

Inventory reaches highest level since the pandemic summer of 2020

VANCOUVER, BC – May 2, 2024 – Actively listed homes for sale on the MLS® in Metro Vancouver¹ continued climbing in April, up 42 per cent year-over-year, breaching the 12,000 mark, a number not seen in the region since the summer of 2020.

Greater Vancouver REALTORS® (GVR)² reports that residential sales³ in the region totalled 2,831 in April 2024, a 3.3 per cent increase from the 2,741 sales recorded in April 2023. This was 12.2 per cent below the 10-year seasonal average (3,223).

“It’s a feat to see inventory finally climb above 12,000. Many were predicting higher inventory levels would materialize quickly when the Bank of Canada began its aggressive rate hikes, but we’re only seeing a steady climb in inventory in the more recent data,” Andrew Lis, GVR’s director of economics and data analytics said. “The surprise for many market watchers has been the continued strength of demand along with the fact few homeowners have been forced to sell in the face of the highest borrowing costs experienced in over a decade.”

There were 7,092 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2024. This represents a 64.7 per cent increase compared to the 4,307 properties listed in April 2023.

This was 25.8 per cent above the 10-year seasonal average (5,637).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 12,491, a 42.1 per cent increase compared to April 2023 (8,790).

This is 16.7 per cent above the 10-year seasonal average (10,704).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for April 2024 is 23.5 per cent. By property type, the ratio is 17.6 per cent for detached homes, 31.0 per cent for attached, and 26.0 per cent for apartments.

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.

“Another surprising story in the April data is the fact prices continue climbing across most segments with recent increases typically in the range of one to two per cent month-over-month,” Lis said. “The one segment that didn’t see an uptick in prices in April were apartments, which saw a 0.1 per cent decline month-over-month. This moderation is likely due to a confluence of factors impacting this more affordability sensitive segment of the

market, particularly the impact of higher mortgage rates and the recent boost to inventory levels, tempering competition somewhat.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,205,800. This represents a 2.8 per cent increase over April 2023 and a 0.8 per cent increase compared to March 2024.

Sales of detached homes in April 2024 reached 814, a 0.7 per cent increase from the 808 detached sales recorded in April 2023. The benchmark price for a detached home is \$2,040,000. This represents a 6.3 per cent increase from April 2023 and a 1.6 per cent increase compared to March 2024.

Sales of apartment homes reached 1,416 in April 2024, a 0.2 per cent increase compared to the 1,413 sales in April 2023. The benchmark price of an apartment home is \$776,500. This represents a 3.2 per cent increase from April 2023 and a 0.1 per cent decrease compared to March 2024.

Attached home sales in April 2024 totalled 580, a 16 per cent increase compared to the 500 sales in April 2023. The benchmark price of a townhouse³ is \$1,127,200. This represents a 4.3 per cent increase from April 2023 and a 1.3 per cent increase compared to March 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. GVR is now including multifamily and land sales and listings in this monthly report. Previously, we only included detached, attached, and apartment sales, and these additional categories, which typically account for roughly one to two per cent of total MLS® activity per month, are being included for completeness in our reporting.

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.

