

News Release



FOR IMMEDIATE RELEASE:

Summer sees home listing supply decline across Metro Vancouver

VANCOUVER, BC – September 2, 2021 – While home buyers have remained active in Metro Vancouver* throughout the summer, the supply of homes for sale has declined steadily since June.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,152 in August 2021, a 3.4 per cent increase from the 3,047 sales recorded in August 2020, and a 5.2 per cent decrease from the 3,326 homes sold in July 2021.

Last month's sales were 20.4 per cent above the 10-year August sales average.

“August was busier than expected, and listings activity isn't keeping up with the pace of demand. This is leaving the market under supplied.” said Keith Stewart, REBGV economist.

There were 4,032 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2021. This represents a 30.6 per cent decrease compared to the 5,813 homes listed in August 2020 and a 7.9 per cent decrease compared to July 2021 when 4,377 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,005, a 29.7 per cent decrease compared to August 2020 (12,803) and an 8.6 per cent decrease compared to July 2021 (9,850).

“Housing supply is the biggest factor impacting the market right now. To help relieve pressure on prices and improve peoples' home buying options, the market needs a more abundant supply of homes for sale.” Stewart said. “Housing affordability has been a key issue in the federal election. We encourage the political parties to focus on policy solutions that will help streamline the creation of more diverse housing options for hopeful home buyers today and into the future.”

For all property types, the sales-to-active listings ratio for August 2021 is 35 per cent. By property type, the ratio is 25.3 per cent for detached homes, 51.8 per cent for townhomes, and 39.2 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.

“When assessing the market, it's important to understand that while year-over-year price increases have reached double digits, most of the increases happened three or more months ago,”

Stewart said. “To better understand the latest home price trends in your preferred location and home type, talk with your local REALTOR®.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,176,600. This represents a 13.2 per cent increase over August 2020 and a 0.1 per cent increase compared to July 2021.

Sales of detached homes in August 2021 reached 945, a 13.7 per cent decrease from the 1,095 detached sales recorded in August 2020. The benchmark price for a detached home is \$1,807,100. This represents a 20.4 per cent increase from August 2020 and a 0.3 per cent increase compared to July 2021.

Sales of apartment homes reached 1,631 in August 2021, a 22.4 per cent increase compared to the 1,332 sales in August 2020. The benchmark price of an apartment property is \$735,100. This represents a 7.6 per cent increase from August 2020 and a 0.2 per cent decrease compared to July 2021.

