

News Release



FOR IMMEDIATE RELEASE:

Home sales activity remains up, listings down across Metro Vancouver's housing market

VANCOUVER, BC – December 2, 2021 – As we near the end of 2021, home buyer demand remains well in excess of long-term averages and the supply of homes for sale continues to decline across Metro Vancouver's* housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,428 in November 2021, an 11.9 per cent increase from the 3,064 sales recorded in November 2020, and a 1.9 per cent decrease from the 3,494 homes sold in October 2021.

Last month's sales were 33.6 per cent above the 10-year November sales average.

“We expect home sale totals to end the year at or near an all-time record in our region,” Keith Stewart, REBGV economist said. “We've had elevated home sale activity throughout 2021 despite persistently low levels of homes available for sale. With a new year around the corner, it's critical that this supply crunch remains the focus for addressing the housing affordability challenges in our region.”

There were 3,964 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in November 2021. This represents a 2.6 per cent decrease compared to the 4,068 homes listed in November 2020 and a 2.1 per cent decrease compared to October 2021 when 4,049 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 7,144, a 35.7 per cent decrease compared to November 2020 (11,118) and a 11.1 per cent decrease compared to October 2021 (8,034).

For all property types, the sales-to-active listings ratio for November 2021 is 48 per cent. By property type, the ratio is 33.8 per cent for detached homes, 74.3 per cent for townhomes, and 53.7 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 imbalance between supply and demand, coupled with some buyers wanting to use rate holds on lower rate fixed-term mortgages, is keeping upward pressure on home prices in this traditionally quieter time of year for the market,” Stewart said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,211,200. This represents a 16 per cent increase over November 2020 and a one per cent increase compared to October 2021.

Sales of detached homes in November 2021 reached 987, a seven per cent decrease from the 1,061 detached sales recorded in November 2020. The benchmark price for a detached home is \$1,870,000. This represents a 20.8 per cent increase from November 2020 and a 1.1 per cent increase compared to October 2021.

Sales of apartment homes reached 1,828 in November 2021, a 33.3 per cent increase compared to the 1,371 sales in November 2020. The benchmark price of an apartment home is \$752,800. This represents an 11.4 per cent increase from November 2020 and a 0.9 per cent increase compared to October 2021.