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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	\$1,138,800	346.0	0.7%	3.6%	0.6%	2.6%	11.9%	38.2%	86.5%
	Greater Vancouver	\$1,205,800	341.5	0.8%	3.8%	0.8%	2.8%	10.9%	33.1%	76.0%
	Bowen Island	\$1,374,100	288.4	1.3%	1.7%	-3.2%	-3.9%	2.1%	41.5%	134.7%
	Burnaby East	\$1,212,700	377.3	0.6%	4.4%	1.7%	7.6%	16.2%	35.2%	106.9%
	Burnaby North	\$1,016,300	338.4	0.1%	3.0%	-0.5%	1.3%	10.2%	31.6%	91.2%
	Burnaby South	\$1,133,300	357.6	1.0%	3.4%	1.0%	2.8%	14.9%	30.9%	91.5%
	Coquitlam	\$1,122,800	351.1	0.3%	3.2%	0.7%	2.0%	12.7%	38.1%	109.1%
	Ladner	\$1,176,000	341.6	1.5%	5.4%	1.4%	5.4%	17.7%	46.7%	119.7%
	Maple Ridge	\$1,001,200	346.6	1.8%	4.5%	1.7%	4.6%	15.2%	52.6%	153.7%
	New Westminster	\$849,400	385.0	0.1%	4.2%	1.5%	4.6%	18.6%	37.8%	113.7%
	North Vancouver	\$1,391,700	319.8	-0.1%	3.1%	0.0%	1.4%	9.3%	30.1%	83.1%
	Pitt Meadows	\$960,500	383.7	0.9%	6.9%	4.9%	10.1%	23.4%	56.5%	177.4%
	Port Coquitlam	\$969,600	372.9	1.3%	4.2%	1.6%	4.1%	19.1%	52.9%	140.1%
	Port Moody	\$1,132,400	357.7	2.1%	3.7%	-0.6%	2.2%	15.4%	44.2%	127.1%
	Richmond	\$1,187,600	390.0	-0.4%	4.1%	0.7%	1.2%	15.7%	34.7%	89.1%
	Squamish	\$1,094,800	357.5	1.5%	3.1%	0.6%	1.4%	10.3%	41.2%	145.9%
	Sunshine Coast	\$824,300	302.3	-0.2%	3.6%	-0.8%	-1.0%	8.4%	44.8%	141.1%
	Tsawwassen	\$1,257,400	326.7	1.5%	5.6%	3.2%	3.2%	17.7%	35.0%	100.9%
	Vancouver East	\$1,222,500	380.2	1.0%	3.1%	0.4%	4.5%	12.4%	34.2%	88.5%
	Vancouver West	\$1,349,900	317.3	1.0%	5.0%	1.4%	2.8%	3.6%	17.3%	41.7%
West Vancouver	\$2,627,600	283.3	3.1%	1.5%	-1.2%	3.6%	-2.1%	26.3%	41.5%	
Whistler	\$1,354,600	304.3	0.4%	0.9%	-1.5%	-2.6%	8.9%	46.1%	160.3%	
Single Family Detached	Lower Mainland	\$1,822,000	398.9	1.5%	5.1%	2.4%	6.6%	15.0%	48.5%	105.4%
	Greater Vancouver	\$2,040,000	379.3	1.6%	5.0%	1.9%	6.3%	13.2%	40.7%	84.1%
	Bowen Island	\$1,377,100	288.5	1.3%	1.7%	-3.2%	-3.8%	2.1%	41.5%	134.7%
	Burnaby East	\$1,994,100	426.5	1.5%	7.6%	5.3%	14.5%	22.1%	52.8%	131.4%
	Burnaby North	\$2,118,600	405.1	0.3%	5.1%	1.9%	8.7%	18.3%	46.8%	111.4%
	Burnaby South	\$2,300,400	431.1	1.2%	6.5%	4.6%	7.1%	23.4%	43.4%	109.6%
	Coquitlam	\$1,832,900	424.4	1.2%	4.2%	2.0%	6.1%	17.8%	51.7%	146.0%
	Ladner	\$1,447,400	350.3	2.3%	4.4%	1.7%	7.4%	14.8%	49.9%	126.9%
	Maple Ridge	\$1,303,800	380.8	2.4%	5.1%	1.8%	6.3%	15.3%	58.3%	175.7%
	New Westminster	\$1,626,700	402.7	1.7%	7.5%	4.9%	11.7%	19.2%	51.0%	124.3%
	North Vancouver	\$2,279,000	353.7	0.8%	4.1%	0.2%	3.5%	10.9%	37.0%	106.1%
	Pitt Meadows	\$1,317,000	396.1	-1.3%	5.7%	1.5%	10.1%	18.2%	51.2%	168.2%
	Port Coquitlam	\$1,427,900	402.2	2.2%	4.3%	3.0%	5.4%	18.5%	61.9%	161.0%
	Port Moody	\$2,140,100	406.2	3.8%	3.3%	2.4%	7.1%	20.8%	51.9%	145.9%
	Richmond	\$2,207,800	449.4	0.8%	6.2%	2.4%	3.1%	15.8%	36.6%	106.1%
	Squamish	\$1,523,900	372.9	-0.2%	1.9%	-3.0%	-4.5%	-1.2%	35.3%	169.0%
	Sunshine Coast	\$869,100	303.7	-1.0%	3.8%	-1.3%	-2.1%	6.2%	44.8%	142.2%
	Tsawwassen	\$1,643,400	363.3	2.4%	6.4%	4.5%	6.2%	20.0%	47.0%	122.5%
	Vancouver East	\$1,873,100	416.6	1.1%	1.8%	-0.3%	5.3%	11.7%	39.2%	105.2%
	Vancouver West	\$3,527,900	366.6	2.2%	6.9%	2.7%	6.2%	4.2%	20.4%	53.8%
West Vancouver	\$3,320,300	307.4	4.5%	2.7%	-0.2%	7.8%	3.5%	30.7%	52.8%	
Whistler	\$2,389,600	312.6	-0.1%	0.1%	-1.4%	-4.6%	5.9%	42.2%	139.5%	

