9	38	67	52	-22.4	138	194	40.6
APARTMENTS	298	390	381	-2.3	180	258	212	-17.8	634	768	21.1
<b>COQUITLAM</b>											
DETACHED	88	149	108	-27.5	49	85	69	-18.8	163	245	50.3
ATTACHED	47	105	93	-11.4	21	56	54	-3.6	94	170	80.9
APARTMENTS	144	179	198	10.6	72	125	100	-20.0	317	356	12.3
<b>DELTA</b>											
DETACHED	63	69	66	-4.3	24	43	29	-32.6	94	144	53.2
ATTACHED	11	25	34	36.0	8	14	16	14.3	43	47	9.3
APARTMENTS	19	28	21	-25.0	9	17	14	-17.6	45	56	24.4
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	183	229	188	-17.9	63	107	83	-22.4	220	312	41.8
ATTACHED	69	91	66	-27.5	40	62	43	-30.6	141	170	20.6
APARTMENTS	69	70	62	-11.4	28	62	41	-33.9	125	170	36.0
<b>NORTH VANCOUVER</b>											
DETACHED	103	154	106	-31.2	44	89	58	-34.8	187	253	35.3
ATTACHED	51	54	51	-5.6	24	35	28	-20.0	106	115	8.5
APARTMENTS	144	180	146	-18.9	105	122	99	-18.9	356	348	-2.2
<b>NEW WESTMINSTER</b>											
DETACHED	26	39	27	-30.8	11	19	25	31.6	45	74	64.4
ATTACHED	16	25	21	-16.0	8	18	16	-11.1	38	49	28.9
APARTMENTS	105	120	137	14.2	63	82	78	-4.9	226	257	13.7
<b>PORT MOODY/BELCARRA</b>											
DETACHED	18	51	34	-33.3	14	21	18	-14.3	40	55	37.5
ATTACHED	21	31	26	-16.1	6	15	22	46.7	44	51	15.9
APARTMENTS	40	59	45	-23.7	25	59	41	-30.5	75	156	108.0
<b>PORT COQUITLAM</b>											
DETACHED	44	58	51	-12.1	21	29	27	-6.9	79	87	10.1
ATTACHED	38	27	27	0.0	15	21	14	-33.3	59	55	-6.8
APARTMENTS	52	56	42	-25.0	34	41	32	-22.0	117	113	-3.4
<b>RICHMOND</b>											
DETACHED	145	210	162	-22.9	54	95	58	-38.9	203	262	29.1
ATTACHED	92	113	109	-3.5	47	74	70	-5.4	203	235	15.8
APARTMENTS	187	309	266	-13.9	121	192	163	-15.1	491	548	11.6
<b>SUNSHINE COAST</b>											
DETACHED	103	124	93	-25.0	34	45	36	-20.0	139	132	-5.0
ATTACHED	8	9	12	33.3	3	12	8	-33.3	20	26	30.0
APARTMENTS	13	10	9	-10.0	5	8	3	-62.5	14	23	64.3
<b>SQUAMISH</b>											
DETACHED	30	49	30	-38.8	14	18	20	11.1	51	61	19.6
ATTACHED	21	21	21	0.0	9	16	12	-25.0	43	45	4.7
APARTMENTS	21	22	9	-59.1	3	13	8	-38.5	26	34	30.8
<b>VANCOUVER EAST</b>											
DETACHED	139	225	155	-31.1	54	96	90	-6.3	225	311	38.2
ATTACHED	105	120	118	-1.7	43	73	68	-6.8	147	215	46.3
APARTMENTS	190	268	231	-13.8	101	156	127	-18.6	409	442	8.1
<b>VANCOUVER WEST</b>											
DETACHED	142	190	175	-7.9	46	75	69	-8.0	201	253	25.9
ATTACHED	98	130	126	-3.1	28	62	44	-29.0	149	174	16.8
APARTMENTS	586	773	721	-6.7	294	390	325	-16.7	1047	1161	10.9
<b>WHISTLER/PEMBERTON</b>											
DETACHED	30	30	27	-10.0	7	19	9	-52.6	26	41	57.7
ATTACHED	24	39	33	-15.4	10	16	17	6.3	47	59	25.5
APARTMENTS	33	40	29	-27.5	7	26	14	-46.2	57	77	35.1
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	102	149	131	-12.1	30	28	23	-17.9	108	92	-14.8
ATTACHED	10	5	17	240.0	4	6	2	-66.7	17	16	-5.9
APARTMENTS	32	60	33	-45.0	13	22	23	4.5	51	74	45.1
<b>GRAND TOTALS</b>											
DETACHED	1324	1858	1459	-21.5	519	834	673	-19.3	1953	2537	29.9
ATTACHED	686	890	832	-6.5	304	547	466	-14.8	1289	1621	25.8
APARTMENTS	1933	2564	2330	-9.1	1060	1573	1280	-18.6	3990	4583	14.9



Residential Average Sale Prices - January 1977 to July 2023



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

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