

# News Release



FOR IMMEDIATE RELEASE:

## Metro Vancouver home buyers compete for fewer home listings in October

**VANCOUVER, BC – November 2, 2021** – Home sale activity in Metro Vancouver\* remained above historical averages in October while the overall supply of homes for sale dipped to levels not seen in three years.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,494 in October 2021, a 5.2 per cent decrease from the 3,687 sales recorded in October 2020, and an 11 per cent increase from the 3,149 homes sold in September 2021.

Last month's sales were 22.4 per cent above the 10-year October sales average.

"Home sale activity continues to outpace what's typical for this time of year and the pool of homes available for sale is in decline. This dynamic between supply and demand is causing home prices to continue to edge up across the region," Keith Stewart, REBGV economist said.

There were 4,049 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2021. This represents a 27.3 per cent decrease compared to the 5,571 homes listed in October 2020 and a 21.7 per cent decrease compared to September 2021 when 5,171 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 8,034, a 35.3 per cent decrease compared to October 2020 (12,416) and a 13 per cent decrease compared to September 2021 (9,236).

"Rising fixed mortgage rates should eventually help ease demand, but for now sales remain strong and buyers with rate holds will remain motivated to find a property for the rest of the year," Stewart said.

For all property types, the sales-to-active listings ratio for October 2021 is 43.5 per cent. By property type, the ratio is 33.6 per cent for detached homes, 64.4 per cent for townhomes, and 46.7 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.

The MLS® Home Price Index composite benchmark price for all residential homes in Metro Vancouver is \$1,199,400. This represents a 14.7 per cent increase over October 2020 and a 1.1 per cent increase compared to September 2021.

Sales of detached homes in October 2021 reached 1,090, an 18.4 per cent decrease from the 1,335 detached sales recorded in October 2020. The benchmark price for a detached home is \$1,850,500. This represents a 20.5 per cent increase from October 2020 and a 1.2 per cent increase compared to September 2021.

Sales of apartment homes reached 1,801 in October 2021, a 14.7 per cent increase compared to the 1,570 sales in October 2020. The benchmark price of an apartment home is \$746,400. This represents a 9.5 per cent increase from October 2020 and a 1.1 per cent increase compared to September 2021.

Attached home sales in October 2021 totalled 603, a 22.9 per cent decrease compared to the 782 sales in October 2020. The benchmark price of an attached home is \$975,000. This represents an 18.5 per cent increase from October 2020 and a 1.2 per cent increase compared to September 2021.

-30-

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

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](http://www.rebgv.org).

For more information please contact:

