

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 recovering, 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 Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

The real estate industry is a key economic driver in British Columbia. In 2020, 30,944 homes changed ownership in the Board’s area, generating \$2.1 billion in economic spin-off activity and an estimated 14,728 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$33.7 billion in 2020.

The Real Estate Board of Greater Vancouver is an association representing more than 14,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

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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 Westminster	\$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 Westminster	\$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%

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	\$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 Westminster	\$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 Westminster	\$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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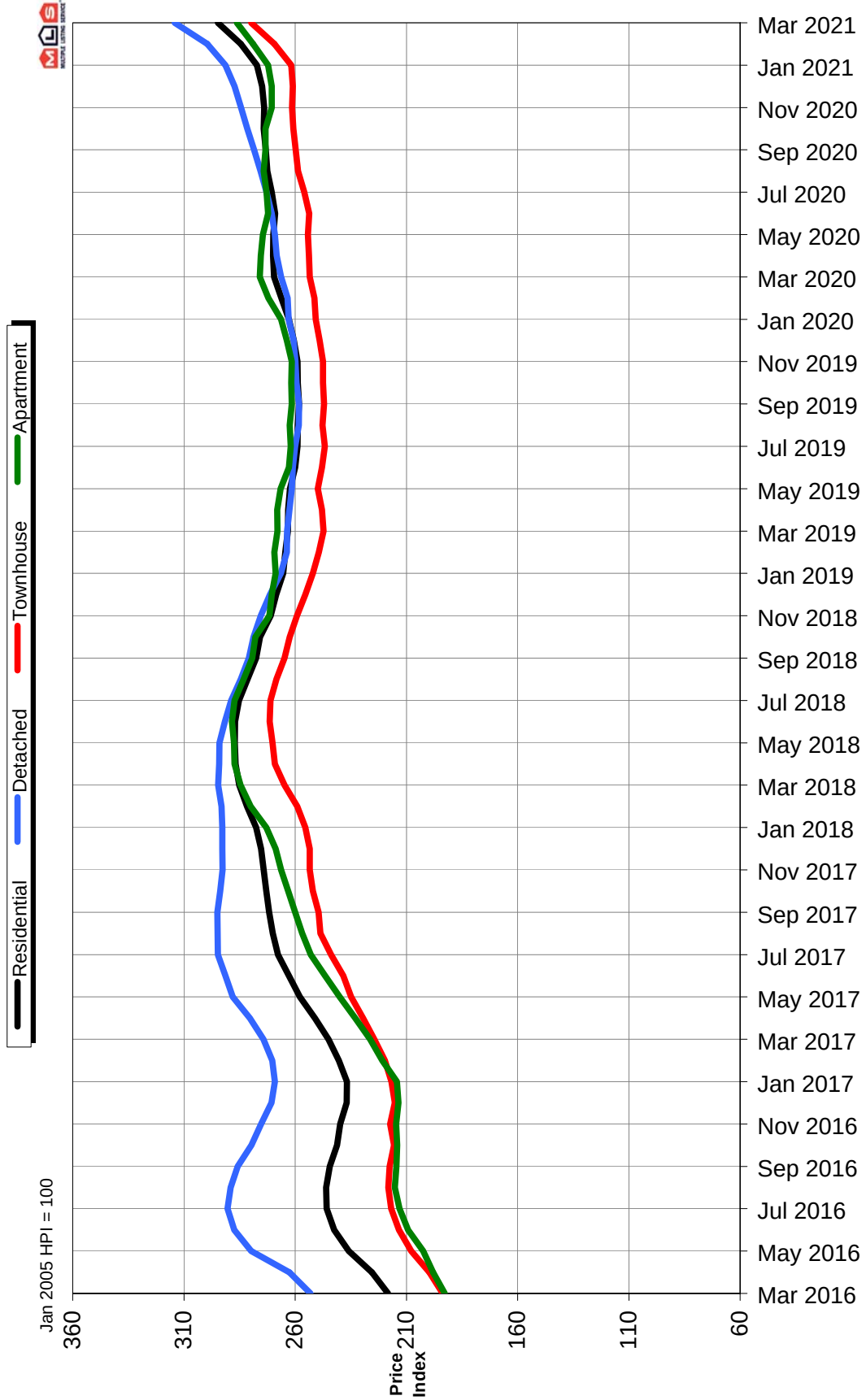
In January 2005, the indexes are set to 100.

Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

**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	Number of Sales	155	180	109	10	271	46	175	81	41	234	46	106	244	146	98	23	1,965
	Detached																	
	Attached Apartment																	
February 2021	Median Selling Price	\$1,755,000	\$1,557,500	\$1,350,000	n/a	\$1,189,000	\$1,350,000	\$1,915,000	\$1,260,000	\$1,565,000	\$1,950,000	\$1,490,500	\$858,024	\$1,768,000	\$3,509,000	\$2,939,000	\$2,375,000	n/a
	Detached																	
	Attached Apartment																	
March 2020	Number of Sales	69	73	40	5	104	21	69	28	16	97	18	44	109	106	41	12	852
	Detached																	
	Attached Apartment																	
Jan. - Mar. 2021	Median Selling Price	\$1,549,000	\$1,250,000	\$1,025,000	n/a	\$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
	Detached																	
	Attached Apartment																	
Jan. - Mar. 2020	Number of Sales	308	361	238	27	535	97	308	165	77	444	97	219	490	302	205	63	3,936
	Detached																	
	Attached Apartment																	
Year-to-date	Median Selling Price	\$1,720,000	\$1,538,000	\$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
	Detached																	
	Attached Apartment																	
Jan. - Mar. 2020	Number of Sales	164	181	100	12	269	48	164	75	34	201	45	96	248	203	107	29	1,976
	Detached																	
	Attached Apartment																	
Year-to-date	Median Selling Price	\$1,462,500	\$1,280,000	\$1,022,500	n/a	\$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
	Detached																	
	Attached Apartment																	

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

MLS® LISTINGS Facts



**March
2021**

 REAL ESTATE BOARD OF GREATER VANCOUVER 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	Number of Listings	328	295	160	14	365	91	278	135	62	390	55	141	451	362	224	26	3,377																
	% Sales to Listings	47%	61%	68%	71%	74%	51%	63%	60%	66%	60%	84%	75%	54%	40%	44%	88%	n/a																
		85%	89%	73%	n/a	74%	83%	70%	105%	68%	84%	68%	200%	63%	51%	80%	83%	n/a																
February 2021	Number of Listings	141	160	108	4	223	48	127	78	39	184	51	91	227	146	113	20	1,760																
	% Sales to Listings	121	71	33	2	77	15	111	34	26	137	24	18	81	91	15	32	888																
		333	164	42	0	86	153	188	60	41	264	24	6	259	691	32	57	2,400																
March 2020	Number of Listings	69%	66%	78%	275%	76%	63%	69%	65%	69%	76%	63%	78%	60%	60%	69%	125%	n/a																
	% Sales to Listings	55%	97%	70%	50%	116%	140%	77%	74%	96%	84%	88%	106%	105%	69%	67%	59%	n/a																
		81%	84%	67%	n/a	85%	73%	75%	73%	95%	75%	104%	183%	71%	64%	44%	77%	n/a																
Jan. - Mar. 2021 Year-to-date*	Number of Listings	105	147	87	10	185	32	130	48	40	138	39	78	188	151	109	22	1,509																
	% Sales to Listings	68	87	22	2	88	21	53	35	31	110	21	17	59	90	16	33	753																
		310	148	30	0	84	143	165	58	31	274	25	11	215	599	41	40	2,174																
Jan. - Mar. 2021 Year-to-date*	Number of Listings	66%	50%	46%	50%	56%	66%	53%	58%	40%	70%	46%	56%	58%	70%	38%	55%	n/a																
	% Sales to Listings	85%	56%	64%	0%	75%	76%	66%	86%	52%	68%	48%	65%	80%	58%	38%	30%	n/a																
		55%	53%	57%	n/a	35%	57%	60%	66%	71%	60%	60%	28%	63%	51%	22%	40%	n/a																
Jan. - Mar. 2021 Year-to-date*	Number of Listings	572	569	336	23	713	164	492	263	121	726	144	298	853	652	474	65	6,465																
	% Sales to Listings	380	238	105	4	287	73	303	106	88	495	83	35	345	403	49	99	3,093																
		1,187	524	152	0	249	521	658	267	150	1,034	93	44	859	2,254	115	150	8,257																
Jan. - Mar. 2020 Year-to-date*	Number of Listings	54%	63%	71%	117%	75%	59%	63%	63%	64%	61%	67%	73%	57%	46%	43%	97%	n/a																
	% Sales to Listings	73%	83%	63%	50%	89%	82%	71%	83%	75%	73%	73%	117%	68%	51%	63%	76%	n/a																
		74%	82%	75%	n/a	90%	67%	66%	59%	83%	66%	73%	77%	70%	60%	49%	93%	n/a																
Jan. - Mar. 2020 Year-to-date*	Number of Listings	325	365	224	19	469	89	385	123	96	450	103	204	465	426	345	70	4,158																
	% Sales to Listings	226	196	69	6	262	55	167	106	67	332	60	43	192	268	34	89	2,172																
		800	449	115	2	211	339	528	162	101	759	67	29	596	1,591	102	129	5,980																
Jan. - Mar. 2020 Year-to-date*	Number of Listings	50%	50%	45%	63%	57%	54%	43%	61%	35%	45%	44%	47%	53%	48%	31%	41%	n/a																
	% Sales to Listings	63%	62%	58%	33%	62%	49%	50%	59%	54%	59%	53%	40%	60%	47%	32%	48%	n/a																
		54%	53%	48%	0%	47%	54%	49%	62%	56%	53%	51%	48%	56%	49%	22%	40%	n/a																

