

News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver home sales set a record in 2021

VANCOUVER, BC – January 5, 2022 – Metro Vancouver* home sales reached an all-time high in 2021 as housing needs remained a top priority for residents in the second year of the COVID-19 pandemic.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 43,999 in 2021, a 42.2 per cent increase from the 30,944 sales recorded in 2020, a 73.6 per cent increase from the 25,351 homes sold in 2019, and a four per cent increase over the previous all-time sales record of 42,326 set in 2015.

Last year's sales total was 33.4 per cent above the 10-year sales average.

“Home has been a focus for residents throughout the pandemic. With low interest rates, increased household savings, more flexible work arrangements, and higher home prices than ever before, Metro Vancouverites, in record numbers, are assessing their housing needs and options,” Keith Stewart, REBGV economist said.

Home listings on the Multiple Listing Service® (MLS®) in Metro Vancouver reached 62,265 in 2021. This is a 14.7 per cent increase compared to the 54,305 homes listed in 2020 and a 19.9 per cent increase compared to the 51,918 homes listed in 2019.

Last year's listings total was 11 per cent above the 10-year average.

“While steady, home listing activity didn't keep pace with the record demand we saw throughout 2021. This imbalance caused residential home prices to rise over the past 12 months,” Stewart said.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 5,236, a 38.7 per cent decrease compared to December 2020 (8,538) and a 26.7 per cent decrease compared to November 2021 (7,144).

“We begin 2022 with just over 5,000 homes for sale across the region. This is the lowest level we've seen in more than 30 years,” Stewart said. “With demand at record levels, residents shouldn't expect home price growth to relent until there's a more adequate supply of housing available to purchase.”

The MLS® HPI composite benchmark price for all residential properties in Metro Vancouver ends the year at \$1,230,200. This is a 17.3 per cent increase compared to December 2020.

Both detached home and townhome benchmark prices increased 22 per cent in the region last year, while apartments increased 12.8 per cent.

Looking across Metro Vancouver, Maple Ridge saw the largest increase in benchmark prices at 34.7 per cent, followed by Pitt Meadows (29.8 per cent), and Whistler (27.8 per cent).

Looking at area and property type, detached homes in Pitt Meadows saw the largest benchmark price increase at 42.2 per cent, followed by detached homes (38.5 per cent) and townhomes (35.2 per cent) in Maple Ridge.

December summary

REBGV reports that residential home sales in the region totalled 2,688 in December 2021, a 13.1 per cent decrease from the 3,093 sales recorded in December 2020, and a 21.6 per cent decrease from the 3,428 homes sold in November 2021.

Last month's sales were 33.4 per cent above the 10-year December sales average.

There were 1,945 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in December 2021. This represents a 19.3 per cent decrease compared to the 2,409 homes listed in December 2020 and a 50.9 per cent decrease compared to November 2021 when 3,964 homes were listed.

For all property types, the sales-to-active listings ratio for December 2021 is 51.3 per cent. By property type, the ratio is 35.1 per cent for detached homes, 75.6 per cent for townhomes, and 60.8 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.

Sales of detached homes in December 2021 reached 794, a 22.6 per cent decrease from the 1,026 sales recorded in December 2020. The benchmark price for a detached home is \$1,910,200. This represents a 22 per cent increase from December 2020 and a 2.1 per cent increase compared to November 2021.

Sales of apartment homes reached 1,464 in December 2021, a 1.4 per cent decrease compared to the 1,474 sales in December 2020. The benchmark price of an apartment home is \$761,800. This represents a 12.8 per cent increase from December 2020 and a 1.2 per cent increase compared to November 2021.

Attached home sales in December 2021 totalled 430, a 27.5 per cent decrease compared to the 593 sales in December 2020. The benchmark price of an attached home is \$1,004,900. This represents a 22 per cent increase from December 2020 and a 1.5 per cent increase compared to November 2021.

