

News Release



FOR IMMEDIATE RELEASE:

March home sales and new listings set records in Metro Vancouver

VANCOUVER, BC – April 2, 2021 – Home buyer and seller activity reached unprecedented levels across Metro Vancouver* in March.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totalled 5,708 in March 2021, a 126.1 per cent increase from the 2,524 sales recorded in March 2020, and a 53.2 per cent increase from the 3,727 homes sold in February 2021.

Last month's sales were 72.2 per cent above the 10-year March sales average and is the highest monthly sales total ever recorded in the region.

"In March, residents bought and listed homes across our region at levels not seen before," Taylor Biggar, REBGV Chair said. "This surge in activity is increasing upward pressure on prices. We're beginning to see double-digit price gains for single-family homes and townhomes over the last 12 months."

Demand was most pronounced in rural and suburban areas. Delta – South saw a 195.8 per cent increase in sales over 2020 – the largest increase in Metro Vancouver. This was followed by Whistler, which experienced a 194.7 per cent increase, and Squamish, which saw a 188.6 per cent increase in sales.

There were 8,287 detached, attached and apartment homes newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in March 2021. This represents an 86.8 per cent increase compared to the 4,436 homes listed in March 2020 and a 64.2 per cent increase compared to February 2021 when 5,048 homes were listed.

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,145, a 4.8 per cent decrease compared to March 2020 (9,606) and a 9.4 per cent increase compared to February 2021 (8,358).

This is 18.6 per cent below the 10-year March total listings average.

"While we did see a record number of listings enter the market last month, the demand in today's market isn't allowing that new supply to accumulate. As a result, the overall inventory of homes for sale decreased compared to last year," said Biggar.

For all property types, the sales-to-active listings ratio for March 2021 is 62.4 per cent. By property type, the ratio is 52.9 per cent for detached homes, 79.9 per cent for townhomes, and 65.4 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.

“Today’s activity can be attributed, in part, to an economy that’s showing signs of recovery, historically low interest rates, high demand for space, and increased household savings,” Biggar said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is \$1,123,300. This represents a 9.4 per cent increase over March 2020 and a 3.6 per cent increase compared to February 2021.

Sales of detached homes in March 2021 reached 1,965, a 130.6 per cent increase from the 852 detached sales recorded in March 2020. The benchmark price for a detached home is \$1,700,200. This represents a 17.9 per cent increase from March 2020 and a 4.9 per cent increase compared to February 2021.

Sales of apartment homes reached 2,697 in March 2021, a 128.8 per cent increase compared to the 1,179 sales in March 2020. The benchmark price of an apartment is \$715,800. This represents a 3.7 per cent increase from March 2020 and a 2.6 per cent increase compared to February 2021.

