

Monthly Market Newsletter

• September 2016 •

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Metro Vancouver home sales return to typical August levels

Dear Valued Clients:

The record-breaking sales we saw earlier this year were replaced by more historically normal activity throughout July and August.

Sales have been trending downward in Metro Vancouver for a few months. The new foreign buyer tax appears to have added to this trend by reducing foreign buyer activity and causing some uncertainty amongst local home buyers and sellers.

It'll take some months before we can really understand the impact of the new tax. We'll be interested to see the government's next round of foreign buyer data.

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:



Metro Vancouver home sales return to typical August levels

VANCOUVER, BC – September 2, 2016 – For the second straight month, home buyer demand in Metro Vancouver* moved off of the record-breaking pace seen earlier this year and returned to more typical levels.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Metro Vancouver totalled 2,489 in August 2016, a decline of 26 per cent compared to the 3,362 sales in August 2015; 10.2 per cent less than the 2,771 sales in August 2014; and one per cent less than the 2,514 sales in August 2013. August 2016 sales also represent a 22.8 per cent decline compared to last month's sales.

From a historical perspective, last month's sales were 3.5 per cent below the 10-year sales average for the month.

"The record-breaking sales we saw earlier this year were replaced by more historically normal activity throughout July and August," Dan Morrison, REBGV president said. "Sales have been trending downward in Metro Vancouver for a few months. The new foreign buyer tax appears to have added to this trend by reducing foreign buyer activity and causing some uncertainty amongst local home buyers and sellers.

"It'll take some months before we can really understand the impact of the new tax. We'll be interested to see the government's next round of foreign buyer data."

New listings for detached, attached and apartment properties in Metro Vancouver totalled 4,293 in August 2016. This represents an increase of 0.3 per cent compared to the 4,281 units listed in August 2015 and an 18.1 per cent decrease compared to July 2016 when 5,241 properties were listed.

The total number of properties currently listed for sale on the MLS® in Metro Vancouver is 8,506, a 21.9 per cent decline compared to August 2015 (10,897) and a 1.9 per cent increase from July 2016 (8,351).

The sales-to-active listings ratio for August 2016 is 29.3 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.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$933,100. This represents a 31.4 per cent increase compared to August 2015 and a 4.9 per cent increase over the last three months.

“In aggregate, we continue to see an imbalance between supply and demand in most communities. However, we’re also seeing fewer detached sales in the highest price points and fewer detached home sales relative to all residential sales,” Morrison said. “This is causing average sale prices to show a decline in recent months, while benchmark home prices remain virtually unchanged from July.”

The average price is the simplest home price measure to explain but is not the most accurate since it may be skewed by the mix of properties. More high-end or low-end sales will skew the number up or down. Based on the Consumer Price Index, MLS HPI® benchmark prices are a more reliable and stable indicator of typical home prices across regions over time.

Sales of detached properties in August 2016 reached 715, a decrease of 44.6 per cent from the 1,290 detached sales recorded in August 2015. The benchmark price for detached properties increased 35.8 per cent from August 2015 to \$1,577,300. This represents a 4.2 per cent increase over the last three months.

Sales of apartment properties reached 1,343 in August 2016, a decrease of 10.1 per cent compared to the 1,494 sales in August 2015. The benchmark price of an apartment property increased 26.9 per cent from August 2015 to \$514,300. This represents a 6.1 per cent increase over the last three months.

Attached property sales in August 2016 totalled 431, a decrease of 25.4 per cent compared to the 578 sales in August 2015. The benchmark price of an attached home increased 31.1 per cent from August 2015 to \$677,600. This represents a 7.1 per cent increase over the last three months.

*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.

