

# News Release



FOR IMMEDIATE RELEASE:

## **Metro Vancouver’s housing market continues to shift from “record-setting” to “steady” activity**

**VANCOUVER, BC – July 5, 2021** – While still elevated across the region, home sale and listing activity in Metro Vancouver\* has eased back from the record-setting pace seen in March and April of this year.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 3,762 in June 2021, a 54 per cent increase from the 2,443 sales recorded in June 2020, and a 11.9 per cent decrease from the 4,268 homes sold in May 2021.

Last month’s sales were 18.4 per cent above the 10-year June sales average.

“Metro Vancouver’s housing market continues to experience strong seller’s market conditions, although the intensity of demand has eased from what we saw throughout most of the spring,” Keith Stewart, REBGV economist said. “The past two months have shown a market that’s shifting toward more historically typical conditions.”

There were 5,849 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in June 2021. This represents a 1.1 per cent increase compared to the 5,787 homes listed in June 2020 and a 17.9 per cent decrease compared to May 2021 when 7,125 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,839, a 5.1 per cent decrease compared to June 2020 (11,424) and a 1.2 per cent decrease compared to May 2021 (10,970).

“With low interest rates, a growing economy, and an improving jobs market, the Metro Vancouver housing market continues to enjoy solid economic fundamentals,” Stewart said. “We’re now seeing a market that’s beginning to normalize from the torrid pace in the spring. This is making multiple offers less common, allowing subjects to be seen on offers more frequently again, and is making new price records less likely.”

For all property types, the sales-to-active listings ratio for June 2021 is 34.7 per cent. By property type, the ratio is 27.5 per cent for detached homes, 49.2 per cent for townhomes, and 37.1 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.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,175,100. This represents a 14.5 per cent increase over June 2020 and a 0.2 per cent increase compared to May 2021.

Sales of detached homes in June 2021 reached 1,262, a 45.7 per cent increase from the 866 detached sales recorded in June 2020. The benchmark price for detached properties is \$1,801,100. This represents a 22 per cent increase from June 2020 and is virtually unchanged from May 2021.

Sales of apartment homes reached 1,774 in June 2021, a 60.5 per cent increase compared to the 1,105 sales in June 2020. The benchmark price of an apartment is \$737,600. This represents a 8.9 per cent increase from June 2020 and a 0.1 per cent increase compared to May 2021.

