

MARKET REPORT

Highlights from June

Home prices continue to rise in Metro Vancouver's housing market to kick off the summer

HOLIDAY & CELEBRATION

Canada Day - July 1st

THIS MONTHS NEWSLETTER

Residential MLS® Home Price Index
composite benchmark price \$1,203,000

Sales-to-active ratio total 31.4%

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Vancouver, North Shore.
Real Estate.

July 2023



HAPPY
Canada
DAY

Home prices continue to rise in Metro Vancouver's housing market to kick off the summer

Dear Valued Clients,

Continuing the trend that has emerged in the housing market this year, the benchmark price for all home types in Metro Vancouver increased in June as home buyer demand butted up against a limited inventory of homes for sale in the region.

The market continues to outperform expectations across all segments, but the apartment segment showed the most relative strength in June. The benchmark price of apartment homes is almost cresting the peak reached in 2022, while sales of apartments are now above the region's ten-year seasonal average. This uniquely positions the apartment segment relative to the attached and detached segments where sales remained below the ten-year seasonal averages.

Despite elevated borrowing costs, there continues to be too little resale inventory available relative to the pool of buyers in Metro Vancouver. This is the fundamental reason we continue to see prices increase month over month across all segments. With the benchmark price for apartments now standing at \$767,000, we repeat our call to the provincial government to adjust the \$525,000 threshold exempting first-time home buyers from the Property Transfer Tax to better reflect the price of entry-level homes in our region. This is a simple policy adjustment that could help more first-time buyers afford a home right now.

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

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SELLING A HOME →

I look forward to helping
you achieve your goals.

This communication is not intended to cause or
induce breach of an existing agency relationship.

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July 2023

Home prices continue to rise in
Metro Vancouver's housing market
to kick off the summer



DETACHED

Active Listings: 4,056

Sales: 848

Benchmark Price: \$1,991,300

Avg. Days On Market: 25



TOWNHOUSE

Active Listings: 1,419

Sales: 547

Benchmark Price: \$1,098,900

Avg. Days On Market: 19



APARTMENT

Active Listings: 3,991

Sales: 1,573

Benchmark Price: \$767,000

Avg. Days On Market: 22

Residential property sales in Metro Vancouver

Sales-to-active ratio – June 2023



Detached
homes
20.9%



Attached
townhomes
38.5%



Attached
condos
39.4%

(Total 31.4%)

News Release

FOR IMMEDIATE RELEASE:



Home prices continue to rise in Metro Vancouver's housing market to kick off the summer

VANCOUVER, BC – July 5, 2023 – Continuing the trend that has emerged in the housing market this year, the benchmark price for all home types in Metro Vancouver¹ increased in June as home buyer demand butted up against a limited inventory of homes for sale in the region.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales² in the region totalled 2,988 in June 2023, a 21.1 per cent increase from the 2,467 sales recorded in June 2022. This was 8.6 per cent below the 10-year seasonal average (3,269).

“The market continues to outperform expectations across all segments, but the apartment segment showed the most relative strength in June,” Andrew Lis, REBGV’s director of economics and data analytics said. “The benchmark price of apartment homes is almost cresting the peak reached in 2022, while sales of apartments are now above the region’s ten-year seasonal average. This uniquely positions the apartment segment relative to the attached and detached segments where sales remained below the ten-year seasonal averages.”

There were 5,348 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in June 2023. This represents a 1.3 per cent increase compared to the 5,278 homes listed in June 2022. This was 3.1 per cent below the 10-year seasonal average (5,518).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,990, a 7.9 per cent decrease compared to June 2022 (10,842) This was 17.4 per cent below the 10-year seasonal average (12,091).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for June 2023 is 31.4 per cent. By property type, the ratio is 20.9 per cent for detached homes, 38.5 per cent for townhomes, and 39.4 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.

“Despite elevated borrowing costs, there continues to be too little resale inventory available relative to the pool of buyers in Metro Vancouver. This is the fundamental reason we continue to see prices increase month over month across all segments,” Lis said. “With the benchmark price for apartments now standing at \$767,000, we repeat our call to the provincial government to

adjust the \$525,000 threshold exempting first-time home buyers from the Property Transfer Tax to better reflect the price of entry-level homes in our region. This is a simple policy adjustment that could help more first-time buyers afford a home right now.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,203,000. This represents a 2.4 per cent decrease over June 2022 and a 1.3 per cent increase compared to May 2023.

Sales of detached homes in June 2023 reached 848, a 28.3 per cent increase from the 661 detached sales recorded in June 2022. The benchmark price for a detached home is \$1,991,300. This represents a 3.2 per cent decrease from June 2022 and a 1.9 per cent increase compared to May 2023.