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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 13,000 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	\$831,900	234.6	0.6%	5.8%	18.7%	33.1%	53.2%	52.1%	83.9%
	Greater Vancouver	\$933,100	244.2	0.3%	4.9%	17.3%	31.4%	54.9%	52.3%	91.7%
	Bowen Island	\$797,900	173.0	0.6%	10.5%	23.8%	26.6%	43.2%	28.7%	37.6%
	Burnaby East	\$869,500	240.0	1.3%	2.1%	18.1%	27.6%	53.4%	56.7%	85.5%
	Burnaby North	\$780,200	234.5	0.2%	4.7%	18.7%	30.3%	52.1%	49.8%	84.2%
	Burnaby South	\$867,500	245.2	-0.2%	7.0%	19.8%	31.8%	52.4%	48.2%	92.0%
	Coquitlam	\$781,800	232.0	0.4%	3.3%	16.5%	31.7%	57.2%	56.9%	84.1%
	Ladner	\$833,300	231.6	-0.6%	1.2%	16.9%	29.4%	56.4%	52.6%	90.6%
	Maple Ridge	\$573,600	193.8	1.4%	7.3%	23.3%	35.3%	47.7%	44.1%	56.8%
	New Westminster	\$536,500	228.5	1.3%	6.5%	17.5%	29.8%	44.5%	45.8%	72.1%
	North Vancouver	\$1,026,500	231.6	0.9%	7.5%	20.2%	36.0%	57.6%	62.9%	90.1%
	Pitt Meadows	\$555,300	203.1	2.4%	9.4%	21.7%	28.7%	45.3%	47.5%	58.9%
	Port Coquitlam	\$603,100	213.7	0.7%	5.2%	17.2%	32.4%	52.8%	48.4%	67.3%
	Port Moody	\$776,600	214.7	0.8%	3.5%	13.7%	29.0%	51.0%	55.7%	70.0%
	Richmond	\$883,500	256.0	0.0%	4.1%	17.8%	32.9%	53.9%	48.8%	100.6%
	Squamish	\$623,100	203.1	2.5%	8.1%	21.6%	31.3%	58.1%	59.2%	77.4%
	Sunshine Coast	\$477,500	167.3	1.8%	6.8%	19.5%	25.8%	42.0%	23.0%	32.8%
	Tsawwassen	\$969,300	242.8	-2.1%	0.5%	16.8%	31.4%	62.3%	60.2%	97.9%
	Vancouver East	\$991,800	290.5	0.6%	6.5%	17.6%	34.1%	63.2%	67.0%	121.9%
	Vancouver West	\$1,252,700	264.0	-0.3%	3.5%	14.3%	29.7%	56.5%	53.0%	104.0%
	West Vancouver	\$2,774,000	297.7	-0.1%	7.0%	23.1%	37.4%	75.6%	79.7%	132.0%
	Whistler	\$710,200	165.0	3.3%	6.0%	21.1%	28.9%	52.8%	41.4%	48.2%
Single Family Detached	Lower Mainland	\$1,264,100	268.5	0.2%	4.9%	21.8%	37.3%	66.7%	66.8%	114.1%
	Greater Vancouver	\$1,577,300	290.9	-0.1%	4.2%	20.8%	35.8%	70.3%	67.5%	132.5%
	Bowen Island	\$797,900	173.0	0.6%	10.5%	23.8%	26.6%	43.2%	28.7%	37.6%
	Burnaby East	\$1,260,700	281.9	0.8%	1.8%	18.9%	33.3%	67.4%	74.2%	119.4%
	Burnaby North	\$1,596,800	308.8	-0.5%	1.6%	20.0%	33.9%	71.7%	76.4%	145.3%
	Burnaby South	\$1,700,400	325.5	-0.6%	6.4%	25.5%	39.3%	74.9%	77.5%	156.5%
	Coquitlam	\$1,228,600	272.6	0.1%	3.5%	22.0%	38.4%	73.2%	78.4%	119.5%
	Ladner	\$1,031,200	248.6	-0.2%	0.4%	16.2%	34.2%	66.8%	63.7%	105.8%
	Maple Ridge	\$712,500	203.0	0.9%	6.3%	23.2%	37.3%	54.1%	52.4%	68.7%
	New Westminster	\$1,104,100	273.9	0.5%	2.3%	20.3%	34.3%	65.4%	67.2%	114.8%
	North Vancouver	\$1,689,900	269.0	-0.6%	5.1%	22.3%	42.2%	77.0%	85.4%	125.5%
	Pitt Meadows	\$784,000	220.9	2.2%	7.6%	22.9%	34.8%	55.6%	60.1%	77.1%
	Port Coquitlam	\$907,300	242.0	-1.3%	0.1%	16.8%	33.3%	64.1%	65.0%	93.3%
	Port Moody	\$1,394,400	257.5	-0.2%	3.1%	19.7%	35.6%	64.7%	68.7%	109.2%
	Richmond	\$1,704,200	341.8	-0.8%	3.7%	24.4%	43.6%	79.5%	67.6%	168.5%
	Squamish	\$800,000	212.7	2.6%	9.7%	24.5%	33.2%	57.7%	58.1%	81.3%
	Sunshine Coast	\$475,500	166.6	1.8%	6.8%	19.4%	26.0%	42.0%	22.5%	32.3%
	Tsawwassen	\$1,247,400	268.6	-1.8%	-0.8%	16.5%	36.7%	74.9%	74.6%	118.4%
	Vancouver East	\$1,533,600	339.0	0.4%	5.3%	21.2%	35.0%	80.7%	87.3%	166.5%
	Vancouver West	\$3,617,400	371.4	0.7%	5.1%	20.4%	34.2%	73.8%	64.5%	189.3%
	West Vancouver	\$3,359,400	319.4	-0.2%	7.4%	23.9%	38.1%	79.8%	85.3%	149.7%
	Whistler	\$1,322,700	183.1	3.3%	7.8%	20.5%	24.2%	46.8%	41.5%	60.6%

