

Monthly Market Newsletter

• June 2016 •

- Award Winning Realtor®
- Service Excellence
- Reaching the Globe



Demand remains elevated across the Metro Vancouver housing market

Dear Valued Clients:

Metro Vancouver homes continue to sell at an unprecedented rate in communities across the region.

Home sellers are becoming more active in recent months, although that activity is being outpaced by home buyer demand today.

Economic and job growth in Metro Vancouver is out performing most regions in the country. This is helping to underpin today's activity.

Enclosed is this months market report published by the Real Estate Board of Greater Vancouver (REBGV).

"Do you know of anyone right now that might be considering a move? Maybe a relative, friend, or someone from work?"

**"I APPRECIATE YOUR REFERRALS
& MY BUSINESS DEPENDS ON IT."**



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News Release

FOR IMMEDIATE RELEASE:



Demand remains elevated across the Metro Vancouver housing market

VANCOUVER, BC – June 2, 2016 – Metro Vancouver* homes continue to sell at an unprecedented rate in communities across the region.

Residential property sales on the region's Multiple Listing Service® (MLS®) totalled 4,769 in May 2016, an increase of 17.6 per cent from the 4,056 sales recorded in May 2015 and a decrease of 0.3 per cent compared to April 2016 when 4,781 homes sold.

Last month's sales were 35.3 per cent above the 10-year sales average for the month and rank as the highest sales total on record for May.

"Home sellers are becoming more active in recent months, although that activity is being outpaced by home buyer demand today," Dan Morrison, REBGV president said.

New listings for detached, attached and apartment properties in Metro Vancouver totalled 6,289 in May 2016. This represents an increase of 11.5 per cent compared to the 5,641 units listed in May 2015 and a 2.6 per cent increase compared to April 2016 when 6,127 properties were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 7,726, a 37.3 per cent decline compared to May 2015 (12,336) and a 2.3 per cent increase compared to April 2016 (7,550).

"Economic and job growth in Metro Vancouver is out performing most regions in the country. This is helping to underpin today's activity," Morrison said.

The sales-to-active listings ratio for May 2016 is 61.7 per cent. This is indicative of a seller's market.

Generally, analysts say that downward pressure on home prices occurs when the ratio dips below the 12 per cent mark, while home prices often experience upward pressure when it reaches the 20 to 22 per cent range in a particular community for a sustained period of time.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$889,100. This represents a 29.7 per cent increase compared to May 2015.

Sales of detached properties in May 2016 reached 1,865, an increase of 8.2 per cent from the 1,723 detached sales recorded in May 2015. The benchmark price for detached properties increased 36.9 per cent from May 2015 to \$1,513,800.

Sales of apartment properties reached 2,150 in May 2016, an increase of 34.4 per cent compared to the 1,600 sales in May 2015. The benchmark price of an apartment property increased 22.3 per cent from May 2015 to \$485,000.

Attached property sales in May 2016 totalled 754, an increase of 2.9 per cent compared to the 733 sales in May 2015. The benchmark price of an attached unit increased 24.9 per cent from May 2015 to \$632,400.

***Editor's Note:** Areas covered by the Real Estate Board of Greater Vancouver include: Whistler, Sunshine Coast, Squamish, West Vancouver, North Vancouver, Vancouver, Burnaby, New Westminster, Richmond, Port Moody, Port Coquitlam, Coquitlam, New Westminster, Pitt Meadows, Maple Ridge, and South Delta.

