

News Release

FOR IMMEDIATE RELEASE:



Metro Vancouver housing market shows resilience in 2020

VANCOUVER, BC – January 5, 2021 – Strong December activity brought Metro Vancouver's* 2020 home sales total in line with the region's long-term annual average.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 30,944 in 2020, a 22.1 per cent increase from the 25,351 sales recorded in 2019, and a 25.7 per cent increase from the 24,619 homes sold in 2018.

Last year's sales total was 2.8 per cent below the 10-year sales average.

"When the pandemic began in March, the housing market came to a near standstill. We knew, however, that shelter needs don't go away in times of crisis, they intensify," Colette Gerber, REBGV Chair said. "The real estate community worked closely with our regulatory bodies and public health officials in the spring to ensure appropriate precautions and protocols were implemented so BC REALTORS® could help residents safely meet their housing needs."

Home listings on the Multiple Listing Service® (MLS®) in Metro Vancouver reached 54,305 in 2020. This is a 4.6 per cent increase compared to the 51,918 homes listed in 2019 and a 1.3 per cent increase compared to the 53,614 homes listed in 2018.

Last year's listings total was 2.7 per cent below the region's 10-year average.

"After adapting to the COVID-19 environment, local home buyer demand and seller supply returned at a steady pace throughout the summer, fall and winter seasons," Gerber said. "Shifting housing needs and low interest rates were key drivers of this activity in 2020. Looking ahead, the supply of homes for sale will be a critical factor in determining home price trends in 2021."

The MLS® HPI composite benchmark price for all residential properties in Metro Vancouver ends the year at \$1,047,400. This is a 5.4 per cent increase compared to December 2019.

The benchmark price for apartments increased 2.6 per cent in the region last year. Townhomes increased 4.9 per cent and detached homes increased 10.2 per cent.

December Summary

REBGV reports that residential home sales in the region totalled 3,093 in December 2020, a 53.4 per cent increase from the 2,016 sales recorded in December 2019, and a 0.9 per cent increase from the 3,064 homes sold in November 2020.

Last month's sales were 57.7 per cent above the 10-year December sales average and is the highest total for the month on record.

“Robust December sales outpaced long-term averages in what's traditionally the quietest month of the year in real estate. This was part of an unusual seasonal pattern the market followed last year, which can be attributed in large part to the pandemic,” Gerber says.

There were 2,409 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in December 2020. This represents a 51.7 per cent increase compared to the 1,588 homes listed in December 2019 and a 40.8 per cent decrease compared to November 2020 when 4,068 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 8,538, a 0.8 per cent decrease compared to December 2019 (8,603) and a 23.2 per cent decrease compared to November 2020 (11,118).

For all property types, the sales-to-active listings ratio for December 2020 is 36.2 per cent. By property type, the ratio is 35.2 per cent for detached homes, 50.4 per cent for townhomes, and 33.1 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.

Sales of detached homes in December 2020 reached 1,026, a 71.3 per cent increase from the 599 detached sales recorded in December 2019. The benchmark price for detached homes is \$1,554,600. This represents a 10.2 per cent increase from December 2019 and a one per cent increase compared to November 2020.

Sales of apartment homes reached 1,474 in December 2020, a 40 per cent increase compared to the 1,053 sales in December 2019. The benchmark price of an apartment property is \$676,500. This represents a 2.6 per cent increase from December 2019 and is unchanged from November 2020.

Attached home sales in December 2020 totalled 593, a 62.9 per cent increase compared to the 364 sales in December 2019. The benchmark price of an attached home is \$813,900. This represents a 4.9 per cent increase from December 2019 and a 0.1 per cent decrease compared to November 2020.

