

A photograph of pink flowers and green leaves, likely from a dogwood tree, is the background of the page. The flowers are in various stages of bloom, with some showing a gradient from white to pink. The leaves are bright green and have a serrated edge. The background is a soft, out-of-focus white.

AUGUST 2021

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# THE STILHAVN REPORT

A BRIEF UPDATE ON THE LATEST SALES,  
LISTINGS + MEDIAN SALE PRICES ACTIVITY

**stilhavn**  
REAL ESTATE SERVICES

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Unlike most brokerages, Stilhavn's agents are selected based on a strict performance and personality criterion. We're not striving to be the biggest, just the best.

We understand that our success—individually, and as a collective—is the result of our relentless pursuit of excellence, and an intrinsic belief that our clients deserve better than the status quo. Sell your home with the peace of mind that comes from working with the top, most celebrated talent in town.



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## THE MARKET

Metro Vancouver's housing market is showing steady sales, comparatively reduced listings and virtually unchanged home prices in July. There has been relative ease from the record-shattering rates of March and April this year.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential home sales in the region totaled 3,326 in July 2021, a 6.3% increase from the 3,128 sales recorded last year, and an 11.6% decrease from the 3,762 homes sold last month.

Last month's sales were 13.3% above the 10-year June sales average. Areas covered by the REBGV 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.

"Moderation was the name of the game in July. Home sales and listings fell in line with typical seasonal patterns as summer got going in earnest in July," noted Keith Stewart, REBGV economist. "On top of moderating market activity, price growth has leveled off in most areas and home types."

## HIGHLIGHTS

### JULY'S HOUSING MARKET AT A GLANCE

There were 4,377 detached, attached, and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2021. This shows only about 26.4% decrease compared to the 5,948 homes listed last year. Compared to last month, there is a 25.2% decrease as well.

“Low housing supply remains a fundamental factor in Metro Vancouver’s housing market,” Stewart said. “Home sales remain above average and we’re starting to see price increases relent as well. Going forward, the supply of homes for sale will be among the most critical factors to watch. This will determine the next direction for house price trends.”

The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 9,850, an 18.5% decrease compared to last year’s numbers, and further still, a 9.1% decrease compared to last month.

### SALES-TO-ACTIVE-LISTINGS RATIO + COMPOSITE BENCHMARK PRICE

For all property types, the sales-to-active listings ratio for July 2021 is 33.8%. The breakdown is as follows:

Detached homes – 25.5%

Townhomes – 47.8%

Apartments – 37.3%

Analysts expect home prices to dip when the ratio falls below 12% for a sustained period. Home prices often rise when the sales-to-active-listings ratio goes above 20% over several months.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,175,500. This represents a 13.8% increase over July 2020 and remains virtually unchanged compared to last month.

### JULY'S REAL ESTATE SALES BY PROPERTY TYPE IN METRO VANCOUVER

**Detached Home** sales in July 2021 reached 1,050, a 6.3% decrease from last year’s 1,121 home sales. The benchmark price for a detached home is \$1,801,100. This represents a 21% increase from last year and is virtually unchanged compared to last month.

**Attached Home** sales in June 2021 totaled 610, a 0.5% increase compared to the sales in July 2020. The benchmark price of an attached home is \$949,400. This represents a 16.7% increase from July 2020 and a 0.3% increase compared to June 2021.

**Apartment Home** sales reached 1,666 in June 2021, a 19.5% increase compared to last year. The benchmark price of an apartment home is \$736,900. This represents an 8.4% increase from last year and a 0.1% increase compared to June 2021.

# Metro Vancouver

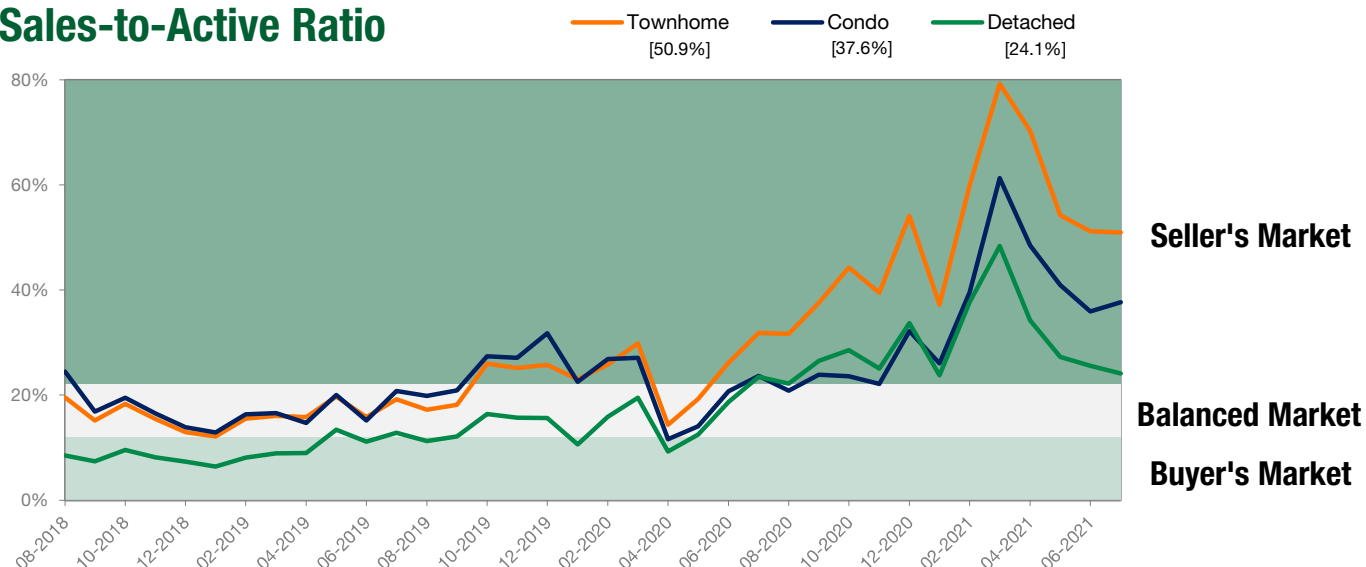
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>	<b>2021</b>	<b>2020</b>	<b>One-Year Change</b>	<b>2021</b>	<b>2020</b>	<b>One-Year Change</b>
Total Active Listings	4,368	4,824	- 9.5%	4,974	4,658	+ 6.8%
Sales	1,051	1,130	- 7.0%	1,272	869	+ 46.4%
Days on Market Average	30	41	- 26.8%	23	45	- 48.9%
MLS® HPI Benchmark Price	\$1,801,100	\$1,488,500	+ 21.0%	\$1,801,100	\$1,476,000	+ 22.0%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>	<b>2021</b>	<b>2020</b>	<b>One-Year Change</b>	<b>2021</b>	<b>2020</b>	<b>One-Year Change</b>
Total Active Listings	4,451	5,929	- 24.9%	4,953	5,334	- 7.1%
Sales	1,675	1,402	+ 19.5%	1,778	1,105	+ 60.9%
Days on Market Average	24	31	- 22.6%	21	32	- 34.4%
MLS® HPI Benchmark Price	\$736,900	\$679,900	+ 8.4%	\$737,600	\$677,100	+ 8.9%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>	<b>2021</b>	<b>2020</b>	<b>One-Year Change</b>	<b>2021</b>	<b>2020</b>	<b>One-Year Change</b>
Total Active Listings	1,015	1,679	- 39.5%	1,238	1,578	- 21.5%
Sales	517	534	- 3.2%	633	412	+ 53.6%
Days on Market Average	20	33	- 39.4%	16	37	- 56.8%
MLS® HPI Benchmark Price	\$949,400	\$813,800	+ 16.7%	\$946,900	\$806,700	+ 17.4%

## Sales-to-Active Ratio

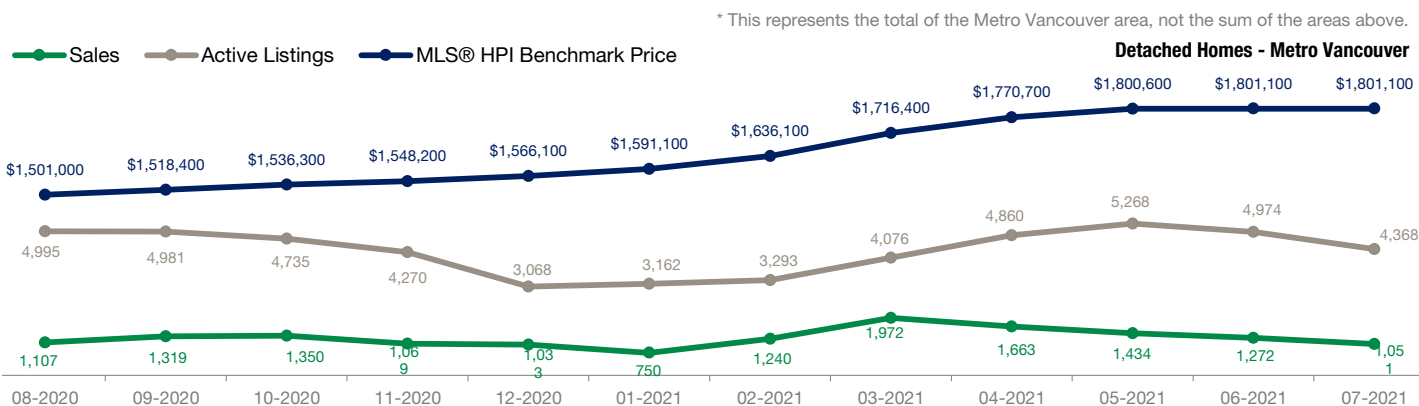


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# Metro Vancouver

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	1	1	81	Bowen Island	1	19	\$1,407,300	+ 34.9%
\$100,000 to \$199,999	5	6	12	Burnaby East	12	34	\$1,431,900	+ 16.2%
\$200,000 to \$399,999	6	28	77	Burnaby North	46	132	\$1,746,800	+ 18.2%
\$400,000 to \$899,999	67	116	19	Burnaby South	40	171	\$1,774,500	+ 13.8%
\$900,000 to \$1,499,999	348	664	28	Coquitlam	102	289	\$1,505,400	+ 22.6%
\$1,500,000 to \$1,999,999	294	966	26	Ladner	23	55	\$1,263,400	+ 25.9%
\$2,000,000 to \$2,999,999	214	1,135	34	Maple Ridge	112	236	\$1,129,900	+ 32.3%
\$3,000,000 and \$3,999,999	62	587	40	New Westminster	29	78	\$1,300,800	+ 19.4%
\$4,000,000 to \$4,999,999	29	302	36	North Vancouver	72	227	\$1,896,300	+ 18.5%
\$5,000,000 and Above	25	563	59	Pitt Meadows	15	20	\$1,193,800	+ 28.1%
<b>TOTAL</b>	<b>1,051</b>	<b>4,368</b>	<b>30</b>	Port Coquitlam	39	98	\$1,241,000	+ 26.6%
				Port Moody	21	68	\$1,863,800	+ 29.3%
				Richmond	94	635	\$1,910,000	+ 19.8%
				Squamish	14	75	\$1,359,800	+ 26.9%
				Sunshine Coast	77	188	\$833,800	+ 33.4%
				Tsawwassen	24	116	\$1,375,500	+ 20.6%
				Vancouver East	144	601	\$1,692,500	+ 13.8%
				Vancouver West	93	755	\$3,466,200	+ 13.5%
				West Vancouver	54	454	\$3,121,800	+ 17.3%
				Whistler	16	42	\$2,463,800	+ 30.2%
				<b>TOTAL*</b>	<b>1,051</b>	<b>4,368</b>	<b>\$1,801,100</b>	<b>+ 21.0%</b>

