News Release



FOR IMMEDIATE RELEASE:

Supply response emerges in Metro Vancouver's active housing market

VANCOUVER, BC – May 4, 2021 – Home sellers have become increasingly active in Metro Vancouver's* housing market this spring in response to heightened demand and rising home values that have materialized during the pandemic.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 4,908 in April 2021, a 342.6 per cent increase from the 1,109 sales recorded in April 2020, and a 14 per cent decrease from the 5,708 homes sold in March 2021.

Last month's sales were 56.2 per cent above the 10-year April sales average and is the highest total on record for the month.

"Our housing market has changed considerably from one year ago when COVID-19 concerns brought activity to a near standstill," Keith Stewart, REBGV's economist said. "This was followed by a well-documented spike in home buyer demand across the region. So far this spring, we've seen a corresponding supply response from home sellers."

There were 7,938 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2021. This represents a 243.2 per cent increase compared to the 2,313 homes listed in April 2020, a 4.2 per cent decrease compared to March 2021 when 8,287 homes were listed and is the highest new listing total ever recorded in the region in April.

"While homes are now being listed at record levels, more supply is needed to meet today's demand and help market conditions achieve greater balance," Stewart said.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,245, a 9.1 per cent increase compared to April 2020 (9,389) and a 12 per cent increase compared to March 2021 (9,145).

Today's active listings total is 11.2 per cent below the 10-year April average.

For all property types, the sales-to-active listings ratio for April 2021 is 47.9 per cent. By property type, the ratio is 37.4 per cent for detached homes, 70 per cent for townhomes, and 51.5 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.

"Record low interest rates, increased household savings, a strengthening economy and a continued focus on living space during the pandemic are all factors that are helping to bolster demand while steady price growth is encouraging more sellers to list their homes," Stewart said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,152,600. This represents a 12 per cent increase over April 2020 and a 2.6 per cent increase compared to March 2021.

"With our market at record activity in recent months, and with the continued safety risk that COVID-19 poses, REALTORS® remain focused on helping their clients make sound and responsible buying and selling decisions today while continuing to strictly follow the pandemic safety protocols established for real estate in our province," Taylor Biggar, REBGV Chair said.

Sales of detached homes in April 2021 reached 1,655, a 326.5 per cent increase from the 388 detached sales recorded in April 2020. The benchmark price for a detached home is \$1,755,500. This represents a 20.9 per cent increase from last year and a 3.2 per cent increase compared to March 2021.

Sales of apartment homes reached 2,289 in April 2021, a 355.1 per cent increase compared to the 503 sales in April 2020. The benchmark price of an apartment home is \$729,600. This represents a 5.9 per cent increase from April 2020 and a 1.9 per cent increase compared to March 2021.

Attached home sales in April 2021 totalled 964, a 342.2 per cent increase compared to the 218 sales in April 2020. The benchmark price of an attached home is \$900,900. This represents a 13.9 per cent increase from April 2020 and a 3.3 per cent increase compared to March 2021.

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*Editor's Note: Areas covered by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminster, 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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April 2021



