

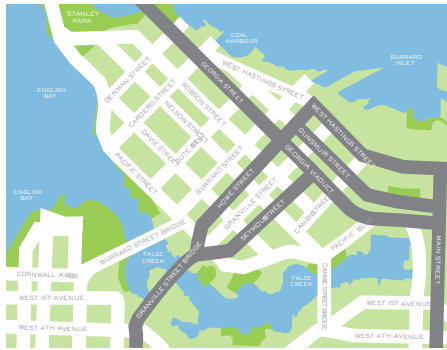
RENNIE REVIEW

WELCOME TO THE RENNIE REVIEW Providing you with monthly up-to-date market reviews of Greater Vancouver and project updates from Rennie Marketing Systems and Rennie & Associates Realty.



RENNIE & ASSOCIATES REALTY
51 EAST PENDER STREET
VANCOUVER, BC CANADA V6A 1S9

RENNIE.COM RENNIEREALTY.COM



DOWNTOWN

- Overall absorption is 14.72%
- Most Active price segment are listings between \$301,000 - \$500,000
- Least Active price segment are listings priced over \$2.0 million with only 2 sales out of 121 listings
- Number of sales in July totaled 179 which is a decrease from previous month
- Of 17 listings priced between \$1.5 – 1.75 Million only 1 listing sold

Attached

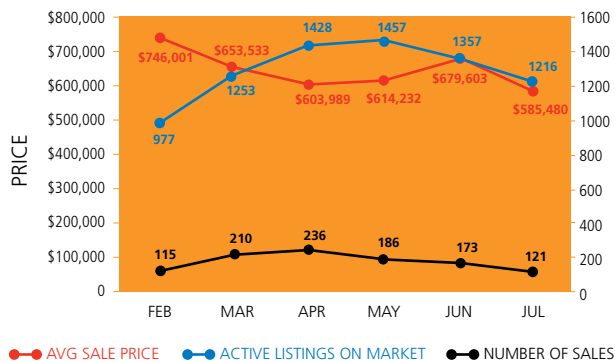
DOWNTOWN	June	July	% Chg
Active Listings on Market	1357	1216	-10.39%
Number of Sales	173	179	3.47%
Total Value of Sales	\$117,571,319	\$110,275,277	-6.21%
Average Sale Price	\$679,603	\$616,063	-9.35%

	# of listings	# of sales	Absorption Rate
Coal Harbour	259	28	10.81%
DT Vancouver West	734	109	14.85%
False Creek North	223	42	18.83%
Total	1216	179	14.72%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 300,000	47	9	19.15%
300,001 - 400,000	194	50	25.77%
400,001 - 500,000	194	44	22.68%
500,001 - 600,000	155	18	11.61%
600,001 - 700,000	106	14	13.21%
700,001 - 800,000	100	10	10.00%
800,001 - 900,000	71	10	14.08%
900,001 - 1,000,000	50	3	6.00%
1,000,001 - 1,250,000	77	10	12.99%
1,250,001 - 1,500,000	51	4	7.84%
1,500,001 - 1,750,000	17	4	23.53%
1,750,001 - 2,000,000	33	1	3.03%
2M plus	121	2	1.65%
TOTAL	1216	179	14.72%

Unit Type	# of Listings	# of Sales	Absorption Rate
Studio	48	6	12.50%
One Bedroom	411	87	21.17%
Two Bedroom	645	81	12.56%
Three Bedroom Plus	112	5	4.46%
TOTAL	1216	179	14.72%

Attached



The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



VANCOUVER WEST – ATTACHED

- Overall absorption 9.25%
- Most active price segment are listings between \$0 - \$300,000
- Least active price segment are listings between \$1,500,000 - \$1,750,000
- Number of sales is decreased by 12% in July
- Average selling price of an attached home is \$560,360 which is a decrease of 16% from previous month

VANCOUVER WEST – DETACHED

- Overall absorption 16.79%
- Most active price segment are listings between \$1.0 and \$1.25 Million with rate of absorption at 38%
- Least active price segment are listings over \$1.75 Million where there are over 480 listings
- Number of sales decreased slightly but the average price of a home remained at \$1.9 Million

Attached

VANCOUVER WEST	June	July	% Chg
Active Listings on Market	1353	1242	-8%
Number of Sales	258	226	-12.40%
Total Value of Sales	\$171,266,850	\$126,641,360	-26.06%
Average Sale Price	\$663,825	\$560,360	-15.59%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 300,000	133	27	20.30%
300,001 - 400,000	365	51	13.97%
400,001 - 500,000	391	48	12.28%
500,001 - 600,000	352	35	9.94%
600,001 - 700,000	236	20	8.47%
700,001 - 800,000	228	9	3.95%
800,001 - 900,000	131	8	6.11%
900,001 - 1,000,000	110	6	5.45%
1,000,001 - 1,250,000	130	16	12.31%
1,250,001 - 1,500,000	126	4	3.17%
1,500,001 - 1,750,000	39	0	0.00%
1,750,001 - 2,000,000	47	1	2.13%
2M plus	155	1	0.65%
TOTAL	2443	226	9.25%

Unit Type	# of Listings	# of Sales	Absorption Rate
Studio	78	9	11.54%
One Bedroom	790	87	11.01%
Two Bedroom	1244	104	8.36%
Three Bedroom Plus	331	26	7.85%
TOTAL	2443	226	9.25%