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	\$1,234,600	343.9	2.4%	5.9%	7.8%	23.3%	28.0%	49.5%	122.4%
	Greater Vancouver	\$1,230,200	323.8	1.6%	3.7%	4.7%	17.3%	20.1%	36.2%	102.2%
	Bowen Island	\$1,489,800	323.0	4.4%	4.5%	7.8%	23.8%	48.7%	80.7%	165.2%
	Burnaby East	\$1,127,600	321.5	1.8%	3.9%	5.0%	14.5%	16.8%	31.5%	101.8%
	Burnaby North	\$1,153,700	310.8	1.9%	3.5%	4.3%	13.3%	14.8%	32.0%	101.2%
	Burnaby South	\$1,079,000	306.3	1.6%	2.3%	3.5%	12.5%	9.3%	24.8%	87.6%
	Coquitlam	\$1,162,400	345.5	2.1%	5.2%	6.4%	21.0%	25.7%	52.0%	135.2%
	Ladner	\$1,103,500	312.7	2.4%	5.3%	7.1%	25.4%	30.5%	37.5%	104.9%
	Maple Ridge	\$1,102,000	350.9	3.8%	8.1%	10.6%	34.7%	43.3%	78.7%	163.8%
	New Westminister	\$752,900	334.0	1.2%	3.2%	5.3%	14.9%	13.1%	46.5%	114.2%
	North Vancouver	\$1,273,100	292.5	0.8%	2.7%	3.4%	14.7%	22.3%	31.4%	99.5%
	Pitt Meadows	\$1,000,000	365.4	3.3%	8.1%	9.7%	29.8%	32.2%	73.9%	157.1%
	Port Coquitlam	\$988,000	338.2	2.3%	5.8%	7.0%	24.0%	31.6%	61.9%	134.9%
	Port Moody	\$1,115,900	313.8	2.7%	4.7%	6.1%	18.9%	22.2%	47.5%	132.1%
	Richmond	\$1,132,600	338.2	1.5%	3.2%	4.9%	17.4%	18.0%	32.3%	91.9%
	Squamish	\$1,071,300	332.1	-1.1%	4.5%	6.5%	26.3%	33.0%	64.3%	164.6%
	Sunshine Coast	\$854,500	315.1	1.7%	2.8%	6.7%	27.0%	39.9%	75.5%	150.5%
	Tsawwassen	\$1,231,000	311.8	2.0%	6.0%	8.1%	22.5%	27.6%	36.3%	111.2%
	Vancouver East	\$1,247,900	370.8	1.4%	3.1%	3.3%	12.2%	17.6%	29.8%	107.6%
	Vancouver West	\$1,385,400	289.3	0.8%	1.8%	0.9%	10.8%	8.1%	15.3%	70.5%
West Vancouver	\$2,595,700	285.8	1.7%	1.6%	1.7%	13.0%	16.6%	7.8%	69.9%	
Whistler	\$1,369,400	306.2	-1.2%	4.7%	7.3%	27.8%	38.1%	81.8%	169.1%	
Single Family Detached	Lower Mainland	\$1,756,700	374.3	2.8%	7.2%	9.5%	29.8%	40.8%	47.8%	133.9%
	Greater Vancouver	\$1,910,200	352.0	2.1%	4.5%	6.1%	22.0%	29.0%	29.7%	104.4%
	Bowen Island	\$1,490,300	323.1	4.4%	4.6%	7.8%	23.9%	48.8%	80.8%	165.3%
	Burnaby East	\$1,533,400	342.9	0.9%	2.9%	6.5%	16.9%	32.6%	31.6%	111.3%
	Burnaby North	\$1,802,600	348.6	1.9%	3.2%	4.4%	17.3%	24.4%	21.0%	100.8%
	Burnaby South	\$1,868,000	357.6	2.2%	3.1%	6.4%	18.3%	19.0%	15.2%	97.0%
	Coquitlam	\$1,616,200	358.7	2.4%	6.6%	7.6%	25.1%	33.1%	43.7%	137.2%
	Ladner	\$1,393,400	333.5	3.5%	6.0%	8.4%	30.2%	45.2%	42.4%	122.8%
	Maple Ridge	\$1,254,200	357.3	4.2%	9.1%	10.9%	38.5%	52.2%	77.1%	174.6%
	New Westminister	\$1,393,800	347.7	1.1%	3.5%	8.0%	21.5%	31.8%	34.5%	109.8%
	North Vancouver	\$1,968,000	309.9	0.6%	2.9%	2.8%	15.6%	27.3%	23.3%	104.8%
	Pitt Meadows	\$1,383,300	389.8	5.6%	14.1%	15.0%	42.2%	51.7%	79.8%	179.2%
	Port Coquitlam	\$1,365,200	364.0	3.1%	7.9%	10.7%	29.4%	44.2%	60.9%	150.7%
	Port Moody	\$1,948,800	359.9	1.9%	4.8%	5.3%	24.2%	31.2%	44.1%	142.5%
	Richmond	\$2,031,000	389.4	2.5%	4.1%	6.3%	22.1%	21.6%	19.5%	86.8%
	Squamish	\$1,430,400	350.6	-0.9%	4.7%	5.5%	26.9%	38.9%	63.8%	164.4%
	Sunshine Coast	\$890,300	311.9	3.1%	2.6%	6.7%	26.7%	45.1%	80.6%	145.6%
	Tsawwassen	\$1,525,300	333.0	3.3%	8.2%	11.3%	28.2%	37.4%	42.1%	127.1%
	Vancouver East	\$1,770,100	389.9	1.5%	3.6%	4.3%	14.5%	23.9%	24.8%	114.2%
	Vancouver West	\$3,433,600	347.3	0.6%	-1.8%	-0.7%	8.6%	8.1%	-0.4%	59.4%
West Vancouver	\$3,224,500	304.4	1.7%	2.6%	2.3%	15.4%	20.6%	8.4%	76.0%	
Whistler	\$2,615,100	330.1	-0.7%	5.8%	6.0%	32.0%	47.0%	76.5%	161.6%	