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	\$1,110,400	311.1	3.1%	10.8%	12.8%	15.1%	9.6%	45.3%	102.9%
rtooldoritiar / Composito	Greater Vancouver	\$1,152,600	302.4	2.6%	9.1%	10.3%	12.0%	5.4%	34.1%	90.8%
	Bowen Island	\$1,359,800	294.8	7.9%	13.6%	19.3%	45.7%	37.0%	100.3%	124.0%
	Burnaby East	\$1,052,800	292.0	2.0%	5.1%	6.2%	9.4%	1.5%	30.9%	85.2%
	Burnaby North	\$966,100	291.7	2.3%	5.8%	7.5%	8.2%	2.7%	33.5%	90.9%
	Burnaby South	\$1,034,900	292.3	2.2%	6.5%	6.6%	7.1%	-0.9%	33.1%	83.1%
	Coquitlam	\$1,064,700	315.8	3.2%	10.1%	12.0%	14.0%	9.5%	47.5%	115.0%
	Ladner	\$998,200	281.0	3.3%	14.6%	15.9%	19.4%	11.5%	16.4%	81.3%
	Maple Ridge	\$966,900	307.9	4.6%	16.6%	20.5%	24.8%	19.3%	77.7%	128.9%
	New Westminster	\$710,100	312.4	1.9%	5.9%	5.7%	7.4%	0.9%	48.4%	99.4%
	North Vancouver	\$1,217,400	273.6	1.8%	7.3%	8.9%	14.0%	5.6%	31.5%	89.9%
	Pitt Meadows	\$897,900	326.4	3.7%	13.8%	15.7%	17.7%	13.2%	77.9%	129.2%
	Port Coquitlam	\$913,500	312.7	2.7%	13.5%	15.6%	18.0%	12.8%	56.4%	115.7%
	Port Moody	\$1,049,200	290.0	3.2%	10.0%	12.8%	12.0%	7.6%	45.7%	113.7%
	Richmond	\$1,048,500	313.0	2.5%	8.9%	10.0%	12.1%	3.8%	31.5%	80.0%
	Squamish	\$905,500	288.1	5.0%	13.1%	11.5%	18.1%	12.8%	60.1%	130.5%
	Sunshine Coast	\$828,900	290.4	7.4%	14.8%	22.3%	43.0%	34.4%	96.1%	121.2%
	Tsawwassen	\$1,105,500	286.6	1.7%	9.3%	14.3%	18.1%	9.6%	8.7%	98.8%
	Vancouver East	\$1,195,400	355.2	1.7%	7.2%	9.1%	9.3%	3.5%	28.9%	103.1%
	Vancouver West	\$1,359,100	283.8	2.0%	8.1%	6.6%	5.6%	-1.7%	15.8%	69.4%
	West Vancouver	\$2,480,400	273.1	-0.3%	5.0%	9.5%	17.8%	-2.3%	3.0%	74.5%
	Whistler	\$1,089,500	253.9	5.9%	13.1%	14.3%	19.7%	17.7%	71.1%	115.4%
Single Family Detached	Lower Mainland	\$1,565,700	333.9	3.8%	13.8%	19.0%	25.1%	17.9%	39.1%	113.5%
, , , , , , , , , , , , , , , , , , ,	Greater Vancouver	\$1,755,500	324.3	3.2%	11.3%	15.2%	20.9%	10.3%	23.5%	93.3%
	Bowen Island	\$1,359,800	294.8	7.9%	13.6%	19.3%	45.6%	37.0%	100.3%	124.0%
	Burnaby East	\$1,435,100	320.9	3.8%	8.6%	12.0%	17.6%	7.8%	27.6%	102.0%
	Burnaby North	\$1,709,000	330.5	4.7%	10.5%	13.8%	16.3%	7.1%	19.4%	100.1%
	Burnaby South	\$1,728,000	330.8	1.9%	8.2%	10.5%	15.1%	3.1%	15.9%	89.0%
	Coquitlam	\$1,478,400	328.1	3.1%	11.9%	17.1%	21.4%	13.3%	35.7%	120.2%
	Ladner	\$1,270,600	304.1	5.4%	18.1%	21.9%	29.5%	23.8%	18.0%	100.9%
	Maple Ridge	\$1,098,700	313.0	5.2%	18.0%	24.3%	30.4%	26.5%	75.2%	137.3%
	New Westminster	\$1,287,200	321.1	4.6%	9.9%	14.2%	18.9%	7.9%	28.2%	94.1%
	North Vancouver	\$1,880,400	296.1	1.5%	9.2%	12.9%	21.7%	10.5%	23.5%	103.8%
	Pitt Meadows	\$1,166,100	328.6	2.0%	15.1%	19.6%	25.7%	23.6%	72.3%	135.7%
	Port Coquitlam	\$1,248,500	332.9	1.8%	14.1%	20.7%	27.2%	20.4%	45.8%	128.6%
	Port Moody	\$1,814,000	335.0	4.3%	13.3%	19.7%	25.8%	20.1%	44.2%	125.0%
	Richmond	\$1,798,900	348.5	2.9%	12.5%	13.7%	17.6%	3.1%	13.7%	68.8%
	Squamish	\$1,162,300	306.3	6.2%	17.2%	14.3%	20.5%	15.2%	61.3%	134.2%
	Sunshine Coast	\$821,800	287.9	7.4%	14.8%	22.4%	42.8%	33.7%	95.1%	119.3%
	Tsawwassen	\$1,348,500	300.5	2.8%	9.6%	16.9%	22.2%	14.7%	5.8%	112.8%
	Vancouver East	\$1,681,600	370.4	2.2%	8.7%	11.6%	16.1%	8.8%	17.8%	114.1%
	Vancouver West	\$3,363,400	340.2	2.3%	6.0%	7.9%	11.5%	-2.1%	3.1%	60.5%
	West Vancouver	\$3,023,200	285.4	-0.7%	4.0%	10.2%	17.7%	-1.0%	0.7%	78.4%
	Whistler	\$2,008,600	279.4	7.2%	19.9%	17.2%	22.2%	22.0%	62.7%	116.6%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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In January 2005, the indexes are set to 100.

