

News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver’s housing market sets a steady, calmer pace to begin the summer season

VANCOUVER, BC – July 5, 2021 – While still elevated, home sale and listing activity in Metro Vancouver* has eased back from the record-setting pace seen in March and April of this year.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,762 in June 2021, a 54 per cent increase from the 2,443 sales recorded in June 2020, and an 11.9 per cent decrease from the 4,268 homes sold in May 2021.

Last month’s sales were 18.4 per cent above the 10-year June sales average.

“Metro Vancouver’s housing market continues to experience strong seller’s market conditions, although the intensity of demand has eased from what we saw throughout most of the spring,” Keith Stewart, REBGV economist said. “The past two months have shown a market that’s shifting toward more historically typical conditions.”

There were 5,849 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in June 2021. This represents a 1.1 per cent increase compared to the 5,787 homes listed in June 2020 and a 17.9 per cent decrease compared to May 2021 when 7,125 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,839, a 5.1 per cent decrease compared to June 2020 (11,424) and a 1.2 per cent decrease compared to May 2021 (10,970).

“With low interest rates, a growing economy and an improving job market, the Metro Vancouver housing market continues to enjoy solid economic fundamentals,” Stewart said. “We’re now seeing a market that’s beginning to normalize from the torrid pace in the spring. This is making multiple offers less common, allowing subjects to be seen on offers more frequently again, and is making new price records less likely.”

For all property types, the sales-to-active listings ratio for June 2021 is 34.7 per cent. By property type, the ratio is 27.5 per cent for detached homes, 49.2 per cent for townhomes, and 37.1 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 properties in Metro Vancouver is currently \$1,175,100. This represents a 14.5 per cent increase over June 2020 and a 0.2 per cent increase compared to May 2021.

Sales of detached homes in June 2021 reached 1,262, a 45.7 per cent increase from the 866 detached sales recorded in June 2020. The benchmark price for detached properties is \$1,801,100. This represents a 22 per cent increase from June 2020 and is virtually unchanged from May 2021.

Sales of apartment homes reached 1,774 in June 2021, a 60.5 per cent increase compared to the 1,105 sales in June 2020. The benchmark price of an apartment is \$737,600. This represents a 8.9 per cent increase from June 2020 and a 0.1 per cent increase compared to May 2021.

Attached home sales in June 2021 totalled 726, a 53.8 per cent increase compared to the 472 sales in June 2020. The benchmark price of an attached home is \$946,900. This represents a 17.4 per cent increase from June 2020 and a 1.1 per cent increase compared to May 2021.

