

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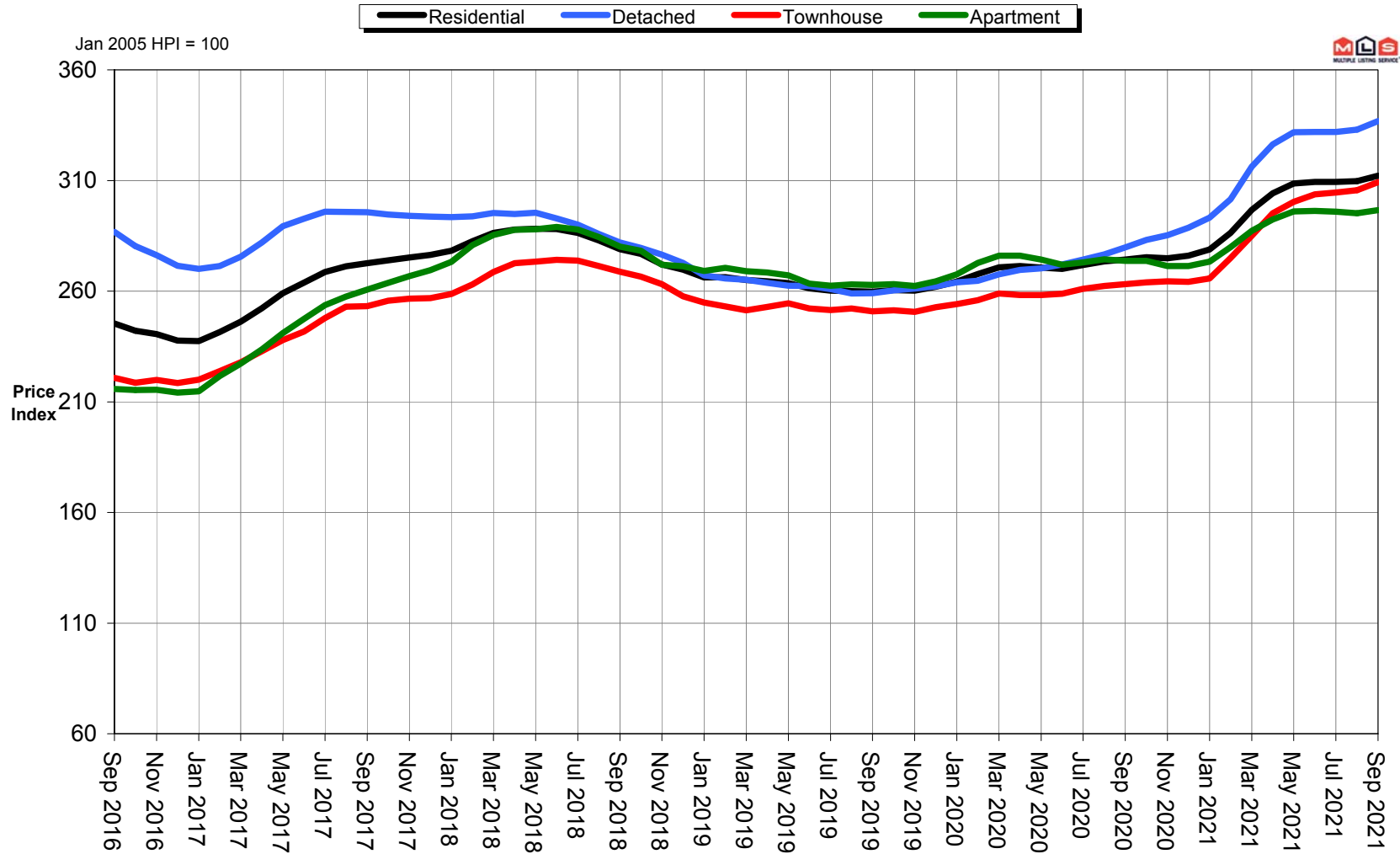
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## Greater Vancouver 5 Year Trend



