

Monthly Market Newsletter

• August 2016 •

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Home sales move off of record-breaking pace in July

Dear Valued Clients:

After several months of record-breaking sales activity, home buyer demand returned to more historically normal levels in July.

Home sale activity showed some moderating signs in late June and this carried into July. We'll wait and watch over the next few months to see if this marks the return of more normal market trends.

Note: British Columbia government imposes a new 15% tax on foreign buyers. Effective August 2, 2016.

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:



Home sales move off of record-breaking pace in July

VANCOUVER, BC – August 3, 2016 – Metro Vancouver* homes sales resembled more typical levels in July.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in the region totalled 3,226 in July 2016, a decrease of 18.9 per cent from the 3,978 sales recorded in July 2015 and a decrease of 26.7 per cent compared to June 2016 when 4,400 homes sold.

This is the first time since January that home sales in the region have registered below 4,000 in a month.

“After several months of record-breaking sales activity, home buyer demand returned to more historically normal levels in July,” Dan Morrison, REBGV president said.

Last month’s sales were 6.5 per cent above the 10-year sales average for the month.

“Home sale activity showed some moderating signs in late June and this carried into July,” Morrison said. “We’ll wait and watch over the next few months to see if this marks the return of more normal market trends.”

New listings for detached, attached and apartment properties in Metro Vancouver totalled 5,241 in July 2016. This represents a 2.5 per cent increase compared to the 5,112 units listed in July 2015 and a 10.8 per cent decrease compared to June 2016 when 5,875 properties were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 8,351, a 27.4 per cent decline compared to July 2015 (11,505) and a 6.9 per cent increase compared to June 2016 (7,812).

The sales-to-active listings ratio for July 2016 is 38.6 per cent. Generally, analysts say that downward pressure on home prices occurs when the ratio dips below the 12 per cent mark, while home prices 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 \$930,400. This represents a 32.6 per cent increase compared to July 2015.

Sales of detached properties in July 2016 reached 1,077, a decrease of 30.9 per cent from the 1,559 detached sales recorded in July 2015. The benchmark price for detached properties increased 38 per cent from July 2015 to \$1,578,300.

Sales of apartment properties reached 1,602 in July 2016, a decrease of 7.3 per cent compared to the 1,729 sales in July 2015. The benchmark price of an apartment property increased 27.4 per cent from July 2015 to \$510,600.

Attached property sales in July 2016 totalled 547, a decrease of 20.7 per cent compared to the 690 sales in July 2015. The benchmark price of an attached unit increased 29.4 per cent from July 2015 to \$669,000.

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

-30-

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 12,800 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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Real Estate Board of Greater Vancouver

