

# MARKET REPORT

Highlights from August

## Seasonal slowdown brings price stability to Metro Vancouver

### HOLIDAY & CELEBRATION

Labour Day - September 4th

Truth & Reconciliation - September 30th

### THIS MONTHS NEWSLETTER

Residential MLS® Home Price Index  
composite benchmark price \$1,208,400

Sales-to-active ratio total 23.9%

Download the full PDF report & REBGV  
stats package at [davidvalente.com](http://davidvalente.com)

Trusted, Honest &  
Reliable Real Estate  
Service Since 2006

### VALUE MY HOME

Discover how much your home  
is worth in today's market.

**604.377.6015**

This communication is not intended to cause or induce  
a breach of an existing agreement(s). E.&O.E

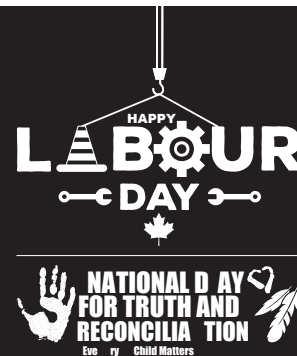
**DAVID  
VALENTE**

Vancouver, North Shore.  
Real Estate.



September 2023

### Seasonal slowdown brings price stability to Metro Vancouver



Dear Valued Clients,

As summer winds to a close, higher borrowing costs have begun to permeate the Metro Vancouver housing market in predictable ways, with price gains cooling and sales slowing along the typical seasonal pattern.

It's been an interesting spring and summer market, to say the least. Borrowing costs are fluctuating around the highest levels we've seen in over ten years, yet Metro Vancouver's housing market bucked many pundits' predictions of a major slowdown, instead posting relatively strong sales numbers and year-to-date price gains north of eight per cent, regardless of home type.

It's a bit of a tortoise and hare story this year, with sales starting the year slowly while prices increased due to low inventory levels. As fall approaches, sales have caught up with the price gains, but both metrics are now slowing to a pace that is more in-line with historical seasonal patterns, and with what one might expect given that borrowing costs are where they are.

— 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.

DAVID VALENTE

☎ 604.377.6015

✉ david@davidvalente.com

🌐 DAVIDVALENTE.COM



September 2023

Seasonal slowdown  
brings price stability to  
Metro Vancouver



### DETACHED

Active Listings: 4,173

Sales: 591

Benchmark Price: \$2,018,500

Avg. Days On Market: 33



### TOWNHOUSE

Active Listings: 1,394

Sales: 422

Benchmark Price: \$1,103,900

Avg. Days On Market: 22



### APARTMENT

Active Listings: 3,986

Sales: 1,270

Benchmark Price: \$770,000

Avg. Days On Market: 24

Residential property sales in Metro Vancouver

Sales-to-active ratio - August 2023



(Total 23.9%)

# News Release

FOR IMMEDIATE RELEASE:



## Seasonal slowdown brings price stability to Metro Vancouver

**VANCOUVER, BC – September 5, 2023** – As summer winds to a close, higher borrowing costs have begun to permeate the Metro Vancouver<sup>1</sup> housing market in predictable ways, with price gains cooling and sales slowing along the typical seasonal pattern.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales<sup>2</sup> in the region totalled 2,296 in August 2023, a 21.4 per cent increase from the 1,892 sales recorded in August 2022. This was 13.8 per cent below the 10-year seasonal average (2,663).

“It’s been an interesting spring and summer market, to say the least” Andrew Lis, REBGV’s director of economics and data analytics said. “Borrowing costs are fluctuating around the highest levels we’ve seen in over ten years, yet Metro Vancouver’s housing market bucked many pundits’ predictions of a major slowdown, instead posting relatively strong sales numbers and year-to-date price gains north of eight per cent, regardless of home type.”

There were 3,943 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2023. This represents an 18.1 per cent increase compared to the 3,340 homes listed in August 2022. This was 5.3 per cent below the 10-year seasonal average (4,164).

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,082, a 0.2 per cent decrease compared to August 2022 (10,099). This was 13.4 per cent below the 10-year seasonal average (11,647).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for August 2023 is 23.9 per cent. By property type, the ratio is 14.2 per cent for detached homes, 30.3 per cent for townhomes, and 31.9 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.

“It’s a bit of a tortoise and hare story this year, with sales starting the year slowly while prices increased due to low inventory levels,” Lis said. “As fall approaches, sales have caught up with the price gains, but both metrics are now slowing to a pace that is more in-line with historical seasonal patterns, and with what one might expect given that borrowing costs are where they are.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,208,400. This represents a 2.5 per cent increase over August 2022 and a 0.2 per cent decrease compared to July 2023.

