

FOR IMMEDIATE RELEASE:

## Metro Vancouver home sales down in May while inventory continues to increase

**VANCOUVER, BC – June 4, 2024** – The number of transactions on the Multiple Listing Service® (MLS®) declined in May compared to what is typical for this time of year in Metro Vancouver<sup>1</sup>. This shift has allowed the inventory of homes available for sale to continue to accumulate with over 13,000 homes now actively listed on the MLS® in the region.

The Greater Vancouver REALTORS® (GVR)<sup>2</sup> reports that residential sales in the region totalled 2,733 in May 2024, a 19.9 per cent decrease from the 3,411 sales recorded in May 2023. Last month's sales total was also down 19.6 per cent from the 10-year seasonal average for May (3,398).

“The surprise in the May data is that sales have come in softer than what we'd typically expect to see at this point in the year, while the number of newly listed homes for sale is carrying some of the momentum seen in the April data,” Andrew Lis, GVR's director of economics and data analytics said. “It's a natural inclination to chalk these trends up to one factor or another, but what we're seeing is a culmination of factors influencing buyer and seller decisions in the market right now. It's everything from higher borrowing costs, to worries about the economy, to policy interventions imposed by various levels of government.”

There were 6,374 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in May 2024. This represents a 12.6 per cent increase compared to the 5,661 properties listed in May 2023 and a seven per cent increase compared to the 10-year seasonal average (5,958).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 13,600, a 46.3 per cent increase compared to May 2023 (9,293). This total is also up 19.9 per cent above the 10-year seasonal average (11,344).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for May 2024 is 20.8 per cent. By property type, the ratio is 16.8 per cent for detached homes, 25.1 per cent for attached, and 22.5 per cent for apartment properties.

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.

“With market trends now tilting back toward more balanced conditions, as the number of new listings outpaces the number of sales, we should expect to see slower price growth over the coming months,” Lis said. “Up until recently, prices were climbing modestly across all market segments. But with rising inventory levels and softening demand, buyers who've been

waiting for an opportunity might have more luck this summer, even if borrowing costs remain elevated.”

The MLS® Home Price Index (HPI) composite benchmark price<sup>3</sup> for all residential properties in Metro Vancouver is currently \$1,212,000. This represents a 2.3 per cent increase over May 2023 and a 0.5 per cent increase compared to April 2024.

Sales of detached homes in May 2024 reached 846, an 18.9 per cent decrease from the 1,043 detached sales recorded in May 2023. The benchmark price for a detached home is \$2,062,600. This represents a 5.9 per cent increase from May 2023 and a 1.3 per cent increase compared to April 2024.

Sales of apartment homes reached 1,338 in May 2024, a 22.7 per cent decrease compared to the 1,730 sales in May 2023. The benchmark price of an apartment home is \$776,200. This represents a 2.2 per cent increase from May 2023 and a 0.3 per cent decrease compared to April 2024.

Attached home sales in May 2024 totalled 523, a 14 per cent decrease compared to the 608 sales in May 2023. The benchmark price of a townhouse is \$1,145,500. This represents a 5.2 per cent increase from May 2023 and a 0.9 per cent increase compared to April 2024.

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Editor's Note:

1. Areas covered by Greater Vancouver REALTORS® 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. On February 12, 2024, The Real Estate Board of Greater Vancouver changed its organizational name to the Greater Vancouver REALTORS®.

3. The national MLS® Home Price Index (MLS® HPI) operations group underwent an annual review of the model in May in-line with statistical best practices. The attributes and neighbourhoods within the model were updated based on sales data to more accurately reflect current market conditions. To ensure the MLS® HPI coverage is consistent and comparable, historical aggregate and composite data has been recalculated.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association 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.gvrealtors.ca](http://www.gvrealtors.ca).

For more information please contact:

**Mark Moldowan**

Manager, Communication and Editorial

Greater Vancouver REALTORS®

604.730.3153

[mmoldowan@gvrealtors.ca](mailto:mmoldowan@gvrealtors.ca)