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The real estate industry is a key economic driver in British Columbia. In 2015, 42,326 homes changed ownership in the Board's area, generating \$2.7 billion in economic spin-off activity and an estimated 19,000 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$39 billion in 2015. The Real Estate Board of Greater Vancouver is an association representing more than 12,500 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	\$786,500	221.8	5.4%	12.2%	18.9%	30.2%	45.5%	45.3%	80.6%
	Greater Vancouver	\$889,100	232.7	5.2%	11.8%	18.0%	29.7%	48.3%	46.9%	88.9%
	Bowen Island	\$722,200	156.6	6.4%	12.1%	14.0%	20.3%	30.1%	20.5%	28.9%
	Burnaby East	\$851,800	235.1	7.5%	15.7%	19.4%	30.7%	51.4%	53.1%	87.5%
	Burnaby North	\$745,200	224.0	5.6%	13.4%	19.7%	29.2%	47.0%	45.6%	83.6%
	Burnaby South	\$810,900	229.2	5.7%	12.0%	15.9%	26.4%	44.7%	41.8%	86.0%
	Coquitlam	\$756,900	224.6	6.8%	12.8%	19.5%	31.7%	52.4%	52.0%	85.5%
	Ladner	\$823,600	228.9	5.6%	15.5%	21.8%	34.3%	54.3%	53.2%	93.7%
	Maple Ridge	\$534,600	180.6	6.7%	14.9%	21.5%	30.1%	38.7%	34.4%	53.1%
	New Westminster	\$503,600	214.5	4.2%	10.3%	14.8%	26.8%	35.7%	38.8%	68.2%
	North Vancouver	\$955,100	215.5	5.5%	11.9%	18.1%	27.7%	46.6%	50.6%	81.7%
	Pitt Meadows	\$507,700	185.7	4.6%	11.3%	16.9%	19.3%	34.5%	32.2%	53.3%
	Port Coquitlam	\$573,400	203.2	4.2%	11.5%	20.2%	29.5%	46.6%	40.9%	66.3%
	Port Moody	\$750,500	207.5	4.2%	9.9%	17.7%	29.3%	47.4%	50.9%	69.5%
	Richmond	\$848,300	245.8	6.0%	13.1%	20.1%	32.4%	48.9%	42.6%	99.8%
	Squamish	\$576,200	187.8	3.3%	12.5%	16.1%	21.6%	50.2%	55.1%	68.6%
	Sunshine Coast	\$446,900	156.6	5.7%	11.9%	15.8%	21.6%	34.0%	21.4%	26.3%
	Tsawwassen	\$964,900	241.7	7.3%	16.3%	24.3%	40.3%	63.4%	62.2%	100.4%
	Vancouver East	\$931,300	272.8	5.0%	10.4%	17.1%	31.5%	53.4%	59.3%	115.0%
	Vancouver West	\$1,210,000	255.0	4.6%	10.4%	16.9%	30.0%	52.0%	50.9%	101.9%
	West Vancouver	\$2,591,300	278.1	5.9%	15.0%	21.3%	37.3%	65.0%	74.4%	126.5%
	Whistler	\$669,700	155.6	3.3%	14.2%	18.6%	20.1%	51.2%	44.3%	42.4%
Single Family Detached	Lower Mainland	\$1,205,200	256.0	7.7%	16.1%	24.2%	37.2%	59.9%	61.6%	111.7%
	Greater Vancouver	\$1,513,800	279.2	7.9%	15.9%	23.2%	36.9%	64.6%	64.0%	130.2%
	Bowen Island	\$722,200	156.6	6.4%	12.1%	14.0%	20.3%	30.1%	20.5%	28.9%
	Burnaby East	\$1,238,300	276.9	10.1%	16.8%	24.8%	41.1%	64.3%	73.3%	119.1%
	Burnaby North	\$1,572,000	304.0	9.8%	18.2%	26.4%	40.4%	73.7%	77.8%	150.8%
	Burnaby South	\$1,598,500	306.0	7.2%	18.0%	25.2%	35.9%	65.9%	67.9%	147.0%
	Coquitlam	\$1,187,100	263.4	9.4%	17.9%	26.6%	40.6%	68.2%	74.2%	120.1%
	Ladner	\$1,026,600	247.5	5.7%	15.7%	22.9%	40.2%	66.8%	67.0%	110.1%
	Maple Ridge	\$670,100	190.9	6.8%	15.8%	24.2%	34.1%	45.2%	43.5%	64.9%
	New Westminster	\$1,079,100	267.7	9.7%	17.6%	24.8%	39.9%	61.9%	64.2%	114.0%
	North Vancouver	\$1,607,600	255.9	8.1%	16.3%	25.6%	37.7%	68.7%	75.8%	116.7%
	Pitt Meadows	\$728,600	205.3	7.7%	14.2%	21.3%	29.4%	46.9%	46.4%	74.4%
	Port Coquitlam	\$906,100	241.7	7.1%	16.7%	25.9%	40.0%	65.3%	64.3%	101.2%
	Port Moody	\$1,352,700	249.8	7.7%	16.1%	23.7%	36.4%	62.3%	64.9%	109.0%
	Richmond	\$1,643,400	329.6	9.3%	19.9%	29.8%	45.7%	74.6%	59.8%	167.7%
	Squamish	\$729,300	193.9	6.1%	13.5%	16.7%	24.0%	50.0%	52.6%	72.0%
	Sunshine Coast	\$445,200	156.0	5.7%	11.8%	16.1%	21.9%	33.9%	20.8%	25.9%
	Tsawwassen	\$1,257,100	270.7	7.8%	17.4%	26.6%	48.2%	78.7%	80.1%	122.1%
	Vancouver East	\$1,456,700	322.0	8.3%	15.1%	20.5%	36.1%	74.1%	83.8%	159.7%
	Vancouver West	\$3,442,100	353.4	7.6%	14.6%	20.2%	34.7%	66.2%	64.8%	186.6%
	West Vancouver	\$3,129,100	297.5	6.9%	15.4%	22.1%	36.8%	68.1%	80.0%	141.5%
	Whistler	\$1,226,600	169.8	4.0%	11.7%	14.3%	17.7%	41.3%	43.5%	52.3%

