

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.

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*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.

For more information please contact:

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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 Westminster	\$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 Westminster	\$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%

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Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.
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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	\$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 Westminster	\$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 Westminster	\$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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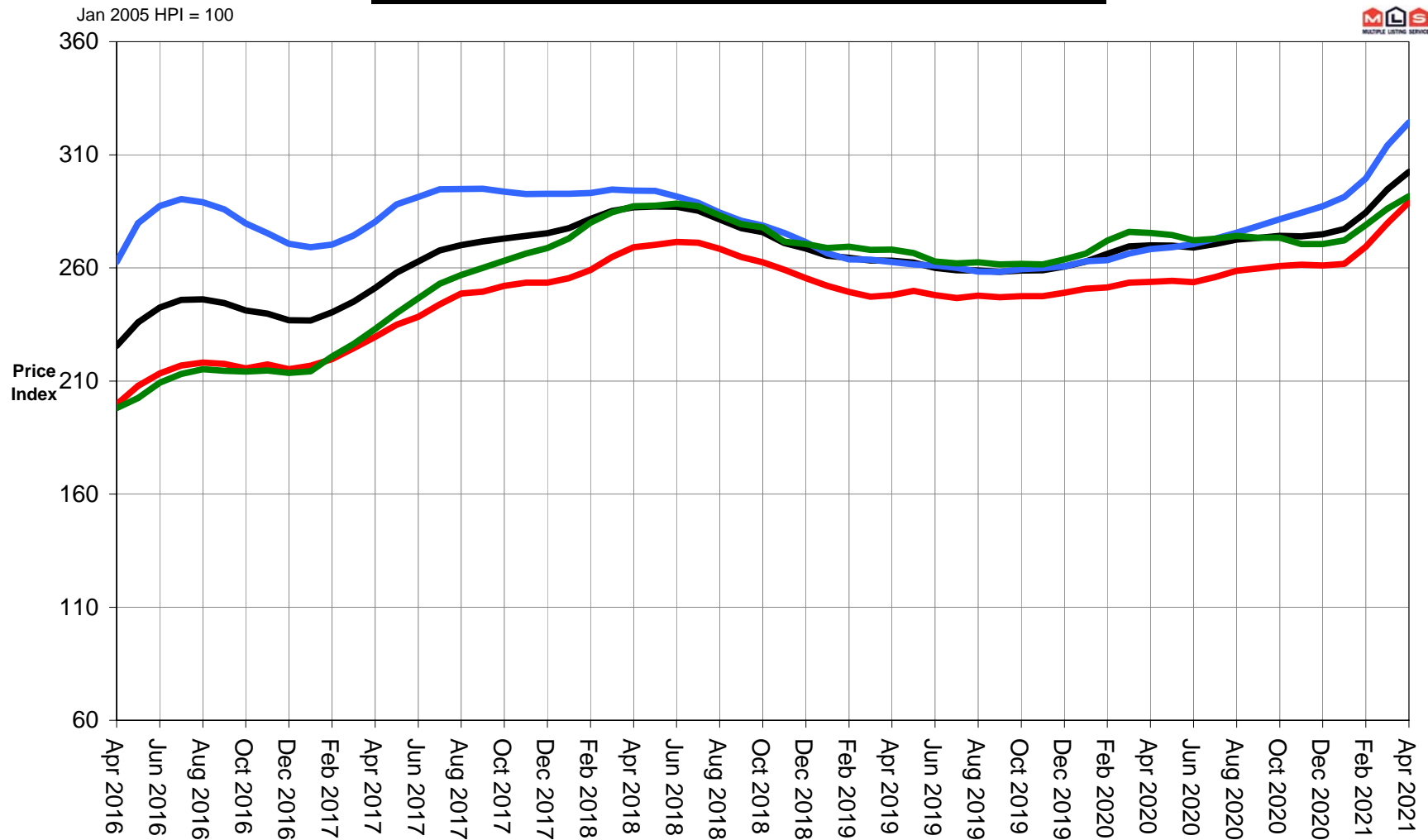
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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**April
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>	<i>TOTALS</i>
160	126	73	10	204	38	183	74	30	178	32	80	221	139	80	27	1,655	
124	74	33	1	104	24	86	22	38	178	29	10	92	111	5	33	964	
371	155	46	0	70	135	207	69	57	305	35	20	241	512	28	38	2,289	
\$1,776,500	\$1,654,000	\$1,338,000	n/a	\$1,181,000	\$1,344,000	\$1,935,000	\$1,250,000	\$1,837,750	\$1,744,000	\$1,512,600	\$914,987	\$1,850,000	\$3,300,000	\$3,300,000	\$2,075,000		
\$907,500	\$984,000	\$880,000	n/a	\$690,000	\$838,000	\$1,219,450	\$820,500	\$835,000	\$968,000	\$925,000	n/a	\$1,255,000	\$1,408,000	n/a	\$1,159,000	n/a	
\$636,000	\$600,000	\$565,000	n/a	\$458,000	\$535,500	\$699,000	\$501,900	\$650,000	\$603,000	\$565,000	\$489,500	\$630,000	\$815,000	\$880,000	\$777,500		
155	180	109	10	271	46	175	81	41	234	46	106	244	146	98	23	1,965	
154	91	33	1	97	25	87	45	32	184	28	14	100	106	16	33	1,046	
416	187	68	0	101	173	203	77	58	343	27	13	316	628	31	56	2,697	
\$1,755,000	\$1,557,500	\$1,350,000	n/a	\$1,189,000	\$1,350,000	\$1,915,000	\$1,260,000	\$1,565,000	\$1,850,000	\$1,490,500	\$858,024	\$1,768,000	\$3,509,000	\$2,939,000	\$2,375,000		