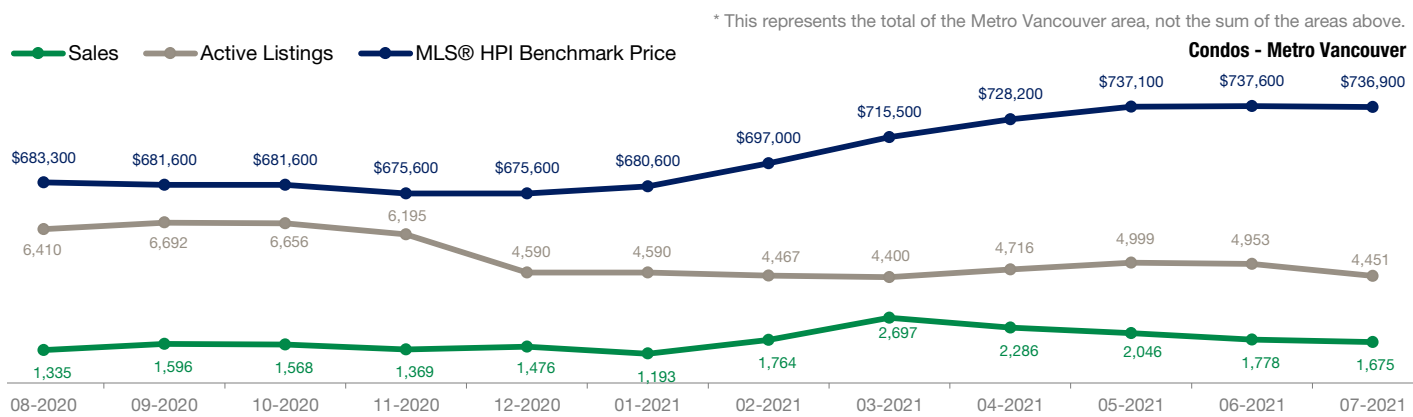


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# Metro Vancouver

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	1	0	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	6	6	51	Burnaby East	17	28	\$728,600	+ 8.9%
\$200,000 to \$399,999	109	174	27	Burnaby North	112	301	\$716,600	+ 8.1%
\$400,000 to \$899,999	1318	2,702	22	Burnaby South	122	315	\$677,200	+ 3.4%
\$900,000 to \$1,499,999	193	1,002	33	Coquitlam	142	272	\$588,900	+ 11.3%
\$1,500,000 to \$1,999,999	28	244	42	Ladner	6	12	\$583,700	+ 13.7%
\$2,000,000 to \$2,999,999	16	168	47	Maple Ridge	35	65	\$425,900	+ 14.9%
\$3,000,000 and \$3,999,999	4	64	106	New Westminster	113	232	\$563,600	+ 7.6%
\$4,000,000 to \$4,999,999	1	31	148	North Vancouver	137	227	\$654,800	+ 10.1%
\$5,000,000 and Above	0	59	0	Pitt Meadows	13	10	\$543,500	+ 14.4%
<b>TOTAL</b>	<b>1,675</b>	<b>4,451</b>	<b>24</b>	Port Coquitlam	39	60	\$528,900	+ 14.5%
				Port Moody	22	51	\$712,200	+ 7.7%
				Richmond	236	670	\$714,800	+ 10.7%
				Squamish	15	11	\$564,700	+ 21.3%
				Sunshine Coast	5	41	\$521,500	+ 21.6%
				Tsawwassen	22	27	\$643,200	+ 13.4%
				Vancouver East	158	430	\$632,300	+ 7.1%
				Vancouver West	421	1,551	\$829,300	+ 4.5%
				West Vancouver	21	69	\$1,142,300	+ 14.6%
				Whistler	38	70	\$592,200	+ 25.5%
				<b>TOTAL*</b>	<b>1,675</b>	<b>4,451</b>	<b>\$736,900</b>	<b>+ 8.4%</b>

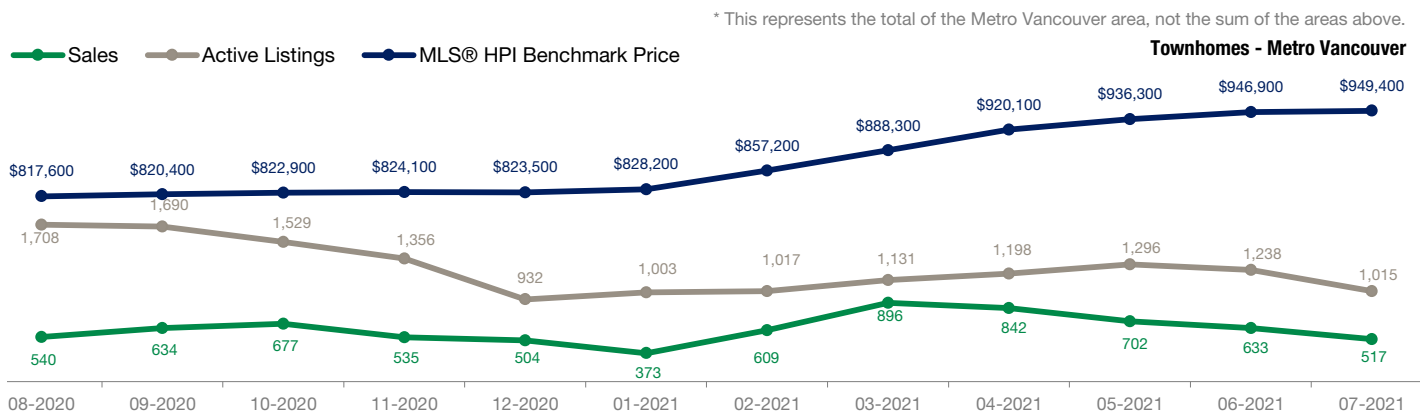


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# Metro Vancouver

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Burnaby East	11	19	\$699,900	+ 4.1%
\$200,000 to \$399,999	2	2	5	Burnaby North	25	54	\$830,500	+ 12.9%
\$400,000 to \$899,999	258	396	21	Burnaby South	25	67	\$755,800	+ 8.3%
\$900,000 to \$1,499,999	220	412	18	Coquitlam	43	62	\$847,300	+ 17.7%
\$1,500,000 to \$1,999,999	24	122	23	Ladner	7	8	\$754,200	+ 12.1%
\$2,000,000 to \$2,999,999	10	54	41	Maple Ridge	42	34	\$688,000	+ 25.7%
\$3,000,000 and \$3,999,999	3	20	42	New Westminster	18	28	\$833,900	+ 12.1%
\$4,000,000 to \$4,999,999	0	2	0	North Vancouver	31	62	\$1,125,500	+ 14.2%
\$5,000,000 and Above	0	7	0	Pitt Meadows	10	10	\$753,200	+ 21.0%
<b>TOTAL</b>	<b>517</b>	<b>1,015</b>	<b>20</b>	Port Coquitlam	21	21	\$795,300	+ 21.7%
				Port Moody	47	29	\$761,000	+ 15.5%
				Richmond	97	200	\$932,600	+ 15.3%
				Squamish	12	24	\$889,200	+ 24.5%
				Sunshine Coast	6	23	\$611,600	+ 28.5%
				Tsawwassen	11	28	\$837,200	+ 5.9%
				Vancouver East	39	81	\$994,900	+ 12.0%
				Vancouver West	46	217	\$1,291,800	+ 13.3%
				West Vancouver	6	25	\$0	--
				Whistler	17	18	\$1,293,900	+ 28.3%
				<b>TOTAL*</b>	<b>517</b>	<b>1,015</b>	<b>\$949,400</b>	<b>+ 16.7%</b>



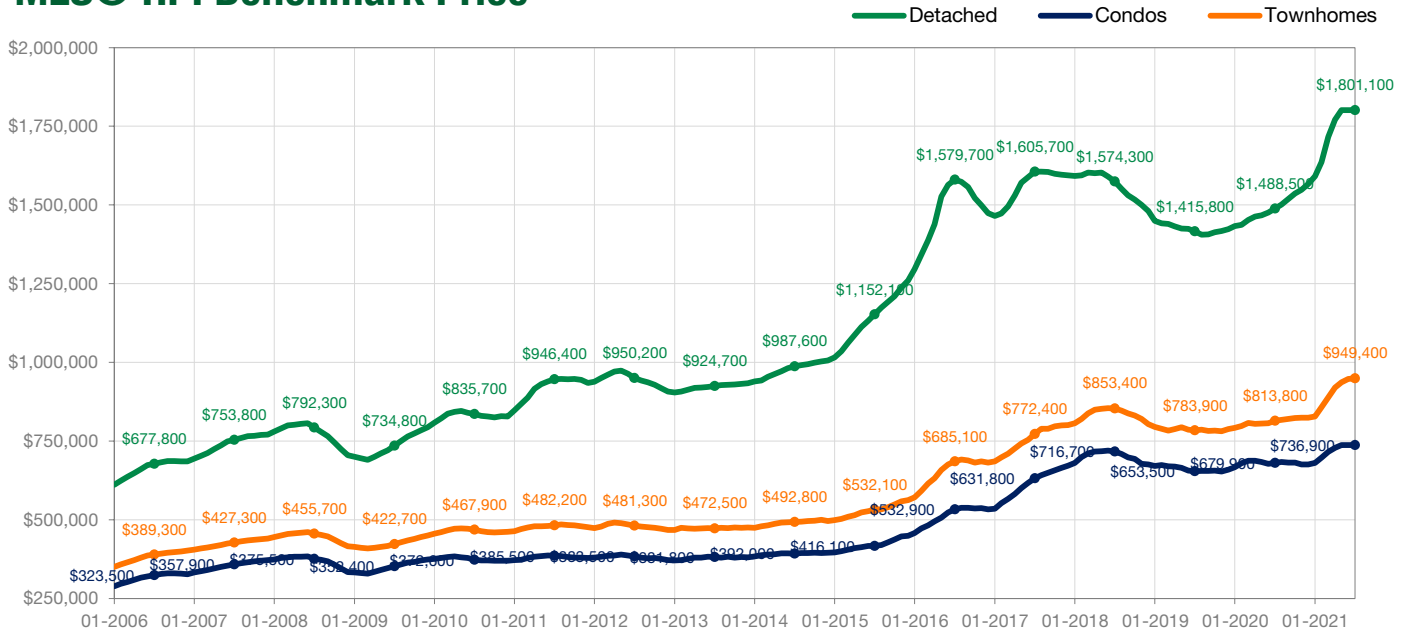
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# Metro Vancouver

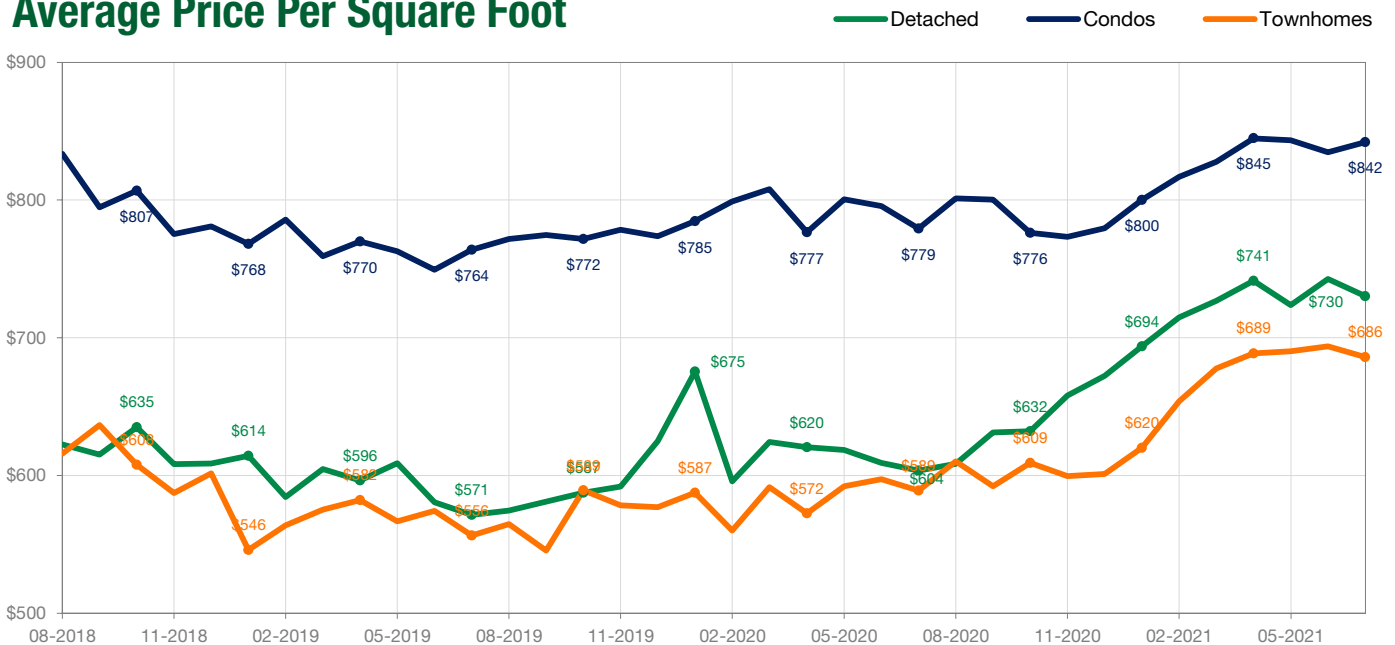
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# Vancouver - West

