

MARKET REPORT

Highlights from April

Prices continue rising across Metro Vancouver as home buyer confidence returns

HOLIDAY & CELEBRATION

Mother's Day - May 14th

Victoria Day - May 22nd

THIS MONTHS NEWSLETTER

Residential property sales -16.5%

Sales-to-active ratio total 32.7%

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Vancouver. North Shore.
Real Estate.

May 2023

HAPPY
Mother's Day
HAPPY
Victoria
DAY

Prices continue rising across Metro Vancouver as home buyer confidence returns

Dear Valued Clients,

With listing activity remaining below historical norms, home sales in Metro Vancouver have mounted a surprising comeback, rising near levels seen last spring, before eight consecutive interest rate hikes eroded borrowing power and brought home sales activity down along with it.

The fact we are seeing prices rising and sales rebounding this spring tells us home buyers are returning with confidence after a challenging year for our market, with mortgage rates roughly doubling. The latest MLS HPI® data show home prices have increased about five per cent year-to-date, which already outpaces our forecast of one to two per cent by year-end. The year is far from over, however, and it remains to be seen if these price increases will be sustained into 2024.

When we released our market forecast in January, we were one of the only organizations taking the contrarian view that prices were likely to appreciate in 2023. And what we're seeing unfold so far this year is consistent with our prediction that near record-low inventory levels would create competitive conditions where almost any resurgence in demand would translate to price escalation, despite the elevated borrowing cost environment. At the crux of it, the issue remains a matter of far too little resale supply available relative to the pool of active buyers in our market.

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

BUYING A HOME →

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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May 2023

Prices continue rising across Metro Vancouver as home buyer confidence returns

HAPPY
Mother's Day
HAPPY
Victoria
DAY



DETACHED

Active Listings: 3,310

Sales: 808

Benchmark Price: \$1,915,800

Avg. Days On Market: 33



TOWNHOUSE

Active Listings: 1,247

Sales: 500

Benchmark Price: \$1,078,400

Avg. Days On Market: 25



APARTMENT

Active Listings: 3,776

Sales: 1,413

Benchmark Price: \$752,300

Avg. Days On Market: 25

Residential property sales in Metro Vancouver

Sales-to-active ratio - April 2023



Detached
homes
24.4%



Attached
townhomes
40.1%



Attached
condos
37.4%

(Total 32.7%)

News Release

FOR IMMEDIATE RELEASE:



Prices continue rising across Metro Vancouver as home buyer confidence returns

VANCOUVER, BC – May 2, 2023 – With listing activity remaining below historical norms, home sales in Metro Vancouver¹ have mounted a surprising comeback, rising near levels seen last spring, before eight consecutive interest rate hikes eroded borrowing power and brought home sales activity down along with it.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,741² in April 2023, a 16.5 per cent decrease from the 3,281 sales recorded in April 2022, and 15.6 per cent below the 10-year seasonal average (3,249).

“The fact we are seeing prices rising and sales rebounding this spring tells us home buyers are returning with confidence after a challenging year for our market, with mortgage rates roughly doubling,” Lis said. “The latest MLS HPI® data show home prices have increased about five per cent year-to-date, which already outpaces our forecast of one to two per cent by year-end. The year is far from over, however, and it remains to be seen if these price increases will be sustained into 2024.”

There were 4,307 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2023. This represents a 29.7 per cent decrease compared to the 6,128 homes listed in April 2022, and was 22 per cent below the 10-year seasonal average (5,525).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 8,790, a 4.2 per cent decrease compared to April 2022 (9,176), and 20.9 per cent below the 10-year seasonal average (11,117).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for April 2023 is 32.7 per cent. By property type, the ratio is 24.4 per cent for detached homes, 40.1 per cent for townhomes, and 37.4 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.

“When we released our market forecast in January, we were one of the only organizations taking the contrarian view that prices were likely to appreciate in 2023,” Lis said. “And what we’re seeing unfold so far this year is consistent with our prediction that near record-low inventory levels would create competitive conditions where almost any resurgence in demand would translate to price escalation, despite the elevated borrowing cost environment. At the crux of it, the issue remains a matter of far too little resale supply available relative to the pool of active buyers in our market.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,170,700. This represents a 7.4 per cent decrease over April 2022 and a 2.4 per cent increase compared to March 2023.

Sales of detached homes in April 2023 reached 808, a 16.3 per cent decrease from the 965 detached sales recorded in April 2022. The benchmark price for detached properties is \$1,915,800. This represents an 8.8 per cent decrease from April 2022 and a 2.9 per cent increase compared to March 2023.