Attached home sales in November 2021 totalled 613, a three per cent decrease compared to the 632 sales in November 2020. The benchmark price of an attached home is \$990,300. This represents a 20.2 per cent increase from November 2020 and a 1.6 per cent increase compared to October 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	\$1,206,300	336.0	1.9%	4.6%	5.7%	21.3%	24.0%	44.6%	116.2%
	Greater Vancouver	\$1,211,200	318.8	1.0%	2.9%	3.3%	16.0%	17.2%	32.5%	97.9%
	Bowen Island	\$1,427,600	309.5	-1.5%	-0.2%	2.4%	24.1%	45.3%	75.5%	144.7%
	Burnaby East	\$1,107,600	315.8	0.7%	2.4%	3.4%	11.4%	12.2%	29.2%	98.2%
	Burnaby North	\$1,132,200	305.0	0.8%	1.6%	3.2%	12.6%	11.4%	28.5%	94.3%
	Burnaby South	\$1,062,100	301.5	0.5%	0.9%	1.6%	9.9%	6.2%	24.5%	82.5%
	Coquitlam	\$1,138,800	338.5	1.4%	4.2%	4.7%	19.2%	22.1%	47.1%	129.2%
	Ladner	\$1,077,700	305.4	0.3%	4.4%	4.9%	23.5%	25.4%	31.4%	96.9%
	Maple Ridge	\$1,061,100	337.9	2.0%	5.9%	7.1%	30.3%	37.5%	70.4%	156.8%
	New Westminister	\$743,900	330.0	1.3%	2.2%	3.9%	12.6%	9.8%	45.6%	107.9%
	North Vancouver	\$1,263,100	290.2	1.4%	3.7%	3.2%	14.5%	19.3%	27.5%	99.5%
	Pitt Meadows	\$967,700	353.6	2.6%	5.7%	6.6%	24.7%	27.7%	65.9%	149.9%
	Port Coquitlam	\$966,100	330.7	1.7%	4.5%	4.6%	22.4%	27.0%	57.0%	130.3%
	Port Moody	\$1,086,700	305.6	1.6%	2.4%	3.8%	16.6%	16.4%	44.1%	127.2%
	Richmond	\$1,116,200	333.3	1.0%	3.2%	3.6%	16.3%	15.7%	29.6%	92.0%
	Squamish	\$1,083,500	335.9	0.2%	7.0%	7.1%	27.1%	37.4%	66.9%	168.3%
	Sunshine Coast	\$840,400	309.9	-1.4%	3.5%	4.5%	26.4%	39.7%	73.9%	147.5%
	Tsawwassen	\$1,206,900	305.7	0.9%	4.2%	7.4%	21.8%	21.3%	26.7%	99.2%
	Vancouver East	\$1,230,400	365.6	1.1%	2.5%	1.7%	11.7%	14.0%	27.0%	102.7%
	Vancouver West	\$1,374,400	287.0	0.7%	0.6%	0.3%	9.7%	6.5%	11.2%	65.7%
West Vancouver	\$2,552,100	281.0	-1.0%	2.2%	0.5%	12.8%	12.6%	4.2%	68.0%	
Whistler	\$1,386,400	310.0	0.6%	7.8%	8.4%	29.7%	44.1%	84.7%	171.0%	
Single Family Detached	Lower Mainland	\$1,708,400	364.0	2.3%	5.8%	6.5%	27.9%	35.2%	41.9%	125.7%
	Greater Vancouver	\$1,870,000	344.6	1.1%	3.5%	3.9%	20.8%	24.6%	24.7%	98.2%
	Bowen Island	\$1,427,600	309.5	-1.5%	-0.2%	2.4%	24.1%	45.3%	75.5%	144.7%
	Burnaby East	\$1,520,500	340.0	1.3%	3.3%	3.5%	18.3%	25.9%	29.8%	112.6%
	Burnaby North	\$1,769,000	342.1	1.5%	0.4%	3.3%	16.1%	20.3%	16.3%	97.2%
	Burnaby South	\$1,827,800	349.9	0.6%	2.2%	3.6%	16.2%	13.4%	11.4%	89.4%
	Coquitlam	\$1,577,900	350.2	2.5%	4.6%	5.3%	24.0%	28.3%	35.4%	129.6%
	Ladner	\$1,346,600	322.3	0.4%	4.6%	4.2%	27.5%	40.9%	34.4%	112.5%
	Maple Ridge	\$1,204,000	343.0	2.3%	5.7%	7.4%	34.1%	45.0%	68.7%	165.7%
	New Westminister	\$1,378,600	343.9	1.0%	3.8%	5.2%	21.0%	26.5%	34.8%	108.6%
	North Vancouver	\$1,955,300	307.9	0.8%	4.8%	2.8%	17.0%	24.5%	19.2%	107.6%
	Pitt Meadows	\$1,310,200	369.2	3.3%	9.2%	10.1%	32.3%	46.4%	65.0%	160.9%
	Port Coquitlam	\$1,323,500	352.9	2.7%	5.9%	5.6%	27.4%	35.3%	51.4%	141.5%
	Port Moody	\$1,912,000	353.1	1.8%	3.0%	5.0%	23.8%	27.6%	38.6%	138.9%
	Richmond	\$1,981,400	379.9	1.6%	3.2%	2.6%	20.1%	17.5%	15.4%	83.9%
	Squamish	\$1,443,000	353.7	0.5%	5.9%	3.5%	27.3%	45.3%	67.3%	170.2%
	Sunshine Coast	\$863,700	302.6	-2.2%	1.9%	3.0%	25.5%	42.5%	76.8%	139.4%
	Tsawwassen	\$1,476,700	322.4	1.1%	5.0%	8.6%	26.8%	30.1%	31.1%	111.0%
	Vancouver East	\$1,744,700	384.3	1.6%	3.3%	2.0%	13.8%	20.0%	21.7%	108.2%
	Vancouver West	\$3,413,800	345.3	-1.1%	-1.4%	0.9%	9.3%	5.1%	-3.0%	51.0%
West Vancouver	\$3,169,400	299.2	-1.0%	2.6%	0.9%	15.6%	15.7%	3.7%	74.4%	
Whistler	\$2,633,300	332.4	0.3%	6.2%	4.8%	31.6%	54.5%	78.1%	160.5%	