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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	\$512,500	185.5	3.6%	9.6%	15.4%	22.6%	31.3%	28.3%	54.1%
	Greater Vancouver	\$632,400	204.4	3.9%	11.0%	16.6%	24.9%	38.5%	35.5%	69.6%
	Burnaby East	\$497,700	178.5	7.3%	18.3%	13.8%	11.1%	21.8%	19.1%	46.7%
	Burnaby North	\$484,100	180.5	-0.1%	5.1%	10.5%	11.6%	22.4%	17.5%	46.9%
	Burnaby South	\$501,700	180.0	3.7%	7.4%	10.4%	15.8%	24.2%	19.2%	50.0%
	Coquitlam	\$522,900	192.1	2.5%	10.9%	16.7%	26.7%	36.9%	36.0%	58.9%
	Ladner	\$614,200	203.5	4.6%	13.8%	20.0%	25.8%	35.1%	34.3%	68.9%
	Maple Ridge	\$363,000	176.3	10.4%	16.1%	17.5%	30.3%	35.6%	28.5%	45.9%
	New Westminster	\$534,500	200.8	5.6%	16.1%	21.0%	21.0%	35.7%	36.6%	65.0%
	North Vancouver	\$798,400	191.1	6.0%	9.6%	16.2%	26.1%	37.5%	38.0%	63.8%
	Pitt Meadows	\$418,500	181.1	3.2%	8.8%	13.5%	16.5%	31.3%	24.3%	47.8%
	Port Coquitlam	\$497,900	188.8	1.7%	7.6%	19.9%	24.5%	37.1%	33.7%	53.1%
	Port Moody	\$541,200	182.9	1.4%	2.9%	9.9%	22.3%	34.7%	29.3%	49.2%
	Richmond	\$685,400	221.6	4.3%	11.6%	17.0%	27.0%	39.2%	35.9%	84.4%
	Squamish	\$575,700	209.1	0.3%	13.3%	19.4%	23.4%	77.1%	66.6%	95.4%
	Tsawwassen	\$609,700	201.5	5.2%	15.3%	21.6%	26.9%	36.0%	26.6%	67.2%
	Vancouver East	\$725,500	239.2	0.7%	6.1%	15.8%	29.3%	40.0%	45.1%	87.6%
	Vancouver West	\$1,035,400	234.2	7.1%	14.1%	19.4%	30.5%	48.7%	51.8%	95.5%
	Whistler	\$726,700	194.3	0.6%	14.8%	19.1%	22.4%	68.1%	51.7%	87.2%
Apartment	Lower Mainland	\$434,200	189.6	2.1%	6.6%	11.3%	21.5%	28.9%	27.2%	49.8%
	Greater Vancouver	\$485,000	195.0	2.1%	6.7%	11.7%	22.3%	31.9%	29.7%	54.6%
	Burnaby East	\$546,300	207.4	0.7%	5.0%	7.7%	24.9%	45.9%	45.2%	58.8%
	Burnaby North	\$428,500	181.2	2.2%	9.8%	14.2%	21.7%	29.9%	26.6%	47.8%
	Burnaby South	\$496,500	199.3	4.6%	8.3%	10.7%	21.9%	33.7%	28.5%	61.1%
	Coquitlam	\$327,100	180.0	3.4%	4.6%	9.0%	19.8%	32.5%	23.4%	45.4%
	Ladner	\$382,800	181.4	6.1%	14.2%	16.0%	16.4%	25.0%	20.3%	54.9%
	Maple Ridge	\$187,100	135.1	1.1%	9.3%	12.6%	7.6%	8.3%	-1.6%	7.3%
	New Westminster	\$343,100	195.4	1.5%	6.1%	9.2%	21.1%	24.6%	28.1%	51.6%
	North Vancouver	\$422,600	172.0	1.1%	5.9%	7.6%	14.4%	20.3%	21.0%	43.5%
	Pitt Meadows	\$277,000	163.7	1.2%	9.2%	13.2%	7.3%	20.3%	22.0%	30.0%
	Port Coquitlam	\$280,000	166.0	1.5%	6.3%	12.2%	18.7%	29.0%	15.9%	33.5%
	Port Moody	\$443,000	184.6	2.3%	7.3%	15.9%	25.0%	36.5%	47.8%	47.3%
	Richmond	\$414,200	174.9	1.9%	4.7%	8.2%	15.8%	19.2%	17.7%	40.0%
	Squamish	\$330,900	159.3	2.2%	11.6%	12.7%	20.3%	32.0%	53.5%	40.4%
	Tsawwassen	\$390,700	164.7	5.8%	13.9%	15.9%	14.9%	21.4%	15.2%	40.6%
	Vancouver East	\$403,800	222.7	0.8%	4.8%	11.9%	25.3%	30.8%	33.1%	69.5%
	Vancouver West	\$673,000	217.8	2.4%	7.7%	14.8%	28.0%	44.0%	41.6%	69.9%
	West Vancouver	\$851,800	186.1	-0.3%	11.8%	13.5%	37.5%	40.3%	36.6%	53.3%
	Whistler	\$351,400	115.2	6.8%	17.3%	27.9%	28.0%	53.0%	100.0%	2.1%