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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 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	\$563,100	203.8	1.7%	9.9%	20.4%	32.4%	43.7%	39.7%	62.4%
	Greater Vancouver	\$677,600	219.0	1.3%	7.1%	19.0%	31.1%	47.6%	43.4%	74.8%
	Burnaby East	\$511,300	183.4	3.2%	2.7%	21.5%	13.9%	22.8%	23.5%	44.5%
	Burnaby North	\$514,100	191.7	-2.1%	6.2%	11.6%	18.0%	31.6%	18.8%	49.6%
	Burnaby South	\$562,100	201.7	0.5%	12.1%	20.3%	27.5%	37.8%	30.6%	59.8%
	Coquitlam	\$516,600	189.8	-0.7%	-1.2%	9.6%	23.0%	35.0%	33.4%	52.3%
	Ladner	\$638,000	211.4	0.6%	3.9%	18.2%	26.3%	45.4%	39.8%	70.8%
	Maple Ridge	\$408,500	198.4	2.6%	12.5%	30.6%	41.0%	49.5%	42.4%	54.5%
	New Westminster	\$550,000	206.6	0.9%	2.9%	19.5%	25.1%	41.1%	40.5%	62.7%
	North Vancouver	\$900,400	215.5	3.7%	12.8%	23.6%	37.3%	53.7%	54.5%	78.4%
	Pitt Meadows	\$479,300	207.4	2.5%	14.5%	24.6%	30.3%	52.9%	46.0%	62.4%
	Port Coquitlam	\$550,100	208.6	2.0%	10.5%	18.9%	36.3%	50.3%	46.5%	63.2%
	Port Moody	\$538,200	181.9	-0.7%	-0.5%	2.3%	17.7%	32.5%	28.6%	42.0%
	Richmond	\$732,400	236.8	1.2%	6.9%	19.3%	31.8%	47.6%	43.0%	88.7%
	Squamish	\$613,900	223.0	1.3%	6.6%	20.8%	31.8%	81.7%	78.8%	102.7%
	Tsawwassen	\$640,900	211.8	2.7%	5.1%	21.2%	29.9%	46.6%	34.2%	71.1%
	Vancouver East	\$785,900	259.1	2.1%	8.3%	15.0%	38.8%	52.1%	55.6%	94.8%
	Vancouver West	\$1,107,000	250.4	1.7%	6.9%	22.0%	36.5%	59.0%	59.9%	105.4%
	Whistler	\$762,600	203.9	1.0%	4.9%	20.5%	28.8%	66.2%	62.9%	92.2%
Apartment	Lower Mainland	\$462,400	201.9	1.0%	6.5%	13.5%	27.1%	37.0%	35.6%	53.3%
	Greater Vancouver	\$514,300	206.8	0.7%	6.1%	13.1%	26.9%	39.7%	37.6%	58.6%
	Burnaby East	\$561,300	213.1	2.2%	2.7%	7.8%	26.6%	48.1%	54.0%	56.0%
	Burnaby North	\$468,000	197.9	1.4%	9.2%	19.9%	30.2%	40.8%	38.5%	54.2%
	Burnaby South	\$535,100	214.8	0.0%	7.8%	16.7%	29.6%	41.8%	33.9%	66.8%
	Coquitlam	\$346,700	190.8	2.0%	6.0%	10.9%	26.2%	41.8%	34.2%	46.9%
	Ladner	\$397,300	188.3	-3.4%	3.8%	18.5%	12.7%	28.0%	24.8%	54.6%
	Maple Ridge	\$200,400	144.7	3.6%	7.1%	17.1%	18.3%	13.7%	8.6%	7.9%
	New Westminster	\$375,600	213.9	1.9%	9.5%	16.1%	28.2%	36.3%	37.6%	58.2%
	North Vancouver	\$467,100	190.1	2.4%	10.5%	17.1%	27.8%	34.0%	36.4%	52.3%
	Pitt Meadows	\$299,300	176.9	3.0%	8.1%	18.0%	18.5%	26.3%	34.3%	31.9%
	Port Coquitlam	\$310,700	184.2	3.3%	11.0%	17.9%	30.1%	41.8%	30.1%	40.6%
	Port Moody	\$474,700	197.8	3.2%	7.2%	14.9%	29.3%	46.6%	58.1%	54.8%
	Richmond	\$440,200	185.9	1.9%	6.3%	11.3%	21.8%	26.2%	26.1%	43.9%
	Squamish	\$354,500	170.7	4.1%	7.2%	19.5%	30.9%	43.2%	48.4%	49.5%
	Tsawwassen	\$411,500	173.5	-4.1%	5.3%	20.0%	13.3%	26.7%	20.8%	42.4%
	Vancouver East	\$439,800	242.6	1.0%	8.9%	14.2%	32.8%	44.7%	46.1%	77.9%
	Vancouver West	\$691,900	223.9	-0.9%	2.8%	10.7%	27.6%	47.4%	45.5%	71.3%
	West Vancouver	\$906,700	198.1	1.4%	6.4%	19.1%	31.7%	47.0%	44.7%	52.9%
	Whistler	\$375,500	123.1	6.3%	6.9%	25.4%	41.8%	61.5%	44.7%	7.8%