# MLS® SALES Facts



**September  
2021**

			<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	<i>TOTALS</i>
<b>September 2021</b>	<b>Number of Sales</b>	Detached	75	74	49	6	109	14	80	38	24	106	20	70	138	82	41	24	950
		Attached	85	37	23	1	51	11	35	21	14	96	20	6	75	66	10	27	578
		Apartment	248	133	22	2	60	104	115	37	31	230	11	9	153	416	20	30	1,621
	<b>Median Selling Price</b>	Detached	\$1,650,000	\$1,570,000	\$1,390,000	n/a	\$1,222,500	n/a	\$2,147,500	\$1,240,000	\$1,698,660	\$1,760,000	\$1,352,500	\$922,500	\$1,742,500	\$3,140,000	\$2,953,000	\$3,084,603	
		Attached	\$978,000	\$988,800	\$897,000	n/a	\$720,000	n/a	\$1,329,900	\$840,000	n/a	\$1,031,500	\$925,500	n/a	\$1,247,000	\$1,435,000	n/a	\$1,420,000	n/a
		Apartment	\$660,000	\$599,000	\$565,000	n/a	\$466,000	\$565,000	\$745,000	\$502,000	\$653,000	\$625,000	n/a	n/a	\$640,000	\$791,500	\$1,167,500	\$626,000	
<b>August 2021</b>	<b>Number of Sales</b>	Detached	72	99	63	4	117	21	72	36	18	117	19	67	102	75	43	20	945
		Attached	82	48	20	1	51	23	42	23	8	106	17	11	40	79	5	20	576
		Apartment	253	140	27	1	39	103	99	40	31	221	10	14	155	443	19	36	1,631
	<b>Median Selling Price</b>	Detached	\$1,825,000	\$1,550,000	\$1,287,000	n/a	\$1,200,000	\$1,605,000	\$1,870,000	\$1,301,500	n/a	\$1,994,000	n/a	\$864,834	\$1,810,000	\$3,284,000	\$2,967,500	\$3,250,000	
		Attached	\$870,000	\$931,500	\$749,900	n/a	\$731,000	\$879,900	\$1,329,950	\$864,950	n/a	\$950,000	n/a	n/a	\$1,189,900	\$1,520,000	n/a	\$1,319,000	n/a
		Apartment	\$656,450	\$605,000	\$530,000	n/a	\$458,000	\$550,000	\$670,000	\$512,000	\$667,000	\$602,500	n/a	n/a	\$599,950	\$775,000	n/a	\$617,500	
<b>September 2020</b>	<b>Number of Sales</b>	Detached	101	127	76	11	164	29	133	46	22	112	27	92	171	104	64	38	1,317
		Attached	81	70	25	0	87	36	48	29	32	96	29	20	74	55	11	37	730
		Apartment	221	109	29	0	48	106	140	38	34	202	16	13	197	377	22	44	1,596
	<b>Median Selling Price</b>	Detached	\$1,540,000	\$1,288,000	\$1,150,000	n/a	\$931,500	\$1,180,000	\$1,750,000	\$1,052,500	\$1,411,500	\$1,529,000	\$1,150,000	\$728,750	\$1,552,500	\$3,244,000	\$2,537,500	\$1,857,500	
