

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:

Craig Munn

Manager, Communication

Real Estate Board of Greater Vancouver

604.730.3146

cmunn@rebgv.org



Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	\$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%	

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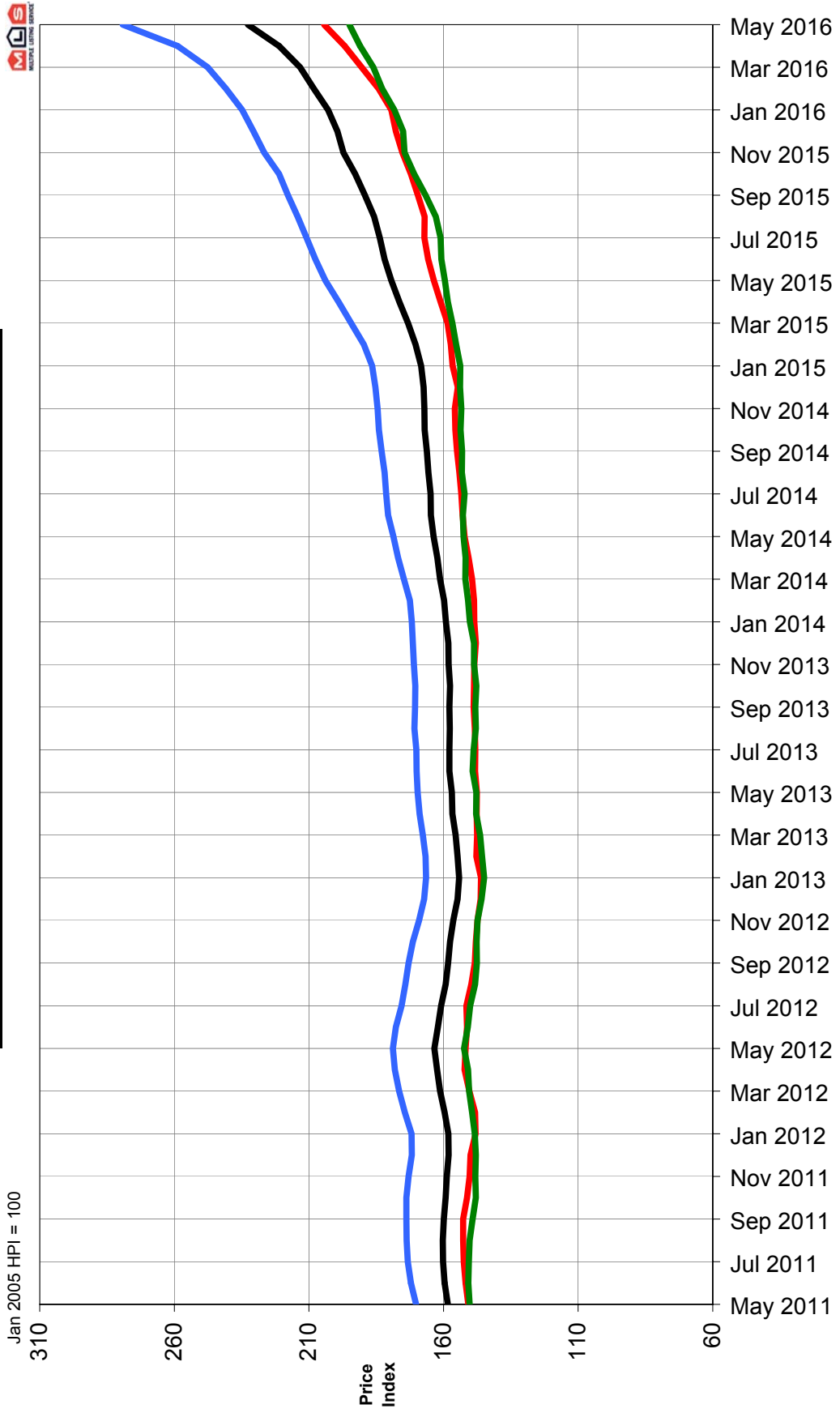
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100

310

260

210

Price Index

160

110

60

May 2016
Mar 2016
Jan 2016
Nov 2015
Sep 2015
Jul 2015
May 2015
Mar 2015
Jan 2015
Nov 2014
Sep 2014
Jul 2014
May 2014
Mar 2014
Jan 2014
Nov 2013
Sep 2013
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May 2013
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Nov 2012
Sep 2012
Jul 2012
May 2012
Mar 2012
Jan 2012
Nov 2011
Sep 2011
Jul 2011
May 2011