Sales of detached homes in August 2023 reached 591, a 13.2 per cent increase from the 522 detached sales recorded in August 2022. The benchmark price for a detached home is \$2,018,500. This represents a 3.3 per cent increase from August 2022 and a 0.3 per cent increase compared to July 2023.

Sales of apartment homes reached 1,270 in August 2023, a 27.4 per cent increase compared to the 997 sales in August 2022. The benchmark price of an apartment home is \$770,000. This represents a 4.4 per cent increase from August 2022 and a 0.2 per cent decrease compared to July 2023.

Attached home sales in August 2023 totalled 422, an 18.9 per cent increase compared to the 355 sales in August 2022. The benchmark price of an attached home is \$1,103,900. This represents a 3.9 per cent increase from August 2022 and a 0.1 per cent decrease compared to July 2023.

-30-

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

Real Estate Board of Greater Vancouver

604.730.3146

[cmunn@rebgv.org](mailto:cmunn@rebgv.org)





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	\$1,147,100	348.6	-0.4%	1.8%	7.6%	1.7%	32.8%	26.7%	94.3%
	Greater Vancouver	\$1,208,400	342.2	-0.2%	1.7%	6.7%	2.5%	27.6%	21.0%	83.3%
	Bowen Island	\$1,414,700	296.9	-2.6%	4.1%	5.7%	-8.6%	34.5%	47.6%	147.8%
	Burnaby East	\$1,195,100	371.8	-0.7%	3.0%	7.5%	6.9%	27.8%	25.1%	109.2%
	Burnaby North	\$1,019,500	339.5	-0.2%	0.1%	5.2%	1.2%	23.3%	19.5%	96.9%
	Burnaby South	\$1,138,000	359.1	0.3%	2.3%	7.2%	4.5%	26.9%	22.2%	101.3%
	Coquitlam	\$1,134,000	354.6	-0.1%	1.7%	6.0%	1.3%	33.5%	27.6%	118.5%
	Ladner	\$1,178,800	342.4	-0.2%	3.0%	11.6%	3.3%	44.4%	37.5%	122.0%
	Maple Ridge	\$1,005,700	348.1	0.1%	2.4%	9.7%	1.5%	45.0%	43.5%	156.1%
	New Westminster	\$846,800	383.9	0.1%	2.3%	6.1%	4.5%	32.4%	29.1%	118.6%
	North Vancouver	\$1,394,600	320.5	-1.1%	-0.2%	4.6%	1.8%	24.7%	23.8%	93.3%
	Pitt Meadows	\$927,300	370.5	-1.4%	2.3%	11.5%	3.0%	42.6%	39.9%	161.1%
	Port Coquitlam	\$971,400	373.6	-0.5%	2.0%	7.2%	6.0%	45.4%	42.3%	150.6%
	Port Moody	\$1,128,800	356.5	0.7%	1.5%	2.8%	-3.9%	36.6%	30.3%	138.9%
	Richmond	\$1,187,900	390.1	0.0%	-0.4%	4.2%	4.3%	33.0%	20.6%	96.0%
	Squamish	\$1,103,300	360.3	-1.7%	1.2%	7.1%	-4.3%	36.5%	40.5%	163.6%
	Sunshine Coast	\$841,400	308.5	-2.7%	4.0%	3.3%	-5.4%	38.1%	46.6%	151.4%
	Tsawwassen	\$1,216,300	316.0	-0.5%	-0.5%	11.1%	-1.7%	28.3%	21.5%	102.3%
	Vancouver East	\$1,238,400	385.2	0.8%	3.7%	10.8%	5.8%	27.0%	23.9%	101.7%
	Vancouver West	\$1,346,300	316.5	-0.3%	2.0%	6.0%	3.8%	14.5%	4.4%	49.2%
	West Vancouver	\$2,660,200	286.8	0.4%	3.7%	7.6%	-3.7%	15.6%	5.6%	52.9%
	Whistler	\$1,399,000	314.3	-1.9%	0.7%	6.2%	-5.5%	39.6%	48.1%	171.4%
Single Family Detached	Lower Mainland	\$1,802,100	394.6	0.0%	3.2%	10.7%	2.8%	37.3%	35.8%	111.7%
	Greater Vancouver	\$2,018,500	375.3	0.3%	3.3%	9.7%	3.2%	31.8%	27.0%	91.5%
	Bowen Island	\$1,417,700	297.0	-2.6%	4.1%	5.6%	-8.6%	34.4%	47.5%	147.9%
	Burnaby East	\$1,923,700	411.4	-1.1%	5.5%	11.0%	12.7%	36.4%	39.0%	133.4%
	Burnaby North	\$2,047,100	391.4	0.3%	3.3%	10.3%	4.8%	33.2%	33.1%	114.2%
	Burnaby South	\$2,250,400	421.7	0.6%	3.4%	13.8%	7.6%	35.2%	33.0%	118.0%
	Coquitlam	\$1,798,000	416.3	0.1%	2.4%	6.8%	1.8%	40.2%	36.6%	153.8%
	Ladner	\$1,446,000	350.0	-0.3%	3.7%	16.9%	2.0%	45.5%	44.9%	128.6%
	Maple Ridge	\$1,310,600	382.8	0.3%	3.9%	11.7%	2.2%	47.5%	51.5%	178.8%
	New Westminster	\$1,587,300	393.0	-0.8%	4.0%	10.0%	9.0%	37.6%	40.5%	130.5%
	North Vancouver	\$2,268,500	352.1	-0.8%	0.0%	7.1%	2.7%	27.8%	32.1%	117.1%
	Pitt Meadows	\$1,317,800	396.3	-2.8%	3.4%	15.0%	6.3%	43.3%	45.8%	166.9%
	Port Coquitlam	\$1,438,600	405.2	1.0%	3.3%	10.4%	8.4%	49.2%	49.9%	173.6%
	Port Moody	\$2,076,500	394.2	0.3%	3.4%	4.7%	-2.8%	43.6%	33.0%	155.8%
	Richmond	\$2,199,700	447.7	0.8%	0.4%	7.1%	3.9%	33.7%	23.5%	115.4%
	Squamish	\$1,595,500	390.4	-5.3%	-3.1%	6.2%	-10.3%	31.8%	48.3%	205.0%
	Sunshine Coast	\$894,200	312.4	-3.8%	3.7%	3.0%	-6.4%	38.7%	50.9%	155.4%
	Tsawwassen	\$1,547,800	342.1	-0.8%	-0.4%	15.9%	-3.1%	31.7%	30.6%	123.9%
	Vancouver East	\$1,913,500	425.6	0.9%	5.0%	13.0%	6.3%	29.4%	30.2%	124.1%
	Vancouver West	\$3,519,100	365.7	1.8%	5.4%	7.8%	4.5%	17.4%	8.9%	64.9%
	West Vancouver	\$3,273,900	303.1	1.0%	5.2%	10.0%	-2.2%	17.6%	8.7%	61.6%
	Whistler	\$2,462,500	322.1	-6.1%	-2.2%	7.2%	-9.9%	37.6%	51.5%	158.9%

