

# News Release



FOR IMMEDIATE RELEASE:

## Home buyer demand remains elevated across Metro Vancouver

**VANCOUVER, BC – February 2, 2021** – In the first month of 2021, Metro Vancouver’s\* housing market continued the pattern set at the end of last year with home sale activity outpacing the supply of homes listed for sale.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 2,389 in January 2021, a 52.1 per cent increase from the 1,571 sales recorded in January 2020, and a 22.8 per cent decrease from the 3,093 homes sold in December 2020.

Last month’s sales were 36.4 per cent above the 10-year January sales average.

“With home sale activity well above our January average, the supply of homes for sale isn’t able to keep pace,” Colette Gerber, REBGV Chair said. “This is causing increased competition amongst home buyers and upward pressure on prices.”

There were 4,480 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2021. This represents a 15.7 per cent increase compared to the 3,872 homes listed in January 2020 and an 86 per cent increase compared to December 2020 when 2,409 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 8,306, a 3.6 per cent decrease compared to January 2020 (8,617) and a 2.7 per cent decrease compared to December 2020 (8,538).

For all property types, the sales-to-active listings ratio for January 2021 is 28.8 per cent. By property type, the ratio is 26.3 per cent for detached homes, 37.6 per cent for townhomes, and 27.8 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.

“Shifting housing needs during the pandemic and historically low interest rates have been key drivers of demand in our market over the last six months,” Gerber said. “People who managed to enter the market a few years ago, and have seen their home values increase, are now looking to move up in the market to accommodate their changing needs.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,056,600. This represents a 5.5 per cent increase compared to January 2020 and a 0.9 per cent increase compared to December 2020.

Sales of detached homes in January 2021 reached 740, a 68.6 per cent increase from the 439 detached sales recorded in January 2020. The benchmark price of a detached homes is \$1,576,800. This represents a 10.8 per cent increase from January 2020 and a 1.4 per cent increase compared to December 2020.

Sales of apartment homes reached 1,195 in January 2021, a 46.8 per cent increase compared to the 814 sales in January 2020. The benchmark price of an apartment home is \$680,800. This represents a 2.2 per cent increase from January 2020 and a 0.6 per cent increase compared to December 2020.

Attached home sales in January 2021 totalled 454, a 42.8 per cent increase compared to the 318 sales in January 2020. The benchmark price of an attached home is \$815,800. This represents a 4.3 per cent increase from January 2020 and a 0.2 per cent increase compared to December 2020.