\$855,000	\$985,000	\$890,000	n/a	\$690,450	\$767,900	\$1,235,500	\$758,800	\$999,900	\$915,000	\$925,000	n/a	\$1,210,000	\$1,550,000	n/a	\$1,049,000	n/a	
\$660,000	\$558,000	\$628,500	n/a	\$450,000	\$572,450	\$695,000	\$509,900	\$660,000	\$588,250	\$499,000	n/a	\$630,000	\$767,500	\$998,500	\$500,500		
26	34	23	2	50	10	38	16	6	36	10	26	49	37	22	3	388	
25	17	7	0	27	12	12	13	8	37	7	0	17	29	1	6	218	
56	42	11	0	24	38	45	13	13	64	3	3	54	129	5	3	503	
\$1,462,500	\$1,158,500	\$1,010,000	n/a	\$900,000	n/a	\$1,511,500	n/a	n/a	\$1,489,000	n/a	\$613,750	\$1,500,000	\$2,802,000	\$2,937,500	n/a		
\$770,000	n/a	n/a	n/a	\$530,000	n/a	n/a	n/a	n/a	\$818,572	n/a	n/a	n/a	\$1,076,000	n/a	n/a	n/a	
\$593,000	\$520,500	n/a	n/a	\$403,150	\$500,000	\$650,000	n/a	n/a	\$515,000	n/a	n/a	\$541,000	\$745,000	n/a	n/a		
468	487	311	37	739	135	491	239	107	622	129	299	711	441	285	90	5,591	
402	272	99	3	358	84	300	110	104	541	90	51	325	318	36	108	3,201	
1,254	586	160	0	293	485	643	227	182	987	103	54	839	1,865	84	178	7,940	
\$1,752,000	\$1,566,500	\$1,315,000	\$805,000	\$1,149,500	\$1,325,000	\$1,920,000	\$1,253,500	\$1,700,000	\$1,750,000	\$1,412,000	\$850,000	\$1,766,500	\$3,359,000	\$3,100,000	\$2,120,000		
\$899,900	\$964,950	\$855,000	n/a	\$653,250	\$768,950	\$1,201,000	\$777,500	\$887,950	\$928,000	\$869,500	\$549,000	\$1,218,000	\$1,448,950	\$1,800,500	\$1,049,000	n/a	
\$625,000	\$570,000	\$587,500	n/a	\$437,900	\$549,300	\$700,000	\$492,000	\$640,000	\$585,000	\$560,555	\$470,000	\$625,000	\$768,000	\$1,030,000	\$589,250		
190	215	123	14	319	58	202	91	40	237	55	122	297	240	129	32	2,364	
167	139	47	2	189	39	95	76	44	232	39	17	132	154	12	49	1,433	
484	279	66	0	123	220	305	114	70	466	37	17	386	908	27	55	3,557	
\$1,462,500	\$1,250,000	\$1,010,000	n/a	\$879,998	\$1,159,000	\$1,617,000	\$964,000	\$1,332,500	\$1,606,500	\$1,100,000	\$622,738	\$1,480,000	\$3,000,000	\$2,460,000	\$2,087,000		
\$813,750	\$815,000	\$697,000	n/a	\$545,000	\$718,952	\$1,040,000	\$667,650	\$765,750	\$829,000	\$680,000	n/a	\$1,082,810	\$1,271,500	n/a	\$1,125,000	n/a	
\$599,000	\$512,750	\$536,500	n/a	\$395,900	\$515,000	\$647,000	\$440,000	\$598,250	\$552,000	\$480,000	n/a	\$587,500	\$764,000	\$930,000	\$513,000		