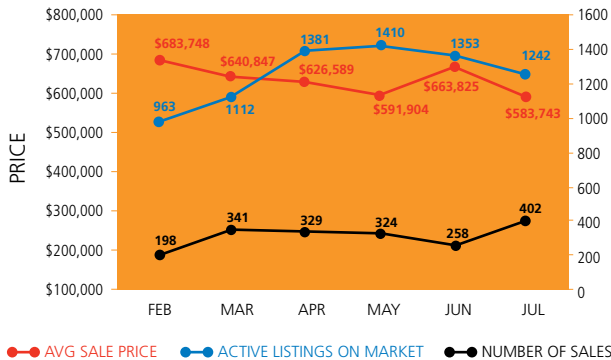
Detached

VANCOUVER WEST	June	July	% Chg
Active Listings on Market	755	673	-10.86%
Number of Sales	123	113	-8.13%
Total Value of Sales	\$233,909,592	\$211,459,725	-9.60%
Average Sale Price	\$1,901,704	\$1,871,325	-1.60%

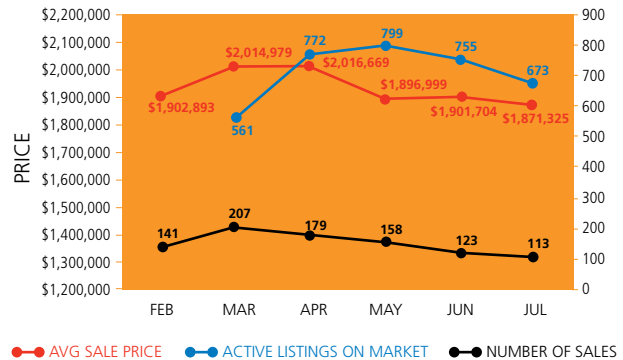
Price Range	# of Listings	# of Sales	Absorption Rate
0 - 500,000	3	0	0.00%
500,001 - 600,000	3	0	0.00%
600,001 - 700,000	1	0	0.00%
700,001 - 800,000	1	0	0.00%
800,001 - 900,000	4	3	75.00%
900,001 - 1,000,000	8	2	25.00%
1,000,001 - 1,250,000	55	21	38.18%
1,250,001 - 1,500,000	73	26	35.62%
1,500,001 - 1,750,000	77	14	18.18%
1,750,001 - 2,000,000	87	15	17.24%
2M plus	361	32	8.86%
TOTAL	673	113	16.79%

Unit Type	# of Listings	# of Sales	Absorption Rate
Two Bedroom & Under	20	4	20.00%
Three Bedroom	57	17	29.82%
Four Bedroom	153	36	23.53%
Five Bedroom Plus	443	56	12.64%
TOTAL	673	113	16.79%

Attached



Detached



The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



VANCOUVER EAST – ATTACHED

- Overall absorption rate 17% (down 4% from previous month)
- Most active price segment are listings priced between \$700-\$800K
- 3 Bedroom suites being absorbed at a rate of 16% (half of previous month)
- The average price decreased by 8.67% to \$380,000

VANCOUVER EAST – DETACHED

- Overall absorption rate remained at 15% from previous month
- Most active price segment are listings between \$501,000 - \$600,000
- Least active price segment are listings over \$1.0 Million
- Average selling price increased by 2% to \$777,000

Attached

VANCOUVER EAST	June	July	% Chg
Active Listings on Market	718	624	-13.09%
Number of Sales	148	106	-28.38%
Total Value of Sales	\$61,685,808	\$40,350,808	-34.59%
Average Sale Price	\$416,796	\$380,668	-8.67%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 300,000	197	39	19.80%
300,001 - 400,000	189	32	16.93%
400,001 - 500,000	88	10	11.36%
500,001 - 600,000	60	18	30.00%
600,001 - 700,000	45	4	8.89%
700,001 - 800,000	30	2	6.67%
800,001 - 900,000	3	0	0.00%
900,001 - 1,000,000	3	0	0.00%
1,000,001 - 1,250,000	6	1	16.67%
1,250,001 - 1,500,000	1	0	0.00%
1,500,001 - 1,750,000	0	0	0.00%
1,750,001 - 2,000,000	2	0	0.00%
2M plus	0	0	0.00%
TOTAL	624	106	16.99%

Unit Type	# of Listings	# of Sales	Absorption Rate
Studio	30	2	6.67%
One Bedroom	229	43	18.78%
Two Bedroom	246	41	16.67%
Three Bedroom Plus	119	20	16.81%
TOTAL	624	106	16.99%

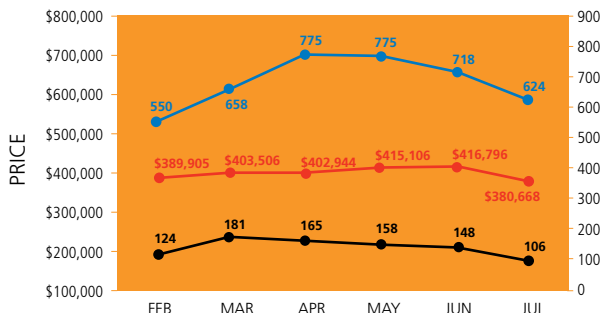
Detached

VANCOUVER EAST	June	July	% Chg
Active Listings on Market	765	687	-10.20%
Number of Sales	116	103	-11.21%
Total Value of Sales	\$87,956,420	\$80,005,456	-9.04%
Average Sale Price	\$758,245	\$776,752	2.44%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 500,000	7	1	14.29%
500,001 - 600,000	40	14	35.00%
600,001 - 700,000	135	28	20.74%
700,001 - 800,000	159	16	10.06%
800,001 - 900,000	149	21	14.09%
900,001 - 1,000,000	83	13	15.66%
1,000,001 - 1,250,000	63	8	12.70%
1,250,001 - 1,500,000	38	2	5.26%
1,500,001 - 1,750,000	10	0	0.00%
1,750,001 - 2,000,000	1	0	0.00%
2M plus	2	0	0.00%
TOTAL	687	103	14.99%