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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 nearly 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	\$1,002,600	280.9	1.0%	1.9%	3.4%	6.8%	3.0%	44.3%	91.0%
	Greater Vancouver	\$1,056,600	277.2	0.9%	1.1%	2.5%	5.5%	-0.1%	34.8%	83.5%
	Bowen Island	\$1,196,500	259.4	-0.5%	5.0%	14.8%	30.3%	27.1%	84.2%	115.3%
	Burnaby East	\$1,001,200	277.7	0.1%	1.0%	2.8%	7.6%	1.2%	39.1%	85.8%
	Burnaby North	\$912,700	275.6	0.4%	1.6%	2.6%	4.5%	-0.4%	40.8%	86.3%
	Burnaby South	\$971,500	274.4	0.5%	0.1%	-1.0%	1.7%	-4.9%	36.5%	79.5%
	Coquitlam	\$967,200	286.9	1.1%	1.7%	3.3%	7.9%	3.6%	46.0%	102.8%
	Ladner	\$871,300	245.3	0.1%	1.2%	3.1%	7.3%	-2.0%	11.3%	66.6%
	Maple Ridge	\$829,100	264.0	1.9%	3.3%	6.0%	11.7%	9.0%	68.9%	100.0%
	New Westminister	\$670,300	294.9	0.8%	-0.2%	0.4%	4.5%	1.7%	53.5%	95.6%
	North Vancouver	\$1,134,700	255.0	1.1%	1.5%	4.1%	8.6%	3.1%	31.5%	87.5%
	Pitt Meadows	\$789,200	286.9	2.0%	1.7%	3.8%	8.6%	7.2%	68.9%	107.4%
	Port Coquitlam	\$804,800	275.5	1.0%	1.9%	4.3%	8.0%	6.0%	53.1%	97.1%
	Port Moody	\$954,000	263.7	0.7%	2.6%	2.7%	5.6%	2.7%	44.0%	94.6%
	Richmond	\$962,700	287.4	1.3%	1.0%	3.2%	5.5%	-2.4%	33.2%	74.7%
	Squamish	\$800,800	254.8	-0.9%	-1.4%	5.2%	2.6%	4.7%	53.8%	109.7%
	Sunshine Coast	\$721,800	252.9	1.9%	6.5%	14.5%	26.8%	23.4%	80.3%	107.3%
	Tsawwassen	\$1,011,400	262.2	1.7%	4.5%	7.4%	10.4%	-0.3%	13.1%	95.1%
	Vancouver East	\$1,114,300	331.1	0.2%	1.7%	2.0%	4.1%	-0.7%	32.0%	97.8%
	Vancouver West	\$1,257,100	262.5	0.5%	-1.4%	-1.7%	0.3%	-7.7%	17.6%	66.2%
West Vancouver	\$2,362,300	260.1	2.8%	4.2%	9.1%	12.5%	-6.6%	9.7%	79.8%	
Whistler	\$963,300	224.5	0.9%	1.0%	8.5%	5.6%	9.2%	67.0%	91.2%	
Single Family Detached	Lower Mainland	\$1,374,900	293.2	1.9%	4.5%	8.1%	12.8%	4.9%	36.1%	98.6%
	Greater Vancouver	\$1,576,800	291.3	1.4%	3.5%	6.7%	10.8%	-0.5%	22.8%	87.1%
	Bowen Island	\$1,196,500	259.4	-0.5%	4.9%	14.7%	30.3%	27.1%	84.2%	115.3%
	Burnaby East	\$1,321,000	295.4	0.7%	3.1%	7.2%	12.3%	4.3%	28.9%	99.6%
	Burnaby North	\$1,546,200	299.0	0.6%	2.9%	4.6%	9.2%	-1.4%	19.8%	90.7%
	Burnaby South	\$1,596,400	305.6	1.1%	2.1%	2.4%	6.9%	-4.3%	21.4%	92.7%
	Coquitlam	\$1,321,100	293.2	2.3%	4.7%	7.6%	12.9%	3.2%	34.2%	105.5%
	Ladner	\$1,076,300	257.6	0.6%	3.3%	7.2%	14.1%	3.5%	6.5%	80.1%
	Maple Ridge	\$930,900	265.2	2.8%	5.3%	9.0%	15.0%	11.7%	66.5%	107.3%
	New Westminister	\$1,170,900	292.1	2.1%	3.9%	7.5%	12.2%	2.0%	29.4%	88.7%
	North Vancouver	\$1,722,300	271.2	1.2%	3.4%	7.6%	12.0%	2.9%	22.8%	100.6%
	Pitt Meadows	\$1,013,200	285.5	4.1%	3.9%	8.7%	15.4%	12.0%	63.4%	115.0%
	Port Coquitlam	\$1,094,800	291.9	3.8%	5.8%	11.7%	15.4%	11.9%	42.7%	111.1%
	Port Moody	\$1,602,300	295.9	2.1%	5.7%	11.2%	14.5%	7.2%	40.8%	106.6%
	Richmond	\$1,599,200	309.8	0.9%	1.1%	6.0%	6.4%	-8.7%	15.3%	64.6%
	Squamish	\$992,300	261.5	-2.8%	-2.4%	-0.3%	0.5%	1.8%	47.7%	111.7%
	Sunshine Coast	\$715,900	250.8	1.9%	6.6%	14.5%	26.8%	22.7%	79.4%	105.4%
	Tsawwassen	\$1,230,900	274.3	2.5%	6.7%	10.5%	15.3%	1.9%	9.8%	111.8%
	Vancouver East	\$1,546,700	340.7	0.1%	2.6%	4.0%	8.6%	-0.1%	20.6%	109.5%
	Vancouver West	\$3,172,600	320.9	0.3%	1.7%	3.9%	6.8%	-11.0%	6.4%	69.5%
West Vancouver	\$2,906,700	274.4	4.1%	5.9%	9.2%	13.3%	-6.2%	9.1%	87.8%	
Whistler	\$1,675,000	233.0	-1.6%	-2.3%	-1.9%	4.0%	2.9%	46.4%	86.4%	