The Real Estate Board of Greater Vancouver is an association representing more than 13,700 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 | \$992,300 | 278.0 | 0.7% | 1.3% | 3.0% | 6.6% | 3.1% | 46.0% | 90.8% |
| | Greater Vancouver | \$1,047,400 | 274.8 | 0.3% | 0.6% | 2.2% | 5.4% | -0.2% | 36.6% | 83.9% |
| | Bowen Island | \$1,202,900 | 260.8 | 4.6% | 11.6% | 23.7% | 28.7% | 26.1% | 87.4% | 110.0% |
| | Burnaby East | \$1,000,100 | 277.4 | 0.8% | 1.4% | 3.2% | 8.3% | 1.0% | 40.3% | 87.4% |
| | Burnaby North | \$908,800 | 274.4 | 1.1% | 1.6% | 2.6% | 5.4% | 0.4% | 43.6% | 87.0% |
| | Burnaby South | \$966,500 | 273.0 | -0.3% | -0.1% | -0.9% | 2.4% | -4.2% | 37.2% | 82.2% |
| | Coquitlam | \$957,100 | 283.9 | 0.6% | 1.6% | 2.9% | 6.5% | 3.4% | 47.9% | 101.2% |
| | Ladner | \$870,300 | 245.0 | 0.7% | 2.0% | 3.6% | 7.5% | -2.7% | 17.8% | 71.2% |
| | Maple Ridge | \$813,700 | 259.1 | 0.5% | 3.1% | 4.2% | 8.9% | 8.3% | 69.2% | 97.2% |
| | New Westminister | \$664,800 | 292.5 | -0.7% | -0.9% | -0.2% | 4.5% | 2.4% | 57.0% | 95.4% |
| | North Vancouver | \$1,122,600 | 252.3 | 0.5% | 1.2% | 4.6% | 9.1% | 2.6% | 32.6% | 86.3% |
| | Pitt Meadows | \$773,800 | 281.3 | -0.5% | 1.3% | 1.5% | 5.7% | 6.4% | 67.9% | 104.9% |
| | Port Coquitlam | \$796,600 | 272.7 | 1.0% | 1.0% | 3.8% | 6.6% | 5.4% | 55.6% | 94.5% |
| | Port Moody | \$947,500 | 261.9 | 0.7% | 2.8% | 1.8% | 6.0% | 2.6% | 45.9% | 94.7% |
| | Richmond | \$950,700 | 283.8 | 0.0% | 0.5% | 2.2% | 4.9% | -2.5% | 34.8% | 76.8% |
| | Squamish | \$808,000 | 257.1 | -1.6% | -1.4% | 4.6% | 5.2% | 5.5% | 63.4% | 106.2% |
| | Sunshine Coast | \$708,100 | 248.1 | 2.1% | 7.9% | 17.2% | 22.4% | 21.4% | 79.8% | 100.6% |
| | Tsawwassen | \$994,800 | 257.9 | 1.9% | 2.3% | 7.2% | 8.4% | -2.2% | 16.2% | 91.5% |
| | Vancouver East | \$1,112,600 | 330.6 | 1.0% | 0.6% | 2.7% | 6.0% | 0.3% | 35.4% | 102.0% |
| | Vancouver West | \$1,250,400 | 261.1 | -0.2% | -1.7% | -1.7% | 1.6% | -7.9% | 19.1% | 66.4% |
| West Vancouver | \$2,297,800 | 253.0 | 1.5% | 3.8% | 8.7% | 8.4% | -8.5% | 9.9% | 78.2% | |
| Whistler | \$954,700 | 222.5 | -1.2% | -1.8% | 4.5% | 4.1% | 9.7% | 69.3% | 85.4% | |
| Single Family Detached | Lower Mainland | \$1,349,100 | 287.7 | 1.3% | 3.8% | 7.2% | 11.6% | 3.2% | 37.1% | 98.1% |
| | Greater Vancouver | \$1,554,600 | 287.2 | 1.0% | 3.1% | 6.2% | 10.2% | -1.9% | 24.4% | 88.6% |
| | Bowen Island | \$1,202,900 | 260.8 | 4.6% | 11.6% | 23.6% | 28.7% | 26.1% | 87.4% | 110.0% |
| | Burnaby East | \$1,312,100 | 293.4 | 2.1% | 2.7% | 6.7% | 14.3% | 1.5% | 31.0% | 98.5% |
| | Burnaby North | \$1,536,300 | 297.1 | 0.8% | 2.3% | 3.2% | 10.6% | -2.7% | 22.4% | 92.3% |
| | Burnaby South | \$1,579,700 | 302.4 | 0.4% | 0.1% | 1.3% | 5.7% | -6.0% | 21.5% | 97.1% |
| | Coquitlam | \$1,291,800 | 286.7 | 1.5% | 4.1% | 6.7% | 10.7% | 0.7% | 34.2% | 101.9% |
| | Ladner | \$1,070,000 | 256.1 | 1.3% | 5.6% | 6.3% | 14.7% | 1.1% | 15.6% | 87.2% |
| | Maple Ridge | \$905,300 | 257.9 | 0.8% | 4.3% | 5.9% | 12.3% | 9.5% | 65.6% | 101.8% |
| | New Westminister | \$1,147,300 | 286.2 | 0.7% | 2.9% | 5.5% | 13.4% | -1.0% | 30.7% | 88.0% |
| | North Vancouver | \$1,702,600 | 268.1 | 1.9% | 3.4% | 8.9% | 12.5% | 1.7% | 25.0% | 99.6% |
| | Pitt Meadows | \$973,100 | 274.2 | -1.8% | 1.4% | 5.1% | 10.4% | 8.8% | 60.5% | 104.5% |
| | Port Coquitlam | \$1,055,000 | 281.3 | 1.5% | 3.6% | 8.7% | 10.7% | 6.0% | 41.8% | 101.6% |
| | Port Moody | \$1,569,300 | 289.8 | 1.6% | 5.7% | 7.3% | 12.2% | 4.5% | 40.3% | 104.7% |
| | Richmond | \$1,584,700 | 307.0 | 0.3% | 1.3% | 4.8% | 6.2% | -9.6% | 17.5% | 73.5% |
| | Squamish | \$1,020,400 | 268.9 | -2.7% | 0.0% | 4.4% | 6.9% | 3.8% | 61.3% | 115.8% |
| | Sunshine Coast | \$702,500 | 246.1 | 2.1% | 7.9% | 17.1% | 22.4% | 21.1% | 79.1% | 98.8% |
| | Tsawwassen | \$1,200,800 | 267.6 | 2.4% | 4.5% | 9.6% | 12.7% | -1.3% | 13.5% | 105.4% |
| | Vancouver East | \$1,545,400 | 340.4 | 0.8% | 3.1% | 5.9% | 10.2% | 1.1% | 23.5% | 113.8% |
| | Vancouver West | \$3,161,700 | 319.8 | 1.3% | 2.5% | 2.8% | 7.5% | -11.4% | 8.7% | 74.0% |
| West Vancouver | \$2,793,400 | 263.7 | 1.9% | 3.9% | 7.7% | 7.7% | -9.7% | 7.2% | 84.1% | |
| Whistler | \$1,702,300 | 236.8 | -3.8% | -3.7% | 0.4% | 4.4% | 6.2% | 56.4% | 90.2% | |