Attached home sales in August 2021 totalled 576, a 7.1 per cent decrease compared to the 620 sales in August 2020. The benchmark price of an attached home is \$952,600. This represents a 16.5 per cent increase from August 2020 and a 0.3 per cent increase compared to July 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	\$1,152,800	321.1	0.5%	1.0%	10.3%	17.1%	14.1%	35.3%	105.2%
	Greater Vancouver	\$1,176,600	309.7	0.1%	0.3%	8.2%	13.2%	9.5%	25.4%	90.6%
	Bowen Island	\$1,430,800	310.2	1.7%	2.6%	17.5%	34.1%	45.3%	79.3%	130.8%
	Burnaby East	\$1,081,300	308.3	0.6%	0.9%	9.4%	10.9%	9.2%	21.9%	92.6%
	Burnaby North	\$1,114,800	300.3	0.7%	1.7%	7.6%	11.8%	5.6%	24.7%	89.8%
	Burnaby South	\$1,052,900	298.9	0.9%	0.7%	7.4%	9.5%	2.1%	20.8%	78.8%
	Coquitlam	\$1,093,400	325.0	-0.1%	0.5%	9.5%	16.2%	11.1%	37.0%	117.7%
	Ladner	\$1,032,200	292.5	0.9%	0.5%	9.3%	20.4%	16.2%	20.0%	86.8%
	Maple Ridge	\$1,002,100	319.1	0.5%	1.1%	15.0%	27.1%	24.8%	61.5%	134.6%
	New Westminister	\$728,100	323.0	0.9%	1.7%	8.8%	10.7%	5.9%	40.8%	102.6%
	North Vancouver	\$1,218,200	279.9	-0.7%	-0.5%	5.9%	12.3%	11.1%	18.8%	93.3%
	Pitt Meadows	\$915,100	334.4	0.5%	0.8%	11.5%	21.5%	15.9%	59.0%	138.3%
	Port Coquitlam	\$924,300	316.4	-0.2%	0.1%	10.6%	19.0%	16.9%	45.1%	117.5%
	Port Moody	\$1,061,100	298.4	0.7%	1.4%	9.9%	17.0%	10.1%	38.9%	115.1%
	Richmond	\$1,081,700	323.0	0.2%	0.4%	7.3%	13.3%	7.7%	22.7%	84.2%
	Squamish	\$1,012,600	313.9	-0.3%	0.1%	12.1%	22.5%	22.4%	54.4%	138.3%
	Sunshine Coast	\$811,900	299.4	0.9%	1.0%	13.7%	30.0%	30.7%	71.4%	119.3%
	Tsawwassen	\$1,158,700	293.5	1.1%	3.1%	8.4%	17.2%	13.3%	13.7%	87.7%
	Vancouver East	\$1,200,400	356.7	0.1%	-0.8%	6.7%	8.2%	6.6%	19.2%	97.7%
	Vancouver West	\$1,366,800	285.4	-0.4%	-0.3%	5.4%	5.9%	1.7%	8.5%	64.6%
West Vancouver	\$2,496,700	274.9	-1.5%	-1.7%	2.9%	14.9%	5.4%	-7.9%	64.5%	
Whistler	\$1,286,200	287.6	-0.5%	0.6%	11.3%	24.9%	26.0%	70.0%	128.8%	
Single Family Detached	Lower Mainland	\$1,615,000	344.1	0.8%	0.7%	12.6%	25.3%	23.6%	28.7%	113.2%
	Greater Vancouver	\$1,807,100	333.0	0.3%	0.4%	10.4%	20.4%	16.5%	14.9%	90.7%
	Bowen Island	\$1,430,800	310.2	1.7%	2.6%	17.5%	34.1%	45.3%	79.3%	130.8%
	Burnaby East	\$1,472,200	329.2	2.8%	0.2%	11.7%	17.1%	16.0%	16.8%	103.5%
	Burnaby North	\$1,761,800	340.7	0.9%	2.9%	12.0%	19.3%	17.4%	10.3%	94.6%
	Burnaby South	\$1,788,100	342.3	0.8%	1.3%	9.7%	15.0%	10.3%	5.1%	86.6%
	Coquitlam	\$1,508,600	334.8	0.2%	0.6%	10.7%	22.7%	15.6%	22.7%	119.0%
	Ladner	\$1,287,300	308.1	1.9%	-0.4%	11.1%	28.1%	29.7%	21.2%	101.8%
	Maple Ridge	\$1,138,700	324.4	0.8%	1.5%	17.1%	32.8%	30.9%	59.8%	143.5%
	New Westminister	\$1,328,500	331.4	2.1%	1.4%	12.8%	20.9%	17.4%	21.1%	97.7%
	North Vancouver	\$1,865,800	293.8	-1.6%	-1.9%	4.6%	15.5%	15.1%	9.6%	101.5%
	Pitt Meadows	\$1,199,500	338.0	0.5%	0.8%	12.4%	27.2%	27.4%	53.0%	144.9%
	Port Coquitlam	\$1,249,300	333.1	0.7%	-0.3%	10.0%	25.7%	23.9%	37.0%	126.8%
	Port Moody	\$1,855,700	342.7	-0.4%	1.9%	12.1%	26.5%	21.4%	33.3%	124.3%
	Richmond	\$1,920,400	368.2	0.5%	-0.6%	10.1%	18.3%	10.3%	5.7%	76.0%
	Squamish	\$1,363,100	334.1	0.2%	-2.3%	14.8%	26.7%	34.7%	55.9%	156.2%
	Sunshine Coast	\$847,800	297.0	1.7%	1.1%	15.0%	32.6%	37.2%	78.4%	118.4%
	Tsawwassen	\$1,406,200	307.0	2.2%	3.4%	10.1%	22.7%	21.4%	14.2%	97.4%
	Vancouver East	\$1,689,700	372.2	-0.2%	-1.2%	7.9%	12.4%	11.7%	10.4%	104.4%
	Vancouver West	\$3,462,200	350.2	-0.1%	2.3%	8.1%	12.2%	5.7%	-4.5%	53.9%
West Vancouver	\$3,088,900	291.6	-1.1%	-1.6%	3.9%	15.6%	9.1%	-9.2%	68.7%	
Whistler	\$2,478,900	312.9	0.6%	-1.3%	18.0%	32.3%	44.7%	67.5%	146.8%	