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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.

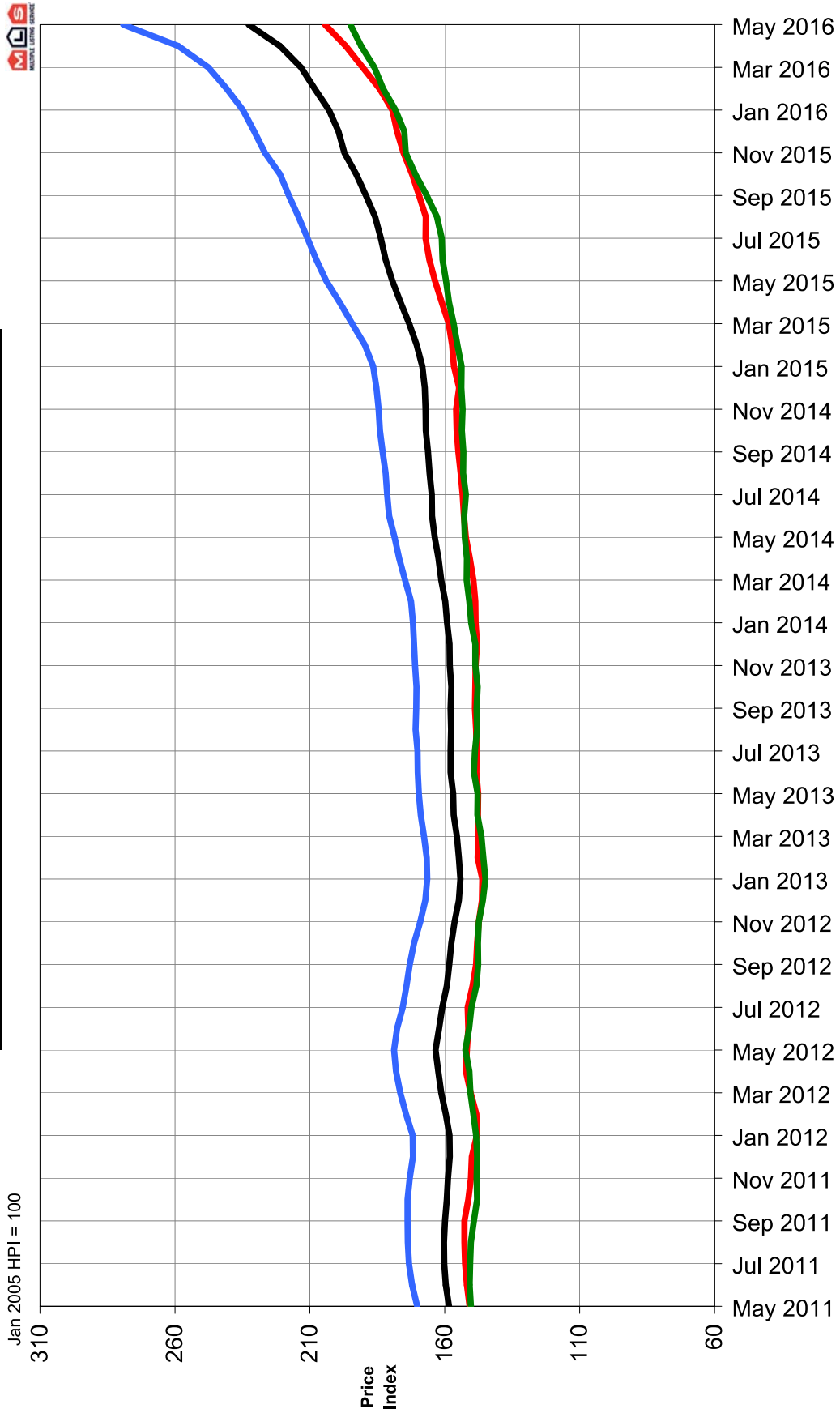
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Greater Vancouver 5 Year Trend