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 | \$708,800 | 257.1 | 0.5% | 1.1% | 3.0% | 5.9% | 5.0% | 56.2% | 80.4% |
| | Greater Vancouver | \$813,900 | 261.1 | -0.1% | 0.5% | 2.9% | 4.9% | 3.0% | 46.5% | 77.4% |
| | Burnaby East | \$690,900 | 255.2 | -1.0% | -0.2% | 2.7% | 6.3% | 4.8% | 58.3% | 73.4% |
| | Burnaby North | \$751,000 | 280.3 | 1.1% | 2.6% | 2.2% | 3.6% | 3.1% | 51.0% | 84.5% |
| | Burnaby South | \$796,600 | 274.4 | -0.9% | 1.6% | 0.8% | 4.3% | 4.1% | 53.0% | 76.9% |
| | Coquitlam | \$708,000 | 259.8 | 0.9% | 1.7% | 2.0% | 6.5% | 6.8% | 52.5% | 90.3% |
| | Ladner | \$633,200 | 227.1 | -1.1% | -0.9% | 0.4% | 1.5% | -11.5% | 21.5% | 40.4% |
| | Maple Ridge | \$557,700 | 258.9 | -0.2% | 0.9% | 3.6% | 4.5% | 5.7% | 73.8% | 89.7% |
| | New Westminister | \$745,400 | 273.5 | -1.4% | -1.7% | -0.4% | 5.4% | 1.7% | 49.0% | 76.3% |
| | North Vancouver | \$1,010,000 | 245.4 | -2.1% | 0.1% | 2.1% | 9.2% | 2.8% | 36.1% | 84.5% |
| | Pitt Meadows | \$620,300 | 268.4 | -0.2% | -0.4% | -1.1% | 4.4% | 5.5% | 64.2% | 92.7% |
| | Port Coquitlam | \$660,600 | 250.1 | 1.0% | -0.1% | 2.0% | 5.5% | 4.6% | 55.4% | 77.3% |
| | Port Moody | \$656,000 | 221.7 | 0.8% | 1.0% | 0.8% | 4.6% | 4.3% | 30.3% | 61.7% |
| | Richmond | \$817,000 | 268.3 | -0.6% | 1.4% | 3.3% | 6.8% | 1.5% | 40.0% | 71.0% |
| | Squamish | \$788,300 | 259.2 | 1.6% | 3.9% | 15.7% | 9.7% | 15.7% | 77.0% | 121.2% |
| | Tsawwassen | \$603,500 | 236.6 | -2.4% | -1.9% | -0.5% | -0.3% | -12.7% | 28.0% | 42.2% |
| | Vancouver East | \$897,400 | 285.4 | -0.4% | -3.1% | 1.0% | 1.3% | -1.1% | 40.0% | 78.6% |
| Vancouver West | \$1,141,600 | 266.9 | -0.8% | -1.9% | 1.9% | 0.5% | -2.8% | 30.4% | 75.1% | |
| Whistler | \$1,029,900 | 248.3 | 1.8% | 5.0% | 14.5% | 8.2% | 18.2% | 85.6% | 119.9% | |
| Apartment | Lower Mainland | \$651,900 | 279.3 | 0.1% | -0.7% | -0.3% | 3.1% | 3.1% | 58.8% | 88.7% |
| | Greater Vancouver | \$676,500 | 270.5 | 0.0% | -1.0% | -0.6% | 2.6% | 0.6% | 50.4% | 82.9% |
| | Burnaby East | \$741,800 | 284.6 | 1.3% | 1.4% | -0.2% | 3.8% | -1.9% | 54.3% | 84.9% |
| | Burnaby North | \$617,700 | 263.7 | 1.1% | 0.7% | 2.0% | 3.2% | 2.4% | 66.9% | 88.4% |
| | Burnaby South | \$655,500 | 263.2 | -0.4% | -0.6% | -2.2% | 0.7% | -4.3% | 48.1% | 78.0% |
| | Coquitlam | \$529,900 | 290.8 | -0.3% | -0.3% | 0.7% | 3.8% | 5.4% | 70.3% | 104.9% |
| | Ladner | \$517,500 | 241.6 | 1.7% | -3.2% | 1.1% | -2.0% | 0.5% | 33.1% | 65.8% |
| | Maple Ridge | \$369,000 | 263.5 | 0.5% | 3.1% | 0.9% | 6.2% | 7.4% | 77.6% | 88.3% |
| | New Westminister | \$523,500 | 296.6 | -1.0% | -1.4% | -1.1% | 2.9% | 3.3% | 68.9% | 99.5% |
| | North Vancouver | \$585,800 | 238.9 | 0.1% | -0.1% | 1.9% | 6.1% | 4.3% | 47.7% | 74.0% |
| | Pitt Meadows | \$503,600 | 297.0 | 0.6% | 2.5% | 0.3% | 4.0% | 3.0% | 78.4% | 109.4% |
| | Port Coquitlam | \$469,200 | 280.6 | 0.5% | -0.2% | 1.7% | 4.7% | 6.2% | 76.9% | 99.3% |
| | Port Moody | \$656,300 | 273.5 | 0.0% | 2.4% | 0.0% | 4.7% | 3.7% | 69.0% | 112.3% |
| | Richmond | \$652,600 | 279.4 | 0.1% | -0.4% | 0.3% | 3.4% | 2.5% | 60.1% | 86.6% |
| | Squamish | \$479,800 | 236.5 | -2.9% | -7.6% | -4.6% | -1.5% | 0.2% | 63.2% | 77.7% |
| | Tsawwassen | \$545,200 | 234.8 | 0.7% | -3.6% | 0.9% | -1.6% | -0.6% | 32.3% | 62.0% |
| | Vancouver East | \$595,300 | 334.6 | 1.6% | -0.3% | 1.2% | 4.1% | 0.5% | 54.7% | 94.9% |
| Vancouver West | \$759,700 | 246.5 | -0.6% | -2.9% | -3.7% | -0.2% | -5.9% | 28.9% | 66.1% | |
| West Vancouver | \$1,095,600 | 222.6 | 0.3% | 3.3% | 11.6% | 8.4% | 0.5% | 40.9% | 64.2% | |
| Whistler | \$487,600 | 191.0 | -2.6% | -7.9% | -2.7% | -1.2% | 2.7% | 64.8% | 51.9% | |