Sales of apartment homes reached 1,573 in June 2023, an 18.6 per cent increase compared to the 1,326 sales in June 2022. The benchmark price of an apartment home is \$767,000. This represents a 0.5 per cent increase from June 2022 and a 0.8 per cent increase compared to May 2023.

Attached home sales in June 2023 totalled 547, a 17.6 per cent increase compared to the 465 sales in June 2022. The benchmark price of an attached home is \$1,098,900. This represents a one per cent decrease from June 2022 and a 1.5 per cent increase compared to May 2023.

Vancouver. North Shore.
Real Estate.

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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.

For more information please contact:

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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	\$1,144,400	347.7	1.5%	6.0%	8.5%	-4.1%	35.2%	23.0%	94.7%
	Greater Vancouver	\$1,203,000	340.7	1.3%	5.0%	8.1%	-2.4%	29.2%	17.5%	83.6%
	Bowen Island	\$1,387,700	291.2	2.1%	-1.8%	-3.6%	-16.8%	37.6%	38.7%	134.8%
	Burnaby East	\$1,190,700	370.5	2.7%	6.9%	9.1%	0.1%	30.5%	17.8%	107.4%
	Burnaby North	\$1,027,300	342.1	0.9%	4.2%	6.8%	-3.7%	26.8%	17.8%	101.1%
	Burnaby South	\$1,123,100	354.4	1.0%	5.0%	6.4%	-1.7%	24.1%	17.6%	98.7%
	Coquitlam	\$1,134,200	354.7	1.7%	4.7%	7.1%	-2.9%	35.7%	25.5%	119.6%
	Ladner	\$1,163,500	337.9	1.6%	9.4%	9.9%	-2.0%	42.0%	33.6%	121.7%
	Maple Ridge	\$997,900	345.4	1.6%	7.3%	9.4%	-6.5%	45.8%	39.2%	154.9%
	New Westminster	\$840,200	380.9	1.5%	4.8%	8.5%	0.3%	34.3%	24.0%	117.8%
	North Vancouver	\$1,409,100	323.8	0.8%	4.8%	8.6%	-2.1%	28.3%	19.9%	96.1%
	Pitt Meadows	\$927,300	370.5	2.3%	9.5%	9.6%	-4.9%	43.3%	36.3%	165.0%
	Port Coquitlam	\$967,900	372.3	1.7%	5.8%	9.2%	-1.3%	47.0%	36.5%	150.7%
	Port Moody	\$1,118,900	353.4	0.6%	1.8%	3.8%	-7.5%	35.9%	25.7%	137.3%
	Richmond	\$1,185,500	389.3	-0.6%	2.9%	8.9%	0.2%	35.2%	18.5%	96.3%
	Squamish	\$1,102,700	360.1	1.2%	5.7%	11.1%	-8.5%	38.7%	39.1%	159.4%
	Sunshine Coast	\$842,600	309.0	4.1%	2.0%	1.1%	-11.4%	45.6%	43.1%	151.2%
	Tsawwassen	\$1,246,800	323.9	2.0%	9.7%	10.1%	-4.7%	34.6%	22.4%	107.6%
	Vancouver East	\$1,217,300	378.6	2.0%	7.3%	9.6%	-0.3%	27.8%	18.8%	98.2%
	Vancouver West	\$1,336,800	314.2	1.3%	4.4%	8.6%	-0.3%	14.7%	1.7%	50.0%
	West Vancouver	\$2,646,700	285.3	3.2%	6.0%	3.8%	-8.4%	21.5%	-0.3%	54.5%
	Whistler	\$1,404,100	315.5	1.1%	4.9%	9.1%	-9.6%	42.1%	49.3%	169.9%
Single Family Detached	Lower Mainland	\$1,781,700	390.1	2.1%	-7.6%	9.9%	-4.8%	39.1%	31.1%	110.2%
	Greater Vancouver	\$1,991,300	370.3	1.9%	6.5%	9.2%	-3.2%	32.6%	22.1%	90.1%
	Bowen Island	\$1,390,400	291.3	2.1%	-1.8%	-3.6%	-16.7%	37.5%	38.6%	134.9%
	Burnaby East	\$1,912,200	408.9	4.8%	11.5%	15.5%	2.4%	39.7%	30.8%	132.2%
	Burnaby North	\$2,039,400	389.9	2.9%	5.9%	8.2%	-3.9%	33.3%	28.1%	116.4%
	Burnaby South	\$2,213,200	414.8	1.7%	8.8%	9.5%	-1.7%	31.6%	26.5%	113.9%
	Coquitlam	\$1,787,000	413.8	1.8%	4.2%	6.9%	-3.1%	42.1%	34.7%	152.2%
	Ladner	\$1,422,900	344.4	2.0%	14.2%	9.9%	-3.6%	42.7%	37.7%	128.4%
	Maple Ridge	\$1,284,200	375.1	1.8%	7.9%	10.0%	-6.9%	46.6%	45.8%	173.0%
	New Westminster	\$1,570,600	388.9	2.9%	9.2%	11.6%	1.5%	39.9%	32.3%	127.3%
	North Vancouver	\$2,271,400	352.5	0.1%	5.9%	9.0%	-2.4%	31.7%	26.3%	118.3%
	Pitt Meadows	\$1,319,700	396.9	3.5%	11.3%	13.8%	-4.3%	46.1%	42.8%	176.0%
	Port Coquitlam	\$1,418,300	399.5	1.9%	7.7%	11.1%	-0.7%	51.2%	43.6%	174.0%
	Port Moody	\$2,035,300	386.4	1.4%	2.4%	4.6%	-7.1%	41.1%	30.0%	152.7%
	Richmond	\$2,182,000	444.1	-0.4%	3.6%	10.1%	0.7%	35.4%	21.3%	113.5%
	Squamish	\$1,639,400	401.1	-0.5%	6.4%	8.0%	-10.4%	36.2%	47.5%	208.3%
	Sunshine Coast	\$899,900	314.4	4.4%	1.6%	-1.1%	-12.0%	47.1%	46.4%	157.1%
	Tsawwassen	\$1,596,700	352.9	2.8%	14.1%	10.8%	-5.6%	38.9%	31.1%	132.0%
	Vancouver East	\$1,879,700	418.1	3.1%	9.8%	11.6%	-1.5%	31.1%	25.4%	120.9%
	Vancouver West	\$3,418,700	355.2	2.4%	4.5%	9.9%	-3.2%	13.2%	5.2%	62.6%
	West Vancouver	\$3,226,100	298.7	3.7%	6.0%	4.1%	-7.6%	22.1%	2.2%	61.4%
	Whistler	\$2,510,500	328.4	-0.3%	6.1%	7.5%	-10.6%	38.3%	48.3%	161.3%