**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	\$712,400	258.4	0.5%	1.2%	2.7%	5.7%	4.6%	54.6%	81.0%
	Greater Vancouver	\$815,800	261.7	0.2%	0.3%	2.3%	4.3%	2.5%	44.9%	76.8%
	Burnaby East	\$691,700	255.5	0.1%	-2.2%	0.9%	5.6%	3.6%	63.1%	70.7%
	Burnaby North	\$759,000	283.3	1.1%	1.7%	3.2%	5.4%	3.4%	48.9%	86.0%
	Burnaby South	\$802,100	276.3	0.7%	-0.4%	0.3%	4.5%	2.0%	51.1%	76.9%
	Coquitlam	\$711,000	260.9	0.4%	1.6%	2.6%	6.9%	7.2%	50.3%	88.9%
	Ladner	\$636,500	228.3	0.5%	-0.5%	-1.5%	0.5%	-12.0%	21.2%	40.4%
	Maple Ridge	\$561,800	260.8	0.7%	1.4%	2.6%	7.6%	5.2%	70.6%	89.3%
	New Westminister	\$747,500	274.3	0.3%	-1.2%	-1.4%	3.6%	1.5%	47.2%	72.6%
	North Vancouver	\$1,020,700	248.0	1.1%	-0.6%	2.1%	7.6%	2.9%	38.9%	81.7%
	Pitt Meadows	\$622,100	269.2	0.3%	0.5%	-0.1%	3.9%	5.4%	63.4%	88.0%
	Port Coquitlam	\$660,900	250.2	0.0%	-0.2%	1.1%	6.4%	4.2%	49.9%	77.3%
	Port Moody	\$651,900	220.3	-0.6%	0.5%	0.7%	3.9%	3.0%	25.7%	59.2%
	Richmond	\$823,700	270.5	0.8%	0.7%	2.7%	6.8%	0.4%	39.4%	69.3%
	Squamish	\$761,500	250.4	-3.4%	0.4%	11.4%	3.8%	11.8%	68.1%	120.4%
	Tsawwassen	\$608,300	238.5	0.8%	-1.4%	-3.4%	-2.2%	-13.1%	27.3%	44.5%
	Vancouver East	\$893,600	284.2	-0.4%	-0.9%	0.6%	-2.1%	-1.0%	35.0%	81.7%
Vancouver West	\$1,142,100	267.0	0.0%	-1.4%	0.2%	-0.4%	-2.6%	31.1%	79.2%	
Whistler	\$1,017,000	245.2	-1.2%	3.9%	14.5%	4.7%	16.4%	82.2%	123.1%	
Apartment	Lower Mainland	\$655,400	280.8	0.5%	0.0%	-0.1%	2.6%	1.4%	56.9%	89.1%
	Greater Vancouver	\$680,800	272.2	0.6%	-0.4%	-0.3%	2.2%	-0.3%	48.3%	83.4%
	Burnaby East	\$730,400	280.2	-1.5%	0.7%	-0.4%	2.2%	-5.8%	47.6%	78.6%
	Burnaby North	\$619,800	264.6	0.3%	0.8%	1.5%	2.1%	0.2%	64.3%	88.1%
	Burnaby South	\$657,500	264.0	0.3%	-0.5%	-2.5%	-0.7%	-5.7%	47.6%	75.3%
	Coquitlam	\$533,200	292.6	0.6%	-0.2%	0.8%	2.2%	4.0%	66.9%	106.5%
	Ladner	\$508,000	237.2	-1.8%	-2.5%	-1.5%	-0.6%	-2.5%	33.5%	61.3%
	Maple Ridge	\$373,500	266.7	1.2%	1.2%	3.5%	9.1%	5.8%	81.1%	87.3%
	New Westminister	\$526,700	298.4	0.6%	-0.9%	-0.7%	3.3%	1.6%	64.6%	99.6%
	North Vancouver	\$591,400	241.2	1.0%	0.4%	1.5%	5.9%	3.9%	47.4%	76.1%
	Pitt Meadows	\$509,600	300.5	1.2%	0.7%	2.2%	6.3%	2.6%	79.4%	108.8%
	Port Coquitlam	\$467,900	279.8	-0.3%	0.3%	1.3%	3.9%	3.6%	74.0%	98.4%
	Port Moody	\$659,200	274.7	0.4%	1.7%	-0.3%	2.9%	2.6%	67.5%	112.9%
	Richmond	\$663,300	284.0	1.6%	1.0%	1.9%	4.5%	2.0%	58.8%	92.2%
	Squamish	\$501,300	247.1	4.5%	-1.2%	7.4%	4.7%	4.7%	58.7%	96.1%
	Tsawwassen	\$542,100	233.5	-0.6%	-1.1%	0.0%	-0.6%	-2.4%	34.6%	59.5%
	Vancouver East	\$595,800	334.9	0.1%	1.3%	0.9%	1.8%	-0.9%	50.0%	88.9%
Vancouver West	\$762,500	247.4	0.4%	-2.7%	-4.0%	-1.7%	-6.1%	27.0%	67.2%	
West Vancouver	\$1,072,900	218.0	-2.1%	-2.0%	7.6%	7.7%	-4.2%	25.7%	59.2%	
Whistler	\$512,100	200.6	5.0%	0.6%	9.4%	6.3%	5.9%	69.9%	65.8%	