Sales of apartment homes reached 1,413 in April 2023, a 16.5 per cent decrease compared to the 1,693 sales in April 2022. The benchmark price of an apartment property is \$752,300. This represents a 3.1 per cent decrease from April 2022 and a two per cent increase compared to March 2023.

Attached home sales in April 2023 totalled 500, a 13.5 per cent decrease compared to the 578 sales in April 2022. The benchmark price of an attached unit is \$1,078,400. This represents a 6.1 per cent decrease from April 2022 and a 2.1 per cent increase compared to March 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.

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	\$1,105,800	335.1	2.5%	5.3%	1.2%	-10.7%	30.3%	16.8%	88.7%
	Greater Vancouver	\$1,170,700	330.7	2.4%	5.3%	1.9%	-7.4%	25.5%	12.1%	79.3%
	Bowen Island	\$1,456,700	307.1	8.3%	3.6%	3.2%	-13.0%	57.9%	46.4%	152.1%
	Burnaby East	\$1,114,900	348.8	0.4%	3.3%	-1.0%	-8.6%	20.3%	10.7%	99.2%
	Burnaby North	\$1,002,900	333.3	2.5%	5.1%	0.8%	-6.8%	21.2%	12.4%	94.9%
	Burnaby South	\$1,100,200	344.1	2.3%	4.5%	3.4%	-7.3%	21.5%	13.8%	96.2%
	Coquitlam	\$1,077,900	335.5	1.1%	3.4%	0.4%	-11.2%	28.2%	18.0%	108.3%
	Ladner	\$1,112,200	322.4	3.7%	5.1%	0.2%	-9.8%	36.8%	26.9%	109.5%
	Maple Ridge	\$955,700	329.8	3.2%	5.0%	1.5%	-16.0%	39.5%	31.7%	145.0%
	New Westminster	\$814,100	366.2	0.4%	4.1%	0.5%	-6.0%	27.2%	18.6%	111.6%
	North Vancouver	\$1,369,900	315.6	2.2%	7.1%	2.9%	-7.5%	26.2%	14.1%	91.0%
	Pitt Meadows	\$881,200	344.6	4.1%	6.1%	0.9%	-14.7%	34.5%	29.5%	141.8%
	Port Coquitlam	\$927,100	357.0	1.2%	3.6%	1.8%	-10.5%	39.9%	30.0%	142.0%
	Port Moody	\$1,100,400	346.8	-0.5%	1.6%	-1.5%	-10.0%	34.1%	24.3%	135.4%
	Richmond	\$1,179,200	385.5	2.0%	6.3%	5.2%	-1.7%	32.7%	15.6%	95.2%
	Squamish	\$1,077,700	354.3	2.0%	8.5%	0.1%	-8.3%	37.6%	36.2%	162.6%
	Sunshine Coast	\$839,000	309.0	4.6%	4.4%	0.4%	-10.6%	50.9%	43.6%	154.5%
	Tsawwassen	\$1,185,900	309.0	4.3%	2.7%	-2.7%	-11.8%	28.8%	12.8%	96.6%
	Vancouver East	\$1,165,700	362.4	2.7%	5.4%	3.4%	-6.9%	21.5%	11.3%	92.3%
	Vancouver West	\$1,312,400	307.9	3.0%	6.7%	2.8%	-5.1%	12.7%	-2.5%	48.0%
	West Vancouver	\$2,559,300	276.4	2.7%	0.8%	-6.3%	-9.9%	17.5%	-4.5%	49.8%
	Whistler	\$1,393,000	306.8	1.4%	6.6%	-1.9%	-9.0%	38.5%	45.1%	162.9%
Single Family Detached	Lower Mainland	\$1,702,200	372.7	3.2%	6.3%	1.0%	-12.4%	33.4%	23.8%	101.5%
	Greater Vancouver	\$1,915,800	356.7	2.9%	6.4%	1.2%	-8.8%	28.1%	15.9%	83.5%
	Bowen Island	\$1,456,300	306.9	8.3%	3.6%	3.1%	-12.9%	57.9%	46.4%	152.2%
	Burnaby East	\$1,749,700	372.1	1.3%	4.6%	-4.2%	-11.5%	20.9%	18.3%	113.0%
	Burnaby North	\$1,933,700	369.4	3.0%	5.8%	-0.7%	-9.1%	23.7%	17.0%	107.1%
	Burnaby South	\$2,145,800	398.6	3.6%	7.9%	3.8%	-8.2%	25.8%	18.6%	110.1%
	Coquitlam	\$1,747,900	399.9	0.7%	3.4%	-0.1%	-10.9%	37.4%	30.5%	143.5%
	Ladner	\$1,341,900	324.1	7.1%	5.9%	-0.9%	-13.3%	37.0%	30.3%	109.1%
	Maple Ridge	\$1,219,600	356.6	3.4%	4.6%	1.7%	-17.0%	41.6%	38.4%	163.0%
	New Westminster	\$1,433,100	358.2	0.2%	3.5%	-4.3%	-11.5%	25.6%	21.3%	110.5%
	North Vancouver	\$2,192,900	342.1	2.4%	7.9%	3.2%	-8.3%	29.8%	19.5%	111.0%
	Pitt Meadows	\$1,220,900	360.7	4.2%	7.6%	2.6%	-17.1%	35.3%	34.0%	146.7%
	Port Coquitlam	\$1,339,000	378.5	2.2%	4.7%	2.0%	-13.0%	42.4%	34.8%	158.9%
	Port Moody	\$1,981,400	375.2	-1.8%	0.3%	-2.4%	-10.7%	36.5%	30.4%	148.8%
	Richmond	\$2,137,600	436.3	1.4%	8.7%	4.1%	-2.7%	31.7%	18.3%	108.5%
	Squamish	\$1,635,700	405.6	6.0%	11.2%	-3.0%	-7.5%	41.7%	48.5%	224.5%
	Sunshine Coast	\$917,400	319.9	6.6%	4.5%	0.1%	-10.7%	56.1%	49.6%	162.9%
	Tsawwassen	\$1,473,200	326.3	7.2%	2.7%	-4.1%	-14.8%	30.9%	19.1%	110.0%
	Vancouver East	\$1,757,200	393.2	2.6%	5.6%	2.2%	-9.5%	22.6%	15.8%	110.4%
	Vancouver West	\$3,313,200	345.7	2.9%	9.7%	3.9%	-6.2%	11.1%	0.9%	57.6%
	West Vancouver	\$3,111,600	289.4	3.1%	1.2%	-6.2%	-8.2%	18.7%	-1.4%	56.4%
	Whistler	\$2,519,200	340.2	5.8%	9.1%	-4.5%	-8.4%	42.1%	53.5%	174.1%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