Attached home sales in March 2021 totalled 1,046, a 112.2 per cent increase compared to the 493 sales in March 2020. The benchmark price of an attached home is \$872,200. This represents a 10.4 per cent increase from March 2020 and a 3.9 per cent increase compared to February 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	\$1,076,500	301.6	4.1%	8.5%	9.9%	11.8%	7.1%	45.6%	100.0%
	Greater Vancouver	\$1,123,300	294.7	3.6%	7.2%	7.9%	9.4%	3.3%	35.0%	89.4%
	Bowen Island	\$1,259,700	273.1	3.4%	4.7%	16.9%	36.2%	28.8%	92.7%	122.6%
	Burnaby East	\$1,031,900	286.2	3.0%	3.2%	4.6%	6.1%	0.7%	32.9%	87.2%
	Burnaby North	\$944,200	285.1	1.9%	3.9%	5.6%	6.3%	1.2%	36.3%	90.6%
	Burnaby South	\$1,012,600	286.0	3.0%	4.8%	4.6%	4.8%	-3.8%	35.9%	82.4%
	Coquitlam	\$1,031,600	306.0	3.9%	7.8%	9.5%	11.6%	7.5%	46.8%	111.2%
	Ladner	\$965,800	271.9	3.7%	11.0%	13.2%	16.4%	8.8%	13.9%	78.3%
	Maple Ridge	\$924,800	294.5	6.6%	13.7%	17.2%	20.7%	16.6%	76.3%	122.1%
	New Westminister	\$696,700	306.5	2.5%	4.8%	3.9%	5.3%	1.1%	49.2%	99.4%
	North Vancouver	\$1,196,100	268.8	3.0%	6.5%	7.8%	11.4%	4.3%	32.9%	91.9%
	Pitt Meadows	\$866,200	314.9	4.8%	11.9%	13.4%	15.7%	11.4%	76.2%	120.1%
	Port Coquitlam	\$889,800	304.6	6.5%	11.7%	12.8%	16.2%	11.1%	57.5%	112.9%
	Port Moody	\$1,017,000	281.1	4.3%	7.3%	10.4%	9.0%	6.2%	44.2%	107.6%
	Richmond	\$1,022,700	305.3	3.0%	7.6%	8.1%	9.3%	2.5%	33.3%	79.0%
	Squamish	\$862,700	274.5	4.1%	6.8%	5.3%	11.2%	8.2%	56.2%	133.8%
	Sunshine Coast	\$771,500	270.3	3.8%	8.9%	17.5%	34.7%	26.5%	86.8%	115.4%
	Tsawwassen	\$1,086,600	281.7	3.1%	9.2%	11.7%	18.6%	8.1%	8.2%	99.2%
	Vancouver East	\$1,174,800	349.1	4.4%	5.6%	6.2%	7.3%	1.4%	30.7%	102.0%
	Vancouver West	\$1,332,300	278.2	2.7%	6.5%	4.7%	3.2%	-3.9%	17.5%	69.3%
West Vancouver	\$2,486,700	273.8	2.5%	8.2%	12.4%	18.0%	-3.5%	8.3%	80.3%	
Whistler	\$1,028,500	239.7	3.1%	7.7%	5.8%	12.6%	12.1%	64.9%	114.6%	
Single Family Detached	Lower Mainland	\$1,508,000	321.6	5.6%	11.8%	16.0%	21.3%	13.8%	39.4%	110.9%
	Greater Vancouver	\$1,700,200	314.1	4.9%	9.4%	12.8%	17.9%	6.6%	24.1%	93.3%
	Bowen Island	\$1,259,700	273.1	3.4%	4.7%	16.9%	36.1%	28.8%	92.7%	122.6%
	Burnaby East	\$1,382,700	309.2	4.9%	5.4%	8.3%	12.8%	5.7%	26.5%	106.7%
	Burnaby North	\$1,632,500	315.7	3.8%	6.3%	8.7%	12.3%	5.7%	20.0%	100.7%
	Burnaby South	\$1,696,200	324.7	4.1%	7.4%	7.5%	13.6%	1.3%	21.6%	94.9%
	Coquitlam	\$1,433,800	318.2	5.2%	11.0%	15.5%	20.2%	11.1%	36.2%	118.2%
	Ladner	\$1,205,800	288.6	4.0%	12.7%	19.0%	23.2%	18.7%	12.3%	94.0%
	Maple Ridge	\$1,043,900	297.4	7.3%	15.3%	20.3%	25.3%	22.5%	73.4%	130.7%
	New Westminister	\$1,230,700	307.0	4.5%	7.3%	10.4%	14.0%	4.6%	26.3%	91.8%
	North Vancouver	\$1,853,100	291.8	3.9%	8.8%	12.5%	19.4%	7.3%	25.3%	106.8%
	Pitt Meadows	\$1,143,000	322.1	7.2%	17.5%	19.1%	27.4%	22.5%	72.7%	132.2%
	Port Coquitlam	\$1,226,400	327.0	8.0%	16.2%	20.5%	27.7%	19.3%	48.5%	130.9%
	Port Moody	\$1,739,300	321.2	5.0%	10.8%	17.1%	22.5%	17.1%	42.1%	122.3%
	Richmond	\$1,747,800	338.6	5.8%	10.3%	11.7%	14.8%	-1.3%	17.0%	66.6%
	Squamish	\$1,094,800	288.5	5.8%	7.3%	7.3%	12.7%	9.3%	55.7%	134.6%
	Sunshine Coast	\$765,000	268.0	3.8%	8.9%	17.5%	34.6%	26.2%	85.9%	113.2%
	Tsawwassen	\$1,312,100	292.4	3.1%	9.3%	14.2%	21.3%	11.1%	3.8%	112.8%
	Vancouver East	\$1,644,800	362.3	5.0%	6.4%	9.7%	13.5%	5.1%	18.7%	112.4%
	Vancouver West	\$3,286,200	332.4	2.6%	3.9%	6.5%	10.4%	-5.2%	4.4%	67.3%
West Vancouver	\$3,043,400	287.3	2.4%	8.9%	13.2%	19.2%	-2.3%	7.1%	86.3%	
Whistler	\$1,874,100	260.7	7.3%	10.1%	6.0%	12.2%	11.9%	53.2%	109.4%	