**Craig Munn**  
Director, Communication  
Real Estate Board of Greater Vancouver  
604.730.3146  
cmunn@rebgv.org



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	\$1,183,600	329.7	1.5%	3.2%	5.6%	19.2%	19.8%	41.1%	111.8%
	Greater Vancouver	\$1,199,400	315.7	1.1%	2.0%	3.8%	14.7%	14.1%	30.4%	95.6%
	Bowen Island	\$1,449,700	314.3	1.7%	3.0%	6.6%	27.2%	49.7%	82.8%	142.9%
	Burnaby East	\$1,099,600	313.5	1.3%	2.3%	4.2%	10.8%	9.5%	27.0%	96.2%
	Burnaby North	\$1,122,900	302.5	0.8%	1.4%	3.8%	11.7%	9.3%	27.0%	91.5%
	Burnaby South	\$1,057,200	300.1	0.3%	1.3%	2.6%	9.2%	4.4%	23.3%	80.6%
	Coquitlam	\$1,122,700	333.7	1.6%	2.6%	4.8%	17.6%	18.8%	43.2%	124.7%
	Ladner	\$1,074,900	304.6	2.6%	5.1%	6.2%	23.3%	24.4%	29.9%	93.4%
	Maple Ridge	\$1,040,100	331.2	2.0%	4.3%	7.4%	29.3%	32.3%	67.0%	150.2%
	New Westminister	\$734,200	325.7	0.6%	1.8%	4.7%	10.8%	6.5%	43.9%	104.6%
	North Vancouver	\$1,245,600	286.2	0.5%	1.6%	3.3%	12.6%	16.4%	24.9%	97.0%
	Pitt Meadows	\$943,100	344.6	1.9%	3.6%	6.3%	22.9%	22.6%	61.9%	145.8%
	Port Coquitlam	\$949,700	325.1	1.7%	2.6%	4.0%	20.2%	23.9%	51.8%	126.2%
	Port Moody	\$1,070,000	300.9	0.4%	1.6%	3.0%	16.2%	13.3%	41.2%	122.6%
	Richmond	\$1,105,100	330.0	0.7%	2.4%	4.0%	14.7%	11.9%	26.7%	88.7%
	Squamish	\$1,081,600	335.3	5.5%	6.5%	9.4%	26.8%	34.7%	66.7%	170.2%
	Sunshine Coast	\$852,600	314.4	2.5%	5.9%	8.2%	31.1%	42.8%	77.6%	145.4%
	Tsawwassen	\$1,196,600	303.1	3.1%	4.4%	7.4%	20.7%	20.5%	24.7%	95.5%
	Vancouver East	\$1,216,600	361.5	0.6%	1.4%	1.8%	11.0%	11.2%	25.1%	100.4%
	Vancouver West	\$1,365,300	285.1	0.4%	-0.5%	0.5%	7.1%	3.1%	10.7%	65.5%
West Vancouver	\$2,576,600	283.7	0.8%	1.7%	3.9%	13.7%	12.0%	-0.9%	69.6%	
Whistler	\$1,377,500	308.0	5.3%	6.5%	10.1%	29.6%	40.3%	83.0%	168.5%	
Single Family Detached	Lower Mainland	\$1,669,400	355.7	1.8%	4.2%	6.2%	26.4%	30.7%	36.8%	120.1%
	Greater Vancouver	\$1,850,500	341.0	1.2%	2.7%	4.5%	20.5%	22.0%	21.6%	95.4%
	Bowen Island	\$1,449,700	314.3	1.7%	3.0%	6.6%	27.1%	49.7%	82.8%	142.9%
	Burnaby East	\$1,501,700	335.8	0.8%	4.9%	4.6%	17.2%	20.1%	27.1%	109.7%
	Burnaby North	\$1,743,700	337.2	-0.2%	-0.2%	2.0%	16.1%	17.2%	12.6%	93.2%
	Burnaby South	\$1,816,300	347.7	0.2%	2.4%	5.1%	16.1%	11.5%	9.6%	87.7%
	Coquitlam	\$1,538,700	341.5	1.5%	2.2%	4.1%	21.9%	22.9%	28.6%	123.3%
	Ladner	\$1,341,200	321.0	2.0%	6.2%	5.6%	28.7%	40.2%	32.3%	108.3%
	Maple Ridge	\$1,176,600	335.2	2.3%	4.1%	7.1%	33.1%	37.9%	64.6%	156.7%
	New Westminister	\$1,364,600	340.4	1.3%	4.9%	6.0%	21.1%	21.7%	32.2%	106.3%
	North Vancouver	\$1,939,500	305.4	1.4%	2.3%	3.1%	16.5%	23.4%	16.9%	106.5%
	Pitt Meadows	\$1,268,000	357.3	4.6%	6.2%	8.7%	30.1%	39.6%	60.0%	152.9%
	Port Coquitlam	\$1,289,000	343.7	1.9%	3.9%	3.2%	24.6%	32.1%	46.4%	136.4%
	Port Moody	\$1,878,400	346.9	1.0%	0.8%	3.6%	23.9%	26.1%	36.4%	134.4%
	Richmond	\$1,950,600	374.0	0.0%	2.1%	3.3%	17.2%	15.0%	10.4%	80.1%
	Squamish	\$1,436,100	352.0	5.1%	5.6%	6.4%	26.8%	43.7%	69.3%	174.8%
	Sunshine Coast	\$882,900	309.3	1.7%	5.9%	7.4%	31.4%	47.7%	82.5%	138.7%
	Tsawwassen	\$1,460,700	318.9	3.6%	6.2%	8.7%	26.3%	29.5%	28.0%	106.8%
	Vancouver East	\$1,717,400	378.3	0.6%	1.5%	2.1%	13.9%	16.9%	19.4%	106.4%
	Vancouver West	\$3,450,400	349.0	-1.3%	-0.5%	2.6%	10.7%	4.7%	-2.3%	51.4%
West Vancouver	\$3,201,200	302.2	1.9%	2.5%	5.9%	16.7%	16.1%	-2.2%	76.7%	
Whistler	\$2,626,200	331.5	6.2%	6.6%	8.7%	32.0%	54.9%	80.2%	166.1%	