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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- 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	\$849,000	306.0	0.8%	2.9%	13.1%	19.5%	16.1%	47.3%	105.9%
	Greater Vancouver	\$952,600	305.6	0.3%	1.7%	11.1%	16.5%	12.6%	37.9%	96.5%
	Burnaby East	\$689,000	309.1	-1.6%	-0.6%	5.7%	3.8%	8.0%	34.3%	94.3%
	Burnaby North	\$828,900	309.4	-0.2%	1.5%	7.7%	13.2%	8.2%	40.4%	92.9%
	Burnaby South	\$757,700	316.9	0.3%	1.4%	7.6%	9.1%	5.2%	31.5%	92.9%
	Coquitlam	\$848,900	311.4	0.2%	1.8%	11.6%	17.9%	17.0%	48.5%	109.6%
	Ladner	\$764,200	282.8	1.3%	1.0%	7.3%	14.7%	1.1%	23.0%	71.0%
	Maple Ridge	\$686,900	318.9	-0.2%	1.3%	15.6%	24.1%	21.3%	63.1%	127.8%
	New Westminister	\$845,400	322.9	1.4%	1.3%	9.6%	13.8%	10.1%	43.2%	99.7%
	North Vancouver	\$1,140,100	281.9	1.3%	3.2%	10.2%	13.8%	16.1%	25.3%	95.8%
	Pitt Meadows	\$762,900	330.1	1.3%	2.8%	17.2%	21.9%	14.3%	59.2%	132.3%
	Port Coquitlam	\$797,700	302.0	0.3%	2.2%	14.4%	21.5%	19.5%	43.3%	110.3%
	Port Moody	\$766,300	260.6	0.7%	1.8%	13.1%	15.1%	7.8%	39.8%	81.1%
	Richmond	\$938,400	308.4	0.6%	2.9%	9.2%	15.6%	8.5%	29.3%	85.0%
	Squamish	\$879,200	296.8	-1.1%	0.1%	12.2%	24.5%	18.1%	54.1%	145.1%
	Sunshine Coast	\$601,400	288.1	-1.7%	-0.6%	11.8%	29.5%	24.9%	48.4%	135.6%
	Tsawwassen	\$850,300	279.9	1.6%	0.8%	6.4%	8.1%	-8.4%	15.4%	66.6%
	Vancouver East	\$1,021,300	324.8	2.7%	2.9%	12.2%	13.1%	9.4%	35.0%	89.9%
	Vancouver West	\$1,286,600	300.8	-0.4%	0.9%	10.2%	10.7%	7.7%	20.3%	85.6%
Whistler	\$1,269,300	310.8	-1.9%	0.0%	11.5%	27.6%	25.0%	72.7%	165.4%	
Apartment	Lower Mainland	\$729,700	308.2	0.1%	0.4%	6.9%	9.3%	5.4%	45.6%	100.3%
	Greater Vancouver	\$735,100	295.2	-0.2%	-0.3%	5.5%	7.6%	3.8%	36.6%	91.3%
	Burnaby East	\$730,800	290.9	0.3%	2.6%	9.3%	9.5%	2.7%	31.0%	79.9%
	Burnaby North	\$721,700	282.7	0.7%	1.0%	5.5%	8.3%	0.4%	38.1%	91.7%
	Burnaby South	\$684,800	280.6	1.1%	0.3%	6.0%	7.1%	-1.9%	31.6%	73.7%
	Coquitlam	\$586,600	321.9	-0.4%	-0.2%	7.4%	10.9%	6.2%	58.2%	124.2%
	Ladner	\$571,300	267.6	-2.1%	2.0%	7.3%	9.8%	3.7%	20.7%	66.8%
	Maple Ridge	\$427,800	305.9	0.4%	-0.5%	8.4%	17.0%	13.0%	72.5%	115.6%
	New Westminister	\$567,100	321.3	0.6%	1.9%	7.8%	8.3%	3.0%	49.8%	105.7%
	North Vancouver	\$649,600	264.3	-0.8%	-0.7%	5.0%	8.8%	5.8%	31.8%	83.4%
	Pitt Meadows	\$544,300	334.2	0.1%	-0.7%	7.1%	16.4%	8.1%	68.1%	133.7%
	Port Coquitlam	\$523,200	312.9	-1.1%	-0.8%	8.7%	13.0%	10.9%	59.9%	115.3%
	Port Moody	\$723,000	301.3	1.5%	1.2%	7.6%	13.8%	7.5%	51.6%	139.5%
	Richmond	\$713,400	305.4	-0.2%	-0.2%	4.4%	8.9%	6.1%	51.7%	101.1%
	Squamish	\$565,500	306.7	0.1%	3.5%	9.0%	15.2%	10.9%	55.8%	103.4%
	Sunshine Coast	\$511,200	309.4	-2.0%	1.1%	6.2%	13.9%	3.6%	43.5%	100.1%
	Tsawwassen	\$637,400	274.9	-0.9%	3.8%	6.3%	10.0%	1.4%	19.8%	73.4%
	Vancouver East	\$629,500	353.8	-0.5%	-1.1%	5.0%	4.8%	2.6%	31.2%	94.9%
	Vancouver West	\$825,000	267.7	-0.5%	-1.3%	3.8%	3.2%	0.0%	18.3%	73.0%
West Vancouver	\$1,102,400	224.0	-3.5%	-2.5%	-1.1%	10.1%	-8.0%	13.2%	57.7%	
Whistler	\$591,200	254.1	-0.2%	2.6%	6.8%	18.6%	16.0%	69.9%	83.2%	

