

Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Price Band	Inventory	Sales	Sales Ratio*
\$0 to 300,000	1	3	300%*
300,001 to 400,000	13	25	192%*
400,001 to 500,000	38	78	205%*
500,001 to 600,000	33	45	136%*
600,001 to 700,000	24	46	192%*
700,001 to 800,000	23	19	83%
800,001 to 900,000	19	12	63%
900,001 to 1,000,000	9	17	189%*
1,000,001 to 1,250,000	16	17	106%*
1,250,001 to 1,500,000	21	12	57%
1,500,001 to 1,750,000	3	2	67%
1,750,001 to 2,000,000	1	1	100%
2,000,001 to 2,250,000	2	0	NA
2,250,001 to 2,500,000	0	1	NA*
2,500,001 to 2,750,000	1	1	100%
2,750,001 to 3,000,000	1	0	NA
3,000,001 to 3,500,000	0	0	NA
3,500,001 to 4,000,000	0	0	NA
4,000,001 to 4,500,000	0	0	NA
4,500,001 to 5,000,000	0	0	NA
5,000,001 & Greater	0	0	NA
TOTAL	205	279	136%*

Bedroom Count	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	60	138	230%*
2 Bedrooms	94	100	106%*
3 Bedrooms	46	37	80%
4 Bedrooms & Greater	5	4	80%
TOTAL	205	279	136%*

Community ATTACHED CONDOS & TOWNHOMES

Community	Inventory	Sales	Sales Ratio*
Champlain Heights	19	19	100%
Collingwood	43	71	165%*
Downtown	5	10	200%*
Fraser	3	10	333%*
Fraserview	11	15	136%*
Grandview	5	14	280%*
Hastings	13	20	154%*
Hastings East	1	3	300%*
Killarney	7	9	129%*
Knight	8	3	38%
Main	1	10	1000%*
Mt Pleasant	52	70	135%*
Renfrew Heights	0	0	NA
Renfrew	8	7	88%*
South Vancouver	1	0	NA
Victoria	28	18	64%
TOTAL	205	279	136%*

SnapStats® Median Data	May	June	Variance
Inventory	272	205	-25%
Solds	255	279	9%
Sale Price	\$585,000	\$580,000	-1%
Sale Price SQFT	\$720	\$786	9%
Sale to List Price Ratio	106%	106%	NA
Days on Market	9	8	-11%

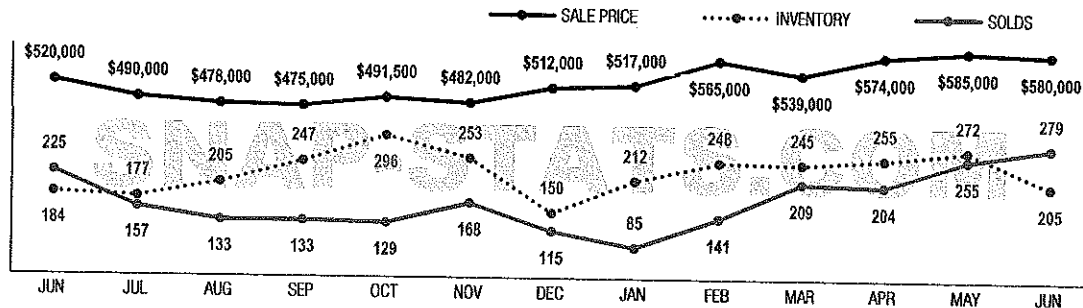
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **EASTSIDE ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band** \$300,000 to \$700,000; \$900,000 to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Knight, Renfrew, Victoria and 3 bedroom properties
- Sellers Best Bet** Selling homes in all neighbourhoods except those listed above and up to 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom DETACHED HOUSES

