

# News Release



FOR IMMEDIATE RELEASE:

## November home sales outpace seasonal norms and long-term averages

**Vancouver, B.C. – December 2, 2020** – Housing demand in Metro Vancouver\* continues to outpace historical averages with November sales eclipsing 3,000 for the first time since 2015.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,064 in November 2020, a 22.7 per cent increase from the 2,498 sales recorded in November 2019, and a 16.9 per cent decrease from the 3,687 homes sold in October 2020.

Last month's sales were 24.6 per cent above the 10-year November sales average and was the second highest total in this period.

"Home buyer demand has been at near record levels in our region since the summer," Colette Gerber, REBGV Chair said. "This is putting upward pressure on home prices, particularly in our detached and townhome markets."

There were 4,068 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in November 2020. This represents a 36.2 per cent increase compared to the 2,987 homes listed in November 2019 and a 27 per cent decrease compared to October 2020 when 5,571 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 11,118, a 3.2 per cent increase compared to November 2019 (10,770) and a 10.5 per cent decrease compared to October 2020 (12,416).

"The supply of homes for sale are a critical factor in understanding home price trends," Gerber said. "The total number of homes for sale in Metro Vancouver is lagging behind the pace of demand right now. This trend favours home sellers in today's market."

For all property types, the sales-to-active listings ratio for November 2020 is 27.6 per cent. By property type, the ratio is 27.9 per cent for detached homes, 40.1 per cent for townhomes, and 23.9 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.

Within the region, the Sunshine Coast saw the largest increase in year-over-year demand with 106 home sales in November 2020, an 82.8 per cent increase over November 2019 (58).

“While demand remained elevated across the region, home buyer activity was particularly focused in more remote areas like the Sunshine Coast, Gulf Islands and Squamish,” Gerber said. “The rise of work-from-home arrangements and physical distancing policies is causing some home buyers to opt for less densified areas.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,044,000. This represents a 5.8 per cent increase over November 2019 and a 0.1 per cent decrease compared to October 2020.

Sales of detached homes in November 2020 reached 1,061, a 28.6 per cent increase from the 825 detached sales recorded in November 2019. The benchmark price for a detached home is \$1,538,900. This represents a 9.4 per cent increase from November 2019 and a one per cent increase compared to October 2020.

Sales of apartment homes reached 1,371 in November 2020, a 12.2 per cent increase compared to the 1,222 sales in November 2019. The benchmark price of an apartment home is \$676,500. This represents a 3.4 per cent increase from November 2019 and a one per cent decrease compared to October 2020.

Attached home sales in November 2020 totalled 632, a 40.1 per cent increase compared to the 451 sales in November 2019. The benchmark price of an attached home is \$814,800. This represents a 5.6 per cent increase from November 2019 and a 0.2 per cent increase compared to October 2020.

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\*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 2019, 25,351 homes changed ownership in the Board’s area, generating \$1.8 billion in economic spin-off activity and an estimated 12,910 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$25.3 billion in 2019.

