

News Release



FOR IMMEDIATE RELEASE:

Supply response emerges in Metro Vancouver's active housing market

VANCOUVER, BC – May 4, 2021 – Home sellers have become increasingly active in Metro Vancouver's* housing market this spring in response to heightened demand and rising home values that have materialized during the pandemic.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 4,908 in April 2021, a 342.6 per cent increase from the 1,109 sales recorded in April 2020, and a 14 per cent decrease from the 5,708 homes sold in March 2021.

Last month's sales were 56.2 per cent above the 10-year April sales average and is the highest total on record for the month.

"Our housing market has changed considerably from one year ago when COVID-19 concerns brought activity to a near standstill," Keith Stewart, REBGV's economist said. "This was followed by a well-documented spike in home buyer demand across the region. So far this spring, we've seen a corresponding supply response from home sellers."

There were 7,938 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2021. This represents a 243.2 per cent increase compared to the 2,313 homes listed in April 2020, a 4.2 per cent decrease compared to March 2021 when 8,287 homes were listed and is the highest new listing total ever recorded in the region in April.

"While homes are now being listed at record levels, more supply is needed to meet today's demand and help market conditions achieve greater balance," Stewart said.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,245, a 9.1 per cent increase compared to April 2020 (9,389) and a 12 per cent increase compared to March 2021 (9,145).

Today's active listings total is 11.2 per cent below the 10-year April average.

For all property types, the sales-to-active listings ratio for April 2021 is 47.9 per cent. By property type, the ratio is 37.4 per cent for detached homes, 70 per cent for townhomes, and 51.5 per cent for apartments.

Generally, analysts say 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.

“Record low interest rates, increased household savings, a strengthening economy and a continued focus on living space during the pandemic are all factors that are helping to bolster demand while steady price growth is encouraging more sellers to list their homes,” Stewart said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,152,600. This represents a 12 per cent increase over April 2020 and a 2.6 per cent increase compared to March 2021.

"With our market at record activity in recent months, and with the continued safety risk that COVID-19 poses, REALTORS® remain focused on helping their clients make sound and responsible buying and selling decisions today while continuing to strictly follow the pandemic safety protocols established for real estate in our province," Taylor Biggar, REBGV Chair said.

Sales of detached homes in April 2021 reached 1,655, a 326.5 per cent increase from the 388 detached sales recorded in April 2020. The benchmark price for a detached home is \$1,755,500. This represents a 20.9 per cent increase from last year and a 3.2 per cent increase compared to March 2021.

Sales of apartment homes reached 2,289 in April 2021, a 355.1 per cent increase compared to the 503 sales in April 2020. The benchmark price of an apartment home is \$729,600. This represents a 5.9 per cent increase from April 2020 and a 1.9 per cent increase compared to March 2021.

Attached home sales in April 2021 totalled 964, a 342.2 per cent increase compared to the 218 sales in April 2020. The benchmark price of an attached home is \$900,900. This represents a 13.9 per cent increase from April 2020 and a 3.3 per cent increase compared to March 2021.

-30-

*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminister, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

The real estate industry is a key economic driver in British Columbia. In 2020, 30,944 homes changed ownership in the Board's area, generating \$2.1 billion in economic spin-off activity and an estimated 14,728 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$33.7 billion in 2020.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 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.