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- 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	\$873,200	314.7	1.5%	3.7%	8.2%	22.0%	22.0%	52.0%	112.6%
	Greater Vancouver	\$975,000	312.8	1.2%	2.7%	6.0%	18.5%	17.3%	43.1%	102.2%
	Burnaby East	\$693,200	311.0	1.0%	-1.0%	1.7%	2.6%	2.2%	36.6%	94.9%
	Burnaby North	\$841,500	314.1	1.0%	1.3%	5.5%	12.7%	10.6%	40.6%	93.8%
	Burnaby South	\$763,700	319.4	1.7%	1.0%	3.5%	8.8%	7.7%	34.4%	91.0%
	Coquitlam	\$878,100	322.1	1.7%	3.6%	6.8%	20.9%	23.7%	55.4%	121.8%
	Ladner	\$799,000	295.7	3.2%	5.9%	6.3%	20.3%	8.2%	33.0%	77.9%
	Maple Ridge	\$712,300	330.7	1.3%	3.5%	7.2%	28.6%	28.8%	70.0%	147.2%
	New Westminister	\$864,300	330.1	1.9%	3.6%	7.3%	16.7%	13.8%	48.9%	105.4%
	North Vancouver	\$1,175,300	290.6	1.9%	4.4%	8.0%	16.7%	21.2%	38.5%	98.2%
	Pitt Meadows	\$751,300	325.1	-1.0%	-0.2%	4.7%	21.4%	13.5%	58.4%	137.1%
	Port Coquitlam	\$812,800	307.7	-0.2%	2.2%	4.9%	22.7%	25.7%	47.0%	115.6%
	Port Moody	\$761,900	259.1	-0.3%	0.1%	3.0%	14.8%	9.2%	42.9%	86.8%
	Richmond	\$961,200	315.9	1.1%	3.1%	7.0%	16.6%	12.4%	35.1%	87.7%
	Squamish	\$903,400	305.0	2.6%	1.6%	6.0%	25.6%	22.5%	57.8%	153.1%
	Sunshine Coast	\$617,700	295.9	2.2%	1.0%	5.8%	30.2%	27.1%	53.9%	144.3%
	Tsawwassen	\$879,500	289.5	2.7%	5.0%	4.6%	14.3%	-3.9%	20.8%	71.6%
	Vancouver East	\$1,053,700	335.1	0.6%	5.9%	5.1%	16.8%	20.2%	36.6%	101.4%
Vancouver West	\$1,300,300	304.0	0.6%	0.7%	4.6%	12.3%	12.0%	22.7%	88.6%	
Whistler	\$1,308,100	320.3	1.7%	1.1%	6.1%	27.5%	28.7%	78.3%	180.2%	
Apartment	Lower Mainland	\$744,200	314.3	1.3%	2.1%	3.9%	11.9%	9.9%	48.3%	107.0%
	Greater Vancouver	\$746,400	299.7	1.0%	1.3%	2.5%	9.5%	7.7%	39.2%	96.9%
	Burnaby East	\$740,100	294.6	1.5%	1.6%	5.0%	9.4%	5.4%	32.0%	83.4%
	Burnaby North	\$733,200	287.2	1.1%	2.3%	4.4%	9.8%	6.1%	40.5%	95.8%
	Burnaby South	\$683,600	280.1	0.1%	0.9%	1.4%	6.3%	0.8%	32.7%	77.8%
	Coquitlam	\$603,200	331.0	1.6%	2.4%	4.6%	12.9%	14.0%	63.1%	131.1%
	Ladner	\$591,600	277.1	3.0%	1.4%	7.3%	14.1%	9.5%	26.1%	73.4%
	Maple Ridge	\$451,100	322.6	2.3%	5.9%	8.1%	21.2%	22.1%	77.3%	132.4%
	New Westminister	\$568,000	321.8	0.2%	0.8%	4.0%	7.8%	2.6%	48.8%	105.1%
	North Vancouver	\$654,300	266.2	-0.9%	-0.1%	1.6%	7.6%	8.9%	34.6%	87.7%
	Pitt Meadows	\$565,500	347.2	1.7%	4.0%	5.1%	18.1%	16.0%	68.5%	144.3%
	Port Coquitlam	\$537,800	321.6	2.6%	1.7%	3.8%	15.3%	17.4%	64.2%	125.8%
	Port Moody	\$732,800	305.4	0.4%	2.9%	3.5%	13.1%	10.8%	53.0%	145.1%
	Richmond	\$731,100	313.0	0.9%	2.3%	3.1%	11.8%	10.0%	51.4%	107.7%
	Squamish	\$633,700	343.7	7.9%	12.2%	16.5%	27.0%	34.2%	72.5%	191.0%
	Sunshine Coast	\$574,300	347.6	7.7%	10.1%	14.0%	27.6%	28.0%	61.3%	184.9%
	Tsawwassen	\$648,800	279.8	2.2%	0.9%	5.9%	12.4%	6.8%	23.4%	78.4%
	Vancouver East	\$633,400	356.0	0.6%	0.2%	0.6%	7.7%	5.3%	32.9%	96.7%
Vancouver West	\$823,200	267.1	0.8%	-0.7%	-0.8%	5.0%	1.7%	19.8%	75.7%	
West Vancouver	\$1,124,100	228.4	-3.3%	-1.6%	-3.1%	2.7%	-2.7%	19.3%	53.8%	
Whistler	\$662,200	284.6	8.3%	11.8%	15.8%	31.7%	41.9%	89.1%	166.2%	