Jan 2005 HPI = 100

Residential Detached Townhouse Apartment



**May
2016**

MLS® SALES Facts

<div><div>REAL ESTATE BOARD OF GREATER VANCOUVER</div></div> <div>May 2016</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				
May 2016	Number of Sales	128	194	80	17	235	47	137	80	34	209	40	133	216	191	102	22	1,865	Number of Sales	158	179	89	7	266	52	160	86	46	212	47	124	180	230	113	30	1,979	Median Selling Price	\$1,700,000	\$1,298,000	\$1,185,500	n/a	\$714,500	\$1,120,500	\$1,826,000	\$888,000	\$1,280,000	\$1,701,429	\$887,450	\$505,000	\$1,561,000	\$3,527,000	\$3,200,000	\$1,122,000	n/a
	Median Selling Price	\$667,500	\$699,000	n/a	n/a	\$410,000	n/a	\$1,000,000	\$512,850	\$583,000	\$764,000	\$540,000	n/a	\$933,000	\$1,310,000	n/a	\$725,000	\$328,000	\$667,500	\$396,000	\$549,000	\$549,000	n/a	\$229,900	\$368,250	\$466,000	\$276,500	\$445,000	\$416,500	\$342,000	n/a	\$445,450	\$675,000	\$758,000	n/a	\$725,000	\$328,000	n/a	n/a															
April 2016	Number of Sales	73	60	12	0	83	17	55	46	33	109	16	10	51	89	6	35	695	Number of Sales	73	60	12	0	83	17	55	46	33	109	16	10	51	89	6	35	2,107	Median Selling Price	\$758,000	\$708,000	n/a	\$390,000	n/a	\$875,000	\$510,000	\$648,000	\$739,000	n/a	\$1,010,000	\$1,101,000	n/a	\$3,337,500	\$1,348,750	\$569,000	n/a
	Median Selling Price	\$435,500	\$378,800	n/a	n/a	\$234,000	\$350,000	\$467,000	\$274,500	\$470,950	\$423,500	\$345,000	n/a	\$440,000	\$625,000	\$696,250	\$281,000	n/a	\$435,500	\$378,800	\$549,000	\$549,000	n/a	\$234,000	\$350,000	\$467,000	\$274,500	\$470,950	\$423,500	\$345,000	n/a	\$440,000	\$625,000	\$696,250	\$281,000	n/a	\$569,000	n/a																
May 2015	Number of Sales	109	63	10	0	68	17	56	34	15	141	31	12	43	94	16	24	733	Number of Sales	109	63	10	0	68	17	56	34	15	141	31	12	43	94	16	24	733	Median Selling Price	\$401,500	\$325,000	\$359,000	n/a	\$210,000	\$306,000	\$434,900	\$237,525	\$367,500	\$360,500	n/a	\$412,000	\$504,500	\$279,000	\$452,000	n/a	n/a
	Median Selling Price	\$1,212,000	\$891,000	\$832,500	n/a	\$560,500	\$806,500	\$1,300,000	\$650,870	\$999,900	\$1,155,500	\$659,500	\$360,250	\$1,200,000	\$2,888,000	\$2,370,000	\$919,000	n/a	\$401,500	\$325,000	\$359,000	n/a	\$210,000	\$306,000	\$434,900	\$237,525	\$367,500	\$360,500	n/a	\$412,000	\$504,500	\$279,000	\$452,000	n/a	\$452,000	n/a																		
Jan. - May, 2016 Year-to-date	Number of Sales	714	845	372	33	1,069	231	704	360	189	1,041	165	517	869	1,000	584	111	8,804	Number of Sales	714	845	372	33	1,069	231	704	360	189	1,041	165	517	869	1,000	584	111	8,804	Median Selling Price	\$1,618,400	\$1,250,000	\$1,205,000	\$425,000	\$702,000	\$1,093,000	\$1,652,000	\$865,000	\$1,280,000	\$1,680,000	\$825,000	\$491,750	\$1,537,000	\$3,530,000	\$3,300,000	\$1,352,500	n/a
	Median Selling Price	\$656,942	\$681,000	\$633,500	n/a	\$378,500	\$550,000	\$875,000	\$525,000	\$595,000	\$705,000	\$525,000	\$285,000	\$885,000	\$1,254,000	\$1,686,500	\$723,000	n/a	\$656,942	\$681,000	\$633,500	\$489,000	n/a	\$228,750	\$343,500	\$460,000	\$273,100	\$438,000	\$412,000	\$335,000	\$260,336	\$435,000	\$635,000	\$820,000	\$292,500	n/a	\$723,000	\$292,500	n/a															
Jan. - May, 2015 Year-to-date	Number of Sales	710	641	301	18	739	152	697	229	144	988	138	239	876	906	473	75	7,326	Number of Sales	710	641	301	18	739	152	697	229	144	988	138	239	876	906	473	75	7,326	Median Selling Price	\$1,200,250	\$862,800	\$810,000	n/a	\$531,000	\$771,250	\$1,275,000	\$635,000	\$957,000	\$1,150,000	\$629,250	\$392,000	\$1,140,000	\$2,680,000	\$2,320,000	\$1,100,000	n/a
	Median Selling Price	\$528,900	\$494,050	\$497,950	n/a	\$313,500	\$455,000	\$679,900	\$405,000	\$411,000	\$560,000	\$409,900	\$277,000	\$913,500	\$1,045,000	\$585,500	\$275,000	n/a	\$528,900	\$494,050	\$497,950	n/a	\$313,500	\$455,000	\$679,900	\$405,000	\$411,000	\$560,000	\$409,900	\$277,000	\$913,500	\$1,045,000	\$585,500	\$275,000	n/a	\$585,500	\$275,000	n/a																

