

News Release



FOR IMMEDIATE RELEASE:

Elevated home sale activity continues to outstrip the supply of homes for sale in Metro Vancouver

VANCOUVER, BC – October 4, 2021 – Home sale activity remains elevated across Metro Vancouver’s* housing market while the pace of homes being listed for sale continues to follow long-term averages.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,149 in September 2021, a 13.6 per cent decrease from the 3,643 sales recorded in September 2020, and a 0.1 per cent decrease from the 3,152 homes sold in August 2021.

Last month’s sales were 20.8 per cent above the 10-year September sales average.

There were 5,171 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in September 2021. This represents a 19.2 per cent decrease compared to the 6,402 homes listed in September 2020 and a 28.2 per cent increase compared to August 2021 when 4,032 homes were listed.

September’s new listings were 1.2 per cent below the 10-year average for the month.

“The summer trend of above-average home sales and historically typical new listings activity continued in Metro Vancouver last month. Although this is keeping the overall supply of homes for sale low, we’re not seeing the same upward intensity on home prices today as we did in the spring,” Keith Stewart, REBGV economist said. “Home price trends will, however, vary depending on property type and neighborhood, so it’s important to take a hyperlocal look at your location and property category of choice before making a home buying or selling decision.”

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,236. This is a 29.5 per cent decrease compared to September 2020 (13,096), a 2.6 per cent increase compared to August 2021 (9,005) and is 27.7 per cent below the 10-year average for the month.

For all property types, the sales-to-active listings ratio for September 2021 is 34.1 per cent. By property type, the ratio is 25.5 per cent for detached homes, 53.1 per cent for townhomes, and 36.7 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 total inventory of homes for sale remains insufficient to meet the demand in today’s market. This scarcity limits peoples’ purchasing options and ultimately adds upward pressure on home prices,” Stewart said. “With the federal election now behind us, we hope to see governments at all level work with the construction industry to streamline the creation of a more abundant and diverse supply of housing options.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$ 1,186,100. This represents a 13.8 per cent increase over September 2020 and a 0.8 per cent increase compared to August 2021.

Sales of detached homes in September 2021 reached 950, a 27.9 per cent decrease from the 1,317 detached sales recorded in September 2020. The benchmark price for a detached home is \$1,828,200. This represents a 20.4 per cent increase from September 2020 and a 1.2 per cent increase compared to August 2021.

Sales of apartment homes reached 1,621 in September 2021, a 1.6 per cent increase compared to the 1,596 sales in September 2020. The benchmark price of an apartment home is \$738,600. This represents an 8.4 per cent increase from September 2020 and a 0.5 per cent increase compared to August 2021.

Attached home sales in September 2021 totalled 578, a 20.8 per cent decrease compared to the 730 sales in September 2020. The benchmark price of an attached home is \$963,800. This represents a 17.5 per cent increase from September 2020 and a 1.2 per cent increase compared to August 2021.