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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	\$827,400	233.3	1.9%	10.9%	21.4%	33.8%	52.4%	51.3%	84.7%
	Greater Vancouver	\$930,400	243.5	1.4%	10.1%	20.0%	32.6%	54.3%	52.0%	92.9%
	Bowen Island	\$792,900	171.9	2.9%	16.8%	22.1%	29.1%	39.3%	30.4%	38.2%
	Burnaby East	\$858,200	236.9	0.2%	8.3%	20.0%	28.8%	51.7%	53.8%	83.4%
	Burnaby North	\$778,900	234.1	0.7%	10.3%	21.2%	31.7%	53.4%	49.9%	86.1%
	Burnaby South	\$869,300	245.7	2.6%	13.3%	23.5%	32.8%	52.6%	48.5%	93.9%
	Coquitlam	\$778,700	231.1	0.5%	9.9%	19.1%	32.7%	55.9%	55.9%	85.2%
	Ladner	\$838,300	233.0	-0.6%	7.5%	20.7%	31.8%	58.2%	54.6%	93.0%
	Maple Ridge	\$565,900	191.2	2.6%	12.9%	24.6%	34.8%	46.6%	42.2%	56.6%
	New Westminster	\$529,500	225.5	2.0%	9.6%	18.9%	29.6%	43.6%	43.8%	71.1%
	North Vancouver	\$1,017,600	229.6	2.2%	12.4%	21.6%	35.4%	56.7%	61.1%	89.8%
	Pitt Meadows	\$542,100	198.3	2.1%	11.7%	20.9%	27.4%	42.9%	41.2%	57.5%
	Port Coquitlam	\$599,100	212.3	2.4%	8.8%	20.4%	32.4%	52.6%	47.0%	68.2%
	Port Moody	\$770,700	213.1	1.5%	7.0%	16.4%	28.8%	51.7%	54.0%	70.1%
	Richmond	\$883,500	256.0	1.3%	10.4%	20.5%	34.4%	54.1%	48.5%	102.2%
	Squamish	\$607,700	198.1	2.0%	9.0%	18.4%	28.3%	53.9%	56.4%	75.0%
	Sunshine Coast	\$469,200	164.4	1.0%	11.0%	17.2%	24.0%	37.8%	24.5%	30.7%
	Tsawwassen	\$990,000	248.0	-0.4%	10.1%	21.9%	36.9%	66.2%	66.1%	102.1%
	Vancouver East	\$986,300	288.9	2.1%	11.2%	20.4%	34.7%	62.1%	65.8%	121.5%
	Vancouver West	\$1,256,500	264.8	0.5%	8.6%	18.7%	32.4%	55.8%	54.2%	107.2%
	West Vancouver	\$2,777,800	298.1	3.4%	13.5%	25.5%	40.5%	77.1%	80.7%	134.9%
	Whistler	\$687,800	159.8	1.7%	6.0%	15.1%	24.2%	47.0%	35.5%	44.7%
Single Family Detached	Lower Mainland	\$1,261,300	267.9	1.5%	12.7%	25.0%	39.0%	66.7%	66.6%	115.5%
	Greater Vancouver	\$1,578,300	291.1	1.1%	12.5%	24.0%	38.0%	71.1%	68.0%	134.0%
	Bowen Island	\$792,900	171.9	2.9%	16.8%	22.1%	29.1%	39.3%	30.4%	38.2%
	Burnaby East	\$1,250,400	279.6	0.0%	11.2%	22.0%	36.3%	65.9%	73.3%	116.1%
	Burnaby North	\$1,604,100	310.2	-1.7%	12.1%	24.3%	37.1%	75.6%	77.9%	148.4%
	Burnaby South	\$1,710,300	327.4	2.2%	14.7%	30.1%	40.9%	76.4%	77.6%	158.6%
	Coquitlam	\$1,226,700	272.2	0.8%	13.0%	24.9%	40.5%	73.0%	77.9%	120.9%
	Ladner	\$1,033,400	249.1	-0.9%	6.4%	19.3%	36.6%	67.3%	65.2%	107.1%
	Maple Ridge	\$705,900	201.1	1.9%	12.5%	26.2%	38.1%	53.6%	50.6%	68.8%
	New Westminster	\$1,098,400	272.5	0.3%	11.6%	23.3%	37.4%	64.5%	66.7%	112.9%
	North Vancouver	\$1,699,200	270.5	2.1%	14.2%	25.7%	44.6%	80.0%	85.0%	126.5%
	Pitt Meadows	\$767,200	216.2	0.9%	13.4%	23.8%	33.5%	53.1%	54.9%	76.9%
	Port Coquitlam	\$919,600	245.3	0.4%	8.7%	21.4%	36.4%	66.8%	66.6%	98.3%
	Port Moody	\$1,397,100	258.0	1.3%	11.3%	23.1%	36.1%	67.2%	69.1%	111.1%
	Richmond	\$1,717,100	344.4	1.0%	14.2%	29.7%	47.4%	81.1%	67.8%	172.3%
	Squamish	\$779,700	207.3	2.3%	13.5%	19.7%	31.4%	56.0%	56.2%	80.1%
	Sunshine Coast	\$467,300	163.7	1.0%	10.9%	17.1%	24.2%	37.8%	23.8%	30.1%
	Tsawwassen	\$1,269,700	273.4	-0.2%	8.8%	21.4%	42.4%	77.4%	80.6%	121.0%
	Vancouver East	\$1,528,200	337.8	1.1%	13.6%	23.8%	37.0%	81.1%	86.9%	166.2%
	Vancouver West	\$3,591,200	368.7	1.2%	12.2%	22.6%	35.4%	73.4%	65.4%	190.1%
	West Vancouver	\$3,365,600	320.0	3.2%	14.9%	26.6%	41.1%	80.4%	86.4%	152.6%
	Whistler	\$1,280,200	177.2	0.6%	8.5%	16.8%	23.0%	44.2%	38.2%	57.2%