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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 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	\$1,145,600	319.1	0.4%	5.3%	14.4%	17.8%	11.5%	37.6%	104.4%
	Greater Vancouver	\$1,175,100	309.3	0.2%	4.2%	12.1%	14.5%	7.4%	27.1%	91.0%
	Bowen Island	\$1,381,900	299.6	-0.9%	9.7%	14.9%	42.1%	33.8%	79.4%	129.8%
	Burnaby East	\$1,073,600	306.1	0.2%	4.5%	9.0%	11.5%	2.9%	22.1%	91.4%
	Burnaby North	\$1,106,200	298.0	0.9%	4.9%	8.6%	11.6%	3.8%	24.7%	89.4%
	Burnaby South	\$1,042,700	296.0	-0.2%	3.3%	8.7%	7.2%	-2.1%	22.6%	77.9%
	Coquitlam	\$1,092,100	324.6	0.4%	5.2%	13.7%	16.7%	10.6%	38.5%	117.4%
	Ladner	\$1,030,800	292.1	0.3%	5.1%	17.2%	20.1%	14.5%	20.2%	87.8%
	Maple Ridge	\$996,800	317.4	0.6%	7.3%	21.8%	27.5%	21.9%	66.8%	134.1%
	New Westminister	\$714,800	317.1	-0.2%	3.9%	9.1%	9.0%	1.9%	41.8%	100.7%
	North Vancouver	\$1,230,800	282.8	0.6%	4.0%	10.9%	16.1%	9.1%	23.5%	93.2%
	Pitt Meadows	\$911,300	333.0	0.4%	5.6%	18.3%	20.9%	13.1%	65.5%	132.1%
	Port Coquitlam	\$923,100	316.0	-0.1%	3.7%	15.9%	20.3%	13.5%	49.7%	117.2%
	Port Moody	\$1,051,900	295.8	0.5%	4.6%	12.0%	13.8%	6.7%	40.7%	113.7%
	Richmond	\$1,079,700	322.4	0.2%	3.8%	11.9%	14.5%	6.0%	23.8%	82.8%
	Squamish	\$1,006,100	311.9	-0.5%	6.9%	18.6%	24.8%	21.4%	59.6%	127.2%
	Sunshine Coast	\$801,100	295.4	-0.4%	8.8%	19.0%	35.8%	28.7%	74.1%	123.1%
	Tsawwassen	\$1,139,000	288.5	1.4%	3.3%	13.4%	17.2%	10.4%	11.7%	89.6%
	Vancouver East	\$1,207,500	358.8	-0.2%	2.8%	8.5%	11.5%	6.0%	22.2%	99.7%
	Vancouver West	\$1,373,000	286.7	0.2%	3.1%	9.8%	7.9%	-0.4%	8.9%	67.6%
West Vancouver	\$2,551,200	280.9	0.5%	2.6%	11.0%	20.7%	3.2%	-2.1%	69.9%	
Whistler	\$1,276,400	285.4	-0.2%	7.3%	19.2%	26.6%	27.6%	75.5%	115.9%	
Single Family Detached	Lower Mainland	\$1,604,600	341.9	0.1%	5.9%	18.6%	27.1%	20.4%	29.7%	113.2%
	Greater Vancouver	\$1,801,100	331.9	0.0%	4.9%	15.0%	22.0%	13.3%	15.2%	91.8%
	Bowen Island	\$1,381,900	299.6	-0.9%	9.7%	14.9%	42.0%	33.8%	79.4%	129.8%
	Burnaby East	\$1,440,000	322.0	-2.0%	4.1%	9.7%	17.0%	7.4%	15.2%	100.5%
	Burnaby North	\$1,727,100	334.0	0.9%	5.8%	12.4%	16.1%	12.2%	5.9%	91.8%
	Burnaby South	\$1,755,200	336.0	-0.6%	3.5%	11.1%	12.6%	2.5%	4.8%	82.8%
	Coquitlam	\$1,501,800	333.3	0.2%	4.7%	16.3%	24.0%	14.3%	23.2%	119.3%
	Ladner	\$1,285,200	307.6	-0.6%	6.6%	20.1%	27.6%	24.0%	20.2%	101.4%
	Maple Ridge	\$1,131,000	322.2	0.8%	8.3%	24.9%	32.3%	28.4%	63.3%	141.0%
	New Westminister	\$1,290,000	321.8	-1.6%	4.8%	12.4%	18.6%	8.5%	17.9%	92.7%
	North Vancouver	\$1,914,100	301.4	0.6%	3.3%	12.4%	22.4%	14.2%	13.9%	104.6%
	Pitt Meadows	\$1,203,000	339.0	1.1%	5.2%	23.6%	29.9%	25.7%	58.2%	139.9%
	Port Coquitlam	\$1,232,800	328.7	-1.6%	0.5%	16.9%	27.0%	19.7%	33.8%	123.3%
	Port Moody	\$1,850,300	341.7	1.6%	6.4%	17.9%	26.5%	19.2%	34.1%	124.8%
	Richmond	\$1,910,500	366.3	-1.1%	3.8%	14.9%	19.6%	7.8%	4.6%	72.9%
	Squamish	\$1,355,700	332.3	-2.8%	6.3%	20.3%	28.1%	28.3%	59.9%	149.5%
	Sunshine Coast	\$834,100	292.2	-0.5%	9.0%	18.7%	39.1%	32.8%	80.4%	126.5%
	Tsawwassen	\$1,370,500	299.2	0.8%	4.1%	15.2%	21.5%	14.9%	9.8%	97.0%
	Vancouver East	\$1,696,500	373.7	-0.8%	3.1%	9.8%	16.3%	11.2%	10.7%	107.6%
	Vancouver West	\$3,458,300	349.8	2.2%	5.2%	9.4%	12.4%	2.0%	-3.5%	59.4%
West Vancouver	\$3,152,500	297.6	0.4%	3.6%	12.9%	21.5%	7.1%	-3.6%	75.0%	
Whistler	\$2,467,800	311.5	-1.8%	7.6%	24.6%	30.1%	38.4%	68.7%	141.5%	