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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	\$973,600	370.8	1.8%	5.1%	8.5%	-2.9%	42.1%	35.1%	139.1%
	Greater Vancouver	\$1,098,900	381.7	1.5%	3.7%	9.0%	-1.0%	37.9%	30.7%	136.1%
	Burnaby East	\$863,500	372.2	-1.3%	2.9%	2.6%	-1.2%	27.1%	23.8%	117.5%
	Burnaby North	\$903,500	371.2	0.1%	3.9%	6.7%	-6.4%	30.2%	25.6%	132.0%
	Burnaby South	\$997,800	376.2	0.6%	3.6%	5.7%	-3.4%	28.5%	19.5%	126.9%
	Coquitlam	\$1,074,600	418.9	1.5%	5.8%	9.8%	-1.1%	41.3%	38.8%	172.2%
	Ladner	\$971,700	388.2	-0.2%	0.5%	13.5%	0.6%	34.6%	30.5%	147.1%
	Maple Ridge	\$785,000	393.5	2.2%	7.6%	10.6%	-5.4%	48.2%	40.8%	182.9%
	New Westminster	\$945,100	397.4	0.1%	0.9%	7.2%	-1.7%	38.1%	34.7%	134.2%
	North Vancouver	\$1,336,600	358.0	2.6%	-1.4%	7.9%	-1.9%	35.5%	32.5%	135.1%
	Pitt Meadows	\$831,800	406.9	0.7%	9.6%	3.3%	-5.2%	40.2%	34.0%	174.6%
	Port Coquitlam	\$962,100	386.5	3.6%	8.0%	10.8%	-1.7%	45.6%	40.5%	170.1%
	Port Moody	\$1,033,100	398.3	-0.8%	3.3%	5.8%	-6.5%	41.0%	36.6%	163.3%
	Richmond	\$1,121,500	404.7	0.1%	2.4%	7.8%	2.1%	39.7%	29.8%	132.5%
	Squamish	\$1,055,100	379.3	4.1%	5.2%	10.4%	-1.7%	49.4%	40.3%	202.0%
	Sunshine Coast	\$757,000	349.5	4.2%	5.2%	10.5%	-0.7%	55.5%	46.8%	178.9%
	Tsawwassen	\$999,600	295.5	-0.6%	-1.2%	10.3%	-1.4%	21.3%	3.2%	82.2%
	Vancouver East	\$1,108,900	365.7	0.0%	1.6%	7.9%	-0.8%	27.1%	18.3%	108.5%
	Vancouver West	\$1,497,000	340.5	2.7%	5.1%	12.1%	1.5%	27.0%	15.3%	101.8%
	Whistler	\$1,513,400	392.3	3.9%	4.9%	10.8%	-1.1%	59.0%	55.9%	240.5%
Apartment	Lower Mainland	\$714,400	356.8	1.0%	4.7%	8.1%	-0.2%	26.7%	18.1%	114.8%
	Greater Vancouver	\$767,000	353.5	0.8%	4.3%	7.8%	0.5%	23.1%	16.1%	112.1%
	Burnaby East	\$798,600	341.7	1.2%	2.3%	6.0%	-0.2%	23.5%	14.8%	111.6%
	Burnaby North	\$753,800	375.4	0.1%	4.2%	7.7%	0.7%	30.9%	22.6%	131.6%
	Burnaby South	\$812,100	389.1	0.8%	4.2%	7.7%	3.0%	23.4%	18.4%	128.2%
	Coquitlam	\$737,500	418.1	1.9%	5.1%	7.3%	0.6%	31.5%	25.4%	166.6%
	Ladner	\$719,100	365.8	2.0%	1.5%	7.4%	-2.0%	48.2%	46.0%	138.8%
	Maple Ridge	\$532,600	372.7	0.1%	5.4%	5.5%	-4.9%	39.1%	30.0%	164.1%
	New Westminster	\$653,400	398.7	1.0%	2.9%	7.5%	0.3%	27.7%	19.5%	136.8%
	North Vancouver	\$819,100	329.9	2.0%	6.4%	9.1%	0.7%	24.0%	17.4%	118.3%
	Pitt Meadows	\$606,800	414.8	0.8%	6.4%	6.9%	-4.1%	35.8%	24.5%	172.0%
	Port Coquitlam	\$630,200	430.5	0.7%	2.6%	5.5%	-2.4%	36.2%	27.2%	172.8%
	Port Moody	\$728,000	391.0	1.6%	3.8%	7.2%	-2.4%	25.2%	21.9%	151.4%
	Richmond	\$739,800	406.5	-1.0%	2.0%	8.3%	0.1%	28.9%	22.8%	128.4%
	Squamish	\$606,400	359.7	1.6%	4.6%	20.1%	-12.5%	40.3%	33.0%	181.0%
	Sunshine Coast	\$576,100	328.6	4.2%	6.6%	19.9%	-13.0%	31.0%	19.0%	114.5%
	Tsawwassen	\$690,700	323.8	1.7%	1.3%	7.0%	-2.5%	32.7%	26.9%	114.2%
	Vancouver East	\$713,600	411.3	0.9%	3.9%	6.2%	0.5%	16.7%	13.6%	118.7%
	Vancouver West	\$856,000	326.7	0.7%	4.5%	6.9%	1.6%	12.7%	6.8%	95.2%
	West Vancouver	\$1,339,700	261.0	3.0%	10.4%	11.3%	6.3%	31.6%	2.7%	84.6%
	Whistler	\$697,400	300.0	2.2%	7.5%	22.4%	-10.9%	47.1%	44.6%	173.2%