MLS® SALES 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	128 Detached 103 Attached 267 Apartment	194 179 60 166	80 14 25	17 0 0	235 77 85	47 16 136	137 61 145	80 38 63	34 33 54	209 95 325	40 33 22	133 18 15	216 48 182	191 88 572	102 12 35	22 45 47	1,865 754 2,150
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price
April 2016	158 179 73 279	167 63 98	68 10 31	5 0 0	190 68 32	36 17 109	149 56 123	64 34 57	39 15 30	224 141 174	34 31 14	59 12 5	206 43 194	211 94 502	98 16 27	20 24 20	1,979 695 2,107
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price
May 2015	153 109 184	167 63 98	68 10 31	5 0 0	190 68 32	36 17 109	149 56 123	64 34 57	39 15 30	224 141 174	34 31 14	59 12 5	206 43 194	211 94 502	98 16 27	20 24 20	1,723 733 1,600
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price
Jan. - May 2016	714 400 1,282	845 301 735	372 46 109	33 0 0	1,069 365 302	231 73 549	704 268 634	360 183 339	189 117 199	1,041 513 1,264	165 100 108	517 55 53	869 213 812	1,000 387 2,664	584 41 116	111 153 229	8,804 3,215 9,395
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price
Jan. - May 2015	710 447 863	641 242 451	301 51 106	18 0 0	739 270 142	152 71 433	697 254 524	229 148 215	144 84 112	988 562 796	138 101 67	239 36 32	876 245 784	906 404 2,121	473 53 89	75 116 124	7,326 3,084 6,859
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price
Year-to-date	1,200,250 528,900 390,000	862,800 494,050 318,000	810,000 497,950 345,000	n/a n/a n/a	553,100 313,500 215,000	771,250 465,000 305,000	1,275,000 679,900 409,950	635,000 405,000 240,000	957,000 411,000 367,500	1,150,000 560,000 353,900	629,250 409,900 248,777	392,000 277,000 250,000	1,140,000 715,000 373,750	2,680,000 913,500 505,000	\$2,320,000 \$1,045,000 \$773,500	\$1,100,000 \$685,500 \$275,000	n/a
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price

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/Hove Sound	Whistler/Pemberton	TOTALS
May 2016	288 Detached 134 Attached 288 Apartment	272 70 192	108 43 32	16 0 0	272 108 63	85 21 149	240 56 202	107 36 61	51 37 53	408 169 355	58 31 24	123 11 7	358 66 232	303 109 693	213 19 29	29 34 34	2,931 944 2,414
	44% 77% 93%	71% 104% 92%	74% 33% 78%	106% n/a n/a	86% 71% 135%	55% 76% 91%	57% 109% 72%	75% 106% 103%	67% 89% 102%	51% 56% 92%	69% 106% 92%	108% 164% 214%	60% 73% 78%	63% 81% 83%	48% 63% 121%	76% 132% 138%	n/a
April 2016	256 108 300	293 99 215	155 11 34	17 0 0	318 83 57	59 26 141	193 71 142	118 47 68	52 38 51	356 123 328	63 24 23	138 29 10	294 55 212	349 103 695	215 14 32	24 36 52	2,900 867 2,360
	62% 68% 93%	61% 61% 77%	57% 109% 56%	41% n/a n/a	84% 100% 161%	88% 65% 103%	83% 77% 100%	73% 98% 106%	88% 87% 90%	60% 89% 88%	75% 67% 157%	90% 34% 130%	61% 93% 92%	66% 86% 80%	53% 43% 69%	125% 97% 67%	n/a
May 2015	219 133 300	222 62 141	79 11 30	19 0 0	210 88 59	42 16 152	193 66 168	80 44 95	52 19 45	298 150 323	50 26 17	130 13 10	288 73 240	289 117 724	183 16 46	35 33 35	2,389 867 2,385
	70% 82% 61%	75% 102% 70%	86% 91% 103%	26% n/a n/a	90% 77% 54%	86% 106% 72%	77% 85% 73%	80% 77% 60%	75% 79% 67%	54% 94% 54%	75% 94% 54%	45% 92% 50%	72% 59% 81%	73% 80% 69%	54% 100% 59%	57% 73% 57%	n/a
Jan. - May 2016 Year-to-date*	1,200 553 1,437	1,264 365 868	636 89 141	63 0 0	1,374 419 327	340 92 686	1,008 303 802	496 228 386	261 143 244	1,801 657 1,572	230 127 142	578 68 50	1,425 273 991	1,686 484 3,344	1,050 60 161	120 172 232	13,532 4,033 11,383
	60% 72% 89%	67% 82% 85%	58% 52% 77%	52% n/a n/a	78% 87% 92%	68% 79% 80%	70% 88% 79%	73% 80% 88%	72% 82% 82%	58% 78% 80%	72% 79% 76%	89% 81% 106%	61% 78% 82%	59% 80% 80%	56% 68% 72%	93% 89% 99%	n/a
Jan. - May 2015 Year-to-date*	1,080 657 1,524	922 318 790	379 64 143	54 1 0	1,041 414 306	193 105 813	983 329 923	316 204 404	223 114 206	1,453 718 1,610	202 138 92	564 62 47	1,271 315 1,197	1,594 633 3,553	986 79 171	131 151 195	11,392 4,302 11,974
	66% 68% 57%	70% 76% 57%	79% 80% 74%	33% 0% n/a	71% 65% 46%	79% 68% 53%	71% 77% 57%	72% 73% 53%	65% 74% 54%	68% 78% 49%	68% 73% 73%	42% 58% 68%	69% 78% 65%	57% 64% 60%	48% 67% 52%	57% 77% 64%	n/a