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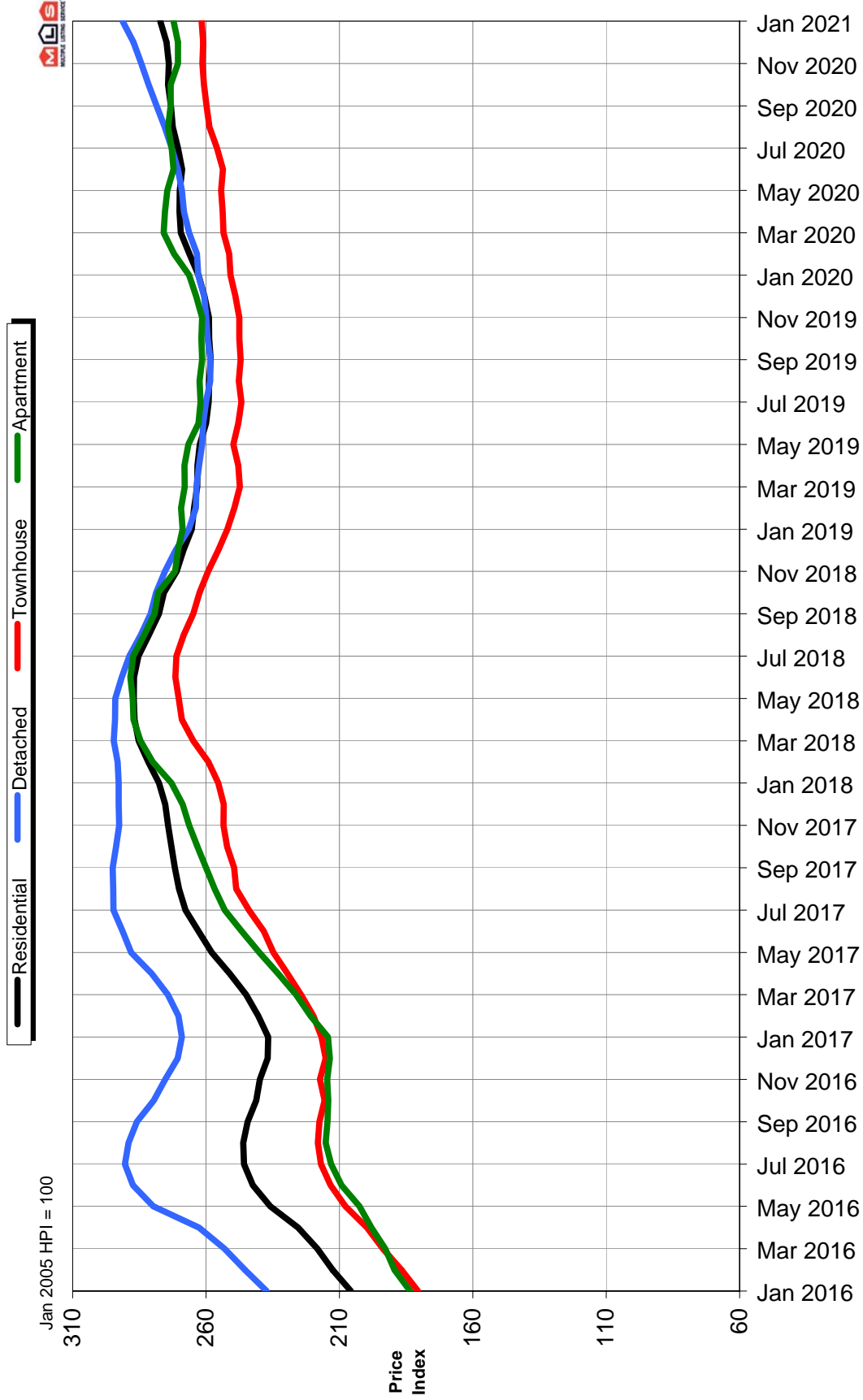
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend