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- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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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 included 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	\$553,400	200.3	3.2%	11.8%	21.7%	30.4%	41.4%	37.5%	61.4%
	Greater Vancouver	\$669,000	216.2	1.8%	9.9%	20.5%	29.4%	45.9%	41.8%	74.4%
	Burnaby East	\$495,400	177.7	-2.4%	6.8%	18.2%	9.9%	18.9%	19.7%	41.1%
	Burnaby North	\$525,000	195.8	2.4%	8.4%	12.8%	19.6%	35.8%	22.3%	54.5%
	Burnaby South	\$559,000	200.6	5.1%	15.6%	23.6%	27.2%	38.0%	30.7%	60.9%
	Coquitlam	\$520,400	191.2	-1.3%	2.0%	14.6%	24.4%	36.7%	33.4%	54.6%
	Ladner	\$634,100	210.1	0.9%	8.0%	21.5%	25.6%	44.3%	39.0%	71.1%
	Maple Ridge	\$398,100	193.4	6.6%	21.1%	26.2%	36.3%	46.3%	39.3%	53.5%
	New Westminster	\$544,900	204.7	0.3%	7.6%	20.8%	23.2%	39.0%	38.6%	63.1%
	North Vancouver	\$868,200	207.8	2.1%	15.3%	23.8%	33.6%	49.4%	49.6%	74.2%
	Pitt Meadows	\$467,800	202.4	4.5%	15.3%	22.9%	29.3%	49.6%	36.6%	59.7%
	Port Coquitlam	\$539,600	204.6	4.7%	10.2%	25.0%	34.3%	46.6%	42.6%	61.2%
	Port Moody	\$542,100	183.2	-1.0%	1.6%	4.6%	19.4%	34.7%	28.6%	44.8%
	Richmond	\$724,100	234.1	2.0%	10.2%	21.5%	31.3%	46.1%	42.1%	88.6%
	Squamish	\$606,100	220.2	3.5%	5.6%	25.5%	28.8%	79.3%	75.7%	102.2%
	Tsawwassen	\$624,300	206.3	1.0%	7.7%	21.1%	25.0%	44.7%	32.0%	68.0%
	Vancouver East	\$769,800	253.8	0.6%	6.9%	16.4%	34.9%	48.8%	53.1%	93.0%
	Vancouver West	\$1,088,400	246.2	-0.4%	12.6%	21.9%	34.5%	54.2%	58.1%	102.0%
	Whistler	\$755,000	201.9	3.1%	4.5%	23.8%	25.4%	65.6%	58.2%	92.3%
Apartment	Lower Mainland	\$457,900	199.9	2.1%	7.6%	15.2%	27.0%	35.2%	34.0%	53.7%
	Greater Vancouver	\$510,600	205.3	1.9%	7.5%	15.1%	27.4%	38.0%	36.3%	59.3%
	Burnaby East	\$549,500	208.6	4.2%	1.3%	11.1%	27.2%	48.4%	44.1%	53.8%
	Burnaby North	\$461,700	195.2	3.8%	10.1%	21.1%	30.0%	39.5%	36.8%	54.4%
	Burnaby South	\$535,000	214.8	2.9%	12.7%	20.1%	30.3%	40.9%	34.2%	68.5%
	Coquitlam	\$339,900	187.1	1.1%	7.5%	11.7%	24.8%	36.7%	31.0%	45.9%
	Ladner	\$411,500	195.0	-1.1%	14.0%	25.5%	18.8%	36.5%	30.9%	62.8%
	Maple Ridge	\$193,400	139.7	1.8%	4.6%	13.9%	14.4%	11.0%	4.6%	5.6%
	New Westminster	\$368,600	209.9	3.2%	9.0%	16.5%	26.6%	35.3%	34.8%	57.0%
	North Vancouver	\$456,300	185.7	2.7%	9.2%	15.4%	23.8%	29.5%	33.5%	50.6%
	Pitt Meadows	\$290,700	171.8	2.0%	6.2%	15.4%	16.6%	24.3%	30.0%	29.9%
	Port Coquitlam	\$301,000	178.4	4.8%	9.0%	15.8%	26.7%	40.1%	25.9%	38.1%
	Port Moody	\$460,000	191.7	3.2%	6.2%	16.9%	26.5%	43.6%	52.6%	50.5%
	Richmond	\$432,200	182.5	1.9%	6.3%	9.0%	19.7%	23.9%	23.7%	42.2%
	Squamish	\$340,500	164.0	0.0%	5.2%	9.0%	25.1%	29.6%	42.4%	43.5%
	Tsawwassen	\$429,200	181.0	-1.1%	16.2%	26.4%	19.9%	35.4%	27.9%	51.1%
	Vancouver East	\$435,500	240.3	4.1%	8.8%	16.5%	31.9%	42.1%	43.6%	77.1%
	Vancouver West	\$698,000	225.9	0.3%	6.3%	16.5%	31.7%	46.6%	46.5%	75.3%
	West Vancouver	\$894,300	195.4	5.7%	4.7%	16.7%	34.5%	51.4%	43.7%	53.1%
	Whistler	\$353,200	115.8	0.6%	7.3%	6.3%	32.3%	44.0%	33.1%	1.8%