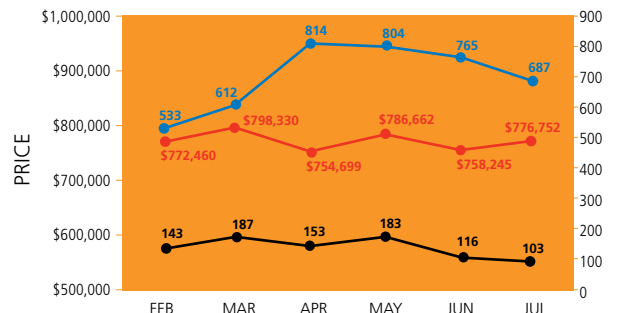
Unit Type	# of Listings	# of Sales	Absorption Rate
Two Bedroom & Under	34	9	26.47%
Three Bedroom	58	19	32.76%
Four Bedroom	149	25	16.78%
Five Bedroom Plus	446	50	11.21%
TOTAL	687	103	14.99%

Attached



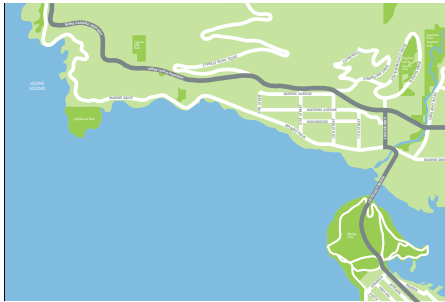
● AVG SALE PRICE ● ACTIVE LISTINGS ON MARKET ● NUMBER OF SALES

Detached



● AVG SALE PRICE ● ACTIVE LISTINGS ON MARKET ● NUMBER OF SALES

The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



WEST VANCOUVER – ATTACHED

- Overall absorption rate 10%
- Most active price segment are listings between \$601,000 - \$700,000
- Number of sales remain at same pace as compared to previous month
- Average selling price of condo down 20% at \$1,000,000

WEST VANCOUVER – DETACHED

- Overall absorption rate remained at 10%
- Most active price segment are listings between \$1.0 to \$1.25 Million
- Least active price segment are listings \$2.0 Million plus with 233 listings in this price range
- Average selling price decreased by 10% to \$1,795,000

Attached

WEST VANCOUVER	June	July	% Chg
Active Listings on Market	173	175	1.16%
Number of Sales	15	18	20.00%
Total Value of Sales	\$18,809,400	\$18,021,492	-4.19%
Average Sale Price	\$1,253,960	\$1,001,194	-20.16%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 300,000	8	0	0.00%
300,001 - 400,000	12	0	0.00%
400,001 - 500,000	12	1	8.33%
500,001 - 600,000	18	4	22.22%
600,001 - 700,000	13	1	7.69%
700,001 - 800,000	13	2	15.38%
800,001 - 900,000	13	2	15.38%
900,001 - 1,000,000	12	1	8.33%
1,000,001 - 1,250,000	20	2	10.00%
1,250,001 - 1,500,000	18	2	11.11%
1,500,001 - 1,750,000	12	2	16.67%
1,750,001 - 2,000,000	6	1	16.67%
2M plus	18	0	0.00%
TOTAL	175	18	10.29%

Unit Type	# of Listings	# of Sales	Absorption Rate
Studio	7	0	0.00%
One Bedroom	33	1	3.03%
Two Bedroom	93	10	10.75%
Three Bedroom Plus	42	7	16.67%
TOTAL	175	18	10.29%

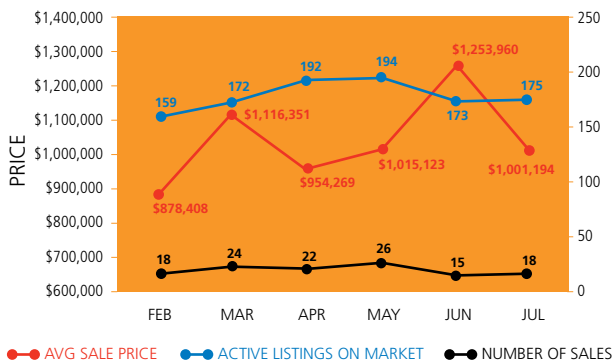
Detached

WEST VANCOUVER	June	July	% Chg
Active Listings on Market	544	515	-5.33%
Number of Sales	57	51	-10.53%
Total Value of Sales	\$113,264,472	\$91,561,779	-19.16%
Average Sale Price	\$1,987,096	\$1,795,329	-9.65%

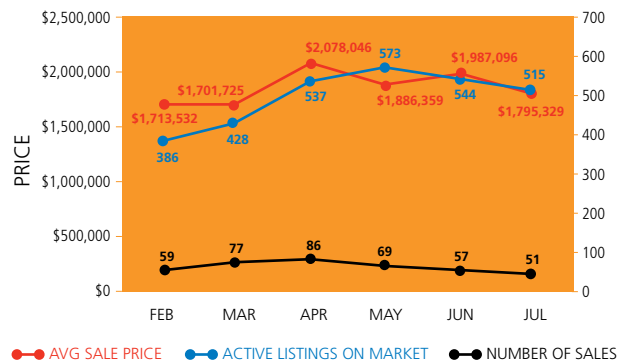
Price Range	# of Listings	# of Sales	Absorption Rate
0 - 500,000	5	0	0.00%
500,001 - 600,000	0	0	0.00%
600,001 - 700,000	0	0	0.00%
700,001 - 800,000	7	1	14.29%
800,001 - 900,000	14	3	21.43%
900,001 - 1,000,000	32	4	12.50%
1,000,001 - 1,250,000	47	18	38.30%
1,250,001 - 1,500,000	80	3	3.75%
1,500,001 - 1,750,000	42	6	14.29%
1,750,001 - 2,000,000	55	3	5.45%
2M plus	233	13	5.58%
TOTAL	515	51	9.90%