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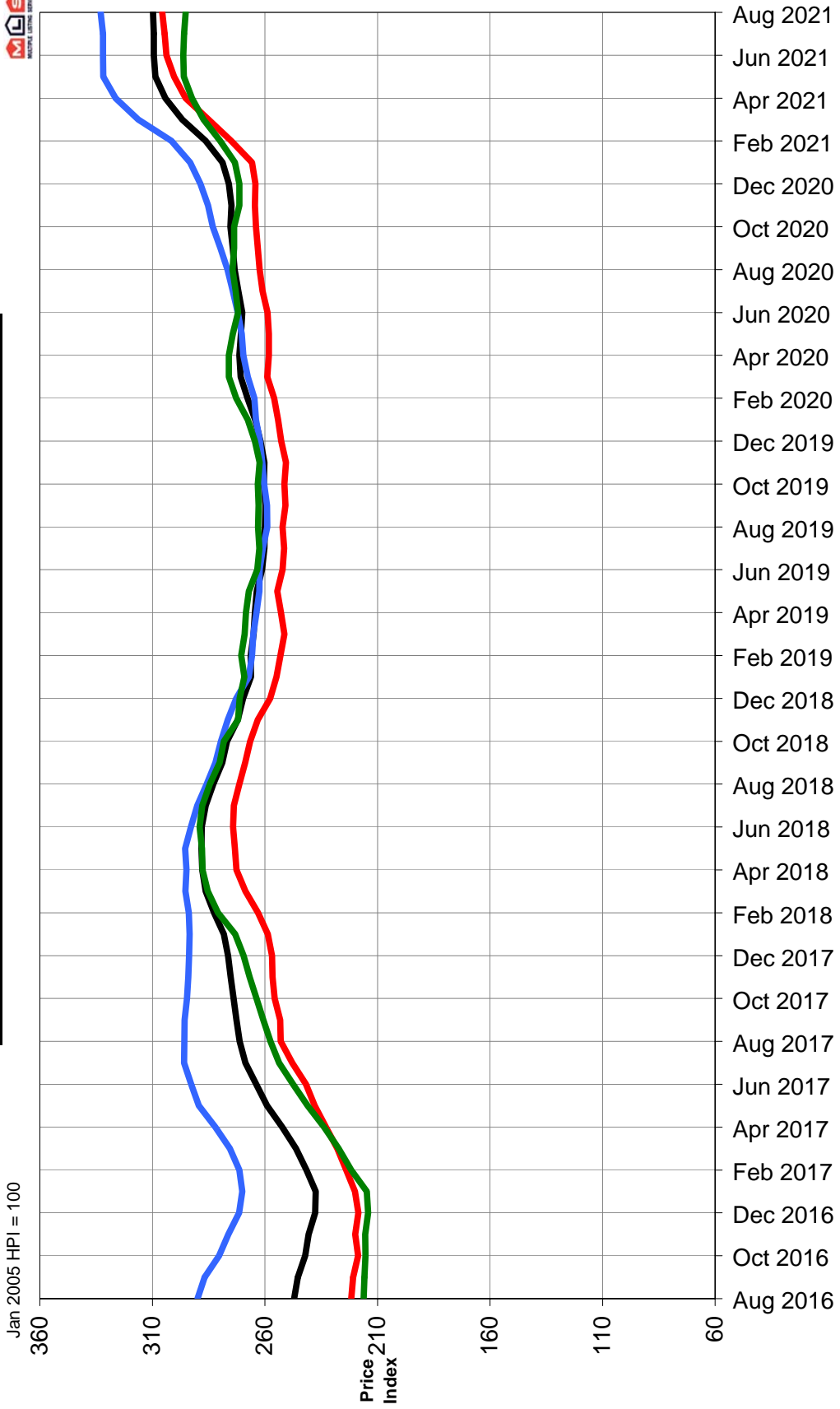
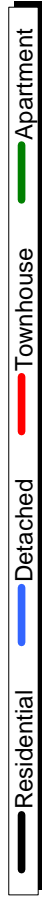
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Greater Vancouver 5 Year Trend