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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- 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	\$994,200	378.6	1.1%	4.8%	2.0%	4.8%	24.2%	48.4%	139.2%
	Greater Vancouver	\$1,127,200	391.5	1.3%	5.7%	2.4%	4.3%	22.5%	44.6%	136.0%
	Burnaby East	\$913,700	393.8	-1.3%	4.3%	0.9%	8.0%	24.3%	38.5%	136.7%
	Burnaby North	\$911,100	374.3	1.9%	4.4%	0.5%	2.7%	21.2%	37.9%	127.4%
	Burnaby South	\$1,047,800	395.1	2.1%	5.7%	2.8%	6.6%	23.4%	39.5%	130.6%
	Coquitlam	\$1,071,500	417.7	0.8%	3.7%	0.8%	2.2%	21.2%	47.5%	161.9%
	Ladner	\$1,014,300	405.2	-1.9%	10.4%	1.0%	4.5%	24.3%	45.5%	146.5%
	Maple Ridge	\$791,100	396.5	1.0%	6.0%	2.6%	5.4%	20.1%	49.6%	187.7%
	New Westminster	\$959,700	403.6	-1.2%	7.2%	-0.4%	2.3%	26.5%	48.3%	133.4%
	North Vancouver	\$1,389,400	372.2	1.1%	5.6%	3.0%	6.1%	25.2%	46.6%	133.4%
	Pitt Meadows	\$870,300	425.8	3.5%	6.6%	4.9%	7.5%	21.3%	54.6%	186.7%
	Port Coquitlam	\$961,100	386.1	-0.2%	5.7%	0.8%	5.7%	20.7%	52.7%	160.9%
	Port Moody	\$1,031,800	397.8	2.3%	3.3%	-1.5%	0.3%	19.2%	43.9%	159.3%
	Richmond	\$1,149,300	414.8	0.2%	4.5%	4.0%	3.8%	28.1%	45.6%	131.5%
	Squamish	\$1,081,700	388.8	4.9%	7.3%	1.6%	4.4%	20.9%	51.0%	189.9%
	Sunshine Coast	\$783,100	361.5	4.9%	7.9%	1.9%	6.1%	25.5%	58.2%	172.8%
	Tsawwassen	\$1,011,600	299.0	-2.4%	8.9%	-0.3%	0.8%	16.2%	16.7%	72.6%
	Vancouver East	\$1,149,400	379.1	0.1%	8.7%	2.8%	3.6%	16.4%	33.2%	110.4%
	Vancouver West	\$1,525,800	347.1	2.8%	5.5%	3.0%	1.5%	13.2%	30.1%	98.6%
Whistler	\$1,577,700	408.9	4.3%	8.4%	2.1%	7.0%	29.4%	67.0%	235.4%	
Apartment	Lower Mainland	\$723,000	361.1	0.1%	3.4%	1.1%	3.5%	17.2%	30.4%	111.9%
	Greater Vancouver	\$776,500	357.8	-0.1%	3.3%	0.8%	3.2%	15.2%	26.7%	109.5%