Attached home sales in June 2021 totalled 726, a 53.8 per cent increase compared to the 472 sales in June 2020. The benchmark price of an attached home is \$946,900. This represents a 17.4 per cent increase from June 2020 and a 1.1 per cent increase compared to May 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](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	\$1,145,600	319.1	0.4%	5.3%	14.4%	17.8%	11.5%	37.6%	104.4%
	Greater Vancouver	\$1,175,100	309.3	0.2%	4.2%	12.1%	14.5%	7.4%	27.1%	91.0%
	Bowen Island	\$1,381,900	299.6	-0.9%	9.7%	14.9%	42.1%	33.8%	79.4%	129.8%
	Burnaby East	\$1,073,600	306.1	0.2%	4.5%	9.0%	11.5%	2.9%	22.1%	91.4%
	Burnaby North	\$1,106,200	298.0	0.9%	4.9%	8.6%	11.6%	3.8%	24.7%	89.4%
	Burnaby South	\$1,042,700	296.0	-0.2%	3.3%	8.7%	7.2%	-2.1%	22.6%	77.9%
	Coquitlam	\$1,092,100	324.6	0.4%	5.2%	13.7%	16.7%	10.6%	38.5%	117.4%
	Ladner	\$1,030,800	292.1	0.3%	5.1%	17.2%	20.1%	14.5%	20.2%	87.8%
	Maple Ridge	\$996,800	317.4	0.6%	7.3%	21.8%	27.5%	21.9%	66.8%	134.1%
	New Westminister	\$714,800	317.1	-0.2%	3.9%	9.1%	9.0%	1.9%	41.8%	100.7%
	North Vancouver	\$1,230,800	282.8	0.6%	4.0%	10.9%	16.1%	9.1%	23.5%	93.2%
	Pitt Meadows	\$911,300	333.0	0.4%	5.6%	18.3%	20.9%	13.1%	65.5%	132.1%
	Port Coquitlam	\$923,100	316.0	-0.1%	3.7%	15.9%	20.3%	13.5%	49.7%	117.2%
	Port Moody	\$1,051,900	295.8	0.5%	4.6%	12.0%	13.8%	6.7%	40.7%	113.7%
	Richmond	\$1,079,700	322.4	0.2%	3.8%	11.9%	14.5%	6.0%	23.8%	82.8%
	Squamish	\$1,006,100	311.9	-0.5%	6.9%	18.6%	24.8%	21.4%	59.6%	127.2%
	Sunshine Coast	\$801,100	295.4	-0.4%	8.8%	19.0%	35.8%	28.7%	74.1%	123.1%
	Tsawwassen	\$1,139,000	288.5	1.4%	3.3%	13.4%	17.2%	10.4%	11.7%	89.6%
	Vancouver East	\$1,207,500	358.8	-0.2%	2.8%	8.5%	11.5%	6.0%	22.2%	99.7%
	Vancouver West	\$1,373,000	286.7	0.2%	3.1%	9.8%	7.9%	-0.4%	8.9%	67.6%
West Vancouver	\$2,551,200	280.9	0.5%	2.6%	11.0%	20.7%	3.2%	-2.1%	69.9%	
Whistler	\$1,276,400	285.4	-0.2%	7.3%	19.2%	26.6%	27.6%	75.5%	115.9%	
Single Family Detached	Lower Mainland	\$1,604,600	341.9	0.1%	5.9%	18.6%	27.1%	20.4%	29.7%	113.2%
	Greater Vancouver	\$1,801,100	331.9	0.0%	4.9%	15.0%	22.0%	13.3%	15.2%	91.8%
	Bowen Island	\$1,381,900	299.6	-0.9%	9.7%	14.9%	42.0%	33.8%	79.4%	129.8%
	Burnaby East	\$1,440,000	322.0	-2.0%	4.1%	9.7%	17.0%	7.4%	15.2%	100.5%
	Burnaby North	\$1,727,100	334.0	0.9%	5.8%	12.4%	16.1%	12.2%	5.9%	91.8%
	Burnaby South	\$1,755,200	336.0	-0.6%	3.5%	11.1%	12.6%	2.5%	4.8%	82.8%
	Coquitlam	\$1,501,800	333.3	0.2%	4.7%	16.3%	24.0%	14.3%	23.2%	119.3%
	Ladner	\$1,285,200	307.6	-0.6%	6.6%	20.1%	27.6%	24.0%	20.2%	101.4%
	Maple Ridge	\$1,131,000	322.2	0.8%	8.3%	24.9%	32.3%	28.4%	63.3%	141.0%
	New Westminister	\$1,290,000	321.8	-1.6%	4.8%	12.4%	18.6%	8.5%	17.9%	92.7%
	North Vancouver	\$1,914,100	301.4	0.6%	3.3%	12.4%	22.4%	14.2%	13.9%	104.6%
	Pitt Meadows	\$1,203,000	339.0	1.1%	5.2%	23.6%	29.9%	25.7%	58.2%	139.9%
	Port Coquitlam	\$1,232,800	328.7	-1.6%	0.5%	16.9%	27.0%	19.7%	33.8%	123.3%
	Port Moody	\$1,850,300	341.7	1.6%	6.4%	17.9%	26.5%	19.2%	34.1%	124.8%
	Richmond	\$1,910,500	366.3	-1.1%	3.8%	14.9%	19.6%	7.8%	4.6%	72.9%
	Squamish	\$1,355,700	332.3	-2.8%	6.3%	20.3%	28.1%	28.3%	59.9%	149.5%
	Sunshine Coast	\$834,100	292.2	-0.5%	9.0%	18.7%	39.1%	32.8%	80.4%	126.5%
	Tsawwassen	\$1,370,500	299.2	0.8%	4.1%	15.2%	21.5%	14.9%	9.8%	97.0%
	Vancouver East	\$1,696,500	373.7	-0.8%	3.1%	9.8%	16.3%	11.2%	10.7%	107.6%
	Vancouver West	\$3,458,300	349.8	2.2%	5.2%	9.4%	12.4%	2.0%	-3.5%	59.4%
West Vancouver	\$3,152,500	297.6	0.4%	3.6%	12.9%	21.5%	7.1%	-3.6%	75.0%	
Whistler	\$2,467,800	311.5	-1.8%	7.6%	24.6%	30.1%	38.4%	68.7%	141.5%	