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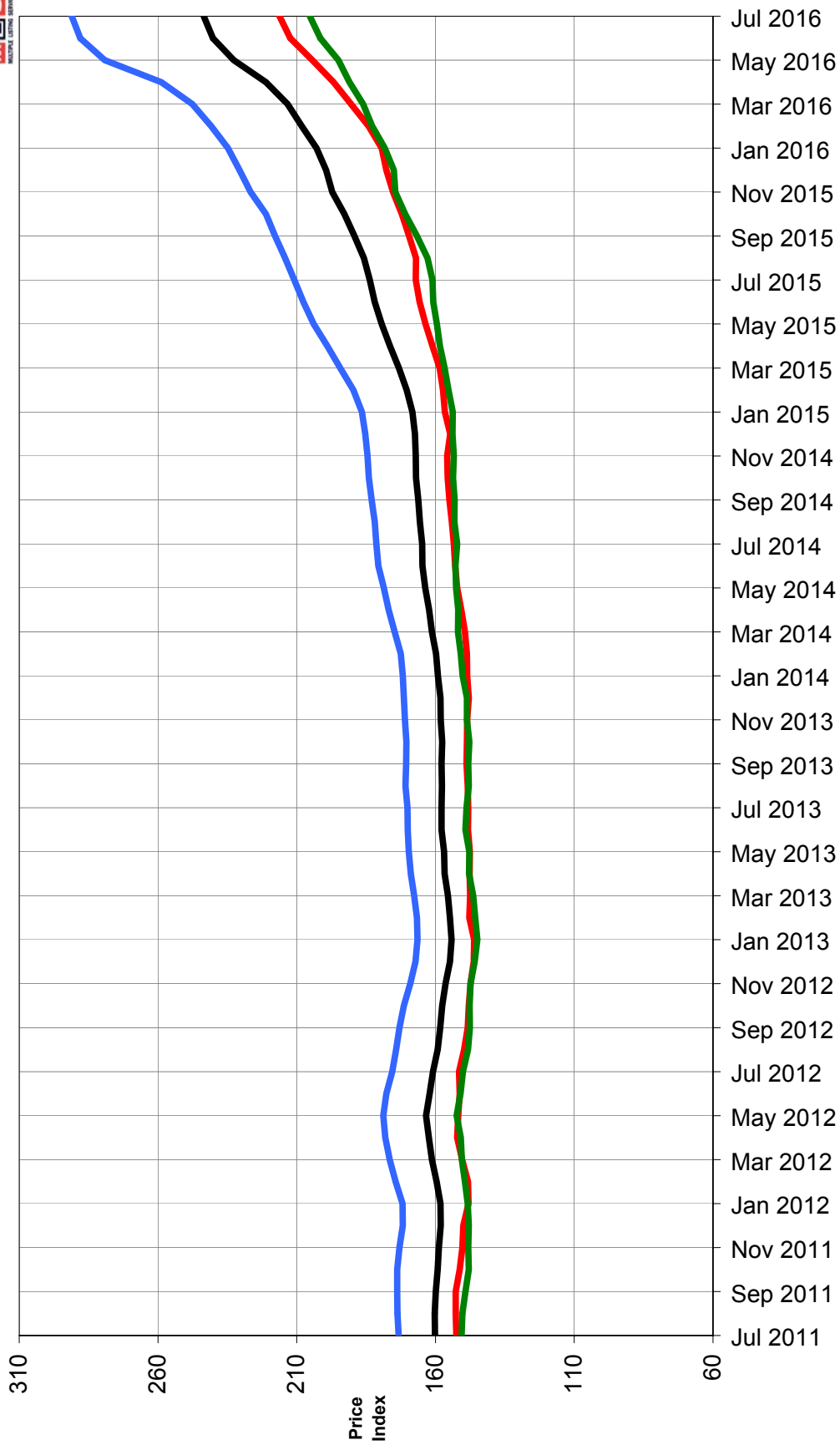
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