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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	\$914,200	329.5	2.5%	6.3%	9.5%	26.9%	30.5%	59.1%	125.1%
	Greater Vancouver	\$1,004,900	322.4	1.5%	4.3%	6.1%	22.0%	25.1%	47.6%	111.0%
	Burnaby East	\$729,600	327.3	3.6%	6.3%	3.9%	12.9%	11.7%	40.6%	109.9%
	Burnaby North	\$851,400	317.8	1.2%	2.2%	2.2%	13.4%	17.5%	43.3%	101.0%
	Burnaby South	\$777,100	325.0	0.6%	3.4%	2.9%	12.9%	13.9%	32.2%	100.7%
	Coquitlam	\$904,500	331.8	1.6%	4.7%	7.3%	23.3%	29.5%	56.6%	130.3%
	Ladner	\$826,100	305.7	3.6%	6.7%	7.9%	26.0%	17.0%	35.8%	88.6%
	Maple Ridge	\$754,100	350.1	4.7%	7.3%	10.4%	35.2%	36.5%	82.0%	161.5%
	New Westminister	\$894,900	341.8	2.8%	5.5%	6.1%	22.4%	20.7%	50.9%	115.5%
	North Vancouver	\$1,199,100	296.5	-1.5%	3.9%	7.4%	19.1%	32.2%	44.4%	102.0%
	Pitt Meadows	\$776,500	336.0	1.7%	2.3%	3.8%	25.2%	22.0%	62.5%	139.0%
	Port Coquitlam	\$850,300	321.9	2.9%	4.4%	7.5%	28.7%	34.2%	58.4%	122.3%
	Port Moody	\$793,700	269.9	1.8%	3.8%	5.6%	18.3%	17.6%	50.7%	97.6%
	Richmond	\$989,800	325.3	2.0%	4.1%	7.2%	20.4%	20.8%	38.7%	96.0%
	Squamish	\$925,100	312.3	-2.7%	5.0%	4.3%	26.1%	37.0%	60.1%	169.9%
	Sunshine Coast	\$636,300	304.8	-3.4%	5.2%	5.3%	29.3%	43.5%	56.1%	161.6%
	Tsawwassen	\$902,300	297.0	3.4%	5.3%	5.5%	20.8%	3.3%	23.9%	79.9%
	Vancouver East	\$1,085,800	345.3	1.4%	3.7%	7.2%	21.0%	23.5%	41.3%	113.8%
	Vancouver West	\$1,307,600	305.7	0.8%	1.2%	1.5%	14.5%	14.3%	25.3%	89.5%
Whistler	\$1,349,000	330.3	-2.4%	4.9%	4.5%	25.7%	44.6%	79.8%	198.6%	
Apartment	Lower Mainland	\$769,500	325.0	1.9%	4.7%	5.5%	16.2%	16.8%	53.7%	114.2%
	Greater Vancouver	\$761,800	305.9	1.2%	3.1%	3.3%	12.8%	12.8%	42.9%	101.3%
	Burnaby East	\$750,200	298.6	1.0%	2.9%	3.5%	11.0%	6.6%	34.5%	83.5%
	Burnaby North	\$754,300	295.5	2.2%	4.0%	4.9%	12.1%	10.6%	42.4%	108.5%
	Burnaby South	\$696,300	285.3	1.5%	2.0%	2.3%	9.9%	4.7%	32.1%	83.9%
	Coquitlam	\$619,000	339.7	2.0%	4.3%	5.1%	16.8%	19.3%	64.8%	139.6%
	Ladner	\$582,000	272.6	-2.0%	1.4%	2.3%	12.9%	14.7%	31.6%	78.4%
	Maple Ridge	\$470,000	336.1	1.8%	6.6%	9.8%	24.3%	29.6%	85.9%	131.2%
	New Westminister	\$582,300	329.9	1.0%	2.7%	4.6%	12.4%	8.6%	51.3%	116.8%
	North Vancouver	\$672,400	273.6	1.3%	1.8%	2.3%	11.8%	15.2%	40.3%	94.2%
	Pitt Meadows	\$590,400	362.5	1.8%	6.2%	8.1%	21.8%	23.8%	77.7%	144.4%
	Port Coquitlam	\$550,000	328.9	1.3%	4.9%	3.8%	17.2%	21.9%	69.0%	132.3%
	Port Moody	\$767,600	319.9	3.6%	5.2%	7.2%	16.9%	22.0%	56.7%	154.5%
	Richmond	\$741,200	317.3	0.6%	2.3%	3.2%	13.0%	14.9%	53.1%	105.2%
	Squamish	\$608,100	329.8	0.2%	3.5%	10.0%	25.5%	22.6%	72.6%	178.1%
	Sunshine Coast	\$544,300	329.4	-1.6%	2.1%	7.6%	25.2%	14.7%	55.1%	168.2%
	Tsawwassen	\$644,400	277.9	-1.5%	1.5%	2.2%	12.1%	12.6%	29.7%	84.9%
	Vancouver East	\$647,600	364.0	1.3%	2.9%	1.7%	8.8%	11.9%	36.4%	102.7%
	Vancouver West	\$842,900	273.5	0.9%	3.2%	1.4%	11.0%	7.6%	25.6%	79.0%
West Vancouver	\$1,140,300	231.7	2.1%	-1.9%	0.4%	4.1%	1.4%	16.0%	56.6%	
Whistler	\$640,100	275.1	-0.3%	4.7%	11.7%	29.5%	28.1%	87.1%	158.8%	