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)  
In January 2005, the indexes are set to 100.  
Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not 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	\$976,700	371.9	-0.2%	2.1%	6.6%	2.6%	40.7%	37.3%	139.3%
	Greater Vancouver	\$1,103,900	383.4	-0.1%	1.9%	5.0%	3.8%	36.4%	33.0%	137.0%
	Burnaby East	\$903,200	389.3	2.3%	3.3%	5.8%	4.7%	32.3%	35.8%	128.3%
	Burnaby North	\$914,900	375.9	1.4%	1.4%	4.2%	0.0%	32.2%	28.1%	132.0%
	Burnaby South	\$1,036,600	390.9	1.8%	4.5%	5.9%	8.4%	31.8%	27.3%	138.1%
	Coquitlam	\$1,071,300	417.7	0.9%	1.2%	5.5%	1.2%	41.4%	41.9%	170.5%
	Ladner	\$988,000	394.7	0.1%	1.4%	3.4%	8.9%	39.7%	29.5%	152.0%
	Maple Ridge	\$763,400	382.7	-0.8%	-0.6%	5.7%	2.1%	40.1%	38.5%	173.0%
	New Westminster	\$959,600	403.5	0.2%	1.6%	2.6%	3.1%	40.0%	34.9%	139.8%
	North Vancouver	\$1,320,100	353.6	-2.9%	1.4%	-3.2%	1.4%	31.1%	34.9%	131.3%
	Pitt Meadows	\$829,600	405.9	-0.8%	0.4%	8.8%	0.4%	40.4%	31.5%	179.7%
	Port Coquitlam	\$953,700	383.2	-2.2%	2.7%	7.9%	5.5%	43.4%	44.4%	170.4%
	Port Moody	\$1,057,200	407.6	2.8%	1.5%	7.0%	-2.6%	40.9%	40.9%	169.0%
	Richmond	\$1,120,800	404.5	-2.0%	0.1%	3.7%	6.8%	39.6%	30.4%	130.7%
	Squamish	\$1,065,600	383.0	2.1%	5.1%	6.7%	2.8%	46.7%	38.7%	202.3%
	Sunshine Coast	\$766,900	354.1	2.9%	5.6%	6.6%	4.1%	52.1%	48.0%	180.8%
	Tsawwassen	\$1,004,800	297.0	0.0%	-0.1%	0.2%	5.8%	24.5%	1.8%	82.1%
	Vancouver East	\$1,135,400	374.5	0.8%	2.4%	7.6%	3.7%	26.8%	24.3%	112.8%
	Vancouver West	\$1,498,300	340.8	0.1%	2.8%	7.7%	3.5%	21.5%	18.8%	103.6%
	Whistler	\$1,536,500	398.3	3.0%	5.5%	8.4%	4.7%	57.1%	54.9%	239.8%
Apartment	Lower Mainland	\$716,800	358.0	-0.3%	1.3%	6.0%	3.9%	26.7%	21.0%	114.4%
	Greater Vancouver	\$770,000	354.8	-0.2%	1.2%	5.4%	4.4%	23.4%	18.5%	111.7%
	Burnaby East	\$799,000	341.9	-0.6%	1.3%	7.2%	2.6%	23.8%	17.1%	108.5%
	Burnaby North	\$747,500	372.3	0.1%	-0.7%	4.2%	3.1%	26.9%	22.2%	127.7%
	Burnaby South	\$823,300	394.5	0.1%	2.2%	6.7%	5.8%	28.6%	21.3%	128.8%
	Coquitlam	\$742,600	421.0	0.1%	2.6%	7.2%	5.8%	31.6%	27.3%	162.6%
	Ladner	\$731,900	372.3	2.0%	3.8%	5.8%	2.8%	46.0%	45.3%	141.6%
	Maple Ridge	\$545,400	381.7	2.9%	2.5%	8.9%	0.5%	43.8%	38.2%	166.7%
	New Westminster	\$659,200	402.2	0.7%	1.8%	5.4%	3.1%	27.6%	23.1%	135.5%
	North Vancouver	\$817,400	329.2	0.4%	1.8%	6.8%	5.2%	25.6%	20.9%	119.0%
	Pitt Meadows	\$619,800	423.7	1.9%	3.0%	9.9%	1.2%	40.3%	32.0%	173.4%
	Port Coquitlam	\$626,600	428.0	-1.7%	0.2%	3.1%	2.5%	34.2%	31.9%	172.8%
	Port Moody	\$729,600	391.8	0.4%	1.8%	4.8%	1.6%	28.8%	27.4%	154.7%
	Richmond	\$747,000	410.4	0.8%	0.0%	2.5%	6.5%	28.6%	23.2%	129.4%
	Squamish	\$633,600	375.8	2.1%	6.1%	8.4%	1.3%	40.2%	33.2%	208.5%
	Sunshine Coast	\$596,000	340.0	1.6%	7.8%	7.8%	-1.4%	30.3%	17.7%	131.6%
	Tsawwassen	\$702,300	329.3	1.7%	3.5%	5.7%	2.7%	33.1%	24.4%	116.5%
	Vancouver East	\$723,900	417.2	0.8%	2.3%	6.8%	4.0%	17.4%	16.5%	122.4%
	Vancouver West	\$847,000	323.3	-2.2%	-0.3%	4.4%	3.4%	11.9%	7.8%	91.0%
	West Vancouver	\$1,356,700	264.4	0.8%	4.3%	5.1%	9.6%	29.7%	9.5%	86.5%
	Whistler	\$729,000	313.5	2.5%	6.8%	11.6%	2.2%	48.9%	43.8%	205.6%