**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 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	\$835,200	301.0	1.2%	7.2%	15.9%	18.8%	13.0%	50.8%	103.9%
	Greater Vancouver	\$946,900	303.8	1.1%	6.6%	15.0%	17.4%	10.8%	40.3%	97.1%
	Burnaby East	\$702,200	315.0	1.3%	4.5%	8.7%	8.0%	3.2%	38.3%	97.1%
	Burnaby North	\$832,900	310.9	2.0%	7.1%	10.9%	13.4%	7.2%	41.6%	96.6%
	Burnaby South	\$754,900	315.7	1.1%	5.5%	9.7%	10.0%	1.3%	35.4%	94.3%
	Coquitlam	\$843,200	309.3	1.1%	6.3%	14.9%	15.9%	14.3%	47.0%	110.7%
	Ladner	\$765,500	283.3	1.2%	3.2%	16.7%	13.1%	3.2%	24.4%	71.4%
	Maple Ridge	\$682,800	317.0	0.7%	7.6%	22.4%	26.8%	18.9%	72.0%	131.4%
	New Westminister	\$843,600	322.2	1.0%	5.5%	15.4%	13.4%	11.2%	39.7%	99.1%
	North Vancouver	\$1,116,200	276.0	1.0%	6.0%	10.8%	13.6%	11.2%	28.7%	86.9%
	Pitt Meadows	\$747,900	323.6	0.8%	10.5%	20.6%	19.3%	12.6%	67.1%	122.1%
	Port Coquitlam	\$790,900	299.4	1.3%	4.9%	19.7%	22.2%	15.0%	52.8%	108.4%
	Port Moody	\$751,900	255.7	-0.1%	7.4%	12.1%	12.3%	7.4%	34.2%	77.6%
	Richmond	\$923,500	303.5	1.3%	5.6%	12.3%	15.3%	7.6%	31.0%	82.8%
	Squamish	\$887,200	299.5	1.0%	10.5%	20.9%	29.1%	21.9%	63.8%	132.5%
	Tsawwassen	\$855,500	281.6	1.4%	2.1%	14.5%	6.7%	-5.6%	17.8%	68.1%
	Vancouver East	\$1,013,100	322.2	2.1%	3.4%	12.9%	14.0%	5.3%	33.0%	95.5%
	Vancouver West	\$1,288,800	301.3	1.1%	8.5%	12.9%	15.1%	4.9%	19.6%	93.1%
Whistler	\$1,291,400	316.2	1.7%	10.8%	20.4%	33.1%	30.2%	85.8%	153.8%	
Apartment	Lower Mainland	\$729,300	308.0	0.4%	3.9%	10.1%	10.0%	3.6%	50.5%	99.1%
	Greater Vancouver	\$737,600	296.2	0.1%	3.1%	9.2%	8.9%	2.5%	41.0%	91.0%
	Burnaby East	\$724,800	288.5	1.8%	5.0%	7.2%	8.2%	-0.2%	31.6%	76.9%
	Burnaby North	\$719,100	281.7	0.6%	4.0%	6.9%	9.1%	-0.3%	43.7%	92.2%
	Burnaby South	\$680,400	278.8	-0.3%	2.6%	7.4%	4.2%	-4.7%	35.1%	73.7%
	Coquitlam	\$588,800	323.1	0.1%	5.0%	11.1%	11.9%	6.6%	64.1%	120.8%
	Ladner	\$569,200	266.6	1.6%	4.1%	10.4%	11.8%	5.8%	24.6%	71.9%
	Maple Ridge	\$428,200	306.2	-0.4%	4.0%	13.2%	16.6%	8.6%	82.3%	115.3%
	New Westminister	\$556,700	315.4	0.0%	3.4%	7.5%	6.6%	-0.6%	53.6%	104.1%
	North Vancouver	\$657,500	267.5	0.5%	3.9%	9.3%	12.0%	4.4%	40.0%	84.0%
	Pitt Meadows	\$545,900	335.2	-0.4%	3.2%	12.6%	15.0%	4.1%	76.3%	131.2%
	Port Coquitlam	\$529,900	316.9	0.5%	5.7%	12.9%	14.9%	8.3%	74.8%	118.6%
	Port Moody	\$716,000	298.4	0.2%	2.7%	9.1%	8.9%	2.0%	60.0%	137.4%
	Richmond	\$718,300	307.5	0.5%	2.8%	9.5%	10.7%	4.9%	59.1%	101.1%
	Squamish	\$552,800	299.8	1.1%	4.8%	14.1%	17.4%	12.0%	60.5%	89.7%
	Tsawwassen	\$630,500	271.9	2.6%	2.2%	9.7%	11.3%	3.8%	23.8%	78.3%
	Vancouver East	\$636,900	358.0	0.1%	2.8%	7.0%	8.3%	2.6%	40.8%	94.5%
	Vancouver West	\$831,200	269.7	-0.6%	1.8%	9.4%	5.3%	-1.4%	18.9%	73.6%
West Vancouver	\$1,135,400	230.7	0.4%	-0.7%	3.6%	15.6%	-10.3%	23.0%	59.1%	
Whistler	\$573,100	246.3	-0.5%	3.9%	16.0%	19.6%	18.0%	71.6%	68.9%	