	Burnaby East	\$810,000	346.6	0.7%	4.0%	0.3%	2.7%	18.5%	24.0%	104.7%
	Burnaby North	\$755,000	376.0	0.2%	2.2%	0.2%	1.7%	18.4%	32.9%	125.8%
	Burnaby South	\$820,600	393.2	1.1%	1.9%	0.0%	2.9%	18.1%	28.2%	122.4%
	Coquitlam	\$750,100	425.2	0.2%	6.1%	3.7%	4.7%	22.6%	35.3%	162.6%
	Ladner	\$685,100	348.5	1.5%	-2.7%	-3.4%	-2.4%	17.1%	43.1%	139.0%
	Maple Ridge	\$554,500	388.0	1.5%	4.4%	4.3%	5.8%	27.5%	49.7%	173.0%
	New Westminster	\$665,400	406.0	0.0%	2.6%	1.1%	3.5%	20.9%	28.8%	135.2%
	North Vancouver	\$822,600	331.3	-0.9%	3.9%	1.0%	2.7%	14.5%	28.2%	118.2%
	Pitt Meadows	\$633,900	433.3	1.6%	4.5%	4.5%	6.9%	25.5%	44.0%	175.8%
	Port Coquitlam	\$649,500	443.6	1.1%	6.0%	2.9%	4.6%	22.0%	41.6%	171.5%
	Port Moody	\$744,100	399.6	0.4%	7.0%	-1.0%	5.4%	15.8%	34.6%	149.0%
	Richmond	\$757,200	416.0	-2.0%	3.2%	-0.8%	2.2%	19.4%	29.4%	127.6%
	Squamish	\$639,300	379.2	-0.1%	-3.7%	1.6%	6.6%	25.8%	46.9%	211.6%
	Sunshine Coast	\$577,900	329.7	-0.9%	-6.1%	-2.1%	1.8%	14.1%	26.5%	124.9%
	Tsawwassen	\$700,400	328.4	2.2%	3.4%	3.4%	3.5%	23.5%	33.6%	128.5%
	Vancouver East	\$716,700	413.1	0.3%	3.6%	0.2%	3.2%	10.4%	21.1%	108.6%
	Vancouver West	\$855,900	326.7	-0.1%	3.1%	0.5%	1.9%	6.9%	16.2%	87.4%
West Vancouver	\$1,300,600	253.4	-2.1%	1.0%	0.8%	3.2%	6.7%	17.5%	80.4%	
Whistler	\$732,100	314.9	-0.6%	-2.7%	0.3%	6.8%	29.1%	58.6%	218.1%	

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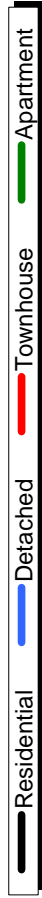
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Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

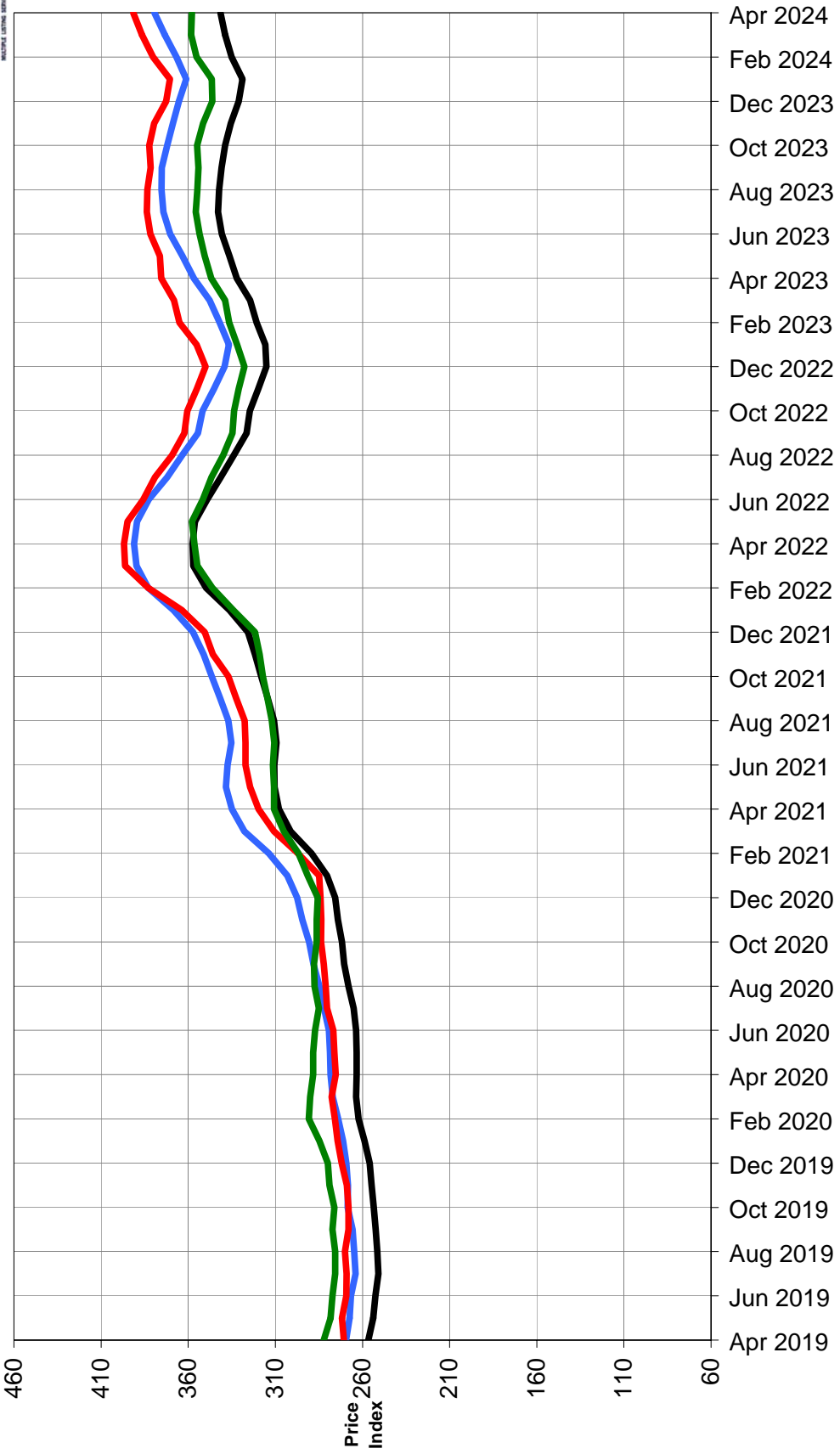
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Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100