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

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

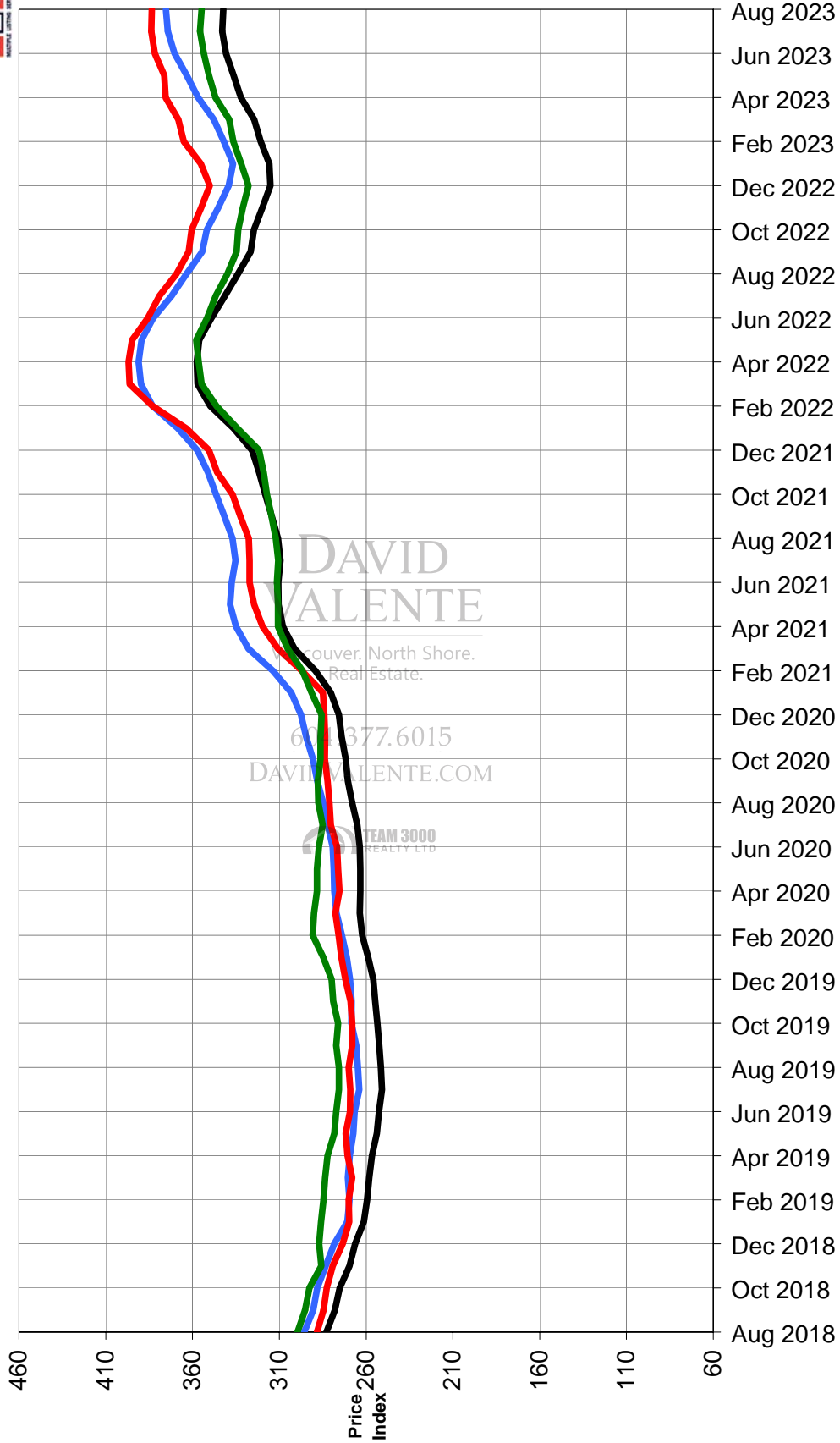
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



DAVID VALENTE  
Greater Vancouver, North Shore.  
Real Estate.  
604-377.6015  
DAVID.VALENTE.COM

TEAM 3000  
REALTY LTD



# MLS® SALES Facts

**August  
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
August 2023	Number of Sales	44	47	23	4	61	19	37	28	12	63	15	41	80	69	34	7	584
	Detached																	
	Attached Apartment	52	37	16	0	49	7	38	13	12	63	18	6	43	45	5	18	422
July 2023	Median Selling Price	\$2,044,400	\$1,730,000	\$1,539,000	n/a	\$1,312,500	n/a	\$2,320,000	\$1,413,750	n/a	\$1,950,000	n/a	\$1,005,000	\$1,950,000	\$4,070,000	\$2,892,500	n/a	n/a
	Detached																	
	Attached Apartment	\$1,139,000	\$1,161,900	n/a	n/a	\$793,000	n/a	\$1,455,000	n/a	n/a	\$1,150,000	n/a	n/a	\$1,479,000	\$1,496,000	n/a	n/a	n/a
August 2022	Number of Sales	59	69	29	6	83	25	58	27	18	58	20	36	90	69	23	9	679
	Detached																	
	Attached Apartment	52	54	16	0	43	16	28	14	22	70	12	8	68	44	2	17	466
Jan. - Aug. 2023	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	n/a
	Detached																	
	Attached Apartment	\$1,178,500	\$1,099,950	n/a	n/a	\$799,900	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	n/a
Jan. - Aug. 2022	Number of Sales	50	49	20	5	63	12	42	28	5	56	8	29	57	57	28	8	517
	Detached																	
	Attached Apartment	32	34	12	0	33	17	21	25	12	48	8	3	52	41	4	13	355
Year-to-date	Median Selling Price	\$1,815,000	\$1,585,000	\$1,477,500	n/a	\$1,215,000	n/a	\$1,835,000	\$1,288,300	n/a	\$1,960,000	n/a	\$900,000	\$1,768,000	\$3,050,000	\$2,790,000	n/a	n/a
	Detached																	