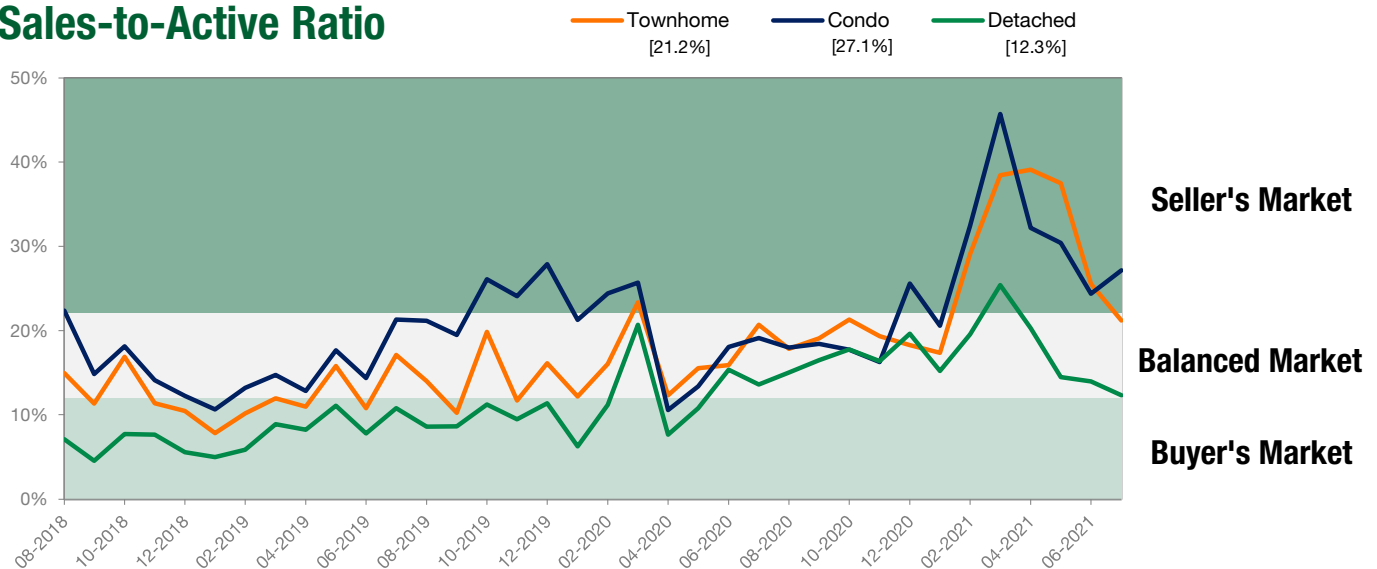
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	755	566	+ 33.4%	823	502	+ 63.9%
Sales	93	77	+ 20.8%	115	77	+ 49.4%
Days on Market Average	35	37	- 5.4%	24	59	- 59.3%
MLS® HPI Benchmark Price	\$3,466,200	\$3,053,900	+ 13.5%	\$3,458,300	\$3,076,700	+ 12.4%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	1,551	1,775	- 12.6%	1,741	1,558	+ 11.7%
Sales	421	339	+ 24.2%	424	281	+ 50.9%
Days on Market Average	27	25	+ 8.0%	24	26	- 7.7%
MLS® HPI Benchmark Price	\$829,300	\$793,900	+ 4.5%	\$831,200	\$789,300	+ 5.3%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	217	232	- 6.5%	239	214	+ 11.7%
Sales	46	48	- 4.2%	61	34	+ 79.4%
Days on Market Average	21	34	- 38.2%	22	52	- 57.7%
MLS® HPI Benchmark Price	\$1,291,800	\$1,139,900	+ 13.3%	\$1,288,800	\$1,119,800	+ 15.1%

## Sales-to-Active Ratio

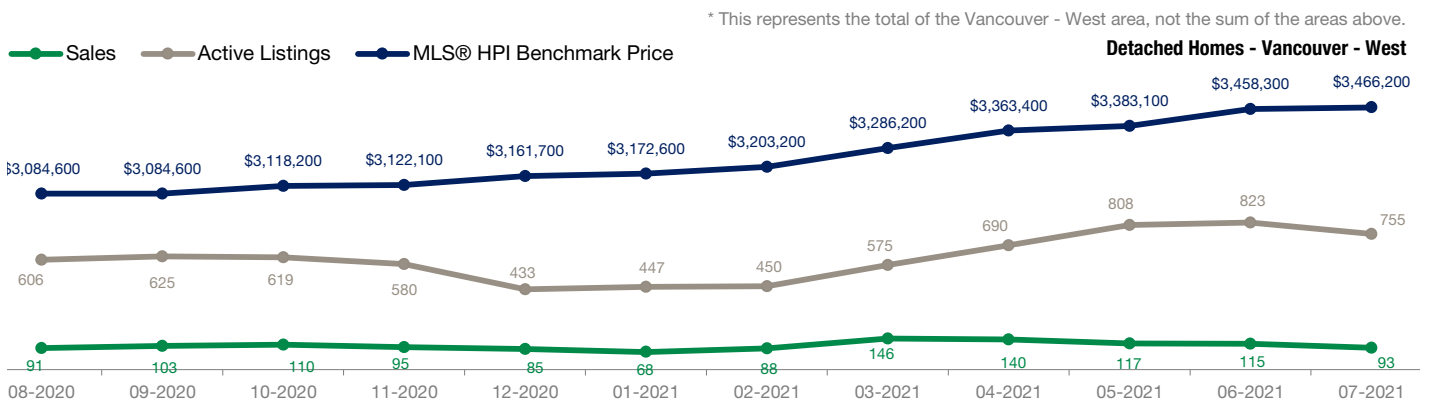


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# Vancouver - West

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	7	35	\$3,678,700	+ 5.9%
\$100,000 to \$199,999	0	0	0	Cambie	14	63	\$2,792,600	+ 22.2%
\$200,000 to \$399,999	0	1	0	Coal Harbour	0	1	\$0	--
\$400,000 to \$899,999	0	0	0	Downtown VW	0	0	\$0	--
\$900,000 to \$1,499,999	2	7	55	Dunbar	11	95	\$2,922,500	+ 14.8%
\$1,500,000 to \$1,999,999	3	12	22	Fairview VW	0	1	\$0	--
\$2,000,000 to \$2,999,999	35	105	30	False Creek	1	1	\$0	--
\$3,000,000 and \$3,999,999	29	180	38	Kerrisdale	1	43	\$3,511,000	+ 13.7%
\$4,000,000 to \$4,999,999	12	143	28	Kitsilano	14	37	\$2,597,500	+ 13.3%
\$5,000,000 and Above	12	307	50	MacKenzie Heights	4	22	\$3,604,600	+ 11.6%
<b>TOTAL</b>	<b>93</b>	<b>755</b>	<b>35</b>	Marpole	9	47	\$2,561,300	+ 18.0%
				Mount Pleasant VW	0	4	\$2,330,700	- 1.4%
				Oakridge VW	2	26	\$3,898,600	+ 17.0%
				Point Grey	8	87	\$3,598,100	+ 15.9%
				Quilchena	3	22	\$3,459,700	+ 8.4%
				S.W. Marine	3	27	\$3,365,900	+ 11.2%
				Shaughnessy	2	74	\$5,372,600	+ 18.3%
				South Cambie	1	17	\$4,522,800	+ 15.7%
				South Granville	7	80	\$4,202,400	+ 12.3%
				Southlands	5	44	\$3,895,700	+ 18.0%
				University VW	1	27	\$3,842,900	- 16.7%
				West End VW	0	2	\$0	--
				Yaletown	0	0	\$0	--
				<b>TOTAL*</b>	<b>93</b>	<b>755</b>	<b>\$3,466,200</b>	<b>+ 13.5%</b>

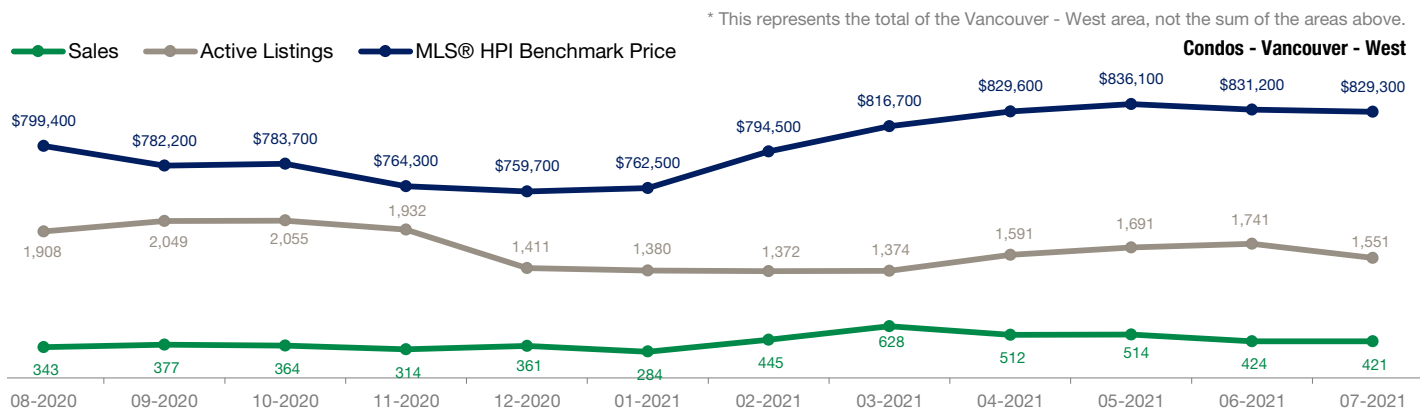


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# Vancouver - West

## Condo Report – July 2021

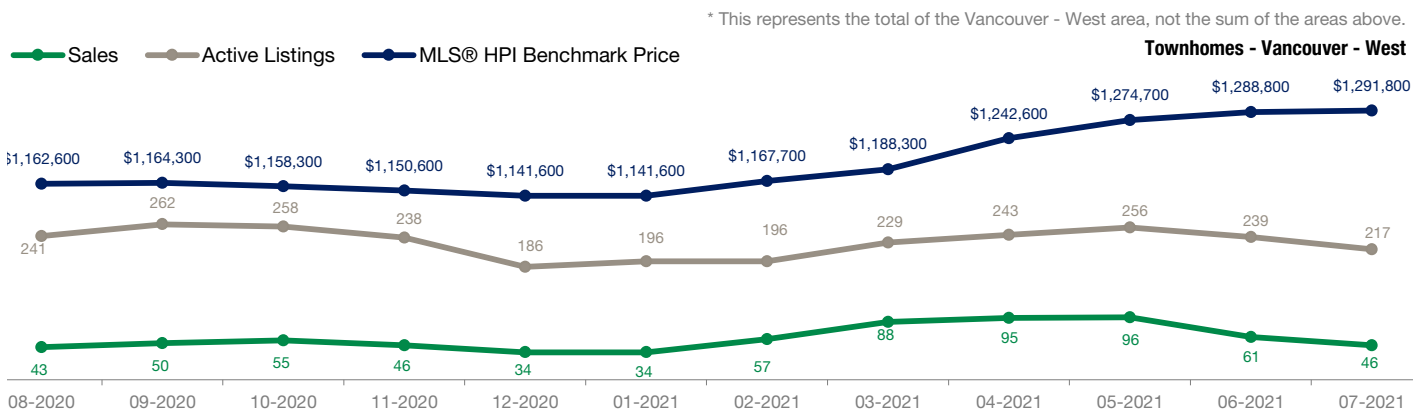
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Cambie	12	117	\$720,500	+ 5.2%
\$200,000 to \$399,999	7	17	26	Coal Harbour	19	141	\$1,058,700	+ 2.4%
\$400,000 to \$899,999	278	625	23	Downtown VW	94	339	\$699,100	+ 1.8%
\$900,000 to \$1,499,999	100	481	30	Dunbar	2	19	\$765,700	+ 10.2%
\$1,500,000 to \$1,999,999	21	169	48	Fairview VW	46	75	\$852,900	+ 5.4%
\$2,000,000 to \$2,999,999	13	138	51	False Creek	21	62	\$840,700	+ 0.8%
\$3,000,000 and \$3,999,999	2	46	32	Kerrisdale	4	24	\$963,300	+ 9.1%
\$4,000,000 to \$4,999,999	0	23	0	Kitsilano	30	60	\$684,400	+ 7.6%
\$5,000,000 and Above	0	52	0	MacKenzie Heights	0	0	\$0	--
<b>TOTAL</b>	<b>421</b>	<b>1,551</b>	<b>27</b>	Marpole	22	68	\$622,600	+ 5.8%
				Mount Pleasant VW	3	8	\$593,800	+ 1.9%
				Oakridge VW	1	14	\$1,056,900	+ 1.4%
				Point Grey	6	13	\$686,000	+ 13.0%
				Quilchena	2	13	\$1,157,100	+ 9.2%
				S.W. Marine	1	12	\$541,700	+ 11.3%
				Shaughnessy	0	1	\$662,400	+ 5.0%
				South Cambie	6	37	\$978,700	+ 4.9%
				South Granville	0	13	\$1,078,400	+ 12.8%
				Southlands	0	0	\$847,900	+ 9.6%
				University VW	48	109	\$1,005,300	+ 6.3%
				West End VW	52	184	\$689,600	+ 3.6%
				Yaletown	52	242	\$857,500	+ 4.4%
				<b>TOTAL*</b>	<b>421</b>	<b>1,551</b>	<b>\$829,300</b>	<b>+ 4.5%</b>