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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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	\$835,200	301.0	1.2%	7.2%	15.9%	18.8%	13.0%	50.8%	103.9%
	Greater Vancouver	\$946,900	303.8	1.1%	6.6%	15.0%	17.4%	10.8%	40.3%	97.1%
	Burnaby East	\$702,200	315.0	1.3%	4.5%	8.7%	8.0%	3.2%	38.3%	97.1%
	Burnaby North	\$832,900	310.9	2.0%	7.1%	10.9%	13.4%	7.2%	41.6%	96.6%
	Burnaby South	\$754,900	315.7	1.1%	5.5%	9.7%	10.0%	1.3%	35.4%	94.3%
	Coquitlam	\$843,200	309.3	1.1%	6.3%	14.9%	15.9%	14.3%	47.0%	110.7%
	Ladner	\$765,500	283.3	1.2%	3.2%	16.7%	13.1%	3.2%	24.4%	71.4%
	Maple Ridge	\$682,800	317.0	0.7%	7.6%	22.4%	26.8%	18.9%	72.0%	131.4%
	New Westminister	\$843,600	322.2	1.0%	5.5%	15.4%	13.4%	11.2%	39.7%	99.1%
	North Vancouver	\$1,116,200	276.0	1.0%	6.0%	10.8%	13.6%	11.2%	28.7%	86.9%
	Pitt Meadows	\$747,900	323.6	0.8%	10.5%	20.6%	19.3%	12.6%	67.1%	122.1%
	Port Coquitlam	\$790,900	299.4	1.3%	4.9%	19.7%	22.2%	15.0%	52.8%	108.4%
	Port Moody	\$751,900	255.7	-0.1%	7.4%	12.1%	12.3%	7.4%	34.2%	77.6%
	Richmond	\$923,500	303.5	1.3%	5.6%	12.3%	15.3%	7.6%	31.0%	82.8%
	Squamish	\$887,200	299.5	1.0%	10.5%	20.9%	29.1%	21.9%	63.8%	132.5%
	Tsawwassen	\$855,500	281.6	1.4%	2.1%	14.5%	6.7%	-5.6%	17.8%	68.1%
	Vancouver East	\$1,013,100	322.2	2.1%	3.4%	12.9%	14.0%	5.3%	33.0%	95.5%
	Vancouver West	\$1,288,800	301.3	1.1%	8.5%	12.9%	15.1%	4.9%	19.6%	93.1%
Whistler	\$1,291,400	316.2	1.7%	10.8%	20.4%	33.1%	30.2%	85.8%	153.8%	
Apartment	Lower Mainland	\$729,300	308.0	0.4%	3.9%	10.1%	10.0%	3.6%	50.5%	99.1%
	Greater Vancouver	\$737,600	296.2	0.1%	3.1%	9.2%	8.9%	2.5%	41.0%	91.0%
	Burnaby East	\$724,800	288.5	1.8%	5.0%	7.2%	8.2%	-0.2%	31.6%	76.9%
	Burnaby North	\$719,100	281.7	0.6%	4.0%	6.9%	9.1%	-0.3%	43.7%	92.2%
	Burnaby South	\$680,400	278.8	-0.3%	2.6%	7.4%	4.2%	-4.7%	35.1%	73.7%
	Coquitlam	\$588,800	323.1	0.1%	5.0%	11.1%	11.9%	6.6%	64.1%	120.8%
	Ladner	\$569,200	266.6	1.6%	4.1%	10.4%	11.8%	5.8%	24.6%	71.9%
	Maple Ridge	\$428,200	306.2	-0.4%	4.0%	13.2%	16.6%	8.6%	82.3%	115.3%
	New Westminister	\$556,700	315.4	0.0%	3.4%	7.5%	6.6%	-0.6%	53.6%	104.1%
	North Vancouver	\$657,500	267.5	0.5%	3.9%	9.3%	12.0%	4.4%	40.0%	84.0%
	Pitt Meadows	\$545,900	335.2	-0.4%	3.2%	12.6%	15.0%	4.1%	76.3%	131.2%
	Port Coquitlam	\$529,900	316.9	0.5%	5.7%	12.9%	14.9%	8.3%	74.8%	118.6%
	Port Moody	\$716,000	298.4	0.2%	2.7%	9.1%	8.9%	2.0%	60.0%	137.4%
	Richmond	\$718,300	307.5	0.5%	2.8%	9.5%	10.7%	4.9%	59.1%	101.1%
	Squamish	\$552,800	299.8	1.1%	4.8%	14.1%	17.4%	12.0%	60.5%	89.7%
	Tsawwassen	\$630,500	271.9	2.6%	2.2%	9.7%	11.3%	3.8%	23.8%	78.3%
	Vancouver East	\$636,900	358.0	0.1%	2.8%	7.0%	8.3%	2.6%	40.8%	94.5%
	Vancouver West	\$831,200	269.7	-0.6%	1.8%	9.4%	5.3%	-1.4%	18.9%	73.6%
West Vancouver	\$1,135,400	230.7	0.4%	-0.7%	3.6%	15.6%	-10.3%	23.0%	59.1%	
Whistler	\$573,100	246.3	-0.5%	3.9%	16.0%	19.6%	18.0%	71.6%	68.9%	

HOW TO READ THE TABLE:

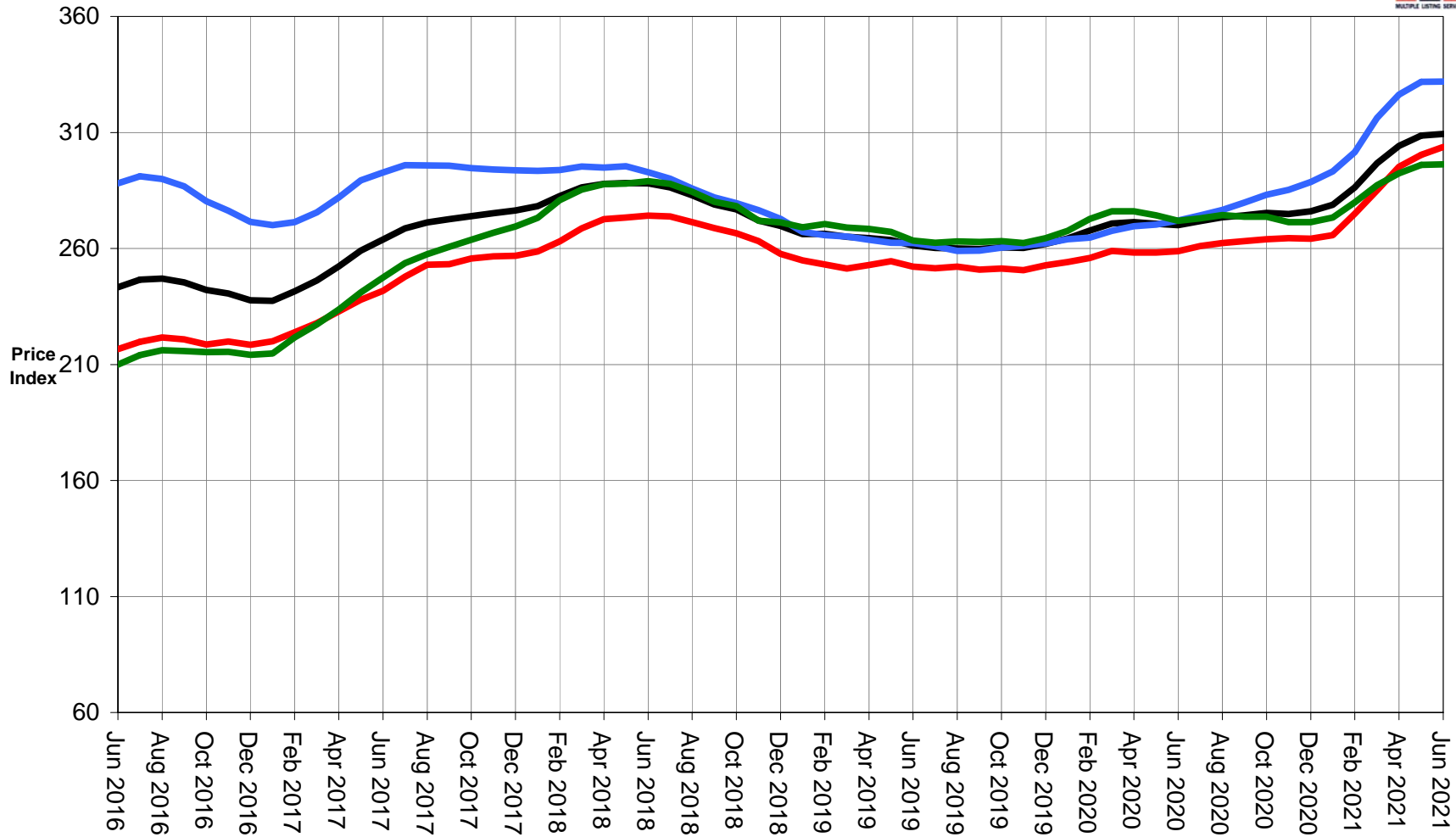
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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100