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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	\$1,110,400	311.1	3.1%	10.8%	12.8%	15.1%	9.6%	45.3%	102.9%
	Greater Vancouver	\$1,152,600	302.4	2.6%	9.1%	10.3%	12.0%	5.4%	34.1%	90.8%
	Bowen Island	\$1,359,800	294.8	7.9%	13.6%	19.3%	45.7%	37.0%	100.3%	124.0%
	Burnaby East	\$1,052,800	292.0	2.0%	5.1%	6.2%	9.4%	1.5%	30.9%	85.2%
	Burnaby North	\$966,100	291.7	2.3%	5.8%	7.5%	8.2%	2.7%	33.5%	90.9%
	Burnaby South	\$1,034,900	292.3	2.2%	6.5%	6.6%	7.1%	-0.9%	33.1%	83.1%
	Coquitlam	\$1,064,700	315.8	3.2%	10.1%	12.0%	14.0%	9.5%	47.5%	115.0%
	Ladner	\$998,200	281.0	3.3%	14.6%	15.9%	19.4%	11.5%	16.4%	81.3%
	Maple Ridge	\$966,900	307.9	4.6%	16.6%	20.5%	24.8%	19.3%	77.7%	128.9%
	New Westminister	\$710,100	312.4	1.9%	5.9%	5.7%	7.4%	0.9%	48.4%	99.4%
	North Vancouver	\$1,217,400	273.6	1.8%	7.3%	8.9%	14.0%	5.6%	31.5%	89.9%
	Pitt Meadows	\$897,900	326.4	3.7%	13.8%	15.7%	17.7%	13.2%	77.9%	129.2%
	Port Coquitlam	\$913,500	312.7	2.7%	13.5%	15.6%	18.0%	12.8%	56.4%	115.7%
	Port Moody	\$1,049,200	290.0	3.2%	10.0%	12.8%	12.0%	7.6%	45.7%	113.7%
	Richmond	\$1,048,500	313.0	2.5%	8.9%	10.0%	12.1%	3.8%	31.5%	80.0%
	Squamish	\$905,500	288.1	5.0%	13.1%	11.5%	18.1%	12.8%	60.1%	130.5%
	Sunshine Coast	\$828,900	290.4	7.4%	14.8%	22.3%	43.0%	34.4%	96.1%	121.2%
	Tsawwassen	\$1,105,500	286.6	1.7%	9.3%	14.3%	18.1%	9.6%	8.7%	98.8%
	Vancouver East	\$1,195,400	355.2	1.7%	7.2%	9.1%	9.3%	3.5%	28.9%	103.1%
	Vancouver West	\$1,359,100	283.8	2.0%	8.1%	6.6%	5.6%	-1.7%	15.8%	69.4%
West Vancouver	\$2,480,400	273.1	-0.3%	5.0%	9.5%	17.8%	-2.3%	3.0%	74.5%	
Whistler	\$1,089,500	253.9	5.9%	13.1%	14.3%	19.7%	17.7%	71.1%	115.4%	
Single Family Detached	Lower Mainland	\$1,565,700	333.9	3.8%	13.8%	19.0%	25.1%	17.9%	39.1%	113.5%
	Greater Vancouver	\$1,755,500	324.3	3.2%	11.3%	15.2%	20.9%	10.3%	23.5%	93.3%
	Bowen Island	\$1,359,800	294.8	7.9%	13.6%	19.3%	45.6%	37.0%	100.3%	124.0%
	Burnaby East	\$1,435,100	320.9	3.8%	8.6%	12.0%	17.6%	7.8%	27.6%	102.0%
	Burnaby North	\$1,709,000	330.5	4.7%	10.5%	13.8%	16.3%	7.1%	19.4%	100.1%
	Burnaby South	\$1,728,000	330.8	1.9%	8.2%	10.5%	15.1%	3.1%	15.9%	89.0%
	Coquitlam	\$1,478,400	328.1	3.1%	11.9%	17.1%	21.4%	13.3%	35.7%	120.2%
	Ladner	\$1,270,600	304.1	5.4%	18.1%	21.9%	29.5%	23.8%	18.0%	100.9%
	Maple Ridge	\$1,098,700	313.0	5.2%	18.0%	24.3%	30.4%	26.5%	75.2%	137.3%
	New Westminister	\$1,287,200	321.1	4.6%	9.9%	14.2%	18.9%	7.9%	28.2%	94.1%
	North Vancouver	\$1,880,400	296.1	1.5%	9.2%	12.9%	21.7%	10.5%	23.5%	103.8%
	Pitt Meadows	\$1,166,100	328.6	2.0%	15.1%	19.6%	25.7%	23.6%	72.3%	135.7%
	Port Coquitlam	\$1,248,500	332.9	1.8%	14.1%	20.7%	27.2%	20.4%	45.8%	128.6%
	Port Moody	\$1,814,000	335.0	4.3%	13.3%	19.7%	25.8%	20.1%	44.2%	125.0%
	Richmond	\$1,798,900	348.5	2.9%	12.5%	13.7%	17.6%	3.1%	13.7%	68.8%
	Squamish	\$1,162,300	306.3	6.2%	17.2%	14.3%	20.5%	15.2%	61.3%	134.2%
	Sunshine Coast	\$821,800	287.9	7.4%	14.8%	22.4%	42.8%	33.7%	95.1%	119.3%
	Tsawwassen	\$1,348,500	300.5	2.8%	9.6%	16.9%	22.2%	14.7%	5.8%	112.8%
	Vancouver East	\$1,681,600	370.4	2.2%	8.7%	11.6%	16.1%	8.8%	17.8%	114.1%
	Vancouver West	\$3,363,400	340.2	2.3%	6.0%	7.9%	11.5%	-2.1%	3.1%	60.5%
West Vancouver	\$3,023,200	285.4	-0.7%	4.0%	10.2%	17.7%	-1.0%	0.7%	78.4%	
Whistler	\$2,008,600	279.4	7.2%	19.9%	17.2%	22.2%	22.0%	62.7%	116.6%	