# Vancouver - West

## Townhomes Report – July 2021

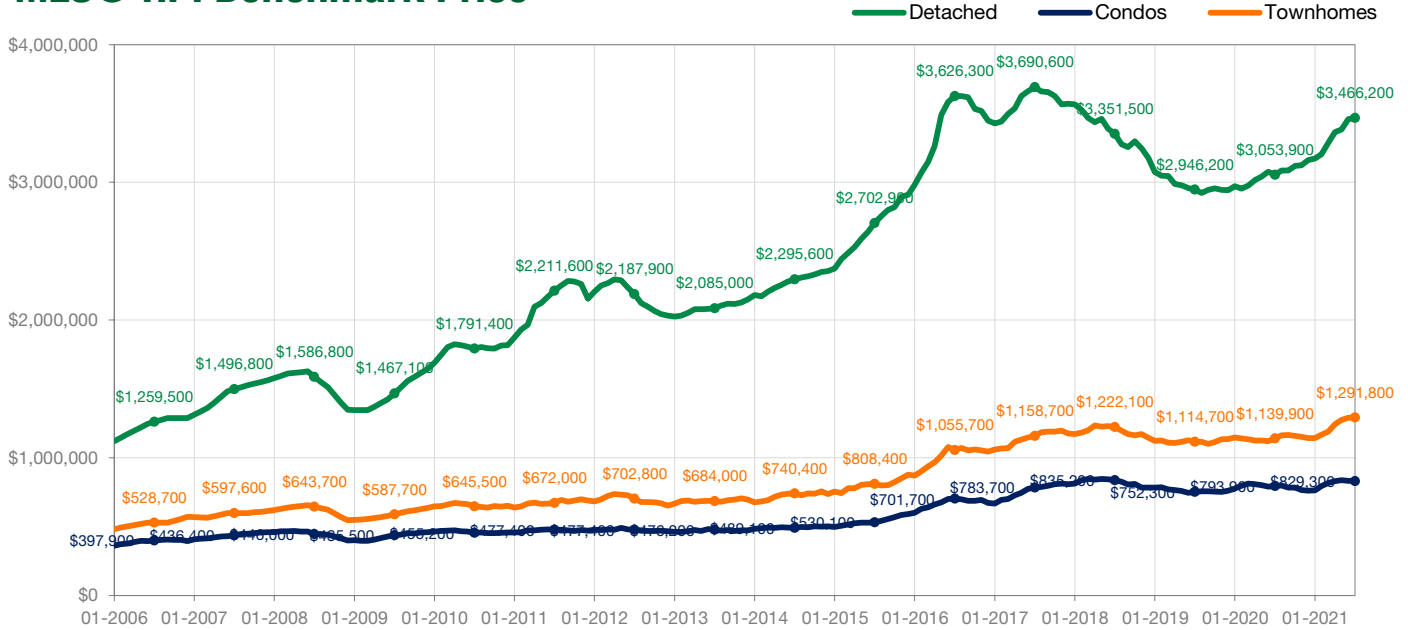
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	0	1	\$0	--
\$100,000 to \$199,999	0	0	0	Cambie	2	20	\$1,350,000	+ 19.6%
\$200,000 to \$399,999	0	0	0	Coal Harbour	0	6	\$1,849,700	+ 11.3%
\$400,000 to \$899,999	5	15	26	Downtown VW	1	13	\$1,296,800	+ 11.5%
\$900,000 to \$1,499,999	26	66	13	Dunbar	1	5	\$0	--
\$1,500,000 to \$1,999,999	10	73	24	Fairview VW	8	14	\$1,127,200	+ 8.5%
\$2,000,000 to \$2,999,999	4	42	34	False Creek	2	7	\$1,024,400	+ 11.1%
\$3,000,000 and \$3,999,999	1	14	120	Kerrisdale	1	4	\$1,647,500	+ 16.3%
\$4,000,000 to \$4,999,999	0	2	0	Kitsilano	11	24	\$1,247,700	+ 17.6%
\$5,000,000 and Above	0	5	0	MacKenzie Heights	0	1	\$0	--
<b>TOTAL</b>	<b>46</b>	<b>217</b>	<b>21</b>	Marpole	3	24	\$1,252,400	+ 16.7%
				Mount Pleasant VW	5	4	\$1,255,900	+ 6.9%
				Oakridge VW	2	7	\$1,697,500	+ 17.8%
				Point Grey	1	2	\$1,155,600	+ 12.8%
				Quilchena	1	2	\$1,602,000	+ 12.5%
				S.W. Marine	0	2	\$0	--
				Shaughnessy	0	3	\$1,969,500	+ 10.4%
				South Cambie	1	7	\$1,818,700	+ 10.0%
				South Granville	0	17	\$1,717,700	+ 12.4%
				Southlands	0	0	\$0	--
				University VW	3	26	\$1,792,200	+ 16.7%
				West End VW	1	5	\$1,417,600	+ 14.5%
				Yaletown	3	23	\$1,796,300	+ 11.4%
				<b>TOTAL*</b>	<b>46</b>	<b>217</b>	<b>\$1,291,800</b>	<b>+ 13.3%</b>



# Vancouver - West

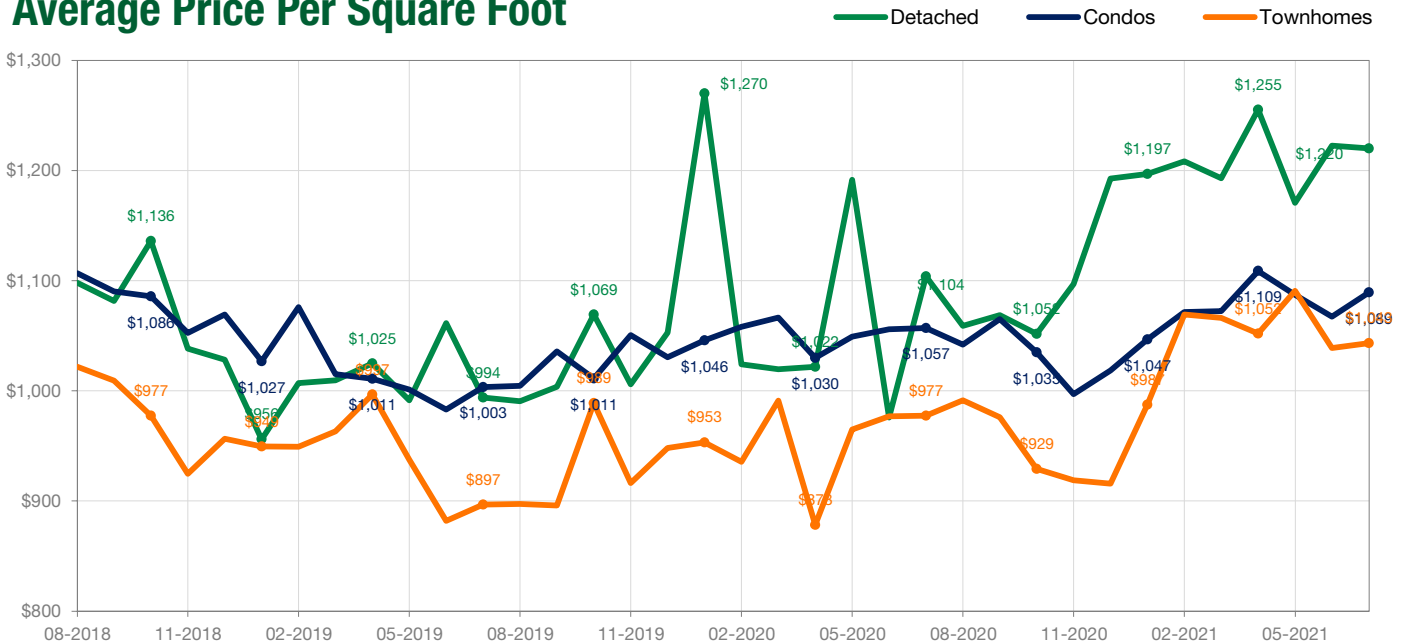
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# Vancouver - East

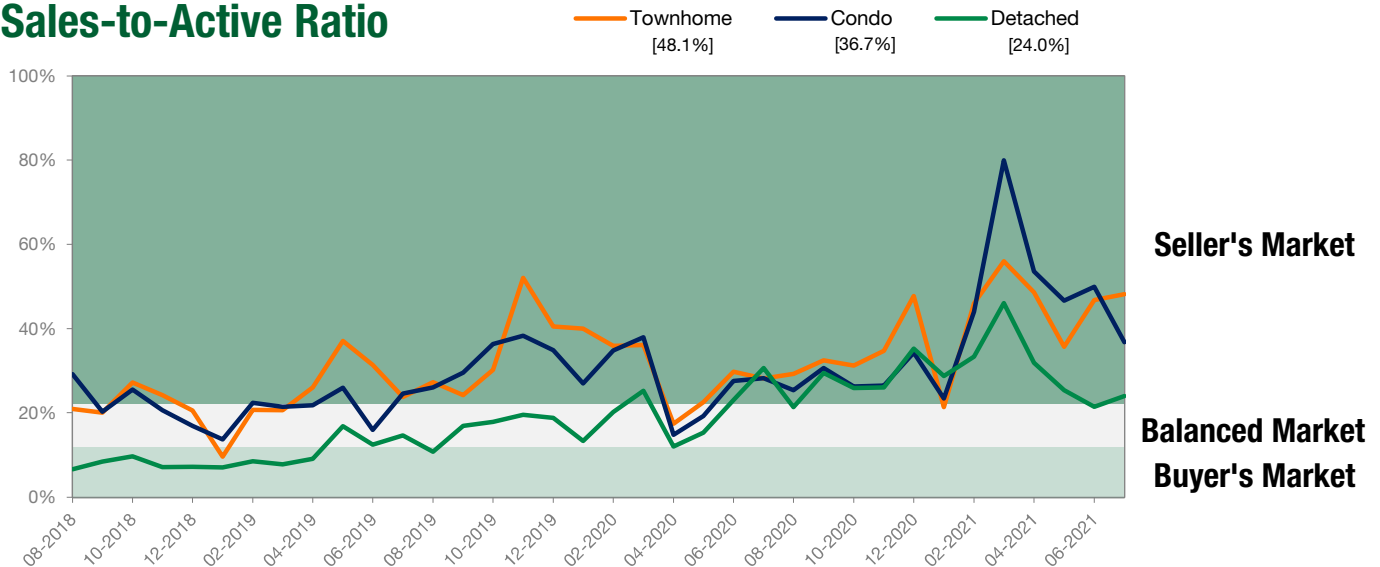
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	601	460	+ 30.7%	724	456	+ 58.8%
Sales	144	141	+ 2.1%	155	105	+ 47.6%
Days on Market Average	33	18	+ 83.3%	21	26	- 19.2%
MLS® HPI Benchmark Price	\$1,692,500	\$1,487,300	+ 13.8%	\$1,696,500	\$1,459,100	+ 16.3%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	430	553	- 22.2%	443	472	- 6.1%
Sales	158	156	+ 1.3%	221	130	+ 70.0%
Days on Market Average	21	26	- 19.2%	17	26	- 34.6%
MLS® HPI Benchmark Price	\$632,300	\$590,300	+ 7.1%	\$636,900	\$588,400	+ 8.2%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	81	103	- 21.4%	107	84	+ 27.4%
Sales	39	29	+ 34.5%	50	25	+ 100.0%
Days on Market Average	35	20	+ 75.0%	15	18	- 16.7%
MLS® HPI Benchmark Price	\$994,900	\$888,000	+ 12.0%	\$1,013,100	\$888,600	+ 14.0%

## Sales-to-Active Ratio

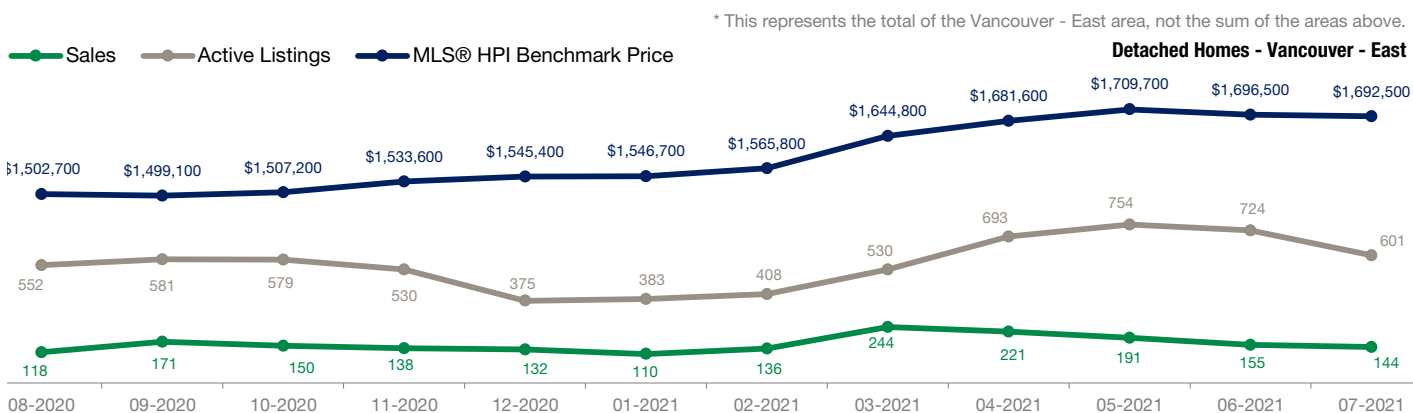


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# Vancouver - East

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Champlain Heights	1	0	\$0	--
\$100,000 to \$199,999	0	0	0	Collingwood VE	14	116	\$1,553,600	+ 8.1%
\$200,000 to \$399,999	0	0	0	Downtown VE	0	0	\$0	--
\$400,000 to \$899,999	0	1	0	Fraser VE	11	30	\$1,750,900	+ 18.8%
\$900,000 to \$1,499,999	33	63	35	Fraserview VE	6	35	\$2,055,100	+ 12.2%
\$1,500,000 to \$1,999,999	75	213	30	Grandview Woodland	6	56	\$1,787,500	+ 9.6%
\$2,000,000 to \$2,999,999	35	244	37	Hastings	1	13	\$1,470,100	+ 4.1%
\$3,000,000 and \$3,999,999	1	63	19	Hastings Sunrise	9	11	\$1,663,500	+ 21.1%
\$4,000,000 to \$4,999,999	0	9	0	Killarney VE	22	51	\$1,768,000	+ 11.5%
\$5,000,000 and Above	0	8	0	Knight	11	42	\$1,572,100	+ 10.0%
<b>TOTAL</b>	<b>144</b>	<b>601</b>	<b>33</b>	Main	7	21	\$1,928,300	+ 20.6%
				Mount Pleasant VE	2	8	\$1,676,300	+ 3.0%
				Renfrew Heights	11	52	\$1,616,700	+ 15.7%
				Renfrew VE	13	58	\$1,565,800	+ 20.1%
				South Marine	1	2	\$1,377,600	+ 11.7%
				South Vancouver	21	62	\$1,692,600	+ 12.9%
				Strathcona	1	5	\$1,551,800	+ 2.2%
				Victoria VE	7	39	\$1,531,000	+ 9.9%
				<b>TOTAL*</b>	<b>144</b>	<b>601</b>	<b>\$1,692,500</b>	<b>+ 13.8%</b>