 $Townhome\ properties\ are\ similar\ to\ Attached\ properties,\ a\ category\ that\ was\ used\ in\ the\ previous\ MLSLink\ HPI,\ but\ do\ not\ included\ duplexes.$

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





April 2021

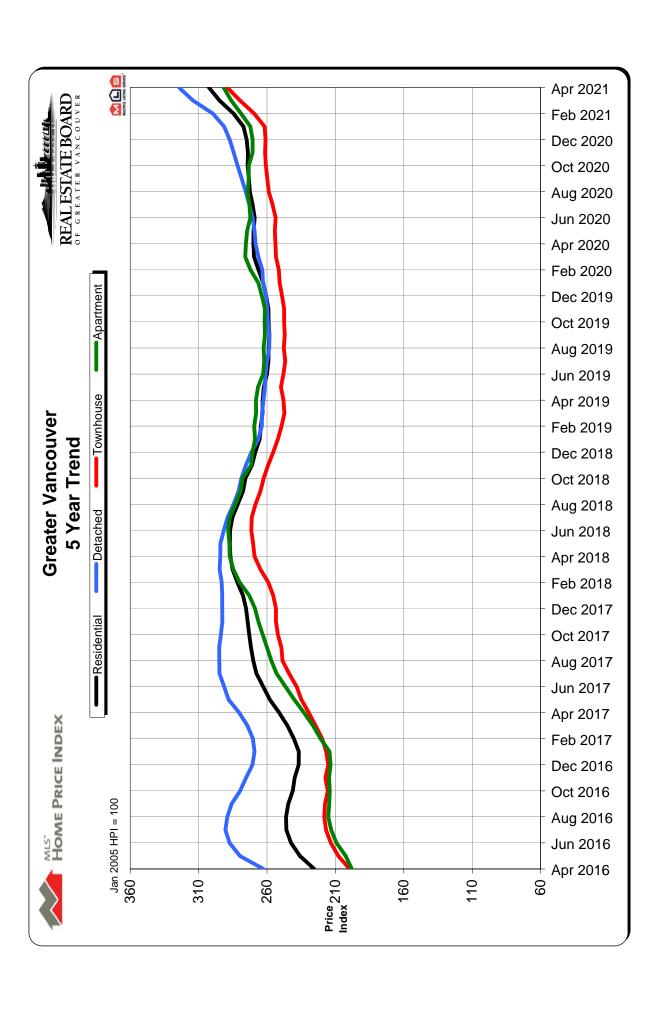


Property Type	Area	Benchmark	Price	1 Month	3 Month	6 Month	1 Year	3 Year	5 Year	10 Year
Property Type	Alea	Price	Index	Change %						
Townhouse	Lower Mainland	\$793,400	287.8	3.9%	11.4%	12.7%	15.9%	10.2%	57.3%	96.6%
	Greater Vancouver	\$900,900	289.0	3.3%	10.4%	10.8%	13.9%	7.4%	44.7%	89.3%
	Burnaby East	\$701,700	259.2	0.2%	1.4%	-0.8%	6.7%	0.3%	46.8%	66.2%
	Burnaby North	\$797,300	297.6	2.5%	5.0%	6.8%	9.5%	5.2%	38.9%	88.7%
	Burnaby South	\$842,200	290.1	2.7%	5.0%	4.5%	7.8%	0.9%	44.3%	83.3%
	Coquitlam	\$786,700	288.7	3.9%	10.7%	12.4%	16.2%	12.0%	47.6%	103.7%
	Ladner	\$712,900	255.7	1.5%	12.0%	11.4%	9.9%	-2.1%	15.1%	51.7%
	Maple Ridge	\$664,300	308.4	4.7%	18.3%	19.9%	21.9%	13.5%	84.6%	125.3%
	New Westminster	\$816,200	299.5	1.8%	9.2%	7.9%	11.4%	8.0%	36.9%	83.6%
	North Vancouver	\$1,080,300	262.5	2.7%	5.8%	5.3%	9.9%	4.8%	37.3%	82.2%
	Pitt Meadows	\$717,600	310.5	6.0%	15.3%	15.9%	14.3%	13.0%	76.9%	114.9%
	Port Coquitlam	\$774,700	293.3	2.8%	17.2%	16.9%	18.7%	12.7%	54.6%	104.5%
	Port Moody	\$719,000	243.0	5.0%	10.3%	10.8%	11.3%	8.6%	34.7%	72.0%
	Richmond	\$888,800	291.9	2.8%	7.9%	8.7%	11.9%	6.4%	35.7%	77.7%
	Squamish	\$845,200	277.9	2.2%	10.9%	11.4%	23.2%	16.2%	62.7%	125.4%
	Tsawwassen	\$675,200	264.7	1.9%	11.0%	9.5%	7.6%	-4.2%	19.2%	59.0%