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

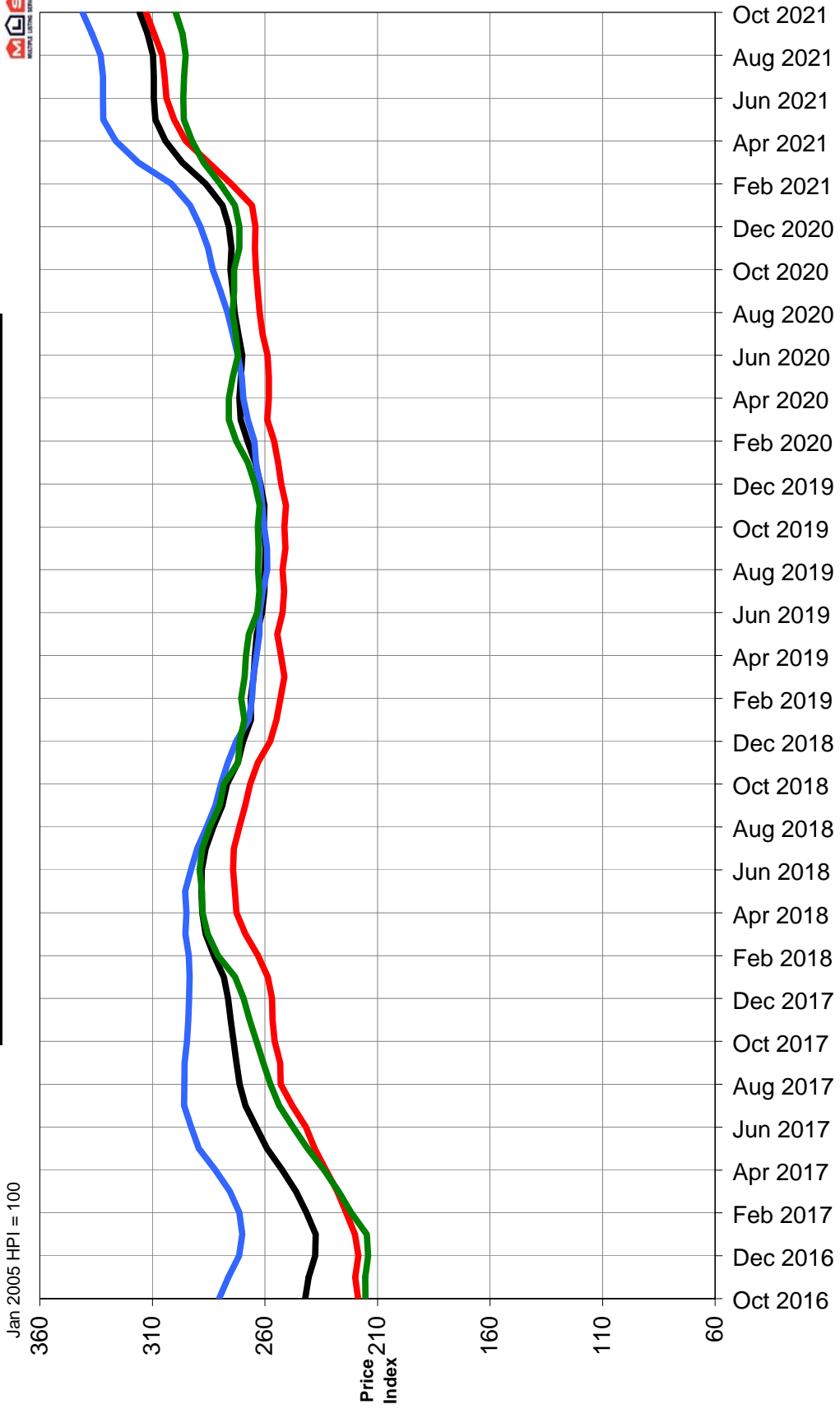
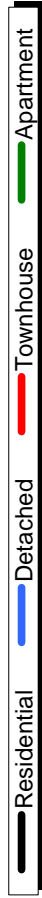
In January 2005, the indexes are set to 100.

Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

### Greater Vancouver 5 Year Trend



# MLS® SALES Facts



## October 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/Howe Sound	Whistler/Pemberton	TOTALS
<b>October 2021</b>	97	100	51	12	122	29	94	37	21	116	24	63	137	108	60	19	1,090
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	73	39	27	0	38	17	30	31	19	117	20	10	76	68	9	29	603
	291	163	24	1	58	118	136	50	32	243	25	10	178	417	19	36	1,801
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	75	74	49	6	109	14	80	38	24	106	20	70	138	82	41	24	950
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	85	37	23	1	51	11	35	21	14	96	20	6	75	66	10	27	578
	248	133	22	2	60	104	115	37	31	230	11	9	153	416	20	30	1,621
<b>September 2021</b>	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	1,650,000	\$1,570,000	\$1,390,000	n/a	\$1,222,500	n/a	\$2,147,500	\$1,240,000	\$1,698,660	\$1,760,000	\$1,352,500	\$922,500	\$1,742,500	\$3,140,000	\$2,953,000	\$3,084,603	n/a
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$978,000	\$988,800	\$897,000	n/a	\$720,000	n/a	\$1,329,900	\$840,000	n/a	\$1,031,500	\$925,500	n/a	\$1,247,000	\$1,435,000	n/a	\$1,420,000	n/a
	\$660,000	\$599,000	\$565,000	n/a	\$466,000	\$565,000	\$745,000	\$502,000	\$653,000	\$625,000	n/a	n/a	\$640,000	\$791,500	\$1,167,500	\$626,000	n/a
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	98	129	88	8	170	36	128	36	25	107	38	104	151	111	74	32	1,335
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	82	89	18	1	87	21	62	38	31	95	32	20	66	70	7	63	782
	214	129	25	0	57	111	142	46	36	178	21	14	174	365	22	36	1,570
<b>October 2020</b>	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$1,600,000	\$1,358,800	\$1,210,250	n/a	\$961,000	\$1,216,000	\$1,757,500	\$1,050,000	\$1,315,000	\$1,580,000	\$1,059,876	\$722,000	\$1,590,000	\$3,000,000	\$2,891,500	\$2,200,000	n/a
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$887,500	\$850,000	n/a	n/a	\$575,000	\$739,900	\$1,093,500	\$706,000	\$843,500	\$866,000	\$719,950	\$439,750	\$1,165,000	\$1,332,500	n/a	\$1,200,000	n/a
	\$581,750	\$518,000	\$543,000	n/a	\$400,000	\$519,750	\$674,000	\$468,000	\$605,000	\$535,000	\$493,000	n/a	\$590,000	\$760,000	\$1,285,000	\$445,250	n/a
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	1,027	1,143	658	88	1,540	302	1,057	493	246	1,343	256	722	1,577	1,031	603	221	12,307
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	941	563	243	6	707	192	569	279	250	1,195	218	107	706	768	83	267	7,094
	2,866	1,442	334	6	632	1,158	1,436	520	379	2,366	213	118	1,926	4,499	203	384	18,482
<b>Jan. - Oct. 2021</b>	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$1,765,500	\$1,544,000	\$1,350,000	\$845,000	\$1,175,000	\$1,351,000	\$1,950,500	\$1,259,950	\$1,700,000	\$1,770,000	\$1,413,500	\$878,500	\$1,760,000	\$3,314,000	\$3,000,000	\$2,362,000	n/a
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$910,000	\$960,000	\$831,000	n/a	\$679,900	\$837,250	\$1,235,500	\$820,000	\$914,000	\$943,800	\$887,750	\$525,000	\$1,216,500	\$1,450,000	\$1,925,000	\$1,162,000	n/a
	\$639,900	\$567,000	\$570,000	n/a	\$450,000	\$550,000	\$699,000	\$500,000	\$651,000	\$603,250	\$580,000	\$487,500	\$630,000	\$780,000	\$1,050,000	\$595,250	n/a
<b>Year-to-date</b>	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	657	796	494	57	1,117	220	802	311	176	765	203	627	1,047	750	440	170	8,632
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	499	493	156	4	625	159	379	242	190	727	171	95	442	477	43	240	4,942
	1,506	873	190	0	388	769	963	333	251	1,346	132	68	1,274	2,788	120	212	11,213
<b>Jan. - Oct. 2020</b>	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$1,515,000	\$1,285,194	\$1,124,000	\$570,000	\$913,420	\$1,200,000	\$1,692,500	\$985,000	\$1,362,250	\$1,550,000	\$1,101,500	\$689,000	\$1,550,000	\$3,050,000	\$2,525,000	\$1,892,500	n/a
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$810,500	\$834,950	\$718,000	n/a	\$555,000	\$729,900	\$1,055,000	\$695,000	\$798,000	\$848,000	\$704,900	\$472,500	\$1,140,000	\$1,300,000	\$1,535,000	\$1,175,000	n/a
	\$586,500	\$516,400	\$511,250	n/a	\$394,900	\$514,000	\$645,000	\$455,000	\$605,000	\$548,000	\$468,500	\$400,000	\$610,000	\$755,000	\$1,032,500	\$459,450	n/a