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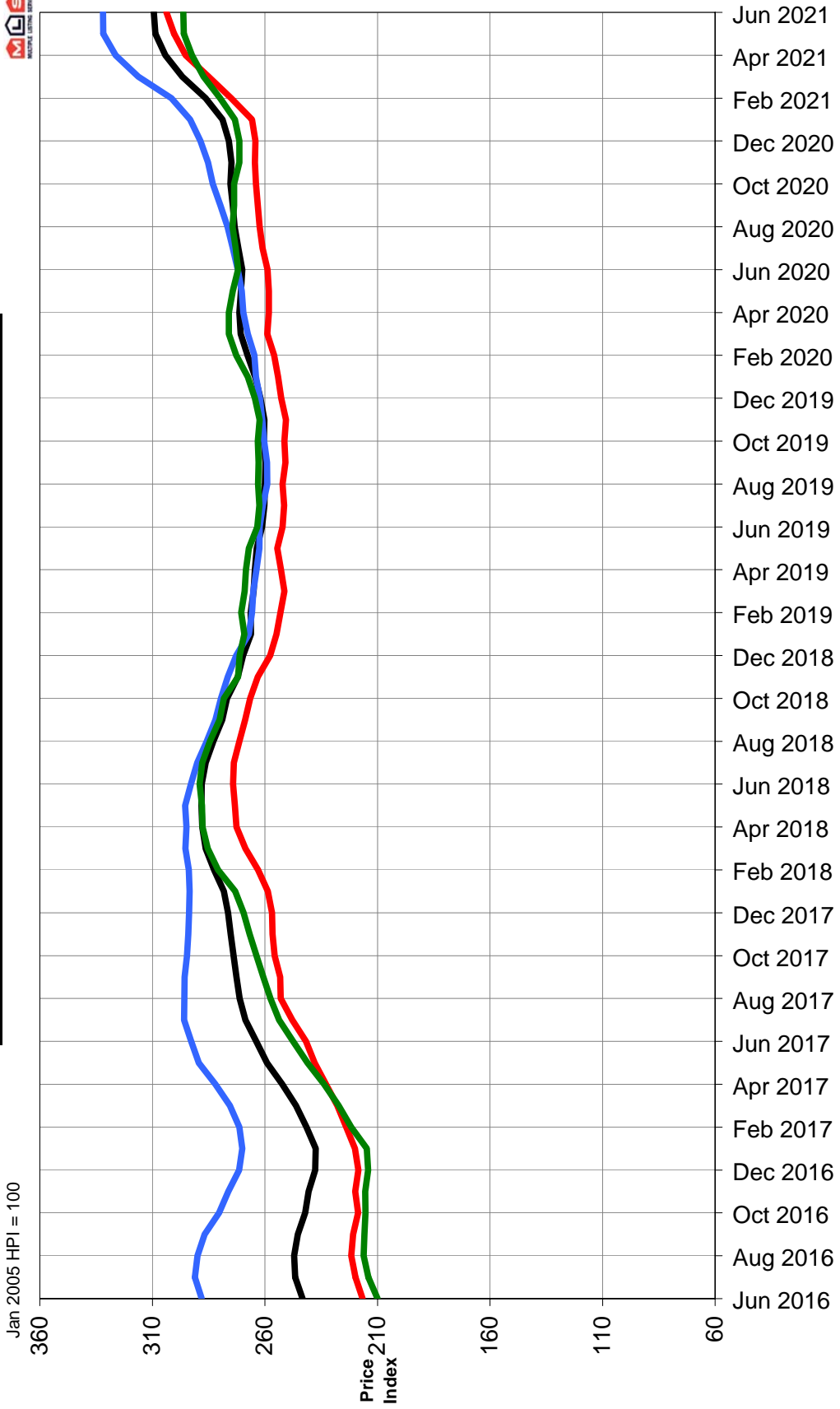
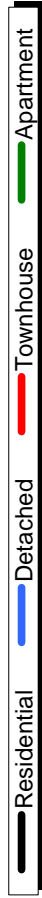
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### Greater Vancouver 5 Year Trend