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	\$1,140,600	348.2	0.3%	2.1%	2.1%	1.5%	11.1%	40.3%	87.0%
	Greater Vancouver	\$1,212,000	344.7	0.5%	2.5%	2.5%	2.3%	10.8%	35.6%	76.8%
	Bowen Island	\$1,422,600	297.7	1.3%	2.3%	-1.1%	4.2%	3.9%	49.4%	135.9%
	Burnaby East	\$1,178,200	374.6	1.1%	2.0%	4.0%	4.4%	16.3%	34.3%	107.6%
	Burnaby North	\$1,019,900	339.9	0.0%	1.4%	1.7%	0.3%	9.4%	30.3%	88.9%
	Burnaby South	\$1,158,200	358.9	0.5%	1.6%	2.4%	2.1%	12.8%	28.9%	89.7%
	Coquitlam	\$1,124,500	353.3	0.0%	1.1%	2.1%	0.9%	12.2%	39.6%	108.2%
	Ladner	\$1,175,000	341.9	-0.1%	4.9%	3.4%	2.5%	15.5%	48.3%	119.0%
	Maple Ridge	\$995,400	346.2	0.2%	1.7%	3.3%	1.8%	12.6%	52.1%	150.0%
	New Westminster	\$841,300	385.0	0.4%	1.6%	2.3%	2.3%	17.0%	38.5%	113.3%
	North Vancouver	\$1,405,900	327.3	1.4%	3.4%	3.8%	1.8%	11.2%	33.8%	87.3%
	Pitt Meadows	\$953,200	380.7	-0.8%	2.1%	4.9%	5.1%	21.6%	55.4%	175.9%
	Port Coquitlam	\$969,400	376.9	0.0%	2.3%	2.9%	2.6%	19.0%	54.0%	141.4%
	Port Moody	\$1,147,400	366.2	1.0%	4.5%	2.2%	3.9%	16.0%	48.7%	131.6%
	Richmond	\$1,193,300	392.9	0.3%	1.3%	2.0%	0.4%	15.7%	40.7%	90.4%
	Squamish	\$1,111,100	369.1	1.0%	5.1%	1.2%	2.8%	10.6%	46.1%	154.6%
	Sunshine Coast	\$855,900	313.5	2.5%	4.3%	5.1%	6.7%	11.1%	53.9%	148.0%
	Tsawwassen	\$1,266,000	329.1	-0.6%	5.3%	2.9%	3.6%	17.8%	38.6%	102.9%
	Vancouver East	\$1,227,700	383.1	0.4%	2.4%	1.9%	3.0%	11.7%	36.3%	88.1%
	Vancouver West	\$1,344,700	319.0	-0.2%	2.6%	2.0%	2.4%	4.2%	20.3%	40.7%
West Vancouver	\$2,648,800	285.8	2.2%	5.1%	3.8%	3.4%	-2.6%	26.0%	45.0%	
Whistler	\$1,417,700	314.0	1.1%	3.3%	-1.3%	-1.4%	7.1%	48.3%	159.5%	
Single Family Detached	Lower Mainland	\$1,834,800	402.7	1.0%	4.0%	4.3%	5.5%	14.7%	50.9%	107.2%
	Greater Vancouver	\$2,062,600	383.9	1.3%	4.7%	4.3%	5.9%	13.6%	43.9%	86.4%
	Bowen Island	\$1,424,800	297.4	1.4%	2.4%	-1.1%	4.1%	3.9%	49.4%	135.8%
	Burnaby East	\$2,005,100	430.7	2.7%	5.1%	10.6%	10.3%	23.7%	51.5%	133.8%
	Burnaby North	\$2,154,100	412.0	1.8%	5.1%	4.9%	9.0%	19.4%	46.8%	112.2%
	Burnaby South	\$2,305,600	440.1	2.8%	5.6%	8.8%	8.3%	24.6%	48.9%	114.7%
	Coquitlam	\$1,854,400	430.4	0.4%	3.1%	2.9%	4.9%	18.3%	54.3%	145.2%
	Ladner	\$1,441,400	351.0	-0.1%	6.2%	5.1%	4.0%	12.4%	52.5%	127.2%
	Maple Ridge	\$1,301,400	380.9	0.4%	2.5%	4.8%	3.5%	13.6%	58.2%	173.2%
	New Westminster	\$1,638,300	402.4	2.2%	4.9%	9.6%	8.1%	20.6%	52.3%	128.6%
	North Vancouver	\$2,300,000	361.1	1.9%	5.2%	5.6%	2.9%	12.9%	40.9%	110.2%
	Pitt Meadows	\$1,317,600	394.8	-1.2%	-0.4%	3.7%	3.1%	18.0%	49.5%	165.3%
	Port Coquitlam	\$1,446,900	409.5	0.6%	5.1%	5.8%	4.4%	20.5%	63.0%	165.0%
	Port Moody	\$2,171,400	415.5	1.0%	7.1%	4.9%	8.8%	20.5%	54.6%	149.7%
	Richmond	\$2,218,600	449.9	0.5%	1.9%	2.5%	1.2%	14.6%	40.3%	105.4%
	Squamish	\$1,535,700	383.1	0.7%	4.9%	-0.3%	-4.8%	-0.2%	41.2%	180.9%
	Sunshine Coast	\$912,200	317.3	2.5%	3.9%	5.7%	6.1%	9.2%	53.7%	149.8%
	Tsawwassen	\$1,667,300	368.1	-0.6%	7.3%	4.7%	7.2%	19.9%	51.3%	127.2%
	Vancouver East	\$1,879,000	419.1	1.0%	2.5%	0.9%	3.4%	10.6%	39.8%	103.3%
	Vancouver West	\$3,548,900	369.8	1.0%	4.4%	2.3%	6.1%	4.6%	24.4%	54.0%
West Vancouver	\$3,346,100	311.8	3.1%	8.1%	5.0%	7.9%	2.8%	30.2%	56.3%	
Whistler	\$2,471,800	321.3	2.3%	6.9%	2.1%	-2.1%	5.1%	49.4%	141.2%	