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](http://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	\$985,900	276.2	0.2%	1.0%	2.3%	6.4%	3.1%	46.7%	89.0%
	Greater Vancouver	\$1,044,000	273.9	-0.1%	0.5%	1.5%	5.8%	-0.1%	37.8%	83.1%
	Bowen Island	\$1,149,900	249.3	0.9%	7.7%	20.3%	19.9%	18.7%	81.6%	86.6%
	Burnaby East	\$992,200	275.2	0.1%	1.1%	2.1%	6.7%	1.4%	39.6%	85.9%
	Burnaby North	\$899,200	271.5	0.1%	0.7%	0.4%	4.7%	0.6%	42.4%	86.2%
	Burnaby South	\$969,000	273.7	-0.1%	0.5%	-0.6%	2.9%	-3.3%	37.4%	83.6%
	Coquitlam	\$951,000	282.1	0.0%	1.6%	1.6%	7.6%	3.6%	48.2%	101.1%
	Ladner	\$863,900	243.2	0.3%	1.5%	2.9%	9.0%	-3.1%	21.2%	67.5%
	Maple Ridge	\$809,600	257.8	0.9%	3.0%	3.9%	8.7%	8.9%	69.8%	94.7%
	New Westminister	\$669,600	294.6	-0.3%	0.4%	1.1%	5.1%	5.1%	57.8%	95.9%
	North Vancouver	\$1,116,900	251.0	-0.1%	1.7%	4.6%	9.3%	1.2%	35.1%	80.8%
	Pitt Meadows	\$777,700	282.7	0.2%	2.0%	2.1%	7.3%	8.6%	70.6%	109.7%
	Port Coquitlam	\$789,100	270.1	-0.1%	1.6%	2.6%	6.8%	4.6%	57.1%	93.9%
	Port Moody	\$940,700	260.0	1.2%	2.7%	0.8%	5.3%	2.9%	47.7%	89.0%
	Richmond	\$950,400	283.7	-0.3%	0.6%	1.6%	5.3%	-0.7%	36.7%	77.9%
	Squamish	\$821,600	261.4	1.2%	5.0%	8.8%	5.8%	8.4%	66.1%	106.3%
	Sunshine Coast	\$693,900	243.1	2.4%	7.7%	17.5%	16.9%	17.2%	79.8%	90.5%
	Tsawwassen	\$976,300	253.1	0.9%	1.6%	5.2%	8.9%	-2.7%	20.1%	82.6%
	Vancouver East	\$1,101,500	327.3	0.5%	-0.7%	1.1%	6.1%	-1.1%	35.8%	98.5%
	Vancouver West	\$1,252,800	261.6	-1.7%	-3.0%	-2.4%	2.6%	-8.2%	20.5%	67.5%
West Vancouver	\$2,263,300	249.2	-0.1%	4.2%	5.6%	8.1%	-11.1%	10.3%	76.0%	
Whistler	\$965,900	225.1	1.3%	4.5%	7.7%	5.2%	12.2%	69.8%	83.5%	
Single Family Detached	Lower Mainland	\$1,331,700	284.0	1.2%	3.6%	6.4%	10.3%	2.0%	37.9%	94.9%
	Greater Vancouver	\$1,538,900	284.3	1.0%	3.2%	5.6%	9.4%	-2.8%	25.5%	86.4%
	Bowen Island	\$1,149,900	249.3	0.8%	7.7%	20.3%	19.9%	18.7%	81.6%	86.6%
	Burnaby East	\$1,284,800	287.3	0.2%	2.2%	3.2%	10.8%	1.4%	29.5%	94.1%
	Burnaby North	\$1,523,400	294.6	1.4%	3.1%	3.4%	10.3%	-2.6%	22.5%	91.1%
	Burnaby South	\$1,573,400	301.2	0.6%	1.2%	2.9%	5.9%	-6.7%	23.2%	95.6%
	Coquitlam	\$1,272,900	282.5	0.9%	3.5%	4.7%	10.2%	-0.9%	35.7%	99.2%
	Ladner	\$1,056,200	252.8	1.4%	5.1%	7.4%	15.3%	-0.5%	20.0%	81.1%
	Maple Ridge	\$897,900	255.8	1.5%	4.8%	5.8%	11.8%	10.2%	66.4%	98.4%
	New Westminister	\$1,139,300	284.2	1.1%	3.7%	3.7%	11.3%	-0.1%	30.6%	88.3%
	North Vancouver	\$1,671,500	263.2	0.4%	3.5%	8.3%	11.6%	-0.8%	27.1%	92.0%
	Pitt Meadows	\$990,400	279.1	1.6%	5.0%	7.6%	13.5%	11.9%	64.9%	107.2%
	Port Coquitlam	\$1,039,300	277.1	0.5%	4.6%	7.2%	11.6%	3.9%	43.9%	97.2%
	Port Moody	\$1,544,300	285.2	1.9%	5.2%	6.3%	10.7%	2.9%	41.5%	103.1%
	Richmond	\$1,580,100	306.1	-0.1%	2.2%	3.4%	6.0%	-8.8%	19.9%	76.8%
	Squamish	\$1,048,500	276.3	3.1%	6.0%	10.0%	7.1%	7.8%	68.3%	115.2%
	Sunshine Coast	\$688,200	241.1	2.5%	7.7%	17.4%	17.0%	16.9%	79.4%	89.1%
	Tsawwassen	\$1,173,000	261.4	1.7%	3.0%	7.8%	12.2%	-2.1%	18.2%	94.2%
	Vancouver East	\$1,533,600	337.8	1.7%	2.1%	5.9%	10.4%	-0.6%	24.1%	111.8%
	Vancouver West	\$3,122,100	315.8	0.1%	1.2%	2.7%	6.1%	-12.4%	7.9%	72.0%
West Vancouver	\$2,741,500	258.8	-0.1%	2.6%	4.6%	7.7%	-12.9%	7.5%	81.5%	
Whistler	\$1,769,200	246.1	3.2%	5.0%	6.2%	8.2%	10.3%	61.7%	94.5%	