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	\$793,400	287.8	3.9%	11.4%	12.7%	15.9%	10.2%	57.3%	96.6%
	Greater Vancouver	\$900,900	289.0	3.3%	10.4%	10.8%	13.9%	7.4%	44.7%	89.3%
	Burnaby East	\$701,700	259.2	0.2%	1.4%	-0.8%	6.7%	0.3%	46.8%	66.2%
	Burnaby North	\$797,300	297.6	2.5%	5.0%	6.8%	9.5%	5.2%	38.9%	88.7%
	Burnaby South	\$842,200	290.1	2.7%	5.0%	4.5%	7.8%	0.9%	44.3%	83.3%
	Coquitlam	\$786,700	288.7	3.9%	10.7%	12.4%	16.2%	12.0%	47.6%	103.7%
	Ladner	\$712,900	255.7	1.5%	12.0%	11.4%	9.9%	-2.1%	15.1%	51.7%
	Maple Ridge	\$664,300	308.4	4.7%	18.3%	19.9%	21.9%	13.5%	84.6%	125.3%
	New Westminister	\$816,200	299.5	1.8%	9.2%	7.9%	11.4%	8.0%	36.9%	83.6%
	North Vancouver	\$1,080,300	262.5	2.7%	5.8%	5.3%	9.9%	4.8%	37.3%	82.2%
	Pitt Meadows	\$717,600	310.5	6.0%	15.3%	15.9%	14.3%	13.0%	76.9%	114.9%
	Port Coquitlam	\$774,700	293.3	2.8%	17.2%	16.9%	18.7%	12.7%	54.6%	104.5%
	Port Moody	\$719,000	243.0	5.0%	10.3%	10.8%	11.3%	8.6%	34.7%	72.0%
	Richmond	\$888,800	291.9	2.8%	7.9%	8.7%	11.9%	6.4%	35.7%	77.7%
	Squamish	\$845,200	277.9	2.2%	10.9%	11.4%	23.2%	16.2%	62.7%	125.4%
	Tsawwassen	\$675,200	264.7	1.9%	11.0%	9.5%	7.6%	-4.2%	19.2%	59.0%
	Vancouver East	\$1,002,100	318.7	2.2%	12.1%	11.1%	12.2%	1.0%	41.3%	96.8%
	Vancouver West	\$1,242,600	290.5	4.6%	8.8%	7.3%	10.6%	0.8%	28.7%	84.4%
Whistler	\$1,124,800	271.2	3.7%	10.6%	14.9%	23.6%	18.6%	75.5%	130.2%	
Apartment	Lower Mainland	\$705,200	302.1	2.2%	7.6%	7.6%	6.7%	2.5%	56.4%	97.8%
	Greater Vancouver	\$729,600	291.7	1.9%	7.2%	6.7%	5.9%	1.6%	47.3%	91.0%
	Burnaby East	\$752,000	288.5	0.7%	3.0%	3.7%	0.2%	-6.7%	35.4%	79.4%
	Burnaby North	\$645,500	275.6	1.3%	4.2%	5.0%	4.4%	0.8%	53.1%	92.2%
	Burnaby South	\$696,400	279.6	2.0%	5.9%	5.4%	3.5%	-2.7%	46.7%	81.9%
	Coquitlam	\$576,400	316.3	2.8%	8.1%	7.8%	8.2%	6.0%	71.8%	115.5%
	Ladner	\$553,200	258.3	0.8%	8.9%	6.2%	7.7%	-1.2%	28.1%	67.5%
	Maple Ridge	\$413,200	295.0	2.3%	10.6%	12.0%	14.5%	7.2%	85.5%	106.3%
	New Westminister	\$551,000	312.2	1.3%	4.6%	3.7%	4.7%	-1.5%	59.9%	102.5%
	North Vancouver	\$625,700	255.2	1.7%	5.8%	6.2%	8.9%	1.3%	47.9%	78.5%
	Pitt Meadows	\$570,100	336.2	3.9%	11.9%	12.6%	13.9%	4.2%	86.5%	130.4%
	Port Coquitlam	\$517,900	309.7	3.3%	10.7%	11.0%	11.3%	7.6%	78.6%	112.4%
	Port Moody	\$708,400	295.2	1.5%	7.5%	9.3%	5.6%	2.3%	63.5%	140.6%
	Richmond	\$710,300	304.1	2.1%	7.0%	8.2%	8.8%	3.7%	62.5%	97.2%
	Squamish	\$542,500	267.4	6.2%	8.2%	7.0%	9.5%	5.7%	61.5%	136.6%
	Tsawwassen	\$583,200	251.2	-0.9%	7.6%	6.4%	7.2%	-2.4%	28.3%	65.2%
	Vancouver East	\$629,700	353.9	1.6%	5.7%	7.0%	4.5%	0.2%	46.2%	95.2%
	Vancouver West	\$829,600	269.2	1.6%	8.8%	5.9%	2.9%	-1.4%	25.6%	76.1%
West Vancouver	\$1,160,000	235.7	1.5%	8.1%	6.0%	16.5%	-6.8%	33.3%	65.9%	
Whistler	\$571,800	224.0	6.8%	11.7%	12.3%	13.8%	12.8%	74.3%	108.8%	