**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	\$1,003,600	383.2	0.6%	3.2%	3.5%	4.7%	22.7%	49.5%	140.1%
	Greater Vancouver	\$1,145,500	400.1	0.9%	4.1%	4.3%	5.2%	22.1%	46.1%	138.0%
	Burnaby East	\$897,400	390.9	-0.9%	0.8%	2.2%	3.3%	19.4%	38.7%	131.7%
	Burnaby North	\$928,600	378.1	0.6%	2.4%	2.5%	2.1%	20.5%	37.7%	124.4%
	Burnaby South	\$1,089,700	399.5	-0.7%	1.5%	4.0%	5.4%	22.3%	37.2%	129.7%
	Coquitlam	\$1,096,900	429.1	1.5%	3.9%	5.4%	3.6%	22.7%	49.0%	165.7%
	Ladner	\$1,026,000	407.3	0.4%	3.0%	2.0%	4.4%	23.8%	46.9%	146.7%
	Maple Ridge	\$791,500	398.3	0.4%	2.6%	2.2%	3.2%	18.0%	49.3%	181.5%
	New Westminster	\$960,700	411.8	0.7%	2.7%	1.8%	2.3%	23.0%	50.3%	133.1%
	North Vancouver	\$1,426,500	390.3	2.8%	6.7%	6.1%	10.0%	27.5%	53.8%	144.1%
	Pitt Meadows	\$859,900	421.5	-0.5%	3.8%	3.4%	4.2%	17.2%	54.3%	185.8%
	Port Coquitlam	\$964,900	388.9	-0.1%	2.8%	2.6%	4.2%	20.7%	51.4%	162.4%
	Port Moody	\$1,057,100	408.5	0.9%	3.1%	0.8%	-0.1%	19.0%	51.4%	167.7%
	Richmond	\$1,169,400	419.3	1.3%	2.7%	5.8%	3.6%	27.1%	47.5%	134.6%
	Squamish	\$1,091,000	410.8	0.8%	7.9%	4.3%	9.9%	21.4%	57.8%	212.2%
	Sunshine Coast	\$806,400	377.4	2.9%	9.4%	6.0%	12.4%	25.6%	68.1%	189.9%
	Tsawwassen	\$1,020,400	299.3	0.2%	1.3%	0.7%	0.8%	16.3%	18.8%	71.7%
	Vancouver East	\$1,134,500	374.1	-0.8%	2.2%	2.5%	2.2%	15.7%	31.8%	103.2%
Vancouver West	\$1,492,200	352.0	0.1%	5.0%	4.8%	5.0%	12.8%	29.2%	95.2%	
Whistler	\$1,815,400	445.4	3.0%	10.5%	6.5%	11.8%	29.4%	74.0%	253.8%	
Apartment	Lower Mainland	\$721,200	361.9	-0.2%	1.1%	1.9%	2.3%	16.9%	32.0%	110.2%
	Greater Vancouver	\$776,200	359.2	-0.3%	1.0%	1.9%	2.2%	15.3%	28.7%	108.0%
	Burnaby East	\$811,800	343.8	-0.3%	2.8%	0.1%	2.5%	17.0%	23.7%	108.1%
	Burnaby North	\$759,400	371.3	-1.3%	-0.3%	0.8%	-0.7%	16.0%	30.4%	118.2%
	Burnaby South	\$847,200	388.1	0.1%	0.8%	0.9%	1.4%	14.0%	22.1%	113.2%
	Coquitlam	\$751,900	421.0	-0.4%	1.3%	4.8%	3.3%	19.8%	36.5%	158.3%
	Ladner	\$674,100	342.4	-1.5%	-3.6%	-7.0%	-4.3%	14.3%	40.3%	127.5%
	Maple Ridge	\$543,200	388.3	0.0%	2.3%	3.3%	3.1%	22.8%	46.5%	176.0%
	New Westminster	\$662,000	404.9	0.3%	1.3%	0.8%	2.5%	18.7%	29.4%	135.1%
	North Vancouver	\$823,600	334.4	0.0%	1.6%	3.3%	3.7%	16.3%	29.6%	119.7%
	Pitt Meadows	\$619,000	428.4	-0.3%	2.3%	3.2%	3.9%	21.4%	41.6%	174.1%
	Port Coquitlam	\$639,900	441.3	-0.2%	-0.6%	2.4%	2.9%	19.2%	42.2%	169.6%
	Port Moody	\$753,000	412.4	1.6%	3.9%	3.2%	6.6%	19.1%	39.9%	155.7%
	Richmond	\$764,900	424.7	0.5%	1.9%	2.7%	3.6%	24.3%	40.9%	134.6%
	Squamish	\$622,800	368.1	-0.6%	-3.6%	-7.0%	2.7%	19.2%	40.8%	196.4%
	Sunshine Coast	\$526,900	318.4	-0.8%	-3.8%	-8.5%	2.0%	11.9%	30.3%	120.8%
	Tsawwassen	\$682,700	323.1	-2.1%	0.3%	-0.6%	1.7%	21.6%	31.9%	120.8%
	Vancouver East	\$719,200	417.4	0.1%	1.6%	2.9%	2.6%	10.8%	24.0%	111.2%
Vancouver West	\$844,300	326.4	-0.9%	0.6%	1.0%	0.2%	7.3%	17.1%	83.5%	
West Vancouver	\$1,341,100	258.6	0.5%	-2.2%	7.2%	2.3%	12.4%	26.0%	91.4%	
Whistler	\$695,300	299.8	-1.9%	-5.5%	-9.4%	2.2%	22.3%	49.6%	193.1%	