Price Band	Inventory	Sales	Sales Ratio*
\$0 to 300,000	1	0	NA
300,001 to 400,000	0	0	NA
400,001 to 500,000	0	0	NA
500,001 to 600,000	0	0	NA
600,001 to 700,000	0	0	NA
700,001 to 800,000	0	0	NA
800,001 to 900,000	0	0	NA
900,001 to 1,000,000	0	4	NA*
1,000,001 to 1,250,000	17	15	88%
1,250,001 to 1,500,000	94	37	39%
1,500,001 to 1,750,000	144	51	35%
1,750,001 to 2,000,000	145	25	17%
2,000,001 to 2,250,000	47	7	15%
2,250,001 to 2,500,000	84	11	13%
2,500,001 to 2,750,000	47	5	11%
2,750,001 to 3,000,000	67	2	3%
3,000,001 to 3,500,000	64	1	2%
3,500,001 to 4,000,000	21	0	NA
4,000,001 to 4,500,000	9	0	NA
4,500,001 to 5,000,000	5	1	20%
5,000,001 & Greater	4	0	NA
TOTAL	749	159	21%

Bedroom Count	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	43	8	19%
3 to 4 Bedrooms	212	82	39%
5 to 6 Bedrooms	377	53	14%
7 Bedrooms & More	117	16	14%
TOTAL	749	159	21%

SnapStats® Median Data	May	June	Variance
Inventory	726	749	3%
Solds	199	159	-20%
Sale Price	\$1,650,000	\$1,600,000	-3%
Sale Price SQFT	\$734	\$744	1%
Sale to List Price Ratio	103%	100%	-3%
Days on Market	12	12	NA

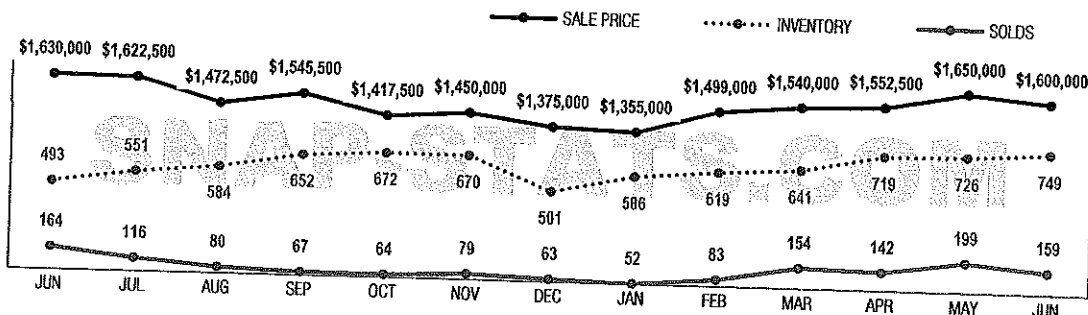
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month sales exceeded current inventory.

Market Summary

- Official Market Type **EASTSIDE DETACHED**: Sellers market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 88% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3.5 mil, Collingwood, Killarney and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Fraser, Hastings, Mount Pleasant and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Community DETACHED HOUSES

Community	Inventory	Sales	Sales Ratio*
Champlain Heights	4	0	NA
Collingwood	91	4	4%
Downtown	0	0	NA
Fraser	44	18	41%
Fraserview	43	10	23%
Grandview	63	18	29%
Hastings	13	6	46%
Hastings East	21	7	33%
Killarney	81	8	10%
Knight	47	15	32%
Main	34	11	32%
Mount Pleasant	7	11	157%*
Renfrew Heights	68	13	19%
Renfrew	117	19	16%
South Vancouver	84	14	17%
Victoria	32	5	16%
TOTAL	749	159	21%