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

MLS® LISTINGS Facts



**May
2016**

	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
May 2016	Number of Listings	272	108	16	272	85	240	107	51	408	58	123	358	303	213	29	2,931
	% Sales to Listings	71%	74%	106%	86%	55%	57%	75%	67%	51%	69%	108%	60%	63%	48%	76%	n/a
April 2016	Number of Listings	256	155	17	318	59	193	118	52	356	63	138	294	349	215	24	2,900
	% Sales to Listings	62%	57%	41%	84%	88%	83%	73%	88%	60%	75%	90%	61%	66%	53%	125%	867
May 2015	Number of Listings	300	34	0	57	141	142	68	51	328	23	10	212	695	32	52	2,360
	% Sales to Listings	68%	109%	n/a	100%	65%	77%	98%	87%	89%	67%	34%	93%	86%	43%	97%	n/a
May 2015	Number of Listings	219	79	19	210	42	193	80	52	298	50	130	288	289	183	35	2,389
	% Sales to Listings	133	11	0	88	16	66	44	19	150	26	13	73	117	16	33	867
Jan. - May, 2016 Year-to-date *	Number of Listings	300	30	0	59	152	168	95	45	323	17	10	240	724	46	35	2,385
	% Sales to Listings	70%	86%	26%	90%	86%	77%	80%	75%	75%	68%	45%	72%	73%	54%	57%	n/a
Jan. - May, 2016 Year-to-date *	Number of Listings	1,200	636	63	1,374	340	1,008	496	261	1,801	230	578	1,425	1,886	1,050	120	13,532
	% Sales to Listings	553	89	0	419	92	303	228	143	657	127	68	273	484	60	172	4,033
Jan. - May, 2015 Year-to-date *	Number of Listings	1,437	141	0	327	686	802	386	244	1,572	142	50	991	3,344	161	232	11,383
	% Sales to Listings	60%	58%	52%	78%	68%	70%	73%	72%	58%	72%	89%	61%	59%	56%	93%	n/a
Jan. - May, 2015 Year-to-date *	Number of Listings	729	52%	n/a	87%	79%	88%	80%	82%	78%	79%	106%	82%	80%	72%	98%	n/a
	% Sales to Listings	89%	77%	n/a	92%	80%	79%	88%	82%	80%	76%	106%	82%	80%	72%	98%	n/a
Jan. - May, 2015 Year-to-date *	Number of Listings	1,080	379	54	1,041	193	983	316	223	1,453	202	564	1,271	1,594	986	131	11,392
	% Sales to Listings	657	64	1	414	105	329	204	114	718	138	62	315	633	79	151	4,302
Jan. - May, 2015 Year-to-date *	Number of Listings	1,524	143	0	306	813	923	404	206	1,610	92	47	1,197	3,553	171	195	11,974
	% Sales to Listings	66%	79%	33%	71%	79%	71%	72%	65%	68%	68%	42%	69%	57%	48%	57%	n/a
Jan. - May, 2015 Year-to-date *	Number of Listings	68%	80%	0%	65%	68%	77%	73%	74%	78%	73%	58%	78%	64%	67%	77%	n/a
	% Sales to Listings	57%	74%	n/a	46%	53%	57%	53%	54%	49%	73%	68%	65%	60%	52%	64%	n/a