**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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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	\$705,500	255.9	0.2%	1.1%	2.8%	5.7%	5.1%	56.4%	80.0%
	Greater Vancouver	\$814,800	261.4	0.2%	1.0%	2.8%	5.6%	3.1%	47.9%	78.4%
	Burnaby East	\$697,600	257.7	-1.3%	-1.5%	4.2%	5.9%	6.4%	57.9%	78.0%
	Burnaby North	\$742,900	277.3	-0.5%	1.4%	3.3%	2.0%	4.4%	50.4%	82.3%
	Burnaby South	\$803,600	276.8	-0.3%	0.1%	3.9%	4.4%	5.7%	54.9%	81.6%
	Coquitlam	\$702,000	257.6	0.3%	1.9%	2.1%	9.0%	6.6%	51.6%	90.5%
	Ladner	\$640,400	229.7	0.1%	-2.0%	-2.1%	2.5%	-8.8%	25.0%	43.6%
	Maple Ridge	\$558,500	259.3	0.8%	0.9%	1.8%	5.5%	4.8%	74.1%	90.9%
	New Westminister	\$755,700	277.3	-0.1%	-1.2%	1.4%	5.6%	4.8%	50.6%	79.9%
	North Vancouver	\$1,031,400	250.6	0.5%	1.6%	5.9%	10.1%	4.9%	42.5%	83.6%
	Pitt Meadows	\$621,500	268.9	0.4%	-0.7%	-1.8%	5.4%	6.8%	68.5%	111.2%
	Port Coquitlam	\$654,000	247.6	-1.3%	-0.4%	1.1%	5.8%	3.0%	55.5%	78.5%
	Port Moody	\$650,700	219.9	0.3%	-0.3%	0.3%	5.2%	4.9%	32.1%	58.5%
	Richmond	\$821,500	269.8	0.5%	1.8%	3.5%	7.8%	2.3%	41.5%	72.4%
	Squamish	\$775,500	255.0	2.2%	8.1%	13.5%	9.5%	14.0%	71.9%	111.1%
	Tsawwassen	\$618,300	242.4	0.2%	-1.5%	-2.8%	1.1%	-8.6%	33.3%	48.2%
	Vancouver East	\$901,200	286.6	-0.1%	-0.2%	-0.4%	3.7%	-1.4%	41.2%	79.5%
	Vancouver West	\$1,150,600	269.0	-0.7%	-1.0%	2.3%	1.5%	-3.8%	35.2%	78.9%
Whistler	\$1,011,600	243.9	3.3%	9.7%	11.4%	7.5%	15.8%	78.6%	108.6%	
Apartment	Lower Mainland	\$651,000	278.9	-0.7%	-1.1%	-1.0%	3.6%	4.3%	58.9%	88.1%
	Greater Vancouver	\$676,500	270.5	-1.0%	-1.3%	-1.5%	3.4%	1.6%	50.9%	82.5%
	Burnaby East	\$732,500	281.0	1.0%	1.6%	-1.9%	2.0%	-1.0%	52.1%	82.0%
	Burnaby North	\$611,100	260.9	-0.6%	-0.5%	-2.0%	2.6%	2.8%	64.0%	88.2%
	Burnaby South	\$658,300	264.3	-0.4%	0.3%	-3.0%	1.7%	-2.4%	46.8%	81.6%
	Coquitlam	\$531,400	291.6	-0.6%	0.4%	-0.5%	2.5%	7.7%	68.2%	107.2%
	Ladner	\$508,700	237.5	-2.4%	-2.7%	-1.3%	2.0%	-0.9%	29.8%	59.1%
	Maple Ridge	\$367,200	262.2	-0.5%	1.3%	1.9%	5.7%	9.2%	77.2%	82.7%
	New Westminister	\$528,600	299.5	-0.6%	0.0%	0.7%	4.1%	6.4%	69.9%	99.5%
	North Vancouver	\$585,300	238.7	-0.6%	0.3%	1.4%	7.3%	2.7%	48.3%	69.1%
	Pitt Meadows	\$500,800	295.3	-1.1%	0.9%	0.1%	3.8%	5.1%	78.0%	103.4%
	Port Coquitlam	\$466,900	279.2	0.1%	0.9%	0.7%	4.2%	7.1%	78.4%	102.3%
	Port Moody	\$656,300	273.5	1.3%	3.5%	-0.7%	4.2%	5.4%	71.7%	102.9%
	Richmond	\$651,900	279.1	-0.7%	-0.9%	-0.1%	3.9%	5.9%	61.1%	85.8%
	Squamish	\$494,200	243.6	-2.6%	0.2%	3.0%	-0.6%	6.0%	65.9%	87.0%
	Tsawwassen	\$541,500	233.2	-1.3%	-2.1%	-1.2%	1.8%	-0.9%	31.1%	57.4%
	Vancouver East	\$585,900	329.3	-0.4%	-2.5%	-1.6%	3.2%	-0.9%	54.1%	89.6%
	Vancouver West	\$764,300	248.0	-2.5%	-4.4%	-4.6%	1.8%	-5.8%	30.9%	68.1%
West Vancouver	\$1,092,100	221.9	-0.2%	9.0%	8.6%	6.8%	-0.1%	39.9%	64.0%	
Whistler	\$500,400	196.0	-1.7%	-1.2%	4.3%	0.2%	8.8%	70.0%	53.6%	