MLS[®] SALES Facts



**June
2021**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS	
June 2021	Number of Sales	Detached	102	126	66	4	148	29	120	53	28	154	19	61	155	115	60	22	1,262
		Attached	99	54	23	0	66	19	65	31	31	117	29	10	74	74	7	27	726
		Apartment	273	148	31	1	68	106	135	55	35	201	19	8	221	426	19	28	1,774
	Median Selling Price	Detached	\$1,874,000	\$1,440,000	\$1,409,500	n/a	\$1,110,000	\$1,330,000	\$1,925,000	\$1,200,000	\$1,674,000	\$1,678,500	n/a	\$880,000	\$1,711,000	\$3,360,000	\$3,162,500	\$2,237,500	
		Attached	\$885,000	\$925,000	\$780,000	n/a	\$675,250	n/a	\$1,200,000	\$885,000	\$999,900	\$943,800	\$872,500	n/a	\$1,102,500	\$1,315,500	n/a	\$1,300,000	n/a
		Apartment	\$633,000	\$569,500	\$519,000	n/a	\$472,500	\$549,950	\$681,500	\$499,400	\$680,000	\$620,000	n/a	n/a	\$622,000	\$779,500	n/a	\$554,500	
May 2021	Number of Sales	Detached	115	155	71	10	178	45	128	51	27	134	31	85	190	117	60	22	1,419
		Attached	110	65	31	0	86	18	58	39	27	120	29	12	59	106	8	32	800
		Apartment	296	130	42	0	73	129	171	72	46	248	30	18	222	513	21	38	2,049
	Median Selling Price	Detached	\$1,784,000	\$1,499,500	\$1,380,000	n/a	\$1,200,000	\$1,308,000	\$1,877,000	\$1,295,500	\$1,700,000	\$1,734,000	\$1,384,000	\$900,000	\$1,770,000	\$3,580,000	\$3,125,000	\$2,272,500	
		Attached	\$905,750	\$958,000	\$780,000	n/a	\$699,000	n/a	\$1,195,000	\$790,000	\$950,000	\$930,444	\$914,950	n/a	\$1,100,000	\$1,479,450	n/a	\$1,167,750	n/a
		Apartment	\$635,000	\$606,500	\$552,500	n/a	\$457,000	\$519,000	\$670,000	\$495,000	\$628,000	\$605,500	\$572,450	n/a	\$631,750	\$775,000	\$900,000	\$584,500	
June 2020	Number of Sales	Detached	61	81	49	8	111	15	84	28	19	75	17	75	105	78	43	17	866
		Attached	31	50	20	0	66	11	44	27	14	62	18	8	43	48	2	28	472
		Apartment	128	85	17	0	35	71	110	36	25	134	17	5	130	281	17	14	1,105
	Median Selling Price	Detached	\$1,509,110	\$1,244,500	\$1,124,950	n/a	\$925,000	n/a	\$1,710,000	\$956,000	n/a	\$1,351,000	n/a	\$685,000	\$1,525,000	\$3,113,000	\$2,430,158	n/a	
		Attached	\$790,000	\$828,900	\$687,500	n/a	\$544,500	n/a	\$1,040,000	\$699,000	n/a	\$849,400	n/a	n/a	\$1,150,000	\$1,340,000	n/a	\$942,500	n/a
		Apartment	\$565,000	\$509,000	n/a	n/a	\$396,000	\$492,000	\$625,000	\$440,750	\$675,000	\$529,000	n/a	n/a	\$620,000	\$750,000	n/a	n/a	
Jan. - Jun. 2021 Year-to-date	Number of Sales	Detached	685	768	448	51	1,065	209	739	343	162	910	179	445	1,056	673	405	134	8,272
		Attached	611	391	153	3	510	121	423	180	162	778	148	73	458	498	51	167	4,727
		Apartment	1,823	864	233	1	434	720	949	354	263	1,436	152	80	1,282	2,804	124	244	11,763
	Median Selling Price	Detached	\$1,765,000	\$1,530,000	\$1,330,000	\$807,500	\$1,150,000	\$1,325,000	\$1,917,900	\$1,243,194	\$1,699,000	\$1,738,048	\$1,431,500	\$860,000	\$1,751,300	\$3,400,000	\$3,118,000	\$2,167,500	
		Attached	\$899,800	\$959,388	\$831,000	n/a	\$669,950	\$805,000	\$1,200,000	\$790,500	\$918,950	\$931,500	\$875,500	\$512,500	\$1,195,000	\$1,448,000	\$1,880,000	\$1,130,000	n/a
		Apartment	\$627,000	\$575,000	\$570,000	n/a	\$445,000	\$543,500	\$695,000	\$495,000	\$645,000	\$593,500	\$575,000	\$497,000	\$625,000	\$771,000	\$910,000	\$582,750	
Jan. - Jun. 2020 Year-to-date	Number of Sales	Detached	288	344	209	24	498	93	337	149	74	353	84	225	466	369	199	52	3,764
		Attached	232	224	78	2	292	53	169	112	72	342	63	27	200	238	17	82	2,203
		Apartment	701	413	90	0	185	340	470	171	112	663	58	23	592	1,366	56	75	5,315
	Median Selling Price	Detached	\$1,475,000	\$1,240,000	\$1,066,500	\$403,000	\$890,000	\$1,200,000	\$1,630,000	\$956,000	\$1,347,050	\$1,529,444	\$1,100,000	\$635,000	\$1,483,500	\$3,040,000	\$2,450,000	\$2,048,000	
		Attached	\$800,000	\$815,000	\$708,400	n/a	\$545,450	\$700,000	\$1,039,500	\$690,000	\$734,950	\$830,000	\$695,000	\$413,500	\$1,107,500	\$1,275,000	n/a	\$1,095,000	n/a
		Apartment	\$585,000	\$510,000	\$519,250	n/a	\$389,000	\$507,500	\$642,000	\$444,000	\$618,250	\$548,900	\$475,000	\$395,500	\$597,000	\$755,000	\$956,000	\$495,000	