Price Band & Bedroom DETACHED HOUSES

Price Band	Inventory	Sales	Sales Ratio*
\$0 to 300,000	0	0	NA
300,001 to 400,000	0	0	NA
400,001 to 500,000	0	0	NA
500,001 to 600,000	1	0	NA
600,001 to 700,000	1	0	NA
700,001 to 800,000	0	0	NA
800,001 to 900,000	0	0	NA
900,001 to 1,000,000	1	0	NA
1,000,001 to 1,250,000	0	0	NA
1,250,001 to 1,500,000	1	0	NA
1,500,001 to 1,750,000	2	0	NA
1,750,001 to 2,000,000	4	2	50%
2,000,001 to 2,250,000	8	5	63%
2,250,001 to 2,500,000	16	10	63%
2,500,001 to 2,750,000	25	14	56%
2,750,001 to 3,000,000	64	8	13%
3,000,001 to 3,500,000	54	18	33%
3,500,001 to 4,000,000	84	21	25%
4,000,001 to 4,500,000	54	10	19%
4,500,001 to 5,000,000	83	7	8%
5,000,001 & Greater	269	18	7%
TOTAL	667	113	17%

Bedroom Count	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	25	0	NA
3 to 4 Bedrooms	228	49	21%
5 to 6 Bedrooms	340	57	17%
7 Bedrooms & More	74	7	9%
TOTAL	667	113	17%

SnapStats® Median Data	May	June	Variance
Inventory	568	667	17%
Solds	185	113	-39%
Sale Price	\$3,400,000	\$3,500,000	3%
Sale Price/SQFT	\$1,188	\$1,130	-5%
Sale to List Price Ratio	99%	99%	NA
Days on Market	20	14	-30%

Community DETACHED HOUSES

Community	Inventory	Sales	Sales Ratio*
Arbutus	31	7	23%
Cambie	28	5	18%
Dunbar	84	17	20%
Fairview	2	1	50%
Falsecreek	2	0	NA
Kerrisdale	37	9	24%
Kitsilano	49	17	35%
Mackenzie Heights	25	3	12%
Marpole	44	5	11%
Mount Pleasant	1	0	NA
Oakridge	18	5	28%
Point Grey	64	11	17%
Quilchena	21	6	29%
SW Marine	39	4	10%
Shaughnessy	78	5	6%
South Cambie	6	1	17%
South Granville	80	11	14%
Southlands	35	4	11%
University	23	2	9%
TOTAL	667	113	17%

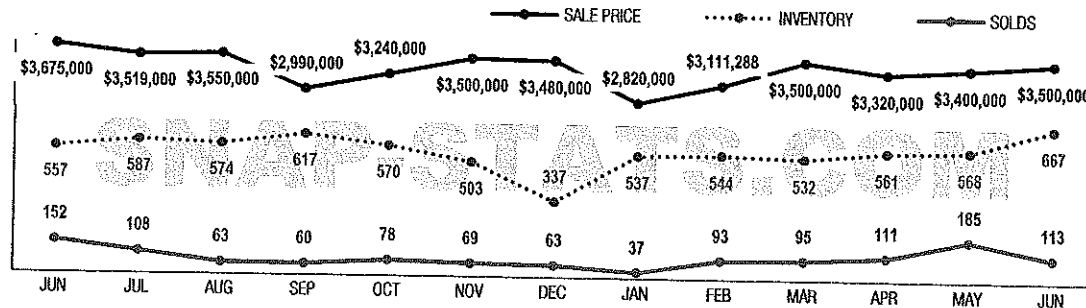
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **WESTSIDE DETACHED**: Balanced market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** +/- \$3 mil: \$2 mil to \$2.5 mil (63% Sales Ratio) / \$3 mil to \$3.5 mil (33% Sales Ratio)
- Buyers Best Bet** +/- \$3 mil: Homes between \$2.75 mil to \$3 mil / \$4.5 mil plus, Shaughnessy, University and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Kitsilano, Oakridge, Quilchena and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Community ATTACHED CONDOS & TOWNHOMES