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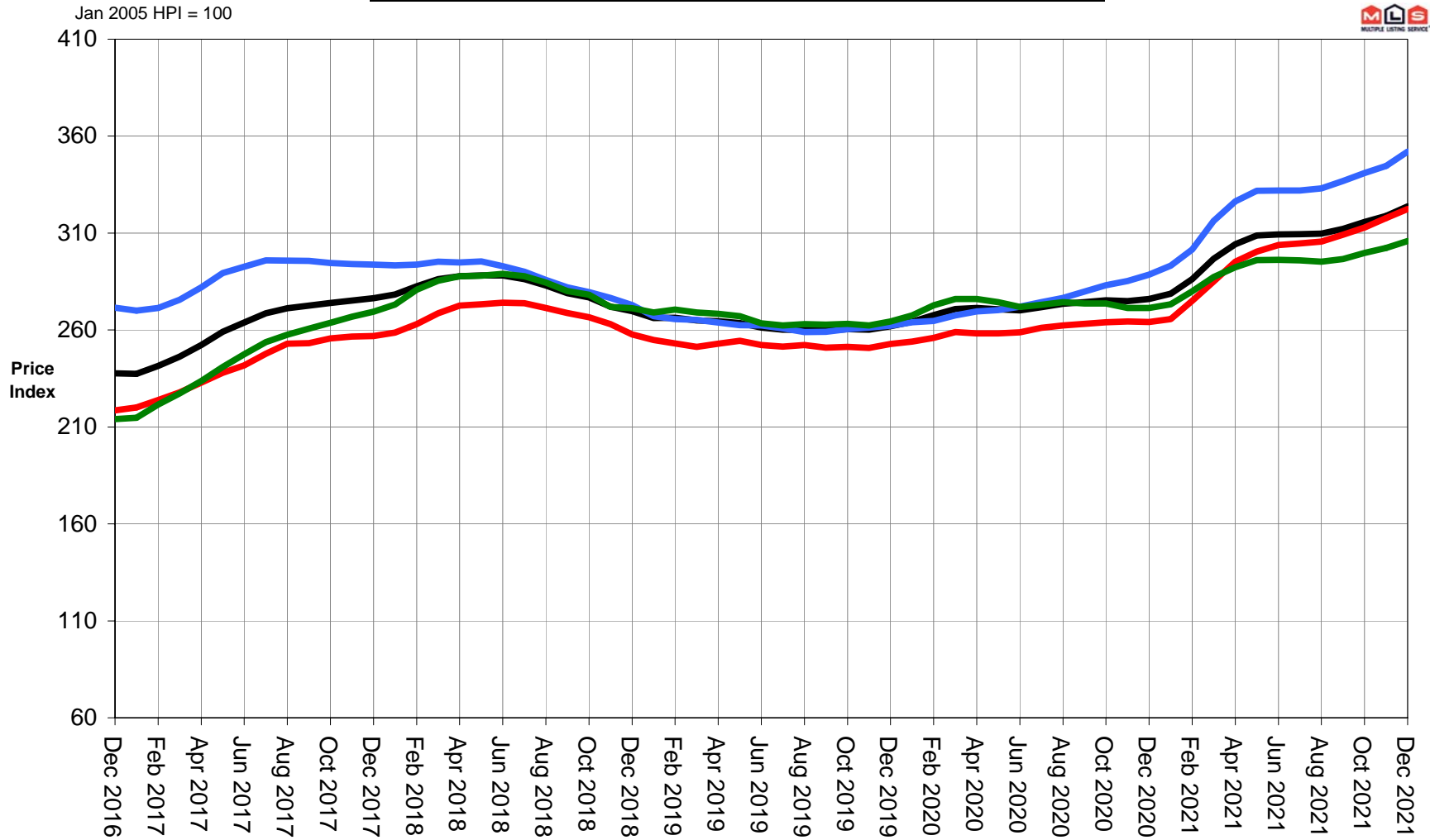
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**December
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		
December 2021	Number of Sales	Detached	82	67	37	8	104	22	56	27	7	92	23	46	94	79	41	9	794	
		Attached	47	33	13	1	33	19	31	26	12	80	12	6	56	45	3	13	430	
		Apartment	243	111	14	0	49	96	108	53	33	214	15	5	145	344	17	17	1,464	
	Median Selling Price	Detached	\$1,998,444	\$1,700,000	\$1,599,000	n/a	\$1,380,000	\$1,557,500	\$2,199,000	\$1,480,000	n/a	\$2,131,000	\$1,631,500	\$1,024,000	\$1,850,000	\$3,550,000	\$3,140,000	n/a	n/a	
		Attached	\$952,500	\$1,169,900	n/a	n/a	\$807,500	n/a	\$1,378,000	\$972,400	n/a	\$1,073,000	n/a	n/a	\$1,210,250	\$1,650,000	n/a	n/a	n/a	
		Apartment	\$715,000	\$680,000	n/a	n/a	\$524,900	\$570,000	\$755,000	\$580,000	\$728,000	\$639,450	n/a	n/a	\$618,500	\$853,500	n/a	n/a	n/a	
November 2021	Number of Sales	Detached	90	92	52	3	118	24	71	35	11	133	20	55	126	100	44	13	987	
		Attached	75	45	18	0	55	24	42	26	16	114	11	14	81	64	14	14	613	
		Apartment	273	149	22	0	54	129	133	64	32	233	19	10	172	482	20	36	1,828	
	Median Selling Price	Detached	\$1,958,000	\$1,717,500	\$1,474,500	n/a	\$1,325,500	\$1,487,500	\$2,152,000	\$1,470,000	n/a	\$2,052,500	\$1,541,000	\$1,085,000	\$1,880,000	\$3,665,000	\$2,714,000	n/a	n/a	
		Attached	\$920,000	\$1,090,000	n/a	n/a	\$779,900	\$854,000	\$1,308,000	\$901,000	n/a	\$1,059,950	n/a	n/a	\$1,315,000	\$1,697,500	n/a	n/a	n/a	
		Apartment	\$660,000	\$638,888	\$570,250	n/a	\$529,400	\$558,000	\$719,900	\$539,950	\$723,500	\$628,000	n/a	n/a	\$641,500	\$796,500	\$1,262,500	\$444,000	n/a	
December 2020	Number of Sales	Detached	83	103	58	13	126	24	81	29	21	111	28	63	133	84	53	16	1,026	
		Attached	68	64	30	0	65	22	42	23	19	78	22	10	68	38	9	35	593	
		Apartment	209	140	20	0	46	103	124	52	38	152	25	8	147	364	18	28	1,474	
	Median Selling Price	Detached	\$1,538,000	\$1,405,000	\$1,237,500	n/a	\$996,900	\$1,136,500	\$1,751,000	\$1,107,000	\$1,450,000	\$1,712,500	\$1,253,500	\$850,000	\$1,599,888	\$2,855,000	\$2,799,990	n/a	n/a	