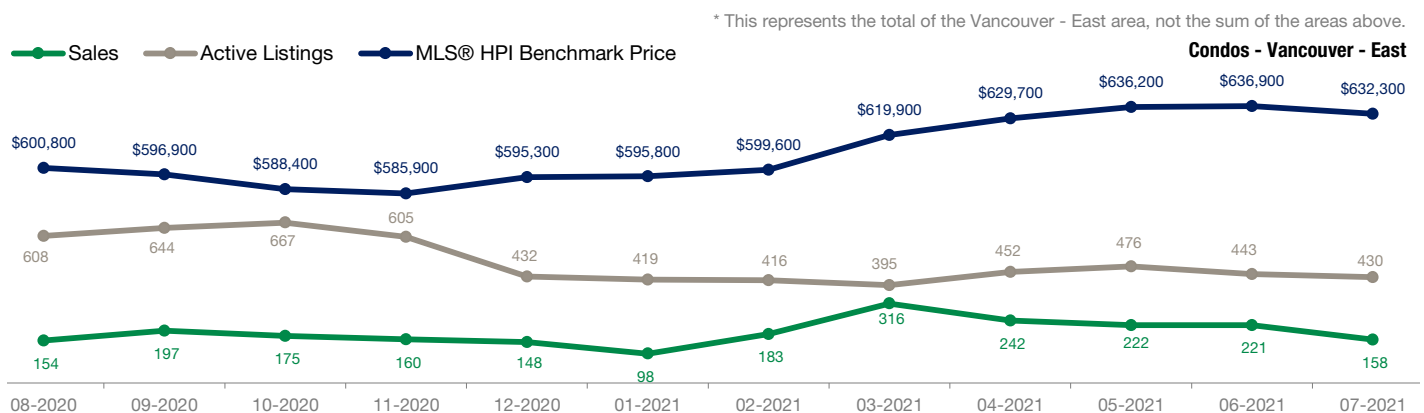
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# Vancouver - East

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Champlain Heights	1	0	\$785,700	+ 7.0%
\$100,000 to \$199,999	0	0	0	Collingwood VE	27	83	\$529,300	+ 4.7%
\$200,000 to \$399,999	5	11	22	Downtown VE	13	35	\$681,900	+ 2.9%
\$400,000 to \$899,999	135	313	21	Fraser VE	4	16	\$724,300	+ 5.9%
\$900,000 to \$1,499,999	16	83	16	Fraserview VE	0	2	\$0	--
\$1,500,000 to \$1,999,999	2	12	44	Grandview Woodland	10	13	\$587,300	+ 6.1%
\$2,000,000 to \$2,999,999	0	6	0	Hastings	12	19	\$561,200	+ 9.2%
\$3,000,000 and \$3,999,999	0	2	0	Hastings Sunrise	0	2	\$516,300	+ 4.9%
\$4,000,000 to \$4,999,999	0	2	0	Killarney VE	2	13	\$588,800	+ 12.0%
\$5,000,000 and Above	0	1	0	Knight	4	7	\$786,000	+ 0.7%
<b>TOTAL</b>	<b>158</b>	<b>430</b>	<b>21</b>	Main	3	5	\$892,600	+ 1.3%
				Mount Pleasant VE	38	97	\$624,000	+ 12.4%
				Renfrew Heights	1	8	\$433,500	+ 4.4%
				Renfrew VE	2	10	\$610,100	+ 0.6%
				South Marine	26	69	\$704,900	+ 8.3%
				South Vancouver	2	12	\$614,400	+ 7.2%
				Strathcona	5	19	\$688,100	+ 8.2%
				Victoria VE	8	20	\$694,800	+ 6.3%
				<b>TOTAL*</b>	<b>158</b>	<b>430</b>	<b>\$632,300</b>	<b>+ 7.1%</b>

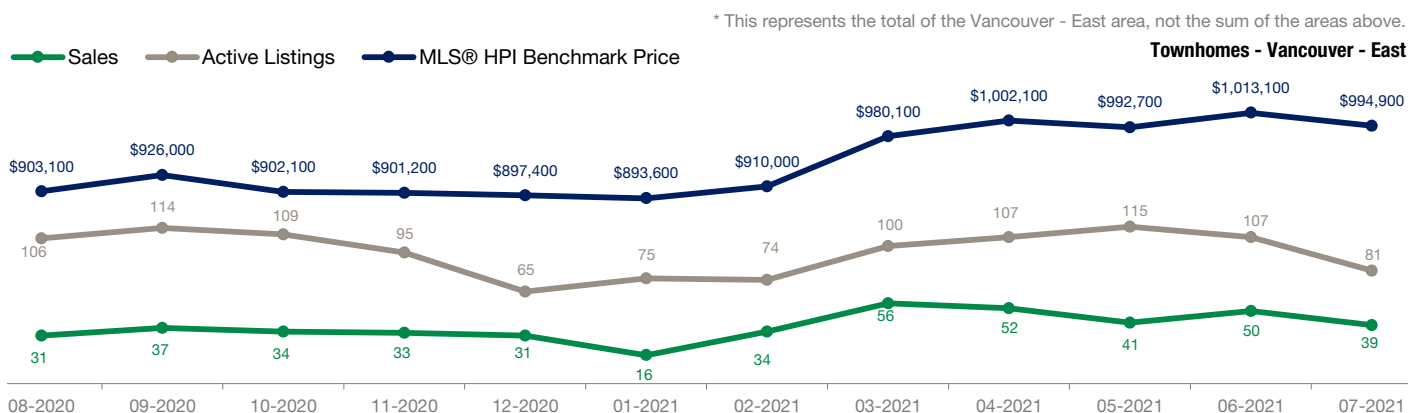


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# Vancouver - East

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Champlain Heights	3	10	\$875,600	+ 11.2%
\$100,000 to \$199,999	0	0	0	Collingwood VE	10	23	\$904,700	+ 12.4%
\$200,000 to \$399,999	0	0	0	Downtown VE	0	1	\$0	--
\$400,000 to \$899,999	16	23	41	Fraser VE	2	3	\$1,237,500	+ 17.3%
\$900,000 to \$1,499,999	22	53	29	Fraserview VE	1	1	\$0	--
\$1,500,000 to \$1,999,999	0	5	0	Grandview Woodland	3	10	\$1,162,100	+ 11.7%
\$2,000,000 to \$2,999,999	1	0	83	Hastings	0	1	\$1,030,400	+ 14.6%
\$3,000,000 and \$3,999,999	0	0	0	Hastings Sunrise	1	2	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Killarney VE	3	7	\$729,100	+ 14.6%
\$5,000,000 and Above	0	0	0	Knight	1	3	\$1,196,800	+ 14.9%
<b>TOTAL</b>	<b>39</b>	<b>81</b>	<b>35</b>	Main	0	0	\$1,076,200	+ 13.6%
				Mount Pleasant VE	9	7	\$1,158,300	+ 10.5%
				Renfrew Heights	0	0	\$0	--
				Renfrew VE	0	1	\$952,300	+ 15.9%
				South Marine	6	7	\$937,000	+ 12.9%
				South Vancouver	0	2	\$0	--
				Strathcona	0	2	\$1,052,300	+ 9.5%
				Victoria VE	0	1	\$1,112,600	+ 9.5%
				<b>TOTAL*</b>	<b>39</b>	<b>81</b>	<b>\$994,900</b>	<b>+ 12.0%</b>