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

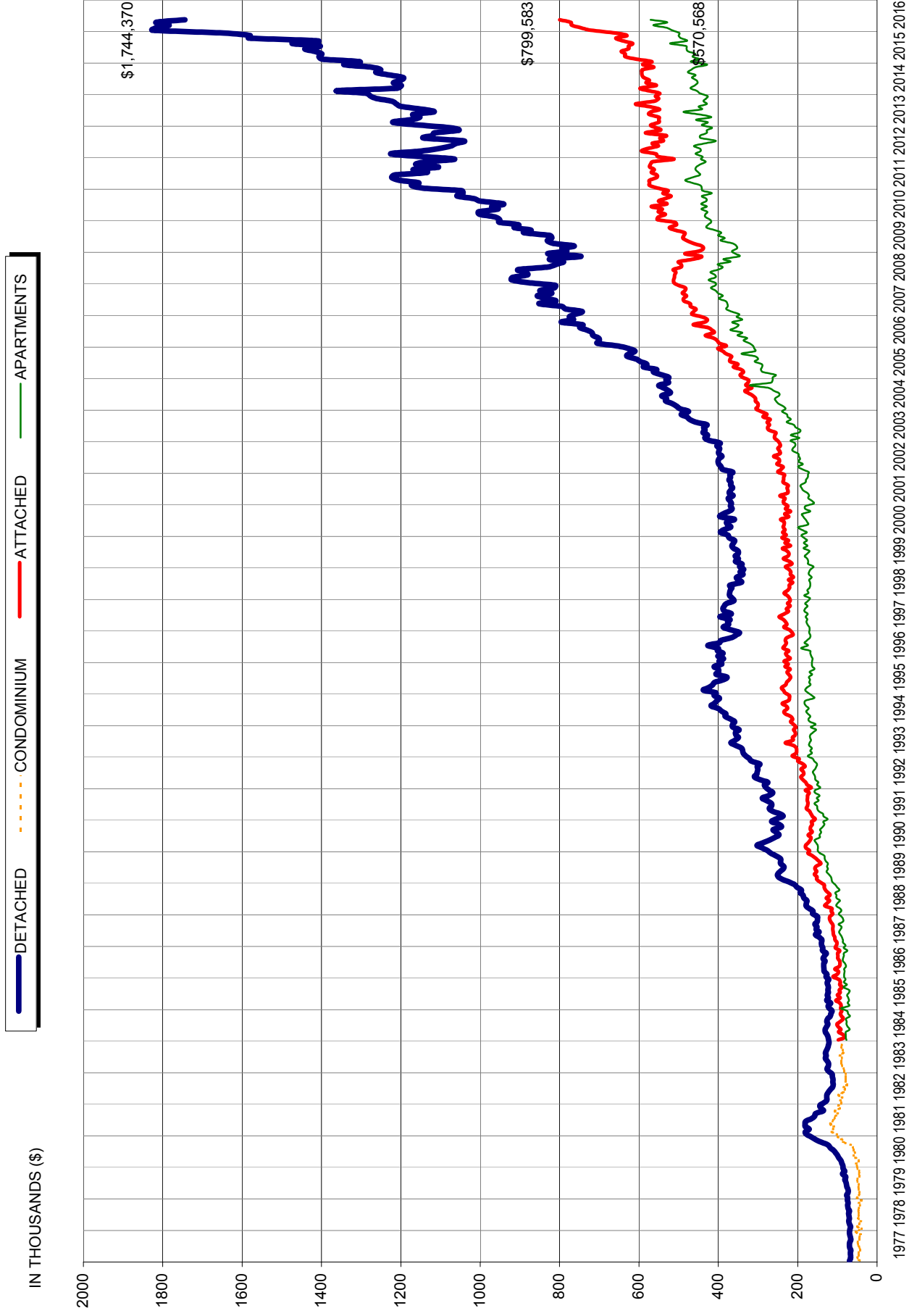


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 May 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



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