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- 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	\$763,700	277.0	3.9%	7.7%	8.9%	12.0%	7.8%	55.6%	90.6%
	Greater Vancouver	\$872,200	279.8	3.9%	7.2%	7.7%	10.4%	5.7%	44.5%	84.7%
	Burnaby East	\$700,300	258.7	2.1%	1.4%	1.2%	6.4%	1.5%	51.2%	67.3%
	Burnaby North	\$777,800	290.3	1.1%	3.6%	6.3%	6.8%	3.2%	41.0%	83.5%
	Burnaby South	\$819,800	282.4	1.7%	2.9%	4.6%	6.6%	-0.9%	44.3%	80.1%
	Coquitlam	\$757,000	277.8	4.4%	6.9%	8.7%	11.2%	9.8%	47.8%	95.8%
	Ladner	\$702,000	251.8	4.2%	10.9%	9.9%	8.9%	-3.1%	16.2%	52.6%
	Maple Ridge	\$634,400	294.5	6.7%	13.8%	14.7%	18.6%	10.3%	81.5%	115.4%
	New Westminister	\$801,800	294.2	2.8%	7.6%	5.8%	9.1%	6.8%	38.4%	81.3%
	North Vancouver	\$1,052,300	255.7	1.5%	4.2%	4.3%	9.1%	4.7%	37.2%	81.9%
	Pitt Meadows	\$676,700	292.8	3.9%	9.1%	8.6%	10.9%	8.0%	72.7%	98.8%
	Port Coquitlam	\$753,600	285.3	8.0%	14.1%	14.0%	17.1%	12.2%	52.6%	98.7%
	Port Moody	\$684,700	231.4	3.7%	4.4%	5.4%	7.0%	3.8%	31.3%	64.0%
	Richmond	\$864,800	284.0	1.8%	5.9%	7.4%	9.5%	4.5%	37.3%	75.1%
	Squamish	\$826,600	271.8	4.7%	4.9%	9.0%	15.5%	12.9%	60.5%	133.3%
	Tsawwassen	\$662,400	259.7	3.4%	9.8%	7.7%	7.7%	-5.0%	21.6%	55.5%
	Vancouver East	\$980,100	311.7	7.7%	9.2%	5.8%	8.0%	2.9%	43.4%	91.3%
	Vancouver West	\$1,188,300	277.8	1.8%	4.1%	2.1%	4.9%	-0.8%	27.0%	78.5%
Whistler	\$1,084,600	261.5	4.6%	5.3%	10.6%	14.8%	15.4%	69.8%	132.2%	
Apartment	Lower Mainland	\$690,200	295.7	2.7%	5.9%	5.1%	4.4%	1.4%	57.0%	95.2%
	Greater Vancouver	\$715,800	286.2	2.6%	5.8%	4.7%	3.7%	0.6%	48.4%	88.9%
	Burnaby East	\$747,100	286.6	1.1%	0.7%	2.1%	-2.8%	-7.4%	39.7%	77.8%
	Burnaby North	\$637,300	272.1	1.2%	3.2%	3.9%	3.4%	-0.7%	56.8%	91.9%
	Burnaby South	\$682,700	274.1	2.7%	4.1%	3.5%	1.3%	-6.1%	47.7%	78.3%
	Coquitlam	\$560,700	307.7	2.6%	5.8%	5.4%	6.0%	4.6%	69.1%	111.3%
	Ladner	\$548,700	256.2	2.4%	6.0%	2.6%	9.4%	-1.4%	30.7%	66.9%
	Maple Ridge	\$403,900	288.4	4.4%	9.4%	12.8%	12.3%	8.2%	87.5%	100.8%
	New Westminister	\$543,800	308.1	2.1%	3.9%	2.4%	3.3%	-0.5%	61.0%	102.8%
	North Vancouver	\$615,200	250.9	2.5%	5.0%	4.9%	5.2%	1.7%	49.6%	80.1%
	Pitt Meadows	\$548,600	323.5	3.1%	8.9%	11.6%	10.6%	2.9%	84.3%	120.7%
	Port Coquitlam	\$501,500	299.9	4.2%	6.9%	6.7%	8.0%	4.8%	80.6%	107.0%
	Port Moody	\$697,800	290.8	3.9%	6.3%	8.8%	3.9%	3.4%	63.1%	131.9%
	Richmond	\$695,800	297.9	1.8%	6.6%	6.2%	6.2%	5.2%	60.9%	99.4%
	Squamish	\$510,600	251.7	0.3%	6.4%	-1.7%	4.9%	2.4%	59.3%	143.0%
	Tsawwassen	\$588,800	253.6	2.7%	8.0%	4.1%	10.8%	1.2%	33.1%	67.1%
	Vancouver East	\$619,900	348.4	3.4%	4.1%	3.8%	3.0%	-1.6%	49.1%	94.2%
	Vancouver West	\$816,700	265.0	2.8%	7.5%	4.4%	0.7%	-3.3%	27.8%	72.6%
West Vancouver	\$1,143,300	232.3	2.6%	4.4%	7.8%	11.1%	-7.0%	29.3%	65.0%	
Whistler	\$535,300	209.7	-0.3%	9.8%	1.2%	10.4%	8.6%	71.5%	114.4%	