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

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

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$944,400	357.3	1.9%	5.2%	1.8%	-9.3%	37.6%	30.4%	131.4%
	Greater Vancouver	\$1,078,400	371.5	2.1%	5.7%	3.3%	-6.0%	35.0%	27.2%	130.6%
	Burnaby East	\$876,000	368.8	0.7%	0.7%	4.2%	-1.3%	27.9%	23.1%	120.2%
	Burnaby North	\$903,700	366.9	2.4%	3.7%	2.7%	-5.1%	29.7%	26.2%	126.1%
	Burnaby South	\$997,800	370.8	4.4%	5.2%	5.9%	-5.1%	28.1%	21.1%	124.9%
	Coquitlam	\$1,037,600	401.9	2.1%	6.4%	2.3%	-9.7%	37.8%	30.4%	166.2%
	Ladner	\$991,700	380.8	-0.7%	7.0%	5.4%	-3.3%	33.0%	28.7%	143.3%
	Maple Ridge	\$747,000	371.1	2.1%	6.9%	2.0%	-15.4%	38.6%	30.1%	164.9%
	New Westminster	\$928,800	395.4	-0.6%	4.1%	1.2%	-2.4%	40.5%	33.4%	134.5%
	North Vancouver	\$1,314,400	357.0	0.8%	6.4%	6.8%	-5.2%	36.9%	31.6%	130.6%
	Pitt Meadows	\$800,700	387.9	4.7%	4.4%	-2.2%	-13.1%	34.1%	29.1%	159.1%
	Port Coquitlam	\$901,600	361.1	0.4%	2.6%	1.1%	-12.6%	36.8%	31.4%	156.5%
	Port Moody	\$1,022,300	388.1	1.5%	2.5%	0.1%	-10.1%	38.0%	33.5%	158.6%
	Richmond	\$1,116,400	400.4	1.2%	4.8%	5.4%	-1.0%	39.2%	31.6%	129.7%
	Squamish	\$1,006,100	362.7	-0.1%	4.6%	1.4%	-8.0%	46.1%	36.5%	193.9%
	Sunshine Coast	\$734,500	333.1	0.6%	6.3%	2.2%	-6.9%	49.1%	43.6%	170.2%
	Tsawwassen	\$990,100	310.7	-1.0%	5.7%	3.9%	-4.6%	19.5%	6.4%	91.2%
	Vancouver East	\$1,110,700	363.7	2.9%	8.6%	8.0%	-3.7%	25.2%	13.2%	109.1%
	Vancouver West	\$1,481,900	331.4	6.5%	7.4%	0.3%	-4.3%	22.8%	10.2%	100.5%
	Whistler	\$1,449,500	369.5	0.4%	6.0%	2.3%	-7.4%	52.2%	50.4%	218.3%
Apartment	Lower Mainland	\$697,800	345.8	1.9%	4.5%	2.8%	-4.5%	22.5%	14.0%	110.1%
	Greater Vancouver	\$752,300	343.7	2.0%	4.4%	3.5%	-3.1%	19.3%	12.4%	108.2%
	Burnaby East	\$797,600	335.0	0.4%	4.9%	3.4%	-5.4%	18.3%	9.9%	114.9%
	Burnaby North	\$734,600	370.8	2.9%	5.5%	3.2%	-1.4%	26.2%	22.9%	125.1%
	Burnaby South	\$790,800	376.4	2.1%	4.2%	5.2%	-2.1%	20.9%	16.1%	122.9%
	Coquitlam	\$675,300	383.0	1.5%	2.9%	1.5%	-6.6%	19.0%	16.4%	144.6%
	Ladner	\$698,900	355.5	-2.1%	1.1%	-2.5%	-4.4%	44.7%	35.5%	140.9%
	Maple Ridge	\$525,800	363.1	4.3%	4.4%	0.1%	-8.3%	32.9%	28.9%	155.2%
	New Westminster	\$652,100	390.9	0.6%	4.7%	3.1%	-3.1%	24.1%	17.3%	132.3%
	North Vancouver	\$802,600	320.5	2.5%	7.2%	2.8%	-3.3%	21.6%	12.9%	112.7%
	Pitt Meadows	\$596,000	401.9	4.8%	4.8%	0.2%	-8.7%	29.4%	22.7%	160.6%
	Port Coquitlam	\$625,300	425.1	1.6%	3.3%	2.5%	-5.2%	34.1%	27.1%	171.8%
	Port Moody	\$706,800	376.8	1.0%	4.4%	1.1%	-6.4%	19.5%	16.5%	139.2%
	Richmond	\$751,200	405.8	3.4%	4.2%	7.4%	2.6%	27.4%	21.5%	133.8%
	Squamish	\$574,900	341.0	-5.4%	6.7%	7.9%	-9.0%	26.9%	25.4%	172.4%
	Sunshine Coast	\$528,300	302.8	-8.4%	3.3%	4.4%	-13.0%	15.0%	6.4%	107.5%
	Tsawwassen	\$724,900	338.4	-2.1%	1.6%	-2.2%	-3.8%	31.0%	18.6%	132.4%
	Vancouver East	\$701,100	401.5	1.8%	3.6%	3.3%	-3.8%	11.6%	7.7%	115.6%
	Vancouver West	\$848,000	320.1	2.5%	4.1%	2.4%	-3.6%	11.6%	4.2%	93.8%
	West Vancouver	\$1,239,800	242.1	2.2%	3.6%	3.9%	-6.3%	20.4%	-2.9%	67.8%
	Whistler	\$646,600	278.7	-5.8%	5.8%	7.1%	-8.0%	30.5%	34.1%	161.4%

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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.