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



# MLS® LISTINGS Facts



**October  
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/Howe Sound	Whistler/Pemberton	TOTALS
<b>October 2021</b>	104	82	59	8	119	18	94	42	18	141	28	58	158	158	126	13	1,226
	Detached	Attached	Attached	0	40	28	54	23	12	117	18	10	87	124	14	15	665
	Apartment	165	22	0	41	124	142	66	38	278	28	6	233	689	22	34	2,158
	93%	122%	86%	150%	103%	161%	100%	88%	117%	82%	86%	109%	87%	68%	48%	146%	n/a
	104%	134%	113%	n/a	95%	61%	56%	135%	158%	100%	111%	100%	87%	55%	64%	193%	n/a
	108%	99%	108%	n/a	141%	95%	96%	76%	84%	87%	89%	167%	76%	61%	86%	106%	n/a
<b>September 2021</b>	130	127	59	17	143	40	144	34	30	184	31	66	185	220	162	25	1,597
	Detached	Attached	Attached	0	42	24	46	40	19	107	23	12	141	116	11	29	785
	Apartment	176	28	0	82	171	224	69	43	328	25	11	296	892	32	28	2,789
	58%	58%	83%	35%	76%	35%	56%	112%	80%	58%	65%	106%	75%	37%	25%	96%	n/a
	89%	74%	77%	n/a	121%	46%	76%	53%	74%	90%	87%	50%	53%	57%	91%	93%	n/a
	65%	76%	79%	n/a	73%	61%	51%	54%	72%	70%	44%	82%	52%	47%	63%	107%	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	Attached	0	76	37	67	35	26	132	34	19	119	133	23	38	948
	Apartment	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>Jan. - Oct. 2021</b>	1,743	1,634	885	105	1,960	447	1,582	689	355	2,229	368	922	2,560	2,356	1,551	248	19,644
	Detached	Attached	Attached	6	776	285	765	342	310	1,461	261	119	1,113	1,337	156	293	9,465
	Apartment	1,878	368	5	756	1,633	2,064	751	481	3,386	237	150	2,934	7,932	327	414	27,247
	59%	70%	74%	84%	79%	68%	67%	71%	69%	60%	70%	78%	62%	44%	39%	89%	n/a
	76%	80%	77%	100%	91%	72%	74%	82%	81%	82%	84%	90%	63%	57%	53%	91%	n/a
	73%	77%	91%	120%	84%	71%	70%	69%	79%	70%	90%	79%	66%	57%	62%	93%	n/a
<b>Jan. - Oct. 2020</b>	1,274	1,305	822	91	1,630	395	1,443	432	346	1,598	371	871	1,894	1,618	1,187	286	15,563
	Detached	Attached	Attached	9	823	280	688	373	282	1,191	247	144	933	1,073	138	334	8,487
	Apartment	1,708	383	7	705	1,444	2,037	615	470	2,619	240	105	2,629	6,854	390	393	23,778
	52%	61%	60%	63%	69%	56%	56%	72%	51%	48%	55%	72%	55%	46%	37%	59%	n/a
	54%	64%	58%	44%	76%	57%	55%	65%	67%	61%	69%	66%	47%	44%	31%	72%	n/a
	47%	51%	50%	0%	55%	53%	47%	54%	53%	51%	55%	65%	48%	41%	31%	54%	n/a