-30-

*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	\$1,165,700	324.7	1.1%	1.8%	7.2%	17.9%	17.0%	37.6%	108.1%
	Greater Vancouver	\$1,186,100	312.2	0.8%	0.9%	5.2%	13.8%	11.9%	27.2%	92.8%
	Bowen Island	\$1,425,300	309.0	-0.4%	3.1%	13.1%	32.2%	46.2%	78.9%	136.1%
	Burnaby East	\$1,085,500	309.5	0.4%	1.1%	5.6%	10.5%	9.1%	22.4%	93.4%
	Burnaby North	\$1,114,400	300.2	0.0%	0.7%	5.6%	11.5%	6.9%	25.3%	89.9%
	Burnaby South	\$1,054,400	299.3	0.1%	1.1%	4.5%	9.6%	3.7%	21.2%	80.0%
	Coquitlam	\$1,104,800	328.4	1.0%	1.2%	6.5%	16.7%	14.5%	39.8%	122.2%
	Ladner	\$1,048,100	297.0	1.5%	1.7%	6.9%	20.9%	18.5%	21.6%	88.7%
	Maple Ridge	\$1,019,400	324.6	1.7%	2.3%	9.8%	28.0%	27.6%	63.1%	142.1%
	New Westminister	\$729,900	323.8	0.2%	2.1%	6.1%	10.6%	7.2%	39.7%	100.7%
	North Vancouver	\$1,240,000	284.9	1.8%	0.7%	4.8%	12.9%	14.6%	22.9%	96.9%
	Pitt Meadows	\$925,300	338.1	1.1%	1.5%	7.2%	21.2%	18.3%	59.0%	141.0%
	Port Coquitlam	\$934,000	319.7	1.0%	1.2%	5.0%	18.4%	21.0%	48.4%	121.2%
	Port Moody	\$1,065,700	299.7	0.4%	1.3%	6.0%	16.8%	12.0%	39.1%	118.0%
	Richmond	\$1,097,800	327.8	1.5%	1.7%	5.6%	14.9%	9.5%	26.0%	88.1%
	Squamish	\$1,025,500	317.9	1.3%	1.9%	8.9%	20.4%	27.6%	58.0%	158.0%
	Sunshine Coast	\$831,500	306.6	2.4%	3.8%	12.9%	30.6%	39.1%	73.5%	133.2%
	Tsawwassen	\$1,161,100	294.1	0.2%	1.9%	5.3%	15.1%	13.7%	10.5%	89.1%
	Vancouver East	\$1,209,800	359.5	0.8%	0.2%	3.0%	9.4%	8.8%	20.7%	98.2%
	Vancouver West	\$1,360,500	284.1	-0.5%	-0.9%	2.1%	7.0%	3.4%	9.3%	64.0%
West Vancouver	\$2,555,800	281.4	2.4%	0.2%	2.8%	15.5%	10.5%	-6.2%	70.1%	
Whistler	\$1,307,700	292.4	1.7%	2.5%	9.9%	22.7%	32.7%	73.8%	149.5%	
Single Family Detached	Lower Mainland	\$1,639,400	349.3	1.5%	2.2%	8.2%	25.6%	27.6%	32.0%	116.4%
	Greater Vancouver	\$1,828,200	336.9	1.2%	1.5%	6.5%	20.4%	19.5%	17.5%	93.3%
	Bowen Island	\$1,425,300	309.0	-0.4%	3.1%	13.1%	32.2%	46.2%	78.9%	136.1%
	Burnaby East	\$1,490,100	333.2	1.2%	3.5%	7.8%	16.7%	19.4%	21.3%	107.2%
	Burnaby North	\$1,747,300	337.9	-0.8%	1.2%	7.0%	16.4%	16.6%	11.7%	92.4%
	Burnaby South	\$1,812,700	347.0	1.4%	3.3%	6.9%	14.9%	14.0%	7.3%	87.8%
	Coquitlam	\$1,516,200	336.5	0.5%	1.0%	5.8%	22.2%	18.0%	25.2%	120.4%
	Ladner	\$1,314,400	314.6	2.1%	2.3%	9.0%	29.7%	34.2%	24.0%	104.8%
	Maple Ridge	\$1,149,900	327.6	1.0%	1.7%	10.2%	32.5%	33.0%	60.3%	148.6%
	New Westminister	\$1,346,900	336.0	1.4%	4.4%	9.4%	20.8%	20.5%	25.6%	102.0%
	North Vancouver	\$1,913,400	301.3	2.6%	0.0%	3.3%	16.2%	21.0%	14.3%	107.2%
	Pitt Meadows	\$1,212,200	341.6	1.1%	0.8%	6.1%	26.3%	30.6%	52.8%	147.9%
	Port Coquitlam	\$1,265,400	337.4	1.3%	2.6%	3.2%	24.3%	28.5%	42.2%	130.0%
	Port Moody	\$1,859,500	343.4	0.2%	0.5%	6.9%	25.2%	23.6%	34.6%	129.4%
	Richmond	\$1,950,600	374.0	1.6%	2.1%	6.0%	18.8%	13.2%	9.5%	81.5%
	Squamish	\$1,366,700	335.0	0.3%	0.8%	7.2%	21.4%	36.5%	60.3%	172.4%
	Sunshine Coast	\$867,700	304.0	2.4%	4.0%	13.4%	33.3%	44.6%	80.8%	128.6%
	Tsawwassen	\$1,409,800	307.8	0.3%	2.9%	7.1%	20.8%	21.9%	10.8%	99.7%
	Vancouver East	\$1,707,900	376.2	1.1%	0.7%	3.8%	13.9%	14.5%	13.4%	104.7%
	Vancouver West	\$3,494,900	353.5	0.9%	1.1%	6.3%	13.3%	7.4%	-3.3%	53.1%
West Vancouver	\$3,141,900	296.6	1.7%	-0.3%	3.2%	16.9%	13.1%	-8.3%	75.1%	
Whistler	\$2,472,500	312.1	-0.3%	0.2%	7.8%	25.0%	45.7%	70.9%	158.8%	