**July
2016**

MLS® SALES Facts

		Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
July 2016	Number of Sales	77	105	53	6	126	36	99	42	27	123	23	76	117	108	44	15	1,077
	Median Selling Price	\$1,650,000	\$1,250,000	\$1,270,000	n/a	\$750,000	\$1,045,250	\$1,668,000	\$884,000	\$1,500,000	\$1,700,000	\$868,800	\$497,000	\$1,620,000	\$3,519,000	\$3,080,000	n/a	n/a
		\$670,000	\$685,019	n/a	n/a	\$437,250	n/a	\$917,500	\$600,000	n/a	\$788,000	n/a	n/a	\$1,005,000	\$1,185,000	n/a	\$710,000	n/a
June 2016	Number of Sales	123	158	71	7	234	42	154	52	26	171	20	105	163	152	74	10	1,562
	Median Selling Price	\$1,750,000	\$1,244,000	\$1,197,500	n/a	\$776,000	\$1,137,500	\$1,670,000	\$900,000	\$1,637,500	\$1,750,000	\$887,500	\$480,000	\$1,630,000	\$3,685,000	\$3,175,000	n/a	730
		\$699,000	\$698,800	\$809,900	n/a	\$451,800	\$585,000	\$944,000	\$555,000	\$662,500	\$786,500	\$570,000	n/a	\$916,000	\$1,210,000	n/a	\$719,350	n/a
July 2015	Number of Sales	153	198	68	7	159	38	116	64	27	218	30	81	149	155	80	16	1,559
	Median Selling Price	\$1,327,500	\$893,000	\$915,000	n/a	\$549,450	\$854,000	\$1,300,000	\$673,000	\$990,000	\$1,320,000	\$677,000	\$430,000	\$1,280,000	\$2,900,000	\$2,500,000	n/a	690
		\$537,500	\$493,000	n/a	n/a	\$319,816	n/a	\$698,000	\$414,950	n/a	\$589,950	n/a	n/a	\$730,000	\$920,500	n/a	\$685,000	n/a
Jan. - Jul. 2016 Year-to-date	Number of Sales	914	1,108	496	46	1,429	309	957	454	242	1,335	208	698	1,149	1,260	702	136	11,443
	Median Selling Price	\$1,628,000	\$1,250,000	\$1,213,750	\$397,500	\$719,450	\$1,100,000	\$1,660,000	\$868,000	\$1,300,000	\$1,698,000	\$833,875	\$490,000	\$1,551,000	\$3,538,000	\$3,250,000	\$1,360,750	n/a
		\$670,000	\$685,000	\$685,000	n/a	\$399,900	\$550,000	\$890,000	\$545,000	\$595,050	\$730,350	\$530,000	\$289,500	\$895,000	\$1,240,000	\$1,652,500	\$720,500	n/a
Jan. - Jul. 2015 Year-to-date	Number of Sales	1,040	1,038	444	32	1,085	236	969	371	204	1,444	210	426	1,246	1,297	655	108	10,805
	Median Selling Price	\$1,231,000	\$875,000	\$837,000	\$392,500	\$538,225	\$800,000	\$1,279,000	\$646,500	\$967,044	\$1,188,000	\$645,000	\$399,000	\$1,183,750	\$2,735,000	\$2,351,000	\$1,100,000	n/a
		\$530,900	\$499,900	\$499,900	n/a	\$318,000	\$455,000	\$679,900	\$409,900	\$416,500	\$565,000	\$414,900	\$277,000	\$717,250	\$919,500	\$1,085,000	\$575,000	n/a
		\$388,500	\$322,000	\$355,000	n/a	\$210,000	\$306,000	\$405,000	\$240,600	\$379,400	\$349,900	\$254,500	\$242,500	\$372,000	\$520,000	\$770,000	\$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