**GREATER
VANCOUVER
REALTORS®**

**April
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
April 2024	Number of Sales: 4	Number of Sales: 56	Number of Sales: 64	Number of Sales: 34	Number of Sales: 2	Number of Sales: 109	Number of Sales: 12	Number of Sales: 76	Number of Sales: 35	Number of Sales: 11	Number of Sales: 86	Number of Sales: 12	Number of Sales: 50	Number of Sales: 117	Number of Sales: 90	Number of Sales: 44	Number of Sales: 12	Number of Sales: 814
	Median Selling Price: n/a	Median Selling Price: \$2,207,535	Median Selling Price: \$1,789,950	Median Selling Price: \$1,542,500	Median Selling Price: n/a	Median Selling Price: \$1,235,000	Median Selling Price: n/a	Median Selling Price: \$2,211,000	Median Selling Price: \$1,500,000	Median Selling Price: n/a	Median Selling Price: \$2,055,000	Median Selling Price: n/a	Median Selling Price: \$1,029,000	Median Selling Price: \$1,990,000	Median Selling Price: \$3,589,950	Median Selling Price: \$2,994,000	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 53	Number of Sales: 46	Number of Sales: 26	Number of Sales: 0	Number of Sales: 67	Number of Sales: 16	Number of Sales: 55	Number of Sales: 21	Number of Sales: 27	Number of Sales: 64	Number of Sales: 23	Number of Sales: 8	Number of Sales: 89	Number of Sales: 67	Number of Sales: 1	Number of Sales: 17	Number of Sales: 580
	Median Selling Price: n/a	Median Selling Price: \$1,088,000	Median Selling Price: \$1,185,450	Median Selling Price: \$1,095,000	Median Selling Price: n/a	Median Selling Price: \$825,888	Median Selling Price: n/a	Median Selling Price: \$1,534,500	Median Selling Price: \$999,999	Median Selling Price: \$1,065,000	Median Selling Price: \$1,156,250	Median Selling Price: \$1,055,000	Median Selling Price: n/a	Median Selling Price: \$1,485,000	Median Selling Price: \$1,770,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 225	Number of Sales: 127	Number of Sales: 24	Number of Sales: 0	Number of Sales: 43	Number of Sales: 77	Number of Sales: 117	Number of Sales: 46	Number of Sales: 33	Number of Sales: 180	Number of Sales: 15	Number of Sales: 6	Number of Sales: 143	Number of Sales: 313	Number of Sales: 24	Number of Sales: 43	Number of Sales: 1,416
	Median Selling Price: n/a	Median Selling Price: \$755,000	Median Selling Price: \$875,000	Median Selling Price: \$661,250	Median Selling Price: n/a	Median Selling Price: \$525,000	Median Selling Price: \$626,000	Median Selling Price: \$812,500	Median Selling Price: \$640,500	Median Selling Price: \$760,000	Median Selling Price: \$690,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$725,000	Median Selling Price: \$845,000	Median Selling Price: \$1,401,000	Median Selling Price: \$564,000	Median Selling Price: n/a
March 2024	Number of Sales: 4	Number of Sales: 57	Number of Sales: 58	Number of Sales: 31	Number of Sales: 4	Number of Sales: 114	Number of Sales: 24	Number of Sales: 56	Number of Sales: 26	Number of Sales: 11	Number of Sales: 78	Number of Sales: 11	Number of Sales: 35	Number of Sales: 77	Number of Sales: 64	Number of Sales: 38	Number of Sales: 6	Number of Sales: 694
	Median Selling Price: n/a	Median Selling Price: \$2,200,000	Median Selling Price: \$1,854,000	Median Selling Price: \$1,580,000	Median Selling Price: n/a	Median Selling Price: \$1,325,000	Median Selling Price: \$1,593,000	Median Selling Price: \$2,353,500	Median Selling Price: \$1,445,026	Median Selling Price: n/a	Median Selling Price: \$2,091,944	Median Selling Price: n/a	Median Selling Price: \$939,000	Median Selling Price: \$1,998,750	Median Selling Price: \$3,600,000	Median Selling Price: \$2,895,000	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 32	Number of Sales: 64	Number of Sales: 20	Number of Sales: 0	Number of Sales: 64	Number of Sales: 11	Number of Sales: 37	Number of Sales: 19	Number of Sales: 14	Number of Sales: 58	Number of Sales: 14	Number of Sales: 4	Number of Sales: 81	Number of Sales: 58	Number of Sales: 1	Number of Sales: 18	Number of Sales: 495
	Median Selling Price: n/a	Median Selling Price: \$970,000	Median Selling Price: \$1,146,550	Median Selling Price: \$1,241,500	Median Selling Price: n/a	Median Selling Price: \$824,950	Median Selling Price: n/a	Median Selling Price: \$1,438,000	Median Selling Price: n/a	Median Selling Price: \$1,190,500	Median Selling Price: \$1,738,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,550,000	Median Selling Price: \$1,708,900	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 192	Number of Sales: 112	Number of Sales: 13	Number of Sales: 0	Number of Sales: 36	Number of Sales: 73	Number of Sales: 94	Number of Sales: 44	Number of Sales: 20	Number of Sales: 142	Number of Sales: 7	Number of Sales: 4	Number of Sales: 126	Number of Sales: 302	Number of Sales: 14	Number of Sales: 28	Number of Sales: 1,207
	Median Selling Price: n/a	Median Selling Price: \$740,500	Median Selling Price: \$710,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$571,000	Median Selling Price: \$645,000	Median Selling Price: \$827,500	Median Selling Price: \$641,250	Median Selling Price: \$771,250	Median Selling Price: \$738,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$732,500	Median Selling Price: \$843,444	Median Selling Price: n/a	Median Selling Price: \$639,500	Median Selling Price: n/a
April 2023	Number of Sales: 5	Number of Sales: 74	Number of Sales: 67	Number of Sales: 51	Number of Sales: 7	Number of Sales: 91	Number of Sales: 19	Number of Sales: 78	Number of Sales: 20	Number of Sales: 22	Number of Sales: 92	Number of Sales: 15	Number of Sales: 43	Number of Sales: 75	Number of Sales: 95	Number of Sales: 46	Number of Sales: 8	Number of Sales: 808
	Median Selling Price: n/a	Median Selling Price: \$1,950,000	Median Selling Price: \$1,700,000	Median Selling Price: \$1,450,000	Median Selling Price: n/a	Median Selling Price: \$1,275,000	Median Selling Price: n/a	Median Selling Price: \$2,140,000	Median Selling Price: \$1,357,500	Median Selling Price: \$1,818,750	Median Selling Price: \$2,000,000	Median Selling Price: n/a	Median Selling Price: \$899,000	Median Selling Price: \$1,925,000	Median Selling Price: \$3,486,000	Median Selling Price: \$3,500,000	Median Selling Price: n/a	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 65	Number of Sales: 43	Number of Sales: 23	Number of Sales: 0	Number of Sales: 52	Number of Sales: 20	Number of Sales: 28	Number of Sales: 15	Number of Sales: 24	Number of Sales: 73	Number of Sales: 14	Number of Sales: 6	Number of Sales: 79	Number of Sales: 33	Number of Sales: 3	Number of Sales: 22	Number of Sales: 500