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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 - In January 2005, the indexes are set to 100.
 - Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.
 - The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$891,800	321.4	2.1%	5.0%	8.1%	24.4%	25.8%	54.1%	118.3%
	Greater Vancouver	\$990,300	317.7	1.6%	4.0%	5.8%	20.2%	20.8%	44.5%	106.8%
	Burnaby East	\$704,400	316.0	1.6%	2.2%	1.6%	4.6%	6.9%	37.1%	101.0%
	Burnaby North	\$841,500	314.1	0.0%	1.5%	3.0%	13.3%	13.3%	37.3%	95.7%
	Burnaby South	\$772,600	323.1	1.2%	2.0%	3.4%	10.0%	10.8%	33.7%	96.1%
	Coquitlam	\$890,100	326.5	1.4%	4.8%	6.7%	22.2%	26.7%	55.9%	127.4%
	Ladner	\$797,100	295.0	-0.2%	4.3%	5.4%	20.6%	8.9%	33.1%	79.9%
	Maple Ridge	\$720,300	334.4	1.1%	4.9%	6.2%	29.0%	30.9%	72.2%	154.1%
	New Westminister	\$870,300	332.4	0.7%	2.9%	4.2%	17.3%	16.5%	48.5%	108.5%
	North Vancouver	\$1,216,900	300.9	3.5%	6.7%	10.1%	20.9%	30.8%	41.3%	104.7%
	Pitt Meadows	\$763,400	330.3	1.6%	0.1%	2.9%	22.8%	17.3%	59.8%	138.7%
	Port Coquitlam	\$826,500	312.9	1.7%	3.6%	5.9%	26.4%	29.4%	54.1%	119.4%
	Port Moody	\$779,300	265.0	2.3%	1.7%	3.6%	17.1%	12.5%	47.2%	90.8%
	Richmond	\$970,100	318.8	0.9%	3.4%	6.4%	17.2%	15.2%	35.2%	91.5%
	Squamish	\$950,800	321.0	5.2%	8.2%	8.2%	30.6%	33.2%	63.8%	173.2%
	Sunshine Coast	\$658,400	315.4	6.6%	9.5%	8.8%	35.5%	40.6%	61.4%	165.7%
	Tsawwassen	\$872,500	287.2	-0.8%	2.6%	3.4%	13.4%	-4.4%	22.5%	71.7%
	Vancouver East	\$1,070,700	340.5	1.6%	4.8%	7.9%	18.8%	21.7%	35.3%	107.4%
	Vancouver West	\$1,296,900	303.2	-0.3%	0.8%	1.7%	12.7%	10.8%	23.3%	86.1%
Whistler	\$1,382,100	338.4	5.7%	8.9%	8.9%	32.1%	39.6%	85.5%	200.5%	
Apartment	Lower Mainland	\$755,300	319.0	1.5%	3.5%	3.9%	14.2%	14.1%	50.1%	110.3%
	Greater Vancouver	\$752,800	302.3	0.9%	2.4%	2.1%	11.4%	11.2%	40.3%	98.5%
	Burnaby East	\$742,400	295.5	0.3%	1.6%	4.2%	9.0%	4.3%	33.9%	79.7%
	Burnaby North	\$738,300	289.2	0.7%	2.3%	3.3%	11.1%	7.3%	40.7%	98.5%
	Burnaby South	\$686,000	281.1	0.4%	0.2%	0.5%	7.2%	2.3%	33.9%	79.6%
	Coquitlam	\$607,000	333.1	0.6%	3.5%	3.2%	14.2%	16.2%	63.8%	133.8%
	Ladner	\$593,700	278.1	0.4%	3.9%	6.0%	17.2%	11.6%	26.6%	76.8%
	Maple Ridge	\$461,900	330.3	2.4%	8.0%	7.5%	22.7%	26.6%	79.9%	130.2%
	New Westminister	\$576,600	326.7	1.5%	1.7%	3.6%	10.0%	5.8%	50.4%	108.9%
	North Vancouver	\$663,600	270.0	1.4%	2.2%	1.5%	10.1%	11.9%	37.2%	91.1%
	Pitt Meadows	\$579,800	356.0	2.5%	6.5%	5.8%	19.7%	20.5%	73.8%	145.9%
	Port Coquitlam	\$542,800	324.6	0.9%	3.7%	2.9%	16.3%	20.2%	68.8%	130.2%
	Port Moody	\$741,200	308.9	1.1%	2.5%	3.7%	12.9%	14.6%	56.4%	151.3%
	Richmond	\$736,500	315.3	0.7%	3.2%	3.0%	13.2%	15.1%	52.5%	111.0%
	Squamish	\$606,800	329.1	-4.2%	7.3%	11.0%	22.8%	31.5%	72.7%	177.7%
	Sunshine Coast	\$552,900	334.6	-3.7%	8.1%	9.3%	22.2%	24.1%	58.4%	174.5%
	Tsawwassen	\$654,300	282.2	0.9%	2.7%	6.5%	15.1%	8.7%	23.4%	81.9%
	Vancouver East	\$639,600	359.5	1.0%	1.6%	0.5%	9.2%	8.6%	35.2%	99.8%
	Vancouver West	\$835,500	271.1	1.5%	1.3%	-0.1%	9.3%	6.9%	20.5%	76.2%
West Vancouver	\$1,116,700	226.9	-0.7%	1.3%	-1.3%	2.3%	-0.8%	18.5%	55.2%	
Whistler	\$642,200	276.0	-3.0%	8.6%	11.5%	27.5%	41.6%	87.9%	164.1%	