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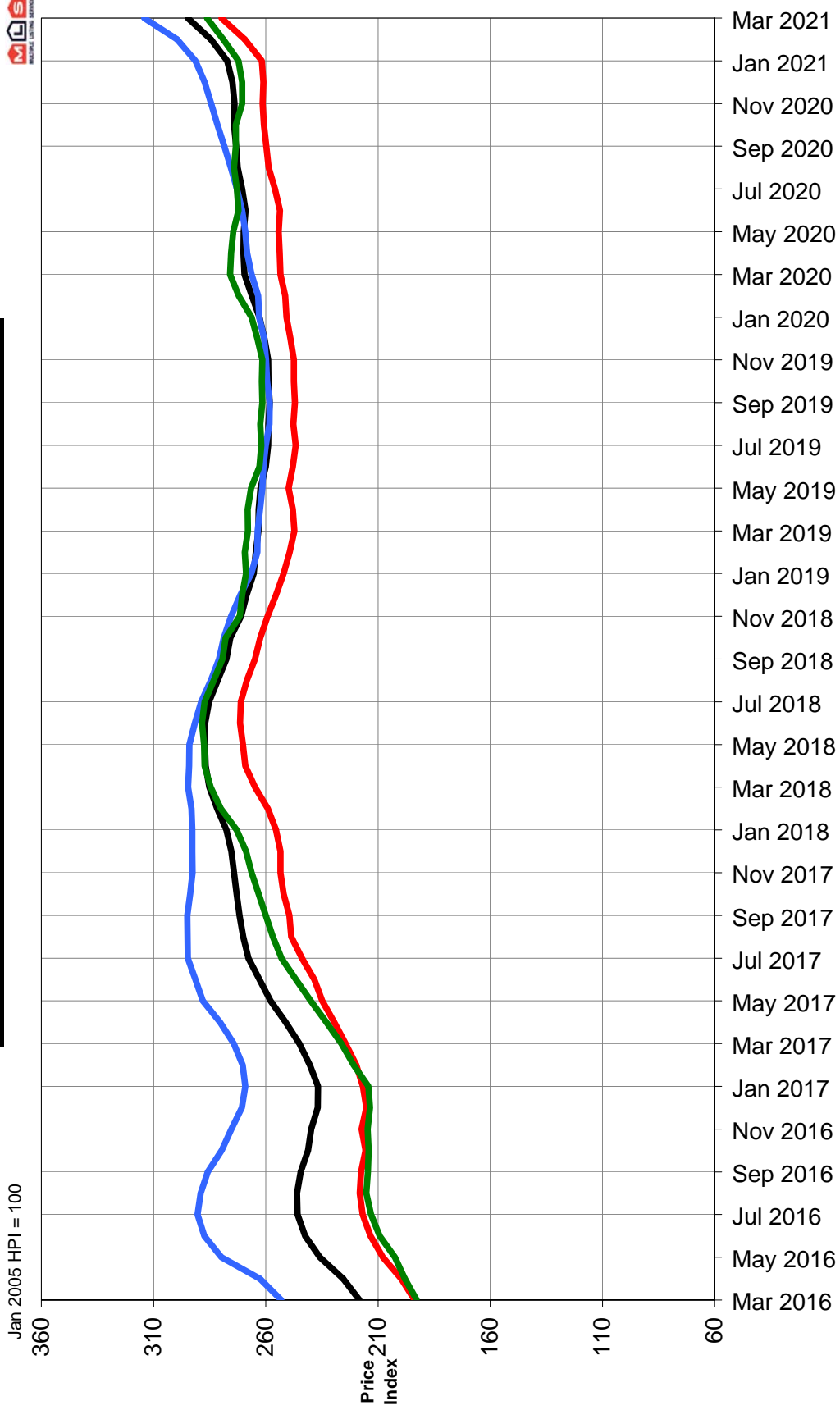
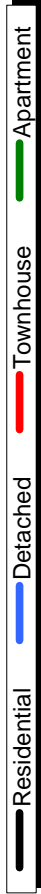
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Greater Vancouver 5 Year Trend