	Vancouver East	\$1,002,100	318.7	2.2%	12.1%	11.1%	12.2%	1.0%	41.3%	96.8%
	Vancouver West	\$1,242,600	290.5	4.6%	8.8%	7.3%	10.6%	0.8%	28.7%	84.4%
	Whistler	\$1,124,800	271.2	3.7%	10.6%	14.9%	23.6%	18.6%	75.5%	130.2%
Apartment	Lower Mainland	\$705,200	302.1	2.2%	7.6%	7.6%	6.7%	2.5%	56.4%	97.8%
	Greater Vancouver	\$729,600	291.7	1.9%	7.2%	6.7%	5.9%	1.6%	47.3%	91.0%
	Burnaby East	\$752,000	288.5	0.7%	3.0%	3.7%	0.2%	-6.7%	35.4%	79.4%
	Burnaby North	\$645,500	275.6	1.3%	4.2%	5.0%	4.4%	0.8%	53.1%	92.2%
	Burnaby South	\$696,400	279.6	2.0%	5.9%	5.4%	3.5%	-2.7%	46.7%	81.9%
	Coquitlam	\$576,400	316.3	2.8%	8.1%	7.8%	8.2%	6.0%	71.8%	115.5%
	Ladner	\$553,200	258.3	0.8%	8.9%	6.2%	7.7%	-1.2%	28.1%	67.5%
	Maple Ridge	\$413,200	295.0	2.3%	10.6%	12.0%	14.5%	7.2%	85.5%	106.3%
	New Westminster	\$551,000	312.2	1.3%	4.6%	3.7%	4.7%	-1.5%	59.9%	102.5%
	North Vancouver	\$625,700	255.2	1.7%	5.8%	6.2%	8.9%	1.3%	47.9%	78.5%
	Pitt Meadows	\$570,100	336.2	3.9%	11.9%	12.6%	13.9%	4.2%	86.5%	130.4%
	Port Coquitlam	\$517,900	309.7	3.3%	10.7%	11.0%	11.3%	7.6%	78.6%	112.4%
	Port Moody	\$708,400	295.2	1.5%	7.5%	9.3%	5.6%	2.3%	63.5%	140.6%
	Richmond	\$710,300	304.1	2.1%	7.0%	8.2%	8.8%	3.7%	62.5%	97.2%
	Squamish	\$542,500	267.4	6.2%	8.2%	7.0%	9.5%	5.7%	61.5%	136.6%
	Tsawwassen	\$583,200	251.2	-0.9%	7.6%	6.4%	7.2%	-2.4%	28.3%	65.2%
	Vancouver East	\$629,700	353.9	1.6%	5.7%	7.0%	4.5%	0.2%	46.2%	95.2%
	Vancouver West	\$829,600	269.2	1.6%	8.8%	5.9%	2.9%	-1.4%	25.6%	76.1%
	West Vancouver	\$1,160,000	235.7	1.5%	8.1%	6.0%	16.5%	-6.8%	33.3%	65.9%
	Whistler	\$571,800	224.0	6.8%	11.7%	12.3%	13.8%	12.8%	74.3%	108.8%