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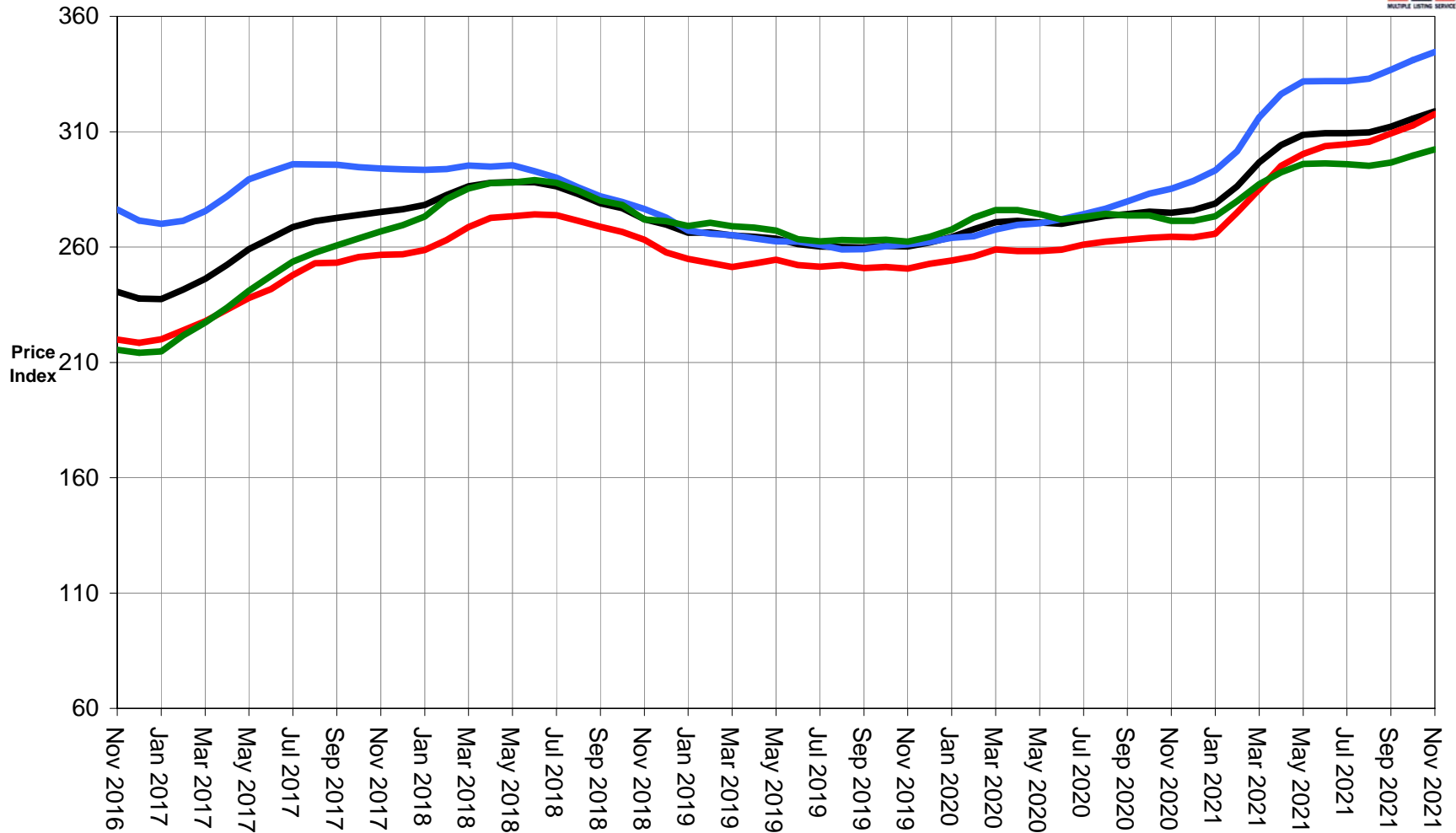


Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100



MLS[®] SALES Facts



**November
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		
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	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	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	n/a
October 2021	Number of Sales	Detached	97	100	51	12	122	29	94	37	21	116	24	63	137	108	60	19	1,090	
		Attached	73	39	27	0	38	17	30	31	19	117	20	10	76	68	9	29	603	
		Apartment	291	163	24	1	58	118	136	50	32	243	25	10	178	417	19	36	1,801	
	Median Selling Price	Detached	\$1,772,000	\$1,631,500	\$1,452,000	n/a	\$1,280,000	\$1,400,000	\$2,187,500	\$1,380,500	\$1,700,000	\$1,810,000	\$1,539,950	\$877,000	\$1,850,500	\$3,205,000	\$2,625,000	n/a	n/a	n/a
		Attached	\$920,000	\$1,005,000	\$849,900	n/a	\$727,550	n/a	\$1,355,028	\$850,000	n/a	\$960,088	\$960,000	n/a	\$1,315,900	\$1,489,950	n/a	\$1,235,000	n/a	n/a
		Apartment	\$660,000	\$608,000	\$561,250	n/a	\$480,000	\$560,500	\$702,500	\$543,900	\$685,000	\$619,900	\$635,000	n/a	\$662,000	\$830,000	n/a	\$627,500	n/a	n/a
November 2020	Number of Sales	Detached	93	92	54	11	114	29	94	35	21	88	29	83	137	95	62	24	1,061	
		Attached	64	59	31	0	65	27	39	26	19	88	28	17	66	60	6	37	632	
		Apartment	193	108	17	0	40	81	128	40	26	157	25	6	161	315	20	54	1,371	
	Median Selling Price	Detached	\$1,535,000	\$1,370,000	\$1,190,000	n/a	\$958,000	\$1,148,000	\$1,792,000	\$1,100,000	\$1,406,092	\$1,577,500	\$1,289,000	\$797,450	\$1,560,000	\$2,985,000	\$2,860,000	\$1,950,000	n/a	n/a
		Attached	\$831,200	\$858,900	\$665,000	n/a	\$569,000	\$735,000	\$1,049,000	\$687,000	n/a	\$865,000	\$733,000	n/a	\$1,139,286	\$1,302,500	n/a	\$1,165,000	n/a	n/a
		Apartment	\$585,500	\$530,750	n/a	n/a	\$419,500	\$520,000	\$690,000	\$425,500	\$582,500	\$535,500	\$516,000	n/a	\$580,000	\$755,000	\$1,075,000	\$504,750	n/a	n/a
Jan. - Nov. 2021 <i>Year-to-date</i>	Number of Sales	Detached	1,117	1,235	710	91	1,658	326	1,128	528	257	1,476	276	777	1,703	1,131	647	234	13,294	
		Attached	1,016	608	261	6	762	216	611	305	266	1,309	229	121	787	832	97	281	7,707	
		Apartment	3,139	1,591	356	6	686	1,287	1,569	584	411	2,599	232	128	2,098	4,981	223	420	20,310	
	Median Selling Price	Detached	\$1,780,000	\$1,550,000	\$1,351,000	\$845,000	\$1,192,000	\$1,357,000	\$1,970,000	\$1,275,000	\$1,710,000	\$1,790,000	\$1,415,000	\$888,500	\$1,780,000	\$3,355,000	\$2,990,000	\$2,375,000	n/a	n/a
		Attached	\$910,000	\$969,950	\$839,900	n/a	\$690,000	\$837,250	\$1,245,000	\$825,500	\$921,950	\$950,000	\$895,000	\$529,000	\$1,225,000	\$1,460,000	\$1,999,900	\$1,170,000	n/a	n/a
		Apartment	\$640,000	\$590,000	\$570,000	n/a	\$456,300	\$550,000	\$699,500	\$500,000	\$659,900	\$605,000	\$594,381	\$497,000	\$630,000	\$780,400	\$1,060,000	\$577,500	n/a	n/a
Jan. - Nov. 2020 <i>Year-to-date</i>	Number of Sales	Detached	750	888	548	68	1,231	249	896	346	197	853	232	710	1,184	845	502	194	9,693	
		Attached	563	552	187	4	690	186	418	268	209	815	199	112	508	537	49	277	5,574	
		Apartment	1,699	981	207	0	428	850	1,091	373	277	1,503	157	74	1,435	3,103	140	266	12,584	
	Median Selling Price	Detached	\$1,524,500	\$1,300,000	\$1,134,250	\$590,000	\$920,000	\$1,200,000	\$1,705,500	\$997,000	\$1,367,400	\$1,555,000	\$1,147,000	\$698,500	\$1,550,000	\$3,050,000	\$2,550,000	\$1,892,500	n/a	n/a
		Attached	\$811,750	\$835,000	\$708,800	n/a	\$556,250	\$729,900	\$1,055,000	\$694,000	\$800,000	\$848,375	\$710,000	\$480,000	\$1,140,000	\$1,300,000	\$1,560,000	\$1,168,000	n/a	n/a
		Apartment	\$586,000	\$519,000	\$510,000	n/a	\$395,000	\$515,000	\$649,000	\$450,000	\$600,500	\$545,000	\$475,000	\$400,000	\$608,000	\$755,000	\$1,045,000	\$464,950	n/a	n/a