		Attached	\$811,000	\$865,500	\$695,000	n/a	\$573,000	\$744,950	\$1,195,000	\$675,000	\$799,950	\$850,900	\$732,000	\$494,950	\$1,161,250	\$1,265,000	n/a	\$1,380,000	n/a
		Apartment	\$600,500	\$535,000	\$495,000	n/a	\$404,950	\$520,000	\$645,000	\$500,000	\$576,500	\$540,000	n/a	n/a	\$630,000	\$745,000	\$1,362,500	\$480,000	
<b>Jan. - Sep. 2021</b>	<b>Number of Sales</b>	Detached	930	1,043	607	76	1,418	273	963	456	225	1,227	232	659	1,440	923	543	202	11,217
		Attached	868	524	216	6	669	175	539	248	231	1,078	198	97	630	700	74	238	6,491
		Apartment	2,575	1,279	310	5	574	1,040	1,300	470	347	2,123	188	108	1,748	4,082	184	348	16,681
<b>Year-to-date</b>	<b>Median Selling Price</b>	Detached	\$1,765,000	\$1,530,500	\$1,330,000	\$829,500	\$1,156,500	\$1,350,000	\$1,925,000	\$1,250,000	\$1,700,000	\$1,760,000	\$1,400,500	\$880,000	\$1,750,000	\$3,344,500	\$3,030,000	\$2,280,000	
		Attached	\$905,900	\$953,500	\$830,450	n/a	\$675,500	\$830,000	\$1,229,000	\$815,000	\$918,000	\$940,500	\$882,453	\$526,000	\$1,198,000	\$1,449,950	\$1,890,000	\$1,159,000	n/a
		Apartment	\$636,000	\$583,000	\$570,000	n/a	\$447,500	\$550,000	\$698,500	\$498,800	\$650,900	\$600,000	\$579,500	\$499,000	\$625,000	\$775,000	\$1,017,500	\$589,000	
<b>Jan. - Sep. 2020</b>	<b>Number of Sales</b>	Detached	559	667	406	49	947	184	674	275	151	658	165	523	896	639	366	138	7,297
		Attached	417	404	138	3	538	138	317	204	159	632	139	75	376	407	36	177	4,160
		Apartment	1,292	744	165	0	331	658	821	287	215	1,168	111	54	1,100	2,423	98	176	9,643
<b>Year-to-date</b>	<b>Median Selling Price</b>	Detached	\$1,499,000	\$1,275,000	\$1,100,000	\$520,000	\$908,000	\$1,200,000	\$1,663,334	\$980,000	\$1,362,500	\$1,550,000	\$1,135,000	\$687,500	\$1,546,500	\$3,050,000	\$2,500,000	\$1,845,000	
		Attached	\$796,944	\$828,900	\$712,500	n/a	\$550,450	\$728,950	\$1,054,900	\$690,000	\$790,000	\$839,000	\$700,000	\$489,900	\$1,130,000	\$1,295,000	\$1,622,500	\$1,100,000	n/a
		Apartment	\$588,000	\$516,000	\$505,000	n/a	\$386,700	\$510,500	\$645,000	\$455,000	\$605,000	\$550,000	\$465,000	\$399,000	\$610,750	\$753,900	\$1,020,000	\$464,900	