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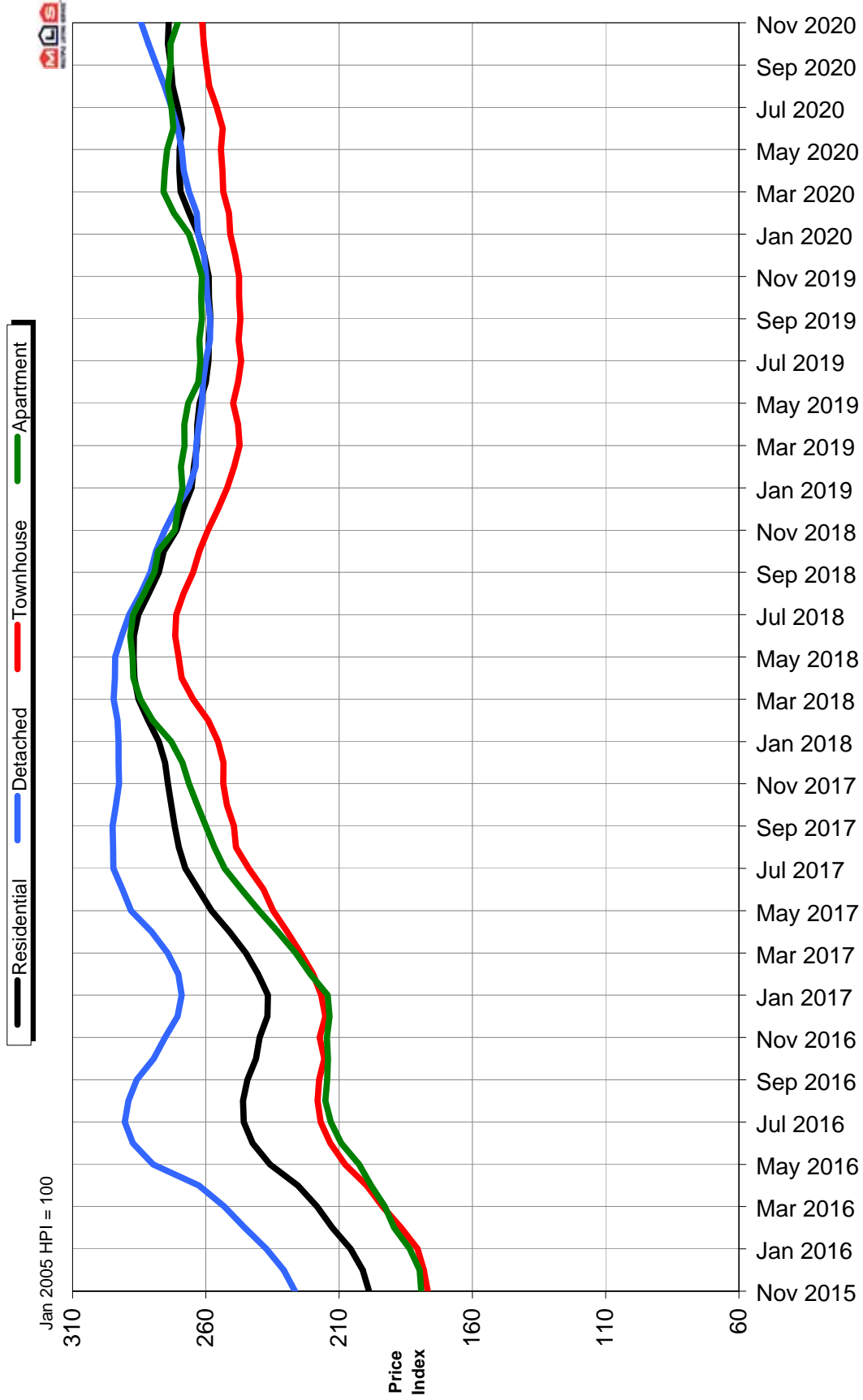
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend