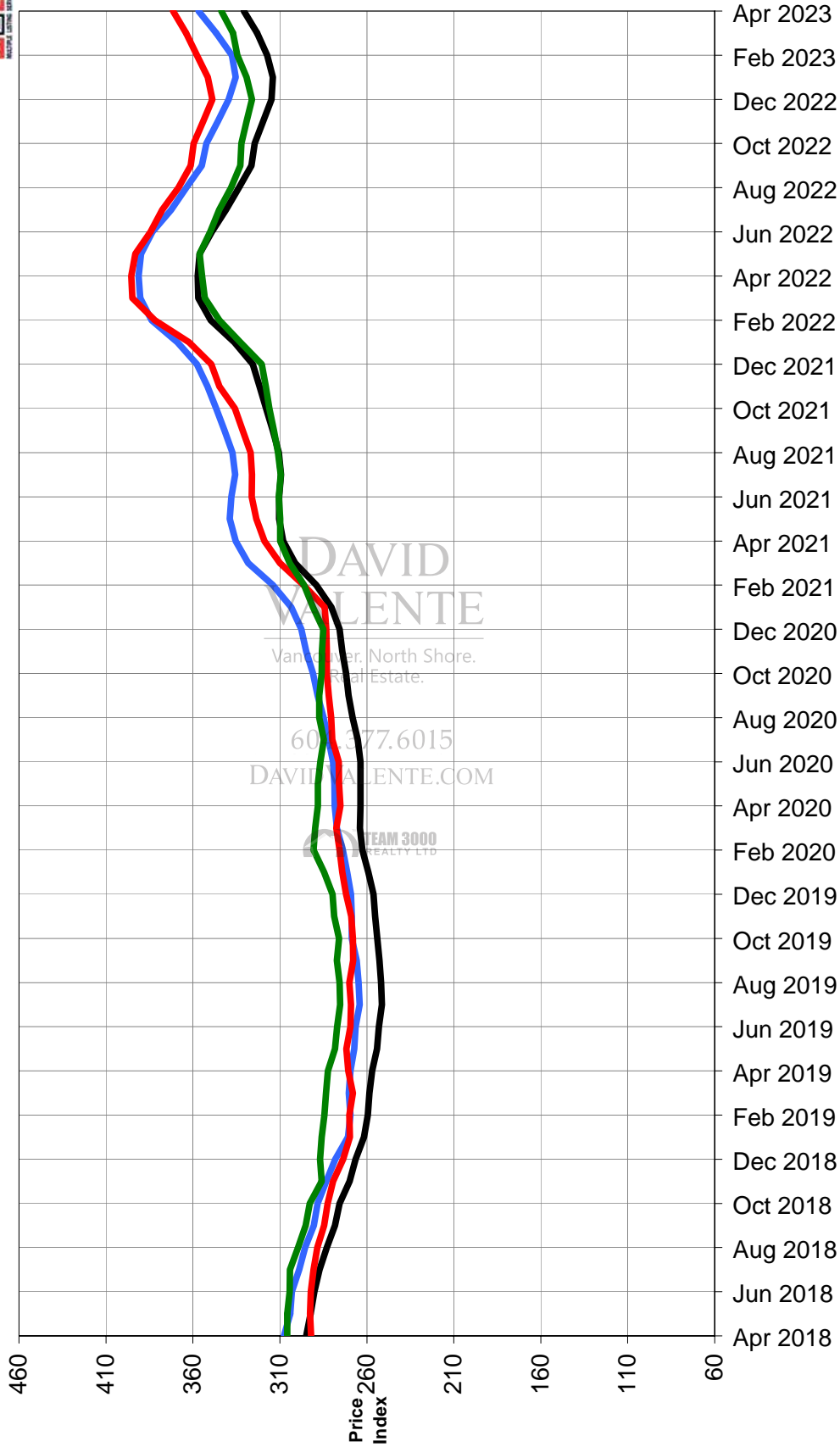
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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