MLS® SALES Facts



**August
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
August 2021	Number of Sales	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
	Median Selling Price	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	
July 2021	Number of Sales	Detached 98	102	47	15	127	29	72	39	21	94	14	77	144	93	54	24	1,050
		Attached 90	48	20	1	57	20	39	24	47	98	13	7	57	57	8	24	610
		Apartment 251	142	28	1	41	113	137	39	22	236	15	5	158	419	21	38	1,666
	Median Selling Price	Detached \$1,817,500	\$1,513,400	\$1,300,000	n/a	\$1,105,000	\$1,360,000	\$1,875,000	\$1,260,000	\$1,710,000	\$1,743,000	n/a	\$899,000	\$1,688,500	\$3,200,000	\$2,900,000	\$2,392,000	
		Attached \$961,000	\$876,000	\$797,400	n/a	\$668,000	\$896,200	\$1,385,000	\$854,500	\$929,000	\$938,500	n/a	n/a	\$1,165,000	\$1,390,000	n/a	\$1,037,000	n/a
		Apartment \$639,000	\$592,500	\$580,000	n/a	\$458,000	\$555,000	\$699,800	\$498,000	\$705,000	\$620,000	n/a	n/a	\$630,000	\$780,000	\$985,000	\$482,500	
August 2020	Number of Sales	Detached 98	85	53	7	142	34	103	39	23	99	29	105	118	91	49	20	1,095
		Attached 64	52	17	0	70	28	54	24	29	95	22	18	56	56	4	31	620
		Apartment 197	106	23	0	41	99	92	39	33	140	17	11	155	342	11	26	1,332
	Median Selling Price	Detached \$1,561,000	\$1,297,500	\$1,136,750	n/a	\$929,960	\$1,214,000	\$1,710,000	\$960,000	\$1,348,750	\$1,625,000	\$1,095,000	\$745,000	\$1,616,000	\$3,030,000	\$2,675,000	\$1,840,000	
		Attached \$780,900	\$853,000	n/a	n/a	\$550,000	\$724,000	\$1,078,250	\$706,000	\$735,000	\$858,800	\$720,000	n/a	\$1,154,400	\$1,342,500	n/a	\$1,137,500	n/a
		Apartment \$586,500	\$521,000	\$504,450	n/a	\$374,900	\$506,000	\$624,000	\$477,500	\$591,500	\$582,000	n/a	n/a	\$636,000	\$775,000	n/a	\$459,950	
Jan. - Aug. 2021 <i>Year-to-date</i>	Number of Sales	Detached 855	969	558	70	1,309	259	883	418	201	1,121	212	589	1,302	841	502	178	10,267
		Attached 783	487	193	5	618	164	504	227	217	982	178	91	555	634	64	211	5,913
		Apartment 2,327	1,146	288	3	514	936	1,185	433	316	1,893	177	99	1,595	3,666	164	318	15,060
	Median Selling Price	Detached \$1,778,000	\$1,530,000	\$1,325,000	\$813,750	\$1,150,000	\$1,330,000	\$1,910,000	\$1,250,000	\$1,700,000	\$1,760,000	\$1,403,000	\$869,500	\$1,750,000	\$3,360,000	\$3,035,000	\$2,225,000	
		Attached \$901,250	\$950,000	\$809,900	n/a	\$675,000	\$829,500	\$1,209,950	\$807,500	\$905,200	\$938,000	\$877,950	\$525,000	\$1,188,950	\$1,450,000	\$1,912,500	\$1,150,000	n/a
		Apartment \$633,400	\$580,000	\$570,000	n/a	\$445,000	\$548,300	\$691,000	\$496,500	\$650,000	\$599,000	\$577,000	\$499,000	\$624,950	\$775,000	\$998,500	\$581,250	
Jan. - Aug. 2020 <i>Year-to-date</i>	Number of Sales	Detached 458	540	330	38	783	155	541	229	129	546	138	431	725	535	302	100	5,980
		Attached 336	334	113	3	451	102	269	175	127	536	110	55	302	352	25	140	3,430
		Apartment 1,071	635	136	0	283	552	681	249	181	966	95	41	903	2,046	76	132	8,047
	Median Selling Price	Detached \$1,487,825	\$1,266,500	\$1,095,000	\$512,500	\$899,524	\$1,208,000	\$1,650,000	\$968,000	\$1,358,500	\$1,550,000	\$1,116,815	\$679,500	\$1,530,000	\$3,048,000	\$2,468,000	\$1,845,000	
		Attached \$790,000	\$828,900	\$716,000	n/a	\$549,900	\$719,950	\$1,050,000	\$690,000	\$781,000	\$838,800	\$700,000	\$479,950	\$1,125,500	\$1,300,000	\$1,645,000	\$1,050,000	n/a
		Apartment \$585,000	\$515,000	\$510,000	n/a	\$385,100	\$509,950	\$641,000	\$448,000	\$610,000	\$550,000	\$465,000	\$398,500	\$607,500	\$755,000	\$956,000	\$454,950	