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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.

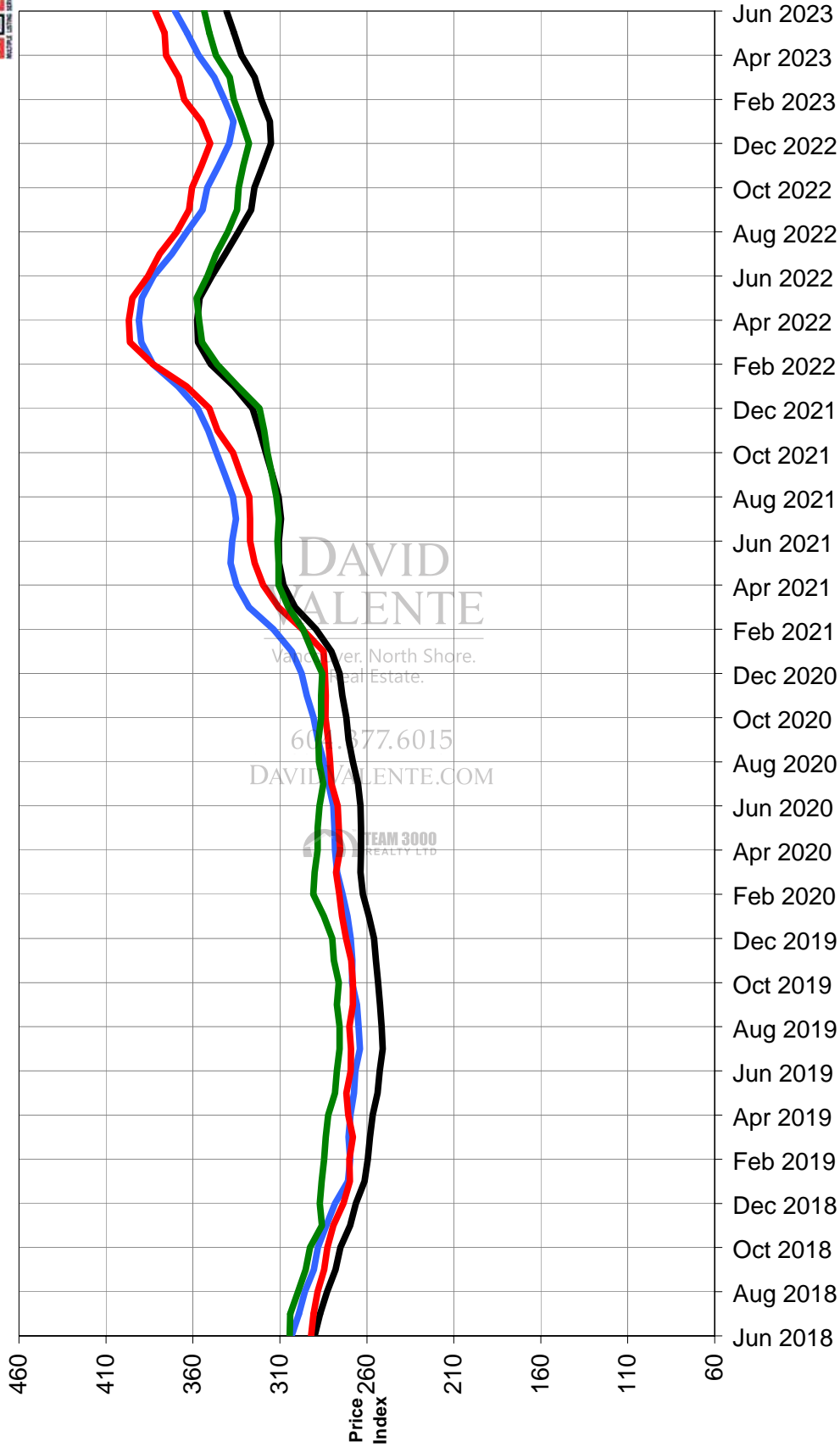
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

Greater Vancouver 5 Year Trend

Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



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TEAM 3000
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MLS® SALES Facts