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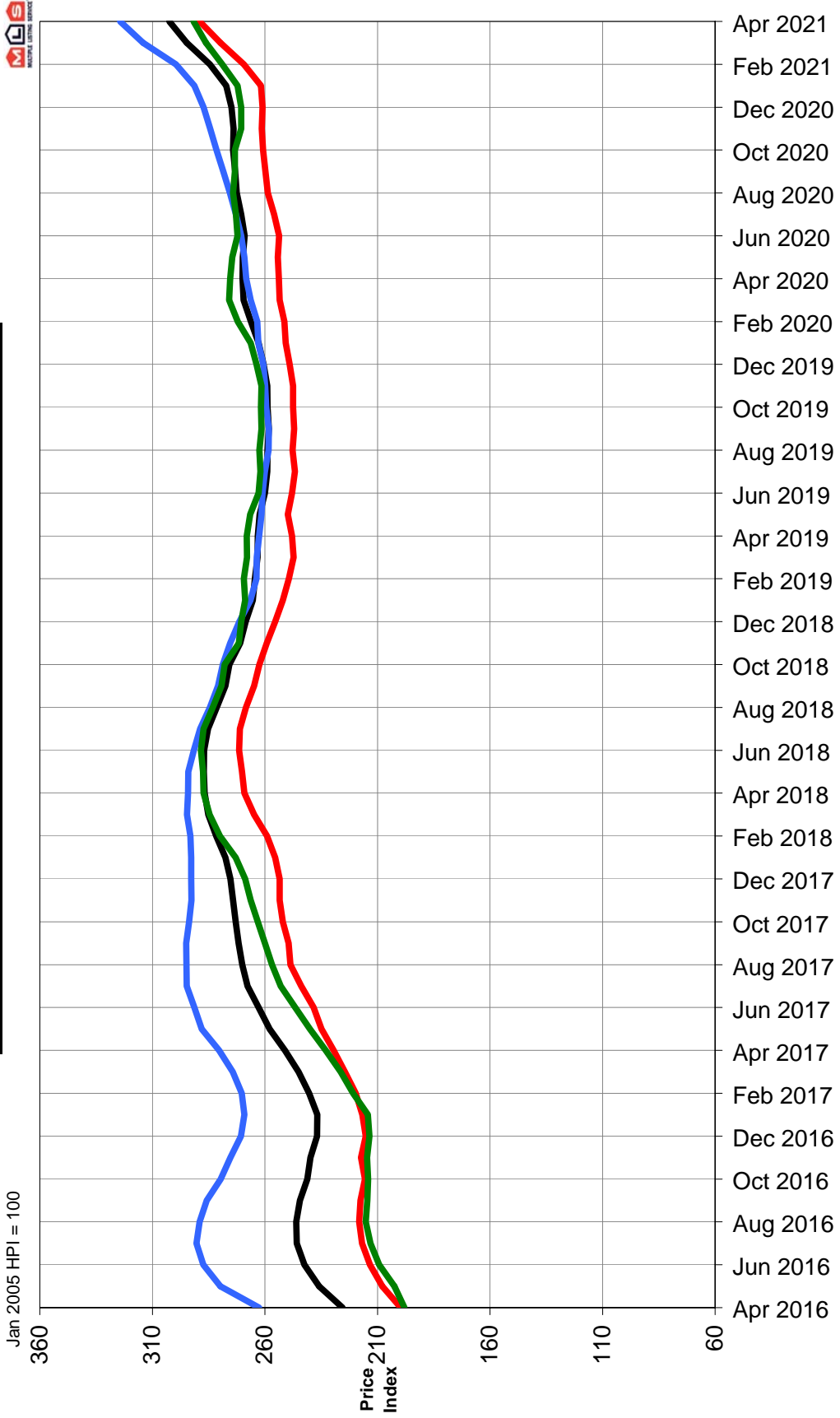
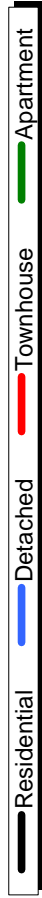
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend