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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 included duplexes.
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n/a \$530,000 n/a n/a \$14,575,000 n/a n/a \$14,575,000 n/a \$10,70 n/a n/a<	n/a \$530,000 n/a n/a \$818,572 n/a n/a \$1,076,000 n/a n/a n/a \$1,076,000 n/a n/a n/a \$1,076,000 n/a n/a n/a \$1,076,000 n/a n/a \$1,076,000 n/a n/a n/a n/a n/a n/a n/a n/a n/a \$1,076,000 n/a \$1,000 \$1,000 \$1,000 n/a \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000	Detached \$1,462,500 \$1,158,500 \$1,	\$1,158,500		010,000	n/a	\$900,000		31,511,500	n/a	n/a	\$1,489,000	n/a	\$613,750	\$1,500,000	\$2,802,000	\$2,937,500	n/a	
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37 135 145 135 149 622 129 711 441 285 90 3 358 84 300 110 104 541 90 51 325 318 36 90 \$805,000 \$1,149,500 \$1,225,000 \$1,223,500 \$1,750,000 \$1,750,000 \$1,412,000 \$869,000 \$1,766,00 \$1,412,000 \$1,766,00 \$1,412,000 \$1,766,00 \$1,412,00 \$1,766,00 \$1,412,00 <th< td=""><td>37 739 135 491 239 107 622 129 711 441 285 90 3 358 84 300 110 104 541 90 51 325 318 36 108 \$605,000 \$1,149,500 \$1,325,000 \$1,223,500 \$1,750,000 \$1,412,000 \$860,000 \$1,766,500 \$1,448,950 \$3,100,000 \$2,120,000 \$653,250 \$1,220,000 \$1,223,500 \$1,750,000 \$1,412,000 \$869,000 \$1,448,950 \$1,000,000 \$2,120,000 \$653,250 \$1,201,000 \$777,500 \$887,950 \$560,555 \$470,000 \$1,448,950 \$1,000,000 \$589,200 \$14 \$13 \$58 \$202 \$91 \$40 \$23 \$240,000 \$1,448,950 \$1,000,000 \$890,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$2,000,000 \$2,400,000 \$2,400,000 \$2,400,000 <td< td=""><th>Apartment \$593,000 \$520,500</th><td></td><td></td><td>n/a</td><td>n/a</td><td>\$403,150</td><td>╗</td><td>\$650,000</td><td>n/a</td><td>n/a</td><td>\$515,000</td><td>n/a</td><td>n/a</td><td>\$541,000</td><td>\$745,000</td><td>n/a</td><td>n/a</td><td></td></td<></td></th<>	37 739 135 491 239 107 622 129 711 441 285 90 3 358 84 300 110 104 541 90 51 325 318 36 108 \$605,000 \$1,149,500 \$1,325,000 \$1,223,500 \$1,750,000 \$1,412,000 \$860,000 \$1,766,500 \$1,448,950 \$3,100,000 \$2,120,000 \$653,250 \$1,220,000 \$1,223,500 \$1,750,000 \$1,412,000 \$869,000 \$1,448,950 \$1,000,000 \$2,120,000 \$653,250 \$1,201,000 \$777,500 \$887,950 \$560,555 \$470,000 \$1,448,950 \$1,000,000 \$589,200 \$14 \$13 \$58 \$202 \$91 \$40 \$23 \$240,000 \$1,448,950 \$1,000,000 \$890,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$2,000,000 \$2,400,000 \$2,400,000 \$2,400,000 <td< td=""><th>Apartment \$593,000 \$520,500</th><td></td><td></td><td>n/a</td><td>n/a</td><td>\$403,150</td><td>╗</td><td>\$650,000</td><td>n/a</td><td>n/a</td><td>\$515,000</td><td>n/a</td><td>n/a</td><td>\$541,000</td><td>\$745,000</td><td>n/a</td><td>n/a</td><td></td></td<>	Apartment \$593,000 \$520,500			n/a	n/a	\$403,150	╗	\$650,000	n/a	n/a	\$515,000	n/a	n/a	\$541,000	\$745,000	n/a	n/a	
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2 189 39 76 44 232 39 17 132 154 12 49 49 0 123 220 305 114 70 466 37 17 386 908 27 55 n/a \$879,998 \$1,617,000 \$964,000 \$1,332,500 \$1,606,500 \$1,480,000 \$2,460,000 \$2,087,000	2 189 39 95 76 44 232 39 17 132 154 12 49 29 0 123 220 305 114 70 466 37 17 386 908 27 55 114 70 466 37 17 386 908 27 55 115,159,000 \$1,151,000 \$1,151,000 \$1,332,500 \$1,100,000 \$62,738 \$1,480,000 \$2,460,000 \$2,460,000 \$2,087,000 117 \$55,000,000 \$1,151,000 \$1,125,000	Detached 190 215	215		123	41	319	58	202	91	40	237	55	122	297	240	129	32	2,364
0 123 220 305 114 70 466 37 17 386 908 27 55 55 7 1480,000 \$1,159,000 \$1,617,000 \$1,332,500 \$1,606,500 \$1,100,000 \$22,738 \$1,480,000 \$2,460,000 \$2,087,000	0 123 220 305 114 70 466 37 17 386 908 27 55 55 74 505,000 \$1,517,000 \$1,517,000 \$667,650 \$1,506,000 \$822,738 \$1,480,000 \$3,000,000 \$2,460,000 \$2,087,000 \$1,125,000 \$1,125,000 \$2,000,000	Attached 167 139			47	2	189	39	92	92	44	232	39	17	132	154	12	49	1,433
n/a \$879,998 \$1,159,000 \$1,617,000 \$964,000 \$1,332,500 \$1,606,500 \$1,100,000 \$622,738 \$1,480,000 \$3,000,000 \$2,460,000 \$2,087,000	π/a \$859,000 \$1,159,000 \$667,650 \$1,300,000 \$680,000 \$1,332,500 \$1,606,500 \$1,100,000 \$680,000 π/a \$1,271,500 π/a \$1,271,500 π/a \$1,125,000	Apartment 484 279			99	0	123	220	305	114	70	466	37	17	386	806	27	55	3,557
	n/a \$545,000 \$718,952 \$1,040,000 \$667,650 \$765,750 \$829,000 \$680,000 n/a \$1,082,810 \$1,271,500 n/a \$1,125,000	Detached \$1,462,500 \$1,250,000 \$	\$1,250,000		\$1,010,000	n/a			31,617,000		\$1,332,500	\$1,606,500	\$1,100,000	\$622,738	\$1,480,000	\$3,000,000	\$2,460,000	\$2,087,000	