Unit Type	# of Listings	# of Sales	Absorption Rate
Two Bedroom & Under	31	4	29.03%
Three Bedroom	112	9	16.07%
Four Bedroom	152	18	11.84%
Five Bedroom Plus	220	20	9.09%
TOTAL	515	51	9.90%

Attached



Detached



The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



NORTH VANCOUVER – ATTACHED

- Overall absorption rate remained at 16%
- Most active price segment are listings under \$300,000
- Least active price segment are listings priced between \$700,000 - \$800,000
- Number of sales decreased by 13% to 80 sales in July

NORTH VANCOUVER – DETACHED

- Overall absorption rate down to 5% from month previous (to 17%)
- Most active price segment are listings priced between \$700,000 - \$800,000
- Least active segment are listings priced above \$2.0 Million
- Number of sales decreased by 36% but the average selling price increased slightly by 1% to an average price of \$921,000

Attached

NORTH VANCOUVER	June	July	% Chg
Active Listings on Market	564	493	-12.59%
Number of Sales	93	80	-13.98%
Total Value of Sales	\$39,694,632	\$37,162,160	-6.38%
Average Sale Price	\$426,824	\$464,527	8.83%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 300,000	70	9	12.86%
300,001 - 400,000	122	27	22.13%
400,001 - 500,000	84	18	21.43%
500,001 - 600,000	78	11	14.10%
600,001 - 700,000	63	10	15.87%
700,001 - 800,000	24	1	4.17%
800,001 - 900,000	14	2	14.29%
900,001 - 1,000,000	14	1	7.14%
1,000,001 - 1,250,000	11	0	0.00%
1,250,001 - 1,500,000	4	1	25.00%
1,500,001 - 1,750,000	3	0	0.00%
1,750,001 - 2,000,000	2	0	0.00%
2M plus	4	0	0.00%
TOTAL	493	80	16.23%

Unit Type	# of Listings	# of Sales	Absorption Rate
Studio	8	0	0.00%
One Bedroom	135	20	14.81%
Two Bedroom	235	43	18.30%
Three Bedroom Plus	115	17	14.78%
TOTAL	493	80	16.23%

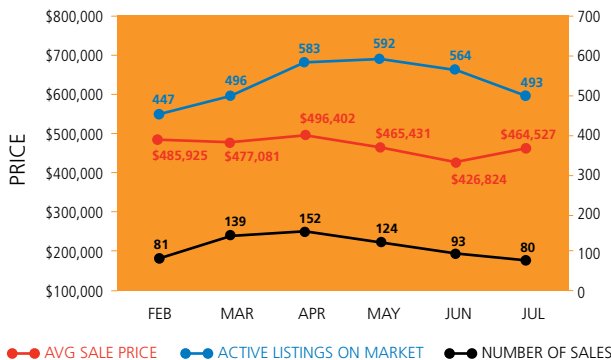
Detached

NORTH VANCOUVER	June	July	% Chg
Active Listings on Market	439	370	-15.72%
Number of Sales	99	63	-36.36%
Total Value of Sales	\$90,538,173	\$58,036,986	-35.90%
Average Sale Price	\$914,527	\$921,222	0.73%

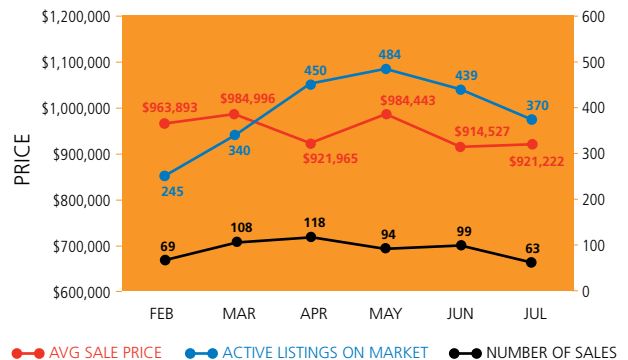
Price Range	# of Listings	# of Sales	Absorption Rate
0 - 500,000	7	0	0.00%
500,001 - 600,000	5	0	0.00%
600,001 - 700,000	28	11	39.29%
700,001 - 800,000	59	14	23.73%
800,001 - 900,000	52	15	28.85%
900,001 - 1,000,000	41	5	12.20%
1,000,001 - 1,250,000	73	11	15.07%
1,250,001 - 1,500,000	48	5	10.42%
1,500,001 - 1,750,000	19	0	0.00%
1,750,001 - 2,000,000	16	2	12.50%
2M plus	22	0	0.00%
TOTAL	370	63	17.03%

Unit Type	# of Listings	# of Sales	Absorption Rate
Two Bedroom & Under	28	3	10.71%
Three Bedroom	79	19	24.05%
Four Bedroom	108	20	18.52%
Five Bedroom Plus	155	21	13.55%
TOTAL	370	63	17.03%