Price Band	Inventory	Sales	Sales Ratio*
\$0 to 300,000	0	1	NA*
300,001 to 400,000	4	1	25%
400,001 to 500,000	16	26	163%*
500,001 to 600,000	30	32	107%*
600,001 to 700,000	30	37	123%*
700,001 to 800,000	37	40	108%*
800,001 to 900,000	30	31	103%*
900,001 to 1,000,000	30	20	67%
1,000,001 to 1,250,000	52	46	88%
1,250,001 to 1,500,000	49	18	37%
1,500,001 to 1,750,000	29	20	69%
1,750,001 to 2,000,000	36	8	22%
2,000,001 to 2,250,000	6	3	50%
2,250,001 to 2,500,000	12	0	NA
2,500,001 to 2,750,000	10	1	10%
2,750,001 to 3,000,000	11	0	NA
3,000,001 to 3,500,000	2	1	50%
3,500,001 to 4,000,000	2	0	NA
4,000,001 to 4,500,000	4	0	NA
4,500,001 to 5,000,000	0	0	NA
5,000,001 & Greater	2	0	NA
TOTAL	392	285	73%

Community	Inventory	Sales	Sales Ratio*
Arbutus	0	0	NA
Cambie	25	12	48%
Dunbar	7	4	57%
Fairview	53	68	128%*
Falsecreek	38	35	92%
Kerrisdale	19	12	63%
Kitsilano	59	57	97%
Mackenzie Heights	0	0	NA
Marpole	24	18	75%
Mount Pleasant	7	5	71%
Oakridge	10	6	60%
Point Grey	6	8	133%*
Quilchena	9	7	78%
SW Marine	7	5	71%
Shaughnessy	6	0	NA
South Cambie	17	5	29%
South Granville	12	1	8%
Southlands	0	2	NA*
University	93	40	43%
TOTAL	392	285	73%

Bedroom Type	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	95	110	116%*
2 Bedrooms	194	140	72%
3 Bedrooms	88	32	36%
4 Bedrooms & Greater	15	3	20%
TOTAL	392	285	73%

SnapStats® Median Data	May	June	Variance
Inventory	383	392	2%
Solds	315	285	-10%
Sale Price	\$828,000	\$820,000	-1%
Sale Price SQFT	\$916	\$923	1%
Sale to List Price Ratio	104%	103%	-1%
Days on Market	8	9	13%

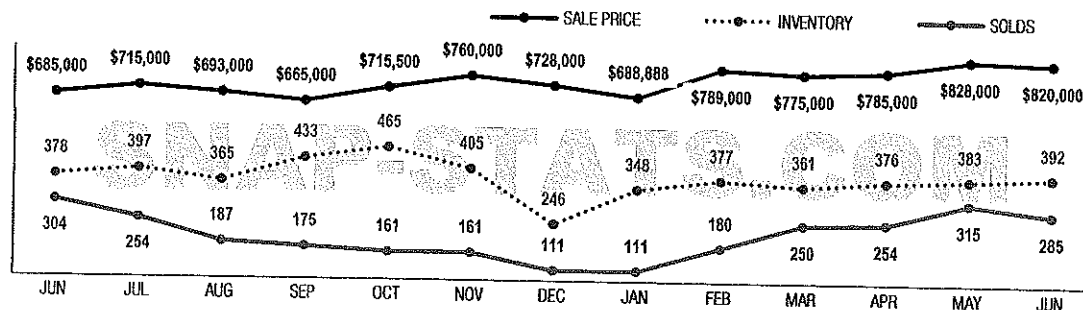
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month sales exceeded current inventory.

Market Summary

- Official Market Type **WESTSIDE ATTACHED**: Sellers market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$400,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Cambie, South Granville, University and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Kitsilano, Point Grey and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom CONDOS & TOWNHOMES