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

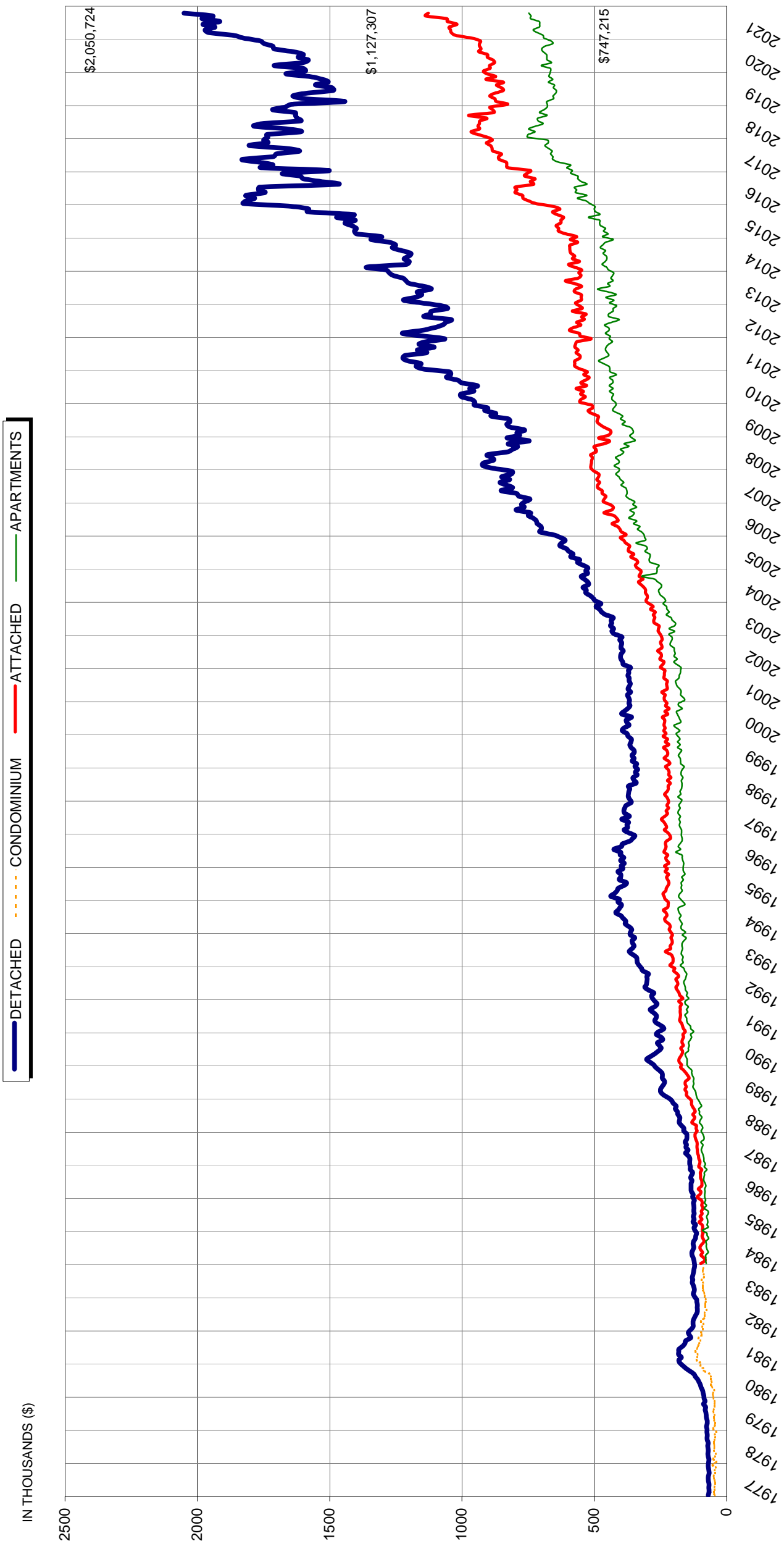


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Oct 2020	2 Sep 2021	3 Oct 2021	Col. 2 & 3 Percentage Variance	5 Oct 2020	6 Sep 2021	7 Oct 2021	Col. 6 & 7 Percentage Variance	9 Aug 2020 - Oct 2020	10 Aug 2021 - Oct 2021	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	164	130	104	-20.0	98	75	97	29.3	297	244	-17.8
ATTACHED	98	95	70	-26.3	82	85	73	-14.1	227	240	5.7
APARTMENTS	380	384	270	-29.7	214	248	291	17.3	632	792	25.3
<b>COQUITLAM</b>											
DETACHED	140	127	82	-35.4	129	74	100	35.1	341	273	-19.9
ATTACHED	83	50	29	-42.0	89	37	39	5.4	211	124	-41.2
APARTMENTS	223	176	165	-6.3	129	133	163	22.6	344	436	26.7
<b>DELTA</b>											
DETACHED	75	59	59	0.0	88	49	51	4.1	217	163	-24.9
ATTACHED	28	30	24	-20.0	18	23	27	17.4	60	70	16.7
APARTMENTS	32	28	22	-21.4	25	22	24	9.1	77	73	-5.2
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	173	143	119	-16.8	170	109	122	11.9	476	348	-26.9
ATTACHED	76	42	40	-4.8	87	51	38	-25.5	244	140	-42.6
APARTMENTS	80	82	41	-50.0	57	60	58	-3.3	146	157	7.5
<b>NORTH VANCOUVER</b>											
DETACHED	147	144	94	-34.7	128	80	94	17.5	364	246	-32.4
ATTACHED	67	46	54	17.4	62	35	30	-14.3	164	107	-34.8
APARTMENTS	228	224	142	-36.6	142	115	136	18.3	374	350	-6.4
<b>NEW WESTMINSTER</b>											
DETACHED	50	40	18	-55.0	36	14	29	107.1	99	64	-35.4
ATTACHED	37	24	28	16.7	21	11	17	54.5	85	51	-40.0
APARTMENTS	181	171	124	-27.5	111	104	118	13.5	316	325	2.8
<b>PORT MOODY/BELCARRA</b>											
DETACHED	36	30	18	-40.0	25	24	21	-12.5	70	63	-10.0
ATTACHED	26	19	12	-36.8	31	14	19	35.7	92	41	-55.4
APARTMENTS	60	43	38	-11.6	36	31	32	3.2	103	94	-8.7
<b>PORT COQUITLAM</b>											
DETACHED	40	34	42	23.5	36	38	37	-2.6	121	111	-8.3
ATTACHED	35	40	23	-42.5	38	21	31	47.6	91	75	-17.6
APARTMENTS	98	69	66	-4.3	46	37	50	35.1	123	127	3.3
<b>RICHMOND</b>											