**June
2023**

	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 2023	Detached of Sales	85	43	9	107	19	89	29	21	95	18	45	96	75	28	19	843
	Attached Apartment	56	14	0	62	18	35	21	15	74	16	12	73	62	6	16	547
	Median Selling Price	258	125	17	62	82	122	41	59	192	13	8	156	390	22	26	1,573
May 2023	Detached	\$2,003,000	\$1,814,150	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	n/a
	Attached	\$990,000	\$1,199,950	n/a	\$832,500	n/a	\$1,380,000	\$990,000	n/a	\$1,224,000	n/a	n/a	\$1,420,000	\$1,834,000	n/a	n/a	n/a
	Apartment	\$738,000	\$690,000	n/a	\$515,000	\$612,500	\$789,450	\$561,500	\$720,000	\$700,000	n/a	n/a	\$700,600	\$850,750	\$987,000	\$699,000	n/a
June 2022	Detached of Sales	91	72	10	122	30	106	31	16	109	23	51	125	109	41	13	1,040
	Attached Apartment	75	17	0	65	15	52	20	14	91	17	6	74	68	8	26	608
	Median Selling Price	298	131	0	67	97	127	40	56	193	13	12	159	446	29	37	1,730
June 2022	Detached	\$2,012,800	\$1,774,000	n/a	\$1,307,500	\$1,665,000	\$2,250,000	\$1,402,000	n/a	\$2,055,000	\$1,342,500	\$950,000	\$2,000,000	\$3,670,000	\$2,870,000	n/a	n/a
	Attached	\$1,148,000	\$1,199,000	n/a	\$810,000	n/a	\$1,396,500	\$978,500	n/a	\$1,084,000	n/a	n/a	\$1,409,000	\$1,568,000	n/a	\$997,000	n/a
	Apartment	\$731,000	\$675,000	n/a	\$522,000	\$649,000	\$781,500	\$583,000	\$733,500	\$700,000	n/a	n/a	\$742,000	\$870,000	\$1,200,000	\$651,750	n/a
Jan. - Jun. 2023	Detached of Sales	51	31	8	65	14	62	31	14	72	18	50	77	71	32	10	653
	Attached Apartment	46	17	0	44	16	39	23	22	89	17	3	51	54	8	14	465
	Median Selling Price	208	120	1	48	81	97	40	21	176	10	3	137	323	20	20	1,326
Jan. - Year-to-date	Detached	\$1,897,500	\$1,702,000	n/a	\$1,295,000	n/a	\$2,025,000	\$1,350,000	n/a	\$2,098,000	n/a	\$1,003,000	\$1,855,000	\$3,350,000	\$3,063,500	n/a	n/a
	Attached	\$997,500	\$970,000	n/a	\$790,500	n/a	\$1,377,500	\$938,000	\$1,045,000	\$1,115,000	n/a	n/a	\$1,318,500	\$1,405,000	n/a	n/a	n/a
	Apartment	\$688,000	\$670,000	n/a	\$527,500	\$590,000	\$784,000	\$576,500	\$699,000	\$655,750	n/a	n/a	\$680,000	\$828,000	\$1,242,500	\$720,000	n/a
Jan. - Jun. 2022	Detached of Sales	356	241	34	527	106	403	132	88	475	93	209	478	464	196	68	4,227
	Attached Apartment	318	93	0	282	63	195	92	95	372	79	41	377	270	28	104	2,643
	Median Selling Price	1,319	591	1	257	405	593	177	238	937	61	35	696	1,841	111	151	7,524