# MLS® SALES Facts



**January  
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>January 2021</b>	56 Detached Attached Apartment	76 38 106	45 10 18	6 0 0	95 68 49	21 14 66	45 41 92	33 18 37	9 9 28	71 64 142	19 12 16	42 8 10	109 48 99	69 38 285	29 5 11	15 23 40	740 454 1,195
	Median Selling Price	\$1,574,000 \$896,650 \$579,450	\$1,268,000 n/a n/a	n/a n/a n/a	\$1,051,250 \$639,950 \$399,900	\$1,275,000 n/a \$537,500	\$1,840,000 \$1,218,952 \$689,250	\$1,190,000 n/a \$450,000	n/a n/a \$592,500	\$1,588,800 \$891,500 \$560,950	n/a n/a n/a	\$747,500 n/a n/a	\$1,731,500 \$1,234,000 \$633,000	\$3,300,000 \$1,465,944 \$756,500	\$3,100,000 n/a n/a	n/a \$935,000 \$559,000	n/a
<b>December 2020</b>	83 Detached Attached Apartment	103 64 140	58 30 20	13 0 0	126 65 46	24 22 103	81 42 124	29 23 52	21 19 38	111 78 152	28 22 25	63 10 8	133 68 147	84 38 364	53 9 18	16 35 28	1,026 593 1,474
	Median Selling Price	\$1,538,000 \$812,000 \$605,000	\$1,237,500 \$680,450 \$484,000	n/a n/a n/a	\$996,900 \$585,000 \$415,000	\$1,136,500 \$734,950 \$495,000	\$1,751,000 \$1,099,500 \$665,000	\$1,107,000 \$647,000 \$462,000	\$1,450,000 n/a \$560,500	\$1,712,500 \$880,000 \$545,500	\$1,253,500 \$777,500 \$490,000	\$850,000 n/a n/a	\$1,599,888 \$1,188,000 \$610,000	\$2,855,000 \$1,311,500 \$741,250	\$2,799,990 n/a n/a	n/a \$1,150,000 \$362,500	n/a
<b>January 2020</b>	41 Detached Attached Apartment	41 32 71	23 13 20	4 2 0	67 36 32	7 4 38	24 13 63	22 15 23	9 12 16	52 63 101	12 6 11	21 4 3	53 30 78	35 30 210	21 2 6	7 19 18	439 318 814
	Median Selling Price	\$1,374,000 \$780,000 \$589,000	\$989,100 n/a \$597,000	n/a n/a n/a	\$849,000 \$529,490 \$400,000	n/a n/a \$520,000	\$1,698,334 n/a \$572,200	\$870,500 n/a \$429,000	n/a n/a n/a	\$1,604,000 \$795,000 \$555,000	n/a n/a n/a	\$654,628 n/a n/a	\$1,500,000 \$1,030,000 \$547,450	\$3,230,000 \$1,517,000 \$755,000	\$2,510,000 n/a n/a	n/a n/a n/a	n/a
<b>Jan. - Jan. 2021</b>	56 Detached Attached Apartment	76 38 106	45 10 18	6 0 0	95 68 49	21 14 66	45 41 92	33 18 37	9 9 28	71 64 142	19 12 16	42 8 10	109 48 99	69 38 285	29 5 11	15 23 40	740 454 1,195
	Median Selling Price	\$1,574,000 \$896,650 \$579,450	\$1,268,000 n/a n/a	n/a n/a n/a	\$1,051,250 \$639,950 \$399,900	\$1,275,000 n/a \$537,500	\$1,840,000 \$1,218,952 \$689,250	\$1,190,000 n/a \$450,000	n/a n/a \$592,500	\$1,588,800 \$891,500 \$560,950	n/a n/a n/a	\$747,500 n/a n/a	\$1,731,500 \$1,234,000 \$633,000	\$3,300,000 \$1,465,944 \$756,500	\$3,100,000 n/a n/a	n/a \$935,000 \$559,000	n/a
<b>Jan. - Jan. 2020</b>	41 Detached Attached Apartment	41 32 71	23 13 20	4 2 0	67 36 32	7 4 38	24 13 63	22 15 23	9 12 16	52 63 101	12 6 11	21 4 3	53 30 78	35 30 210	21 2 6	7 19 18	439 318 814
	Median Selling Price	\$1,374,000 \$780,000 \$589,000	\$989,100 n/a \$597,000	n/a n/a n/a	\$849,000 \$529,490 \$400,000	n/a n/a \$520,000	\$1,698,334 n/a \$572,200	\$870,500 n/a \$429,000	n/a n/a n/a	\$1,604,000 \$795,000 \$555,000	n/a n/a n/a	\$654,628 n/a n/a	\$1,500,000 \$1,030,000 \$547,450	\$3,230,000 \$1,517,000 \$755,000	\$2,510,000 n/a n/a	n/a n/a n/a	n/a
<b>Year-to-date</b>	41 Detached Attached Apartment	41 32 71	23 13 20	4 2 0	67 36 32	7 4 38	24 13 63	22 15 23	9 12 16	52 63 101	12 6 11	21 4 3	53 30 78	35 30 210	21 2 6	7 19 18	439 318 814
	Median Selling Price	\$1,374,000 \$780,000 \$589,000	\$989,100 n/a \$597,000	n/a n/a n/a	\$849,000 \$529,490 \$400,000	n/a n/a \$520,000	\$1,698,334 n/a \$572,200	\$870,500 n/a \$429,000	n/a n/a \$592,500	\$1,604,000 \$795,000 \$555,000	n/a n/a n/a	\$654,628 n/a n/a	\$1,500,000 \$1,030,000 \$547,450	\$3,230,000 \$1,517,000 \$755,000	\$2,510,000 n/a n/a	n/a n/a n/a	n/a