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



MLS® LISTINGS Facts



**November
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		
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%		
October 2021	Number of Listings	Detached	104	82	59	8	119	18	94	42	18	141	28	58	158	158	126	13	1,226	
		Attached	70	29	24	0	40	28	54	23	12	117	18	10	87	124	14	15	665	
		Apartment	270	165	22	0	41	124	142	66	38	278	28	6	233	689	22	34	2,158	
	% Sales to Listings	Detached	93%	122%	86%	150%	103%	161%	100%	88%	117%	82%	86%	109%	87%	68%	48%	146%		
		Attached	104%	134%	113%	n/a	95%	61%	56%	135%	158%	100%	111%	100%	87%	55%	64%	193%		n/a
		Apartment	108%	99%	109%	n/a	141%	95%	96%	76%	84%	87%	89%	167%	76%	61%	86%	106%		
November 2020	Number of Listings	Detached	106	120	58	7	127	21	103	29	28	131	20	62	164	141	73	19	1,209	
		Attached	90	74	27	0	59	23	66	21	14	109	20	16	95	102	12	36	764	
		Apartment	286	173	29	0	49	120	164	69	40	279	33	4	218	557	24	50	2,095	
	% Sales to Listings	Detached	88%	77%	93%	157%	90%	138%	91%	121%	75%	67%	145%	134%	84%	67%	85%	126%		
		Attached	71%	80%	115%	n/a	110%	117%	59%	124%	136%	81%	140%	106%	69%	59%	50%	103%		n/a
		Apartment	67%	62%	59%	n/a	82%	68%	78%	58%	65%	56%	76%	150%	74%	57%	83%	108%		
Jan. - Nov. 2021 <i>Year-to-date*</i>	Number of Listings	Detached	1,850	1,740	935	115	2,087	475	1,673	733	369	2,371	394	977	2,712	2,495	1,627	263	20,816	
		Attached	1,297	757	334	7	843	282	805	369	334	1,562	280	124	1,222	1,433	165	309	10,123	
		Apartment	4,242	2,046	385	7	817	1,765	2,214	802	514	3,653	251	157	3,175	8,558	354	441	29,381	
	% Sales to Listings	Detached	60%	71%	76%	79%	79%	69%	67%	72%	70%	62%	70%	80%	63%	45%	40%	89%		
		Attached	78%	80%	78%	86%	90%	77%	76%	83%	80%	84%	82%	98%	64%	58%	59%	91%		n/a
		Apartment	74%	78%	92%	86%	84%	73%	71%	73%	80%	71%	92%	82%	66%	58%	63%	95%		
Jan. - Nov. 2020 <i>Year-to-date*</i>	Number of Listings	Detached	1,380	1,425	880	98	1,757	416	1,546	461	374	1,729	391	933	2,058	1,759	1,260	305	16,772	
		Attached	1,017	850	296	9	882	303	754	394	296	1,300	267	160	1,028	1,175	150	370	9,251	
		Apartment	3,465	1,881	412	7	754	1,564	2,201	684	510	2,898	273	109	2,847	7,411	414	443	25,873	
	% Sales to Listings	Detached	54%	62%	62%	69%	70%	60%	58%	75%	53%	49%	59%	76%	58%	48%	40%	64%		
		Attached	55%	65%	63%	44%	78%	61%	55%	68%	71%	63%	75%	70%	49%	46%	33%	75%		n/a
		Apartment	49%	52%	50%	0%	57%	54%	50%	55%	54%	52%	58%	68%	50%	42%	34%	60%		