MUTIFIE LISTING SORVICE"

Facts
NGS NGS

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REAL ESTATE BOARD OF GREATER VANCOUVER April	ESTATE IATER	BOAR	O H		ч.	111	ewobsəM ⅓iq/ə		OUVEr	шер	//Belcarra)seo	East	West	ouver/Howe Sound	mberton	
50	2021		Burnaby	Coquitlam	Delta - So _{ut}	uə - spuelsi	Maple Ridg	New Westn	North Vanc	Port Coqui	Port Moody	Richmond	AsimsupS	Sunshine O	Vancouver	Vancouver	West Vanco	Whistler/p _e	10142
	Number	. Detached	337	278	130	12	284	72	263	117	52	361	20	121	481	350	223	34	3,165
	. o	Attached	183	116	36	0	120	31	112	44	20	208	41	6	136	189	21	28	1,324
April	Listings	Apartment	491	208	48	0	91	193	295	94	72	415	30	25	402	666	39	47	3,449
2021	% Sales to	Detached	47%	45%	%95	83%	72%	23%	%02	%89	%89	49%	64%	%99	46%	40%	%98	%62	
	Listings	Attached	%89	64%	95%	n/a	87%	41%	77%	%09	%92	%98	71%	111%	%89	%69	24%	118%	n/a
	,	Apartment	%92	75%	%96	n/a	%22	%02	%02	73%	%62	73%	117%	%08	%09	51%	72%	81%	
	Number	. Detached	328	295	160	14	365	91	278	135	62	390	22	141	451	362	224	26	3,377
	ō	Attached	181	102	45	0	131	30	125	43	47	220	41	7	158	206	20	40	1,396
March	Listings	Apartment	496	211	92	0	101	500	292	130	72	464	46	27	384	923	45	49	3,514
2021	7 00 70	Detached	47%	%19	%89	71%	74%	21%	%89	%09	%99	%09	84%	75%	54%	40%	44%	%88	
	/ Sales to	Attached	85%	%68	73%	n/a	74%	83%	%02	105%	%89	84%	%89	200%	%89	21%	%08	83%	n/a
		Apartment	84%	%68	105%	n/a	100%	83%	%02	%69	81%	74%	%69	48%	82%	%89	%69	114%	
	Number	. Detached	69	52	35	9	103	21	77	26	16	72	18	38	80	64	28	11	736
:	of		55	28	24	0	37	7	55	23	15	51	16	4	45	63	9	17	450
April	Listings	Apartment	156	106	16	0	59	26	87	28	24	117	25	2	121	319	23	18	1,127
2020	% Sales to	Detached	44%	%59	%99	33%	49%	48%	49%	%29	38%	%09	%99	%89	61%	%89	38%	27%	
	Listings	Attached	45%	%19	78%	n/a	73%	109%	22%	%29	23%	73%	44%	%0	38%	46%	17%	35%	n/a
			%98	40%	%69	n/a	83%	%89	25%	46%	24%	22%	12%	150%	45%	40%	22%	17%	
	Number		606	847	466	35	962	236	754	379	173	1,087	194	419	1,333	1,007	269	66	9,630
	of ietings		563	354	141	4	407	103	415	150	138	703	124	44	480	594	70	127	4,417
Jan	Shings		1,677	732	200	0	340	714	952	360	222	1,449	123	69	1,261	3,256	154	197	11,706
Apr. 2021	% Sales to	Detached .0	21%	%29	%29	106%	74%	%29	%59	%89	%79	%29	%99	71%	23%	44%	41%	91%	
Year-to-date*	Listings	Attached	71%	%22	%02	75%	%88	82%	72%	73%	75%	%//	73%	116%	%89	54%	21%	85%	n/a
	Min		384	80%	80%	7.8 2.5	86%	110	68%	149	82%	68%	121	78%	545	37%	55%	90%	4 894
	of		281	224	83	¦ w	599	99	222	129	. 82	383	92	47	237	331	40	106	2.622
Jan	Listings		926	555	131	2 (240	395	615	190	125	876	92	31	717	1,910	125	147	7,107
Apr. 2020	7 00100 /0	Detached	49%	25%	47%	%99	26%	23%	44%	%19	%98	45%	45%	20%	54%	49%	32%	40%	
*0400 04 2000	% Sales to Listings	Attached	%69	%29	51%	33%	%89	%69	43%	%69	54%	%19	21%	36%	%99	47%	30%	46%	n/a
al-10-uale		Apartment	21%	20%	20%	%0	21%	%99	20%	%09	%95	23%	40%	22%	24%	48%	22%	37%	