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



MLS® LISTINGS Facts



**June
2021**

		<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS	
June 2021	Number of Listings	Detached	160	155	81	10	183	32	182	61	33	220	35	102	259	281	156	30	1,980
		Attached	130	73	34	1	77	32	84	33	72	139	29	13	130	149	18	36	1,050
		Apartment	416	225	35	1	66	187	186	68	43	350	13	12	296	854	30	37	2,819
	% Sales to Listings	Detached	64%	81%	81%	40%	81%	91%	66%	87%	85%	70%	54%	60%	60%	41%	38%	73%	n/a
		Attached	76%	74%	68%	0%	86%	59%	77%	94%	43%	84%	100%	77%	57%	50%	39%	75%	n/a
		Apartment	66%	66%	89%	100%	103%	57%	73%	81%	81%	57%	146%	67%	75%	50%	63%	76%	n/a
May 2021	Number of Listings	Detached	221	231	113	16	256	62	248	100	43	257	43	116	349	340	192	35	2,622
		Attached	165	101	41	1	98	41	73	51	43	164	43	18	127	177	24	54	1,221
		Apartment	464	236	37	1	86	167	271	95	63	408	27	16	370	960	43	38	3,282
	% Sales to Listings	Detached	52%	67%	63%	63%	70%	73%	52%	51%	63%	52%	72%	73%	54%	34%	31%	63%	n/a
		Attached	67%	64%	76%	0%	88%	44%	79%	76%	63%	73%	67%	67%	46%	60%	33%	59%	n/a
		Apartment	64%	55%	114%	0%	85%	77%	63%	76%	73%	61%	111%	113%	60%	53%	49%	100%	n/a
June 2020	Number of Listings	Detached	155	146	99	12	193	49	188	57	37	192	52	116	222	206	148	56	1,928
		Attached	97	95	33	1	99	27	94	52	36	141	30	20	116	132	17	51	1,041
		Apartment	364	209	43	0	79	183	245	58	72	296	24	8	313	826	54	44	2,818
	% Sales to Listings	Detached	39%	55%	49%	67%	58%	31%	45%	49%	51%	39%	33%	65%	47%	38%	29%	30%	n/a
		Attached	32%	53%	61%	0%	67%	41%	47%	52%	39%	44%	60%	40%	37%	36%	12%	55%	n/a
		Apartment	35%	41%	40%	n/a	44%	39%	45%	62%	35%	45%	71%	63%	42%	34%	31%	32%	n/a
Jan. - Jun. 2021 <i>Year-to-date*</i>	Number of Listings	Detached	1,290	1,233	660	61	1,434	330	1,184	540	249	1,564	272	637	1,941	1,628	1,045	164	14,232
		Attached	858	528	216	6	582	176	572	234	253	1,006	196	75	737	920	112	217	6,688
		Apartment	2,557	1,193	272	2	492	1,068	1,409	523	328	2,207	163	97	1,927	5,070	227	272	17,807
	% Sales to Listings	Detached	53%	62%	68%	84%	74%	63%	62%	64%	65%	58%	66%	70%	54%	41%	39%	82%	n/a
		Attached	71%	74%	71%	50%	88%	69%	74%	77%	64%	77%	76%	97%	62%	54%	46%	77%	n/a
		Apartment	71%	72%	86%	50%	88%	67%	67%	68%	80%	65%	93%	82%	67%	55%	55%	90%	n/a
Jan. - Jun. 2020 <i>Year-to-date*</i>	Number of Listings	Detached	619	688	427	41	879	193	784	236	180	829	209	456	876	812	647	158	8,034
		Attached	445	410	143	7	462	112	367	208	139	614	126	75	429	540	65	184	4,326
		Apartment	1,501	913	223	2	381	680	1,012	279	238	1,375	137	46	1,230	3,282	213	222	11,734
	% Sales to Listings	Detached	47%	50%	49%	59%	57%	48%	43%	63%	41%	43%	40%	49%	53%	45%	31%	33%	n/a
		Attached	52%	55%	55%	29%	63%	47%	46%	54%	52%	56%	50%	36%	47%	44%	26%	45%	n/a
		Apartment	47%	45%	40%	0%	49%	50%	46%	61%	47%	48%	42%	50%	48%	42%	26%	34%	n/a

