

News Release



FOR IMMEDIATE RELEASE:

Metro Vancouver’s housing market sets a steady, calmer pace to begin the summer season

VANCOUVER, BC – July 5, 2021 – While still elevated, 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 an 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 job 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.

-30-

*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	\$1,145,600	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%	

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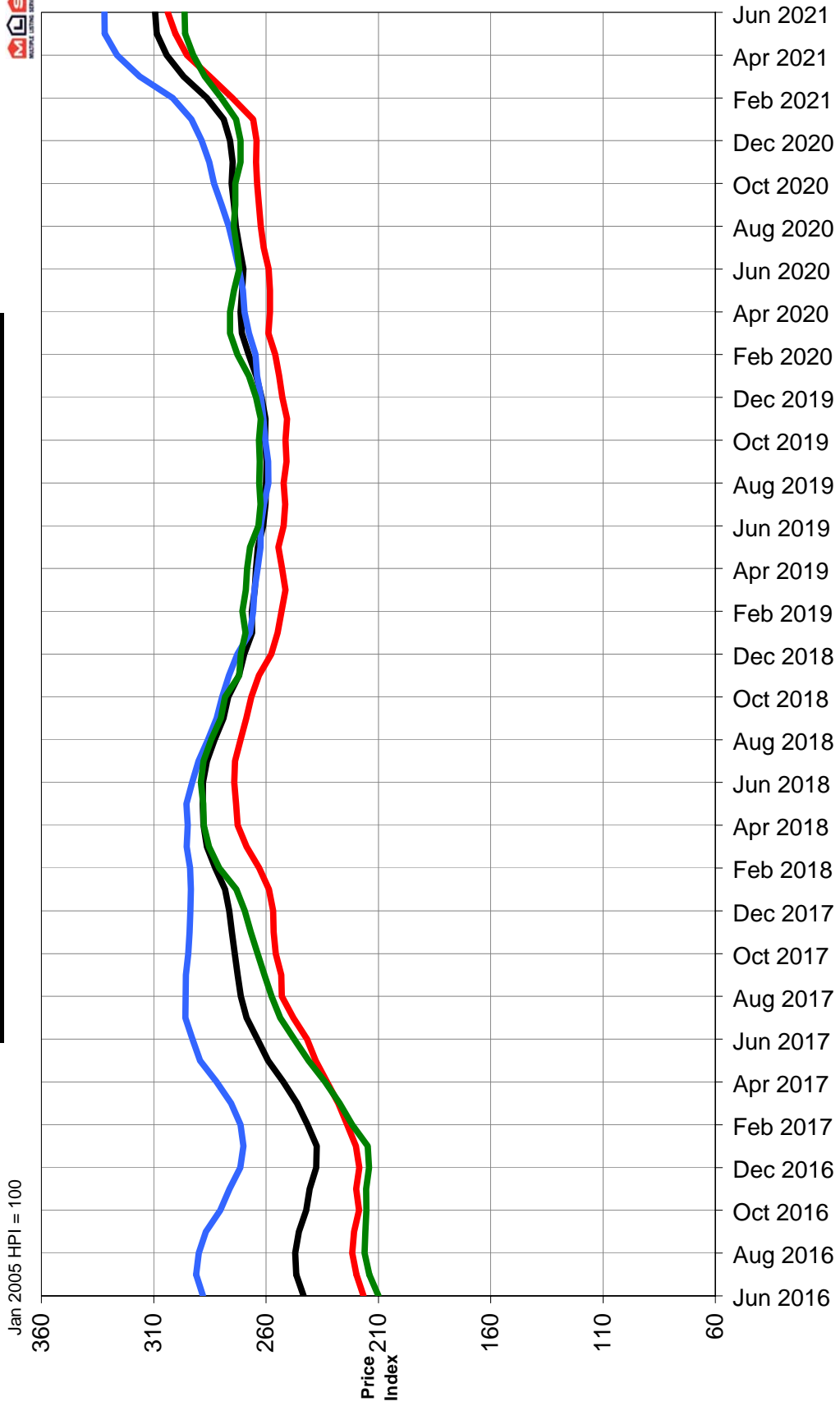
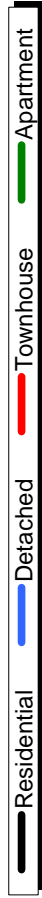
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend



MLS® SALES Facts



**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
June 2021	102 Detached Attached Apartment	126 54 148	66 23 31	4 0 1	148 66 68	29 19 106	120 65 135	53 31 55	28 31 35	154 117 201	19 29 19	61 10 8	155 74 221	115 74 426	60 7 19	22 27 28	1,262 726 1,774
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
May 2021	115 Detached Attached Apartment	155 65 130	71 31 42	10 0 0	178 86 73	45 18 129	128 58 171	51 39 72	27 27 46	134 120 248	31 29 30	85 12 18	190 59 222	117 106 513	60 8 21	22 32 38	1,419 800 2,049
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
June 2020	61 Detached Attached Apartment	81 50 85	49 20 17	8 0 0	111 66 35	15 11 71	84 44 110	28 27 36	19 14 25	75 62 134	17 18 17	75 8 5	105 43 130	78 48 281	43 2 17	17 28 14	866 472 1,105
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Jan. - Jun. 2021	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Jan. - Jun. 2020	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	
Jan. - Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	Year-to-date	
	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	Number of Sales	
	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	Median Selling Price	