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



MLS® LISTINGS Facts



**April
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>	<i>TOTALS</i>
337	278	130	12	284	72	263	117	52	361	50	121	481	350	223	34		3,165
183	116	36	0	120	31	112	44	50	208	41	9	136	189	21	28		1,324
491	208	48	0	91	193	295	94	72	415	30	25	402	999	39	47		3,449
47%	45%	56%	83%	72%	53%	70%	63%	58%	49%	64%	66%	46%	40%	36%	79%		n/a
68%	64%	92%	n/a	87%	77%	77%	50%	76%	86%	71%	111%	68%	59%	24%	118%		
76%	75%	96%	n/a	77%	70%	70%	73%	79%	73%	117%	80%	60%	51%	72%	81%		
328	295	160	14	365	91	278	135	62	390	55	141	451	362	224	26		3,377
181	102	45	0	131	30	125	43	47	220	41	7	158	206	20	40		1,396
496	211	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%		
84%	89%	105%	n/a	100%	83%	70%	59%	81%	74%	59%	48%	82%	68%	69%	114%		
59	52	35	6	103	21	77	26	16	72	18	38	80	64	58	11		736
55	28	24	0	37	11	55	23	15	51	16	4	45	63	6	17		450
156	106	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%		
36%	40%	69%	n/a	83%	68%	52%	46%	54%	55%	12%	150%	45%	40%	22%	17%		
909	847	466	35	995	236	754	379	173	1,087	194	419	1,333	1,007	697	99		9,630
563	354	141	4	407	103	415	150	138	703	124	44	480	594	70	127		4,417
1,677	732	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%		
75%	80%	80%	n/a	86%	68%	68%	63%	82%	68%	84%	78%	67%	57%	55%	90%		
384	417	259	25	572	110	462	149	112	522	121	242	545	490	403	81		4,894
281	224	93	6	299	66	222	129	82	383	76	47	237	331	40	106		2,622
956	555	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%		
51%	50%	50%	0%	51%	56%	50%	60%	56%	53%	40%	55%	54%	48%	22%	37%		

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



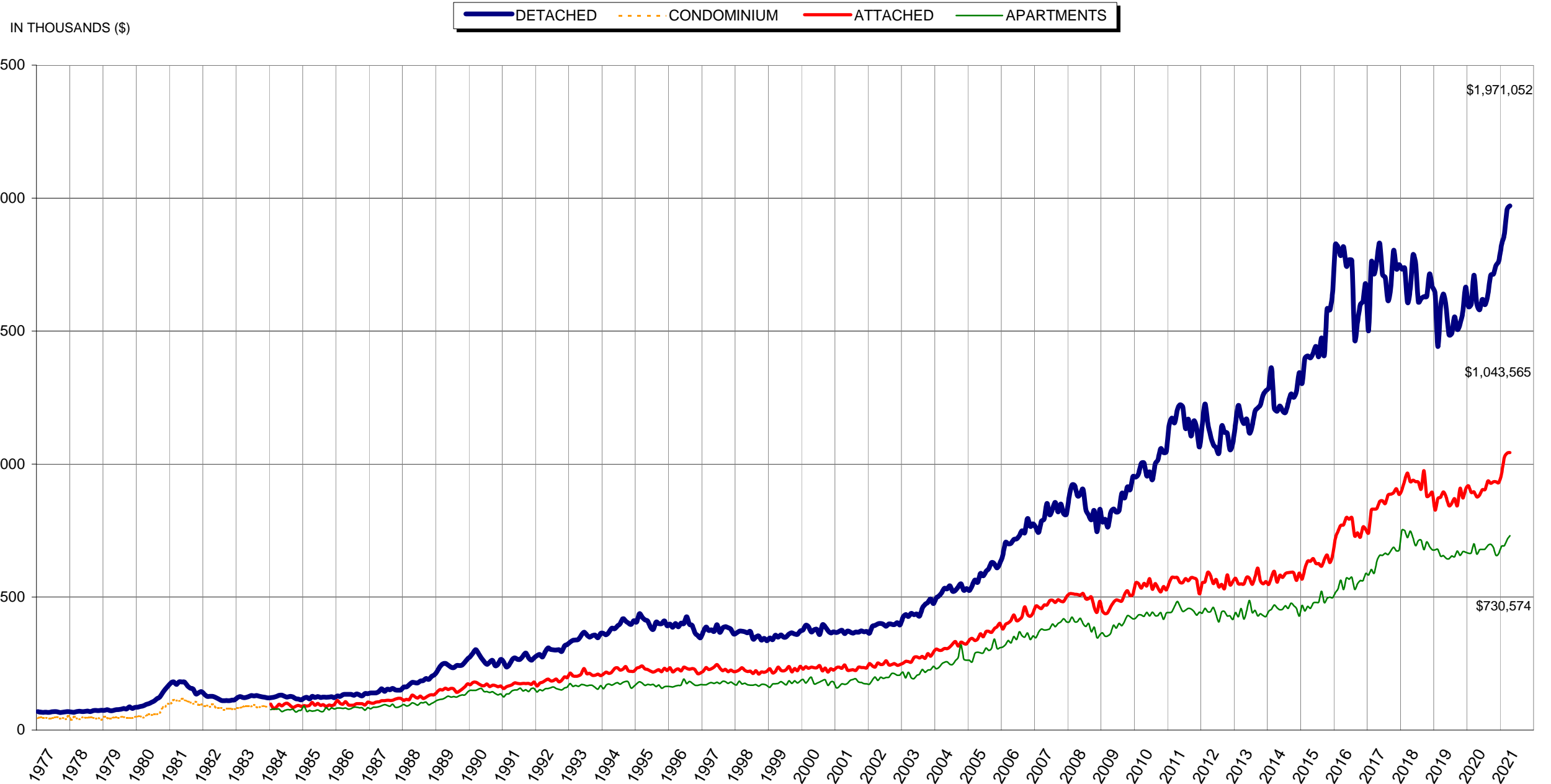
Listing & Sales Activity Summary

Listings

Sales

	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.