# MLS® SALES Facts



**November  
2020**

	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
<b>November 2020</b>	93 Detached Attached Apartment	92 129 89 108	54 31 17	11 0 0	114 65 40	29 27 81	94 39 128	35 26 40	21 19 26	88 88 157	29 28 25	83 17 6	137 66 161	95 60 315	62 6 20	24 37 54	1,061 632 1,371
	Median Selling Price	\$1,535,000 \$831,200 \$585,500	\$1,190,000 \$665,000 n/a	n/a n/a n/a	\$958,000 \$569,000 \$419,500	\$1,148,000 \$735,000 \$520,000	\$1,792,000 \$1,049,000 \$690,000	\$1,100,000 \$687,000 \$425,500	\$1,406,092 n/a \$582,500	\$1,577,500 \$865,000 \$535,500	\$1,289,000 \$733,000 \$516,000	\$797,450 n/a n/a	\$1,560,000 \$1,139,286 \$580,000	\$2,985,000 \$1,302,500 \$755,000	\$2,860,000 n/a \$1,075,000	\$1,950,000 \$1,165,000 \$504,750	n/a
<b>October 2020</b>	98 Detached Attached Apartment	129 89 129	88 18 25	8 1 0	170 87 57	36 21 111	128 62 142	36 38 46	25 31 36	107 95 178	38 32 21	104 20 14	151 66 174	111 70 365	74 7 22	32 63 36	1,335 782 1,570
	Median Selling Price	\$1,600,000 \$887,500 \$581,750	\$1,210,250 n/a \$543,000	n/a n/a n/a	\$961,000 \$575,000 \$400,000	\$1,216,000 \$739,900 \$519,750	\$1,757,500 \$1,093,500 \$674,000	\$1,050,000 \$706,000 \$468,000	\$1,315,000 \$843,500 \$605,000	\$1,580,000 \$866,000 \$535,000	\$1,059,676 \$719,950 \$493,000	\$722,000 \$439,750 n/a	\$1,590,000 \$1,165,000 \$590,000	\$3,000,000 \$1,332,500 \$760,000	\$2,891,500 n/a \$1,265,000	\$2,200,000 \$1,200,000 \$445,250	n/a
<b>November 2019</b>	78 Detached Attached Apartment	89 40 77	37 22 19	2 0 0	109 43 36	23 12 88	78 38 100	28 20 42	12 14 17	67 68 136	17 17 12	47 9 2	106 56 145	65 34 305	52 2 12	15 30 20	825 451 1,222
	Median Selling Price	\$1,399,500 \$739,400 \$584,500	\$985,000 \$734,400 n/a	n/a n/a n/a	\$859,250 \$515,000 \$372,950	\$1,080,000 n/a \$506,400	\$1,582,900 \$965,000 \$629,000	\$994,500 \$715,400 \$434,500	n/a n/a n/a	\$1,650,000 \$787,500 \$536,000	n/a n/a n/a	\$647,500 n/a n/a	\$1,467,500 \$999,999 \$560,000	\$2,895,000 \$1,238,500 \$775,000	\$2,428,572 n/a n/a	n/a \$1,149,500 \$540,500	n/a
<b>Jan. - Nov. 2020</b>	750 Detached Attached Apartment	563 1,699	548 187 207	68 4 0	1,231 690 428	249 186 850	896 418 1,091	346 288 373	197 209 277	853 815 1,503	232 199 157	710 112 74	1,184 508 1,435	845 537 3,103	502 49 140	194 277 266	9,693 5,574 12,584
	Median Selling Price	\$1,524,500 \$811,750 \$586,000	\$1,134,250 \$708,800 \$510,000	\$590,000 n/a n/a	\$920,000 \$556,250 \$395,000	\$1,200,000 \$729,900 \$515,000	\$1,705,500 \$1,055,000 \$649,000	\$997,000 \$694,000 \$450,000	\$1,367,400 \$800,000 \$600,500	\$1,555,000 \$848,375 \$545,000	\$1,147,000 \$710,000 \$475,000	\$698,500 \$480,000 \$400,000	\$1,550,000 \$1,140,000 \$608,000	\$3,050,000 \$1,300,000 \$755,000	\$2,550,000 \$1,560,000 \$1,045,000	\$1,892,500 \$1,168,000 \$464,950	n/a
<b>Jan. - Nov. 2019</b>	638 Detached Attached Apartment	522 1,596	336 139 168	45 1 0	945 503 366	199 96 842	748 345 922	273 235 355	133 138 239	732 596 1,284	196 163 117	470 65 66	926 426 1,272	693 462 2,997	406 33 110	117 190 228	7,616 4,325 11,394
	Median Selling Price	\$1,410,000 \$759,620 \$578,000	\$998,444 \$688,000 \$500,062	\$566,000 n/a n/a	\$835,000 \$522,000 \$358,750	\$1,088,000 \$710,000 \$495,500	\$1,550,000 \$985,000 \$618,700	\$915,000 \$655,000 \$411,000	\$1,228,000 \$738,500 \$565,000	\$1,474,000 \$786,000 \$530,000	\$983,500 \$686,000 \$442,000	\$622,000 \$445,000 \$432,400	\$1,393,500 \$996,000 \$560,000	\$2,850,000 \$1,280,000 \$749,000	\$2,398,000 \$1,700,000 \$1,030,000	\$1,850,000 \$1,010,000 \$491,250	n/a