Greater Vancouver 5 Year Trend

Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



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TEAM 3000
REALTY LTD

MLS® SALES Facts

**April
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
April 2023	Number of Sales	74	67	51	7	91	19	78	20	22	92	15	43	75	95	46	8	803
	Detached																	
	Attached Apartment																	
March 2023	Median Selling Price	\$1,950,000	\$1,700,000	\$1,450,000	n/a	\$1,275,000	n/a	\$2,140,000	\$1,357,500	\$1,818,750	\$2,000,000	n/a	\$899,000	\$1,950,000	\$3,486,000	\$3,500,000	n/a	n/a
	Detached																	
	Attached Apartment	\$1,045,500	\$1,148,000	\$935,000	n/a	\$773,250	\$944,000	\$1,424,500	n/a	\$1,065,250	\$1,150,000	n/a	n/a	\$1,405,000	\$1,710,000	n/a	\$1,750,000	n/a
April 2022	Median Selling Price	\$756,500	\$685,000	\$621,000	n/a	\$526,250	\$610,250	\$786,500	\$585,000	\$685,000	\$680,000	n/a	n/a	\$657,000	\$828,000	n/a	\$647,500	n/a
	Detached																	
	Attached Apartment																	
Jan. - Apr. 2023	Number of Sales	53	59	31	4	87	16	64	28	15	95	17	24	92	94	38	15	732
	Detached																	
	Attached Apartment	46	31	18	0	49	5	38	12	21	73	19	8	83	43	4	16	466
Jan. - Apr. 2022	Median Selling Price	\$1,825,000	\$1,650,000	\$1,352,000	n/a	\$1,190,000	n/a	\$1,992,500	\$1,349,000	n/a	\$1,995,000	n/a	\$874,500	\$1,800,000	\$3,480,000	\$2,890,400	n/a	n/a
	Detached																	
	Attached Apartment	\$1,000,500	\$1,170,000	n/a	n/a	\$755,000	n/a	\$1,428,950	n/a	\$1,052,000	\$1,126,500	n/a	n/a	\$1,349,500	\$1,549,000	n/a	n/a	n/a
Jan. - Apr. 2022	Number of Sales	85	88	36	10	103	24	96	36	16	96	24	72	110	93	54	19	962
	Detached																	
	Attached Apartment	61	42	13	0	63	7	54	33	23	96	19	10	65	60	4	28	578
Jan. - Apr. 2022	Median Selling Price	\$2,207,000	\$1,840,000	\$1,692,500	n/a	\$1,404,500	\$1,701,500	\$2,260,500	\$1,500,000	n/a	\$1,960,000	\$1,770,000	\$1,125,000	\$2,065,000	\$3,768,000	\$3,205,000	n/a	n/a
	Detached																	
	Attached Apartment	\$1,103,000	\$1,250,000	n/a	n/a	\$846,000	n/a	\$1,362,500	\$1,050,000	\$1,126,500	\$1,165,000	n/a	n/a	\$1,350,000	\$1,614,950	n/a	\$1,244,000	n/a
Jan. - Apr. 2022	Number of Sales	200	181	126	15	298	57	208	72	51	271	52	113	257	280	127	36	2,344
	Detached																	
	Attached Apartment	176	118	62	0	155	30	108	51	66	207	46	23	230	140	14	62	1,488
Jan. - Apr. 2022	Median Selling Price	\$740,000	\$707,900	\$675,000	n/a	\$553,000	\$630,000	\$781,028	\$582,500	\$779,000	\$675,000	n/a	n/a	\$680,000	\$887,500	n/a	\$798,500	n/a
	Detached																	
	Attached Apartment																	