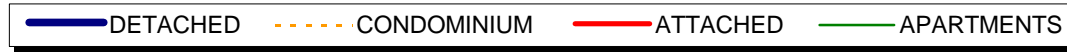
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



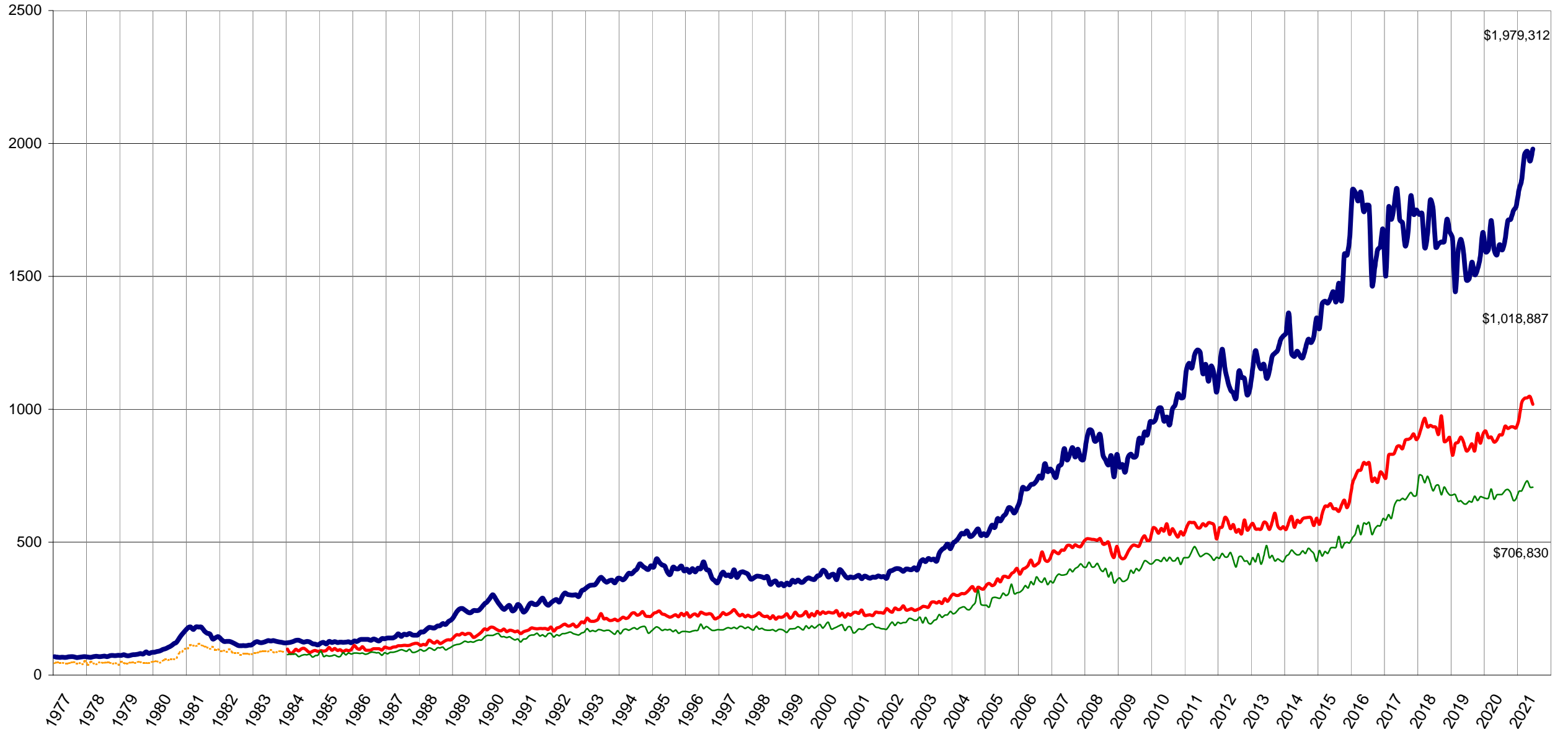
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jun 2020	2 May 2021	3 Jun 2021	Col. 2 & 3 Percentage Variance	5 Jun 2020	6 May 2021	7 Jun 2021	Col. 6 & 7 Percentage Variance	9 Apr 2020 - Jun 2020	10 Apr 2021 - Jun 2021	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	155	221	160	-27.6	61	115	102	-11.3	124	377	204.0
ATTACHED	97	165	130	-21.2	31	110	99	-10.0	90	333	270.0
APARTMENTS	364	464	416	-10.3	128	296	273	-7.8	273	940	244.3
COQUITLAM											
DETACHED	146	231	155	-32.9	81	155	126	-18.7	163	407	149.7
ATTACHED	95	101	73	-27.7	50	65	54	-16.9	102	193	89.2
APARTMENTS	209	236	225	-4.7	85	130	148	13.8	176	433	146.0
DELTA											
DETACHED	99	113	81	-28.3	49	71	66	-7.0	109	210	92.7
ATTACHED	33	41	34	-17.1	20	31	23	-25.8	38	87	128.9
APARTMENTS	43	37	35	-5.4	17	42	31	-26.2	35	119	240.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	193	256	183	-28.5	111	178	148	-16.9	229	530	131.4
ATTACHED	99	98	77	-21.4	66	86	66	-23.3	130	256	96.9
APARTMENTS	79	86	66	-23.3	35	73	68	-6.8	86	211	145.3
NORTH VANCOUVER											
DETACHED	188	248	182	-26.6	84	128	120	-6.3	173	431	149.1
ATTACHED	94	73	84	15.1	44	58	65	12.1	86	209	143.0
APARTMENTS	245	271	186	-31.4	110	171	135	-21.1	210	513	144.3
NEW WESTMINSTER											
DETACHED	49	62	32	-48.4	15	45	29	-35.6	45	112	148.9
ATTACHED	27	41	32	-22.0	11	18	19	5.6	26	61	134.6
APARTMENTS	183	167	187	12.0	71	129	106	-17.8	158	370	134.2
PORT MOODY/BELCARRA											
DETACHED	37	43	33	-23.3	19	27	28	3.7	40	85	112.5
ATTACHED	36	43	72	67.4	14	27	31	14.8	36	96	166.7
APARTMENTS	72	63	43	-31.7	25	46	35	-23.9	55	138	150.9
PORT COQUITLAM											
DETACHED	57	100	61	-39.0	28	51	53	3.9	74	178	140.5