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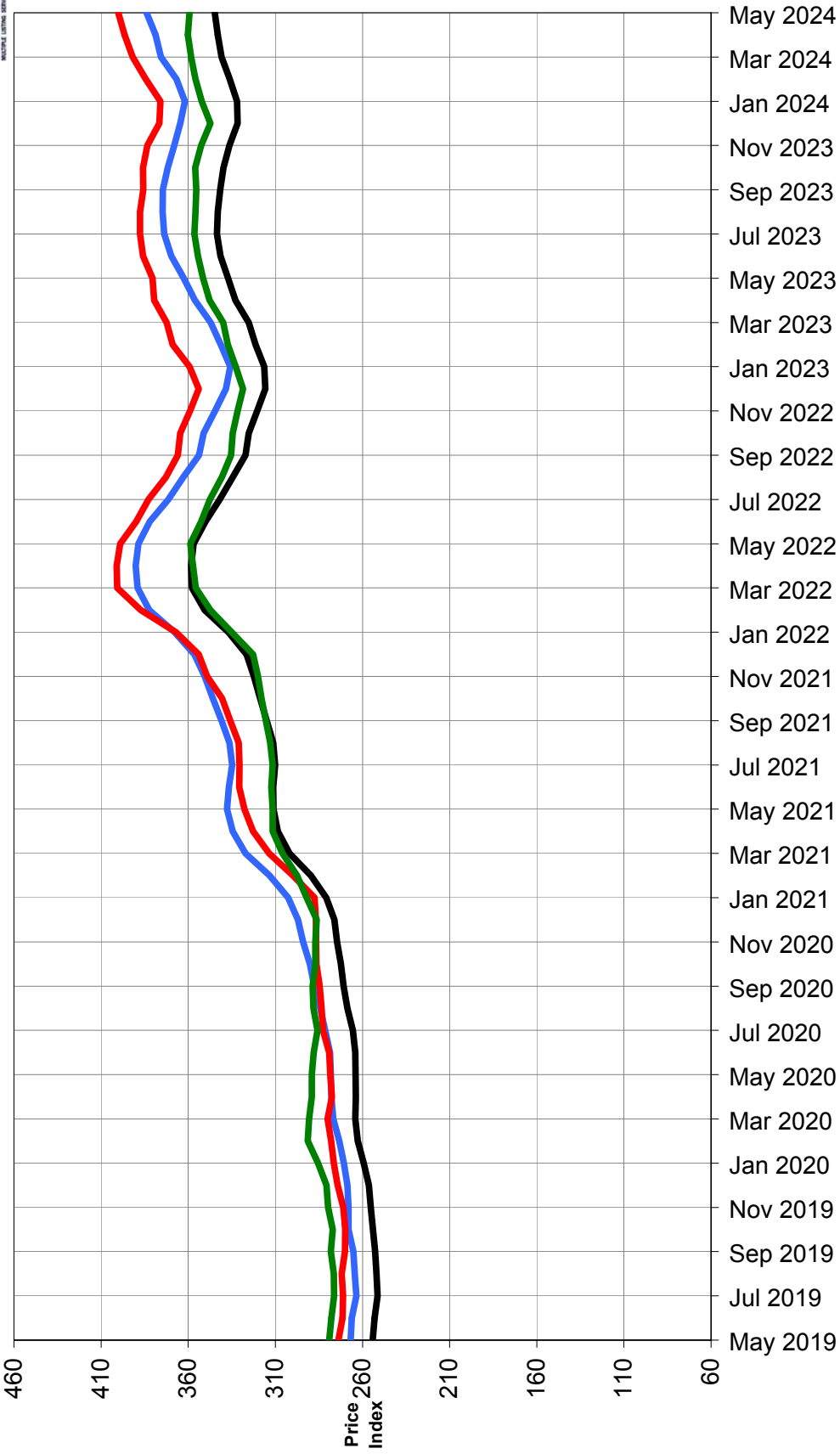
# Greater Vancouver 5 Year Trend