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



# MLS® LISTINGS Facts



**September  
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/Hoona Sound</i>	<i>Whistler/Pemberton</i>	<i>TOTALS</i>
<b>September 2021</b>	<b>Number of Listings</b>	Detached	130	127	59	17	143	40	144	34	30	184	31	66	185	220	162	25	1,597
		Attached	95	50	30	0	42	24	46	40	19	107	23	12	141	116	11	29	785
		Apartment	384	176	28	0	82	171	224	69	43	328	25	11	296	892	32	28	2,789
	<b>% Sales to Listings</b>	Detached	58%	58%	83%	35%	76%	35%	56%	112%	80%	58%	65%	106%	75%	37%	25%	96%	
		Attached	89%	74%	77%	n/a	121%	46%	76%	53%	74%	90%	87%	50%	53%	57%	91%	93%	n/a
		Apartment	65%	76%	79%	n/a	73%	61%	51%	54%	72%	70%	44%	82%	52%	47%	63%	107%	
<b>August 2021</b>	<b>Number of Listings</b>	Detached	110	93	53	12	114	23	74	40	32	165	14	66	136	182	101	21	1,236
		Attached	102	47	23	0	62	15	45	22	9	107	9	9	75	90	6	17	638
		Apartment	358	158	25	3	75	127	127	52	35	265	14	21	214	627	19	38	2,158
	<b>% Sales to Listings</b>	Detached	65%	106%	119%	33%	103%	91%	97%	90%	56%	71%	136%	102%	75%	41%	43%	95%	
		Attached	80%	102%	87%	n/a	82%	153%	93%	105%	89%	99%	189%	122%	53%	88%	83%	118%	n/a
		Apartment	71%	89%	108%	33%	52%	81%	78%	77%	89%	83%	71%	67%	72%	71%	100%	95%	
<b>September 2020</b>	<b>Number of Listings</b>	Detached	156	183	97	11	180	56	203	55	51	232	52	100	293	208	130	20	2,027
		Attached	151	109	25	0	96	40	91	52	42	130	26	13	137	153	16	32	1,113
		Apartment	447	213	48	0	80	215	288	84	67	328	19	4	392	976	58	43	3,262
	<b>% Sales to Listings</b>	Detached	65%	69%	78%	100%	91%	52%	66%	84%	43%	48%	52%	92%	58%	50%	49%	190%	
		Attached	54%	64%	100%	n/a	91%	90%	53%	56%	76%	74%	112%	154%	54%	36%	69%	116%	n/a
		Apartment	49%	51%	60%	n/a	60%	49%	49%	45%	51%	62%	84%	325%	50%	39%	38%	102%	
<b>Jan. - Sep. 2021</b>	<b>Number of Listings</b>	Detached	1,639	1,552	826	97	1,841	429	1,488	657	337	2,088	340	864	2,402	2,198	1,425	235	18,418
		Attached	1,169	679	290	6	736	237	711	319	298	1,344	243	109	1,026	1,213	142	278	8,800
		Apartment	3,661	1,713	346	5	715	1,509	1,922	685	443	3,108	209	144	2,701	7,243	305	380	25,089
<b>Year-to-date*</b>	<b>% Sales to Listings</b>	Detached	57%	67%	73%	78%	77%	64%	65%	69%	67%	59%	68%	76%	60%	42%	38%	86%	
		Attached	74%	77%	74%	100%	91%	74%	76%	78%	78%	80%	81%	89%	61%	58%	52%	86%	n/a
		Apartment	70%	75%	90%	100%	80%	69%	68%	69%	78%	68%	90%	75%	65%	56%	60%	92%	
<b>Jan. - Sep. 2020</b>	<b>Number of Listings</b>	Detached	1,110	1,165	747	80	1,457	345	1,296	392	310	1,418	332	796	1,660	1,422	1,045	256	13,831
		Attached	829	693	241	9	747	243	621	338	256	1,059	213	125	814	940	115	296	7,539
		Apartment	2,799	1,485	351	7	625	1,263	1,809	517	410	2,312	219	87	2,297	6,004	351	351	20,887
<b>Year-to-date*</b>	<b>% Sales to Listings</b>	Detached	50%	57%	54%	61%	65%	53%	52%	70%	49%	46%	50%	66%	54%	45%	35%	54%	
		Attached	50%	58%	57%	33%	72%	57%	51%	60%	62%	60%	65%	60%	46%	43%	31%	60%	n/a
		Apartment	46%	50%	47%	0%	53%	52%	45%	56%	52%	51%	51%	62%	48%	40%	28%	50%	