Jan. - Year-to-date	Detached	\$1,950,000	\$1,750,000	\$902,000	\$1,250,000	\$1,517,500	\$2,100,000	\$1,349,000	\$1,900,000	\$2,000,000	\$1,375,000	\$950,000	\$1,888,000	\$3,500,000	\$3,175,000	\$2,272,000	n/a
	Attached	\$1,030,000	\$1,164,000	n/a	\$785,000	\$972,450	\$1,395,000	\$928,500	\$1,062,500	\$1,150,000	\$960,000	\$660,000	\$1,400,000	\$1,638,000	\$2,175,900	\$1,397,500	n/a
	Apartment	\$730,000	\$679,900	n/a	\$520,000	\$615,000	\$778,500	\$585,000	\$705,750	\$684,000	\$615,000	\$475,000	\$679,450	\$848,000	\$1,199,600	\$650,000	n/a
Jan. - Jun. 2022	Detached of Sales	441	276	36	600	137	473	216	116	602	121	333	637	539	284	70	5,331
	Attached Apartment	352	87	2	345	87	268	140	125	496	118	58	356	378	37	127	3,215
	Median Selling Price	1,566	854	3	341	590	757	272	184	1,294	92	35	1,058	2,635	90	186	10,101
Year-to-date	Detached	\$2,150,000	\$1,850,000	\$798,000	\$1,465,000	\$1,620,000	\$2,250,000	\$1,525,000	\$2,054,900	\$2,100,000	\$1,600,000	\$1,050,000	\$2,055,000	\$3,554,000	\$3,115,000	\$3,020,000	n/a
	Attached	\$1,060,000	\$1,175,000	n/a	\$867,500	\$1,012,000	\$1,391,500	\$1,000,000	\$1,072,000	\$1,150,000	\$1,069,444	\$642,450	\$1,379,000	\$1,588,500	\$2,100,000	\$1,555,000	n/a
	Apartment	\$725,786	\$715,000	n/a	\$570,000	\$627,000	\$810,000	\$590,000	\$752,950	\$680,000	\$719,500	\$577,000	\$682,000	\$858,000	\$1,088,000	\$659,500	n/a

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

MLS® LISTINGS Facts



**June
2023**

		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 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%	n/a
May 2023	Number of Listings	153	156	87	17	225	55	176	65	37	211	39	129	233	238	169	31	2,021
	% Sales to Listings	59%	58%	83%	59%	54%	55%	60%	48%	43%	52%	59%	40%	54%	46%	24%	42%	n/a
June 2022	Number of Listings	128	137	83	21	263	40	173	52	42	180	52	120	233	206	140	39	1,909
	% Sales to Listings	40%	34%	37%	38%	25%	35%	36%	60%	33%	40%	35%	42%	33%	34%	23%	26%	n/a
Jan. - Jun. 2023 Year-to-date*	Number of Listings	669	661	429	69	1,030	213	723	241	176	957	219	591	977	1,037	746	136	8,874
	% Sales to Listings	53%	54%	56%	49%	51%	50%	56%	55%	50%	50%	42%	35%	49%	45%	26%	50%	n/a
Jan. - Jun. 2022 Year-to-date*	Number of Listings	889	917	538	72	1,480	282	936	420	231	1,372	259	614	1,398	1,406	904	162	11,880
	% Sales to Listings	60%	57%	58%	33%	50%	59%	63%	70%	66%	56%	64%	76%	51%	50%	58%	65%	5,673
		63%	67%	78%	60%	69%	70%	64%	69%	60%	63%	63%	73%	63%	54%	39%	68%	16,494