— Residential   
 — Detached   
 — Townhouse   
 — Apartment



Jan 2005 HPI = 100





**GREATER  
VANCOUVER  
REALTORS®**

**May  
2024**

# MLS® SALES FACTS

	Bowen Island	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
<b>May 2024</b>	9 Detached	65 Attached	78 Apartment	34 0	4 0	98 62	14 13	98 39	30 24	16 15	77 70	20 20	51 5	104 86	97 56	34 6	17 14	846 523
	0 Apartment	209 Apartment	102 Apartment	19 0	0 0	42 42	87 87	108 108	41 41	26 26	151 151	13 13	4 4	138 138	349 349	26 26	23 23	1,338
	n/a Median	\$2,150,000 Selling	\$1,789,444 Price	\$1,524,450 n/a	n/a n/a	\$1,275,000 \$799,000	n/a n/a	\$2,392,500 \$1,370,000	\$1,430,000 \$979,800	n/a n/a	\$2,198,000 \$1,145,000	\$1,573,750 \$981,500	\$950,000 n/a	\$2,016,500 \$1,466,000	\$3,550,000 \$1,637,500	\$3,104,000 n/a	n/a n/a	n/a
	n/a Median	\$710,000 Selling	\$710,000 Price	n/a n/a	n/a n/a	\$544,750 \$645,000	\$645,000 \$645,000	\$809,000 \$809,000	\$618,000 \$618,000	\$801,000 \$801,000	\$700,000 \$700,000	n/a n/a	n/a n/a	\$699,950 \$699,950	\$848,888 \$848,888	\$1,297,500 \$525,000	\$525,000	n/a
<b>April 2024</b>	4 Detached	56 Attached	64 Apartment	34 26	2 0	109 67	12 16	76 55	35 21	11 27	86 64	12 23	50 8	117 89	90 67	44 1	12 17	814 580
	0 Apartment	225 Apartment	127 Apartment	24 0	0 0	43 43	77 77	117 117	46 46	33 33	180 180	15 15	6 6	143 143	313 313	24 24	43 43	1,416
	n/a Median	\$2,207,535 Selling	\$1,789,950 Price	\$1,542,500 n/a	n/a n/a	\$1,235,000 \$825,888	n/a n/a	\$2,211,000 \$1,534,500	\$1,500,000 \$999,999	n/a \$1,065,000	\$2,055,000 \$1,156,250	n/a \$1,055,000	\$1,029,000 n/a	\$1,990,000 \$1,485,000	\$3,589,950 \$1,770,000	\$2,994,000 n/a	n/a n/a	n/a
	n/a Median	\$755,000 Selling	\$675,000 Price	\$661,250 \$661,250	n/a n/a	\$525,000 \$625,000	\$625,000 \$625,000	\$812,500 \$812,500	\$640,500 \$640,500	\$760,000 \$760,000	\$690,000 \$690,000	n/a n/a	n/a n/a	\$725,000 \$725,000	\$845,000 \$845,000	\$1,401,000 \$564,000	\$564,000	n/a
<b>May 2023</b>	3 Detached	91 Attached	91 Apartment	72 17	10 0	122 65	30 15	106 52	31 20	16 14	109 91	23 17	51 6	125 74	109 68	41 8	13 26	1,043 608
	0 Apartment	298 Apartment	131 Apartment	25 0	0 0	67 67	97 97	127 127	40 40	56 56	193 193	13 13	12 12	159 159	446 446	29 29	37 37	1,730
	n/a Median	\$2,012,800 Selling	\$1,774,000 Price	\$1,529,000 n/a	n/a n/a	\$1,307,500 \$810,000	\$1,665,000 n/a	\$2,250,000 \$1,396,500	\$1,402,000 \$978,500	n/a n/a	\$2,055,000 \$1,084,000	\$1,342,500 n/a	\$950,000 n/a	\$2,000,000 \$1,409,000	\$3,670,000 \$1,568,000	\$2,870,000 n/a	\$997,000	n/a
	n/a Median	\$731,000 Selling	\$675,000 Price	\$639,000 \$639,000	n/a n/a	\$522,000 \$639,000	\$649,000 \$649,000	\$781,500 \$781,500	\$583,000 \$583,000	\$733,500 \$733,500	\$700,000 \$700,000	n/a n/a	n/a n/a	\$742,000 \$742,000	\$870,000 \$870,000	\$1,200,000 \$651,750	\$651,750	n/a
<b>Jan. - May 2024</b>	23 Detached	260 Attached	273 Apartment	149 93	16 1	459 269	67 51	309 177	116 96	52 76	340 283	67 78	188 25	400 383	356 246	170 13	48 76	3,293 2,286
	0 Apartment	936 Apartment	505 Apartment	84 0	0 0	200 200	341 341	472 472	181 181	121 121	673 673	45 45	21 21	591 591	1,412 1,412	82 82	135 135	5,799
	n/a Median	\$2,150,000 Selling	\$1,790,000 Price	\$1,499,000 n/a	n/a n/a	\$1,285,000 \$815,000	\$1,551,000 \$1,015,000	\$2,250,000 \$1,425,000	\$1,465,051 \$967,000	\$1,899,000 \$1,062,500	\$2,159,000 \$1,173,000	\$1,561,000 \$985,000	\$938,000 \$610,000	\$1,963,000 \$1,497,500	\$3,550,000 \$1,704,250	\$2,934,400 n/a	\$2,350,000 \$1,415,000	n/a
<b>Year-to-date</b>	n/a Median	\$734,000 Selling	\$679,000 Price	\$668,750 \$668,750	n/a n/a	\$540,000 \$637,142	\$637,142 \$637,142	\$812,000 \$812,000	\$640,000 \$640,000	\$745,000 \$745,000	\$710,000 \$710,000	\$601,000 \$601,000	\$580,000 \$580,000	\$700,000 \$700,000	\$842,500 \$842,500	\$1,362,500 \$565,000	\$565,000	n/a
	14 Detached	291 Attached	272 Apartment	198 79	25 0	420 220	87 45	314 160	103 71	67 80	380 298	75 63	164 29	382 304	389 208	168 22	49 88	3,398 2,096
	0 Apartment	1,061 Apartment	466 Apartment	94 0	1 0	195 195	323 323	471 471	136 136	179 179	745 745	48 48	27 27	540 540	1,451 1,451	89 89	125 125	5,951
	n/a Median	\$1,918,000 Selling	\$1,700,000 Price	\$1,450,000 n/a	\$790,000 n/a	\$1,230,500 \$760,000	\$1,500,000 \$975,000	\$2,096,500 \$1,396,500	\$1,329,000 \$910,000	\$1,844,000 \$1,057,250	\$1,997,500 \$1,118,000	\$1,360,000 \$959,000	\$907,381 \$595,000	\$1,850,800 \$1,397,500	\$3,530,000 \$1,560,000	\$3,000,800 \$2,175,900	\$2,270,000 \$1,484,500	n/a
<b>Jan. - May 2023</b>	n/a Median	\$1,057,500 Selling	\$1,152,450 Price	\$1,040,000 \$1,040,000	n/a n/a	\$522,000 \$640,000	\$615,000 \$615,000	\$778,000 \$778,000	\$597,000 \$597,000	\$702,000 \$702,000	\$675,000 \$675,000	\$581,000 \$581,000	\$470,000 \$470,000	\$674,000 \$674,000	\$842,000 \$842,000	\$1,210,000 \$650,000	\$650,000	n/a
<b>Year-to-date</b>	n/a Median	\$728,000 Selling	\$670,000 Price	\$640,000 \$640,000	n/a n/a	\$522,000 \$640,000	\$615,000 \$615,000	\$778,000 \$778,000	\$597,000 \$597,000	\$702,000 \$702,000	\$675,000 \$675,000	\$581,000 \$581,000	\$470,000 \$470,000	\$674,000 \$674,000	\$842,000 \$842,000	\$1,210,000 \$650,000	\$650,000	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  
2024**