# MLS® SALES Facts



**June  
2021**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
<b>June 2021</b>	Number of Sales: 102 Median Selling Price: \$1,874,000	Number of Sales: 126 Median Selling Price: \$1,440,000	Number of Sales: 66 Median Selling Price: \$1,409,500	Number of Sales: 4 Median Selling Price: n/a	Number of Sales: 148 Median Selling Price: \$1,110,000	Number of Sales: 29 Median Selling Price: \$1,330,000	Number of Sales: 120 Median Selling Price: \$1,925,000	Number of Sales: 53 Median Selling Price: \$1,200,000	Number of Sales: 28 Median Selling Price: \$1,874,000	Number of Sales: 154 Median Selling Price: \$1,878,500	Number of Sales: 19 Median Selling Price: n/a	Number of Sales: 61 Median Selling Price: \$880,000	Number of Sales: 155 Median Selling Price: \$1,711,000	Number of Sales: 115 Median Selling Price: \$3,360,000	Number of Sales: 60 Median Selling Price: \$3,162,500	Number of Sales: 22 Median Selling Price: \$2,237,500	Number of Sales: 1,262 Median Selling Price: n/a
<b>May 2021</b>	Number of Sales: 115 Median Selling Price: \$1,784,000	Number of Sales: 126 Median Selling Price: \$1,499,500	Number of Sales: 71 Median Selling Price: \$1,380,000	Number of Sales: 10 Median Selling Price: n/a	Number of Sales: 178 Median Selling Price: \$1,200,000	Number of Sales: 45 Median Selling Price: \$1,308,000	Number of Sales: 128 Median Selling Price: \$1,877,000	Number of Sales: 51 Median Selling Price: \$1,295,500	Number of Sales: 27 Median Selling Price: \$1,700,000	Number of Sales: 134 Median Selling Price: \$1,734,000	Number of Sales: 31 Median Selling Price: \$1,384,000	Number of Sales: 85 Median Selling Price: \$900,000	Number of Sales: 190 Median Selling Price: \$1,770,000	Number of Sales: 117 Median Selling Price: \$3,580,000	Number of Sales: 60 Median Selling Price: \$3,125,000	Number of Sales: 22 Median Selling Price: \$2,272,500	Number of Sales: 1,419 Median Selling Price: n/a
<b>June 2020</b>	Number of Sales: 61 Median Selling Price: \$1,509,110	Number of Sales: 85 Median Selling Price: \$1,244,500	Number of Sales: 49 Median Selling Price: \$1,124,950	Number of Sales: 8 Median Selling Price: n/a	Number of Sales: 111 Median Selling Price: \$925,000	Number of Sales: 15 Median Selling Price: n/a	Number of Sales: 84 Median Selling Price: \$1,710,000	Number of Sales: 28 Median Selling Price: \$956,000	Number of Sales: 19 Median Selling Price: n/a	Number of Sales: 75 Median Selling Price: \$1,351,000	Number of Sales: 17 Median Selling Price: n/a	Number of Sales: 75 Median Selling Price: \$685,000	Number of Sales: 105 Median Selling Price: \$1,525,000	Number of Sales: 78 Median Selling Price: \$3,113,000	Number of Sales: 43 Median Selling Price: \$2,430,158	Number of Sales: 17 Median Selling Price: n/a	Number of Sales: 866 Median Selling Price: n/a
<b>Jan. - Jun. 2021</b>	Number of Sales: 685 Median Selling Price: \$1,765,000	Number of Sales: 864 Median Selling Price: \$1,530,000	Number of Sales: 233 Median Selling Price: \$1,330,000	Number of Sales: 51 Median Selling Price: \$807,500	Number of Sales: 1,065 Median Selling Price: \$1,150,000	Number of Sales: 209 Median Selling Price: \$1,325,000	Number of Sales: 949 Median Selling Price: \$1,917,900	Number of Sales: 343 Median Selling Price: \$1,243,194	Number of Sales: 162 Median Selling Price: \$1,899,000	Number of Sales: 910 Median Selling Price: \$1,738,048	Number of Sales: 179 Median Selling Price: \$1,431,500	Number of Sales: 445 Median Selling Price: \$860,000	Number of Sales: 1,056 Median Selling Price: \$1,751,300	Number of Sales: 673 Median Selling Price: \$3,400,000	Number of Sales: 405 Median Selling Price: \$3,118,000	Number of Sales: 134 Median Selling Price: \$2,167,500	Number of Sales: 8,272 Median Selling Price: n/a
<b>Jan. - Year-to-date</b>	Number of Sales: 288 Median Selling Price: \$1,475,000	Number of Sales: 413 Median Selling Price: \$1,240,000	Number of Sales: 209 Median Selling Price: \$1,066,500	Number of Sales: 24 Median Selling Price: \$403,000	Number of Sales: 498 Median Selling Price: \$890,000	Number of Sales: 93 Median Selling Price: \$1,200,000	Number of Sales: 337 Median Selling Price: \$1,630,000	Number of Sales: 149 Median Selling Price: \$956,000	Number of Sales: 74 Median Selling Price: \$1,347,050	Number of Sales: 353 Median Selling Price: \$1,100,000	Number of Sales: 84 Median Selling Price: \$635,000	Number of Sales: 225 Median Selling Price: \$497,000	Number of Sales: 466 Median Selling Price: \$625,000	Number of Sales: 369 Median Selling Price: \$3,040,000	Number of Sales: 199 Median Selling Price: \$2,450,000	Number of Sales: 52 Median Selling Price: \$2,048,000	Number of Sales: 3,764 Median Selling Price: n/a
<b>Jan. - Year-to-date</b>	Number of Sales: 232 Median Selling Price: \$800,000	Number of Sales: 413 Median Selling Price: \$815,000	Number of Sales: 78 Median Selling Price: \$708,400	Number of Sales: 2 Median Selling Price: n/a	Number of Sales: 292 Median Selling Price: \$545,450	Number of Sales: 53 Median Selling Price: \$700,000	Number of Sales: 169 Median Selling Price: \$1,039,500	Number of Sales: 112 Median Selling Price: \$690,000	Number of Sales: 72 Median Selling Price: \$734,950	Number of Sales: 342 Median Selling Price: \$830,000	Number of Sales: 63 Median Selling Price: \$695,000	Number of Sales: 27 Median Selling Price: \$413,500	Number of Sales: 200 Median Selling Price: \$1,107,500	Number of Sales: 238 Median Selling Price: \$1,275,000	Number of Sales: 17 Median Selling Price: n/a	Number of Sales: 82 Median Selling Price: \$1,095,000	Number of Sales: 2,203 Median Selling Price: n/a
<b>Jan. - Year-to-date</b>	Number of Sales: 701 Median Selling Price: \$585,000	Number of Sales: 413 Median Selling Price: \$510,000	Number of Sales: 90 Median Selling Price: \$519,250	Number of Sales: 0 Median Selling Price: n/a	Number of Sales: 185 Median Selling Price: \$389,000	Number of Sales: 340 Median Selling Price: \$507,500	Number of Sales: 470 Median Selling Price: \$642,000	Number of Sales: 171 Median Selling Price: \$444,000	Number of Sales: 112 Median Selling Price: \$618,250	Number of Sales: 663 Median Selling Price: \$548,900	Number of Sales: 58 Median Selling Price: \$475,000	Number of Sales: 23 Median Selling Price: \$395,500	Number of Sales: 592 Median Selling Price: \$597,000	Number of Sales: 1,366 Median Selling Price: \$755,000	Number of Sales: 56 Median Selling Price: \$956,000	Number of Sales: 75 Median Selling Price: \$956,000	Number of Sales: 5,315 Median Selling Price: n/a