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



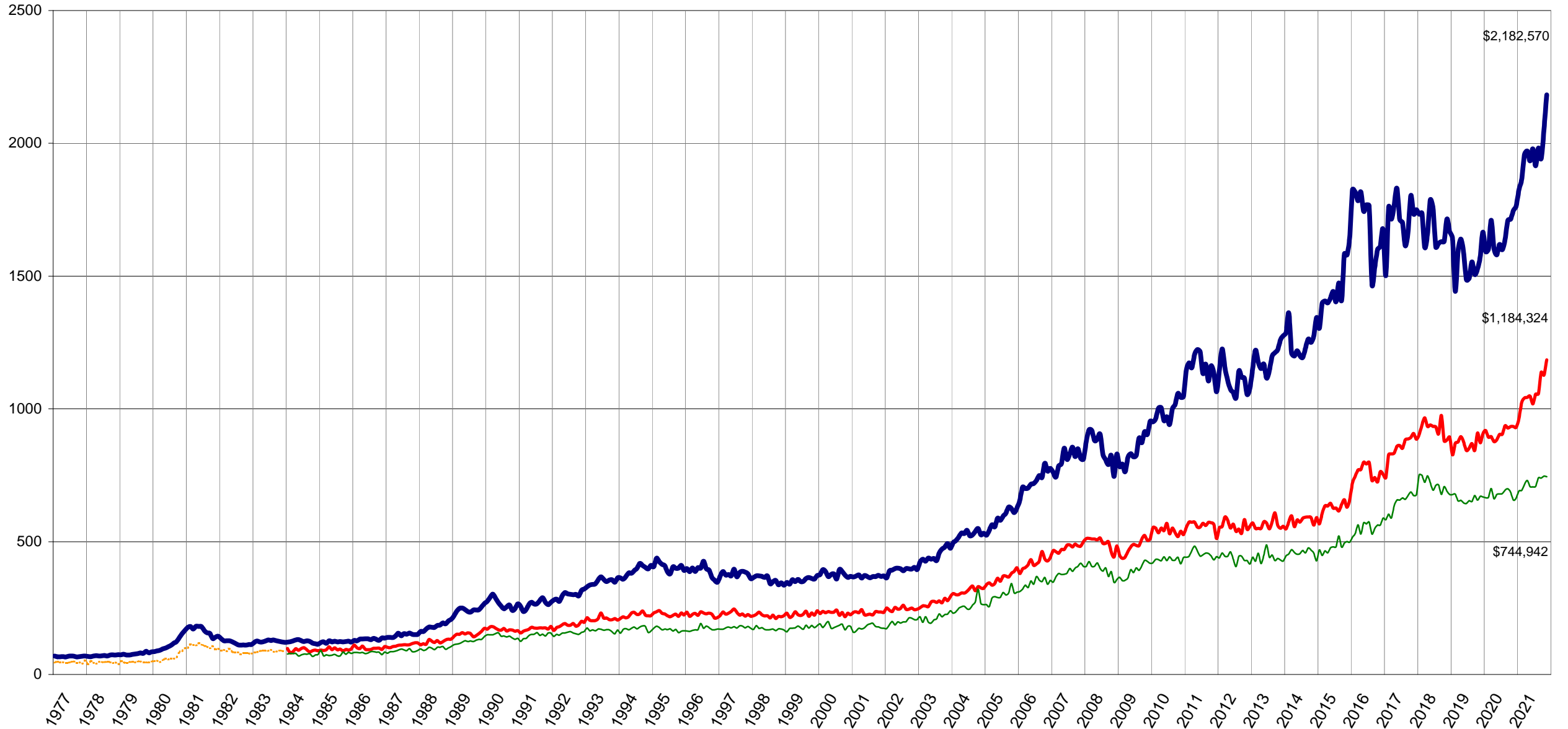
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Nov 2020	2 Oct 2021	3 Nov 2021	Col. 2 & 3 Percentage Variance	5 Nov 2020	6 Oct 2021	7 Nov 2021	Col. 6 & 7 Percentage Variance	9 Sep 2020 - Nov 2020	10 Sep 2021 - Nov 2021	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	106	104	107	2.9	93	97	90	-7.2	292	262	-10.3
ATTACHED	90	70	58	-17.1	64	73	75	2.7	227	233	2.6
APARTMENTS	286	270	311	15.2	193	291	273	-6.2	628	812	29.3
COQUITLAM											
DETACHED	120	82	106	29.3	92	100	92	-8.0	348	266	-23.6
ATTACHED	74	29	49	69.0	59	39	45	15.4	218	121	-44.5
APARTMENTS	173	165	168	1.8	108	163	149	-8.6	346	445	28.6
DELTA											
DETACHED	58	59	50	-15.3	54	51	52	2.0	218	152	-30.3
ATTACHED	27	24	20	-16.7	31	27	18	-33.3	74	68	-8.1
APARTMENTS	29	22	17	-22.7	17	24	22	-8.3	71	68	-4.2
MAPLE RIDGE/PITT MEADOWS											
DETACHED	127	119	127	6.7	114	122	118	-3.3	448	349	-22.1
ATTACHED	59	40	67	67.5	65	38	55	44.7	239	144	-39.7
APARTMENTS	49	41	61	48.8	40	58	54	-6.9	145	172	18.6
NORTH VANCOUVER											
DETACHED	103	94	91	-3.2	94	94	71	-24.5	355	245	-31.0
ATTACHED	66	54	40	-25.9	39	30	42	40.0	149	107	-28.2
APARTMENTS	164	142	150	5.6	128	136	133	-2.2	410	384	-6.3
NEW WESTMINSTER											
DETACHED	21	18	28	55.6	29	29	24	-17.2	94	67	-28.7
ATTACHED	23	28	17	-39.3	27	17	24	41.2	84	52	-38.1
APARTMENTS	120	124	132	6.5	81	118	129	9.3	298	351	17.8
PORT MOODY/BELCARRA											
DETACHED	28	18	14	-22.2	21	21	11	-47.6	68	56	-17.6
ATTACHED	14	12	24	100.0	19	19	16	-15.8	82	49	-40.2
APARTMENTS	40	38	33	-13.2	26	32	32	0.0	96	95	-1.0
PORT COQUITLAM											
DETACHED	29	42	34	-19.0	35	37	35	-5.4	117	110	-6.0
ATTACHED	21	23	27	17.4	26	31	26	-16.1	93	78	-16.1