	Bowen Island	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
<b>May 2024</b>	19	150	164	89	16	270	41	177	70	38	181	44	135	236	242	176	46	2,094
	0	120	104	39	3	106	19	126	45	33	129	40	9	197	154	11	51	1,186
	0	526	243	45	0	87	154	229	54	46	331	25	10	288	918	70	56	3,082
	47%	43%	48%	38%	25%	36%	34%	55%	43%	42%	43%	45%	38%	44%	40%	19%	37%	n/a
	n/a	40%	44%	49%	0%	58%	68%	31%	53%	45%	54%	50%	56%	44%	36%	55%	27%	n/a
	n/a	40%	42%	42%	n/a	48%	56%	47%	76%	57%	46%	52%	40%	48%	38%	37%	41%	n/a
<b>April 2024</b>	14	163	218	102	27	262	47	231	69	51	236	43	143	303	262	214	32	2,417
	0	117	103	42	1	136	24	115	44	38	155	28	13	213	218	15	48	1,310
	0	569	224	38	0	87	176	254	74	68	369	27	10	340	1,009	58	51	3,354
	29%	34%	29%	33%	7%	42%	26%	33%	51%	22%	36%	28%	35%	39%	34%	21%	38%	n/a
	n/a	45%	45%	62%	0%	49%	67%	48%	48%	71%	41%	82%	62%	42%	31%	7%	35%	n/a
	n/a	40%	57%	63%	n/a	49%	44%	46%	62%	49%	49%	56%	60%	42%	31%	41%	84%	n/a
<b>May 2023</b>	20	153	156	87	17	225	55	176	65	37	211	39	129	233	238	169	31	2,041
	1	127	108	27	1	79	28	65	31	22	138	26	17	159	115	17	36	997
	0	413	198	27	2	80	120	192	49	73	291	25	5	247	821	41	31	2,615
	15%	59%	58%	83%	59%	54%	55%	60%	48%	43%	52%	59%	40%	54%	46%	24%	42%	n/a
	0%	59%	56%	63%	0%	82%	54%	80%	65%	64%	66%	65%	35%	47%	59%	47%	72%	n/a
	n/a	72%	66%	93%	0%	84%	81%	66%	82%	77%	66%	52%	240%	64%	54%	71%	119%	n/a
<b>Jan. - May 2024</b>	64	588	680	352	61	1,102	198	689	266	154	874	175	570	968	982	761	129	8,613
	1	427	462	162	4	487	108	418	161	129	532	135	58	894	713	56	187	4,984
	0	2,189	991	170	0	486	680	953	282	224	1,411	104	50	1,346	3,858	244	239	13,227
	36%	44%	40%	42%	26%	42%	34%	45%	44%	34%	39%	38%	33%	41%	36%	22%	37%	n/a
	0%	47%	47%	57%	25%	55%	47%	42%	60%	59%	53%	58%	43%	43%	35%	23%	41%	n/a
	n/a	43%	51%	49%	n/a	41%	50%	50%	64%	54%	48%	43%	42%	44%	37%	34%	56%	n/a
<b>Jan. - May 2023</b>	46	537	512	360	57	801	174	569	183	125	747	170	467	752	847	597	106	7,050
	1	422	327	129	3	318	78	263	92	109	502	108	69	569	493	58	123	3,664
	0	1,653	742	138	2	350	461	766	236	288	1,216	78	45	996	3,020	183	158	10,332
	30%	54%	53%	55%	44%	52%	50%	55%	56%	54%	51%	44%	35%	51%	46%	28%	46%	n/a
	0%	59%	54%	61%	0%	69%	58%	61%	77%	73%	59%	58%	42%	53%	42%	38%	72%	n/a
	n/a	64%	63%	68%	50%	56%	70%	61%	58%	62%	61%	62%	60%	54%	48%	49%	79%	n/a