Jan. - Apr. 2022	Number of Sales	323	336	206	24	443	103	330	158	90	453	84	228	466	384	206	51	3,885
	Detached																	
	Attached Apartment	252	166	52	2	244	57	185	96	87	340	84	41	252	257	24	90	2,229
Jan. - Apr. 2022	Median Selling Price	\$2,180,000	\$1,880,000	\$1,674,000	\$834,500	\$1,500,000	\$1,690,000	\$2,299,500	\$1,560,000	\$2,100,000	\$2,100,000	\$1,645,000	\$1,063,000	\$2,100,000	\$3,600,000	\$3,047,500	\$3,100,000	n/a
	Detached																	
	Attached Apartment	\$1,050,000	\$1,209,500	\$999,500	n/a	\$907,750	\$1,028,000	\$1,407,000	\$1,025,000	\$1,084,000	\$1,185,000	\$1,095,450	\$655,000	\$1,404,000	\$1,658,000	\$2,163,000	\$1,585,125	n/a
Jan. - Apr. 2022	Number of Sales	1,112	609	108	2	244	427	506	189	134	924	69	26	750	1,883	52	136	7,171
	Detached																	
	Attached Apartment																	
Jan. - Apr. 2022	Median Selling Price	\$741,800	\$730,000	\$634,750	n/a	\$580,003	\$633,000	\$810,000	\$599,000	\$759,950	\$680,000	\$738,000	\$579,000	\$690,000	\$875,000	\$1,120,000	\$612,000	n/a
	Detached																	
	Attached Apartment																	

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

MLS® LISTINGS Facts



**April
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
April 2023	Number of Listings	109	81	14	159	45	125	26	24	156	37	115	166	158	132	20	1,476
	% Sales to Listings	68%	61%	50%	57%	42%	62%	77%	92%	59%	41%	37%	45%	60%	35%	40%	n/a
March 2023	Number of Listings	101	110	78	165	27	133	38	22	128	26	98	139	177	97	24	1,378
	% Sales to Listings	57%	61%	72%	79%	38%	72%	44%	70%	62%	59%	62%	72%	46%	29%	84%	n/a
April 2022	Number of Listings	147	176	82	274	56	193	85	29	245	40	107	249	284	184	23	2,185
	% Sales to Listings	58%	50%	44%	38%	43%	50%	42%	55%	39%	60%	67%	44%	33%	29%	83%	n/a
Jan. - Apr. 2023 Year-to-date*	Number of Listings	384	356	273	576	119	393	118	88	536	131	338	519	609	428	75	4,983
	% Sales to Listings	60%	54%	61%	65%	60%	55%	84%	76%	57%	56%	44%	56%	37%	34%	71%	2,667
Jan. - Apr. 2022 Year-to-date*	Number of Listings	1,240	544	111	270	341	574	187	215	925	53	40	749	2,199	142	127	7,717
	% Sales to Listings	62%	62%	62%	47%	66%	60%	51%	57%	60%	66%	38%	51%	46%	42%	69%	n/a
Jan. - Apr. 2022 Year-to-date*	Number of Listings	582	620	361	921	194	601	280	131	947	146	351	913	947	607	85	7,722
	% Sales to Listings	64%	60%	60%	55%	70%	75%	79%	70%	58%	68%	72%	55%	49%	62%	70%	3,690
Jan. - Apr. 2022 Year-to-date*	Number of Listings	1,714	896	117	323	568	769	250	193	1,340	95	35	1,147	3,256	119	186	11,009
	% Sales to Listings	65%	68%	92%	76%	75%	66%	76%	69%	69%	73%	74%	65%	58%	44%	73%	n/a