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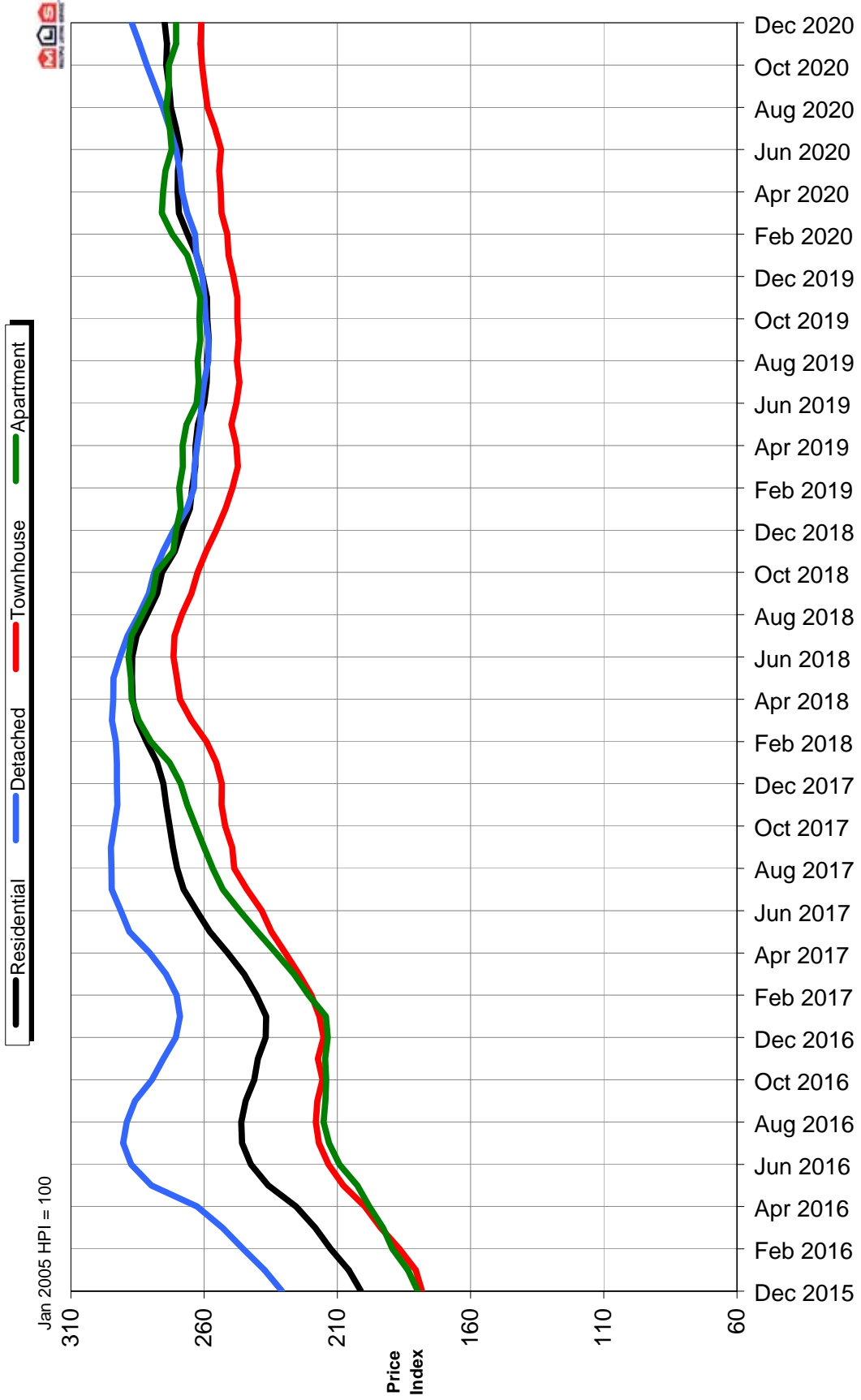
In January 2005, the indexes are set to 100.

Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Greater Vancouver 5 Year Trend