	Median Selling Price: n/a	Median Selling Price: \$1,045,500	Median Selling Price: \$1,148,000	Median Selling Price: \$935,000	Median Selling Price: n/a	Median Selling Price: \$773,250	Median Selling Price: \$944,000	Median Selling Price: \$1,424,500	Median Selling Price: n/a	Median Selling Price: \$1,065,250	Median Selling Price: \$1,150,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,405,000	Median Selling Price: \$1,710,000	Median Selling Price: n/a	Median Selling Price: \$1,750,000	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 284	Number of Sales: 99	Number of Sales: 23	Number of Sales: 1	Number of Sales: 44	Number of Sales: 72	Number of Sales: 111	Number of Sales: 41	Number of Sales: 45	Number of Sales: 173	Number of Sales: 11	Number of Sales: 7	Number of Sales: 113	Number of Sales: 339	Number of Sales: 19	Number of Sales: 30	Number of Sales: 1,412
	Median Selling Price: n/a	Median Selling Price: \$756,500	Median Selling Price: \$685,000	Median Selling Price: \$621,000	Median Selling Price: n/a	Median Selling Price: \$526,250	Median Selling Price: \$610,250	Median Selling Price: \$786,500	Median Selling Price: \$585,000	Median Selling Price: \$685,000	Median Selling Price: \$680,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$657,000	Median Selling Price: \$828,000	Median Selling Price: n/a	Median Selling Price: \$647,500	Median Selling Price: n/a
Jan. - Apr. 2024	Number of Sales: 14	Number of Sales: 195	Number of Sales: 195	Number of Sales: 115	Number of Sales: 12	Number of Sales: 361	Number of Sales: 53	Number of Sales: 211	Number of Sales: 86	Number of Sales: 36	Number of Sales: 263	Number of Sales: 47	Number of Sales: 137	Number of Sales: 296	Number of Sales: 259	Number of Sales: 136	Number of Sales: 31	Number of Sales: 2,447
	Median Selling Price: n/a	Median Selling Price: \$2,150,000	Median Selling Price: \$1,790,000	Median Selling Price: \$1,499,000	Median Selling Price: n/a	Median Selling Price: \$1,290,000	Median Selling Price: \$1,665,000	Median Selling Price: \$2,200,000	Median Selling Price: \$1,482,500	Median Selling Price: \$1,930,000	Median Selling Price: \$2,150,000	Median Selling Price: \$1,561,000	Median Selling Price: \$931,250	Median Selling Price: \$1,925,000	Median Selling Price: \$3,538,500	Median Selling Price: \$2,900,000	Median Selling Price: \$2,400,000	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 152	Number of Sales: 173	Number of Sales: 74	Number of Sales: 1	Number of Sales: 207	Number of Sales: 38	Number of Sales: 138	Number of Sales: 72	Number of Sales: 61	Number of Sales: 213	Number of Sales: 58	Number of Sales: 20	Number of Sales: 297	Number of Sales: 190	Number of Sales: 7	Number of Sales: 62	Number of Sales: 1,763
	Median Selling Price: n/a	Median Selling Price: \$1,042,500	Median Selling Price: \$1,180,000	Median Selling Price: \$1,087,500	Median Selling Price: n/a	Median Selling Price: \$819,900	Median Selling Price: \$1,025,000	Median Selling Price: \$1,443,000	Median Selling Price: \$963,750	Median Selling Price: \$1,051,000	Median Selling Price: \$1,181,000	Median Selling Price: \$1,007,000	Median Selling Price: \$580,000	Median Selling Price: \$1,505,500	Median Selling Price: \$1,725,400	Median Selling Price: n/a	Median Selling Price: \$1,415,000	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 727	Number of Sales: 403	Number of Sales: 65	Number of Sales: 0	Number of Sales: 158	Number of Sales: 254	Number of Sales: 364	Number of Sales: 140	Number of Sales: 95	Number of Sales: 522	Number of Sales: 32	Number of Sales: 17	Number of Sales: 453	Number of Sales: 1,063	Number of Sales: 56	Number of Sales: 112	Number of Sales: 4,461
	Median Selling Price: n/a	Median Selling Price: \$735,000	Median Selling Price: \$678,000	Median Selling Price: \$690,000	Median Selling Price: n/a	Median Selling Price: \$539,900	Median Selling Price: \$636,250	Median Selling Price: \$812,000	Median Selling Price: \$640,000	Median Selling Price: \$740,000	Median Selling Price: \$716,000	Median Selling Price: \$600,000	Median Selling Price: n/a	Median Selling Price: \$700,045	Median Selling Price: \$840,000	Median Selling Price: \$1,438,500	Median Selling Price: \$589,000	Median Selling Price: n/a
Jan. - Apr. 2023	Number of Sales: 11	Number of Sales: 200	Number of Sales: 181	Number of Sales: 126	Number of Sales: 15	Number of Sales: 298	Number of Sales: 57	Number of Sales: 208	Number of Sales: 72	Number of Sales: 51	Number of Sales: 271	Number of Sales: 52	Number of Sales: 113	Number of Sales: 257	Number of Sales: 280	Number of Sales: 127	Number of Sales: 36	Number of Sales: 2,355
	Median Selling Price: n/a	Median Selling Price: \$1,900,000	Median Selling Price: \$1,659,084	Median Selling Price: \$1,407,500	Median Selling Price: n/a	Median Selling Price: \$1,190,000	Median Selling Price: \$1,425,000	Median Selling Price: \$2,036,500	Median Selling Price: \$1,317,000	Median Selling Price: \$1,814,000	Median Selling Price: \$1,987,500	Median Selling Price: \$1,367,500	Median Selling Price: \$900,000	Median Selling Price: \$1,807,900	Median Selling Price: \$3,440,000	Median Selling Price: \$3,159,000	Median Selling Price: \$2,497,500	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 176	Number of Sales: 118	Number of Sales: 62	Number of Sales: 0	Number of Sales: 155	Number of Sales: 30	Number of Sales: 108	Number of Sales: 51	Number of Sales: 66	Number of Sales: 207	Number of Sales: 46	Number of Sales: 23	Number of Sales: 230	Number of Sales: 140	Number of Sales: 14	Number of Sales: 62	Number of Sales: 1,488
	Median Selling Price: n/a	Median Selling Price: \$1,010,500	Median Selling Price: \$1,137,450	Median Selling Price: \$1,049,000	Median Selling Price: n/a	Median Selling Price: \$750,000	Median Selling Price: \$964,000	Median Selling Price: \$1,396,000	Median Selling Price: \$880,000	Median Selling Price: \$1,057,250	Median Selling Price: \$1,138,000	Median Selling Price: \$947,500	Median Selling Price: \$604,600	Median Selling Price: \$1,396,000	Median Selling Price: \$1,595,000	Median Selling Price: n/a	Median Selling Price: \$1,675,000	Median Selling Price: n/a
	Number of Sales: 0	Number of Sales: 763	Number of Sales: 335	Number of Sales: 69	Number of Sales: 1	Number of Sales: 128	Number of Sales: 226	Number of Sales: 344	Number of Sales: 96	Number of Sales: 123	Number of Sales: 552	Number of Sales: 35	Number of Sales: 15	Number of Sales: 381	Number of Sales: 1,005	Number of Sales: 60	Number of Sales: 88	Number of Sales: 4,221
	Median Selling Price: n/a	Median Selling Price: \$727,900	Median Selling Price: \$669,900	Median Selling Price: \$640,000	Median Selling Price: n/a	Median Selling Price: \$521,250	Median Selling Price: \$607,750	Median Selling Price: \$772,500	Median Selling Price: \$602,000	Median Selling Price: \$695,000	Median Selling Price: \$667,500	Median Selling Price: \$565,000	Median Selling Price: n/a	Median Selling Price: \$645,000	Median Selling Price: \$822,500	Median Selling Price: \$1,227,500	Median Selling Price: \$615,000	Median Selling Price: n/a