Price Band	Inventory	Sales	Sales Ratio*
\$0 to 100,000	0	0	NA
100,001 to 200,000	0	0	NA
200,001 to 300,000	8	9	113%*
300,001 to 400,000	32	36	113%*
400,001 to 500,000	59	85	144%*
500,001 to 600,000	57	71	125%*
600,001 to 700,000	38	54	142%*
700,001 to 800,000	37	37	100%
800,001 to 900,000	25	20	80%
900,001 to 1,000,000	13	15	115%*
1,000,001 to 1,250,000	17	5	29%
1,250,001 to 1,500,000	6	2	33%
1,500,001 to 1,750,000	2	0	NA
1,750,001 to 2,000,000	2	0	NA
2,000,001 to 2,250,000	0	0	NA
2,250,001 to 2,500,000	0	0	NA
2,500,001 to 2,750,000	0	0	NA
2,750,001 to 3,000,000	0	0	NA
3,000,001 to 3,500,000	0	0	NA
3,500,001 to 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	296	334	113%*

Bedroom Type	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	67	91	136%*
2 Bedrooms	169	196	116%*
3 Bedrooms	53	36	68%
4 Bedrooms & Greater	7	11	157%*
TOTAL	296	334	113%*

SnapStats® Median Data	May	June	Variance
Inventory	370	296	-20%
Solds	356	334	-6%
Sale Price	\$606,250	\$557,500	-8%
Sale Price SQFT	\$670	\$624	-7%
Sale to List Price Ratio	103%	103%	NA
Days on Market	8	8	NA

Community CONDOS & TOWNHOMES

Community	Inventory	Sales	Sales Ratio*
Big Bend	0	2	NA*
Brentwood Park	30	44	147%*
Buckingham Heights	0	0	NA
Burnaby Hospital	1	1	100%
Burnaby Lake	3	1	33%
Cariboo	3	8	267%*
Capitol Hill	2	5	250%*
Central	7	7	100%
Central Park	8	10	125%*
Deer Lake	0	0	NA
Deer Lake Place	0	0	NA
East Burnaby	1	0	NA
Edmonds	19	18	95%
Forest Glen	32	11	34%
Forest Hills	4	6	150%*
Garden Village	0	0	NA
Government Road	10	19	190%*
Greentree Village	0	1	NA*
Highgate	21	28	133%*
Metrotown	62	68	110%*
Montecito	2	5	250%*
Oakdale	0	0	NA
Oaklands	2	2	100%
Parkcrest	3	1	33%
Simon Fraser Hills	4	6	150%*
Simon Fraser University SFU	35	28	80%
South Slope	19	27	142%*
Sperling-Duthie	2	1	50%
Sullivan Heights	14	22	157%*
Suncrest	0	0	NA
The Crest	2	5	250%*
Upper Deer Lake	0	0	NA
Vancouver Heights	6	4	67%
Westridge	0	3	NA*
Willingdon Heights	4	1	25%
TOTAL	296	334	113%

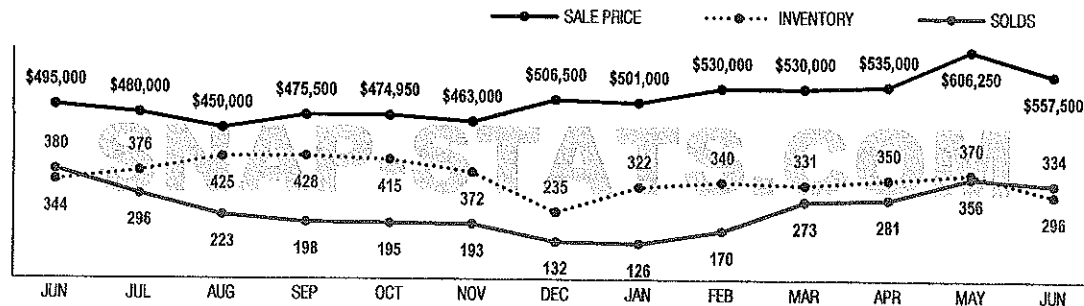
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month sales exceeded current inventory.