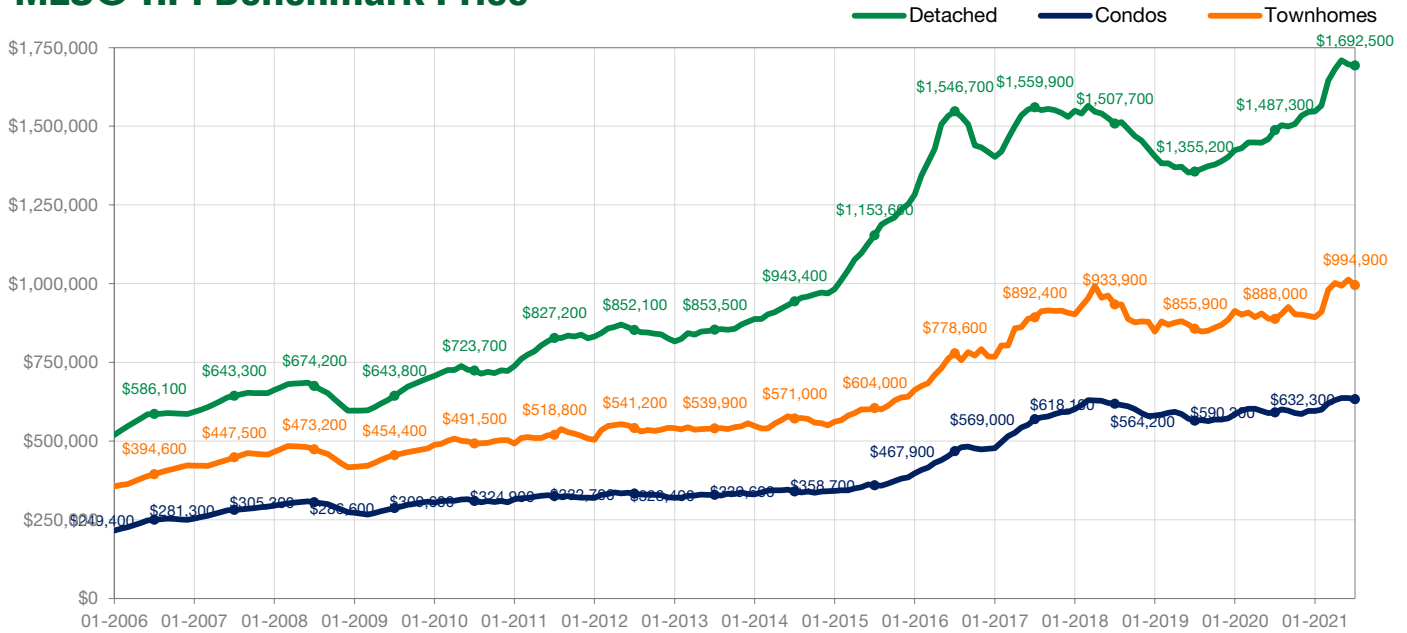


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# Vancouver - East

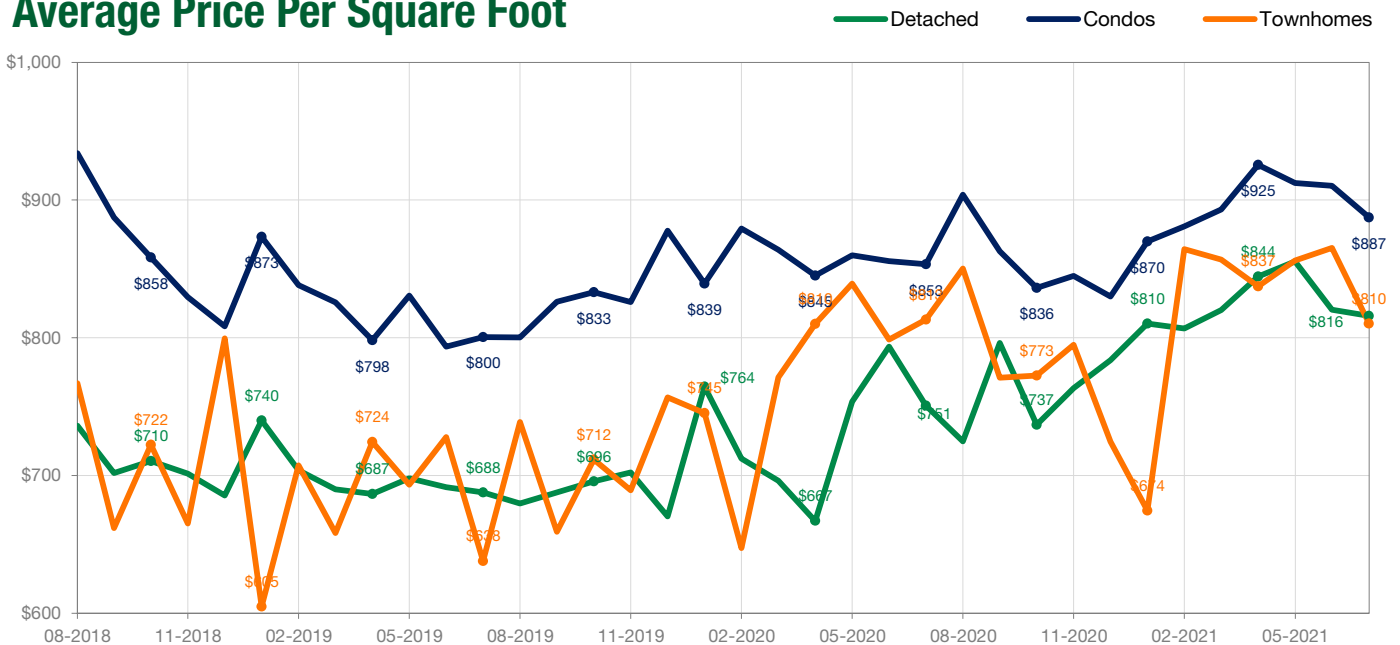
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# North Vancouver

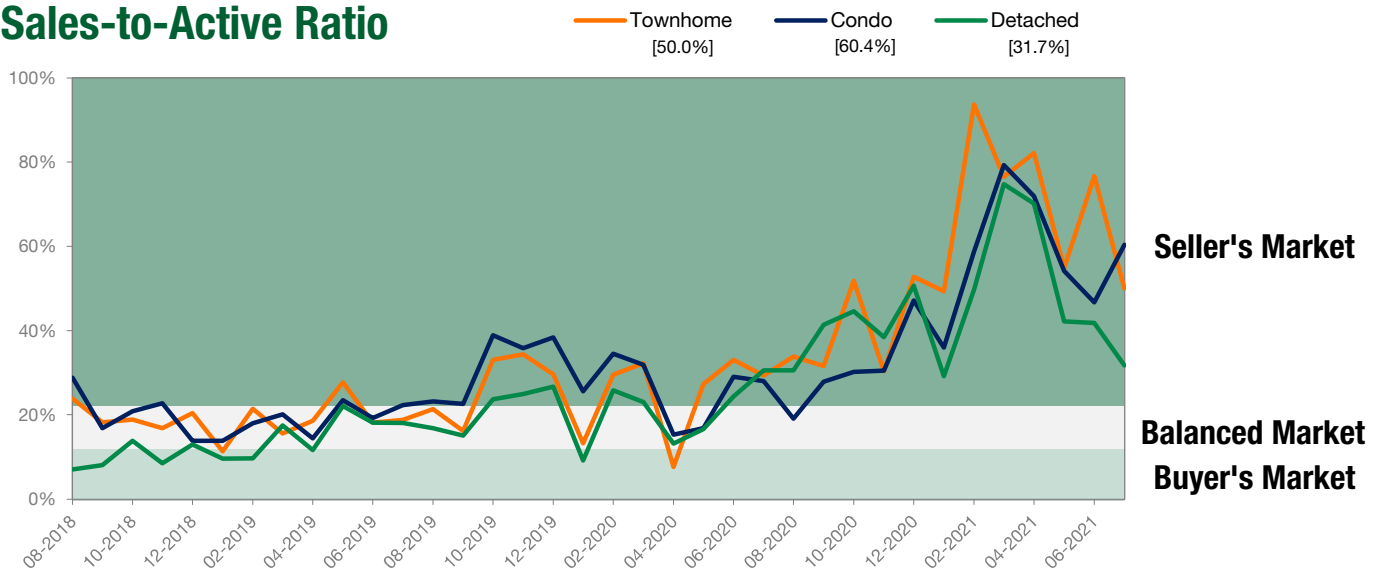
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	227	331	- 31.4%	287	345	- 16.8%
Sales	72	101	- 28.7%	120	84	+ 42.9%
Days on Market Average	19	35	- 45.7%	13	27	- 51.9%
MLS® HPI Benchmark Price	\$1,896,300	\$1,600,300	+ 18.5%	\$1,914,100	\$1,563,500	+ 22.4%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	227	429	- 47.1%	289	379	- 23.7%
Sales	137	120	+ 14.2%	135	110	+ 22.7%
Days on Market Average	17	23	- 26.1%	17	27	- 37.0%
MLS® HPI Benchmark Price	\$654,800	\$595,000	+ 10.1%	\$657,500	\$587,200	+ 12.0%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	62	140	- 55.7%	77	118	- 34.7%
Sales	31	41	- 24.4%	59	39	+ 51.3%
Days on Market Average	19	14	+ 35.7%	15	17	- 11.8%
MLS® HPI Benchmark Price	\$1,125,500	\$985,600	+ 14.2%	\$1,116,200	\$982,800	+ 13.6%

## Sales-to-Active Ratio



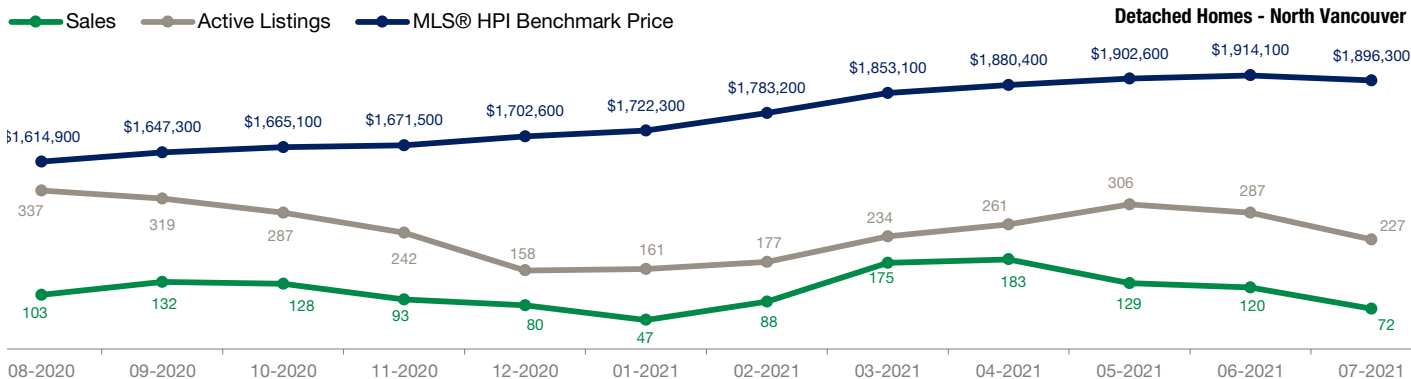
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# North Vancouver

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Blueridge NV	3	2	\$1,967,600	+ 22.1%
\$100,000 to \$199,999	0	1	0	Boulevard	2	5	\$2,069,100	+ 17.4%
\$200,000 to \$399,999	0	0	0	Braemar	0	2	\$0	--
\$400,000 to \$899,999	0	7	0	Calverhall	1	5	\$1,607,600	+ 15.9%
\$900,000 to \$1,499,999	6	20	15	Canyon Heights NV	5	27	\$2,099,800	+ 15.2%
\$1,500,000 to \$1,999,999	35	71	18	Capilano NV	3	2	\$2,014,700	+ 23.5%
\$2,000,000 to \$2,999,999	21	76	16	Central Lonsdale	6	27	\$1,647,400	+ 17.3%
\$3,000,000 and \$3,999,999	6	36	23	Deep Cove	1	5	\$1,803,700	+ 23.7%
\$4,000,000 to \$4,999,999	3	8	36	Delbrook	0	5	\$2,108,700	+ 24.1%
\$5,000,000 and Above	1	8	49	Dollarton	3	5	\$2,011,200	+ 19.7%
<b>TOTAL</b>	<b>72</b>	<b>227</b>	<b>19</b>	Edgemont	6	16	\$2,336,100	+ 16.6%
				Forest Hills NV	3	8	\$2,166,100	+ 16.6%
				Grouse Woods	1	0	\$2,067,300	+ 19.9%
				Harbourside	0	0	\$0	--
				Indian Arm	0	4	\$0	--
				Indian River	0	0	\$1,743,500	+ 20.6%
				Lower Lonsdale	3	10	\$1,685,600	+ 16.6%
				Lynn Valley	7	22	\$1,741,500	+ 19.9%
				Lynnmour	0	4	\$0	--
				Mosquito Creek	2	2	\$0	--
				Norgate	1	2	\$1,636,200	+ 11.2%
				Northlands	1	1	\$0	--
				Pemberton Heights	4	3	\$2,152,200	+ 16.2%
				Pemberton NV	1	6	\$1,432,500	+ 13.4%
				Princess Park	2	2	\$2,026,800	+ 19.1%
				Queensbury	0	3	\$1,588,400	+ 12.8%
				Roche Point	2	2	\$1,690,400	+ 21.2%
				Seymour NV	1	6	\$1,826,200	+ 25.2%
				Tempe	1	2	\$2,056,000	+ 23.7%
				Upper Delbrook	0	12	\$2,135,100	+ 16.2%
				Upper Lonsdale	8	26	\$1,907,800	+ 17.5%
				Westlynn	2	6	\$1,586,600	+ 19.7%
				Westlynn Terrace	2	1	\$0	--
				Windsor Park NV	1	2	\$1,606,900	+ 22.6%
				Woodlands-Sunshine-Cascade	0	2	\$0	--
				<b>TOTAL*</b>	<b>72</b>	<b>227</b>	<b>\$1,896,300</b>	<b>+ 18.5%</b>

\* This represents the total of the North Vancouver area, not the sum of the areas above.

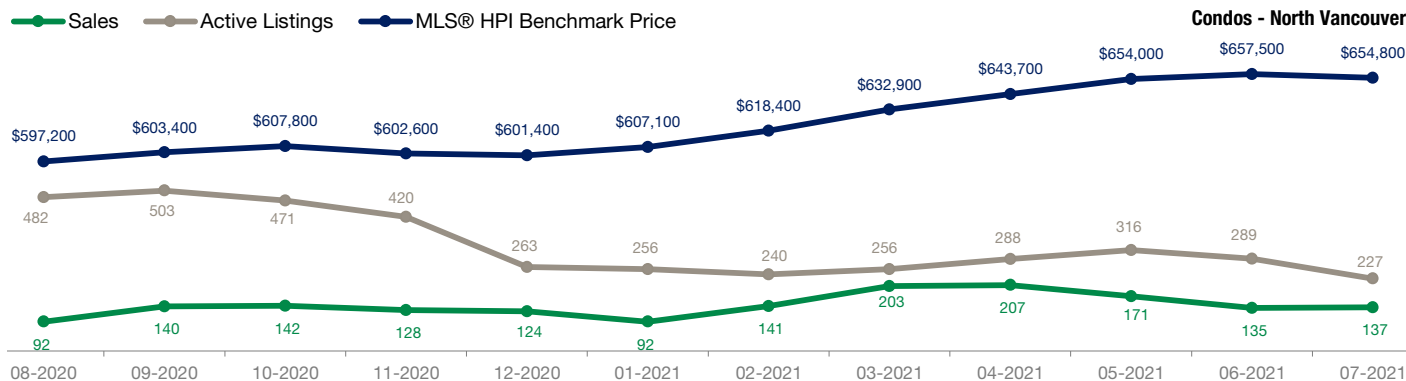


# North Vancouver

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Blueridge NV	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Boulevard	0	0	\$0	--
\$200,000 to \$399,999	5	5	42	Braemar	0	0	\$0	--
\$400,000 to \$899,999	107	146	16	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	24	47	18	Canyon Heights NV	0	0	\$0	--
\$1,500,000 to \$1,999,999	1	11	4	Capilano NV	2	6	\$1,077,600	+ 5.5%
\$2,000,000 to \$2,999,999	0	9	0	Central Lonsdale	31	46	\$712,600	+ 8.8%
\$3,000,000 and \$3,999,999	0	5	0	Deep Cove	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	2	0	Delbrook	0	0	\$0	--
\$5,000,000 and Above	0	2	0	Dollarton	0	0	\$0	--
<b>TOTAL</b>	<b>137</b>	<b>227</b>	<b>17</b>	Edgemont	1	2	\$1,261,300	+ 22.8%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	0	\$0	--
				Harbourside	5	1	\$712,900	+ 17.8%
				Indian Arm	0	0	\$0	--
				Indian River	0	0	\$780,900	+ 9.2%
				Lower Lonsdale	41	68	\$581,900	+ 4.2%
				Lynn Valley	15	21	\$740,000	+ 13.9%
				Lynnmour	12	23	\$699,300	+ 13.7%
				Mosquito Creek	1	13	\$746,300	--
				Norgate	2	6	\$699,800	+ 20.9%
				Northlands	2	1	\$884,400	+ 6.8%
				Pemberton Heights	0	2	\$0	--
				Pemberton NV	4	28	\$501,300	+ 21.1%
				Princess Park	0	0	\$0	--
				Queensbury	2	0	\$0	--
				Roche Point	14	3	\$646,200	+ 12.1%
				Seymour NV	1	0	\$0	--
				Tempe	0	0	\$0	--
				Upper Delbrook	1	0	\$0	--
				Upper Lonsdale	3	7	\$742,000	+ 16.2%
				Westlynn	0	0	\$0	--
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	0	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				<b>TOTAL*</b>	<b>137</b>	<b>227</b>	<b>\$654,800</b>	<b>+ 10.1%</b>

\* This represents the total of the North Vancouver area, not the sum of the areas above.