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



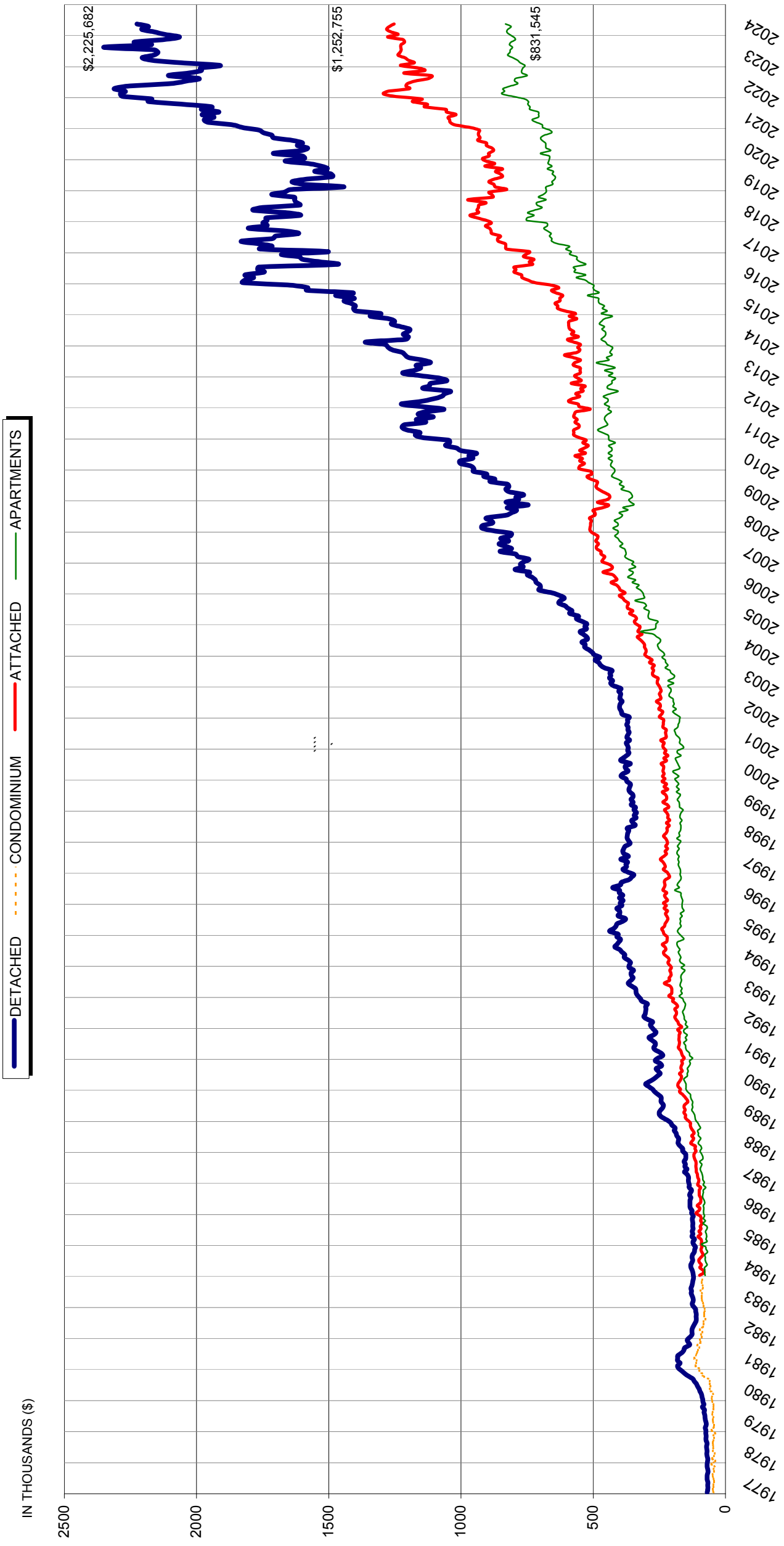
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 May 2023	2 Apr 2024	3 May 2024	Col. 2 & 3 Percentage Variance	5 May 2023	6 Apr 2024	7 May 2024	Col. 6 & 7 Percentage Variance	9 Mar 2023 - May 2023	10 Mar 2024 - May 2024	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	20	14	19	35.7	3	4	9	125.0	10	17	70.0
ATTACHED	1	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	153	163	150	-8.0	91	56	65	16.1	218	178	-18.3
ATTACHED	127	117	120	2.6	75	53	48	-9.4	186	133	-28.5
APARTMENTS	413	569	526	-7.6	298	225	209	-7.1	801	626	-21.8
<b>COQUITLAM</b>											
DETACHED	156	218	164	-24.8	91	64	78	21.9	217	200	-7.8
ATTACHED	108	103	104	1.0	60	46	46	0.0	134	156	16.4
APARTMENTS	198	224	243	8.5	131	127	102	-19.7	334	341	2.1
<b>DELTA</b>											
DETACHED	87	102	89	-12.7	72	34	34	0.0	154	99	-35.7
ATTACHED	27	42	39	-7.1	17	26	19	-26.9	58	65	12.1
APARTMENTS	27	38	45	18.4	25	24	19	-20.8	71	56	-21.1
<b>ISLANDS - GULF</b>											
DETACHED	17	27	16	-40.7	10	2	4	100.0	21	10	-52.4
ATTACHED	1	1	3	200.0	0	0	0	0.0	0	0	0.0
APARTMENTS	2	0	0	0.0	0	0	0	0.0	1	0	-100.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	225	262	270	3.1	122	109	98	-10.1	300	321	7.0
ATTACHED	79	136	106	-22.1	65	67	62	-7.5	166	193	16.3
APARTMENTS	80	87	87	0.0	67	43	42	-2.3	147	121	-17.7
<b>NEW WESTMINSTER</b>											
DETACHED	55	47	41	-12.8	30	12	14	16.7	65	50	-23.1
ATTACHED	28	24	19	-20.8	15	16	13	-18.8	40	40	0.0
APARTMENTS	120	176	154	-12.5	97	77	87	13.0	244	237	-2.9
<b>NORTH VANCOUVER</b>											
DETACHED	176	231	177	-23.4	106	76	98	28.9	248	230	-7.3
ATTACHED	65	115	126	9.6	52	55	39	-29.1	118	131	11.0
APARTMENTS	192	254	229	-9.8	127	117	108	-7.7	349	319	-8.6
<b>PORT COQUITLAM</b>											
DETACHED	65	69	70	1.4	31	35	30	-14.3	79	91	15.2
ATTACHED	31	44	45	2.3	20	21	24	14.3	47	64	36.2
APARTMENTS	49	74	54	-27.0	40	46	41	-10.9	110	131	19.1
<b>PORT MOODY/BELCARRA</b>											
DETACHED	37	51	38	-25.5	16	11	16	45.5	53	38	-28.3