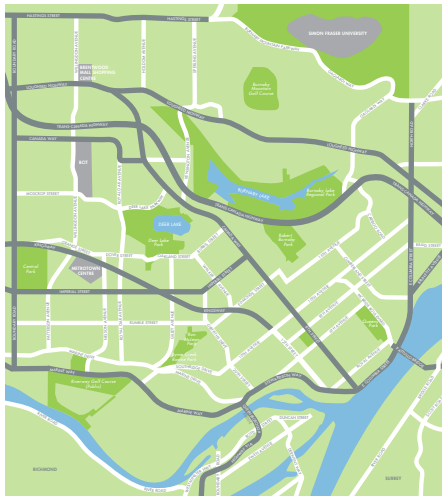
Attached



Detached



The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



BURNABY – ATTACHED

- Overall absorption rate remained at 16%
- Most active price segment are listings under \$300,000
- Least active price segment are listings over \$1.0 Million
- Number of sales up just slightly and the average price was \$404,000

BURNABY – DETACHED

- Overall absorption rate up slightly from 13% to 16%
- Most active price segment are listings between \$800,000 - \$900,000
- Least active price segment are listings over \$1.5 Million
- Number of sales remained relatively the same compared to previous month with a slight increase in the average price to \$828,000

Attached

BURNABY	June	July	% Chg
Active Listings on Market	1195	1119	-6.36%
Number of Sales	196	178	-9.18%
Total Value of Sales	\$78,243,200	\$71,804,310	-8.23%
Average Sale Price	\$399,200	\$403,395	1.05%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 300,000	199	49	24.62%
300,001 - 400,000	331	56	16.92%
400,001 - 500,000	333	35	10.51%
500,001 - 600,000	142	17	11.97%
600,001 - 700,000	56	11	19.64%
700,001 - 800,000	33	8	24.24%
800,001 - 900,000	18	2	11.11%
900,001 - 1,000,000	3	0	0.00%
1,000,001 - 1,250,000	2	0	0.00%
1,250,001 - 1,500,000	2	0	0.00%
1,500,001 - 1,750,000	0	0	0.00%
1,750,001 - 2,000,000	0	0	0.00%
2M plus	0	0	0.00%
TOTAL	1119	178	15.91%

Unit Type	# of Listings	# of Sales	Absorption Rate
Studio	10	1	10.00%
One Bedroom	197	36	18.27%
Two Bedroom	639	95	14.87%
Three Bedroom Plus	273	46	16.85%
TOTAL	1119	178	15.91%

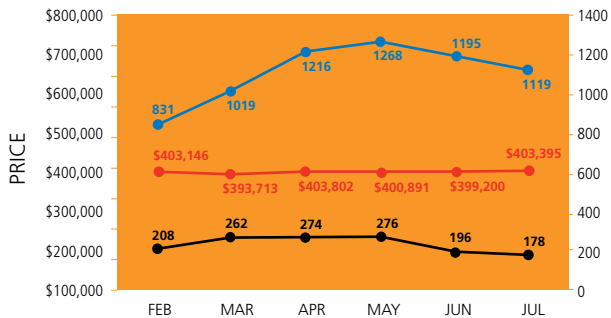
Detached

BURNABY	June	July	% Chg
Active Listings on Market	524	451	-13.93%
Number of Sales	69	72	4.35%
Total Value of Sales	\$56,334,843	\$59,585,688	5.77%
Average Sale Price	\$816,447	\$827,579	1.36%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 500,000	7	3	42.86%
500,001 - 600,000	26	7	26.92%
600,001 - 700,000	79	12	15.19%
700,001 - 800,000	83	15	18.07%
800,001 - 900,000	74	16	21.62%
900,001 - 1,000,000	48	9	18.75%
1,000,001 - 1,250,000	53	6	11.32%
1,250,001 - 1,500,000	50	2	4.00%
1,500,001 - 1,750,000	16	2	12.50%
1,750,001 - 2,000,000	5	0	0.00%
2M plus	10	0	0.00%
TOTAL	451	72	15.96%

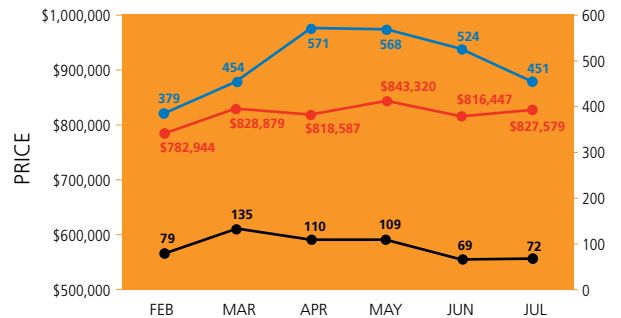
Unit Type	# of Listings	# of Sales	Absorption Rate
Two Bedroom & Under	25	3	12.00%
Three Bedroom	64	15	23.44%
Four Bedroom	104	16	15.38%
Five Bedroom Plus	258	38	14.73%
TOTAL	451	72	15.96%

Attached



● AVG SALE PRICE ● ACTIVE LISTINGS ON MARKET ● NUMBER OF SALES

Detached



● AVG SALE PRICE ● ACTIVE LISTINGS ON MARKET ● NUMBER OF SALES

The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



NEW WESTMINSTER – ATTACHED

- Overall absorption down 3% (to 14%)
- Most active price segment are listings priced under \$300,000
- Least active price segment are listings above \$500,000
- Number of sales down by 7% (to 21%)
- The average selling price was \$291,000

NEW WESTMINSTER – DETACHED

- Overall absorption up 4% (to 17%)
- Most active price segment are listings under \$500,000
- Least active price segment are listings over \$900,000
- Average selling price decreased by 9% to \$588,000