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	\$860,100	310.0	1.3%	3.0%	10.4%	20.6%	18.6%	49.2%	109.0%
	Greater Vancouver	\$963,800	309.2	1.2%	1.8%	8.5%	17.5%	15.0%	40.0%	99.5%
	Burnaby East	\$686,600	308.0	-0.4%	-2.2%	2.2%	2.8%	4.3%	32.9%	94.0%
	Burnaby North	\$832,900	310.9	0.5%	0.0%	7.1%	13.8%	8.4%	37.9%	93.6%
	Burnaby South	\$751,300	314.2	-0.9%	-0.5%	5.0%	9.5%	5.7%	29.6%	89.5%
	Coquitlam	\$863,600	316.8	1.7%	2.4%	8.9%	18.9%	19.3%	52.7%	115.2%
	Ladner	\$774,400	286.6	1.3%	1.2%	4.4%	15.2%	2.8%	24.6%	73.0%
	Maple Ridge	\$702,900	326.3	2.3%	2.9%	10.8%	27.1%	25.8%	66.9%	137.5%
	New Westminister	\$848,500	324.1	0.4%	0.6%	6.2%	13.7%	10.6%	45.2%	101.7%
	North Vancouver	\$1,153,900	285.3	1.2%	3.4%	9.5%	15.1%	19.8%	28.6%	98.7%
	Pitt Meadows	\$759,200	328.5	-0.5%	1.5%	12.2%	21.8%	15.5%	59.9%	128.6%
	Port Coquitlam	\$814,100	308.2	2.1%	2.9%	8.0%	23.1%	23.3%	49.5%	116.3%
	Port Moody	\$764,300	259.9	-0.3%	1.6%	9.2%	15.1%	9.1%	38.7%	82.1%
	Richmond	\$950,900	312.5	1.3%	3.0%	8.7%	16.9%	9.8%	32.8%	85.7%
	Squamish	\$880,900	297.4	0.2%	-0.7%	9.7%	24.7%	19.8%	52.7%	139.8%
	Sunshine Coast	\$604,500	289.6	0.5%	0.1%	10.6%	29.9%	25.2%	47.4%	133.2%
	Tsawwassen	\$856,700	282.0	0.8%	0.1%	2.2%	8.1%	-8.2%	15.1%	67.8%
	Vancouver East	\$1,047,100	333.0	2.5%	3.4%	6.8%	13.1%	18.0%	33.9%	98.2%
	Vancouver West	\$1,292,200	302.1	0.4%	0.3%	8.7%	11.0%	10.4%	22.8%	90.1%
Whistler	\$1,286,500	315.0	1.4%	-0.4%	10.4%	27.5%	26.7%	72.0%	163.8%	
Apartment	Lower Mainland	\$734,700	310.3	0.7%	0.7%	4.7%	10.3%	7.6%	46.6%	102.9%
	Greater Vancouver	\$738,600	296.6	0.5%	0.1%	3.2%	8.4%	5.9%	37.4%	93.6%
	Burnaby East	\$729,300	290.3	-0.2%	0.6%	5.6%	9.3%	3.4%	26.9%	78.1%
	Burnaby North	\$725,000	284.0	0.5%	0.8%	4.8%	8.9%	2.9%	39.1%	93.2%
	Burnaby South	\$682,600	279.7	-0.3%	0.3%	2.9%	7.0%	-0.8%	31.1%	76.5%
	Coquitlam	\$593,700	325.8	1.2%	0.8%	5.9%	11.7%	10.4%	60.3%	132.1%
	Ladner	\$574,100	268.9	0.5%	0.9%	5.0%	7.8%	2.4%	18.4%	66.5%
	Maple Ridge	\$441,000	315.4	3.1%	3.0%	7.1%	18.6%	15.8%	74.7%	126.4%
	New Westminister	\$566,800	321.1	-0.1%	1.8%	5.3%	8.1%	4.1%	45.7%	101.2%
	North Vancouver	\$660,400	268.7	1.7%	0.4%	4.3%	9.5%	7.9%	36.2%	86.2%
	Pitt Meadows	\$555,900	341.3	2.1%	1.8%	5.1%	16.6%	11.1%	67.1%	142.1%
	Port Coquitlam	\$524,200	313.5	0.2%	-1.1%	4.5%	11.5%	14.6%	57.9%	118.6%
	Port Moody	\$729,700	304.1	0.9%	1.9%	4.6%	13.8%	9.2%	51.3%	141.2%
	Richmond	\$724,600	310.2	1.6%	0.9%	3.7%	11.2%	7.5%	53.1%	106.0%
	Squamish	\$587,400	318.6	3.9%	6.3%	11.3%	15.6%	23.5%	62.3%	158.0%
	Sunshine Coast	\$533,000	322.6	4.3%	5.4%	10.1%	14.9%	20.2%	46.2%	156.6%
	Tsawwassen	\$635,100	273.9	-0.4%	0.7%	3.0%	6.8%	1.2%	16.8%	72.2%
	Vancouver East	\$629,700	353.9	0.0%	-1.1%	1.6%	5.5%	3.1%	30.5%	94.0%
	Vancouver West	\$816,700	265.0	-1.0%	-1.7%	0.0%	4.4%	1.6%	18.8%	72.9%
West Vancouver	\$1,163,000	236.3	5.5%	2.4%	1.7%	9.7%	1.1%	20.3%	61.2%	
Whistler	\$611,300	262.7	3.4%	6.7%	10.8%	18.0%	29.7%	76.9%	134.3%	