MLS® SALES Facts



**April
2021**

	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
April 2021	160 Detached Attached Apartment	126 74 155	73 33 46	10 1 0	204 104 70	38 24 135	183 86 207	74 22 69	30 38 57	178 178 305	32 29 35	80 10 20	221 92 241	139 111 512	80 5 28	27 33 38	1,655 964 2,289
	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
March 2021	155 Detached Attached Apartment	180 91 187	109 33 68	10 1 0	271 97 101	46 25 173	175 87 203	81 45 77	41 32 58	234 184 343	46 28 27	106 14 13	244 100 316	146 106 628	98 16 31	23 33 56	1,965 1,046 2,697
	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 2020	26 Detached Attached Apartment	34 17 42	23 7 11	2 0 0	50 27 24	10 12 38	38 12 45	16 13 13	6 8 13	36 37 64	10 7 3	26 0 3	49 17 54	37 29 129	22 1 5	3 6 3	388 218 503
	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. - Apr. 2021	468 Detached Attached Apartment	487 272 586	311 99 160	37 3 0	739 358 293	135 84 485	491 300 643	239 110 227	107 104 182	622 541 987	129 90 103	299 51 54	711 325 839	441 318 1,865	285 36 84	90 108 178	5,591 3,201 7,940
	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	625 Detached Attached Apartment	625 994 570	587 865 587	n/a n/a n/a	437 663 437	549 768 549	700 1,201 700	492 777 492	640 887 640	585 928 585	560 869 560	470 549 470	625 1,218 625	768 1,448 768	1,030 1,800 1,030	589 1,049 589	2,364 1,433 3,557
	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. - Apr. 2020	190 Detached Attached Apartment	167 139 279	123 47 66	14 2 0	319 189 123	58 39 220	202 95 305	91 76 114	40 44 70	237 232 466	55 39 37	122 17 17	297 132 386	240 154 908	129 12 27	32 49 55	2,364 1,433 3,557
	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	625 Detached Attached Apartment	625 994 570	587 865 587	n/a n/a n/a	437 663 437	549 768 549	700 1,201 700	492 777 492	640 887 640	585 928 585	560 869 560	470 549 470	625 1,218 625	768 1,448 768	1,030 1,800 1,030	589 1,049 589	2,364 1,433 3,557
	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