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



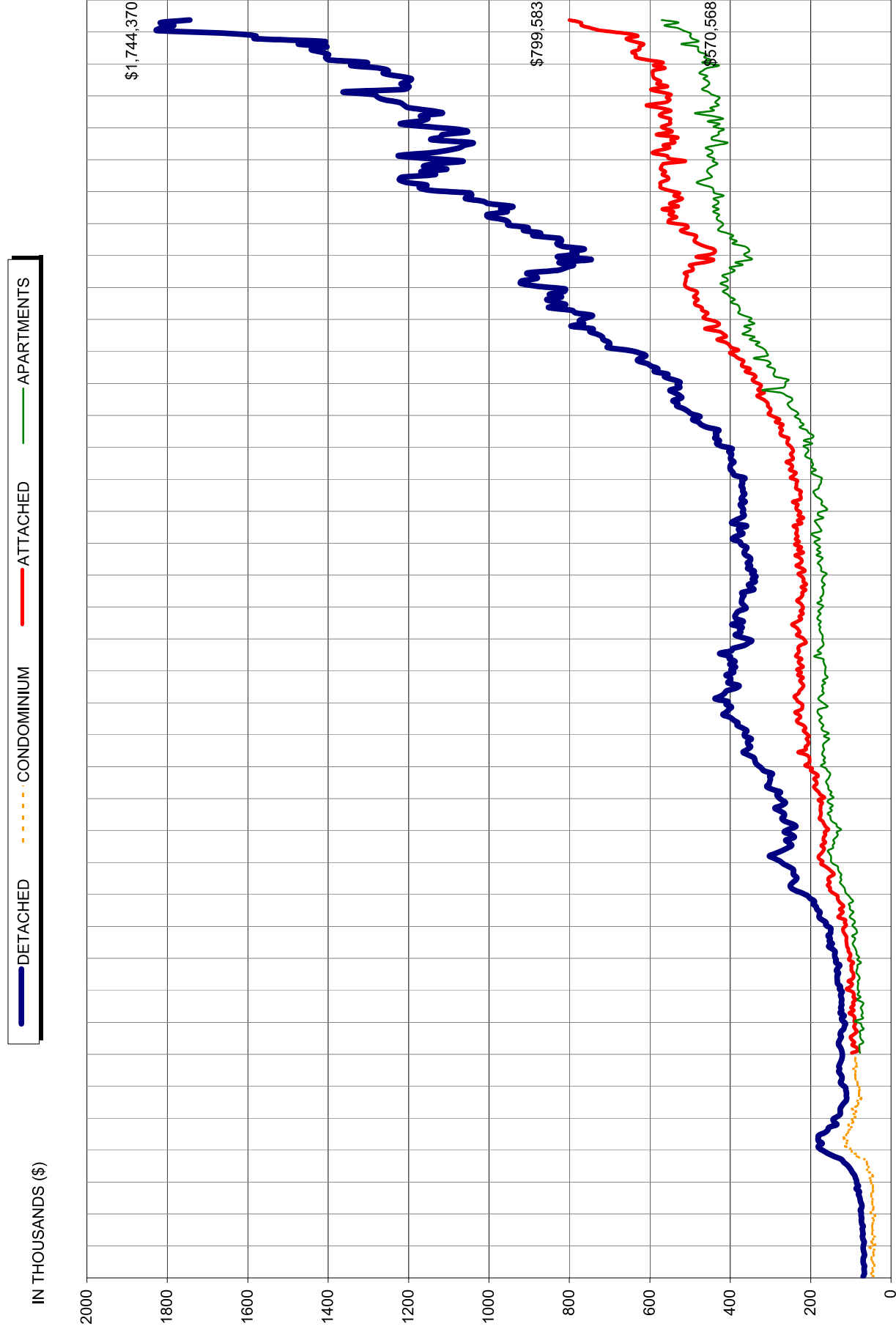
Listing & Sales Activity Summary

Listings

Sales

	1 May 2015	2 Apr 2016	3 May 2016	Col. 2 & 3 Percentage Variance	5 May 2015	6 Apr 2016	7 May 2016	Col. 6 & 7 Percentage Variance	9 Mar 2015 - May 2015	10 Mar 2016 - May 2016	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	219	256	288	12.5	153	158	128	-19.0	503	467	-7.2
ATTACHED	133	108	134	24.1	109	73	103	41.1	306	272	-11.1
APARTMENTS	300	300	288	-4.0	184	279	267	-4.3	603	868	43.9
COQUITLAM											
DETACHED	222	293	272	-7.2	167	179	194	8.4	467	565	21.0
ATTACHED	62	99	70	-29.3	63	60	73	21.7	179	212	18.4
APARTMENTS	141	215	192	-10.7	98	166	177	6.6	310	506	63.2
DELTA											
DETACHED	79	155	108	-30.3	68	89	80	-10.1	216	260	20.4
ATTACHED	11	11	43	290.9	10	12	14	16.7	40	37	-7.5
APARTMENTS	30	34	32	-5.9	31	19	25	31.6	85	80	-5.9
MAPLE RIDGE/PITT MEADOWS											
DETACHED	210	318	272	-14.5	190	266	235	-11.7	533	755	41.7
ATTACHED	88	83	108	30.1	68	83	77	-7.2	210	250	19.0
APARTMENTS	59	57	63	10.5	32	92	85	-7.6	95	227	138.9
NORTH VANCOUVER											
DETACHED	193	193	240	24.4	149	160	137	-14.4	505	477	-5.5
ATTACHED	66	71	56	-21.1	56	55	61	10.9	179	177	-1.1
APARTMENTS	168	142	202	42.3	123	142	145	2.1	373	443	18.8
NEW WESTMINSTER											
DETACHED	42	59	85	44.1	36	52	47	-9.6	108	162	50.0
ATTACHED	16	26	21	-19.2	17	17	16	-5.9	50	51	2.0
APARTMENTS	152	141	149	5.7	109	145	136	-6.2	297	392	32.0
PORT MOODY/BELCARRA											
DETACHED	52	52	51	-1.9	39	46	34	-26.1	113	138	22.1
ATTACHED	19	38	37	-2.6	15	33	33	0.0	63	88	39.7
APARTMENTS	45	51	53	3.9	30	46	54	17.4	77	146	89.6
PORT COQUITLAM											
DETACHED	80	118	107	-9.3	64	86	80	-7.0	169	253	49.7
ATTACHED	44	47	36	-23.4	34	46	38	-17.4	104	130	25.0