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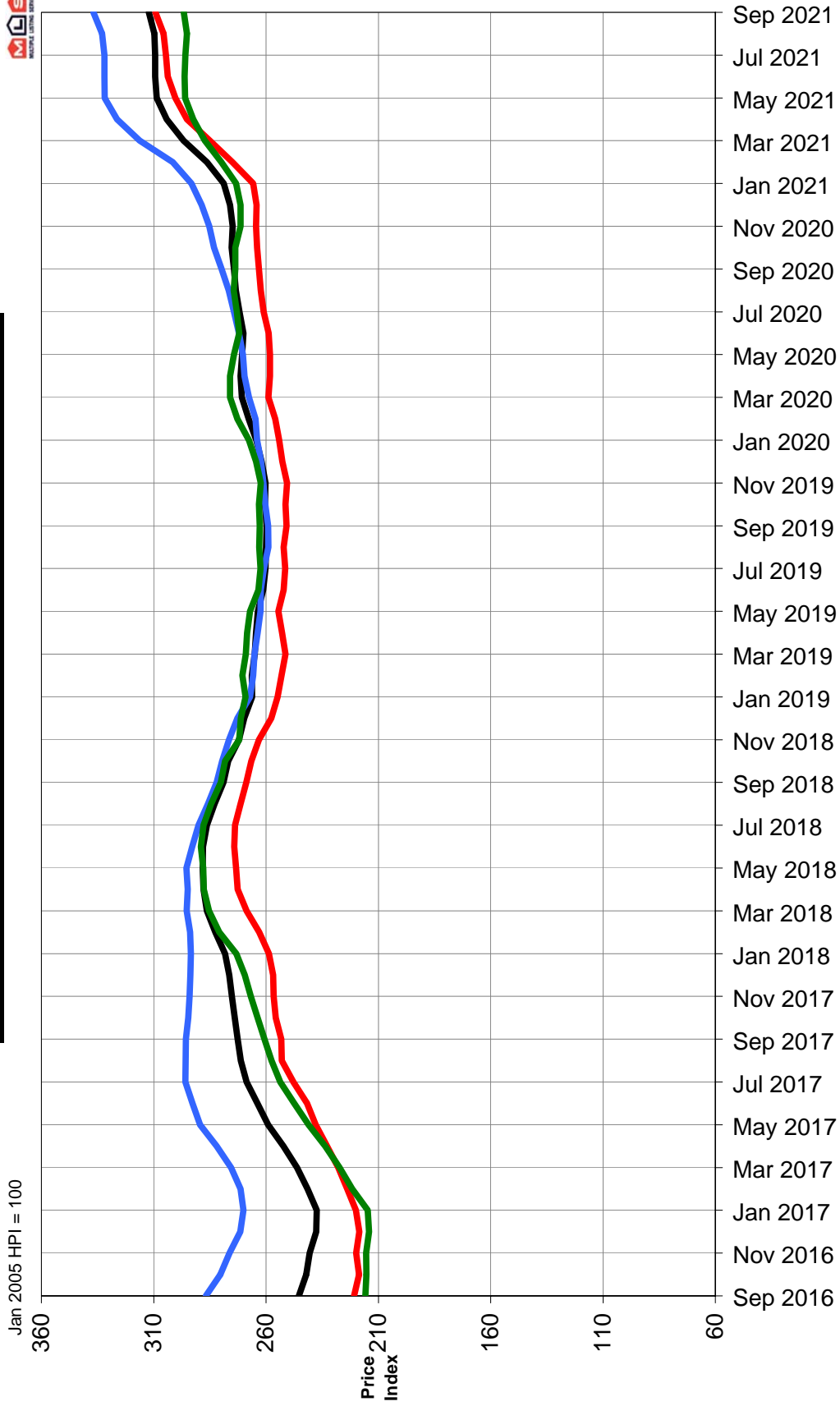
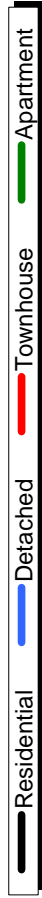
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend



MLS® SALES Facts



September 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/Hove Sound	Whistler/Pemberton	TOTALS
September 2021	75 Detached of Sales	74 Attached Apartment	49 23 22	6 1 2	109 51 60	14 11 104	80 35 115	38 21 37	24 14 31	106 96 230	20 20 11	70 6 9	138 75 153	82 66 416	41 10 20	24 27 30	950 578 1,621
	Median Selling Price	\$1,650,000 \$978,000 \$660,000	\$1,390,000 \$897,000 \$565,000	n/a n/a n/a	\$1,222,500 \$720,000 \$466,000	n/a n/a \$565,000	\$2,147,500 \$1,329,900 \$745,000	\$1,240,000 \$840,000 \$502,000	\$1,698,660 n/a \$653,000	\$1,760,000 \$1,031,500 \$625,000	\$1,352,500 \$925,500 n/a	\$922,500 n/a n/a	\$1,742,500 \$1,247,000 \$640,000	\$3,140,000 \$1,435,000 \$791,500	\$2,953,000 n/a \$1,167,500	\$3,084,603 \$1,420,000 \$626,000	n/a
August 2021	72 Detached of Sales	82 Attached Apartment	63 20 27	4 1 1	117 51 39	21 23 103	72 42 99	36 23 40	18 8 31	117 106 221	19 17 10	67 11 14	102 40 155	75 79 443	43 5 19	20 20 36	945 576 1,631
	Median Selling Price	\$1,825,000 \$870,000 \$656,450	\$1,287,000 \$749,900 \$530,000	n/a n/a n/a	\$1,200,000 \$731,000 \$458,000	\$1,605,000 \$879,900 \$550,000	\$1,870,000 \$1,329,950 \$670,000	\$1,301,500 \$864,950 \$512,000	n/a n/a \$667,000	\$1,994,000 \$950,000 \$602,500	n/a n/a n/a	\$864,834 n/a n/a	\$1,810,000 \$1,189,900 \$599,950	\$3,284,000 \$1,520,000 \$775,000	\$2,967,500 n/a n/a	\$3,250,000 \$1,319,000 \$617,500	n/a
September 2020	101 Detached of Sales	127 Attached Apartment	76 25 29	11 0 0	164 87 48	29 36 106	133 48 140	46 29 38	22 32 34	112 96 202	27 29 16	92 20 13	171 74 197	104 55 377	64 11 22	38 37 44	1,317 730 1,596
	Median Selling Price	\$1,540,000 \$811,000 \$600,500	\$1,150,000 \$695,000 \$495,000	n/a n/a n/a	\$931,500 \$573,000 \$404,950	\$1,180,000 \$744,950 \$520,000	\$1,750,000 \$1,195,000 \$645,000	\$1,052,500 \$675,000 \$500,000	\$1,411,500 \$799,950 \$576,500	\$1,529,000 \$850,900 \$540,000	\$1,150,000 \$732,000 n/a	\$728,750 \$494,950 n/a	\$1,552,500 \$1,161,250 \$630,000	\$3,244,000 \$1,265,000 \$745,000	\$2,537,500 n/a \$1,362,500	\$1,857,500 \$1,380,000 \$480,000	n/a
Jan. - Sep. 2021	930 Detached of Sales	1,043 Attached Apartment	607 216 310	76 6 5	1,418 669 574	273 175 1,040	963 539 1,300	456 248 470	225 231 347	1,227 1,078 2,123	232 198 188	659 97 108	1,440 630 1,748	923 700 4,082	543 74 184	202 238 348	11,217 6,491 16,681
	Median Selling Price	\$1,765,000 \$905,900 \$636,000	\$1,330,000 \$830,450 \$570,000	\$829,500 n/a n/a	\$1,156,500 \$675,500 \$447,500	\$1,350,000 \$830,000 \$550,000	\$1,925,000 \$1,229,000 \$698,500	\$1,250,000 \$815,000 \$498,800	\$1,700,000 \$918,000 \$650,900	\$1,760,000 \$940,500 \$600,000	\$1,400,500 \$882,453 \$579,500	\$880,000 \$526,000 \$499,000	\$3,344,500 \$1,449,950 \$775,000	\$3,030,000 \$1,159,000 \$1,017,500	\$2,260,000 \$1,890,000 \$1,017,500	\$2,260,000 \$1,159,000 \$689,000	n/a
Jan. - Sep. 2020	559 Detached of Sales	417 Attached Apartment	406 138 165	49 3 0	947 538 331	184 138 658	674 317 821	275 204 287	151 159 215	658 632 1,168	165 139 111	523 75 54	896 376 1,100	639 407 2,423	366 98 98	138 177 176	7,297 4,160 9,643
	Median Selling Price	\$1,499,000 \$796,944 \$588,000	\$1,100,000 \$712,500 \$505,000	\$520,000 n/a n/a	\$908,000 \$550,450 \$386,700	\$1,200,000 \$728,950 \$510,500	\$1,663,334 \$1,054,900 \$645,000	\$980,000 \$690,000 \$455,000	\$1,362,500 \$790,000 \$605,000	\$1,550,000 \$839,000 \$550,000	\$1,135,000 \$700,000 \$465,000	\$687,500 \$489,900 \$399,000	\$3,050,000 \$1,295,000 \$610,750	\$2,500,000 \$1,622,500 \$753,900	\$2,260,000 \$1,100,000 \$1,020,000	\$1,845,000 \$1,100,000 \$464,900	n/a