DETACHED	180	184	141	-23.4	107	106	116	9.4	318	339	6.6
ATTACHED	132	107	117	9.3	95	96	117	21.9	286	319	11.5
APARTMENTS	307	328	278	-15.2	178	230	243	5.7	520	694	33.5
<b>SUNSHINE COAST</b>											
DETACHED	75	66	58	-12.1	104	70	63	-10.0	301	200	-33.6
ATTACHED	19	12	10	-16.7	20	6	10	66.7	58	27	-53.4
APARTMENTS	18	11	6	-45.5	14	9	10	11.1	38	33	-13.2
<b>SQUAMISH</b>											
DETACHED	39	31	28	-9.7	38	20	24	20.0	94	63	-33.0
ATTACHED	34	23	18	-21.7	32	20	20	0.0	83	57	-31.3
APARTMENTS	21	25	28	12.0	21	11	25	127.3	54	46	-14.8
<b>VANCOUVER EAST</b>											
DETACHED	234	185	158	-14.6	151	138	137	-0.7	440	377	-14.3
ATTACHED	119	141	87	-38.3	66	75	76	1.3	196	191	-2.6
APARTMENTS	332	296	233	-21.3	174	153	178	16.3	526	486	-7.6
<b>VANCOUVER WEST</b>											
DETACHED	196	220	158	-28.2	111	82	108	31.7	306	265	-13.4
ATTACHED	133	116	124	6.9	70	66	68	3.0	181	213	17.7
APARTMENTS	850	892	689	-22.8	365	416	417	0.2	1084	1276	17.7
<b>WHISTLER/PEMBERTON</b>											
DETACHED	30	25	13	-48.0	32	24	19	-20.8	90	63	-30.0
ATTACHED	38	29	15	-48.3	63	27	29	7.4	131	76	-42.0
APARTMENTS	42	28	34	21.4	36	30	36	20.0	106	102	-3.8
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	142	162	126	-22.2	74	41	60	46.3	187	144	-23.0
ATTACHED	23	11	14	27.3	7	10	9	-10.0	22	24	9.1
APARTMENTS	39	32	22	-31.3	22	20	19	-5.0	55	58	5.5
<b>GRAND TOTALS</b>											
DETACHED	<b>1721</b>	<b>1580</b>	<b>1218</b>	<b>-22.9</b>	<b>1327</b>	<b>944</b>	<b>1078</b>	<b>14.2</b>	<b>3721</b>	<b>2963</b>	<b>-20.4</b>
ATTACHED	<b>948</b>	<b>785</b>	<b>665</b>	<b>-15.3</b>	<b>781</b>	<b>577</b>	<b>603</b>	<b>4.5</b>	<b>2131</b>	<b>1755</b>	<b>-17.6</b>
APARTMENTS	<b>2891</b>	<b>2789</b>	<b>2158</b>	<b>-22.6</b>	<b>1570</b>	<b>1619</b>	<b>1800</b>	<b>11.2</b>	<b>4498</b>	<b>5049</b>	<b>12.2</b>



## Residential Average Sale Prices - January 1977 to October 2021



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