ATTACHED	22	38	33	-13.2	14	27	15	-44.4	59	56	-5.1
APARTMENTS	73	68	46	-32.4	56	33	26	-21.2	145	79	-45.5
<b>RICHMOND</b>											
DETACHED	211	236	181	-23.3	109	86	77	-10.5	296	241	-18.6
ATTACHED	138	155	129	-16.8	91	64	70	9.4	237	192	-19.0
APARTMENTS	291	369	331	-10.3	193	180	151	-16.1	546	473	-13.4
<b>SQUAMISH</b>											
DETACHED	39	43	44	2.3	23	12	20	66.7	55	43	-21.8
ATTACHED	26	28	40	42.9	17	23	20	-13.0	50	57	14.0
APARTMENTS	25	27	25	-7.4	13	15	13	-13.3	36	35	-2.8
<b>SUNSHINE COAST</b>											
DETACHED	129	143	135	-5.6	51	50	51	2.0	118	136	15.3
ATTACHED	17	13	9	-30.8	6	8	5	-37.5	20	17	-15.0
APARTMENTS	5	10	10	0.0	12	6	4	-33.3	25	14	-44.0
<b>VANCOUVER EAST</b>											
DETACHED	233	303	236	-22.1	125	117	104	-11.1	292	298	2.1
ATTACHED	159	213	197	-7.5	74	89	86	-3.4	236	256	8.5
APARTMENTS	247	340	288	-15.3	159	143	138	-3.5	383	407	6.3
<b>VANCOUVER WEST</b>											
DETACHED	238	262	242	-7.6	109	90	97	7.8	298	251	-15.8
ATTACHED	115	218	154	-29.4	68	67	56	-16.4	144	181	25.7
APARTMENTS	821	1009	918	-9.0	446	313	349	11.5	1097	964	-12.1
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	169	214	176	-17.8	41	44	34	-22.7	125	116	-7.2
ATTACHED	17	15	11	-26.7	8	1	6	500.0	15	8	-46.7
APARTMENTS	41	58	70	20.7	29	24	26	8.3	70	64	-8.6
<b>WHISTLER/PEMBERTON</b>											
DETACHED	31	32	46	43.8	13	12	17	41.7	36	35	-2.8
ATTACHED	36	48	51	6.3	26	17	14	-17.6	64	49	-23.4
APARTMENTS	31	51	56	9.8	37	43	23	-46.5	93	94	1.1
<b>GRAND TOTALS</b>											
DETACHED	<b>2041</b>	<b>2417</b>	<b>2094</b>	<b>-13.4</b>	<b>1043</b>	<b>814</b>	<b>846</b>	<b>3.9</b>	<b>2585</b>	<b>2354</b>	<b>-8.9</b>
ATTACHED	<b>997</b>	<b>1310</b>	<b>1186</b>	<b>-9.5</b>	<b>608</b>	<b>580</b>	<b>523</b>	<b>-9.8</b>	<b>1574</b>	<b>1598</b>	<b>1.5</b>
APARTMENTS	<b>2615</b>	<b>3354</b>	<b>3082</b>	<b>-8.1</b>	<b>1730</b>	<b>1416</b>	<b>1338</b>	<b>-5.5</b>	<b>4452</b>	<b>3961</b>	<b>-11.0</b>





# Residential Average Sale Prices - January 1977 to May 2024



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