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



MLS® LISTINGS Facts



September 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/Hove Sound	Whistler/Pemberton	TOTALS
September 2021	130 Detached of Attached Listings	127 58% 50 176	59 83% 30 28	17 0 0	143 76% 42 82	40 35% 24 171	144 56% 46 224	34 112% 40 69	30 80% 19 43	184 58% 107 328	31 65% 23 25	66 106% 12 11	185 75% 141 296	220 37% 116 892	162 25% 11 32	25 96% 29 28	1,597 785 2,789
	% Sales to Listings	58% 89% 65%	77% 79%	n/a n/a	121% 73%	46% 61%	76% 51%	53% 54%	74% 72%	90% 70%	87% 44%	50% 82%	53% 52%	57% 47%	91% 63%	93% 107%	n/a
August 2021	110 Detached of Attached Listings	93 106% 47 158	53 119% 23 25	12 33% 0 3	114 103% 62 75	23 91% 15 127	74 97% 45 127	40 90% 22 52	32 56% 9 35	165 71% 107 265	14 136% 9 14	66 102% 9 21	136 75% 75 214	182 41% 90 627	101 43% 6 19	21 95% 17 38	1,236 638 2,158
	% Sales to Listings	65% 80% 71%	87% 108%	n/a 33%	82% 52%	153% 81%	93% 78%	105% 77%	89% 89%	99% 83%	189% 71%	122% 67%	53% 72%	88% 71%	83% 100%	118% 95%	n/a
September 2020	156 Detached of Attached Listings	183 109% 213	97 25 48	11 0 0	180 96% 80	56 40% 215	203 91% 288	55 52% 84	51 42% 67	232 130% 328	52 26% 19	100 13% 4	293 137% 392	208 153% 976	130 16% 58	20 32% 43	2,027 1,113 3,262
	% Sales to Listings	65% 54% 49%	78% 100% 60%	100% n/a n/a	91% 91% 60%	52% 90% 49%	66% 53% 49%	84% 56% 45%	43% 76% 51%	48% 74% 62%	52% 112% 84%	92% 154% 325%	58% 54% 50%	50% 36% 39%	49% 69% 38%	190% 116% 102%	n/a
Jan. - Sep. 2021 Year-to-date*	1,639 Detached of Attached Listings	1,552 67% 1,713	826 73% 346	97 78% 5	1,841 77% 715	429 64% 1,509	1,488 65% 711	657 69% 685	337 67% 443	2,088 59% 3,108	340 68% 209	864 76% 144	2,402 60% 2,701	2,198 42% 7,243	1,425 38% 305	235 86% 380	18,418 8,800 25,089
	% Sales to Listings	57% 74% 70%	77% 74% 90%	100% 100% 100%	91% 91% 80%	64% 74% 69%	65% 76% 68%	69% 78% 69%	67% 78% 78%	59% 80% 68%	68% 81% 90%	76% 89% 75%	60% 61% 65%	42% 58% 56%	38% 52% 60%	86% 86% 92%	n/a
Jan. - Sep. 2020 Year-to-date*	1,110 Detached of Attached Listings	1,165 69% 1,485	747 241% 351	80 9 7	1,457 74% 625	345 53% 1,263	1,296 62% 1,809	392 338 517	310 256 410	1,418 1,059 2,312	332 213 219	796 125 87	1,660 814 2,297	1,422 940 6,004	1,045 115 351	256 296 351	13,831 7,539 20,887
	% Sales to Listings	50% 50% 46%	54% 57% 47%	61% 33% 0%	65% 72% 53%	53% 57% 52%	52% 51% 45%	70% 60% 56%	49% 62% 52%	46% 60% 51%	50% 65% 51%	66% 60% 62%	54% 46% 48%	45% 43% 40%	35% 31% 28%	54% 60% 50%	n/a