**July
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
July 2016	Number of Listings	234	222	77	15	231	38	178	81	52	330	39	123	317	272	165	2,401
	% Sales to Listings	Detached 114 Attached 297	47%	69%	40%	55%	95%	56%	52%	52%	37%	59%	62%	37%	40%	27%	2,401
June 2016	Number of Listings	247	232	98	17	232	54	205	84	42	386	60	123	332	328	165	2,635
	% Sales to Listings	Detached 115 Attached 323	82%	72%	41%	101%	78%	75%	62%	62%	44%	33%	85%	49%	46%	45%	2,635
July 2015	Number of Listings	177	190	70	15	174	45	108	71	43	297	40	98	239	280	152	2,039
	% Sales to Listings	Detached 92 Attached 380	59%	10%	0%	99%	23%	36%	52%	14%	129%	23%	20%	58%	87%	9%	2,039
Jan. - Jul. 2016 Year-to-date*	Number of Listings	1,681	1,718	811	95	1,837	432	1,391	661	355	2,517	329	824	2,074	2,286	1,380	18,588
	% Sales to Listings	Detached 782 Attached 2,057	502%	142%	0%	576%	124%	400%	309%	191%	1,021%	186%	88%	416%	683%	81%	5,747
Jan. - Jul. 2015 Year-to-date*	Number of Listings	1,487	1,342	524	79	1,424	297	1,285	464	305	2,099	274	782	1,766	2,161	1,354	15,865
	% Sales to Listings	Detached 890 Attached 2,268	461%	85%	1%	568%	145%	421%	311%	147%	1,013%	181%	85%	454%	826%	100%	5,941
Jan. - Jul. 2015 Year-to-date*	Number of Listings	70%	77%	85%	41%	76%	79%	75%	80%	67%	69%	77%	54%	71%	60%	48%	16,777
	% Sales to Listings	Detached 74% Attached 59%	77%	80%	0%	71%	67%	84%	72%	84%	80%	81%	61%	78%	69%	75%	n/a