	Attached Apartment	\$1,001,500	\$1,122,500	n/a	n/a	\$725,000	n/a	\$1,300,000	\$907,500	n/a	\$989,000	n/a	n/a	\$1,384,500	\$1,300,000	n/a	n/a	n/a
Jan. - Aug. 2022	Number of Sales	459	473	293	44	671	150	498	187	118	596	128	286	648	602	253	84	5,490
	Detached																	
	Attached Apartment	422	325	125	0	374	86	261	119	129	505	109	55	488	359	35	139	3,531
Year-to-date	Median Selling Price	\$1,950,000	\$1,730,000	\$1,475,000	\$850,000	\$1,251,000	\$1,536,500	\$2,104,000	\$1,375,000	\$1,887,500	\$2,010,000	\$1,450,000	\$951,428	\$1,906,000	\$3,540,000	\$3,142,500	\$2,315,000	n/a
	Detached																	
	Attached Apartment	\$1,088,000	\$1,160,000	\$1,030,000	n/a	\$790,000	\$968,000	\$1,399,900	\$948,000	\$1,050,000	\$1,150,000	\$969,000	\$669,150	\$1,400,000	\$1,628,000	\$2,003,000	\$1,360,000	n/a
Jan. - Aug. 2022	Number of Sales	545	548	320	45	726	160	559	265	135	712	143	396	748	642	342	85	6,371
	Detached																	
	Attached Apartment	422	294	107	2	418	112	313	180	143	591	135	64	451	447	45	150	3,874
Year-to-date	Median Selling Price	\$2,106,400	\$1,810,000	\$1,638,000	\$796,000	\$1,425,000	\$1,609,000	\$2,203,000	\$1,500,000	\$2,015,000	\$2,082,500	\$1,563,000	\$1,010,500	\$2,000,000	\$3,490,000	\$3,050,000	\$3,050,000	n/a
	Detached																	
	Attached Apartment	\$1,055,500	\$1,150,500	\$965,000	n/a	\$850,000	\$999,950	\$1,385,000	\$987,500	\$1,060,000	\$1,135,000	\$1,050,000	\$633,000	\$1,379,000	\$1,578,800	\$2,376,000	\$1,439,000	n/a
Year-to-date	Number of Sales	1,927	999	171	3	401	701	923	331	225	1,537	101	44	1,245	3,211	124	216	12,159
	Detached																	
	Attached Apartment	\$720,000	\$701,000	\$655,000	n/a	\$551,000	\$620,000	\$793,500	\$585,000	\$749,000	\$678,000	\$705,000	\$575,000	\$675,000	\$850,000	\$1,125,000	\$605,500	n/a