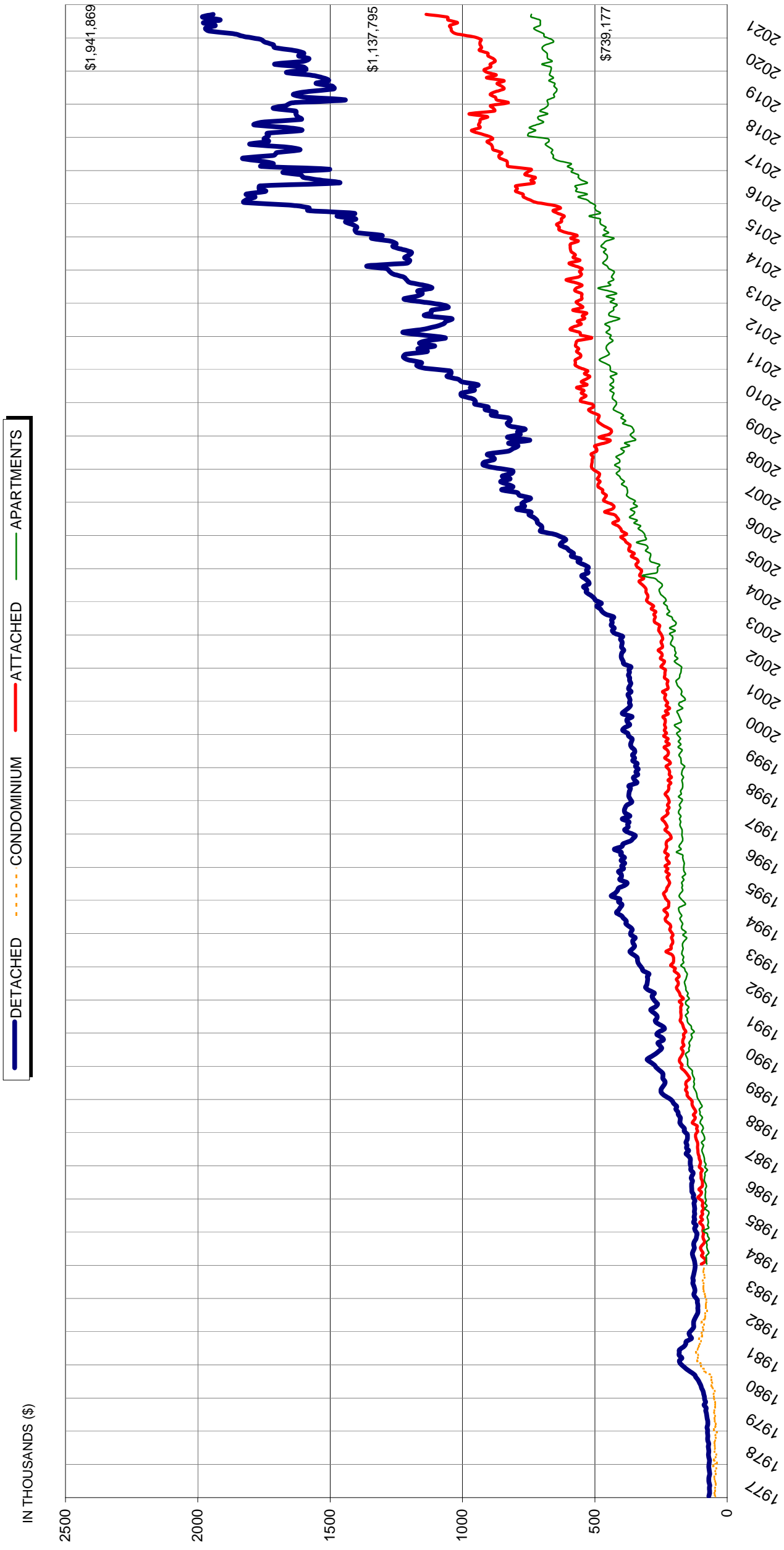
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Sep 2020	2 Aug 2021	3 Sep 2021	Col. 2 & 3 Percentage Variance	5 Sep 2020	6 Aug 2021	7 Sep 2021	Col. 6 & 7 Percentage Variance	9 Jul 2020 - Sep 2020	10 Jul 2021 - Sep 2021	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	156	110	130	18.2	101	72	75	4.2	271	245	-9.6
ATTACHED	151	102	95	-6.9	81	82	85	3.7	185	257	38.9
APARTMENTS	447	358	384	7.3	221	253	248	-2.0	591	752	27.2
COQUITLAM											
DETACHED	183	93	127	36.6	127	99	74	-25.3	323	275	-14.9
ATTACHED	109	47	50	6.4	70	48	37	-22.9	180	133	-26.1
APARTMENTS	213	158	176	11.4	109	140	133	-5.0	331	415	25.4
DELTA											
DETACHED	97	53	59	11.3	76	63	49	-22.2	197	159	-19.3
ATTACHED	25	23	30	30.4	25	20	23	15.0	60	63	5.0
APARTMENTS	48	25	28	12.0	29	27	22	-18.5	75	77	2.7
MAPLE RIDGE/PITT MEADOWS											
DETACHED	180	114	143	25.4	164	117	109	-6.8	449	353	-21.4
ATTACHED	96	62	42	-32.3	87	51	51	0.0	246	159	-35.4
APARTMENTS	80	75	82	9.3	48	39	60	53.8	146	140	-4.1
NORTH VANCOUVER											
DETACHED	203	74	144	94.6	133	72	80	11.1	337	224	-33.5
ATTACHED	91	45	46	2.2	48	42	35	-16.7	148	116	-21.6
APARTMENTS	288	127	224	76.4	140	99	115	16.2	351	351	0.0
NEW WESTMINSTER											
DETACHED	56	23	40	73.9	29	21	14	-33.3	91	64	-29.7
ATTACHED	40	15	24	60.0	36	23	11	-52.2	85	54	-36.5
APARTMENTS	215	127	171	34.6	106	103	104	1.0	318	320	0.6
PORT MOODY/BELCARRA											
DETACHED	51	32	30	-6.3	22	18	24	33.3	77	63	-18.2
ATTACHED	42	9	19	111.1	32	8	14	75.0	87	69	-20.7
APARTMENTS	67	35	43	22.9	34	31	31	0.0	103	84	-18.4
PORT COQUITLAM											
DETACHED	55	40	34	-15.0	46	36	38	5.6	126	113	-10.3
ATTACHED	52	22	40	81.8	29	23	21	-8.7	92	68	-26.1