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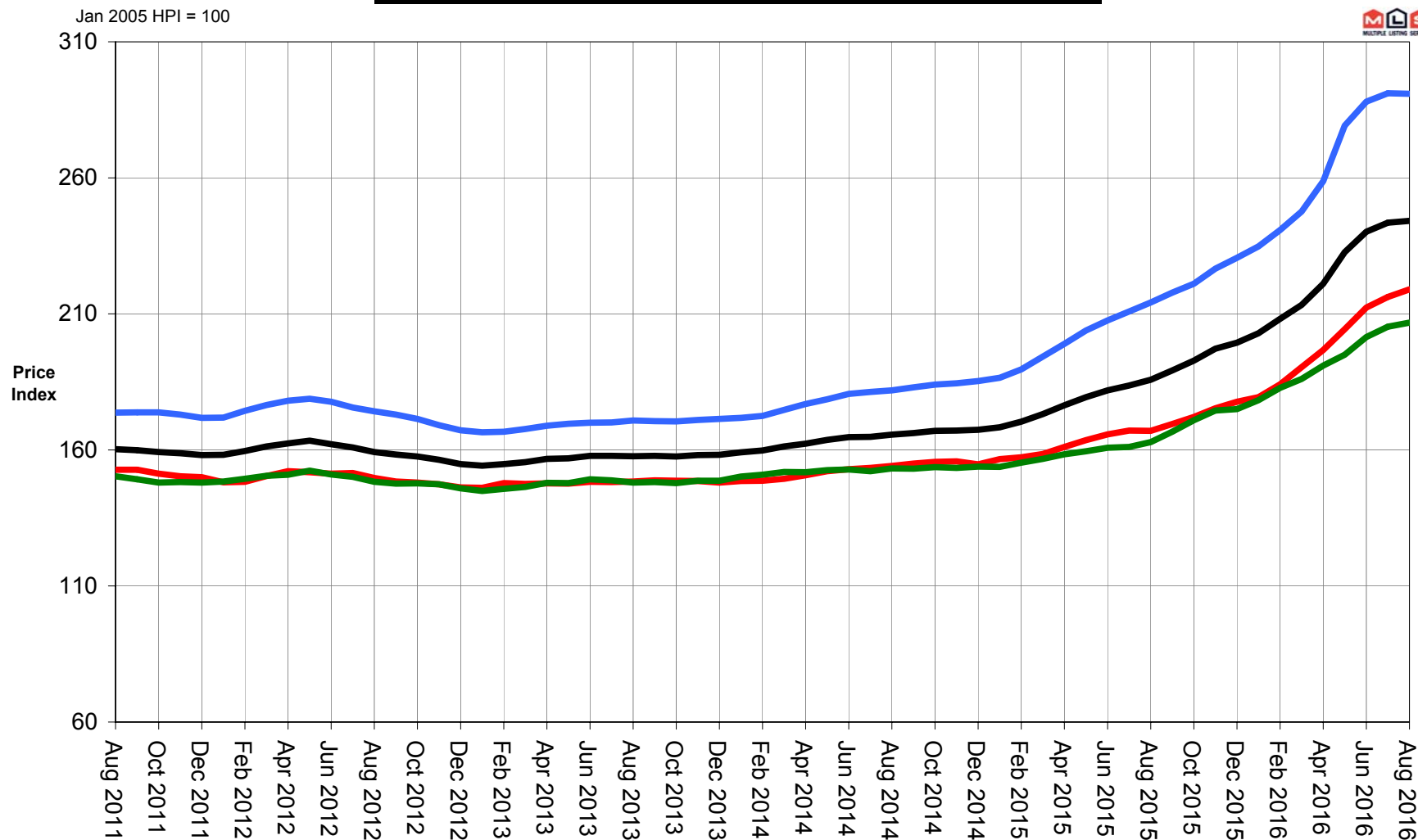
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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**August
2016**