MLS® SALES Facts



March 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
March 2021	155 Detached	180 Attached	109 Apartment	10 Apartment	271 Apartment	46 Apartment	175 Apartment	81 Apartment	41 Apartment	234 Apartment	46 Apartment	106 Apartment	244 Apartment	146 Apartment	98 Apartment	23 Apartment	1,965
	154 Attached	91 Apartment	33 Apartment	1 Apartment	97 Apartment	25 Apartment	87 Apartment	45 Apartment	32 Apartment	184 Apartment	28 Apartment	14 Apartment	100 Apartment	106 Apartment	16 Apartment	33 Apartment	1,046
	416 Apartment	187 Apartment	68 Apartment	0 Apartment	101 Apartment	173 Apartment	203 Apartment	77 Apartment	58 Apartment	343 Apartment	27 Apartment	13 Apartment	316 Apartment	628 Apartment	31 Apartment	56 Apartment	2,697
	Median	\$1,557,500	\$1,350,000	n/a	\$1,189,000	\$1,350,000	\$1,915,000	\$1,260,000	\$1,565,000	\$1,850,000	\$1,490,500	\$858,024	\$1,768,000	\$3,509,000	\$2,939,000	\$2,375,000	n/a
	Selling Price	\$855,000	\$980,000	\$690,450	\$767,900	\$1,235,500	\$758,800	\$999,900	\$999,900	\$915,000	\$925,000	n/a	\$1,210,000	\$1,550,000	n/a	\$1,049,000	n/a
	Median	\$660,000	\$558,000	\$628,500	\$450,000	\$572,450	\$695,000	\$509,900	\$660,000	\$588,250	\$499,000	n/a	\$630,000	\$767,500	\$998,500	\$500,500	n/a
February 2021	97 Detached	105 Attached	84 Apartment	11 Apartment	169 Apartment	30 Apartment	88 Apartment	51 Apartment	27 Apartment	139 Apartment	32 Apartment	71 Apartment	137 Apartment	87 Apartment	78 Apartment	25 Apartment	1,231
	66 Attached	69 Apartment	23 Apartment	1 Apartment	89 Apartment	21 Apartment	86 Apartment	25 Apartment	25 Apartment	115 Apartment	21 Apartment	19 Apartment	85 Apartment	63 Apartment	10 Apartment	19 Apartment	737
	271 Apartment	138 Apartment	28 Apartment	0 Apartment	73 Apartment	111 Apartment	141 Apartment	44 Apartment	39 Apartment	197 Apartment	25 Apartment	11 Apartment	183 Apartment	440 Apartment	14 Apartment	44 Apartment	1,759
	Median	\$1,739,999	\$1,280,000	\$1,080,000	\$1,080,000	\$1,308,000	\$1,953,000	\$1,270,000	\$1,720,000	\$1,750,000	\$1,352,500	\$800,000	\$1,700,000	\$3,232,500	\$3,064,000	\$2,200,000	n/a
	Selling Price	\$910,500	\$954,900	\$635,900	\$750,000	\$750,000	\$1,197,750	\$801,000	\$877,500	\$907,000	\$830,000	n/a	\$1,184,000	\$1,335,000	n/a	n/a	n/a
	Median	\$598,000	\$566,500	\$629,450	\$427,000	\$540,000	\$715,000	\$474,400	\$640,000	\$565,000	\$525,000	n/a	\$602,000	\$735,000	\$625,000	\$625,000	n/a
March 2020	69 Detached	73 Attached	40 Apartment	5 Apartment	104 Apartment	21 Apartment	69 Apartment	28 Apartment	16 Apartment	97 Apartment	18 Apartment	44 Apartment	109 Apartment	106 Apartment	41 Apartment	12 Apartment	852
	58 Attached	49 Apartment	14 Apartment	0 Apartment	66 Apartment	16 Apartment	35 Apartment	30 Apartment	16 Apartment	73 Apartment	10 Apartment	11 Apartment	47 Apartment	52 Apartment	6 Apartment	10 Apartment	493
	170 Apartment	79 Apartment	17 Apartment	0 Apartment	29 Apartment	81 Apartment	99 Apartment	38 Apartment	22 Apartment	165 Apartment	7 Apartment	3 Apartment	136 Apartment	308 Apartment	9 Apartment	16 Apartment	1,179
	Median	\$1,549,000	\$1,250,000	\$1,025,000	\$887,810	\$1,200,000	\$1,632,000	\$1,031,000	n/a	\$1,608,000	n/a	\$628,500	\$1,497,000	\$3,050,000	\$2,465,000	n/a	n/a
	Selling Price	\$835,000	\$815,000	n/a	\$549,900	n/a	\$1,049,000	\$635,000	n/a	\$853,000	n/a	n/a	\$1,100,000	\$1,232,500	n/a	n/a	n/a
	Median	\$607,500	\$510,000	n/a	\$399,000	\$525,000	\$695,000	\$442,500	\$627,950	\$551,000	n/a	n/a	\$590,000	\$790,000	n/a	n/a	n/a
Jan. - Mar. 2021	308 Detached	361 Attached	238 Apartment	27 Apartment	535 Apartment	97 Apartment	308 Apartment	165 Apartment	77 Apartment	444 Apartment	97 Apartment	219 Apartment	490 Apartment	302 Apartment	205 Apartment	63 Apartment	3,936
	278 Attached	198 Apartment	66 Apartment	2 Apartment	254 Apartment	60 Apartment	214 Apartment	88 Apartment	66 Apartment	363 Apartment	61 Apartment	41 Apartment	233 Apartment	207 Apartment	31 Apartment	75 Apartment	2,237
	883 Apartment	431 Apartment	114 Apartment	0 Apartment	223 Apartment	350 Apartment	436 Apartment	158 Apartment	125 Apartment	682 Apartment	68 Apartment	34 Apartment	598 Apartment	1,353 Apartment	56 Apartment	140 Apartment	5,651
	Median	\$1,720,000	\$1,297,000	\$800,000	\$1,125,900	\$1,306,000	\$1,915,000	\$1,259,394	\$1,650,000	\$1,752,500	\$1,397,000	\$818,952	\$1,739,000	\$3,402,500	\$3,030,000	\$2,200,000	n/a
	Selling Price	\$898,000	\$957,694	\$849,500	\$732,500	\$732,500	\$1,199,900	\$766,000	\$909,000	\$908,000	\$845,000	\$550,000	\$1,200,000	\$1,456,888	\$1,800,000	\$1,037,000	n/a
	Median	\$620,800	\$563,000	\$608,900	\$427,000	\$550,000	\$700,000	\$482,750	\$640,000	\$580,000	\$545,778	\$435,000	\$623,450	\$750,000	\$1,067,500	\$572,000	n/a
Jan. - Mar. 2020	164 Detached	181 Attached	100 Apartment	12 Apartment	269 Apartment	48 Apartment	164 Apartment	75 Apartment	34 Apartment	201 Apartment	45 Apartment	96 Apartment	248 Apartment	203 Apartment	107 Apartment	29 Apartment	1,976
	142 Attached	122 Apartment	40 Apartment	2 Apartment	162 Apartment	27 Apartment	83 Apartment	63 Apartment	36 Apartment	195 Apartment	32 Apartment	17 Apartment	115 Apartment	125 Apartment	11 Apartment	43 Apartment	1,215
	428 Apartment	237 Apartment	55 Apartment	0 Apartment	99 Apartment	182 Apartment	260 Apartment	101 Apartment	57 Apartment	402 Apartment	34 Apartment	14 Apartment	332 Apartment	779 Apartment	22 Apartment	52 Apartment	3,054
	Median	\$1,462,500	\$1,022,500	\$1,022,500	\$879,998	\$1,179,000	\$1,642,750	\$955,000	\$1,332,500	\$1,627,500	\$1,086,344	\$622,738	\$1,480,000	\$3,030,000	\$2,360,000	\$2,099,000	n/a
	Selling Price	\$815,000	\$815,000	\$692,900	\$549,400	\$740,500	\$1,055,000	\$657,000	\$749,750	\$830,000	\$680,000	n/a	\$1,085,619	\$1,300,000	n/a	\$1,100,000	n/a
Year-to-date	599,450	\$511,250	\$545,000	n/a	\$385,100	\$520,000	\$645,000	\$440,000	\$596,000	\$557,500	\$482,500	n/a	\$595,000	\$765,000	\$837,500	\$525,500	n/a