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



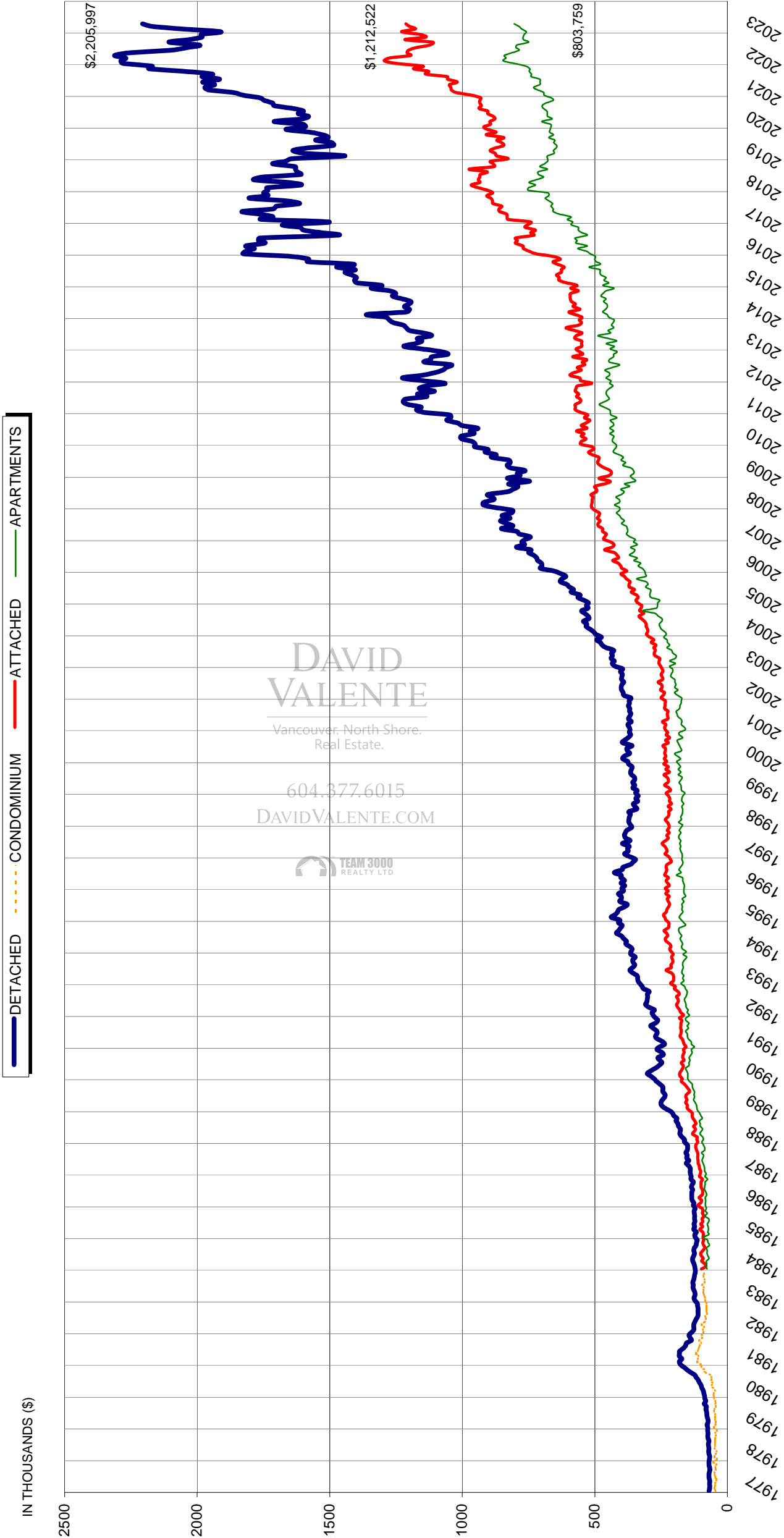
Listing & Sales Activity Summary

Listings

Sales

	1 Apr 2022	2 Mar 2023	3 Apr 2023	Col. 2 & 3 Percentage Variance	5 Apr 2022	6 Mar 2023	7 Apr 2023	Col. 6 & 7 Percentage Variance	9 Feb 2022 - Apr 2022	10 Feb 2023 - Apr 2023	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	147	101	109	7.9	85	53	74	39.6	278	174	-37.4
ATTACHED	116	81	86	6.2	61	46	65	41.3	208	156	-25.0
APARTMENTS	491	334	377	12.9	242	219	284	29.7	886	683	-22.9
COQUITLAM											
DETACHED	176	110	109	-0.9	88	59	67	13.6	287	160	-44.3
ATTACHED	85	51	77	51.0	42	31	43	38.7	149	114	-23.5
APARTMENTS	222	142	147	3.5	149	104	99	-4.8	503	287	-42.9
DELTA											
DETACHED	82	78	81	3.8	36	31	51	64.5	170	104	-38.8
ATTACHED	30	25	25	0.0	13	18	23	27.8	44	57	29.5
APARTMENTS	23	45	23	-48.9	31	23	23	0.0	90	60	-33.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	274	165	159	-3.6	103	87	91	4.6	382	254	-33.5
ATTACHED	146	62	75	21.0	63	49	52	6.1	208	142	-31.7
APARTMENTS	81	81	70	-13.6	44	36	44	22.2	191	106	-44.5
NORTH VANCOUVER											
DETACHED	193	133	125	-6.0	96	64	78	21.9	293	190	-35.2
ATTACHED	61	53	53	0.0	54	38	28	-26.3	164	90	-45.1
APARTMENTS	214	172	151	-12.2	125	111	111	0.0	421	298	-29.2
NEW WESTMINSTER											
DETACHED	56	27	45	66.7	24	16	19	18.8	85	46	-45.9
ATTACHED	14	13	15	15.4	7	5	20	300.0	50	28	-44.0
APARTMENTS	132	98	101	3.1	102	75	72	-4.0	354	199	-43.8
PORT MOODY/BELCARRA											
DETACHED	29	22	24	9.1	16	15	22	46.7	75	48	-36.0
ATTACHED	33	30	13	-56.7	23	21	24	14.3	70	60	-14.3
APARTMENTS	48	57	54	-5.3	26	44	45	2.3	110	109	-0.9
PORT COQUITLAM											
DETACHED	85	38	26	-31.6	36	28	20	-28.6	129	59	-54.3
ATTACHED	41	27	11	-59.3	33	12	15	25.0	83	41	-50.6