		Attached	\$812,000	\$839,900	\$680,450	n/a	\$585,000	\$734,950	\$1,099,500	\$647,000	n/a	\$880,000	\$777,500	n/a	\$1,188,000	\$1,311,500	n/a	\$1,150,000	n/a	
		Apartment	\$605,000	\$517,500	\$484,000	n/a	\$415,000	\$495,000	\$665,000	\$462,000	\$560,500	\$545,500	\$490,000	n/a	\$610,000	\$741,250	n/a	\$362,500	n/a	
Jan. - Dec. 2021 Year-to-date	Number of Sales	Detached	1,199	1,302	747	99	1,762	348	1,184	555	264	1,568	299	823	1,797	1,210	688	243	14,088	
		Attached	1,063	641	274	7	795	235	642	331	278	1,389	241	127	843	877	100	294	8,137	
		Apartment	3,382	1,702	370	6	735	1,383	1,677	637	444	2,813	247	133	2,243	5,325	240	437	21,774	
	Median Selling Price	Detached	\$1,790,000	\$1,560,000	\$1,360,000	\$839,000	\$1,200,000	\$1,364,500	\$1,980,000	\$1,288,400	\$1,709,000	\$1,800,000	\$1,435,000	\$899,000	\$1,786,500	\$3,370,000	\$2,995,000	\$2,400,000	n/a	
		Attached	\$910,000	\$973,000	\$839,900	n/a	\$695,000	\$839,900	\$1,250,000	\$840,000	\$929,500	\$950,100	\$900,000	\$537,000	\$1,225,000	\$1,460,000	\$2,025,000	\$1,162,000	n/a	
		Apartment	\$645,000	\$595,000	\$570,000	n/a	\$460,000	\$550,000	\$702,000	\$502,500	\$667,250	\$609,900	\$595,000	\$495,000	\$628,000	\$785,000	\$1,060,000	\$575,000	n/a	
Jan. - Dec. 2020 Year-to-date	Number of Sales	Detached	833	991	606	81	1,357	273	977	375	218	964	260	773	1,317	929	555	210	10,719	
		Attached	631	616	217	4	755	208	460	291	228	893	221	122	576	575	58	312	6,167	
		Apartment	1,908	1,121	227	0	474	953	1,215	425	315	1,655	182	82	1,582	3,467	158	294	14,058	
	Median Selling Price	Detached	\$1,525,000	\$1,309,523	\$1,145,000	\$620,000	\$929,000	\$1,200,000	\$1,710,000	\$1,006,500	\$1,372,500	\$1,575,000	\$1,150,000	\$710,000	\$1,555,000	\$3,010,000	\$2,584,000	\$1,882,500	n/a	
		Attached	\$811,750	\$838,000	\$700,000	n/a	\$559,900	\$729,900	\$1,062,500	\$690,000	\$800,500	\$850,000	\$719,000	\$489,900	\$1,145,000	\$1,300,000	\$1,547,500	\$1,166,500	n/a	
		Apartment	\$588,000	\$519,000	\$509,900	n/a	\$396,000	\$510,000	\$649,850	\$450,000	\$594,000	\$545,000	\$479,500	\$398,000	\$607,750	\$753,250	\$1,045,000	\$454,750	n/a	