Attached

NEW WESTMINSTER	June	July	% Chg
Active Listings on Market	440	428	-2.73%
Number of Sales	76	60	-21.05%
Total Value of Sales	\$22,833,668	\$17,463,300	-23.52%
Average Sale Price	\$300,443	\$291,055	-3.12%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 300,000	136	34	25.00%
300,001 - 400,000	194	20	10.31%
400,001 - 500,000	64	5	7.81%
500,001 - 600,000	28	1	3.57%
600,001 - 700,000	3	0	0.00%
700,001 - 800,000	1	0	0.00%
800,001 - 900,000	0	0	0.00%
900,001 - 1,000,000	2	0	0.00%
1,000,001 - 1,250,000	0	0	0.00%
1,250,001 - 1,500,000	0	0	0.00%
1,500,001 - 1,750,000	0	0	0.00%
1,750,001 - 2,000,000	0	0	0.00%
2M plus	0	0	0.00%
TOTAL	428	60	14.02%

Unit Type	# of Listings	# of Sales	Absorption Rate
Studio	2	0	0.00%
One Bedroom	115	17	14.78%
Two Bedroom	260	37	14.23%
Three Bedroom Plus	51	6	11.76%
TOTAL	428	60	14.02%

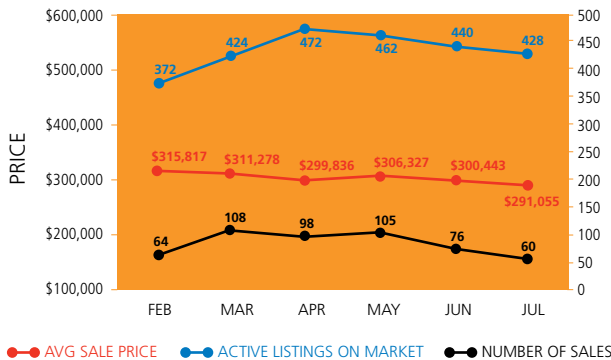
Detached

NEW WESTMINSTER	June	July	% Chg
Active Listings on Market	131	120	-8.40%
Number of Sales	18	21	16.67%
Total Value of Sales	\$11,581,776	\$12,349,764	6.63%
Average Sale Price	\$643,432	\$588,084	-8.60%

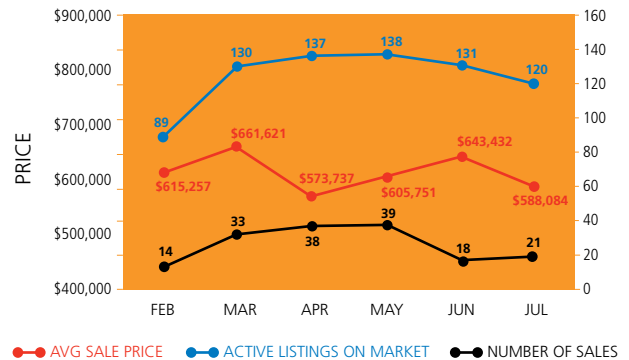
Price Range	# of Listings	# of Sales	Absorption Rate
0 - 500,000	23	7	30.43%
500,001 - 600,000	32	5	15.63%
600,001 - 700,000	27	4	14.81%
700,001 - 800,000	19	5	26.32%
800,001 - 900,000	9	0	0.00%
900,001 - 1,000,000	8	0	0.00%
1,000,001 - 1,250,000	1	0	0.00%
1,250,001 - 1,500,000	1	0	0.00%
1,500,001 - 1,750,000	0	0	0.00%
1,750,001 - 2,000,000	0	0	0.00%
2M plus	0	0	0.00%
TOTAL	120	21	17.50%

Unit Type	# of Listings	# of Sales	Absorption Rate
Two Bedroom & Under	15	3	20.00%
Three Bedroom	32	9	28.13%
Four Bedroom	27	4	14.81%
Five Bedroom Plus	46	5	10.87%
TOTAL	120	21	17.50%

Attached



Detached



The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



RICHMOND – ATTACHED

- Overall absorption 16%
- Most active segment are listings between \$300,000 - \$500,000
- Least active price segment are listings over \$800,000
- Average sale price decreased slightly to \$404,000

RICHMOND – DETACHED

- Overall absorption rate 16%
- Most active price segment are listings between \$600,000 - \$800,000
- Least active price segment are listings \$1.5 Million +
- Average selling price of detached down 10% to \$903,000

Attached

RICHMOND	June	July	% Chg
Active Listings on Market	1254	1195	-4.70%
Number of Sales	229	195	-14.85%
Total Value of Sales	\$94,666,081	\$78,715,260	-16.85%
Average Sale Price	\$413,389	\$403,668	-2.35%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 300,000	265	48	18.11%
300,001 - 400,000	275	58	21.09%
400,001 - 500,000	302	49	16.23%
500,001 - 600,000	207	22	10.63%
600,001 - 700,000	94	13	13.83%
700,001 - 800,000	31	2	6.45%
800,001 - 900,000	9	3	33.33%
900,001 - 1,000,000	4	0	0.00%
1,000,001 - 1,250,000	6	0	0.00%
1,250,001 - 1,500,000	2	0	0.00%
1,500,001 - 1,750,000	0	0	0.00%
1,750,001 - 2,000,000	0	0	0.00%
2M plus	0	0	0.00%
TOTAL	1195	195	16.32%

Unit Type	# of Listings	# of Sales	Absorption Rate
Studio	12	1	8.33%
One Bedroom	238	38	15.97%
Two Bedroom	548	93	16.97%
Three Bedroom Plus	397	63	15.87%
TOTAL	1195	195	16.32%