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



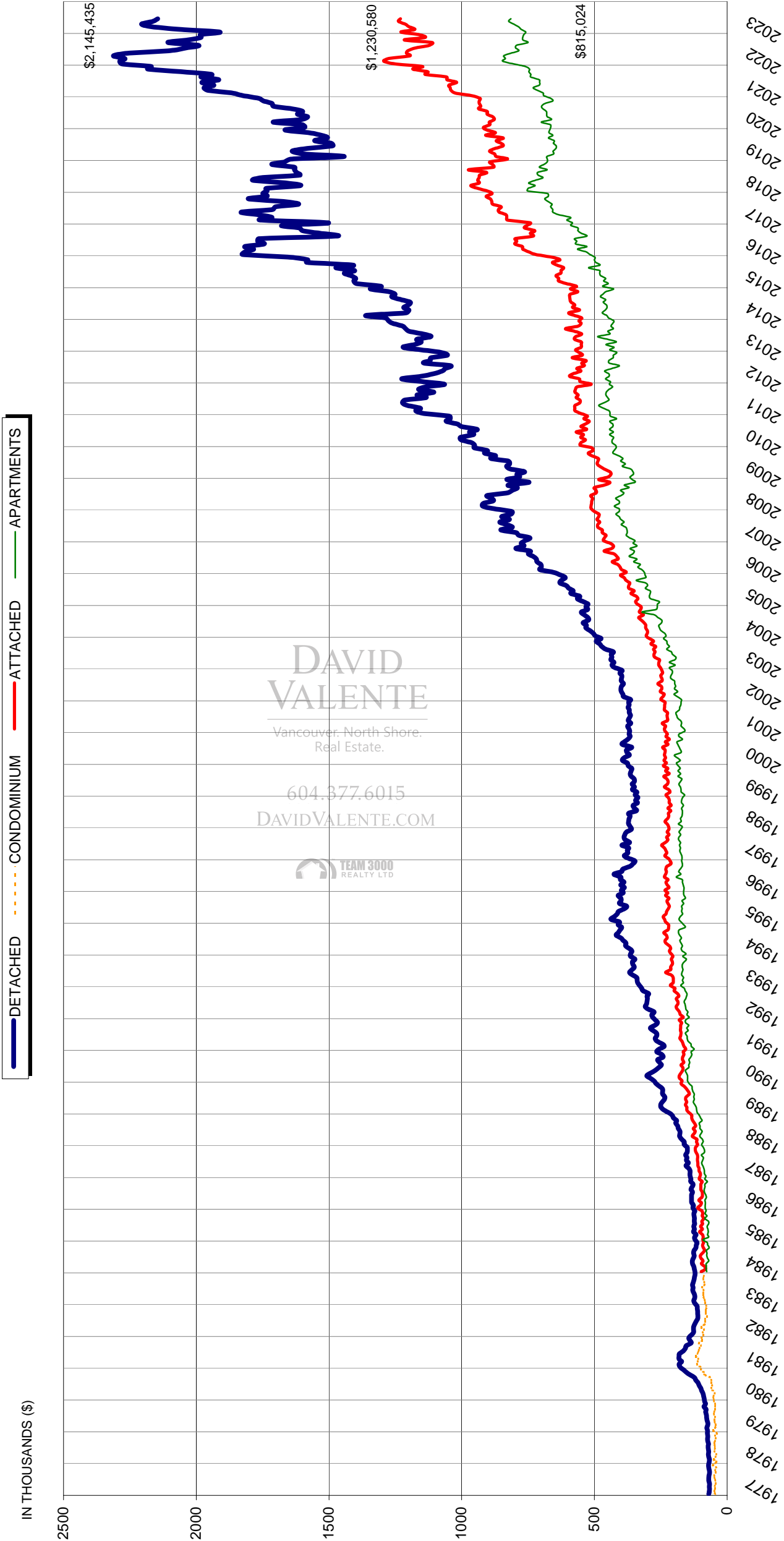
Listing & Sales Activity Summary

Listings

Sales

	1 Jun 2022	2 May 2023	3 Jun 2023	Col. 2 & 3 Percentage Variance	5 Jun 2022	6 May 2023	7 Jun 2023	Col. 6 & 7 Percentage Variance	9 Apr 2022 - Jun 2022	10 Apr 2023 - Jun 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	128	153	132	-13.7	51	91	65	-28.6	203	230	13.3
ATTACHED	89	127	95	-25.2	46	75	67	-10.7	161	207	28.6
APARTMENTS	364	413	390	-5.6	208	298	258	-13.4	696	840	20.7
COQUITLAM											
DETACHED	137	156	149	-4.5	47	91	85	-6.6	202	243	20.3
ATTACHED	60	108	105	-2.8	22	60	56	-6.7	115	159	38.3
APARTMENTS	163	198	179	-9.6	120	131	125	-4.6	394	355	-9.9
DELTA											
DETACHED	83	87	69	-20.7	31	72	43	-40.3	106	166	56.6
ATTACHED	26	27	25	-7.4	17	17	14	-17.6	48	54	12.5
APARTMENTS	23	27	28	3.7	21	25	17	-32.0	67	65	-3.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	263	225	229	1.8	65	122	107	-12.3	260	320	23.1
ATTACHED	112	79	91	15.2	44	65	62	-4.6	164	179	9.1
APARTMENTS	76	80	70	-12.5	48	67	62	-7.5	141	173	22.7
NORTH VANCOUVER											
DETACHED	173	176	154	-12.5	62	106	89	-16.0	239	273	14.2
ATTACHED	81	65	54	-16.9	39	52	35	-32.7	136	115	-15.4
APARTMENTS	205	192	180	-6.3	97	127	122	-3.9	376	360	-4.3
NEW WESTMINSTER											
DETACHED	40	55	39	-29.1	14	30	19	-36.7	58	68	17.2
ATTACHED	26	28	25	-10.7	16	15	18	20.0	37	53	43.2
APARTMENTS	116	120	120	0.0	81	97	82	-15.5	265	251	-5.3
PORT MOODY/BELCARRA											
DETACHED	42	37	51	37.8	14	16	21	31.3	42	59	40.5
ATTACHED	27	22	31	40.9	22	14	15	7.1	61	53	-13.1
APARTMENTS	46	73	59	-19.2	21	56	59	5.4	76	160	110.5
PORT COQUITLAM											
DETACHED	52	65	58	-10.8	31	31	29	-6.5	94	80	-14.9
ATTACHED	24	31	27	-12.9	23	20	21	5.0	77	56	-27.3