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



# MLS® LISTINGS Facts



**January  
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>January 2021</b>	103	114	68	5	125	25	87	50	20	152	38	66	175	144	137	19	1,328
	Detached	Attached	Apartment														
	78	65	27	2	79	28	67	29	15	138	18	10	106	106	14	27	809
	358	149	45	0	62	159	178	77	37	306	23	11	216	640	38	44	2,343
	54%	67%	66%	120%	76%	84%	52%	66%	45%	47%	50%	64%	62%	48%	21%	79%	n/a
	74%	58%	37%	0%	86%	50%	61%	62%	60%	46%	67%	80%	45%	36%	36%	85%	
	55%	71%	40%	n/a	79%	42%	52%	48%	76%	46%	70%	91%	46%	45%	29%	91%	
<b>December 2020</b>	58	59	47	5	78	10	53	28	10	85	10	41	105	80	44	32	745
	Detached	Attached	Apartment														
	57	49	13	0	44	13	30	25	9	62	14	10	50	46	5	16	443
	211	100	10	0	54	69	79	48	31	148	14	2	106	296	16	37	1,221
	143%	175%	123%	260%	162%	240%	153%	104%	210%	131%	280%	154%	127%	105%	120%	50%	n/a
	119%	131%	231%	n/a	148%	169%	140%	92%	211%	126%	157%	100%	136%	83%	180%	219%	
	99%	140%	200%	n/a	85%	149%	157%	108%	123%	103%	179%	400%	139%	123%	113%	76%	
<b>January 2020</b>	123	117	70	6	130	28	131	37	24	168	28	49	120	144	136	23	1,334
	Detached	Attached	Apartment														
	80	61	28	3	71	19	60	35	11	109	16	10	63	92	7	31	696
	250	124	51	1	55	88	175	55	28	242	24	3	171	500	31	44	1,842
	33%	35%	33%	67%	52%	25%	18%	59%	38%	31%	43%	43%	44%	24%	15%	30%	n/a
	46%	52%	46%	67%	51%	21%	22%	43%	109%	58%	38%	40%	48%	33%	29%	61%	
	50%	57%	39%	0%	58%	43%	36%	42%	57%	42%	46%	100%	46%	42%	19%	41%	
<b>Jan. - Jan. 2021 Year-to-date*</b>	103	114	68	5	125	25	87	50	20	152	38	66	175	144	137	19	1,328
	Detached	Attached	Apartment														
	78	65	27	2	79	28	67	29	15	138	18	10	106	106	14	27	809
	358	149	45	0	62	159	178	77	37	306	23	11	216	640	38	44	2,343
	54%	67%	66%	120%	76%	84%	52%	66%	45%	47%	50%	64%	62%	48%	21%	79%	n/a
	74%	58%	37%	0%	86%	50%	61%	62%	60%	46%	67%	80%	45%	36%	36%	85%	
	55%	71%	40%	n/a	79%	42%	52%	48%	76%	46%	70%	91%	46%	45%	29%	91%	
<b>Jan. - Jan. 2020 Year-to-date*</b>	123	117	70	6	130	28	131	37	24	168	28	49	120	144	136	23	1,334
	Detached	Attached	Apartment														
	80	61	28	3	71	19	60	35	11	109	16	10	63	92	7	31	696
	250	124	51	1	55	88	175	55	28	242	24	3	171	500	31	44	1,842
	33%	35%	33%	67%	52%	25%	18%	59%	38%	31%	43%	43%	44%	24%	15%	30%	n/a
	46%	52%	46%	67%	51%	21%	22%	43%	109%	58%	38%	40%	48%	33%	29%	61%	
	50%	57%	39%	0%	58%	43%	36%	42%	57%	42%	46%	100%	46%	42%	19%	41%	