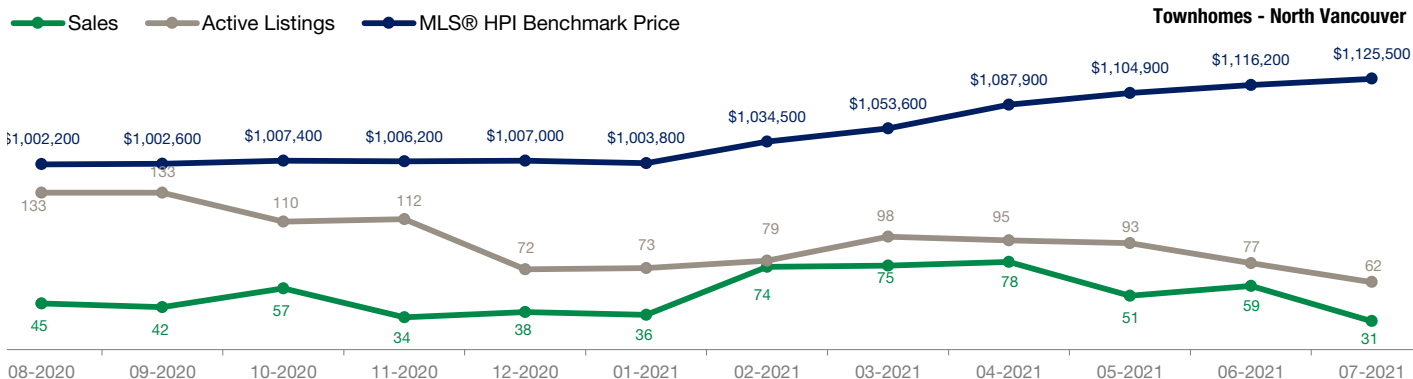


# North Vancouver

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Blueridge NV	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Boulevard	0	0	\$0	--
\$200,000 to \$399,999	0	0	0	Braemar	0	0	\$0	--
\$400,000 to \$899,999	2	5	31	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	18	40	14	Canyon Heights NV	0	2	\$0	--
\$1,500,000 to \$1,999,999	10	16	26	Capilano NV	2	0	\$0	--
\$2,000,000 to \$2,999,999	1	1	2	Central Lonsdale	6	4	\$1,213,000	+ 14.8%
\$3,000,000 and \$3,999,999	0	0	0	Deep Cove	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Delbrook	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Dollarton	0	0	\$0	--
<b>TOTAL</b>	<b>31</b>	<b>62</b>	<b>19</b>	Edgemont	1	6	\$1,687,200	+ 12.0%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	0	\$0	--
				Harbourside	0	0	\$0	--
				Indian Arm	0	0	\$0	--
				Indian River	2	0	\$1,198,300	+ 13.4%
				Lower Lonsdale	8	17	\$1,196,600	+ 12.3%
				Lynn Valley	1	3	\$1,028,000	+ 15.2%
				Lynnmour	0	6	\$914,800	+ 11.2%
				Mosquito Creek	2	2	\$1,055,700	--
				Norgate	1	0	\$0	--
				Northlands	2	2	\$1,340,800	+ 11.6%
				Pemberton Heights	0	0	\$0	--
				Pemberton NV	1	9	\$1,168,000	+ 17.0%
				Princess Park	0	0	\$0	--
				Queensbury	0	3	\$0	--
				Roche Point	2	3	\$1,103,300	+ 13.8%
				Seymour NV	1	1	\$1,197,300	+ 12.5%
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	0	3	\$801,100	+ 15.8%
				Westlynn	2	1	\$914,200	+ 12.4%
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	0	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				<b>TOTAL*</b>	<b>31</b>	<b>62</b>	<b>\$1,125,500</b>	<b>+ 14.2%</b>

\* This represents the total of the North Vancouver area, not the sum of the areas above.

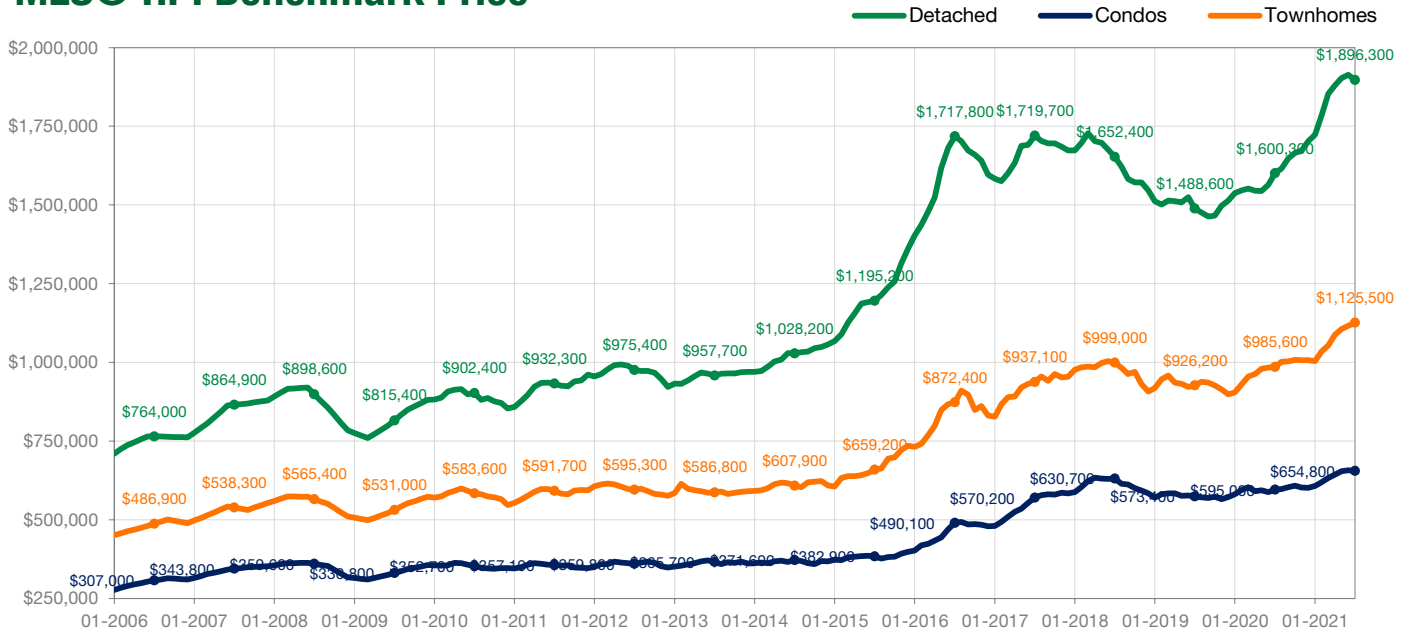


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# North Vancouver

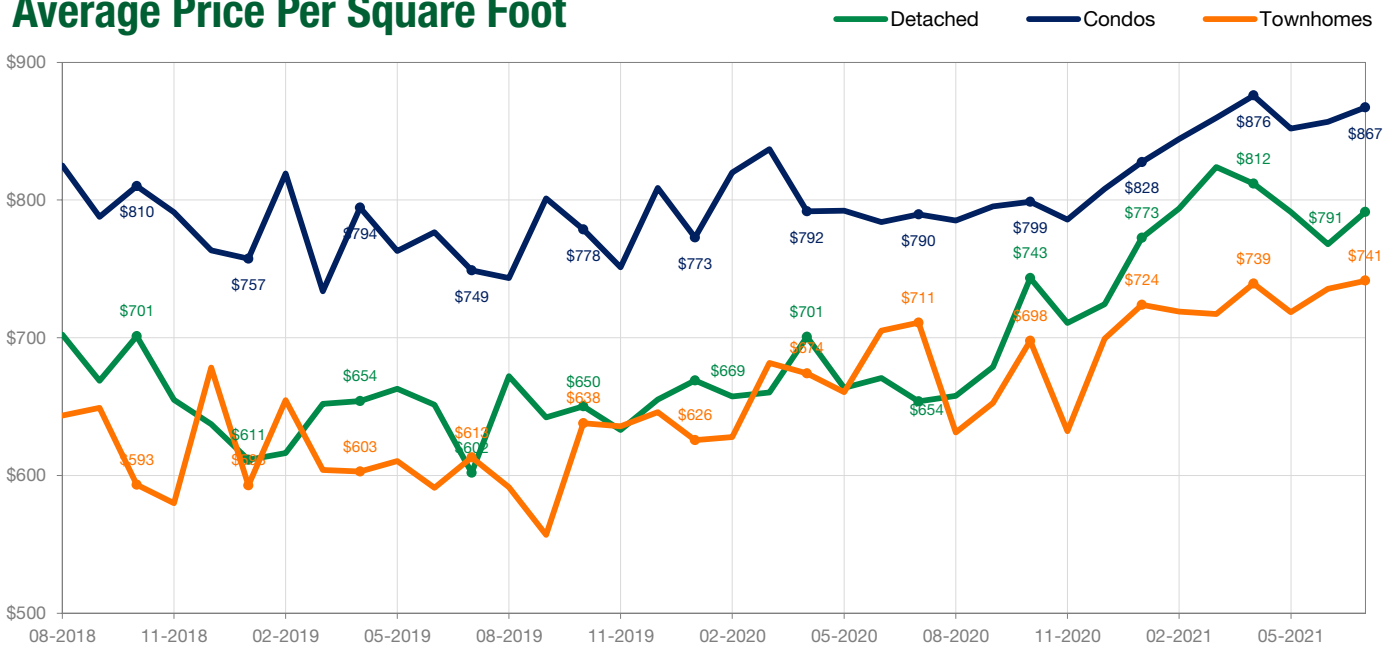
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.



# West Vancouver

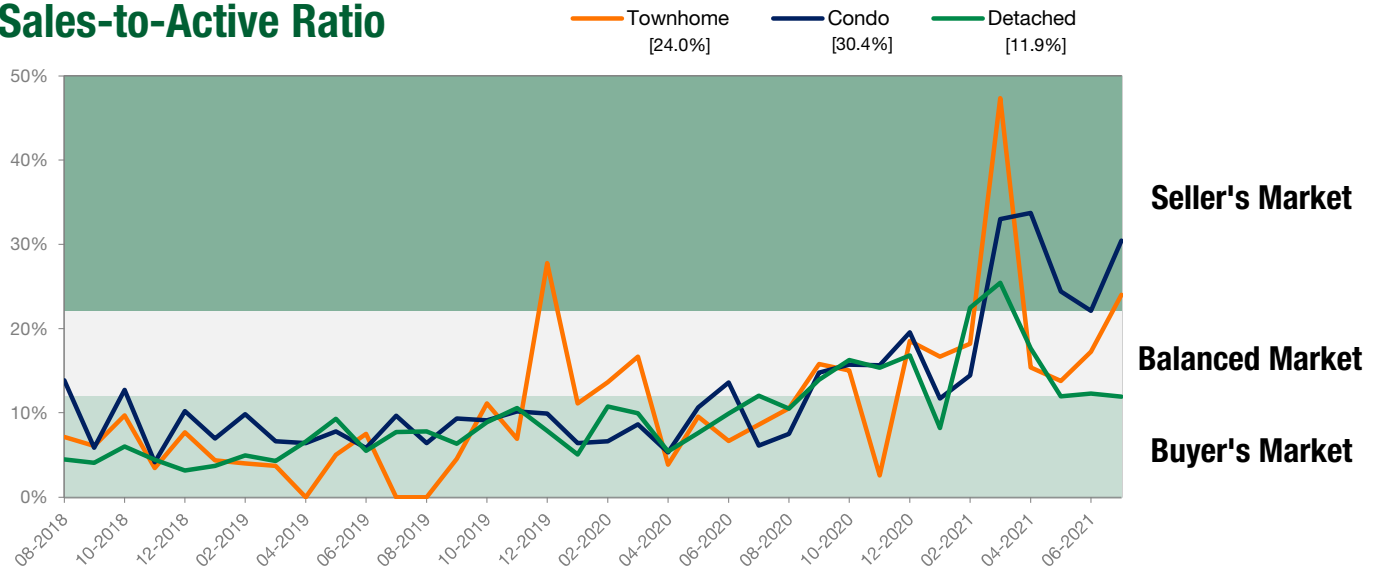
## July 2021

Detached Properties	July			June		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	454	449	+ 1.1%	489	435	+ 12.4%
Sales	54	54	0.0%	60	43	+ 39.5%
Days on Market Average	35	45	- 22.2%	37	66	- 43.9%
MLS® HPI Benchmark Price	\$3,121,800	\$2,661,000	+ 17.3%	\$3,152,500	\$2,594,200	+ 21.5%