**April
2021**

	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
April 2021	337	278	130	12	284	72	283	117	52	361	50	121	481	350	223	34	3,165
	Detached	Attached	Attached	0	120	31	112	44	50	208	41	9	136	189	21	28	1,324
	Apartment	Apartment	0	91	193	53	295	94	72	415	30	25	402	999	39	47	3,449
	47%	45%	56%	83%	72%	53%	70%	63%	58%	49%	64%	66%	48%	40%	36%	79%	n/a
	68%	64%	92%	n/a	87%	77%	77%	50%	76%	86%	71%	111%	68%	59%	24%	118%	n/a
	76%	75%	96%	n/a	77%	70%	70%	73%	79%	73%	117%	80%	60%	51%	72%	81%	n/a
March 2021	328	295	160	14	365	91	278	135	62	390	55	141	451	362	224	26	3,377
	Detached	Attached	Attached	0	131	30	125	43	47	220	41	7	158	206	20	40	1,396
	Apartment	Apartment	65	0	101	209	292	130	72	464	46	27	384	923	45	49	3,514
	47%	61%	68%	71%	74%	51%	63%	60%	66%	60%	84%	75%	54%	40%	44%	88%	n/a
	85%	89%	73%	n/a	74%	83%	70%	105%	68%	84%	68%	200%	63%	51%	80%	83%	n/a
	84%	89%	105%	n/a	100%	83%	70%	59%	81%	74%	59%	48%	82%	68%	69%	114%	n/a
April 2020	59	52	35	6	103	21	77	26	16	72	18	38	80	64	58	11	736
	Detached	Attached	Attached	0	37	11	55	23	15	51	16	4	45	63	6	17	450
	Apartment	Apartment	16	0	29	56	87	28	24	117	25	2	121	319	23	18	1,127
	44%	65%	66%	33%	49%	48%	49%	62%	38%	50%	56%	68%	61%	58%	38%	27%	n/a
	45%	61%	29%	n/a	73%	109%	22%	57%	53%	73%	44%	0%	38%	46%	17%	35%	n/a
	36%	40%	69%	n/a	83%	68%	52%	46%	54%	55%	12%	150%	45%	40%	22%	17%	n/a
Jan. - Apr. 2021	909	847	466	35	995	236	754	379	173	1,087	194	419	1,333	1,007	697	99	9,630
	Detached	Attached	Attached	4	407	103	415	150	138	703	124	44	480	594	70	127	4,417
	Apartment	Apartment	200	0	340	714	952	360	222	1,449	123	69	1,261	3,256	154	197	11,706
	51%	57%	67%	106%	74%	57%	65%	63%	62%	57%	66%	71%	53%	44%	41%	91%	n/a
	71%	77%	70%	75%	88%	82%	72%	73%	75%	77%	73%	116%	68%	54%	51%	85%	n/a
	75%	80%	80%	n/a	86%	68%	68%	63%	82%	66%	84%	78%	67%	57%	55%	90%	n/a
Jan. - Apr. 2020	384	417	259	25	572	110	462	149	112	522	121	242	545	490	403	81	4,894
	Detached	Attached	Attached	6	299	66	222	129	82	363	76	47	237	331	40	106	2,622
	Apartment	Apartment	131	2	240	395	615	190	125	876	92	31	717	1,910	125	147	7,107
	49%	52%	47%	56%	56%	53%	44%	61%	36%	45%	45%	50%	54%	49%	32%	40%	n/a
	59%	62%	51%	33%	63%	59%	43%	59%	54%	61%	51%	36%	56%	47%	30%	46%	n/a
	51%	50%	50%	0%	51%	56%	50%	60%	56%	53%	40%	55%	54%	48%	22%	37%	n/a