APARTMENTS	75	49	56	14.3	40	40	41	2.5	131	122	-6.9
RICHMOND											
DETACHED	180	211	210	-0.5	72	109	95	-12.8	245	296	20.8
ATTACHED	118	138	113	-18.1	89	91	74	-18.7	252	238	-5.6
APARTMENTS	319	291	309	6.2	176	193	192	-0.5	603	558	-7.5
SUNSHINE COAST											
DETACHED	120	129	124	-3.9	50	51	45	-11.8	177	139	-21.5
ATTACHED	8	17	9	-47.1	3	6	12	100.0	27	24	-11.1
APARTMENTS	5	5	10	100.0	3	12	8	-33.3	12	27	125.0
SQUAMISH											
DETACHED	52	39	49	25.6	18	23	18	-21.7	61	56	-8.2
ATTACHED	25	26	21	-19.2	17	17	16	-5.9	53	47	-11.3
APARTMENTS	27	25	22	-12.0	10	13	13	0.0	32	37	15.6
VANCOUVER EAST											
DETACHED	233	233	225	-3.4	77	125	96	-23.2	281	296	5.3
ATTACHED	100	159	120	-24.5	51	74	73	-1.4	169	226	33.7
APARTMENTS	235	247	268	8.5	137	159	156	-1.9	486	428	-11.9
VANCOUVER WEST											
DETACHED	206	238	190	-20.2	71	109	75	-31.2	248	279	12.5
ATTACHED	109	115	130	13.0	54	68	62	-8.8	181	163	-9.9
APARTMENTS	751	821	773	-5.8	323	446	390	-12.6	1218	1175	-3.5
WHISTLER/PEMBERTON											
DETACHED	39	31	30	-3.2	10	13	19	46.2	38	40	5.3
ATTACHED	32	36	39	8.3	14	26	16	-38.5	65	64	-1.5
APARTMENTS	40	31	40	29.0	20	37	26	-29.7	74	93	25.7
WEST VANCOUVER/HOWE SOUND											
DETACHED	140	169	149	-11.8	32	41	28	-31.7	132	115	-12.9
ATTACHED	11	17	5	-70.6	8	8	6	-25.0	17	17	0.0
APARTMENTS	50	41	60	46.3	20	29	22	-24.1	51	70	37.3
GRAND TOTALS											
DETACHED	1888	2004	1858	-7.3	645	1030	834	-19.0	2386	2660	11.5
ATTACHED	848	995	890	-10.6	465	608	547	-10.0	1563	1655	5.9
APARTMENTS	2495	2613	2564	-1.9	1325	1730	1573	-9.1	4622	4714	2.0

Residential Average Sale Prices - January 1977 to June 2023



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

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