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



# MLS® LISTINGS Facts



**June  
2021**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS	
<b>June 2021</b>	Number of Listings	160	155	81	10	183	32	182	61	33	220	35	102	259	281	156	30	1,980
	% Sales to Listings	64%	81%	81%	40%	81%	91%	66%	87%	85%	70%	54%	60%	60%	41%	38%	73%	n/a
<b>May 2021</b>	Number of Listings	221	231	113	16	256	62	248	100	43	257	43	116	349	340	192	35	2,622
	% Sales to Listings	67%	64%	76%	0%	88%	44%	79%	76%	63%	52%	72%	73%	54%	34%	31%	63%	n/a
<b>June 2020</b>	Number of Listings	155	146	99	12	193	49	188	57	37	192	52	116	222	206	148	56	1,928
	% Sales to Listings	39%	55%	49%	67%	58%	31%	45%	49%	51%	39%	33%	65%	47%	38%	29%	30%	n/a
<b>Jan. - Jun. 2021 Year-to-date*</b>	Number of Listings	1,290	1,233	660	61	1,434	330	1,184	540	249	1,564	272	637	1,941	1,628	1,045	164	14,232
	% Sales to Listings	53%	62%	68%	84%	74%	63%	62%	64%	65%	58%	68%	70%	54%	41%	39%	82%	6,688
<b>Jan. - Jun. 2020 Year-to-date*</b>	Number of Listings	619	688	427	41	879	193	784	236	180	829	209	456	876	812	647	158	8,034
	% Sales to Listings	47%	50%	49%	59%	57%	48%	43%	63%	41%	43%	40%	49%	53%	45%	31%	33%	4,326
<b>Year-to-date*</b>		47%	45%	40%	0%	49%	50%	46%	61%	47%	48%	42%	50%	48%	42%	26%	34%	n/a