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



MLS® LISTINGS Facts



**March
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/Hove Sound	Whistler/Pemberton	TOTALS
March 2021	328	295	160	14	365	91	278	135	62	390	55	141	451	362	224	26	3,377
	Detached Attached Apartment	181 102 496	45 65	0	131 101	30 209	125 292	43 130	47 72	220 464	41 46	7	158 384	206 923	20 45	40 49	1,396 3,514
	% Sales to Listings	47% 85% 84%	68% 73% 105%	71% n/a n/a	74% 74% 100%	51% 83% 83%	63% 70% 70%	60% 105% 59%	66% 68% 81%	60% 84% 74%	60% 84% 68%	75% 200% 48%	54% 63% 82%	40% 51% 68%	44% 80% 69%	88% 83% 114%	n/a
February 2021	141	160	108	4	223	48	127	78	39	184	51	91	227	146	113	20	1,760
	Detached Attached Apartment	121 71 333	33 42	2	77 86	15 153	111 188	34 60	26 41	137 264	24 24	18	81 259	91 691	15 32	32 57	888 2,400
	% Sales to Listings	69% 55% 81%	78% 70% 67%	275% 50% n/a	76% 116% 85%	63% 140% 73%	69% 77% 75%	65% 74% 73%	69% 96% 95%	76% 84% 75%	63% 88% 104%	78% 106% 183%	60% 105% 71%	60% 69% 64%	69% 67% 44%	125% 59% 77%	n/a
March 2020	105	147	87	10	185	32	130	48	40	138	39	78	188	151	109	22	1,509
	Detached Attached Apartment	68 310	22 30	2	88 84	21 143	53 165	35 58	31 31	110 274	21 25	17	59 215	90 599	16 41	33 40	753 2,174
	% Sales to Listings	66% 85% 55%	46% 64% 57%	50% 0% n/a	56% 75% 35%	66% 76% 57%	53% 66% 60%	58% 86% 68%	40% 52% 71%	70% 66% 60%	70% 58% 80%	46% 48% 28%	58% 80% 63%	70% 58% 51%	38% 38% 22%	55% 30% 40%	n/a
Jan. - Mar. 2021	572	569	336	23	713	164	492	263	121	726	144	298	853	652	474	65	6,465
	Detached Attached Apartment	380 1,187	105 152	4	287 249	73 521	303 668	106 267	88 150	495 1,034	83 93	35	345 859	403 2,254	49 115	99 150	3,093 8,257
Year-to-date*	% Sales to Listings	54% 73% 74%	71% 63% 75%	117% 50% n/a	75% 89% 90%	59% 82% 67%	63% 71% 66%	63% 83% 59%	64% 75% 83%	61% 73% 66%	61% 73% 73%	67% 73% 77%	57% 68% 70%	48% 51% 60%	43% 63% 49%	97% 76% 93%	n/a
Jan. - Mar. 2020	325	365	224	19	469	89	385	123	96	450	103	204	465	426	345	70	4,158
	Detached Attached Apartment	226 800	69 115	6	262 211	55 339	167 528	106 162	67 101	332 759	60 67	43	192 596	268 1,591	34 102	89 129	2,172 5,980
Year-to-date*	% Sales to Listings	50% 63% 54%	45% 58% 48%	63% 33% 0%	57% 62% 47%	54% 49% 54%	43% 50% 49%	61% 59% 62%	35% 54% 56%	45% 59% 53%	44% 53% 51%	47% 40% 48%	53% 60% 56%	48% 47% 49%	31% 32% 22%	41% 48% 40%	n/a