APARTMENTS	69	66	51	-22.7	40	50	64	28.0	124	151	21.8
RICHMOND											
DETACHED	131	141	142	0.7	88	116	133	14.7	307	355	15.6
ATTACHED	109	117	101	-13.7	88	117	114	-2.6	279	327	17.2
APARTMENTS	279	278	267	-4.0	157	243	233	-4.1	537	706	31.5
SUNSHINE COAST											
DETACHED	62	58	55	-5.2	83	63	55	-12.7	279	188	-32.6
ATTACHED	16	10	5	-50.0	17	10	14	40.0	57	30	-47.4
APARTMENTS	4	6	7	16.7	6	10	10	0.0	33	29	-12.1
SQUAMISH											
DETACHED	20	28	26	-7.1	29	24	20	-16.7	94	64	-31.9
ATTACHED	20	18	19	5.6	28	20	11	-45.0	89	51	-42.7
APARTMENTS	33	28	14	-50.0	25	25	19	-24.0	62	55	-11.3
VANCOUVER EAST											
DETACHED	164	158	152	-3.8	137	137	126	-8.0	459	401	-12.6
ATTACHED	95	87	109	25.3	66	76	81	6.6	206	232	12.6
APARTMENTS	218	233	241	3.4	161	178	172	-3.4	532	503	-5.5
VANCOUVER WEST											
DETACHED	141	158	139	-12.0	95	108	100	-7.4	310	290	-6.5
ATTACHED	102	124	96	-22.6	60	68	64	-5.9	185	198	7.0
APARTMENTS	557	689	626	-9.1	315	417	482	15.6	1057	1315	24.4
WHISTLER/PEMBERTON											
DETACHED	19	13	15	15.4	24	19	13	-31.6	94	56	-40.4
ATTACHED	36	15	16	6.7	37	29	14	-51.7	137	70	-48.9
APARTMENTS	50	34	27	-20.6	54	36	36	0.0	134	102	-23.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	73	126	76	-39.7	62	60	44	-26.7	200	145	-27.5
ATTACHED	12	14	9	-35.7	6	9	14	55.6	24	33	37.5
APARTMENTS	24	22	27	22.7	20	19	20	5.3	64	59	-7.8
GRAND TOTALS											
DETACHED	1202	1218	1162	-4.6	1050	1078	984	-8.7	3683	3006	-18.4
ATTACHED	764	665	657	-1.2	632	603	613	1.7	2143	1793	-16.3
APARTMENTS	2095	2158	2132	-1.2	1371	1800	1828	1.6	4537	5247	15.6

Residential Average Sale Prices - January 1977 to November 2021

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS

IN THOUSANDS (\$)



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