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



MLS® LISTINGS Facts



**December
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		
December 2021	Number of Listings	Detached	48	57	21	1	70	12	25	18	9	68	13	29	75	82	36	14	578	
		Attached	35	12	4	0	26	13	15	17	3	67	9	11	30	47	2	11	302	
		Apartment	191	83	7	1	36	57	78	30	24	140	7	3	110	268	11	19	1,065	
	% Sales to Listings	Detached	171%	118%	176%	800%	149%	183%	224%	150%	78%	135%	177%	159%	125%	96%	114%	64%		
		Attached	134%	275%	325%	n/a	127%	146%	207%	153%	400%	119%	133%	55%	187%	96%	150%	118%		n/a
		Apartment	127%	134%	200%	0%	136%	168%	138%	177%	138%	153%	214%	167%	132%	128%	155%	89%		
November 2021	Number of Listings	Detached	107	106	50	10	127	28	91	34	14	142	26	55	152	139	76	15	1,172	
		Attached	58	49	20	1	67	17	40	27	24	101	19	5	109	96	9	16	658	
		Apartment	311	168	17	2	61	132	150	51	33	267	14	7	241	626	27	27	2,134	
	% Sales to Listings	Detached	84%	87%	104%	30%	93%	86%	78%	103%	79%	94%	77%	100%	83%	72%	58%	87%		
		Attached	129%	92%	90%	0%	82%	141%	105%	96%	67%	113%	58%	280%	74%	67%	156%	88%		n/a
		Apartment	88%	89%	129%	0%	89%	98%	89%	125%	97%	87%	136%	143%	71%	77%	74%	133%		
December 2020	Number of Listings	Detached	58	59	47	5	78	10	53	28	10	85	10	41	105	80	44	32	745	
		Attached	57	49	13	0	44	13	30	25	9	62	14	10	50	46	5	16	443	
		Apartment	211	100	10	0	54	69	79	48	31	148	14	2	106	296	16	37	1,221	
	% Sales to Listings	Detached	143%	175%	123%	260%	162%	240%	153%	104%	210%	131%	280%	154%	127%	105%	120%	50%		
		Attached	119%	131%	231%	n/a	148%	169%	140%	92%	211%	126%	157%	100%	136%	83%	180%	219%		n/a
		Apartment	99%	140%	200%	n/a	85%	149%	157%	108%	123%	103%	179%	400%	139%	123%	113%	76%		
Jan. - Dec. 2021 <i>Year-to-date*</i>	Number of Listings	Detached	1,898	1,797	956	116	2,157	487	1,698	751	378	2,439	407	1,006	2,787	2,577	1,663	277	21,394	
		Attached	1,332	769	338	7	869	295	820	386	337	1,629	289	135	1,252	1,480	167	320	10,425	
		Apartment	4,433	2,129	392	8	853	1,822	2,292	832	538	3,793	258	160	3,285	8,826	365	460	30,446	
	% Sales to Listings	Detached	63%	72%	78%	85%	82%	71%	70%	74%	70%	64%	73%	82%	64%	47%	41%	88%		
		Attached	80%	83%	81%	100%	91%	80%	78%	86%	82%	85%	83%	94%	67%	59%	60%	92%		n/a
		Apartment	76%	80%	94%	75%	86%	76%	73%	77%	83%	74%	96%	83%	68%	60%	66%	95%		
Jan. - Dec. 2020 <i>Year-to-date*</i>	Number of Listings	Detached	1,438	1,484	927	103	1,835	426	1,599	489	384	1,814	401	974	2,163	1,839	1,304	337	17,517	
		Attached	1,074	899	309	9	926	316	784	419	305	1,362	281	170	1,078	1,221	155	386	9,694	
		Apartment	3,676	1,981	422	7	808	1,633	2,280	732	541	3,046	287	111	2,953	7,707	430	480	27,094	
	% Sales to Listings	Detached	58%	67%	65%	79%	74%	64%	61%	77%	57%	53%	65%	79%	61%	51%	43%	62%		
		Attached	59%	69%	70%	44%	82%	66%	59%	69%	75%	66%	79%	72%	53%	47%	37%	81%		n/a
		Apartment	52%	57%	54%	0%	59%	58%	53%	58%	58%	54%	63%	74%	54%	45%	37%	61%		