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



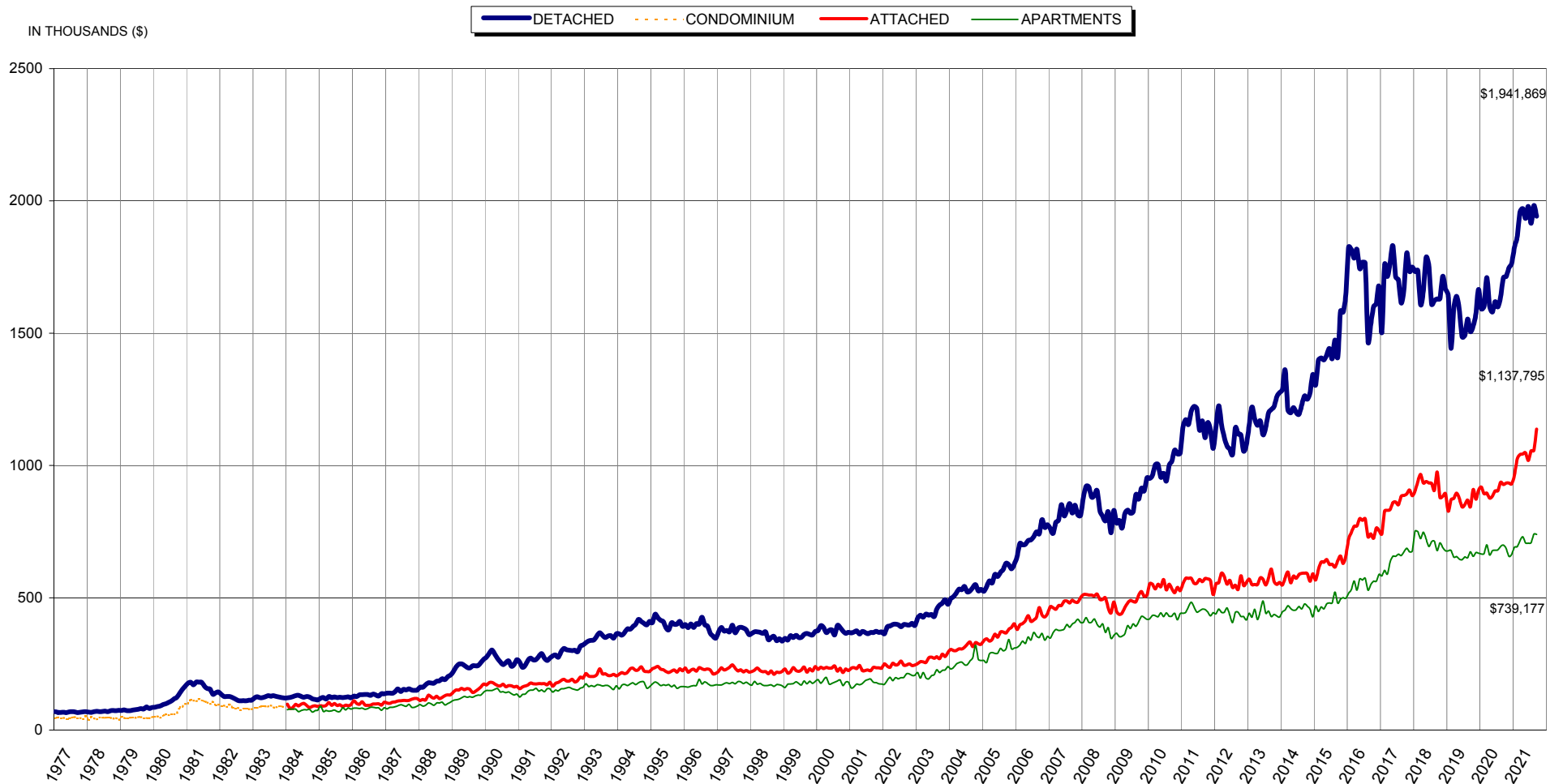
# Listing & Sales Activity Summary

	<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
<b>BURNABY</b>				%				%			%
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
<b>COQUITLAM</b>											
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
<b>DELTA</b>											
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
<b>MAPLE RIDGE/PITT MEADOWS</b>											
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
<b>NORTH VANCOUVER</b>											
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
<b>NEW WESTMINSTER</b>											
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
<b>PORT MOODY/BELCARRA</b>											
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
<b>PORT COQUITLAM</b>											
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
<b>RICHMOND</b>											
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
<b>SUNSHINE COAST</b>											
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
<b>SQUAMISH</b>											
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
<b>VANCOUVER EAST</b>											
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
<b>VANCOUVER WEST</b>											
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
<b>WHISTLER/PEMBERTON</b>											
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
<b>WEST VANCOUVER/HOWE SOUND</b>											
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
<b>GRAND TOTALS</b>											
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.