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



MLS® LISTINGS Facts



**August
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		
August 2021	Number of Listings	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	
	% Sales to Listings	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%		
July 2021	Number of Listings	Detached	109	99	54	7	150	36	86	43	26	175	23	95	140	168	117	25	1,353	
		Attached	114	54	21	0	50	22	48	23	17	124	15	13	73	87	13	15	689	
		Apartment	362	186	21	0	66	143	162	41	37	308	7	15	264	654	27	42	2,335	
	% Sales to Listings	Detached	90%	103%	87%	214%	85%	81%	84%	91%	81%	54%	61%	81%	103%	55%	46%	96%		
		Attached	79%	89%	95%	n/a	114%	91%	81%	104%	276%	79%	87%	54%	78%	66%	62%	160%		n/a
		Apartment	69%	76%	133%	n/a	62%	79%	85%	95%	59%	77%	214%	33%	60%	64%	78%	90%		
August 2020	Number of Listings	Detached	163	147	98	12	179	49	159	49	38	178	36	101	266	191	144	39	1,849	
		Attached	116	88	41	0	87	46	73	42	35	178	26	15	118	123	16	38	1,042	
		Apartment	441	170	40	0	70	186	256	75	44	312	21	12	342	877	31	45	2,922	
	% Sales to Listings	Detached	60%	58%	54%	58%	79%	69%	65%	80%	61%	56%	81%	104%	44%	48%	34%	51%		
		Attached	55%	59%	41%	n/a	80%	61%	74%	57%	83%	53%	85%	120%	47%	46%	25%	82%		n/a
		Apartment	45%	62%	58%	n/a	59%	53%	36%	52%	75%	45%	81%	92%	45%	39%	35%	58%		
Jan. - Aug. 2021 <i>Year-to-date*</i>	Number of Listings	Detached	1,509	1,425	767	80	1,698	389	1,344	623	307	1,904	309	798	2,217	1,978	1,263	210	16,821	
		Attached	1,074	629	260	6	694	213	665	279	279	1,237	220	97	885	1,097	131	249	8,015	
		Apartment	3,277	1,537	318	5	633	1,338	1,698	616	400	2,780	184	133	2,405	6,351	273	352	22,300	
	% Sales to Listings	Detached	57%	68%	73%	88%	77%	67%	66%	67%	65%	59%	69%	74%	59%	43%	40%	85%		
		Attached	73%	77%	74%	83%	89%	77%	76%	81%	78%	79%	81%	94%	63%	58%	49%	85%		n/a
		Apartment	71%	75%	91%	60%	81%	70%	70%	70%	79%	68%	96%	74%	66%	58%	60%	90%		
Jan. - Aug. 2020 <i>Year-to-date*</i>	Number of Listings	Detached	954	982	650	69	1,277	289	1,093	337	259	1,186	280	696	1,367	1,214	915	236	11,804	
		Attached	678	584	216	9	651	203	530	286	214	929	187	112	677	787	99	264	6,426	
		Apartment	2,352	1,272	303	7	545	1,048	1,521	433	343	1,984	200	83	1,905	5,028	293	308	17,625	
	% Sales to Listings	Detached	48%	55%	51%	55%	61%	54%	49%	68%	50%	46%	49%	62%	53%	44%	33%	42%		
		Attached	50%	57%	52%	33%	69%	50%	51%	61%	59%	58%	59%	49%	45%	45%	25%	53%		n/a
		Apartment	46%	50%	45%	0%	52%	53%	45%	58%	53%	49%	48%	49%	47%	41%	26%	43%		