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



# MLS® LISTINGS Facts



## November 2020

	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
<b>November 2020</b>	106	120	58	7	127	21	103	29	28	131	20	62	164	141	73	19	1,209
	Detached	Attached	Apartment														
	90	74	27	0	59	23	66	21	14	109	20	16	95	102	12	36	764
	286	173	29	0	49	120	164	69	40	279	33	4	218	557	24	50	2,095
	88%	77%	93%	157%	90%	138%	91%	121%	75%	67%	145%	134%	84%	67%	85%	126%	n/a
	71%	80%	115%	n/a	110%	117%	59%	124%	136%	81%	140%	106%	69%	59%	50%	103%	n/a
	67%	62%	59%	n/a	82%	68%	78%	58%	65%	56%	76%	150%	74%	57%	83%	108%	n/a
<b>October 2020</b>	164	140	75	11	173	50	147	40	36	180	39	75	234	196	142	30	1,732
	Detached	Attached	Apartment														
	98	83	28	0	76	37	67	35	26	132	34	19	119	133	23	38	948
	380	223	32	0	80	181	228	98	60	307	21	18	332	850	39	42	2,891
	60%	92%	117%	73%	98%	72%	87%	90%	69%	59%	97%	139%	65%	57%	52%	107%	n/a
	84%	107%	64%	n/a	114%	57%	93%	109%	119%	72%	94%	105%	55%	53%	30%	166%	n/a
	56%	58%	78%	n/a	71%	61%	62%	47%	60%	58%	100%	78%	52%	43%	56%	86%	n/a
<b>November 2019</b>	85	81	40	11	125	20	81	40	13	139	20	51	118	123	93	26	1,066
	Detached	Attached	Apartment														
	73	47	24	0	51	14	43	30	15	76	24	8	58	62	5	23	553
	181	85	31	0	48	63	97	52	18	168	19	16	159	382	16	33	1,368
	92%	110%	93%	18%	87%	115%	96%	70%	92%	48%	85%	92%	90%	53%	56%	58%	n/a
	63%	85%	92%	n/a	84%	86%	88%	67%	93%	89%	71%	113%	97%	55%	40%	130%	n/a
	117%	91%	61%	n/a	75%	140%	103%	81%	94%	81%	63%	13%	91%	80%	75%	61%	n/a
<b>Jan. - Nov. 2020</b>	1,380	1,425	880	98	1,757	416	1,546	461	374	1,729	391	933	2,058	1,759	1,260	305	16,772
	Detached	Attached	Apartment														
	1,017	850	296	9	882	303	754	394	296	1,300	267	160	1,028	1,175	150	370	9,251
	3,465	1,881	412	7	754	1,564	2,201	684	510	2,898	273	109	2,847	7,411	414	443	25,873
	54%	62%	62%	69%	70%	60%	58%	75%	53%	49%	59%	76%	58%	48%	40%	64%	n/a
	55%	65%	63%	44%	78%	61%	55%	68%	71%	63%	75%	70%	49%	46%	33%	75%	n/a
	49%	52%	50%	0%	57%	54%	50%	55%	54%	52%	58%	68%	50%	42%	34%	60%	n/a
<b>Jan. - Nov. 2019</b>	1,510	1,717	861	93	1,919	431	1,569	529	337	2,211	356	951	1,963	2,017	1,454	257	18,175
	Detached	Attached	Apartment														
	1,168	798	274	5	804	211	724	433	259	1,481	255	158	824	1,226	138	333	9,091
	3,019	1,603	386	1	655	1,497	1,894	684	367	2,832	228	164	2,383	6,584	393	374	23,064
	42%	44%	39%	48%	49%	46%	48%	52%	39%	33%	55%	49%	47%	34%	28%	46%	n/a
	45%	52%	51%	20%	63%	45%	48%	54%	53%	40%	64%	41%	52%	38%	24%	57%	n/a
	53%	52%	44%	0%	56%	56%	49%	52%	65%	45%	51%	40%	53%	46%	28%	61%	n/a