ATTACHED	52	51	33	-35.3	27	39	31	-20.5	49	92	87.8
APARTMENTS	58	95	68	-28.4	36	72	55	-23.6	70	196	180.0
RICHMOND											
DETACHED	192	257	220	-14.4	75	134	154	14.9	152	466	206.6
ATTACHED	141	164	139	-15.2	62	120	117	-2.5	147	415	182.3
APARTMENTS	296	408	350	-14.2	134	248	201	-19.0	261	754	188.9
SUNSHINE COAST											
DETACHED	116	116	102	-12.1	75	85	61	-28.2	129	226	75.2
ATTACHED	20	18	13	-27.8	8	12	10	-16.7	10	32	220.0
APARTMENTS	8	16	12	-25.0	5	18	8	-55.6	9	46	411.1
SQUAMISH											
DETACHED	52	43	35	-18.6	17	31	19	-38.7	39	82	110.3
ATTACHED	30	43	29	-32.6	18	29	29	0.0	31	87	180.6
APARTMENTS	24	27	13	-51.9	17	30	19	-36.7	24	84	250.0
VANCOUVER EAST											
DETACHED	222	349	259	-25.8	105	190	155	-18.4	218	566	159.6
ATTACHED	116	127	130	2.4	43	59	74	25.4	85	225	164.7
APARTMENTS	313	370	296	-20.0	130	222	221	-0.5	260	684	163.1
VANCOUVER WEST											
DETACHED	206	340	281	-17.4	78	117	115	-1.7	166	371	123.5
ATTACHED	132	177	149	-15.8	48	106	74	-30.2	113	291	157.5
APARTMENTS	826	960	854	-11.0	281	513	426	-17.0	587	1451	147.2
WHISTLER/PEMBERTON											
DETACHED	56	35	30	-14.3	17	22	22	0.0	23	71	208.7
ATTACHED	51	54	36	-33.3	28	32	27	-15.6	39	92	135.9
APARTMENTS	44	38	37	-2.6	14	38	28	-26.3	23	104	352.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	148	192	156	-18.8	43	60	60	0.0	92	200	117.4
ATTACHED	17	24	18	-25.0	2	8	7	-12.5	6	20	233.3
APARTMENTS	54	43	30	-30.2	17	21	19	-9.5	34	68	100.0
GRAND TOTALS											
DETACHED	1916	2606	1970	-24.4	858	1409	1258	-10.7	1776	4312	142.8
ATTACHED	1040	1220	1049	-14.0	472	800	726	-9.3	988	2489	151.9
APARTMENTS	2818	3281	2818	-14.1	1105	2049	1773	-13.5	2261	6111	170.3

Residential Average Sale Prices - January 1977 to June 2021



IN THOUSANDS (\$)



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