	<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	<i>TOTALS</i>
August 2016	44	57	23	9	135	13	62	22	12	61	23	71	78	61	31	13	715
	45	37	3	0	75	7	21	16	16	71	13	12	24	49	4	38	431
	183	103	17	0	59	100	77	52	36	191	11	7	115	342	18	32	1,343
Median Selling Price	\$1,520,000	\$1,108,750	\$1,027,500	n/a	\$731,000	n/a	\$1,570,000	\$848,000	n/a	\$1,700,000	\$847,000	\$469,877	\$1,472,500	\$3,550,000	\$2,758,000	n/a	
	\$705,000	\$627,500	n/a	n/a	\$416,000	n/a	\$849,000	n/a	n/a	\$739,000	n/a	n/a	\$760,000	\$1,148,800	n/a	\$801,250	n/a
	\$431,200	\$388,000	n/a	n/a	\$269,000	\$361,900	\$456,000	\$309,900	\$489,500	\$400,000	n/a	n/a	\$458,888	\$639,500	n/a	\$302,500	
July 2016	77	105	53	6	126	36	99	42	27	123	23	76	117	108	44	15	1,077
	78	53	14	0	64	11	26	29	14	98	17	11	41	59	6	26	547
	234	134	12	0	57	106	113	66	31	211	10	9	131	435	17	36	1,602
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	
	\$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
	\$452,000	\$411,250	n/a	n/a	\$260,000	\$366,800	\$473,500	\$316,644	\$435,000	\$403,800	n/a	n/a	\$442,500	\$675,000	n/a	\$299,500	
August 2015	124	104	43	4	151	32	95	53	29	181	24	62	138	148	83	19	1,290
	75	58	15	0	63	11	28	42	16	94	16	4	37	76	4	39	578
	215	92	23	0	25	85	96	41	30	178	9	6	127	526	13	28	1,494
Median Selling Price	\$1,261,090	\$920,000	\$885,000	n/a	\$594,250	\$837,500	\$1,356,000	\$665,000	\$1,050,000	\$1,310,000	\$715,000	\$407,568	\$1,293,500	\$2,870,000	\$2,500,000	n/a	
	\$520,000	\$547,450	n/a	n/a	\$317,500	n/a	\$749,250	\$459,500	n/a	\$593,500	n/a	n/a	\$740,000	\$940,000	n/a	\$525,000	n/a
	\$407,000	\$331,250	\$395,000	n/a	\$220,000	\$323,000	\$432,950	\$267,400	\$408,500	\$352,000	n/a	n/a	\$400,000	\$551,500	n/a	\$233,750	
Jan. - Aug. 2016 <i>Year-to-date</i>	958	1,165	519	55	1,564	322	1,019	476	254	1,396	231	769	1,227	1,321	733	149	12,158
	612	440	88	0	596	114	358	263	178	813	152	86	335	576	61	251	4,923
	1,998	1,140	152	0	477	880	970	525	309	1,999	144	83	1,242	4,020	174	335	14,448
Median Selling Price	\$1,620,000	\$1,250,000	\$1,200,000	\$420,000	\$720,000	\$1,096,500	\$1,658,000	\$868,000	\$1,300,000	\$1,699,000	\$834,750	\$489,450	\$1,550,000	\$3,538,000	\$3,210,000	\$1,369,000	
	\$675,000	\$680,000	\$680,000	n/a	\$400,000	\$541,000	\$887,500	\$545,000	\$596,550	\$732,200	\$535,000	\$296,080	\$890,000	\$1,210,000	\$1,652,500	\$723,000	n/a
	\$435,000	\$372,500	\$469,000	n/a	\$235,000	\$350,000	\$465,000	\$285,000	\$450,000	\$410,250	\$337,500	\$270,556	\$440,000	\$645,000	\$845,000	\$300,000	
Jan. - Aug. 2015 <i>Year-to-date</i>	1,164	1,142	487	36	1,236	268	1,064	424	233	1,625	234	488	1,384	1,445	738	127	12,095
	734	413	83	0	478	108	382	266	139	905	162	56	390	644	79	194	5,033
	1,560	776	175	0	255	722	868	367	218	1,352	109	56	1,285	3,778	135	200	11,856
Median Selling Price	\$1,233,500	\$878,000	\$840,000	\$392,500	\$544,250	\$811,500	\$1,285,000	\$650,000	\$968,000	\$1,198,000	\$650,000	\$400,000	\$1,199,000	\$2,750,000	\$2,370,000	\$1,166,500	
	\$530,450	\$506,000	\$500,625	n/a	\$318,450	\$454,400	\$680,000	\$418,750	\$424,800	\$565,000	\$418,950	\$279,500	\$718,000	\$921,500	\$1,085,000	\$567,500	n/a
	\$390,000	\$322,000	\$359,500	n/a	\$210,136	\$308,000	\$407,000	\$244,961	\$385,000	\$350,000	\$255,000	\$226,597	\$375,000	\$525,000	\$782,000	\$269,950	