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



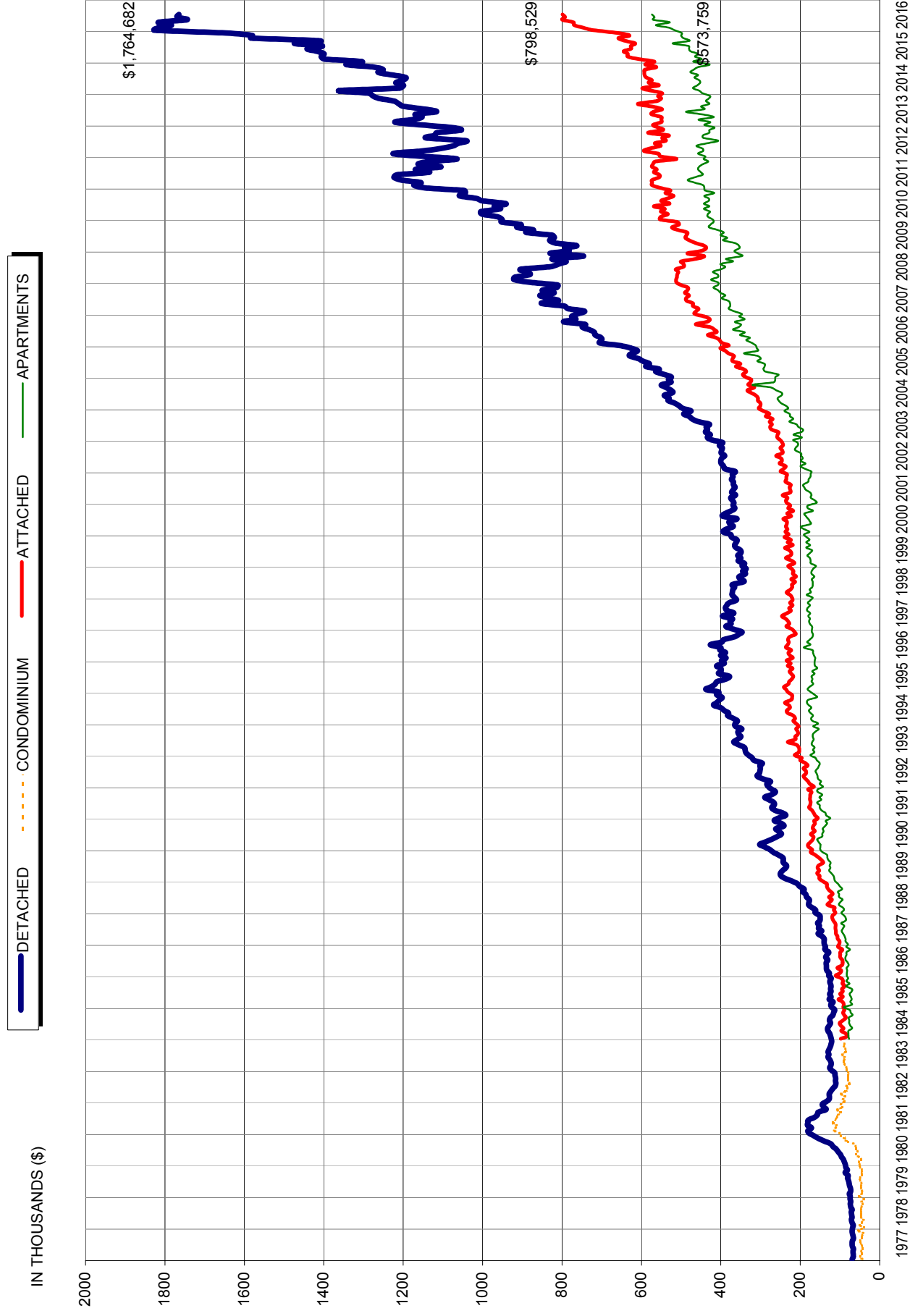
Listing & Sales Activity Summary

Listings

Sales

	1 Jul 2015	2 Jun 2016	3 Jul 2016	Col. 2 & 3 Percentage Variance	5 Jul 2015	6 Jun 2016	7 Jul 2016	Col. 6 & 7 Percentage Variance	9 May 2015 - Jul 2015	10 May 2016 - Jul 2016	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	177	247	234	-5.3	153	123	77	-37.4	483	328	-32.1
ATTACHED	92	115	114	-0.9	116	89	78	-12.4	321	270	-15.9
APARTMENTS	380	323	297	-8.0	238	299	234	-21.7	666	800	20.1
COQUITLAM											
DETACHED	190	232	222	-4.3	198	158	105	-33.5	564	457	-19.0
ATTACHED	59	82	55	-32.9	57	49	53	8.2	176	175	-0.6
APARTMENTS	155	197	160	-18.8	103	168	134	-20.2	331	479	44.7
DELTA											
DETACHED	70	98	77	-21.4	68	71	53	-25.4	211	204	-3.3
ATTACHED	10	39	14	-64.1	8	25	14	-44.0	27	53	96.3
APARTMENTS	28	26	15	-42.3	20	14	12	-14.3	77	51	-33.8
MAPLE RIDGE/PITT MEADOWS											
DETACHED	174	232	231	-0.4	159	234	126	-46.2	536	595	11.0
ATTACHED	99	89	68	-23.6	74	92	64	-30.4	213	233	9.4
APARTMENTS	49	80	52	-35.0	43	59	57	-3.4	120	201	67.5
NORTH VANCOUVER											
DETACHED	108	205	178	-13.2	116	154	99	-35.7	421	390	-7.4
ATTACHED	36	54	43	-20.4	39	43	26	-39.5	156	130	-16.7
APARTMENTS	157	173	139	-19.7	128	146	113	-22.6	371	404	8.9
NEW WESTMINSTER											
DETACHED	45	54	38	-29.6	38	42	36	-14.3	120	125	4.2
ATTACHED	23	17	15	-11.8	13	23	11	-52.2	43	50	16.3
APARTMENTS	131	132	134	1.5	95	125	106	-15.2	313	367	17.3
PORT MOODY/BELCARRA											
DETACHED	43	42	52	23.8	27	26	27	3.8	99	87	-12.1
ATTACHED	14	26	22	-15.4	14	31	14	-54.8	54	78	44.4
APARTMENTS	43	43	51	18.6	39	43	31	-27.9	106	128	20.8
PORT COQUITLAM											
DETACHED	71	84	81	-3.6	64	52	42	-19.2	206	174	-15.5