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

# MLS® LISTINGS Facts



**August  
2023**

<div><div>REAL ESTATE BOARD OF GREATER VANCOUVER</div></div> <div>August 2023</div>																		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	
August 2023	Number of Listings	101	72	55	18	171	30	85	52	28	150	36	103	140	141	107	35	1,324																																	
	% Sales to Listings	44%	65%	42%	22%	36%	63%	44%	54%	43%	42%	42%	40%	57%	49%	32%	20%	n/a																																	
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	67%	58%	47%	n/a	65%	76%	55%	52%	85%	64%	57%	67%	58%	35%	12%	52%	n/a																																	
August 2022	Number of Listings	80	80	58	7	144	26	83	39	14	120	28	71	111	156	113	18	1,148																																	
	% Sales to Listings	63%	61%	34%	71%	44%	46%	51%	72%	36%	47%	29%	41%	51%	37%	25%	44%	n/a																																	
Jan. - Aug. 2023 Year-to-date*	Number of Listings	876	841	550	96	1,389	270	914	344	238	1,269	285	787	1,272	1,353	984	198	11,666																																	
	% Sales to Listings	52%	56%	53%	46%	48%	56%	54%	54%	50%	47%	45%	36%	51%	44%	26%	42%	n/a																																	
Jan. - Aug. 2022 Year-to-date*	Number of Listings	1,077	1,085	659	96	1,807	334	1,122	503	263	1,637	317	788	1,648	1,704	1,119	210	14,369																																	
	% Sales to Listings	58%	57%	59%	29%	51%	65%	60%	70%	64%	57%	63%	70%	50%	48%	56%	63%	n/a																																	