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



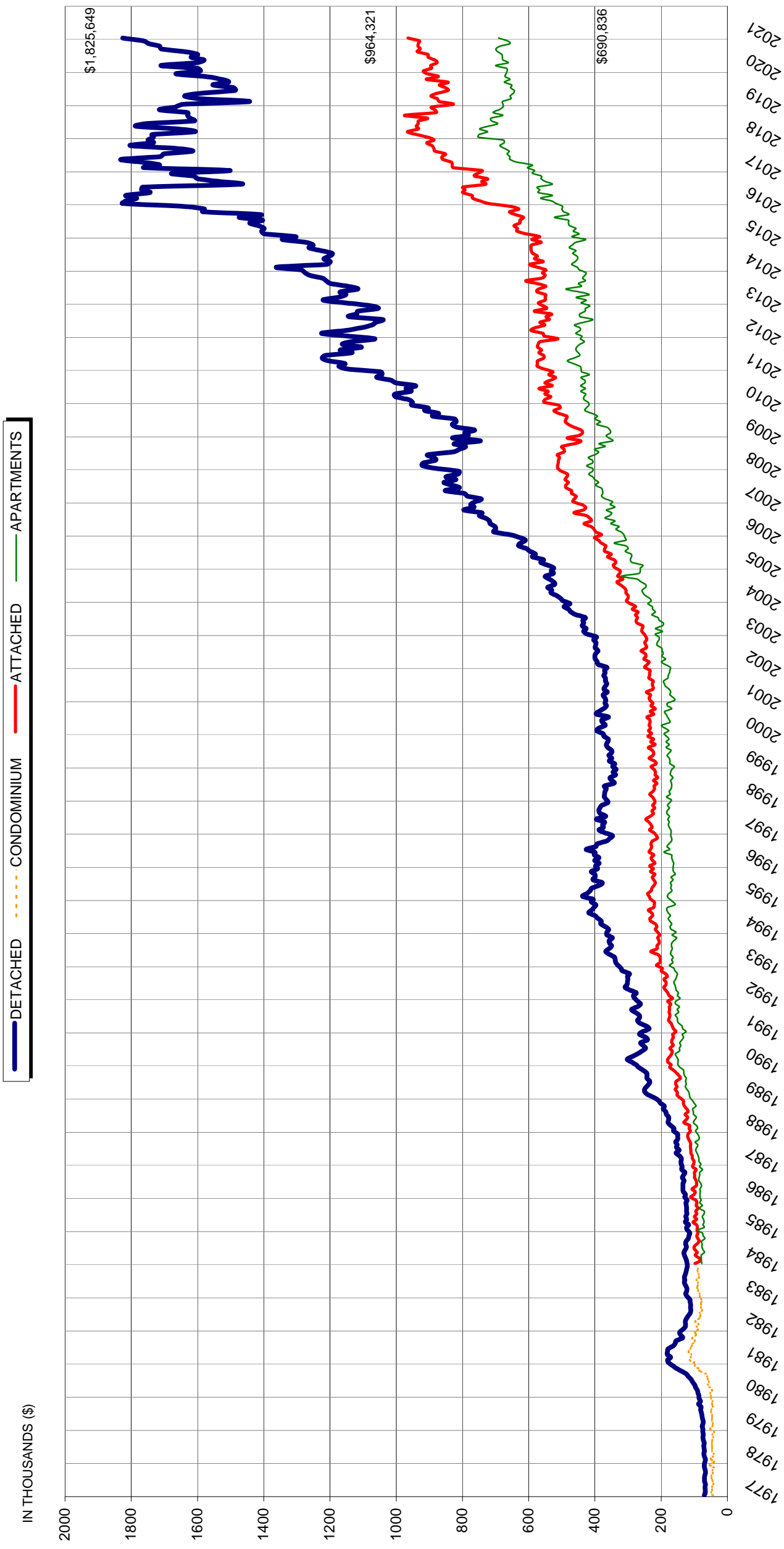


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jan 2020	2 Dec 2020	3 Jan 2021	Col. 2 & 3 Percentage Variance	5 Jan 2020	6 Dec 2020	7 Jan 2021	Col. 6 & 7 Percentage Variance	9 Nov 2019 - Jan 2020	10 Nov 2020 - Jan 2021	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	123	58	103	77.6	41	83	56	-32.5	169	232	37.3
ATTACHED	80	57	78	36.8	37	68	58	-14.7	142	190	33.8
APARTMENTS	250	211	358	69.7	124	209	196	-6.2	495	598	20.8
<b>COQUITLAM</b>											
DETACHED	117	59	114	93.2	41	103	76	-26.2	181	271	49.7
ATTACHED	61	49	65	32.7	32	64	38	-40.6	109	161	47.7
APARTMENTS	124	100	149	49.0	71	140	106	-24.3	252	354	40.5
<b>DELTA</b>											
DETACHED	70	47	68	44.7	23	58	45	-22.4	79	157	98.7
ATTACHED	28	13	27	107.7	13	30	10	-66.7	41	71	73.2
APARTMENTS	51	10	45	350.0	20	20	18	-10.0	60	55	-8.3
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	130	78	125	60.3	67	126	95	-24.6	256	335	30.9
ATTACHED	71	44	79	79.5	36	65	68	4.6	108	198	83.3
APARTMENTS	55	54	62	14.8	32	46	49	6.5	111	135	21.6
<b>NORTH VANCOUVER</b>											
DETACHED	131	53	87	64.2	24	81	45	-44.4	158	220	39.2
ATTACHED	60	30	67	123.3	13	42	41	-2.4	76	122	60.5
APARTMENTS	175	79	178	125.3	63	124	92	-25.8	237	344	45.1
<b>NEW WESTMINSTER</b>											
DETACHED	28	10	25	150.0	7	24	21	-12.5	41	74	80.5
ATTACHED	19	13	28	115.4	4	22	14	-36.4	25	63	152.0
APARTMENTS	88	69	159	130.4	38	103	66	-35.9	182	250	37.4
<b>PORT MOODY/BELCARRA</b>											
DETACHED	24	10	20	100.0	9	21	9	-57.1	29	51	75.9
ATTACHED	11	9	15	66.7	12	19	9	-52.6	41	47	14.6
APARTMENTS	28	31	37	19.4	16	38	28	-26.3	46	92	100.0
<b>PORT COQUITLAM</b>											
DETACHED	37	28	50	78.6	22	29	33	13.8	74	97	31.1
ATTACHED	35	25	29	16.0	15	23	18	-21.7	58	67	15.5
APARTMENTS	55	48	77	60.4	23	52	37	-28.8	99	129	30.3
<b>RICHMOND</b>											