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



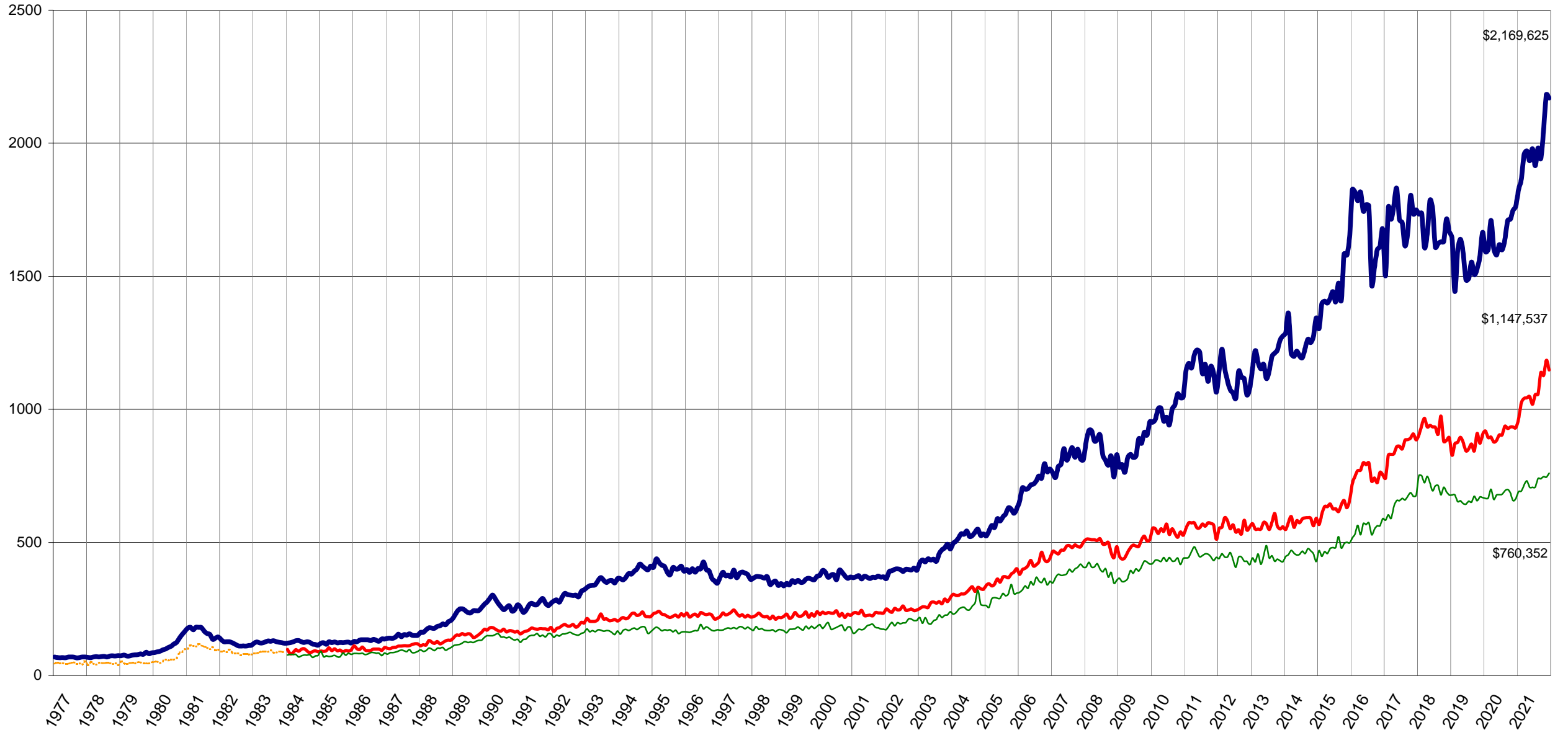
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2020	2 Nov 2021	3 Dec 2021	Col. 2 & 3 Percentage Variance	5 Dec 2020	6 Nov 2021	7 Dec 2021	Col. 6 & 7 Percentage Variance	9 Oct 2020 - Dec 2020	10 Oct 2021 - Dec 2021	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	58	107	48	-55.1	83	90	82	-8.9	274	269	-1.8
ATTACHED	57	58	35	-39.7	68	75	47	-37.3	214	195	-8.9
APARTMENTS	211	311	191	-38.6	209	273	243	-11.0	616	807	31.0
COQUITLAM											
DETACHED	59	106	57	-46.2	103	92	67	-27.2	324	259	-20.1
ATTACHED	49	49	12	-75.5	64	45	33	-26.7	212	117	-44.8
APARTMENTS	100	168	83	-50.6	140	149	111	-25.5	377	423	12.2
DELTA											
DETACHED	47	50	21	-58.0	58	52	37	-28.8	200	140	-30.0
ATTACHED	13	20	4	-80.0	30	18	13	-27.8	79	58	-26.6
APARTMENTS	10	17	7	-58.8	20	22	14	-36.4	62	60	-3.2
MAPLE RIDGE/PITT MEADOWS											
DETACHED	78	127	70	-44.9	126	118	104	-11.9	410	344	-16.1
ATTACHED	44	67	26	-61.2	65	55	33	-40.0	217	126	-41.9
APARTMENTS	54	61	36	-41.0	46	54	49	-9.3	143	161	12.6
NORTH VANCOUVER											
DETACHED	53	91	25	-72.5	81	71	56	-21.1	303	221	-27.1
ATTACHED	30	40	15	-62.5	42	42	31	-26.2	143	103	-28.0
APARTMENTS	79	150	78	-48.0	124	133	108	-18.8	394	377	-4.3
NEW WESTMINSTER											
DETACHED	10	28	12	-57.1	24	24	22	-8.3	89	75	-15.7
ATTACHED	13	17	13	-23.5	22	24	19	-20.8	70	60	-14.3
APARTMENTS	69	132	57	-56.8	103	129	96	-25.6	295	343	16.3
PORT MOODY/BELCARRA											
DETACHED	10	14	9	-35.7	21	11	7	-36.4	67	39	-41.8
ATTACHED	9	24	3	-87.5	19	16	12	-25.0	69	47	-31.9
APARTMENTS	31	33	24	-27.3	38	32	33	3.1	100	97	-3.0
PORT COQUITLAM											
DETACHED	28	34	18	-47.1	29	35	27	-22.9	100	99	-1.0