MLS® SALES Facts



December 2020

| | 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 |
|-------------------------|--|---------------------------------------|---------------------------------------|-------------------------|-------------------------------------|---------------------------------------|---|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|---|---|---|---|---------------------------|
| December 2020 | 83 Detached Attached Apartment | 103 64 140 | 58 30 20 | 13 0 0 | 126 65 46 | 24 22 103 | 81 42 124 | 29 23 52 | 21 19 38 | 111 78 152 | 28 22 25 | 63 10 8 | 133 68 147 | 84 38 364 | 53 9 18 | 16 35 28 | 1,026 593 1,474 |
| | Median Selling Price | \$1,538,000 \$812,000 \$605,000 | \$1,237,500 \$680,450 \$484,000 | n/a n/a n/a | \$996,900 \$585,000 \$415,000 | \$1,136,500 \$734,950 \$495,000 | \$1,751,000 \$1,099,500 \$665,000 | \$1,107,000 \$647,000 \$462,000 | \$1,450,000 n/a \$560,500 | \$1,712,500 \$880,000 \$545,500 | \$1,253,500 \$777,500 \$490,000 | \$850,000 n/a n/a | \$1,599,888 \$1,188,000 \$610,000 | \$2,855,000 \$1,311,500 \$741,250 | \$2,799,990 n/a n/a | n/a \$1,150,000 \$362,500 | n/a |
| November 2020 | 93 Detached Attached Apartment | 92 59 108 | 54 31 17 | 11 0 0 | 114 65 40 | 29 27 81 | 94 39 128 | 35 26 40 | 21 19 26 | 88 88 157 | 29 28 25 | 83 17 6 | 137 66 161 | 95 60 315 | 62 6 20 | 24 37 54 | 1,061 632 1,371 |
| | Median Selling Price | \$1,535,000 \$831,200 \$585,500 | \$1,190,000 \$665,000 n/a | n/a n/a n/a | \$958,000 \$569,000 \$419,500 | \$1,148,000 \$735,000 \$520,000 | \$1,792,000 \$1,049,000 \$690,000 | \$1,100,000 \$687,000 \$425,500 | \$1,406,092 n/a \$582,500 | \$1,577,500 \$865,000 \$535,500 | \$1,289,000 \$733,000 \$516,000 | \$797,450 n/a n/a | \$1,560,000 \$1,139,286 \$580,000 | \$2,985,000 \$1,302,500 \$755,000 | \$2,860,000 n/a \$1,075,000 | \$1,950,000 \$1,165,000 \$504,750 | n/a |
| December 2019 | 50 Detached Attached Apartment | 51 37 104 | 19 6 21 | 4 0 0 | 80 29 43 | 11 9 56 | 56 25 74 | 24 23 34 | 8 15 13 | 86 53 142 | 13 11 12 | 32 3 4 | 74 35 98 | 59 37 260 | 28 7 11 | 4 15 21 | 599 364 1,053 |
| | Median Selling Price | \$1,525,000 \$865,500 \$606,750 | n/a n/a \$509,500 | n/a n/a n/a | \$825,000 \$530,000 \$380,950 | n/a n/a \$518,500 | \$1,620,000 \$1,032,000 \$679,000 | \$947,500 \$630,000 \$438,950 | n/a n/a n/a | \$1,461,000 \$780,000 \$534,000 | n/a n/a n/a | \$638,250 n/a n/a | \$1,465,000 \$1,095,238 \$539,000 | \$2,950,000 \$1,255,000 \$749,000 | \$2,400,000 n/a n/a | n/a n/a \$410,000 | n/a |
| Jan. - Dec. 2020 | 833 Detached Attached Apartment | 991 616 1,121 | 606 217 227 | 81 4 0 | 1,357 755 474 | 273 208 953 | 977 460 1,215 | 375 291 425 | 218 228 315 | 964 893 1,655 | 260 221 182 | 773 122 82 | 1,317 576 1,582 | 929 575 3,467 | 555 58 158 | 210 312 294 | 10,719 6,167 14,058 |
| | Median Selling Price | \$1,525,000 \$811,750 \$588,000 | \$1,145,000 \$700,000 \$509,900 | \$620,000 n/a n/a | \$929,000 \$559,900 \$396,000 | \$1,200,000 \$729,900 \$510,000 | \$1,710,000 \$1,062,500 \$649,850 | \$1,006,500 \$690,000 \$450,000 | \$1,372,500 \$800,500 \$594,000 | \$1,575,000 \$850,000 \$545,000 | \$1,150,000 \$719,000 \$479,500 | \$710,000 \$489,900 \$398,000 | \$1,555,000 \$1,145,000 \$607,750 | \$3,010,000 \$1,300,000 \$753,250 | \$2,584,000 \$1,547,500 \$1,045,000 | \$1,882,500 \$1,166,500 \$454,750 | n/a |
| Jan. - Dec. 2019 | 688 Detached Attached Apartment | 810 448 936 | 355 145 189 | 49 1 0 | 1,025 532 409 | 210 105 898 | 804 370 996 | 297 258 389 | 141 153 252 | 818 649 1,426 | 209 174 129 | 502 68 70 | 1,000 461 1,370 | 752 499 3,257 | 434 40 121 | 121 205 249 | 8,215 4,689 12,447 |
| Year-to-date | Median Selling Price | \$1,435,000 \$768,000 \$580,000 | \$998,000 \$688,800 \$505,000 | \$566,000 n/a n/a | \$835,000 \$523,000 \$365,000 | \$1,091,500 \$708,000 \$497,000 | \$1,550,000 \$985,000 \$620,000 | \$915,000 \$651,000 \$415,000 | \$1,250,000 \$730,000 \$572,000 | \$1,470,000 \$785,500 \$531,500 | \$989,000 \$689,900 \$440,000 | \$625,000 \$445,000 \$424,950 | \$1,400,000 \$998,000 \$559,700 | \$2,850,000 \$1,272,500 \$749,000 | \$2,400,000 \$1,737,500 \$990,000 | \$1,850,000 \$996,500 \$489,000 | 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 2020