APARTMENTS	95	68	61	-10.3	57	72	63	-12.5	163	220	35.0
RICHMOND											
DETACHED	298	356	408	14.6	224	212	209	-1.4	706	675	-4.4
ATTACHED	150	123	169	37.4	141	109	95	-12.8	402	337	-16.2
APARTMENTS	323	328	355	8.2	174	288	325	12.8	556	887	59.5
SUNSHINE COAST											
DETACHED	130	138	123	-10.9	59	124	133	7.3	173	393	127.2
ATTACHED	13	29	11	-62.1	12	10	18	80.0	31	37	19.4
APARTMENTS	10	10	7	-30.0	5	13	15	15.4	19	41	115.8
SQUAMISH											
DETACHED	50	63	58	-7.9	34	47	40	-14.9	102	121	18.6
ATTACHED	26	24	31	29.2	31	16	33	106.3	73	76	4.1
APARTMENTS	17	23	24	4.3	14	36	22	-38.9	46	84	82.6
VANCOUVER EAST											
DETACHED	288	294	358	21.8	206	180	216	20.0	636	603	-5.2
ATTACHED	73	55	66	20.0	43	51	48	-5.9	180	157	-12.8
APARTMENTS	240	212	232	9.4	194	195	182	-6.7	554	585	5.6
VANCOUVER WEST											
DETACHED	289	349	303	-13.2	211	230	191	-17.0	640	640	0.0
ATTACHED	117	103	109	5.8	94	89	88	-1.1	305	276	-9.5
APARTMENTS	724	695	693	-0.3	502	557	572	2.7	1492	1811	21.4
WHISTLER/PEMBERTON											
DETACHED	35	24	29	20.8	20	30	22	-26.7	56	81	44.6
ATTACHED	33	36	34	-5.6	24	35	45	28.6	75	110	46.7
APARTMENTS	35	52	34	-34.6	20	35	47	34.3	76	137	80.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	183	215	213	-0.9	98	113	102	-9.7	308	361	17.2
ATTACHED	16	14	19	35.7	16	6	12	100.0	43	25	-41.9
APARTMENTS	46	32	29	-9.4	27	22	35	59.1	60	82	36.7
GRAND TOTALS											
DETACHED	2370	2883	2915	1.1	1718	1972	1848	-6.3	5235	5951	13.7
ATTACHED	867	867	944	8.9	733	695	754	8.5	2240	2235	-0.2
APARTMENTS	2385	2360	2414	2.3	1600	2107	2150	2.0	4806	6509	35.4

Residential Average Sale Prices - January 1977 to May 2016



1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016

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