DETACHED	168	85	152	78.8	52	111	71	-36.0	205	270	31.7
ATTACHED	109	62	138	122.6	63	78	64	-17.9	184	230	25.0
APARTMENTS	242	148	306	106.8	101	152	142	-6.6	379	451	19.0
<b>SUNSHINE COAST</b>											
DETACHED	49	41	66	61.0	21	63	42	-33.3	100	188	88.0
ATTACHED	10	10	10	0.0	4	10	8	-20.0	16	35	118.8
APARTMENTS	3	2	11	450.0	3	8	10	25.0	9	24	166.7
<b>SQUAMISH</b>											
DETACHED	28	10	38	280.0	12	28	19	-32.1	42	76	81.0
ATTACHED	16	14	18	28.6	6	22	12	-45.5	34	62	82.4
APARTMENTS	24	14	23	64.3	11	25	16	-36.0	35	66	88.6
<b>VANCOUVER EAST</b>											
DETACHED	120	105	175	66.7	53	133	109	-18.0	233	379	62.7
ATTACHED	63	50	106	112.0	30	68	48	-29.4	121	182	50.4
APARTMENTS	171	106	216	103.8	78	147	99	-32.7	321	407	26.8
<b>VANCOUVER WEST</b>											
DETACHED	144	80	144	80.0	35	84	69	-17.9	159	248	56.0
ATTACHED	92	46	106	130.4	30	38	38	0.0	101	136	34.7
APARTMENTS	500	296	640	116.2	210	364	285	-21.7	775	964	24.4
<b>WHISTLER/PEMBERTON</b>											
DETACHED	23	32	19	-40.6	7	16	15	-6.3	26	55	111.5
ATTACHED	31	16	27	68.8	19	35	23	-34.3	64	95	48.4
APARTMENTS	44	37	44	18.9	18	28	40	42.9	59	122	106.8
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	136	44	137	211.4	21	53	29	-45.3	101	144	42.6
ATTACHED	7	5	14	180.0	2	9	5	-44.4	11	20	81.8
APARTMENTS	31	16	38	137.5	6	18	11	-38.9	29	49	69.0
<b>GRAND TOTALS</b>											
DETACHED	<b>1328</b>	<b>740</b>	<b>1323</b>	<b>78.8</b>	<b>435</b>	<b>1013</b>	<b>734</b>	<b>-27.5</b>	<b>1853</b>	<b>2797</b>	<b>50.9</b>
ATTACHED	<b>693</b>	<b>443</b>	<b>807</b>	<b>82.2</b>	<b>316</b>	<b>593</b>	<b>454</b>	<b>-23.4</b>	<b>1131</b>	<b>1679</b>	<b>48.5</b>
APARTMENTS	<b>1841</b>	<b>1221</b>	<b>2343</b>	<b>91.9</b>	<b>814</b>	<b>1474</b>	<b>1195</b>	<b>-18.9</b>	<b>3089</b>	<b>4040</b>	<b>30.8</b>



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



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