APARTMENTS	62	61	40	-34.4	48	29	41	41.4	154	85	-44.8
RICHMOND											
DETACHED	245	128	156	21.9	96	95	92	-3.2	345	247	-28.4
ATTACHED	173	117	94	-19.7	96	73	73	0.0	284	192	-32.4
APARTMENTS	332	227	249	9.7	233	180	173	-3.9	749	471	-37.1
SUNSHINE COAST											
DETACHED	107	98	115	17.3	72	24	43	79.2	192	91	-52.6
ATTACHED	12	13	14	7.7	10	8	6	-25.0	34	21	-38.2
APARTMENTS	10	13	11	-15.4	3	6	7	16.7	24	15	-37.5
SQUAMISH											
DETACHED	40	26	37	42.3	24	17	15	-11.8	71	44	-38.0
ATTACHED	35	32	25	-21.9	19	19	14	-26.3	70	41	-41.4
APARTMENTS	22	18	13	-27.8	9	12	11	-8.3	62	31	-50.0
VANCOUVER EAST											
DETACHED	249	139	166	19.4	110	92	75	-18.5	401	224	-44.1
ATTACHED	140	116	97	-16.4	65	83	79	-4.8	205	202	-1.5
APARTMENTS	280	202	221	9.4	178	111	113	1.8	607	325	-46.5
VANCOUVER WEST											
DETACHED	284	177	158	-10.7	93	94	95	1.1	319	255	-20.1
ATTACHED	148	94	104	10.6	60	43	33	-23.3	208	120	-42.3
APARTMENTS	839	649	579	-10.8	465	312	339	8.7	1553	857	-44.8
WHISTLER/PEMBERTON											
DETACHED	23	24	20	-16.7	19	15	8	-46.7	41	30	-26.8
ATTACHED	30	19	22	15.8	28	16	22	37.5	79	55	-30.4
APARTMENTS	52	38	21	-44.7	24	26	30	15.4	110	72	-34.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	184	97	132	36.1	54	38	46	21.1	174	111	-36.2
ATTACHED	9	14	13	-7.1	4	4	3	-25.0	23	13	-43.5
APARTMENTS	40	46	37	-19.6	13	22	19	-13.6	40	51	27.5
GRAND TOTALS											
DETACHED	2174	1363	1462	7.3	952	728	796	9.3	3242	2037	-37.2
ATTACHED	1073	747	724	-3.1	578	466	500	7.3	1879	1332	-29.1
APARTMENTS	2848	2183	2094	-4.1	1692	1310	1411	7.7	5854	3649	-37.7

Residential Average Sale Prices - January 1977 to April 2023



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

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