Market Summary

- Official Market Type **BURNABY ATTACHED**: Sellers market at > 100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$200,000 to \$700,000 and \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Forest Glen and 3 bedroom properties
- Sellers Best Bet** Brentwood Park, Cariboo, Central Park, Government Rd, Highgate, Metrotown, S. Slope and Sullivan Heights

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Price Band & Bedroom DETACHED HOMES

Price Band	Inventory	Sales	Sales Ratio*
\$0 to 100,000	0	0	NA
100,001 to 200,000	0	0	NA
200,001 to 300,000	0	0	NA
300,001 to 400,000	0	0	NA
400,001 to 500,000	0	0	NA
500,001 to 600,000	0	0	NA
600,001 to 700,000	0	0	NA
700,001 to 800,000	0	0	NA
800,001 to 900,000	0	0	NA
900,001 to 1,000,000	0	0	NA
1,000,001 to 1,250,000	1	11	1100%*
1,250,001 to 1,500,000	70	22	31%
1,500,001 to 1,750,000	87	28	32%
1,750,001 to 2,000,000	79	11	14%
2,000,001 to 2,250,000	40	11	28%
2,250,001 to 2,500,000	56	14	25%
2,500,001 to 2,750,000	42	3	7%
2,750,001 to 3,000,000	37	1	3%
3,000,001 to 3,500,000	28	1	4%
3,500,001 to 4,000,000	19	0	NA
4,000,001 & Greater	8	1	13%
TOTAL	467	103	22%

Bedroom Count	Inventory	Sales	Sales Ratio*
2 Bedrooms & Less	10	3	30%
3 to 4 Bedrooms	133	43	32%
5 to 6 Bedrooms	217	43	20%
7 Bedrooms & More	107	14	13%
TOTAL	467	103	22%

SnapStats® Median Data	May	June	Variance
Inventory	424	467	10%
Solds	116	103	-11%
Sale Price	\$1,673,500	\$1,650,000	-1%
Sale Price/SQFT	\$626	\$662	6%
Sale to List Price Ratio	99%	103%	4%
Days on Market	15	14	-7%

*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Community DETACHED HOMES

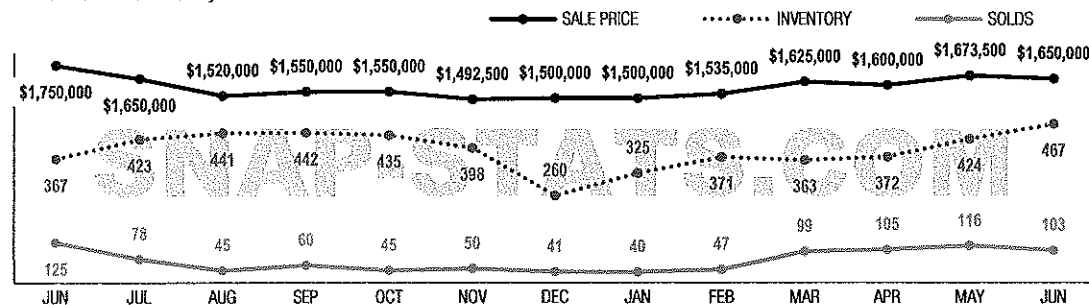
Community	Inventory	Sales	Sales Ratio*
Big Bend	5	0	NA
Brentwood Park	11	0	NA
Buckingham Heights	13	0	NA
Burnaby Hospital	12	5	42%
Burnaby Lake	15	3	20%
Cariboo	0	0	NA
Capitol Hill	34	9	26%
Central	5	2	40%
Central Park	8	0	NA
Deer Lake	13	2	15%
Deer Lake Place	9	3	33%
East Burnaby	34	4	12%
Edmonds	14	3	21%
Forest Glen	26	6	23%
Forest Hills	2	1	50%
Garden Village	10	0	NA
Government Road	14	2	14%
Greentree Village	5	1	20%
Highgate	16	4	25%
Metrotown	15	1	7%
Montecito	25	0	NA
Oakdale	1	0	NA
Oaklands	0	0	NA
Parkcrest	28	5	18%
Simon Fraser Hills	0	0	NA
Simon Fraser University SFU	10	2	20%
South Slope	45	15	33%
Sperling-Duthie	23	6	26%
Sullivan Heights	3	1	33%
Suncrest	11	2	18%
The Crest	12	4	33%
Upper Deer Lake	18	5	28%
Vancouver Heights	11	7	64%
Westridge	10	3	30%
Willingdon Heights	9	7	78%
TOTAL	467	103	22%