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





Listing & Sales Activity Summary



			<u>ings</u>					<u>Sales</u>			
	1	2	3	Col. 2 & 3	5	6	7	Col. 6 & 7	9	10	Col. 9 & 10
	Apr	Mar	Apr	Percentage	Apr	Mar	Apr	Percentage	Feb 2020 -	Feb 2021 -	Percentage
	2020	2021	2021	Variance	2020	2021	2021	Variance	Apr 2020	Apr 2021	Variance
BURNABY DETACHED ATTACHED APARTMENTS	59 55 156	328 181 496	337 183 491	% 2.7 1.1 -1.0	26 25 56	155 154 416	160 124 371	% 3.2 -19.5 -10.8	149 130 360	412 344 1058	% 176.5 164.6 193.9
COQUITLAM DETACHED ATTACHED APARTMENTS	52	295	278	-5.8	34	180	126	-30.0	174	411	136.2
	28	102	116	13.7	17	91	74	-18.7	107	234	118.7
	106	211	208	-1.4	42	187	155	-17.1	208	480	130.8
DELTA DETACHED ATTACHED APARTMENTS	35	160	130	-18.8	23	109	73	-33.0	100	266	166.0
	24	45	36	-20.0	7	33	33	0.0	34	89	161.8
	16	65	48	-26.2	11	68	46	-32.4	46	142	208.7
MAPLE RIDGE/PITT MEADOWS DETACHED ATTACHED APARTMENTS	103	365	284	-22.2	50	271	204	-24.7	252	644	155.6
	37	131	120	-8.4	27	97	104	7.2	153	290	89.5
	29	101	91	-9.9	24	101	70	-30.7	91	244	168.1
NORTH VANCOUVER DETACHED ATTACHED APARTMENTS	77	278	263	-5.4	38	175	183	4.6	178	446	150.6
	55	125	112	-10.4	12	87	86	-1.1	82	259	215.9
	87	292	295	1.0	45	203	207	2.0	242	551	127.7
NEW WESTMINSTER DETACHED ATTACHED APARTMENTS	21	91	72	-20.9	10	46	38	-17.4	51	114	123.5
	11	30	31	3.3	12	25	24	-4.0	35	70	100.0
	56	209	193	-7.7	38	173	135	-22.0	182	419	130.2
PORT MOODY/BELCARRA DETACHED ATTACHED APARTMENTS	16	62	52	-16.1	6	41	30	-26.8	31	98	216.1
	15	47	50	6.4	8	32	38	18.8	32	95	196.9
	24	72	72	0.0	13	58	57	-1.7	54	154	185.2
PORT COQUITLAM DETACHED ATTACHED APARTMENTS	26	135	117	-13.3	16	81	74	-8.6	69	206	198.6
	23	43	44	2.3	13	45	22	-51.1	61	92	50.8
	28	130	94	-27.7	13	77	69	-10.4	91	190	108.8
RICHMOND DETACHED ATTACHED APARTMENTS	72	390	361	-7.4	36	234	178	-23.9	185	551	197.8
	51	220	208	-5.5	37	184	178	-3.3	169	477	182.2
	117	464	415	-10.6	64	343	305	-11.1	365	845	131.5
SUNSHINE COAST DETACHED ATTACHED APARTMENTS	38	141	121	-14.2	26	106	80	-24.5	101	257	154.5
	4	7	9	28.6	0	14	10	-28.6	13	43	230.8
	2	27	25	-7.4	3	13	20	53.8	14	44	214.3
SQUAMISH DETACHED ATTACHED APARTMENTS	18 16 25	55 41 46	50 41 30	-9.1 0.0 -34.8	10 7 3	46 28 27	32 29 35	-30.4 3.6 29.6	43 33 26	110 78 87	155.8 136.4 234.6
VANCOUVER EAST DETACHED ATTACHED APARTMENTS	80	451	481	6.7	49	244	221	-9.4	244	602	146.7
	45	158	136	-13.9	17	100	92	-8.0	102	277	171.6
	121	384	402	4.7	54	316	241	-23.7	308	740	140.3
VANCOUVER WEST DETACHED ATTACHED APARTMENTS	64	362	350	-3.3	37	146	139	-4.8	205	372	81.5
	63	206	189	-8.3	29	106	111	4.7	124	280	125.8
	319	923	999	8.2	129	628	512	-18.5	698	1580	126.4
WHISTLER/PEMBERTON DETACHED ATTACHED APARTMENTS	11	26	34	30.8	3	23	27	17.4	25	75	200.0
	17	40	28	-30.0	6	33	33	0.0	30	85	183.3
	18	49	47	-4.1	3	56	38	-32.1	37	138	273.0
WEST VANCOUVER/HOWE SOUND DETACHED ATTACHED APARTMENTS	58	224	223	-0.4	22	98	80	-18.4	108	256	137.0
	6	20	21	5.0	1	16	5	-68.8	10	31	210.0
	23	45	39	-13.3	5	31	28	-9.7	21	73	247.6
GRAND TOTALS DETACHED ATTACHED APARTMENTS	730	3363	3153	-6.2	386	1955	1645	-15.9	1915	4820	151.7
	450	1396	1324	-5.2	218	1045	963	-7.8	1115	2744	146.1
	1127	3514	3449	-1.8	503	2697	2289	-15.1	2743	6745	145.9



Residential Average Sale Prices - January 1977 to April 2021