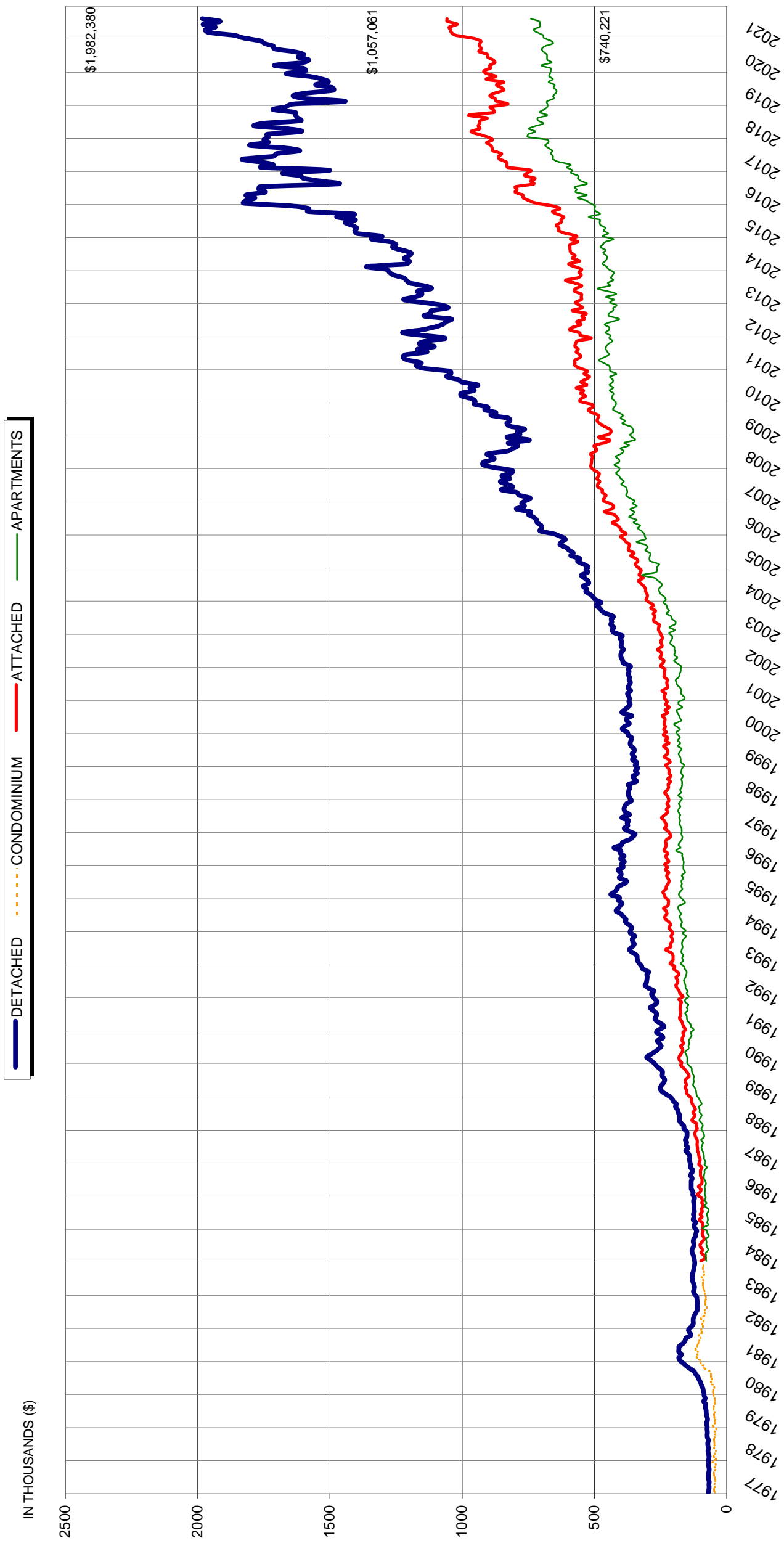
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Aug 2020	2 Jul 2021	3 Aug 2021	Col. 2 & 3 Percentage Variance	5 Aug 2020	6 Jul 2021	7 Aug 2021	Col. 6 & 7 Percentage Variance	9 Jun 2020 - Aug 2020	10 Jun 2021 - Aug 2021	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	163	109	110	0.9	98	98	72	-26.5	231	272	17.7
ATTACHED	116	114	102	-10.5	64	90	82	-8.9	135	271	100.7
APARTMENTS	441	362	358	-1.1	197	251	253	0.8	498	777	56.0
COQUITLAM											
DETACHED	147	99	93	-6.1	85	102	99	-2.9	277	327	18.1
ATTACHED	88	54	47	-13.0	52	48	48	0.0	160	150	-6.3
APARTMENTS	170	186	158	-15.1	106	142	140	-1.4	307	430	40.1
DELTA											
DETACHED	98	54	53	-1.9	53	47	63	34.0	170	176	3.5
ATTACHED	41	21	23	9.5	17	20	20	0.0	55	63	14.5
APARTMENTS	40	21	25	19.0	23	28	27	-3.6	63	86	36.5
MAPLE RIDGE/PITT MEADOWS											
DETACHED	179	150	114	-24.0	142	127	117	-7.9	396	392	-1.0
ATTACHED	87	50	62	24.0	70	57	51	-10.5	225	174	-22.7
APARTMENTS	70	66	75	13.6	41	41	39	-4.9	133	148	11.3
NORTH VANCOUVER											
DETACHED	159	86	74	-14.0	103	72	72	0.0	288	264	-8.3
ATTACHED	73	48	45	-6.3	54	39	42	7.7	144	146	1.4
APARTMENTS	256	162	127	-21.6	92	137	99	-27.7	321	371	15.6
NEW WESTMINSTER											
DETACHED	49	36	23	-36.1	34	29	21	-27.6	77	79	2.6
ATTACHED	46	22	15	-31.8	28	20	23	15.0	60	62	3.3
APARTMENTS	186	143	127	-11.2	99	113	103	-8.8	283	322	13.8
PORT MOODY/BELCARRA											
DETACHED	38	26	32	23.1	23	21	18	-14.3	74	67	-9.5
ATTACHED	35	17	9	-47.1	29	47	8	-83.0	69	86	24.6
APARTMENTS	44	37	35	-5.4	33	22	31	40.9	94	88	-6.4
PORT COQUITLAM											
DETACHED	49	43	40	-7.0	39	39	36	-7.7	108	128	18.5
ATTACHED	42	23	22	-4.3	24	24	23	-4.2	90	78	-13.3