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



MLS® LISTINGS Facts



**August
2016**

<div><div>REAL ESTATE BOARD OF GREATER VANCOUVER</div></div> <div>August 2016</div>				<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	<i>TOTALS</i>
August 2016	Number of Listings	Detached	177	141	91	11	211	37	120	73	31	241	31	108	246	187	95	25	1,825	
		Attached	91	57	16	3	70	7	39	46	19	118	20	10	50	72	4	34	656	
		Apartment	274	126	17	0	59	113	105	70	46	229	19	4	165	527	15	43	1,812	
	% Sales to Listings	Detached	25%	40%	25%	82%	64%	35%	52%	30%	39%	25%	74%	66%	32%	33%	33%	52%	n/a	
		Attached	49%	65%	19%	0%	107%	100%	54%	35%	84%	60%	65%	120%	48%	68%	100%	112%		
		Apartment	67%	82%	100%	n/a	100%	88%	73%	74%	78%	83%	58%	175%	70%	65%	120%	74%		
July 2016	Number of Listings	Detached	234	222	77	15	231	38	178	81	52	330	39	123	317	272	165	27	2,401	
		Attached	114	55	14	0	68	15	43	35	22	186	32	14	67	86	9	33	793	
		Apartment	297	160	15	0	52	134	139	69	51	238	21	10	154	654	26	27	2,047	
	% Sales to Listings	Detached	33%	47%	69%	40%	55%	95%	56%	52%	52%	37%	59%	62%	37%	40%	27%	56%	n/a	
		Attached	68%	96%	100%	n/a	94%	73%	60%	83%	64%	53%	53%	79%	61%	69%	67%	79%		
		Apartment	79%	84%	80%	n/a	110%	79%	81%	96%	61%	89%	48%	90%	85%	67%	65%	133%		
August 2015	Number of Listings	Detached	171	135	54	3	174	43	97	47	37	263	29	89	241	217	122	22	1,744	
		Attached	89	78	8	0	54	16	30	38	12	115	22	7	59	86	4	35	653	
		Apartment	242	130	28	0	44	124	124	44	29	291	16	11	200	537	31	33	1,884	
	% Sales to Listings	Detached	73%	77%	80%	133%	87%	74%	98%	113%	78%	69%	83%	70%	57%	68%	68%	86%	n/a	
		Attached	84%	74%	188%	n/a	117%	69%	93%	111%	133%	82%	73%	57%	63%	88%	100%	111%		
		Apartment	89%	71%	82%	n/a	57%	69%	77%	93%	103%	61%	56%	55%	64%	98%	42%	85%		
Jan. - Aug. 2016 <i>Year-to-date*</i>	Number of Listings	Detached	1,858	1,859	902	106	2,048	469	1,511	734	386	2,758	360	932	2,320	2,473	1,475	202	20,393	
		Attached	873	559	158	3	646	131	439	355	210	1,139	206	98	466	755	85	280	6,403	
		Apartment	2,331	1,351	199	0	518	1,065	1,219	589	384	2,343	199	80	1,491	5,207	239	346	17,561	
	% Sales to Listings	Detached	52%	63%	58%	52%	76%	69%	67%	65%	66%	51%	64%	83%	53%	53%	50%	74%	n/a	
		Attached	70%	79%	56%	0%	92%	87%	82%	74%	85%	71%	74%	88%	72%	76%	72%	90%		
		Apartment	86%	84%	76%	n/a	92%	83%	80%	89%	80%	85%	72%	104%	83%	77%	73%	97%		
Jan. - Aug. 2015 <i>Year-to-date*</i>	Number of Listings	Detached	1,658	1,477	578	82	1,598	340	1,382	511	342	2,362	303	871	2,007	2,378	1,476	244	17,609	
		Attached	979	539	93	1	642	161	451	349	159	1,128	203	92	513	912	104	268	6,594	
		Apartment	2,510	1,270	229	0	494	1,219	1,345	620	322	2,536	144	72	1,823	5,511	265	301	18,661	
	% Sales to Listings	Detached	70%	77%	84%	44%	77%	79%	77%	83%	68%	69%	77%	56%	69%	61%	50%	52%	n/a	
		Attached	75%	77%	89%	0%	74%	67%	85%	76%	87%	80%	80%	61%	76%	71%	76%	72%		
		Apartment	62%	61%	76%	n/a	52%	59%	65%	59%	68%	53%	76%	78%	70%	69%	51%	66%		