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

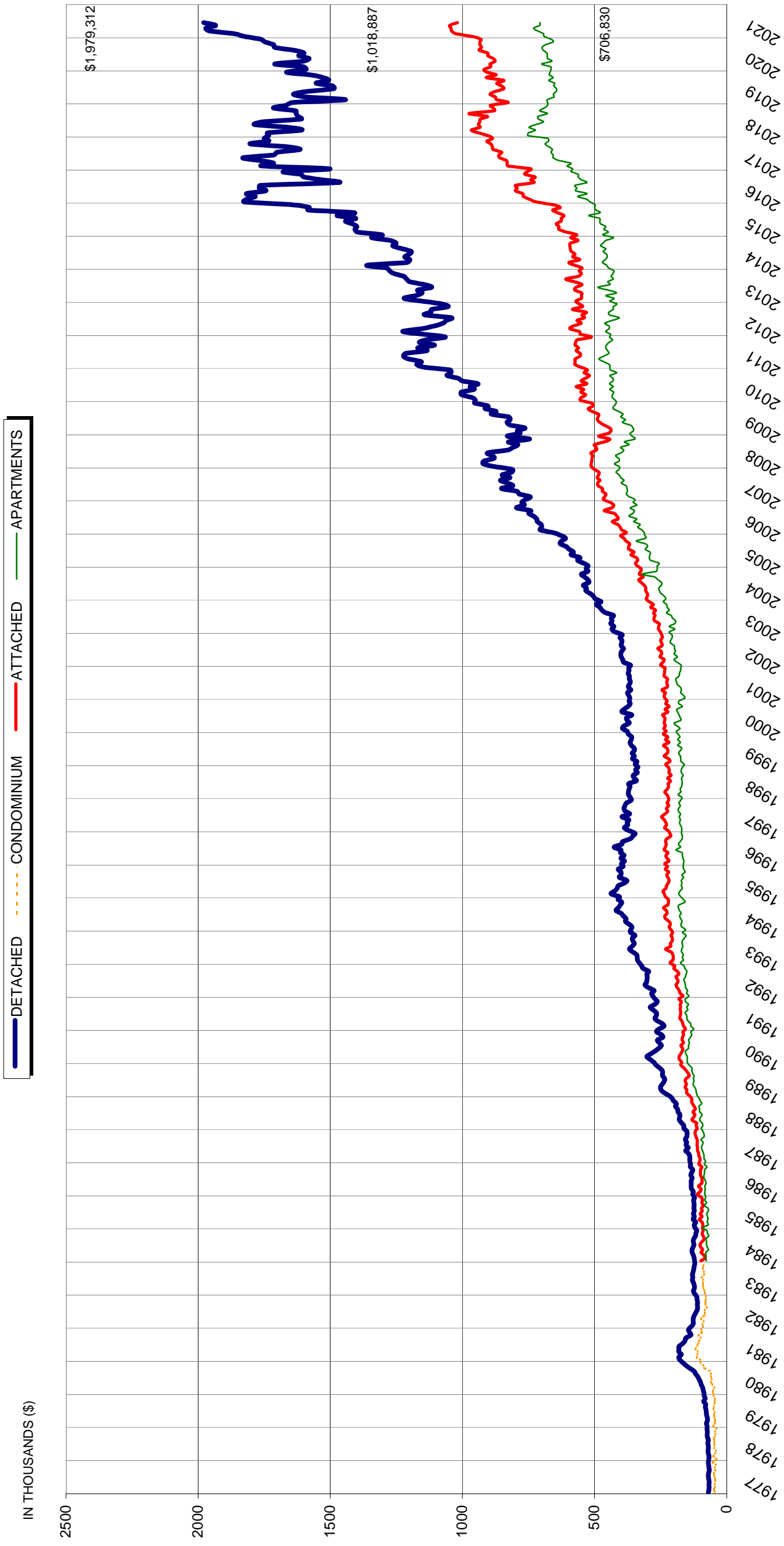


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jun 2020	2 May 2021	3 Jun 2021	Col. 2 & 3 Percentage Variance	5 Jun 2020	6 May 2021	7 Jun 2021	Col. 6 & 7 Percentage Variance	9 Apr 2020 - Jun 2020	10 Apr 2021 - Jun 2021	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	155	221	160	-27.6	61	115	102	-11.3	124	377	204.0
ATTACHED	97	165	130	-21.2	31	110	99	-10.0	90	333	270.0
APARTMENTS	364	464	416	-10.3	128	296	273	-7.8	273	940	244.3
<b>COQUITLAM</b>											
DETACHED	146	231	155	-32.9	81	155	126	-18.7	163	407	149.7
ATTACHED	95	101	73	-27.7	50	65	54	-16.9	102	193	89.2
APARTMENTS	209	236	225	-4.7	85	130	148	13.8	176	433	146.0
<b>DELTA</b>											
DETACHED	99	113	81	-28.3	49	71	66	-7.0	109	210	92.7
ATTACHED	33	41	34	-17.1	20	31	23	-25.8	38	87	128.9
APARTMENTS	43	37	35	-5.4	17	42	31	-26.2	35	119	240.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	193	256	183	-28.5	111	178	148	-16.9	229	530	131.4
ATTACHED	99	98	77	-21.4	66	86	66	-23.3	130	256	96.9
APARTMENTS	79	86	66	-23.3	35	73	68	-6.8	86	211	145.3
<b>NORTH VANCOUVER</b>											
DETACHED	188	248	182	-26.6	84	128	120	-6.3	173	431	149.1
ATTACHED	94	73	84	15.1	44	58	65	12.1	86	209	143.0
APARTMENTS	245	271	186	-31.4	110	171	135	-21.1	210	513	144.3
<b>NEW WESTMINSTER</b>											
DETACHED	49	62	32	-48.4	15	45	29	-35.6	45	112	148.9
ATTACHED	27	41	32	-22.0	11	18	19	5.6	26	61	134.6
APARTMENTS	183	167	187	12.0	71	129	106	-17.8	158	370	134.2
<b>PORT MOODY/BELCARRA</b>											
DETACHED	37	43	33	-23.3	19	27	28	3.7	40	85	112.5
ATTACHED	36	43	72	67.4	14	27	31	14.8	36	96	166.7
APARTMENTS	72	63	43	-31.7	25	46	35	-23.9	55	138	150.9
<b>PORT COQUITLAM</b>											
DETACHED	57	100	61	-39.0	28	51	53	3.9	74	178	140.5
ATTACHED	52	51	33	-35.3	27	39	31	-20.5	49	92	87.8
APARTMENTS	58	95	68	-28.4	36	72	55	-23.6	70	196	180.0
<b>RICHMOND</b>											