ATTACHED	25	27	17	-37.0	23	26	26	0.0	87	83	-4.6
APARTMENTS	48	51	30	-41.2	52	64	53	-17.2	138	167	21.0
RICHMOND											
DETACHED	85	142	68	-52.1	111	133	92	-30.8	306	341	11.4
ATTACHED	62	101	67	-33.7	78	114	80	-29.8	261	311	19.2
APARTMENTS	148	267	140	-47.6	152	233	214	-8.2	487	690	41.7
SUNSHINE COAST											
DETACHED	41	55	29	-47.3	63	55	46	-16.4	250	164	-34.4
ATTACHED	10	5	11	120.0	10	14	6	-57.1	47	30	-36.2
APARTMENTS	2	7	3	-57.1	8	10	5	-50.0	28	25	-10.7
SQUAMISH											
DETACHED	10	26	13	-50.0	28	20	23	15.0	95	67	-29.5
ATTACHED	14	19	9	-52.6	22	11	12	9.1	82	43	-47.6
APARTMENTS	14	14	7	-50.0	25	19	15	-21.1	71	59	-16.9
VANCOUVER EAST											
DETACHED	105	152	75	-50.7	133	126	94	-25.4	421	357	-15.2
ATTACHED	50	109	30	-72.5	68	81	56	-30.9	200	213	6.5
APARTMENTS	106	241	110	-54.4	147	172	145	-15.7	482	495	2.7
VANCOUVER WEST											
DETACHED	80	139	82	-41.0	84	100	79	-21.0	290	287	-1.0
ATTACHED	46	96	47	-51.0	38	64	45	-29.7	168	177	5.4
APARTMENTS	296	626	268	-57.2	364	482	344	-28.6	1044	1243	19.1
WHISTLER/PEMBERTON											
DETACHED	32	15	14	-6.7	16	13	9	-30.8	72	41	-43.1
ATTACHED	16	16	11	-31.3	35	14	13	-7.1	135	56	-58.5
APARTMENTS	37	27	19	-29.6	28	36	17	-52.8	118	89	-24.6
WEST VANCOUVER/HOWE SOUND											
DETACHED	44	76	36	-52.6	53	44	41	-6.8	189	145	-23.3
ATTACHED	5	9	2	-77.8	9	14	3	-78.6	22	26	18.2
APARTMENTS	16	27	11	-59.3	18	20	17	-15.0	60	56	-6.7
GRAND TOTALS											
DETACHED	740	1162	577	-50.3	1013	984	786	-20.1	3390	2848	-16.0
ATTACHED	443	657	302	-54.0	593	613	429	-30.0	2006	1645	-18.0
APARTMENTS	1221	2132	1064	-50.1	1474	1828	1464	-19.9	4415	5092	15.3

Residential Average Sale Prices - January 1977 to December 2021



IN THOUSANDS (\$)



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