| | 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/Howe Sound | Whistler/Pemberton | TOTALS |
|----------------------------|----------------------|--------------------------------|----------------------|--------------------|--------------------------|----------------------|-----------------------|----------------------|----------------------|-------------------------|----------------------|----------------------|-------------------------|-------------------------|---------------------------|----------------------|---------------------------|
| December 2020 | 58 Detached | 59 Attached Apartment | 47 13 10 | 5 0 0 | 78 44 54 | 10 13 69 | 53 30 79 | 28 25 48 | 10 9 31 | 85 62 148 | 10 14 14 | 41 10 2 | 105 50 106 | 80 46 296 | 44 5 16 | 32 16 37 | 745 443 1,221 |
| % Sales to Listings | 143% 119% 99% | 175% 131% 140% | 123% 231% 200% | 260% n/a n/a | 162% 148% 85% | 240% 169% 149% | 153% 140% 157% | 104% 92% 108% | 210% 211% 123% | 131% 126% 103% | 280% 157% 179% | 154% 100% 400% | 127% 136% 139% | 105% 83% 123% | 120% 180% 113% | 50% 219% 76% | n/a |
| November 2020 | 106 Detached | 120 Attached Apartment | 58 27 29 | 7 0 0 | 127 59 49 | 21 23 120 | 103 66 164 | 29 21 69 | 28 14 40 | 131 109 279 | 20 20 33 | 62 16 4 | 164 95 218 | 141 102 557 | 73 12 24 | 19 36 50 | 1,209 764 2,095 |
| % Sales to Listings | 88% 71% 67% | 77% 80% 62% | 93% 115% 59% | 157% n/a n/a | 90% 110% 82% | 138% 117% 68% | 91% 59% 78% | 121% 124% 58% | 75% 136% 65% | 67% 81% 56% | 145% 140% 76% | 134% 106% 150% | 84% 69% 74% | 67% 59% 57% | 85% 50% 83% | 126% 103% 108% | n/a |
| December 2019 | 37 Detached | 42 Attached Apartment | 18 9 22 | 6 4 0 | 46 23 34 | 5 6 39 | 38 12 59 | 14 17 24 | 9 8 11 | 87 59 99 | 11 2 12 | 37 6 17 | 64 18 78 | 66 35 203 | 30 2 14 | 18 17 28 | 528 267 793 |
| % Sales to Listings | 135% 197% 160% | 121% 195% 196% | 108% 67% 95% | 67% 0% n/a | 174% 126% 126% | 220% 150% 144% | 147% 208% 125% | 171% 135% 142% | 89% 188% 118% | 99% 90% 143% | 118% 550% 100% | 86% 50% 24% | 116% 194% 126% | 89% 106% 128% | 93% 350% 79% | 22% 88% 75% | n/a |
| Jan. - Dec. 2020 | 1,438 Detached | 1,484 Attached Apartment | 927 309 422 | 103 9 7 | 1,835 926 808 | 426 316 1,633 | 1,599 784 2,280 | 489 419 732 | 384 305 541 | 1,814 1,362 3,046 | 401 281 287 | 974 170 111 | 2,163 1,078 2,953 | 1,839 1,221 7,707 | 1,304 155 430 | 337 386 480 | 17,517 9,694 27,094 |
| % Sales to Listings | 58% 59% 52% | 67% 69% 57% | 65% 70% 54% | 79% 44% 0% | 74% 82% 59% | 64% 66% 58% | 61% 59% 53% | 77% 69% 58% | 57% 75% 56% | 53% 66% 54% | 65% 79% 63% | 79% 72% 74% | 61% 53% 54% | 51% 47% 45% | 43% 37% 37% | 62% 81% 61% | n/a |
| Jan. - Dec. 2019 | 1,547 Detached | 1,198 Attached Apartment | 879 283 408 | 99 9 1 | 1,965 827 689 | 436 217 1,536 | 1,607 736 1,953 | 543 450 708 | 346 267 378 | 2,298 1,540 2,931 | 367 257 240 | 988 164 181 | 2,027 842 2,461 | 2,083 1,261 6,787 | 1,484 140 407 | 275 350 402 | 18,703 9,358 23,857 |
| % Sales to Listings | 44% 48% 56% | 46% 55% 57% | 40% 51% 46% | 49% 11% 0% | 52% 64% 59% | 48% 48% 58% | 50% 50% 51% | 55% 57% 55% | 41% 57% 67% | 36% 42% 49% | 57% 68% 54% | 51% 41% 39% | 49% 55% 56% | 36% 40% 48% | 29% 29% 30% | 44% 59% 62% | n/a |