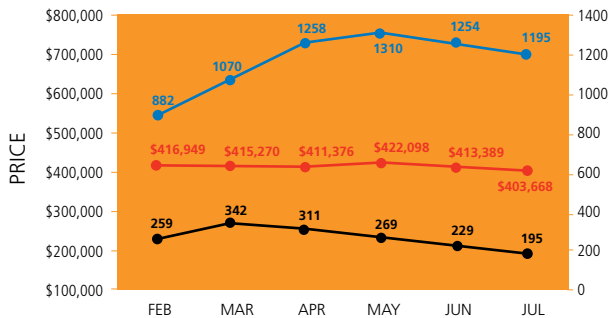
Detached

RICHMOND	June	July	% Chg
Active Listings on Market	748	679	-9.22%
Number of Sales	110	113	2.73%
Total Value of Sales	\$109,927,510	\$102,124,428	-7.10%
Average Sale Price	\$999,341	\$903,756	-9.56%

Price Range	# of Listings	# of Sales	Absorption Rate
0 - 500,000	8	0	0.00%
500,001 - 600,000	17	9	52.94%
600,001 - 700,000	64	24	37.50%
700,001 - 800,000	105	24	22.86%
800,001 - 900,000	99	17	17.17%
900,001 - 1,000,000	62	12	19.35%
1,000,001 - 1,250,000	85	11	12.94%
1,250,001 - 1,500,000	105	9	8.57%
1,500,001 - 1,750,000	36	3	8.33%
1,750,001 - 2,000,000	36	2	5.56%
2M plus	62	2	3.23%
TOTAL	679	113	16.64%

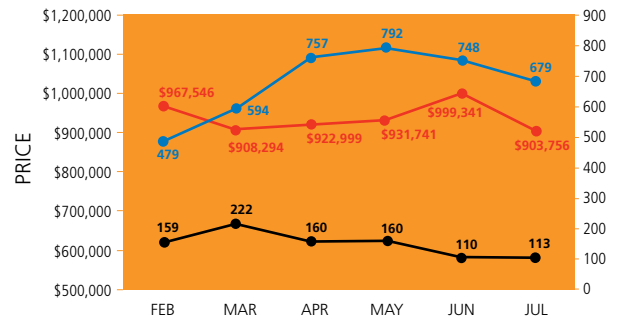
Unit Type	# of Listings	# of Sales	Absorption Rate
Two Bedroom & Under	35	4	11.43%
Three Bedroom	110	20	18.18%
Four Bedroom	159	46	28.93%
Five Bedroom Plus	375	43	11.47%
TOTAL	679	113	16.64%

Attached



● AVG SALE PRICE ● ACTIVE LISTINGS ON MARKET ● NUMBER OF SALES

Detached



● AVG SALE PRICE ● ACTIVE LISTINGS ON MARKET ● NUMBER OF SALES

The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



2300 KINGSWAY
2330 Kingsway
Vancouver, BC

604 435 2300
www.2300kingsway.com
info@2300kingsway.com

Phase 2 Now Selling!
Daily 12-5pm, Closed Fridays

2300 Kingsway has the distinctive marquee of a signature Wall community. Architecturally stunning concrete vertical lines and elegant steel construction create striking street-level impact. Culturally diverse Renfrew-Collingwood neighbourhood includes Norquay Village shopping and choice Vancouver restaurants. 2300 Kingsway residences are the perfect locale for accessing the city's best. Now Selling Phase 1 and 2



Alexandra | English Bay
Vancouver, BC

604 608 8886
www.alexandraliving.com
info@alexandraliving.com

Pricing to come.
TBA

85 Absolutely breathtaking irreplaceable rare contemporary green residences coming soon to Davie & Bidwell, in Vancouver's original seaside neighbourhood. Coming soon!



AXIS
7225 Acorn Street
Burnaby, BC

604 681 8898
www.axisburnaby.com
info@axisburnaby.com

\$328,900 - \$416,900
Appointment only

Axis is exactly what you're looking for. Conveniently situated in Burnaby's successful HighGate Village area. Axis offers 102 stylish one- to two-bedrooms-plus condominium homes to the central axis to Vancouver, a setting next to everything. Burnaby's best concrete value!



BAYVIEW RESIDENCES
100 Saghalie Road
Victoria, BC

250 388 9924
www.bayviewvictoria.com
info@bayviewvictoria.com

\$499,000 - \$4.3M
Daily 12-5pm, Closed Fridays

Bayview is an exceptional resort-inspired community perched on an 8-acre hilltop site. Panoramic views of Victoria's spectacular Inner Harbour and beyond. Bayview One complete and Bayview two and three coming soon.



COUVERDON
Vancouver Island, BC

1 877 239 4811
www.couverdon.com
sales@couverdon.com

Headquarter \$289,900 - \$499,900
Elkhorn \$459,900 - \$639,900

Couverdon is the largest private landowner on Vancouver Island, they are working with communities and partners to create unparalleled real estate opportunities on Vancouver Island. The first two opportunities, Elkhorn and Headquarters, land offerings in the area near Comox and Campbell River.



ESTATES AT THE
FAIRMONT PACIFIC RIM
Vancouver, BC

604 781 4303 / 877 733 6333
www.fairmontpacificrim.com
info@fairmontpacificrim.com

\$2.95M - \$5.85M
Appointment only

Welcome to the Estates, Fairmont Pacific Rim and Vancouver, the most liveable place on earth. Own the ultimate address and live a life of luxury, grace and pleasure surrounded by Vancouver's signature beauty and Fairmont's exclusive grandeur.



EVELYN
710 Keith Road
West Vancouver, BC

604 921 1010
www.evelynliving.com
info@evelynliving.com

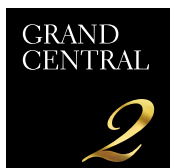
\$999,900 - \$1.9M
Daily 12-5pm, Closed Friday

True to the spirit of West Coast modernism, by Canada's renowned master Arthur Erickson, this ideal locale has been enhanced and perfected through a series of elegant residential expressions. Enjoy a refined lifestyle of luxury and distinction, surrounded by exquisite Ocean, city and garden views, with effortless access to urban amenities and conveniences. Now Selling!



EXCHANGE 604 879 3200 4 Suites remain
 133 - 388 West 1st Avenue www.exchangeliving.com Appointment only
 Vancouver, BC info@exchangeliving.com

A rare collection of 68 homes in South East False Creek. The rejuvenation of a historic building and the construction of a new one, married by shared design elements and common access. Exposed brick and huge Douglas Fir post-and-beam construction meet polished concrete floors and precise, modern formwork. You have to see it. Visit our fully furnished and completed display suite! 5 units remain!



GRAND CENTRAL 2 604 936 1888 \$240,000 - \$790,900
 2929 Atlantic Avenue www.grandcentralnow.com Daily 12-5pm, Closed Friday
 Coquitlam, BC homes@grandcentralnow.com

Grand Central is a 3 tower community conveniently located steps from Coquitlam Centre, and T&T Supermarket along with Public transit and West Coast Express close to property with access to Downtown Vancouver. Great on-site amenities including fitness centre, landscaped grounds, children's playground, swimming pool, and rooftop garden. Phase 1 complete. Phase 2 now selling!



HANEY'S LANDING 604 868 2466 \$229,000 - \$329,000
 104 - 11665 Haney Bypass www.haneyslanding.com Appointment only
 Maple Ridge, BC info@haneyslanding.com

Introducing Haney's Landing, 100 stylish condominiums overlooking the Fraser River, located in the heart of Maple Ridge. Surrounded by breathtaking views of Mount Baker and Golden Ears, Haney's Landing is nestled in historic Haney and close to walkways, bike trails, heritage sites and the Westcoast Express. Not to mention, it's just minutes away from downtown Maple Ridge. It's everything you could ever want in a community-close to nature and close to home. Completed.



INVUE 250 862 1047 \$139,000 - \$1,199,000
 2040 Springfield Road www.somethinghaschangedatinvue.com Daily 12-5pm, Closed Friday
 Kelowna, BC info@invueliving.com

Something has changing at Invue. Panoramic valley and lake views, luxurious interiors, resort-style roof top lounge, luxury pool and fitness centre, steps from Orchard Park shopping. Rykon - A trusted builder solid concrete construction. Move in today!



JAMESON HOUSE 604 339 0707 / 888 339 0707 \$508,000 - \$2.393M
 830 West Pender Street www.jamesonfoster.com Daily 12-5pm, Closed Friday
 Vancouver, BC info@jamesonfoster.com

Welcome to Jameson House, a North American first for Foster and Partners Architects. Disciplined and beautiful, the architecture is beyond luxury. This is modern residential art. Featuring 138 suites on floors 14 through 36, offering numerous floorplans ranging in size from approximately 600 to 3600 sf.



LIVING SHANGRI-LA 604 605 8833 \$3.28M
 Vancouver, BC www.rennierealty.com Appointment only
 info@rennierealty.com

Newly completed Shangri-la. High above the city, dazzling views and exotic allure of Shangri-la arrive at your door. Enjoy incomparable refinements and host of the world class services and amenities. Tallest building in Vancouver at 61 floors.



MAYNARDS BLOCK 604 893 8378 \$285,900 - \$999,900
 415 West 2nd Avenue www.maynardsblock.com Appointment only
 Vancouver, BC info@maynardsblock.com

Located in Southeast False Creek, the Maynards Block rests on the edge of Downtown balanced along a line of urban and natural beauty. Views of bright city lights and rugged mountain peaks are yours to enjoy. Contemporary finishing's and the finest modern material unify homes in the perfect balance of forms and function. Now Selling!

The information set out herein (the "Information") is intended for informational purposes only. RAR & RMS has not verified the information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. RAR & RMS does not assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon the information. The recipient of the information should take steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from RAR & RMS.



MILLENNIUM WATER
1693 Manitoba Street
Vancouver, BC

604 733 2010
www.millenniumwater.com
info@millenniumwater.com

\$500,000 - \$4.5M
Daily 12-5pm, Closed Friday

Vancouver's last waterfront community. Homes built to optimize views, light and fresh air. A community built with respect for the way you want to live. Every detail from the eco-wood cabinetry to the renewable resource of a wool carpet has been selected to create an extraordinary level of luxury and healthy livability.



RICHARDS
Vancouver, BC

604 688 2875
www.richardsliving.com
info@richardsliving.com

\$348,900 - \$1.5M
Appointment only

A rare defining modern centerpiece in the heart of Vancouver. Richards is not just where you live, but how you live. Architecture engages the eye and sets the tone of a community and it plays an especially significant role, reflecting the unique history, culture, local flavours and natural attributes of Downtown Vancouver.



THE FALLS
404 - 707 Courtney Street
Victoria, BC

250 920 7222 / 866 920 7272
www.thefallsvictoria.com
info@thefallsvictoria.com

\$409,000 - \$1.15M
Appointment only

Move in today! At the heart of Canada's most enchanting city, Victoria. The ultimate seaside lifestyle, adjacent to world-famous Empress Hotel. Walk to upscale shops and boutiques or stroll the harbour. Spectacular vantage and breathtaking views of the water surrounding your home at The Falls.



WALL CENTRE FALSE CREEK
130 West 1st Avenue
Vancouver, BC

604 874 9232
www.wallcentrefalsecreek.com
info@wallcentrefalsecreek.com

Pricing to come.
TBA

Wall Centre False Creek is located in the centre of Vancouver's newest, most vibrant waterfront neighbourhood, connected by the seawall and water to downtown, Granville Island and Yaletown. Coming soon!