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



# Listing & Sales Activity Summary

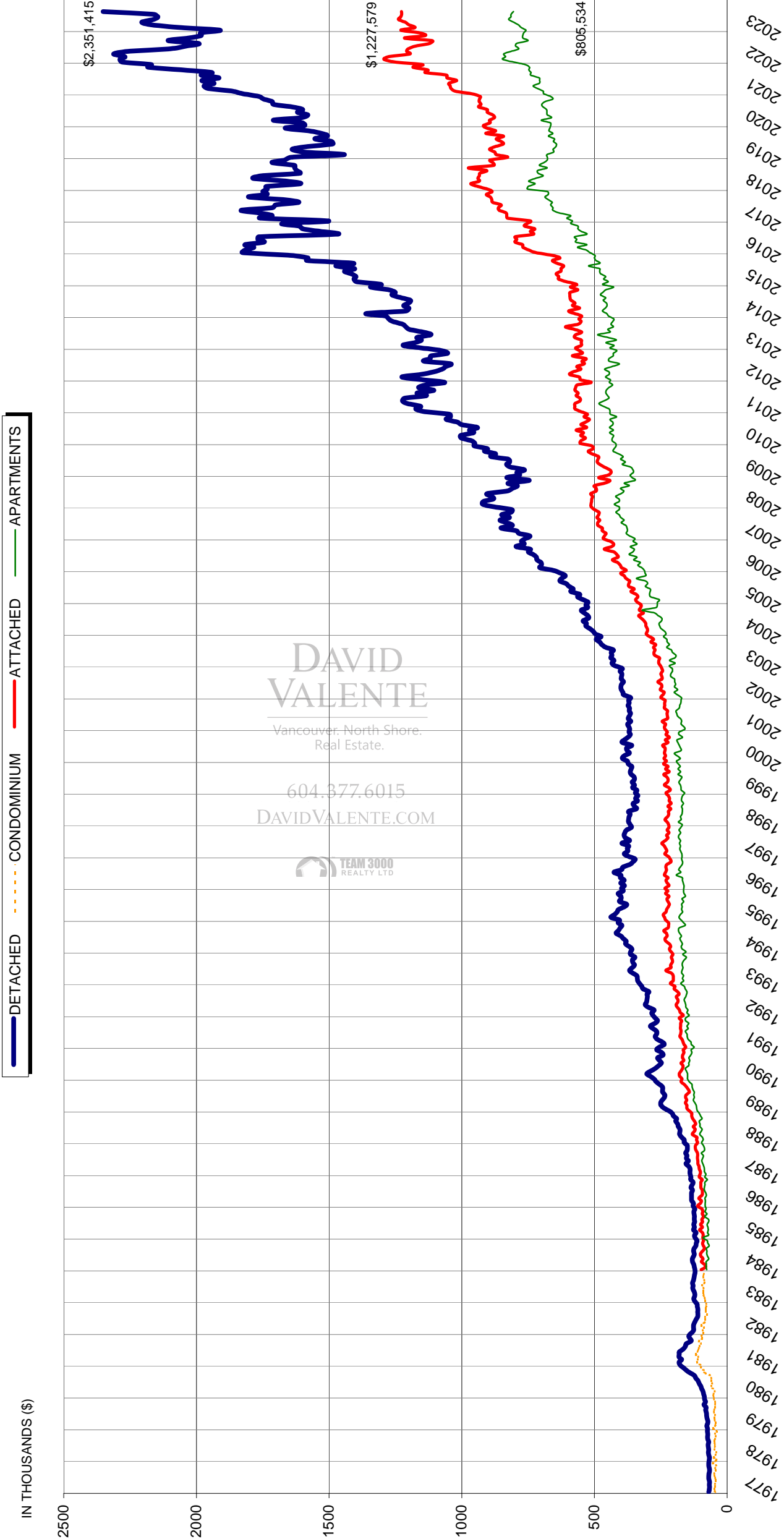
## Listings

## Sales

	1 Aug 2022	2 Jul 2023	3 Aug 2023	Col. 2 & 3 Percentage Variance	5 Aug 2022	6 Jul 2023	7 Aug 2023	Col. 6 & 7 Percentage Variance	9 Jun 2022 - Aug 2022	10 Jun 2023 - Aug 2023	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				%				%			%
DETACHED	80	106	101	-4.7	50	59	44	-25.4	155	168	8.4
ATTACHED	61	78	75	-3.8	32	52	52	0.0	116	171	47.4
APARTMENTS	244	381	325	-14.7	181	212	207	-2.4	569	677	19.0
<b>COQUITLAM</b>											
DETACHED	80	108	72	-33.3	49	69	47	-31.9	145	201	38.6
ATTACHED	47	93	72	-22.6	34	54	37	-31.5	77	147	90.9
APARTMENTS	132	198	150	-24.2	73	100	119	19.0	265	344	29.8
<b>DELTA</b>											
DETACHED	58	66	55	-16.7	20	29	23	-20.7	75	95	26.7
ATTACHED	20	34	18	-47.1	12	16	16	0.0	37	46	24.3
APARTMENTS	17	21	13	-38.1	18	14	13	-7.1	48	44	-8.3
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	144	188	171	-9.0	63	83	61	-26.5	191	251	31.4
ATTACHED	67	66	63	-4.5	33	43	49	14.0	117	154	31.6
APARTMENTS	59	62	70	12.9	32	41	32	-22.0	108	135	25.0
<b>NORTH VANCOUVER</b>											
DETACHED	83	106	85	-19.8	42	58	37	-36.2	148	184	24.3
ATTACHED	47	51	52	2.0	21	28	38	35.7	84	101	20.2
APARTMENTS	96	146	115	-21.2	61	99	85	-14.1	263	306	16.3
<b>NEW WESTMINSTER</b>											
DETACHED	26	27	30	11.1	12	25	19	-24.0	37	63	70.3
ATTACHED	9	21	21	0.0	17	16	7	-56.3	41	41	0.0
APARTMENTS	83	137	103	-24.8	48	78	61	-21.8	192	221	15.1
<b>PORT MOODY/BELCARRA</b>											
DETACHED	14	34	28	-17.6	5	18	12	-33.3	33	51	54.5
ATTACHED	13	26	15	-42.3	12	22	12	-45.5	40	49	22.5
APARTMENTS	50	45	32	-28.9	16	41	34	-17.1	62	134	116.1
<b>PORT COQUITLAM</b>											
DETACHED	39	51	52	2.0	28	27	28	3.7	80	84	5.0
ATTACHED	21	27	23	-14.8	25	14	13	-7.1	63	48	-23.8
APARTMENTS	43	42	40	-4.8	25	32	28	-12.5	99	101	2.0
<b>RICHMOND</b>											
DETACHED	120	162	150	-7.4	56	58	63	8.6	182	216	18.7
ATTACHED	76	109	97	-11.0	48	70	63	-10.0	184	207	12.5
APARTMENTS	177	266	247	-7.1	122	163	193	18.4	419	548	30.8
<b>SUNSHINE COAST</b>											
DETACHED	71	93	103	10.8	29	36	41	13.9	113	122	8.0
ATTACHED	7	12	9	-25.0	3	8	6	-25.0	9	26	188.9
APARTMENTS	9	9	13	44.4	4	3	6	100.0	12	17	41.7