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

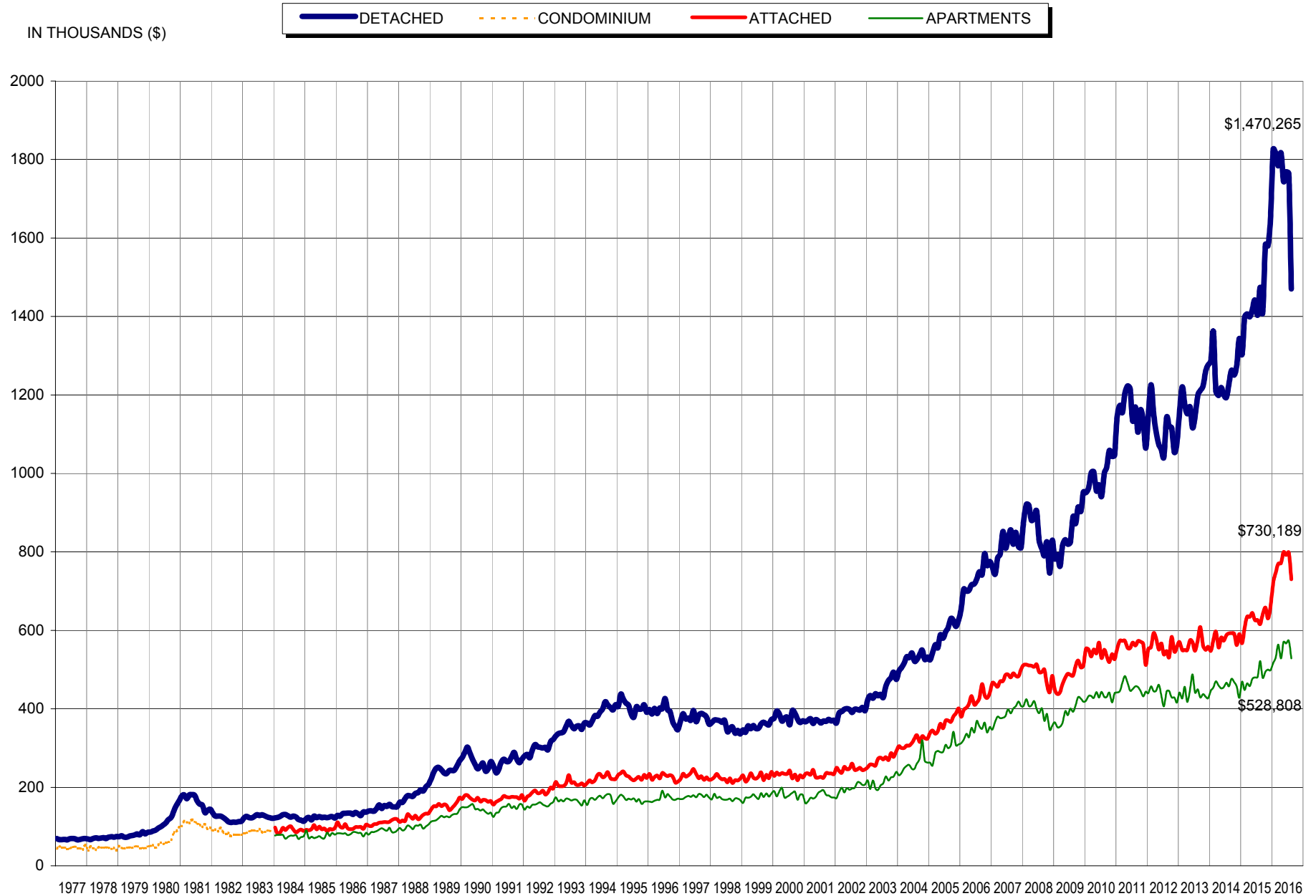
Listing & Sales Activity Summary

Listings

Sales

	1 Aug 2015	2 Jul 2016	3 Aug 2016	Col. 2 & 3 Percentage Variance	5 Aug 2015	6 Jul 2016	7 Aug 2016	Col. 6 & 7 Percentage Variance	9 Jun 2015 - Aug 2015	10 Jun 2016 - Aug 2016	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	171	234	177	-24.4	124	77	44	-42.9	454	244	-46.3
ATTACHED	89	114	91	-20.2	75	78	45	-42.3	287	212	-26.1
APARTMENTS	242	297	274	-7.7	215	234	183	-21.8	697	716	2.7
COQUITLAM											
DETACHED	135	222	141	-36.5	104	105	57	-45.7	501	320	-36.1
ATTACHED	78	55	57	3.6	58	53	37	-30.2	171	139	-18.7
APARTMENTS	130	160	126	-21.3	92	134	103	-23.1	325	405	24.6
DELTA											
DETACHED	54	77	91	18.2	43	53	23	-56.6	186	147	-21.0
ATTACHED	8	14	16	14.3	15	14	3	-78.6	32	42	31.3
APARTMENTS	28	15	17	13.3	23	12	17	41.7	69	43	-37.7
MAPLE RIDGE/PITT MEADOWS											
DETACHED	174	231	211	-8.7	151	126	135	7.1	497	495	-0.4
ATTACHED	54	68	70	2.9	63	64	75	17.2	208	231	11.1
APARTMENTS	44	52	59	13.5	25	57	59	3.5	113	175	54.9
NORTH VANCOUVER											
DETACHED	97	178	120	-32.6	95	99	62	-37.4	367	315	-14.2
ATTACHED	30	43	39	-9.3	28	26	21	-19.2	128	90	-29.7
APARTMENTS	124	139	105	-24.5	96	113	77	-31.9	344	336	-2.3
NEW WESTMINSTER											
DETACHED	43	38	37	-2.6	32	36	13	-63.9	116	91	-21.6
ATTACHED	16	15	7	-53.3	11	11	7	-36.4	37	41	10.8
APARTMENTS	124	134	113	-15.7	85	106	100	-5.7	289	331	14.5
PORT MOODY/BELCARRA											
DETACHED	37	52	31	-40.4	29	27	12	-55.6	89	65	-27.0
ATTACHED	12	22	19	-13.6	16	14	16	14.3	55	61	10.9
APARTMENTS	29	51	46	-9.8	30	31	36	16.1	106	110	3.8
PORT COQUITLAM											
DETACHED	47	81	73	-9.9	53	42	22	-47.6	195	116	-40.5