DETACHED	192	257	220	-14.4	75	134	154	14.9	152	466	206.6
ATTACHED	141	164	139	-15.2	62	120	117	-2.5	147	415	182.3
APARTMENTS	296	408	350	-14.2	134	248	201	-19.0	261	754	188.9
<b>SUNSHINE COAST</b>											
DETACHED	116	116	102	-12.1	75	85	61	-28.2	129	226	75.2
ATTACHED	20	18	13	-27.8	8	12	10	-16.7	10	32	220.0
APARTMENTS	8	16	12	-25.0	5	18	8	-55.6	9	46	411.1
<b>SQUAMISH</b>											
DETACHED	52	43	35	-18.6	17	31	19	-38.7	39	82	110.3
ATTACHED	30	43	29	-32.6	18	29	29	0.0	31	87	180.6
APARTMENTS	24	27	13	-51.9	17	30	19	-36.7	24	84	250.0
<b>VANCOUVER EAST</b>											
DETACHED	222	349	259	-25.8	105	190	155	-18.4	218	566	159.6
ATTACHED	116	127	130	2.4	43	59	74	25.4	85	225	164.7
APARTMENTS	313	370	296	-20.0	130	222	221	-0.5	260	684	163.1
<b>VANCOUVER WEST</b>											
DETACHED	206	340	281	-17.4	78	117	115	-1.7	166	371	123.5
ATTACHED	132	177	149	-15.8	48	106	74	-30.2	113	291	157.5
APARTMENTS	826	960	854	-11.0	281	513	426	-17.0	587	1451	147.2
<b>WHISTLER/PEMBERTON</b>											
DETACHED	56	35	30	-14.3	17	22	22	0.0	23	71	208.7
ATTACHED	51	54	36	-33.3	28	32	27	-15.6	39	92	135.9
APARTMENTS	44	38	37	-2.6	14	38	28	-26.3	23	104	352.2
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	148	192	156	-18.8	43	60	60	0.0	92	200	117.4
ATTACHED	17	24	18	-25.0	2	8	7	-12.5	6	20	233.3
APARTMENTS	54	43	30	-30.2	17	21	19	-9.5	34	68	100.0
<b>GRAND TOTALS</b>											
DETACHED	<b>1916</b>	<b>2606</b>	<b>1970</b>	<b>-24.4</b>	<b>858</b>	<b>1409</b>	<b>1258</b>	<b>-10.7</b>	<b>1776</b>	<b>4312</b>	<b>142.8</b>
ATTACHED	<b>1040</b>	<b>1220</b>	<b>1049</b>	<b>-14.0</b>	<b>472</b>	<b>800</b>	<b>726</b>	<b>-9.3</b>	<b>988</b>	<b>2489</b>	<b>151.9</b>
APARTMENTS	<b>2818</b>	<b>3281</b>	<b>2818</b>	<b>-14.1</b>	<b>1105</b>	<b>2049</b>	<b>1773</b>	<b>-13.5</b>	<b>2261</b>	<b>6111</b>	<b>170.3</b>



## Residential Average Sale Prices - January 1977 to June 2021



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