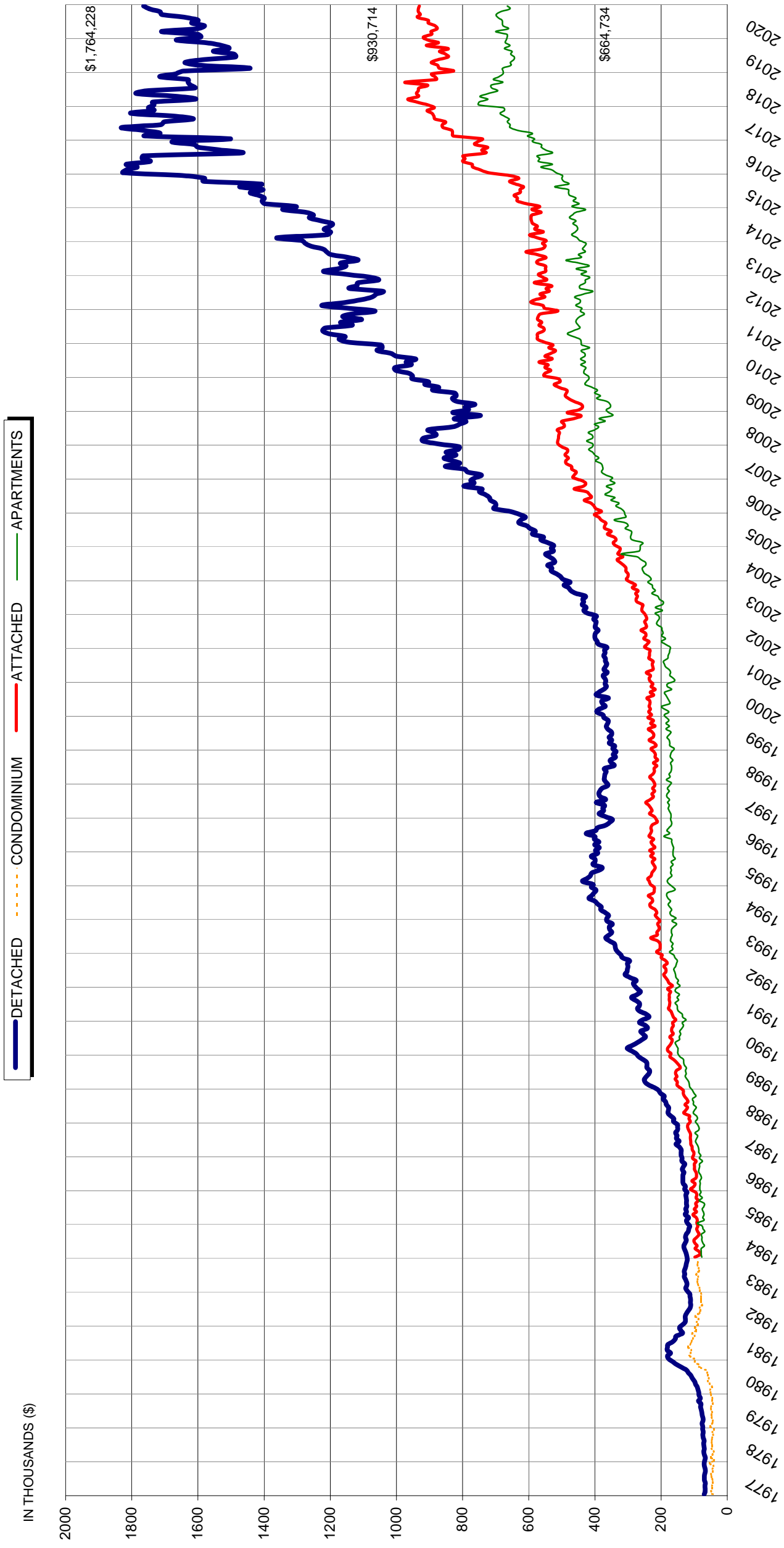
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