APARTMENTS	84	52	69	32.7	38	40	37	-7.5	116	116	0.0
RICHMOND											
DETACHED	232	165	184	11.5	112	117	106	-9.4	305	317	3.9
ATTACHED	130	107	107	0.0	96	106	96	-9.4	290	300	3.4
APARTMENTS	328	265	328	23.8	202	221	230	4.1	505	687	36.0
SUNSHINE COAST											
DETACHED	100	66	66	0.0	92	67	70	4.5	298	214	-28.2
ATTACHED	13	9	12	33.3	20	11	6	-45.5	48	24	-50.0
APARTMENTS	4	21	11	-47.6	13	14	9	-35.7	31	28	-9.7
SQUAMISH											
DETACHED	52	14	31	121.4	27	19	20	5.3	81	53	-34.6
ATTACHED	26	9	23	155.6	29	17	20	17.6	76	50	-34.2
APARTMENTS	19	14	25	78.6	16	10	11	10.0	53	36	-32.1
VANCOUVER EAST											
DETACHED	293	136	185	36.0	171	102	138	35.3	430	384	-10.7
ATTACHED	137	75	141	88.0	74	40	75	87.5	176	172	-2.3
APARTMENTS	392	214	296	38.3	197	155	153	-1.3	508	466	-8.3
VANCOUVER WEST											
DETACHED	208	182	220	20.9	104	75	82	9.3	270	250	-7.4
ATTACHED	153	90	116	28.9	55	79	66	-16.5	169	202	19.5
APARTMENTS	976	627	892	42.3	377	443	416	-6.1	1057	1278	20.9
WHISTLER/PEMBERTON											
DETACHED	20	21	25	19.0	38	20	24	20.0	86	68	-20.9
ATTACHED	32	17	29	70.6	37	20	27	35.0	95	71	-25.3
APARTMENTS	43	38	28	-26.3	44	36	30	-16.7	101	104	3.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	130	101	162	60.4	64	43	41	-4.7	167	138	-17.4
ATTACHED	16	6	11	83.3	11	5	10	100.0	19	23	21.1
APARTMENTS	58	19	32	68.4	22	19	20	5.3	42	60	42.9
GRAND TOTALS											
DETACHED	2016	1224	1580	29.1	1306	941	944	0.3	3508	2920	-16.8
ATTACHED	1113	638	785	23.0	730	575	577	0.3	1956	1761	-10.0
APARTMENTS	3262	2155	2789	29.4	1596	1630	1619	-0.7	4328	4914	13.5

Residential Average Sale Prices - January 1977 to September 2021



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