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





**April
2024**

MLS® LISTINGS 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
April 2024	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
March 2024	10	94	118	57	9	182	53	100	49	33	171	30	146	178	169	132	31	1,562
	1	73	96	30	0	106	24	64	32	22	100	27	17	167	127	13	33	932
	0	427	209	36	0	117	132	162	56	45	277	16	13	247	676	37	50	2,500
	40%	61%	49%	54%	44%	63%	45%	56%	53%	33%	46%	37%	24%	43%	38%	29%	19%	n/a
	0%	44%	67%	67%	n/a	60%	46%	58%	59%	64%	58%	52%	24%	49%	46%	8%	55%	n/a
	n/a	45%	54%	36%	n/a	31%	55%	58%	79%	44%	51%	44%	31%	51%	45%	38%	56%	n/a
April 2023	7	109	109	81	14	159	45	125	26	24	156	37	115	166	158	132	20	1,483
	0	86	77	25	0	75	15	53	11	13	94	25	14	97	104	13	22	724
	0	377	147	23	0	70	101	151	40	54	249	13	11	221	579	37	21	2,094
	71%	68%	61%	63%	50%	57%	42%	62%	77%	92%	59%	41%	37%	45%	60%	35%	40%	n/a
	n/a	76%	56%	92%	n/a	69%	133%	53%	136%	185%	78%	56%	43%	81%	32%	23%	100%	n/a
	n/a	75%	67%	100%	n/a	63%	71%	74%	103%	83%	69%	85%	64%	51%	59%	51%	143%	n/a
Jan. - Apr. 2024	45	438	516	263	45	832	157	512	196	116	693	131	435	732	740	585	83	6,519
	1	307	358	123	1	381	89	292	116	96	403	95	49	697	559	45	136	3,748
	0	1,663	748	125	0	399	526	724	228	178	1,080	79	40	1,058	2,940	174	183	10,145
	31%	45%	38%	44%	27%	43%	34%	41%	44%	31%	38%	36%	31%	40%	35%	23%	37%	n/a
	0%	50%	48%	60%	100%	54%	43%	47%	62%	64%	53%	61%	41%	43%	34%	16%	46%	n/a
	n/a	44%	54%	52%	n/a	40%	48%	50%	61%	53%	48%	41%	43%	43%	36%	32%	61%	n/a
Jan. - Apr. 2023	26	384	356	273	40	576	119	393	118	88	536	131	338	519	609	428	75	5,009
	0	295	219	102	2	239	50	198	61	87	364	82	52	410	378	41	87	2,667
	0	1,240	544	111	0	270	341	574	187	215	925	53	40	749	2,199	142	127	7,717
	42%	52%	51%	46%	38%	52%	48%	53%	61%	58%	51%	40%	33%	50%	46%	30%	48%	n/a
	n/a	60%	54%	61%	0%	65%	60%	55%	84%	76%	57%	56%	44%	56%	37%	34%	71%	n/a
	n/a	62%	62%	62%	n/a	47%	66%	60%	51%	57%	60%	66%	38%	51%	46%	42%	69%	n/a