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



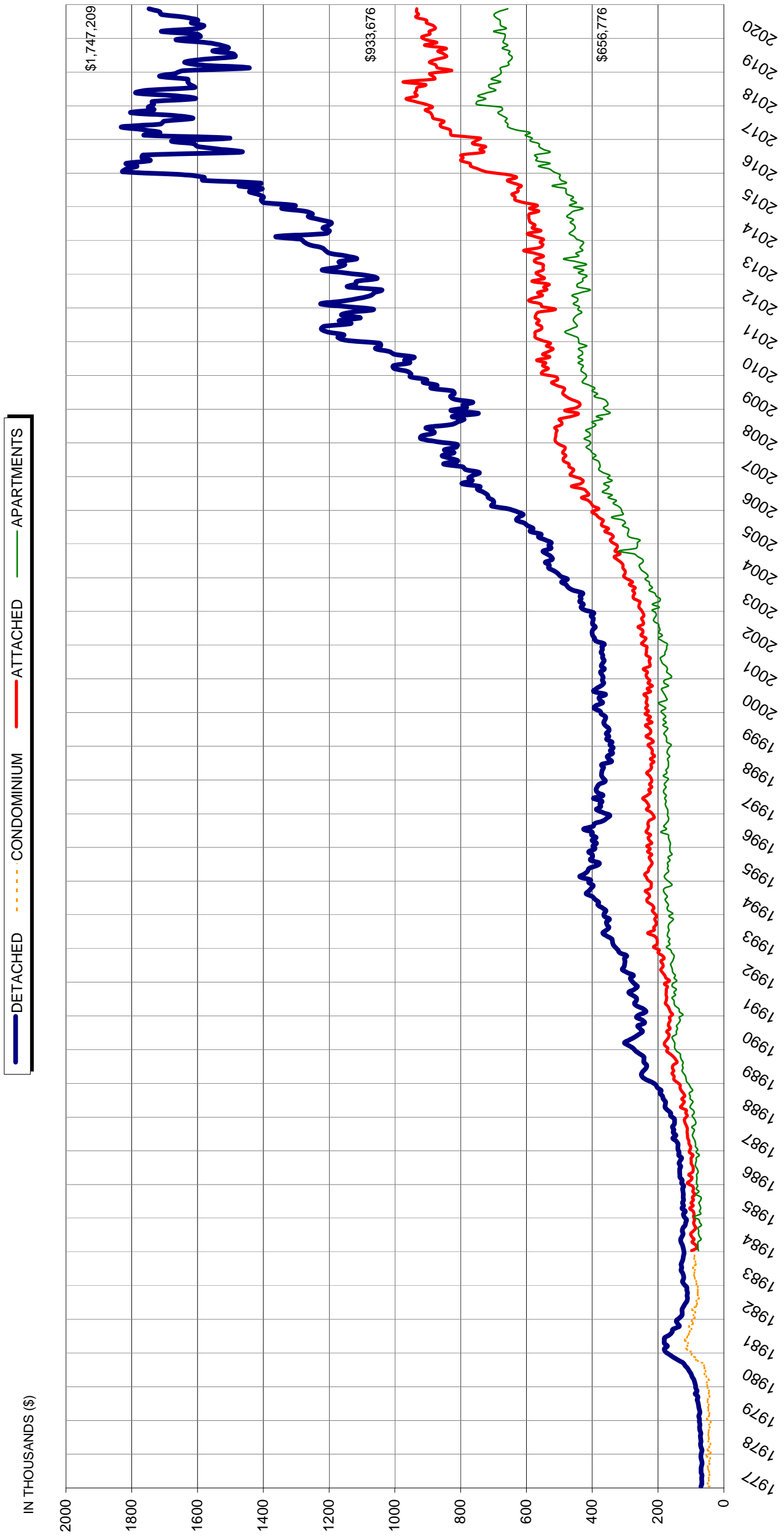


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Nov 2019	2 Oct 2020	3 Nov 2020	Col. 2 & 3 Percentage Variance	5 Nov 2019	6 Oct 2020	7 Nov 2020	Col. 6 & 7 Percentage Variance	9 Sep 2019 - Nov 2019	10 Sep 2020 - Nov 2020	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	85	164	106	-35.4	78	98	93	-5.1	227	292	28.6
ATTACHED	73	98	90	-8.2	46	82	64	-22.0	160	227	41.9
APARTMENTS	181	380	286	-24.7	211	214	193	-9.8	572	628	9.8
<b>COQUITLAM</b>											
DETACHED	81	140	120	-14.3	89	129	92	-28.7	266	348	30.8
ATTACHED	47	83	74	-10.8	40	89	59	-33.7	139	218	56.8
APARTMENTS	85	223	173	-22.4	77	129	108	-16.3	267	346	29.6
<b>DELTA</b>											
DETACHED	40	75	58	-22.7	37	88	54	-38.6	105	218	107.6
ATTACHED	24	28	27	-3.6	22	18	31	72.2	41	74	80.5
APARTMENTS	31	32	29	-9.4	19	25	17	-32.0	52	71	36.5
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	125	173	127	-26.6	109	170	114	-32.9	331	448	35.3
ATTACHED	51	76	59	-22.4	43	87	65	-25.3	144	239	66.0
APARTMENTS	48	80	49	-38.8	36	57	40	-29.8	109	145	33.0
<b>NORTH VANCOUVER</b>											
DETACHED	81	147	103	-29.9	78	128	94	-26.6	226	355	57.1
ATTACHED	43	67	66	-1.5	38	62	39	-37.1	108	149	38.0
APARTMENTS	97	228	164	-28.1	100	142	128	-9.9	308	410	33.1
<b>NEW WESTMINSTER</b>											
DETACHED	20	50	21	-58.0	23	36	29	-19.4	68	94	38.2
ATTACHED	14	37	23	-37.8	12	21	27	28.6	36	84	133.3
APARTMENTS	63	181	120	-33.7	88	111	81	-27.0	265	298	12.5
<b>PORT MOODY/BELCARRA</b>											
DETACHED	13	36	28	-22.2	12	25	21	-16.0	38	68	78.9
ATTACHED	15	26	14	-46.2	14	31	19	-38.7	51	82	60.8
APARTMENTS	18	60	40	-33.3	17	36	26	-27.8	66	96	45.5
<b>PORT COQUITLAM</b>											
DETACHED	40	40	29	-27.5	28	36	35	-2.8	76	117	53.9
ATTACHED	30	35	21	-40.0	20	38	26	-31.6	73	93	27.4
APARTMENTS	52	98	69	-29.6	42	46	40	-13.0	124	124	0.0
<b>RICHMOND</b>											