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



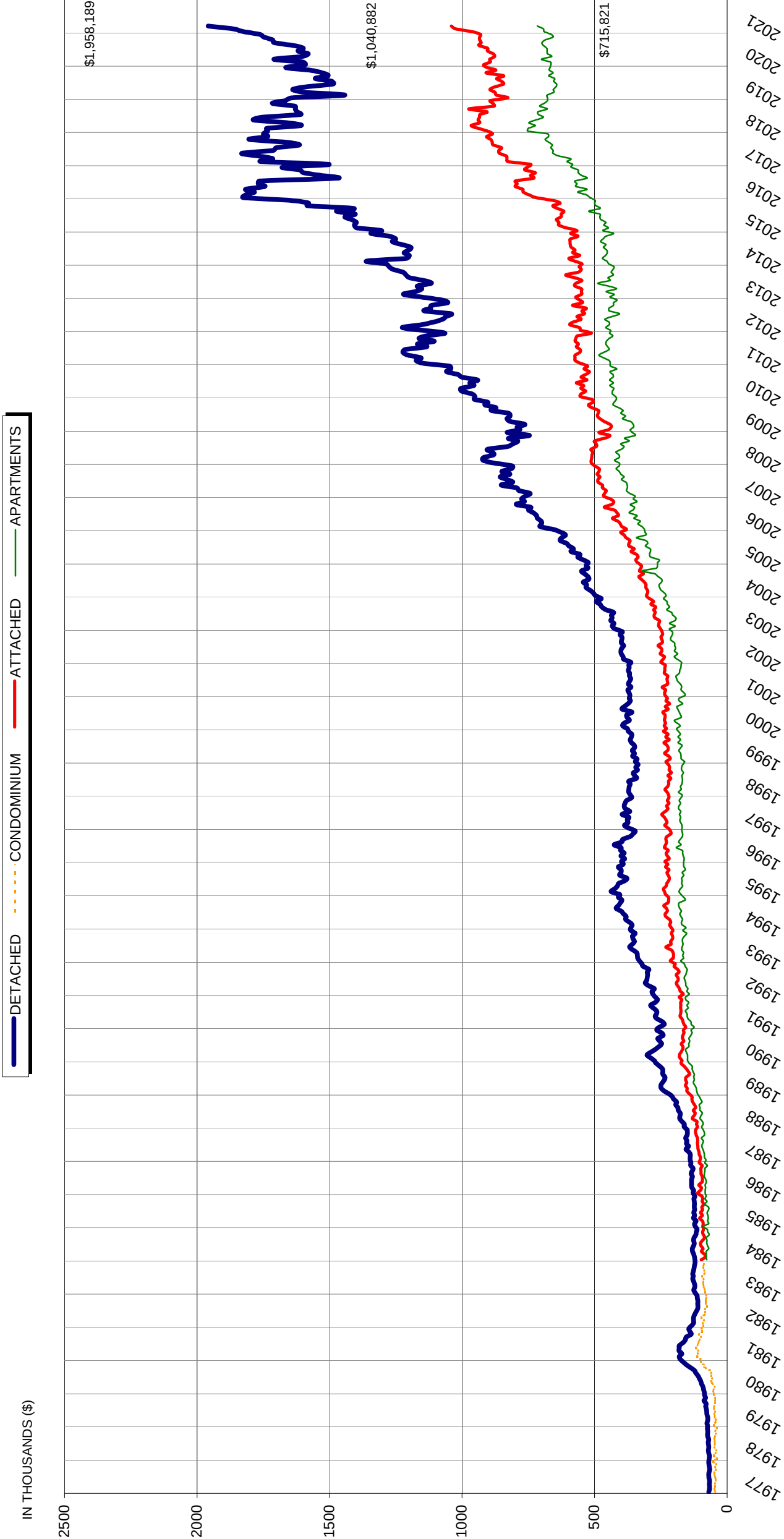
Listing & Sales Activity Summary

Listings

Sales

	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.