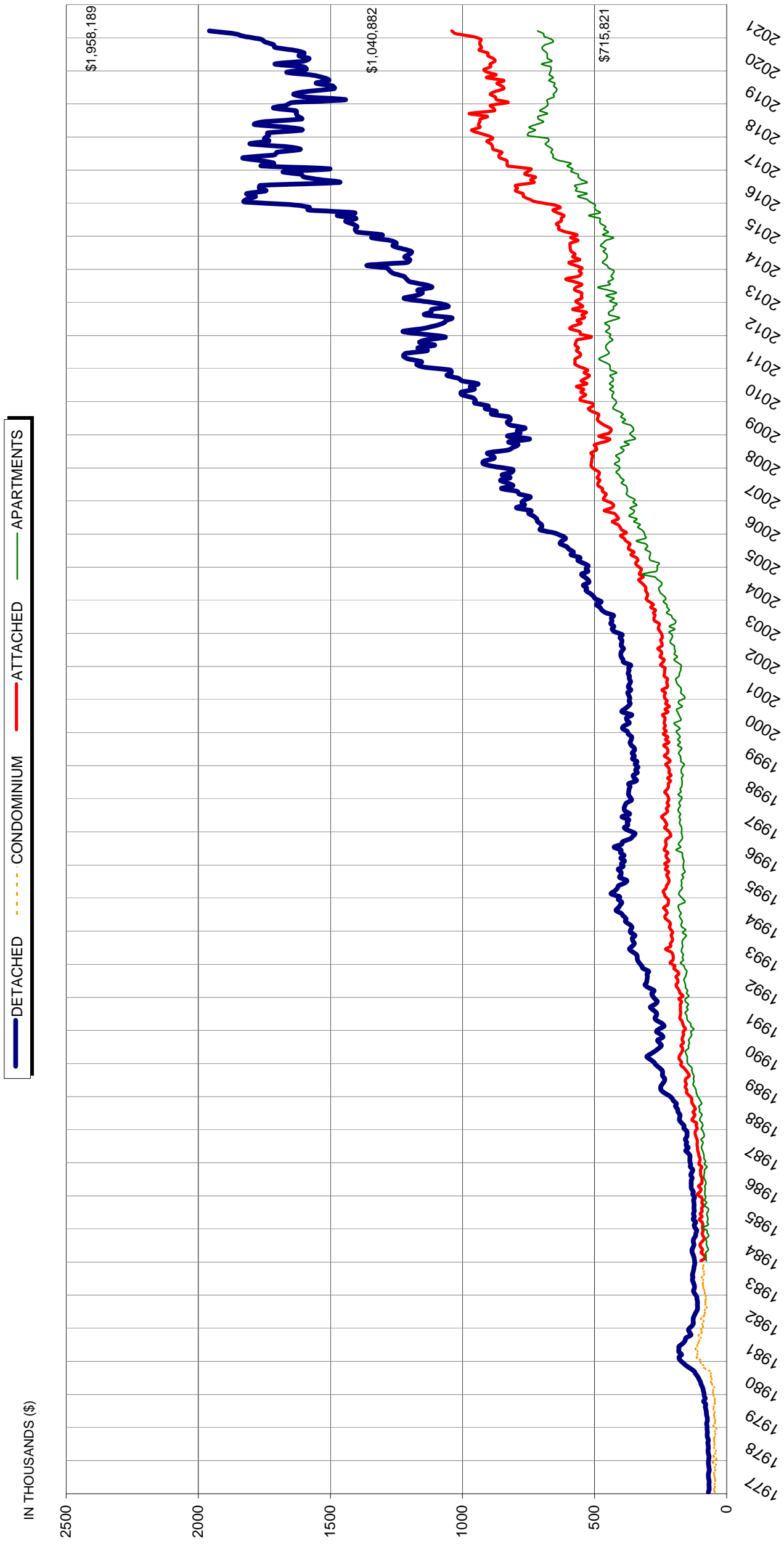
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Mar 2020	2 Feb 2021	3 Mar 2021	Col. 2 & 3 Percentage Variance	5 Mar 2020	6 Feb 2021	7 Mar 2021	Col. 6 & 7 Percentage Variance	9 Jan 2020 - Mar 2020	10 Jan 2021 - Mar 2021	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	105	141	328	132.6	69	97	155	59.8	164	308	87.8
ATTACHED	68	121	181	49.6	58	66	154	133.3	142	278	95.8
APARTMENTS	310	333	496	48.9	170	271	416	53.5	428	883	106.3
COQUITLAM											
DETACHED	147	160	295	84.4	73	105	180	71.4	181	361	99.4
ATTACHED	87	71	102	43.7	49	69	91	31.9	122	198	62.3
APARTMENTS	148	164	211	28.7	79	138	187	35.5	237	431	81.9
DELTA											
DETACHED	87	108	160	48.1	40	84	109	29.8	100	238	138.0
ATTACHED	22	33	45	36.4	14	23	33	43.5	40	66	65.0
APARTMENTS	30	42	65	54.8	17	28	68	142.9	55	114	107.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	185	223	365	63.7	104	169	271	60.4	269	535	98.9
ATTACHED	88	77	131	70.1	66	89	97	9.0	162	254	56.8
APARTMENTS	84	86	101	17.4	29	73	101	38.4	99	223	125.3
NORTH VANCOUVER											
DETACHED	130	127	278	118.9	69	88	175	98.9	164	308	87.8
ATTACHED	53	111	125	12.6	35	86	87	1.2	83	214	157.8
APARTMENTS	165	188	292	55.3	99	141	203	44.0	260	436	67.7
NEW WESTMINSTER											
DETACHED	32	48	91	89.6	21	30	46	53.3	48	97	102.1
ATTACHED	21	15	30	100.0	16	21	25	19.0	27	60	122.2
APARTMENTS	143	153	209	36.6	81	111	173	55.9	182	350	92.3
PORT MOODY/BELCARRA											
DETACHED	40	39	62	59.0	16	27	41	51.9	34	77	126.5
ATTACHED	31	26	47	80.8	16	25	32	28.0	36	66	83.3
APARTMENTS	31	41	72	75.6	22	39	58	48.7	57	125	119.3
PORT COQUITLAM											
DETACHED	48	78	135	73.1	28	51	81	58.8	75	165	120.0
ATTACHED	35	34	43	26.5	30	25	45	80.0	63	88	39.7