DETACHED	139	180	131	-27.2	67	107	88	-17.8	247	307	24.3
ATTACHED	76	132	109	-17.4	68	95	88	-7.4	230	279	21.3
APARTMENTS	168	307	279	-9.1	136	178	157	-11.8	421	537	27.6
<b>SUNSHINE COAST</b>											
DETACHED	51	75	62	-17.3	47	104	83	-20.2	145	279	92.4
ATTACHED	8	19	16	-15.8	9	20	17	-15.0	19	57	200.0
APARTMENTS	16	18	4	-77.8	2	14	6	-57.1	12	33	175.0
<b>SQUAMISH</b>											
DETACHED	20	39	20	-48.7	17	38	29	-23.7	63	94	49.2
ATTACHED	24	34	20	-41.2	17	32	28	-12.5	54	89	64.8
APARTMENTS	19	21	33	57.1	12	21	25	19.0	42	62	47.6
<b>VANCOUVER EAST</b>											
DETACHED	118	234	164	-29.9	106	151	137	-9.3	323	459	42.1
ATTACHED	58	119	95	-20.2	56	66	66	0.0	138	206	49.3
APARTMENTS	159	332	218	-34.3	145	174	161	-7.5	454	532	17.2
<b>VANCOUVER WEST</b>											
DETACHED	123	196	141	-28.1	65	111	95	-14.4	204	310	52.0
ATTACHED	62	133	102	-23.3	34	70	60	-14.3	136	185	36.0
APARTMENTS	382	850	557	-34.5	305	365	315	-13.7	971	1057	8.9
<b>WHISTLER/PEMBERTON</b>											
DETACHED	26	30	19	-36.7	15	32	24	-25.0	43	94	118.6
ATTACHED	23	38	36	-5.3	30	63	37	-41.3	69	137	98.6
APARTMENTS	33	42	50	19.0	20	36	54	50.0	73	134	83.6
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	93	142	73	-48.6	52	74	62	-16.2	133	200	50.4
ATTACHED	5	23	12	-47.8	2	7	6	-14.3	11	24	118.2
APARTMENTS	16	39	24	-38.5	12	22	20	-9.1	36	64	77.8
<b>GRAND TOTALS</b>											
DETACHED	<b>1055</b>	<b>1721</b>	<b>1202</b>	<b>-30.2</b>	<b>823</b>	<b>1327</b>	<b>1050</b>	<b>-20.9</b>	<b>2495</b>	<b>3683</b>	<b>47.6</b>
ATTACHED	<b>553</b>	<b>948</b>	<b>764</b>	<b>-19.4</b>	<b>451</b>	<b>781</b>	<b>632</b>	<b>-19.1</b>	<b>1409</b>	<b>2143</b>	<b>52.1</b>
APARTMENTS	<b>1368</b>	<b>2891</b>	<b>2095</b>	<b>-27.5</b>	<b>1222</b>	<b>1570</b>	<b>1371</b>	<b>-12.7</b>	<b>3772</b>	<b>4537</b>	<b>20.3</b>



## Residential Average Sale Prices - January 1977 to November 2020



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