Market Summary

- Official Market Type **BURNABY DETACHED**: Sellers market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3.5 mil, Deer Lake, East Burnaby, Government Rd, Metrotown and 7+ bedrooms
- Sellers Best Bet** Selling homes in Vancouver Heights, Willingdon Heights and up to 4 bedroom properties

* With a minimum inventory of 10 in most instance

13 Month Market Trend



Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

Price Band	Inventory	Sales	Sales Ratio*
\$0 - \$300,000	21	13	62%
\$300,001 - \$400,000	39	42	108%*
\$400,001 - \$500,000	52	66	127%*
\$500,001 - \$600,000	56	56	100%
\$600,001 - \$700,000	73	57	78%
\$700,001 - \$800,000	65	42	65%
\$800,001 - \$900,000	71	40	56%
\$900,001 - \$1,000,000	52	23	44%
\$1,000,001 - \$1,250,000	42	12	29%
\$1,250,001 - \$1,500,000	20	2	10%
\$1,500,001 - \$1,750,000	7	2	29%
\$1,750,001 - \$2,000,000	4	1	25%
\$2,000,001 - \$2,250,000	0	0	NA
\$2,250,001 - \$2,500,000	1	0	NA
\$2,500,001 - \$2,750,000	0	0	NA
\$2,750,001 - \$3,000,000	0	0	NA
\$3,000,001 - \$3,500,000	0	0	NA
\$3,500,001 - \$4,000,000	3	0	NA
\$4,000,001 - \$4,500,000	0	0	NA
\$4,500,001 - \$5,000,000	0	0	NA
\$5,000,001 & Greater	0	0	NA
TOTAL	506	356	70%

Bedroom Count	Inventory	Sales	Sales Ratio*
0 to 1 Bedroom	73	80	110%*
2 Bedrooms	201	162	81%
3 Bedrooms	162	98	60%
4 Bedrooms & Greater	70	16	23%
TOTAL	506	356	70%

SnapStats® Median Data	May	June	Variance
Inventory	444	506	14%
Solds	399	356	-11%
Sale Price	\$592,000	\$605,000	2%
Sale Price/SQFT	\$604	\$641	6%
Sale to List Price Ratio	104%	103%	-1%
Days on Market	10	9	-10%

Community ATTACHED CONDOS & TOWNHOMES

Community	Inventory	Sales	Sales Ratio*
Boyd Park	8	6	75%
Bridgeport	6	6	100%
Brighthouse	165	119	72%
Brighthouse South	64	66	103%*
Broadmoor	6	4	67%
East Cambie	15	5	33%
East Richmond	3	2	67%
Garden City	5	7	140%*
Gilmore	0	0	NA
Granville	13	2	15%
Hamilton	3	2	67%
Ironwood	6	5	83%
Lackner	4	0	NA
McLennan	0	0	NA
McLennan North	64	38	59%
McNair	1	2	200%*
Quilchena	1	1	100%
Riverdale	14	10	71%
Saunders	8	3	38%
Sea Island	1	0	NA
Seafair	1	0	NA
South Arm	3	3	100%
Steveston North	10	6	60%
Steveston South	23	14	61%
Steveston Village	3	5	167%*
Terra Nova	10	6	60%
West Cambie	51	43	84%
Westwind	0	0	NA
Woodwards	18	1	6%
TOTAL	506	356	70%

*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **RICHMOND ATTACHED**: Sellers market at 70% Sales Ratio average (7 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** \$300,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Granville, Woodwards and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Brighthouse South, West Cambie and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend