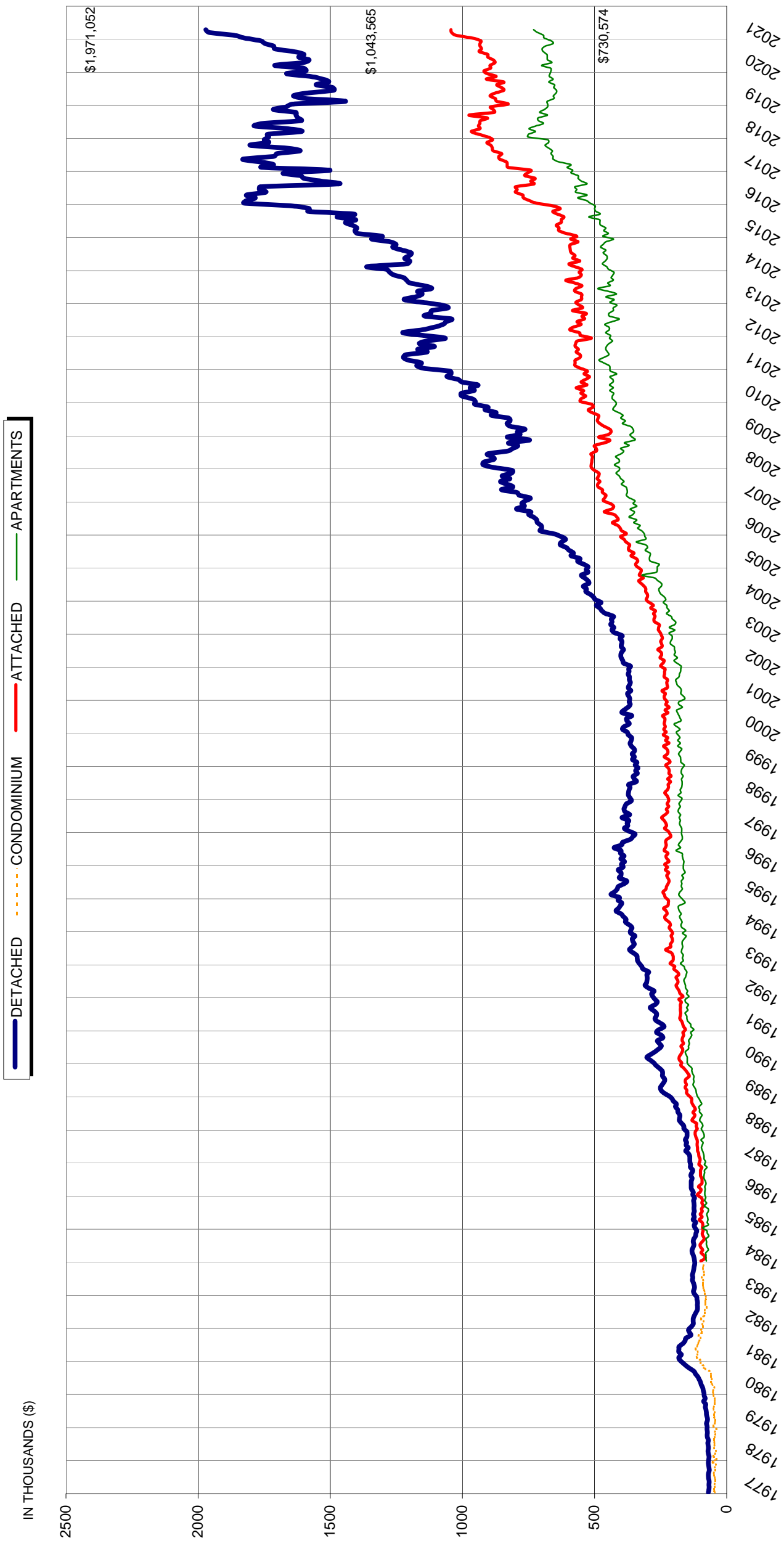
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2020	2 Mar 2021	3 Apr 2021	Col. 2 & 3 Percentage Variance	5 Apr 2020	6 Mar 2021	7 Apr 2021	Col. 6 & 7 Percentage Variance	9 Feb 2020 - Apr 2020	10 Feb 2021 - Apr 2021	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	59	328	337	2.7	26	155	160	3.2	149	412	176.5
ATTACHED	55	181	183	1.1	25	154	124	-19.5	130	344	164.6
APARTMENTS	156	496	491	-1.0	56	416	371	-10.8	360	1058	193.9
COQUITLAM											
DETACHED	52	295	278	-5.8	34	180	126	-30.0	174	411	136.2
ATTACHED	28	102	116	13.7	17	91	74	-18.7	107	234	118.7
APARTMENTS	106	211	208	-1.4	42	187	155	-17.1	208	480	130.8
DELTA											
DETACHED	35	160	130	-18.8	23	109	73	-33.0	100	266	166.0
ATTACHED	24	45	36	-20.0	7	33	33	0.0	34	89	161.8
APARTMENTS	16	65	48	-26.2	11	68	46	-32.4	46	142	208.7
MAPLE RIDGE/PITT MEADOWS											
DETACHED	103	365	284	-22.2	50	271	204	-24.7	252	644	155.6
ATTACHED	37	131	120	-8.4	27	97	104	7.2	153	290	89.5
APARTMENTS	29	101	91	-9.9	24	101	70	-30.7	91	244	168.1
NORTH VANCOUVER											
DETACHED	77	278	263	-5.4	38	175	183	4.6	178	446	150.6
ATTACHED	55	125	112	-10.4	12	87	86	-1.1	82	259	215.9
APARTMENTS	87	292	295	1.0	45	203	207	2.0	242	551	127.7
NEW WESTMINSTER											
DETACHED	21	91	72	-20.9	10	46	38	-17.4	51	114	123.5
ATTACHED	11	30	31	3.3	12	25	24	-4.0	35	70	100.0
APARTMENTS	56	209	193	-7.7	38	173	135	-22.0	182	419	130.2
PORT MOODY/BELCARRA											
DETACHED	16	62	52	-16.1	6	41	30	-26.8	31	98	216.1
ATTACHED	15	47	50	6.4	8	32	38	18.8	32	95	196.9
APARTMENTS	24	72	72	0.0	13	58	57	-1.7	54	154	185.2
PORT COQUITLAM											
DETACHED	26	135	117	-13.3	16	81	74	-8.6	69	206	198.6
ATTACHED	23	43	44	2.3	13	45	22	-51.1	61	92	50.8
APARTMENTS	28	130	94	-27.7	13	77	69	-10.4	91	190	108.8
RICHMOND											
DETACHED	72	390	361	-7.4	36	234	178	-23.9	185	551	197.8
ATTACHED	51	220	208	-5.5	37	184	178	-3.3	169	477	182.2
APARTMENTS	117	464	415	-10.6	64	343	305	-11.1	365	845	131.5
SUNSHINE COAST											
DETACHED	38	141	121	-14.2	26	106	80	-24.5	101	257	154.5
ATTACHED	4	7	9	28.6	0	14	10	-28.6	13	43	230.8
APARTMENTS	2	27	25	-7.4	3	13	20	53.8	14	44	214.3
SQUAMISH											
DETACHED	18	55	50	-9.1	10	46	32	-30.4	43	110	155.8
ATTACHED	16	41	41	0.0	7	28	29	3.6	33	78	136.4
APARTMENTS	25	46	30	-34.8	3	27	35	29.6	26	87	234.6
VANCOUVER EAST											
DETACHED	80	451	481	6.7	49	244	221	-9.4	244	602	146.7
ATTACHED	45	158	136	-13.9	17	100	92	-8.0	102	277	171.6
APARTMENTS	121	384	402	4.7	54	316	241	-23.7	308	740	140.3
VANCOUVER WEST											
DETACHED	64	362	350	-3.3	37	146	139	-4.8	205	372	81.5
ATTACHED	63	206	189	-8.3	29	106	111	4.7	124	280	125.8
APARTMENTS	319	923	999	8.2	129	628	512	-18.5	698	1580	126.4
WHISTLER/PEMBERTON											
DETACHED	11	26	34	30.8	3	23	27	17.4	25	75	200.0
ATTACHED	17	40	28	-30.0	6	33	33	0.0	30	85	183.3
APARTMENTS	18	49	47	-4.1	3	56	38	-32.1	37	138	273.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	58	224	223	-0.4	22	98	80	-18.4	108	256	137.0
ATTACHED	6	20	21	5.0	1	16	5	-68.8	10	31	210.0
APARTMENTS	23	45	39	-13.3	5	31	28	-9.7	21	73	247.6
GRAND TOTALS											
DETACHED	730	3363	3153	-6.2	386	1955	1645	-15.9	1915	4820	151.7
ATTACHED	450	1396	1324	-5.2	218	1045	963	-7.8	1115	2744	146.1
APARTMENTS	1127	3514	3449	-1.8	503	2697	2289	-15.1	2743	6745	145.9

Residential Average Sale Prices - January 1977 to April 2021



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