APARTMENTS	58	60	130	116.7	38	44	77	75.0	101	158	56.4
RICHMOND											
DETACHED	138	184	390	112.0	97	139	234	68.3	201	444	120.9
ATTACHED	110	137	220	60.6	73	115	184	60.0	195	363	86.2
APARTMENTS	274	264	464	75.8	165	197	343	74.1	402	682	69.7
SUNSHINE COAST											
DETACHED	78	91	141	54.9	44	71	106	49.3	96	219	128.1
ATTACHED	17	18	7	-61.1	11	19	14	-26.3	17	41	141.2
APARTMENTS	11	6	27	350.0	3	11	13	18.2	14	34	142.9
SQUAMISH											
DETACHED	39	51	55	7.8	18	32	46	43.8	45	97	115.6
ATTACHED	21	24	41	70.8	10	21	28	33.3	32	61	90.6
APARTMENTS	25	24	46	91.7	7	25	27	8.0	34	68	100.0
VANCOUVER EAST											
DETACHED	188	227	451	98.7	109	137	244	78.1	248	490	97.6
ATTACHED	59	81	158	95.1	47	85	100	17.6	115	233	102.6
APARTMENTS	215	259	384	48.3	136	183	316	72.7	332	598	80.1
VANCOUVER WEST											
DETACHED	151	146	362	147.9	106	87	146	67.8	203	302	48.8
ATTACHED	90	91	206	126.4	52	63	106	68.3	125	207	65.6
APARTMENTS	599	691	923	33.6	308	440	628	42.7	779	1353	73.7
WHISTLER/PEMBERTON											
DETACHED	22	20	26	30.0	12	25	23	-8.0	29	63	117.2
ATTACHED	33	32	40	25.0	10	19	33	73.7	43	75	74.4
APARTMENTS	40	57	49	-14.0	16	44	56	27.3	52	140	169.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	109	113	224	98.2	41	78	98	25.6	107	205	91.6
ATTACHED	16	15	20	33.3	6	10	16	60.0	11	31	181.8
APARTMENTS	41	32	45	40.6	9	14	31	121.4	22	56	154.5
GRAND TOTALS											
DETACHED	1499	1756	3363	91.5	847	1220	1955	60.2	1964	3909	99.0
ATTACHED	751	886	1396	57.6	493	736	1045	42.0	1213	2235	84.3
APARTMENTS	2174	2400	3514	46.4	1179	1759	2697	53.3	3054	5651	85.0

Residential Average Sale Prices - January 1977 to March 2021



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