ATTACHED	38	35	46	31.4	42	29	16	-44.8	118	80	-32.2
APARTMENTS	44	69	70	1.4	41	66	52	-21.2	152	186	22.4
RICHMOND											
DETACHED	263	330	241	-27.0	181	123	61	-50.4	637	355	-44.3
ATTACHED	115	186	118	-36.6	94	98	71	-27.6	343	300	-12.5
APARTMENTS	291	238	229	-3.8	178	211	191	-9.5	556	735	32.2
SUNSHINE COAST											
DETACHED	89	123	108	-12.2	62	76	71	-6.6	249	252	1.2
ATTACHED	7	14	10	-28.6	4	11	12	9.1	20	31	55.0
APARTMENTS	11	10	4	-60.0	6	9	7	-22.2	24	30	25.0
SQUAMISH											
DETACHED	29	39	31	-20.5	24	23	23	0.0	96	66	-31.3
ATTACHED	22	32	20	-37.5	16	17	13	-23.5	61	52	-14.8
APARTMENTS	16	21	19	-9.5	9	10	11	10.0	42	36	-14.3
VANCOUVER EAST											
DETACHED	241	317	246	-22.4	138	117	78	-33.3	508	358	-29.5
ATTACHED	59	67	50	-25.4	37	41	24	-41.5	145	122	-15.9
APARTMENTS	200	154	165	7.1	127	131	115	-12.2	501	430	-14.2
VANCOUVER WEST											
DETACHED	217	272	187	-31.3	148	108	61	-43.5	539	321	-40.4
ATTACHED	86	86	72	-16.3	76	59	49	-16.9	240	189	-21.3
APARTMENTS	537	654	527	-19.4	526	435	342	-21.4	1657	1356	-18.2
WHISTLER/PEMBERTON											
DETACHED	22	27	25	-7.4	19	15	13	-13.3	52	38	-26.9
ATTACHED	35	33	34	3.0	39	26	38	46.2	78	98	25.6
APARTMENTS	33	27	43	59.3	28	36	32	-11.1	76	106	39.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	122	165	95	-42.4	83	44	31	-29.5	265	149	-43.8
ATTACHED	4	9	4	-55.6	4	6	4	-33.3	26	20	-23.1
APARTMENTS	31	26	15	-42.3	13	17	18	5.9	46	58	26.1
GRAND TOTALS											
DETACHED	1741	2386	1814	-24.0	1286	1071	706	-34.1	4751	3332	-29.9
ATTACHED	653	793	653	-17.7	578	547	431	-21.2	1949	1708	-12.4
APARTMENTS	1884	2047	1812	-11.5	1494	1602	1343	-16.2	4997	5053	1.1

Residential Average Sale Prices - January 1977 to August 2016



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