<b>SQUAMISH</b>											
DETACHED	28	30	36	20.0	8	20	15	-25.0	40	53	32.5
ATTACHED	12	21	22	4.8	8	12	18	50.0	34	46	35.3
APARTMENTS	16	9	18	100.0	6	8	14	75.0	19	35	84.2
<b>VANCOUVER EAST</b>											
DETACHED	111	155	140	-9.7	57	90	80	-11.1	188	266	41.5
ATTACHED	91	118	78	-33.9	52	68	43	-36.8	146	184	26.0
APARTMENTS	131	231	162	-29.9	86	127	127	0.0	324	410	26.5
<b>VANCOUVER WEST</b>											
DETACHED	156	175	141	-19.4	57	69	69	0.0	174	213	22.4
ATTACHED	79	126	101	-19.8	41	44	45	2.3	123	151	22.8
APARTMENTS	495	721	579	-19.7	282	325	319	-1.8	899	1034	15.0
<b>WHISTLER/PEMBERTON</b>											
DETACHED	18	27	35	29.6	8	9	7	-22.2	25	35	40.0
ATTACHED	21	33	20	-39.4	13	17	18	5.9	37	51	37.8
APARTMENTS	20	29	18	-37.9	23	14	15	7.1	50	55	10.0
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	113	131	107	-18.3	28	23	34	47.8	90	85	-5.6
ATTACHED	6	17	9	-47.1	4	2	5	150.0	16	13	-18.8
APARTMENTS	30	33	31	-6.1	21	23	17	-26.1	54	62	14.8
<b>GRAND TOTALS</b>											
DETACHED	1141	1459	1306	-10.5	512	673	580	-13.8	1676	2087	24.5
ATTACHED	577	832	675	-18.9	355	466	422	-9.4	1124	1435	27.7
APARTMENTS	1602	2330	1916	-17.8	998	1280	1270	-0.8	3383	4123	21.9



Residential Average Sale Prices - January 1977 to August 2023



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

LIST YOUR PROPERTY  
WITH THE MOST  
EFFECTIVE  
MARKETING PROGRAM AVAILABLE  
IN THE INDUSTRY

FOR A CONFIDENTIAL MARKET EVALUATION  
OF YOUR PROPERTY CALL

DAVID  
VALENTE

604.377.6015  
DAVIDVALENTE.COM

UNLIKE MANY COMPETITORS, DAVID WORKS DIRECTLY WITH YOU THROUGHOUT THE ENTIRE  
PROCESS TO ACHIEVE AN EXCEPTIONAL EXPERIENCE & MAXIMUM RESULTS IN TODAY'S MARKET.

VANCOUVER. NORTH SHORE. REAL ESTATE.

SOLD



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E. & O.E

# DAVID VALENTE

---

604.377.6015  
DAVIDVALENTE.COM

- **Award Winning Realtor®**
- **Living in Vancouver's North Shore**
- **Selling In Your Greater Vancouver Neighbourhood Since 2006**

Burnaby  
Coquitlam  
Maple Ridge  
New Westminster  
North Vancouver

Pitt Meadows  
Port Coquitlam  
Port Moody  
Richmond  
South Delta

Squamish  
Sunshine Coast  
Vancouver  
West Vancouver  
Whistler

THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E. & O.E