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	
June 2021	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
May 2021	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
June 2020	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
Jan. - Jun. 2021 Year-to-date*	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
Jan. - Jun. 2020 Year-to-date*	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
Year-to-date*		47%	45%	40%	0%	49%	50%	46%	61%	47%	48%	42%	50%	48%	42%	26%	34%	n/a

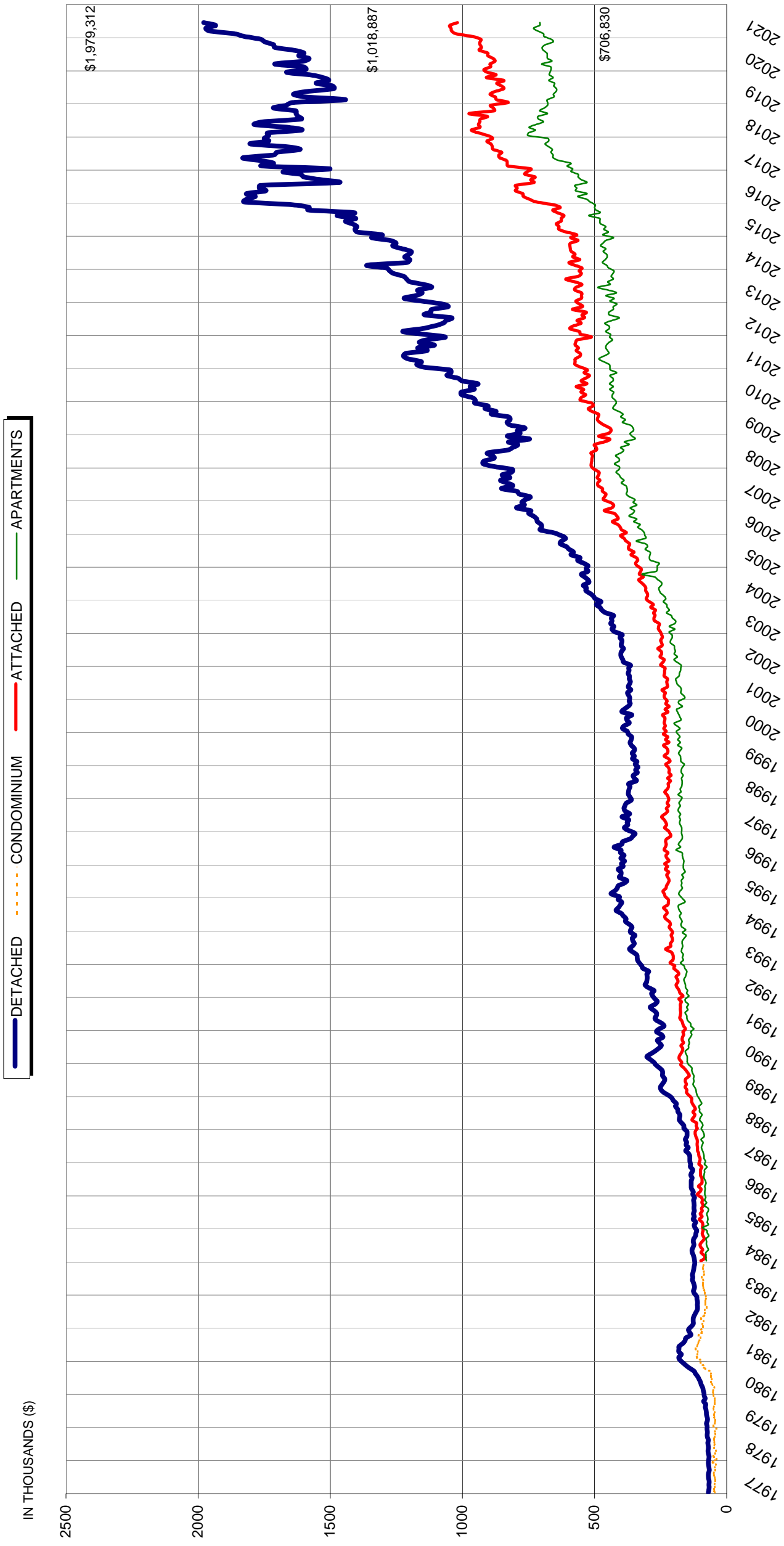
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



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
BURNABY				%				%			%
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
COQUITLAM											
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
DELTA											
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
MAPLE RIDGE/PITT MEADOWS											
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
NORTH VANCOUVER											
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
NEW WESTMINSTER											
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
PORT MOODY/BELCARRA											
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
PORT COQUITLAM											
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
RICHMOND											
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
SUNSHINE COAST											
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
SQUAMISH											
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
VANCOUVER EAST											
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
VANCOUVER WEST											
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
WHISTLER/PEMBERTON											
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
WEST VANCOUVER/HOWE SOUND											
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
GRAND TOTALS											
DETACHED	1916	2606	1970	-24.4	858	1409	1258	-10.7	1776	4312	142.8
ATTACHED	1040	1220	1049	-14.0	472	800	726	-9.3	988	2489	151.9
APARTMENTS	2818	3281	2818	-14.1	1105	2049	1773	-13.5	2261	6111	170.3

Residential Average Sale Prices - January 1977 to June 2021



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