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



Listing & Sales Activity Summary

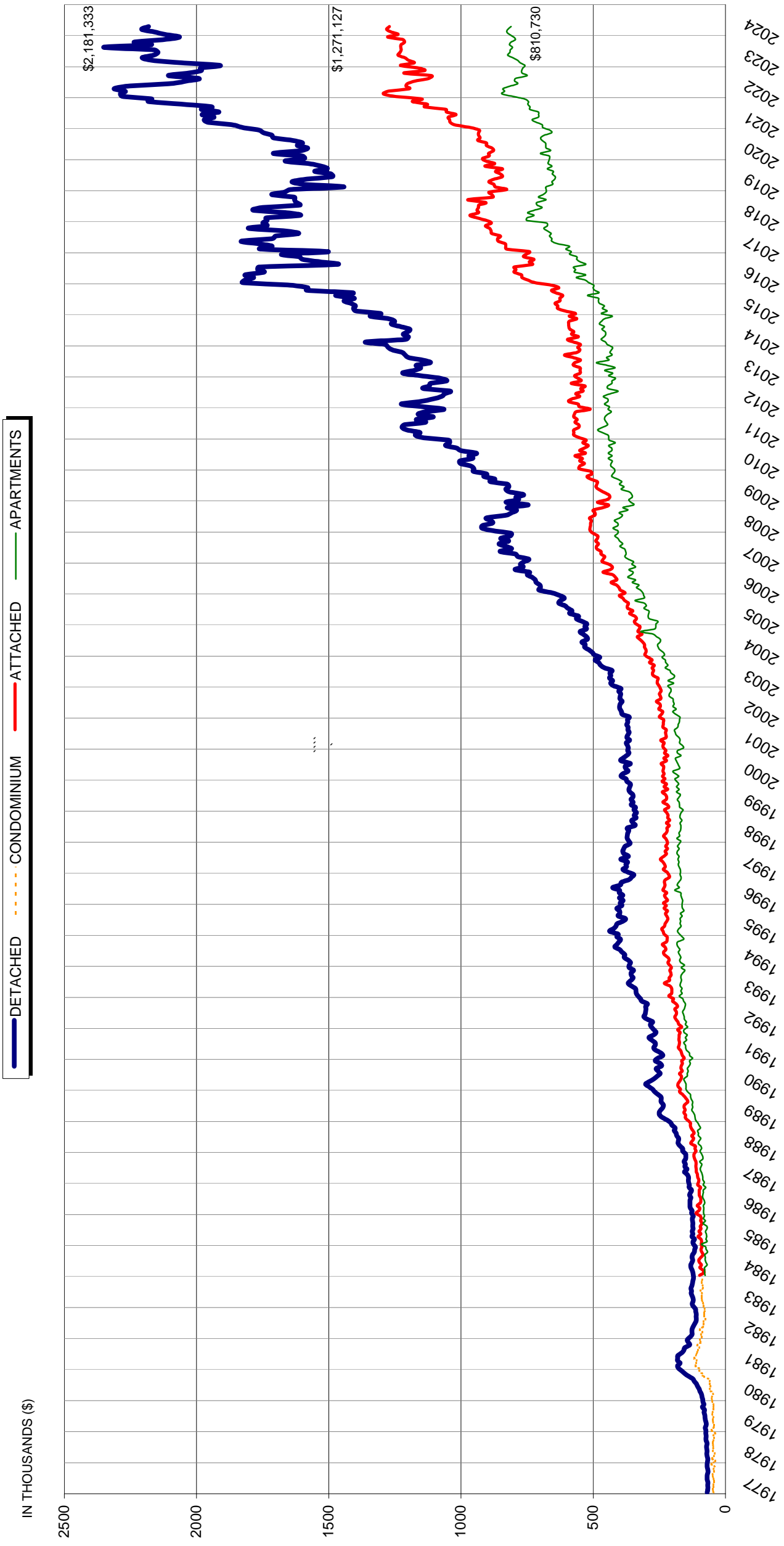
Listings

Sales

	1 Apr 2023	2 Mar 2024	3 Apr 2024	Col. 2 & 3 Percentage Variance	5 Apr 2023	6 Mar 2024	7 Apr 2024	Col. 6 & 7 Percentage Variance	9 Feb 2023 - Apr 2023	10 Feb 2024 - Apr 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	7	10	14	40.0	5	4	4	0.0	10	11	10.0
ATTACHED	0	1	0	-100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	109	94	163	73.4	74	57	56	-1.8	174	153	-12.1
ATTACHED	86	73	117	60.3	65	32	53	65.6	156	123	-21.2
APARTMENTS	377	427	569	33.3	284	192	225	17.2	683	593	-13.2
COQUITLAM											
DETACHED	109	118	218	84.7	67	58	64	10.3	160	167	4.4
ATTACHED	77	96	103	7.3	43	64	46	-28.1	114	150	31.6
APARTMENTS	147	209	224	7.2	99	112	127	13.4	287	342	19.2
DELTA											
DETACHED	81	57	102	78.9	51	31	34	9.7	104	86	-17.3
ATTACHED	25	30	42	40.0	23	20	26	30.0	57	63	10.5
APARTMENTS	23	36	38	5.6	23	13	24	84.6	60	60	0.0
ISLANDS - GULF											
DETACHED	14	9	27	200.0	7	4	2	-50.0	12	10	-16.7
ATTACHED	0	0	1	100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	1	0	0	0.0	1	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	159	182	262	44.0	91	114	109	-4.4	254	304	19.7
ATTACHED	75	106	136	28.3	52	64	67	4.7	142	180	26.8
APARTMENTS	70	117	87	-25.6	44	36	43	19.4	106	117	10.4
NEW WESTMINSTER											
DETACHED	45	53	47	-11.3	19	24	12	-50.0	46	46	0.0
ATTACHED	15	24	24	0.0	20	11	16	45.5	28	32	14.3
APARTMENTS	101	132	176	33.3	72	73	77	5.5	199	213	7.0
NORTH VANCOUVER											
DETACHED	125	100	231	131.0	78	56	76	35.7	190	174	-8.4
ATTACHED	53	64	115	79.7	28	37	55	48.6	90	121	34.4
APARTMENTS	151	162	254	56.8	111	94	117	24.5	298	301	1.0
PORT COQUITLAM											
DETACHED	26	49	69	40.8	20	26	35	34.6	59	76	28.8
ATTACHED	11	32	44	37.5	15	19	21	10.5	41	57	39.0
APARTMENTS	40	56	74	32.1	41	44	46	4.5	85	122	43.5
PORT MOODY/BELCARRA											
DETACHED	24	33	51	54.5	22	11	11	0.0	48	29	-39.6
ATTACHED	13	22	38	72.7	24	14	27	92.9	60	49	-18.3
APARTMENTS	54	45	68	51.1	45	20	33	65.0	109	84	-22.9
RICHMOND											
DETACHED	156	171	236	38.0	92	78	86	10.3	247	231	-6.5
ATTACHED	94	100	155	55.0	73	58	64	10.3	192	178	-7.3
APARTMENTS	249	277	369	33.2	173	142	180	26.8	471	430	-8.7
SQUAMISH											
DETACHED	37	30	43	43.3	15	11	12	9.1	44	41	-6.8
ATTACHED	25	27	28	3.7	14	14	23	64.3	41	50	22.0
APARTMENTS	13	16	27	68.8	11	7	15	114.3	31	27	-12.9
SUNSHINE COAST											
DETACHED	115	146	143	-2.1	43	35	50	42.9	91	116	27.5
ATTACHED	14	17	13	-23.5	6	4	8	100.0	21	15	-28.6
APARTMENTS	11	13	10	-23.1	7	4	6	50.0	15	14	-6.7
VANCOUVER EAST											
DETACHED	166	178	303	70.2	75	77	117	51.9	224	258	15.2
ATTACHED	97	167	213	27.5	79	81	89	9.9	202	237	17.3
APARTMENTS	221	247	340	37.7	113	126	143	13.5	325	386	18.8
VANCOUVER WEST											
DETACHED	158	169	262	55.0	95	64	90	40.6	255	220	-13.7
ATTACHED	104	127	218	71.7	33	58	67	15.5	120	171	42.5
APARTMENTS	579	676	1009	49.3	339	302	313	3.6	857	877	2.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	132	132	214	62.1	46	38	44	15.8	111	122	9.9
ATTACHED	13	13	15	15.4	3	1	1	0.0	13	4	-69.2
APARTMENTS	37	37	58	56.8	19	14	24	71.4	51	50	-2.0
WHISTLER/PEMBERTON											
DETACHED	20	31	32	3.2	8	6	12	100.0	30	24	-20.0
ATTACHED	22	33	48	45.5	22	18	17	-5.6	55	48	-12.7
APARTMENTS	21	50	51	2.0	30	28	43	53.6	72	99	37.5
GRAND TOTALS											
DETACHED	1483	1562	2417	54.7	808	694	814	17.3	2059	2068	0.4
ATTACHED	724	932	1310	40.6	500	495	580	17.2	1332	1478	11.0
APARTMENTS	2094	2500	3354	34.2	1412	1207	1416	17.3	3650	3715	1.8



Residential Average Sale Prices - January 1977 to April 2024



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