ATTACHED	52	46	35	-23.9	42	35	29	-17.1	110	102	-7.3
APARTMENTS	73	64	69	7.8	56	68	66	-2.9	168	197	17.3
RICHMOND											
DETACHED	297	386	330	-14.5	218	171	123	-28.1	680	503	-26.0
ATTACHED	129	178	186	4.5	132	131	98	-25.2	390	324	-16.9
APARTMENTS	329	304	238	-21.7	188	333	211	-36.6	552	869	57.4
SUNSHINE COAST											
DETACHED	98	123	123	0.0	81	105	76	-27.6	246	314	27.6
ATTACHED	20	6	14	133.3	8	8	11	37.5	28	37	32.1
APARTMENTS	4	16	10	-37.5	9	14	9	-35.7	23	38	65.2
SQUAMISH											
DETACHED	40	60	39	-35.0	30	20	23	15.0	106	83	-21.7
ATTACHED	23	27	32	18.5	18	22	17	-22.7	76	72	-5.3
APARTMENTS	21	17	21	23.5	15	15	10	-33.3	47	47	0.0
VANCOUVER EAST											
DETACHED	239	332	317	-4.5	149	163	117	-28.2	576	496	-13.9
ATTACHED	58	76	67	-11.8	63	57	41	-28.1	151	146	-3.3
APARTMENTS	192	181	154	-14.9	175	184	131	-28.8	568	497	-12.5
VANCOUVER WEST											
DETACHED	280	328	272	-17.1	155	152	108	-28.9	602	451	-25.1
ATTACHED	87	113	86	-23.9	76	81	59	-27.2	258	228	-11.6
APARTMENTS	687	682	654	-4.1	574	579	435	-24.9	1633	1586	-2.9
WHISTLER/PEMBERTON											
DETACHED	40	30	27	-10.0	16	10	15	50.0	53	47	-11.3
ATTACHED	40	41	33	-19.5	21	34	26	-23.5	63	105	66.7
APARTMENTS	36	44	27	-38.6	29	38	36	-5.3	68	121	77.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	152	165	165	0.0	80	74	44	-40.5	280	220	-21.4
ATTACHED	9	12	9	-25.0	9	10	6	-40.0	38	28	-26.3
APARTMENTS	37	37	26	-29.7	17	23	17	-26.1	60	75	25.0
GRAND TOTALS											
DETACHED	2024	2618	2386	-8.9	1552	1555	1071	-31.1	5183	4474	-13.7
ATTACHED	751	921	793	-13.9	690	730	547	-25.1	2104	2031	-3.5
APARTMENTS	2322	2319	2047	-11.7	1729	2108	1602	-24.0	5103	5860	14.8

Residential Average Sale Prices - January 1977 to July 2016



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