| | <u>Listings</u> | | | | <u>Sales</u> | | | | | | |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| | 1 Dec 2019 | 2 Nov 2020 | 3 Dec 2020 | Col. 2 & 3 Percentage Variance | 5 Dec 2019 | 6 Nov 2020 | 7 Dec 2020 | Col. 6 & 7 Percentage Variance | 9 Oct 2019 - Dec 2019 | 10 Oct 2020 - Dec 2020 | Col. 9 & 10 Percentage Variance |
| BURNABY | | | | % | | | | % | | | % |
| DETACHED | 37 | 106 | 58 | -45.3 | 50 | 93 | 83 | -10.8 | 214 | 274 | 28.0 |
| ATTACHED | 30 | 90 | 57 | -36.7 | 59 | 64 | 68 | 6.3 | 168 | 214 | 27.4 |
| APARTMENTS | 100 | 286 | 211 | -26.2 | 160 | 193 | 209 | 8.3 | 567 | 616 | 8.6 |
| COQUITLAM | | | | | | | | | | | |
| DETACHED | 42 | 120 | 59 | -50.8 | 51 | 92 | 103 | 12.0 | 237 | 324 | 36.7 |
| ATTACHED | 19 | 74 | 49 | -33.8 | 37 | 59 | 64 | 8.5 | 130 | 212 | 63.1 |
| APARTMENTS | 53 | 173 | 100 | -42.2 | 104 | 108 | 140 | 29.6 | 284 | 377 | 32.7 |
| DELTA | | | | | | | | | | | |
| DETACHED | 18 | 58 | 47 | -19.0 | 19 | 54 | 58 | 7.4 | 98 | 200 | 104.1 |
| ATTACHED | 9 | 27 | 13 | -51.9 | 6 | 31 | 30 | -3.2 | 37 | 79 | 113.5 |
| APARTMENTS | 22 | 29 | 10 | -65.5 | 21 | 17 | 20 | 17.6 | 55 | 62 | 12.7 |
| MAPLE RIDGE/PITT MEADOWS | | | | | | | | | | | |
| DETACHED | 46 | 127 | 78 | -38.6 | 80 | 114 | 126 | 10.5 | 315 | 410 | 30.2 |
| ATTACHED | 23 | 59 | 44 | -25.4 | 29 | 65 | 65 | 0.0 | 119 | 217 | 82.4 |
| APARTMENTS | 34 | 49 | 54 | 10.2 | 43 | 40 | 46 | 15.0 | 115 | 143 | 24.3 |
| NORTH VANCOUVER | | | | | | | | | | | |
| DETACHED | 38 | 103 | 53 | -48.5 | 56 | 94 | 81 | -13.8 | 223 | 303 | 35.9 |
| ATTACHED | 12 | 66 | 30 | -54.5 | 25 | 39 | 42 | 7.7 | 109 | 143 | 31.2 |
| APARTMENTS | 59 | 164 | 79 | -51.8 | 74 | 128 | 124 | -3.1 | 299 | 394 | 31.8 |
| NEW WESTMINSTER | | | | | | | | | | | |
| DETACHED | 5 | 21 | 10 | -52.4 | 11 | 29 | 24 | -17.2 | 57 | 89 | 56.1 |
| ATTACHED | 6 | 23 | 13 | -43.5 | 9 | 27 | 22 | -18.5 | 36 | 70 | 94.4 |
| APARTMENTS | 39 | 120 | 69 | -42.5 | 56 | 81 | 103 | 27.2 | 242 | 295 | 21.9 |
| PORT MOODY/BELCARRA | | | | | | | | | | | |
| DETACHED | 9 | 28 | 10 | -64.3 | 8 | 21 | 21 | 0.0 | 33 | 67 | 103.0 |
| ATTACHED | 8 | 14 | 9 | -35.7 | 15 | 19 | 19 | 0.0 | 55 | 69 | 25.5 |
| APARTMENTS | 11 | 40 | 31 | -22.5 | 13 | 26 | 38 | 46.2 | 55 | 100 | 81.8 |
| PORT COQUITLAM | | | | | | | | | | | |
| DETACHED | 14 | 29 | 28 | -3.4 | 24 | 35 | 29 | -17.1 | 82 | 100 | 22.0 |
| ATTACHED | 17 | 21 | 25 | 19.0 | 23 | 26 | 23 | -11.5 | 74 | 87 | 17.6 |
| APARTMENTS | 24 | 69 | 48 | -30.4 | 34 | 40 | 52 | 30.0 | 120 | 138 | 15.0 |
| RICHMOND | | | | | | | | | | | |
| DETACHED | 87 | 131 | 85 | -35.1 | 86 | 88 | 111 | 26.1 | 261 | 306 | 17.2 |
| ATTACHED | 59 | 109 | 62 | -43.1 | 53 | 88 | 78 | -11.4 | 206 | 261 | 26.7 |
| APARTMENTS | 99 | 279 | 148 | -47.0 | 142 | 157 | 152 | -3.2 | 429 | 487 | 13.5 |
| SUNSHINE COAST | | | | | | | | | | | |
| DETACHED | 37 | 62 | 41 | -33.9 | 32 | 83 | 63 | -24.1 | 131 | 250 | 90.8 |
| ATTACHED | 6 | 16 | 10 | -37.5 | 3 | 17 | 10 | -41.2 | 17 | 47 | 176.5 |
| APARTMENTS | 17 | 4 | 2 | -50.0 | 4 | 6 | 8 | 33.3 | 9 | 28 | 211.1 |
| SQUAMISH | | | | | | | | | | | |
| DETACHED | 11 | 20 | 10 | -50.0 | 13 | 29 | 28 | -3.4 | 54 | 95 | 75.9 |
| ATTACHED | 2 | 20 | 14 | -30.0 | 11 | 28 | 22 | -21.4 | 48 | 82 | 70.8 |
| APARTMENTS | 12 | 33 | 14 | -57.6 | 12 | 25 | 25 | 0.0 | 48 | 71 | 47.9 |
| VANCOUVER EAST | | | | | | | | | | | |
| DETACHED | 64 | 164 | 105 | -36.0 | 74 | 137 | 133 | -2.9 | 288 | 421 | 46.2 |
| ATTACHED | 18 | 95 | 50 | -47.4 | 35 | 66 | 68 | 3.0 | 136 | 200 | 47.1 |
| APARTMENTS | 78 | 218 | 106 | -51.4 | 98 | 161 | 147 | -8.7 | 405 | 482 | 19.0 |
| VANCOUVER WEST | | | | | | | | | | | |
| DETACHED | 66 | 141 | 80 | -43.3 | 59 | 95 | 84 | -11.6 | 202 | 290 | 43.6 |
| ATTACHED | 35 | 102 | 46 | -54.9 | 37 | 60 | 38 | -36.7 | 134 | 168 | 25.4 |
| APARTMENTS | 203 | 557 | 296 | -46.9 | 260 | 315 | 364 | 15.6 | 928 | 1044 | 12.5 |
| WHISTLER/PEMBERTON | | | | | | | | | | | |
| DETACHED | 18 | 19 | 32 | 68.4 | 4 | 24 | 16 | -33.3 | 31 | 72 | 132.3 |
| ATTACHED | 17 | 36 | 16 | -55.6 | 15 | 37 | 35 | -5.4 | 66 | 135 | 104.5 |
| APARTMENTS | 28 | 50 | 37 | -26.0 | 21 | 54 | 28 | -48.1 | 68 | 118 | 73.5 |
| WEST VANCOUVER/HOWE SOUND | | | | | | | | | | | |
| DETACHED | 30 | 73 | 44 | -39.7 | 28 | 62 | 53 | -14.5 | 126 | 189 | 50.0 |
| ATTACHED | 2 | 12 | 5 | -58.3 | 7 | 6 | 9 | 50.0 | 16 | 22 | 37.5 |
| APARTMENTS | 14 | 24 | 16 | -33.3 | 11 | 20 | 18 | -10.0 | 35 | 60 | 71.4 |
| GRAND TOTALS | | | | | | | | | | | |
| DETACHED | 522 | 1202 | 740 | -38.4 | 595 | 1050 | 1013 | -3.5 | 2352 | 3390 | 44.1 |
| ATTACHED | 263 | 764 | 443 | -42.0 | 364 | 632 | 593 | -6.2 | 1351 | 2006 | 48.5 |
| APARTMENTS | 793 | 2095 | 1221 | -41.7 | 1053 | 1371 | 1474 | 7.5 | 3659 | 4415 | 20.7 |

Residential Average Sale Prices - January 1977 to December 2020



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