APARTMENTS	75	41	52	26.8	39	39	40	2.6	114	134	17.5
RICHMOND											
DETACHED	178	175	165	-5.7	99	94	117	24.5	268	365	36.2
ATTACHED	178	124	107	-13.7	95	98	106	8.2	256	321	25.4
APARTMENTS	312	308	265	-14.0	140	236	221	-6.4	437	658	50.6
SUNSHINE COAST											
DETACHED	101	95	66	-30.5	105	77	67	-13.0	281	205	-27.0
ATTACHED	15	13	9	-30.8	18	7	11	57.1	36	28	-22.2
APARTMENTS	12	15	21	40.0	11	5	14	180.0	23	27	17.4
SQUAMISH											
DETACHED	36	23	14	-39.1	29	14	19	35.7	71	52	-26.8
ATTACHED	26	15	9	-40.0	22	13	17	30.8	65	59	-9.2
APARTMENTS	21	7	14	100.0	17	15	10	-33.3	54	44	-18.5
VANCOUVER EAST											
DETACHED	266	140	136	-2.9	118	144	102	-29.2	364	401	10.2
ATTACHED	118	73	75	2.7	56	57	40	-29.8	145	171	17.9
APARTMENTS	342	264	214	-18.9	155	158	155	-1.9	441	534	21.1
VANCOUVER WEST											
DETACHED	191	168	182	8.3	91	93	75	-19.4	244	283	16.0
ATTACHED	123	87	90	3.4	56	57	79	38.6	162	210	29.6
APARTMENTS	877	654	627	-4.1	342	419	443	5.7	961	1288	34.0
WHISTLER/PEMBERTON											
DETACHED	39	25	21	-16.0	20	24	20	-16.7	65	66	1.5
ATTACHED	38	15	17	13.3	31	24	20	-16.7	86	71	-17.4
APARTMENTS	45	42	38	-9.5	26	38	36	-5.3	71	102	43.7
WEST VANCOUVER/HOWE SOUND											
DETACHED	144	117	101	-13.7	49	54	43	-20.4	146	157	7.5
ATTACHED	16	13	6	-53.8	4	8	5	-37.5	10	20	100.0
APARTMENTS	31	27	19	-29.6	11	21	19	-9.5	37	59	59.5
GRAND TOTALS											
DETACHED	1837	1346	1224	-9.1	1088	1035	941	-9.1	3060	3234	5.7
ATTACHED	1042	689	638	-7.4	620	609	575	-5.6	1698	1910	12.5
APARTMENTS	2922	2335	2155	-7.7	1332	1665	1630	-2.1	3837	5068	32.1

Residential Average Sale Prices - January 1977 to August 2021



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