Condos	July			June		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	69	147	- 53.1%	86	125	- 31.2%
Sales	21	9	+ 133.3%	19	17	+ 11.8%
Days on Market Average	49	50	- 2.0%	22	48	- 54.2%
MLS® HPI Benchmark Price	\$1,142,300	\$997,100	+ 14.6%	\$1,135,400	\$981,900	+ 15.6%

Townhomes	July			June		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	25	35	- 28.6%	29	30	- 3.3%
Sales	6	3	+ 100.0%	5	2	+ 150.0%
Days on Market Average	40	46	- 13.0%	44	27	+ 63.0%
MLS® HPI Benchmark Price	\$0	\$0	--	\$0	\$0	--

## Sales-to-Active Ratio



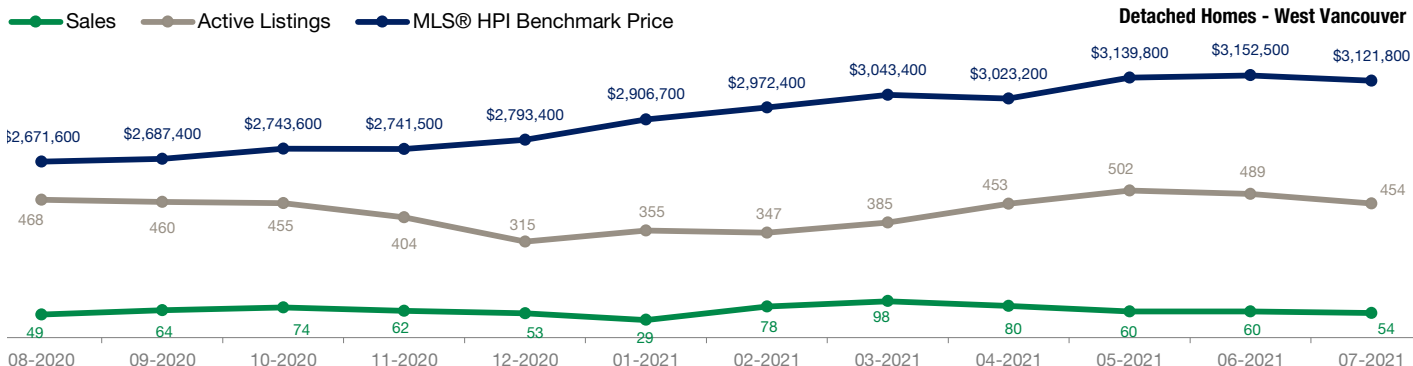
Current as of August 03, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

# West Vancouver

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Altamont	0	19	\$3,577,600	+ 7.0%
\$100,000 to \$199,999	0	0	0	Ambleside	3	54	\$2,473,000	+ 16.4%
\$200,000 to \$399,999	1	0	14	Bayridge	0	14	\$2,931,000	+ 23.7%
\$400,000 to \$899,999	0	2	0	British Properties	6	77	\$3,228,400	+ 12.9%
\$900,000 to \$1,499,999	1	7	5	Canterbury WV	1	8	\$0	--
\$1,500,000 to \$1,999,999	4	12	8	Caulfeild	5	27	\$2,955,400	+ 21.5%
\$2,000,000 to \$2,999,999	24	121	24	Cedardale	0	7	\$2,298,400	+ 16.8%
\$3,000,000 and \$3,999,999	9	78	45	Chartwell	1	31	\$4,339,300	+ 16.6%
\$4,000,000 to \$4,999,999	6	68	31	Chelsea Park	0	3	\$0	--
\$5,000,000 and Above	9	166	76	Cypress	1	7	\$3,143,500	+ 19.9%
<b>TOTAL</b>	<b>54</b>	<b>454</b>	<b>35</b>	Cypress Park Estates	3	13	\$3,048,700	+ 13.2%
				Deer Ridge WV	0	0	\$0	--
				Dundarave	4	24	\$3,260,500	+ 15.2%
				Eagle Harbour	3	10	\$2,292,200	+ 19.8%
				Eagleridge	1	2	\$0	--
				Furry Creek	0	7	\$0	--
				Gleneagles	1	7	\$3,046,700	+ 23.4%
				Glenmore	4	24	\$2,715,100	+ 25.2%
				Horseshoe Bay WV	3	11	\$1,997,600	+ 19.5%
				Howe Sound	1	5	\$3,547,900	+ 11.0%
				Lions Bay	4	11	\$2,065,600	+ 26.5%
				Olde Caulfeild	1	6	\$0	--
				Panorama Village	0	0	\$0	--
				Park Royal	2	5	\$0	--
				Passage Island	0	0	\$0	--
				Queens	0	21	\$3,564,200	+ 18.4%
				Rockridge	1	3	\$0	--
				Sandy Cove	1	2	\$0	--
				Sentinel Hill	3	19	\$2,452,700	+ 14.8%
				Upper Caulfeild	0	3	\$3,224,300	+ 21.3%
				West Bay	2	10	\$4,231,500	+ 23.0%
				Westhill	1	12	\$4,240,100	+ 16.4%
				Westmount WV	2	7	\$3,924,700	+ 24.2%
				Whitby Estates	0	1	\$0	--
				Whytecliff	0	4	\$2,572,700	+ 23.7%
				<b>TOTAL*</b>	<b>54</b>	<b>454</b>	<b>\$3,121,800</b>	<b>+ 17.3%</b>

\* This represents the total of the West Vancouver area, not the sum of the areas above.

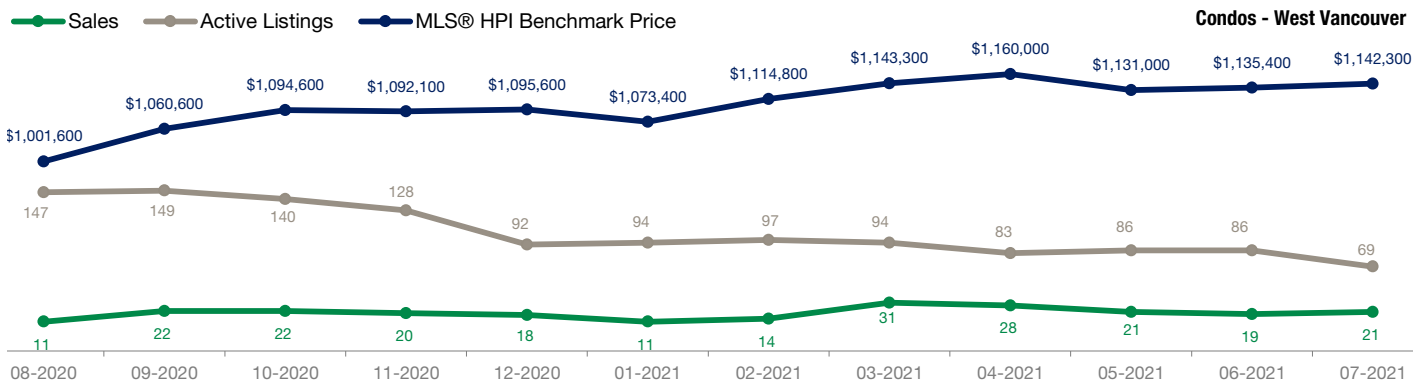


# West Vancouver

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Altamont	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Ambleside	10	22	\$797,700	+ 16.8%
\$200,000 to \$399,999	0	1	0	Bayridge	0	0	\$0	--
\$400,000 to \$899,999	9	19	20	British Properties	0	0	\$0	--
\$900,000 to \$1,499,999	6	20	91	Canterbury WV	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	11	25	Caulfeild	0	0	\$0	--
\$2,000,000 to \$2,999,999	2	4	30	Cedardale	1	3	\$0	--
\$3,000,000 and \$3,999,999	1	7	41	Chartwell	0	0	\$0	--
\$4,000,000 to \$4,999,999	1	3	148	Chelsea Park	0	0	\$0	--
\$5,000,000 and Above	0	4	0	Cypress	0	0	\$0	--
<b>TOTAL</b>	<b>21</b>	<b>69</b>	<b>49</b>	Cypress Park Estates	1	2	\$2,323,900	+ 0.2%
				Deer Ridge WV	0	1	\$0	--
				Dundarave	4	19	\$1,255,200	+ 12.6%
				Eagle Harbour	0	0	\$0	--
				Eagleridge	0	0	\$0	--
				Furry Creek	0	0	\$0	--
				Gleneagles	0	0	\$0	--
				Glenmore	0	0	\$0	--
				Horseshoe Bay WV	0	2	\$0	--
				Howe Sound	0	0	\$0	--
				Lions Bay	0	0	\$0	--
				Olde Caulfeild	0	0	\$0	--
				Panorama Village	2	2	\$1,323,700	+ 7.9%
				Park Royal	2	16	\$1,240,900	+ 19.5%
				Passage Island	0	0	\$0	--
				Queens	0	0	\$0	--
				Rockridge	0	0	\$0	--
				Sandy Cove	0	0	\$0	--
				Sentinel Hill	0	0	\$0	--
				Upper Caulfeild	0	0	\$0	--
				West Bay	0	0	\$0	--
				Westhill	0	0	\$0	--
				Westmount WV	0	0	\$0	--
				Whitby Estates	1	2	\$0	--
				Whytecliff	0	0	\$0	--
				<b>TOTAL*</b>	<b>21</b>	<b>69</b>	<b>\$1,142,300</b>	<b>+ 14.6%</b>

\* This represents the total of the West Vancouver area, not the sum of the areas above.

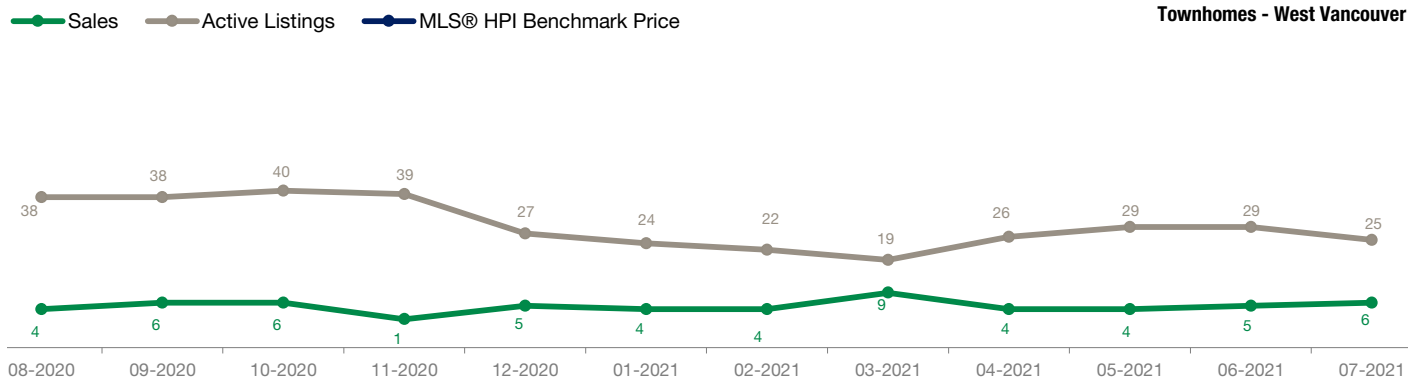


# West Vancouver

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Altamont	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Ambleside	0	3	\$0	--
\$200,000 to \$399,999	0	0	0	Bayridge	0	0	\$0	--
\$400,000 to \$899,999	2	0	41	British Properties	0	1	\$0	--
\$900,000 to \$1,499,999	1	7	5	Canterbury WV	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	5	0	Caulfeild	0	0	\$0	--
\$2,000,000 to \$2,999,999	3	5	52	Cedardale	3	1	\$0	--
\$3,000,000 and \$3,999,999	0	6	0	Chartwell	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Chelsea Park	0	1	\$0	--
\$5,000,000 and Above	0	2	0	Cypress	0	0	\$0	--
<b>TOTAL</b>	<b>6</b>	<b>25</b>	<b>40</b>	Cypress Park Estates	0	0	\$0	--
				Deer Ridge WV	0	0	\$0	--
				Dundarave	0	5	\$0	--
				Eagle Harbour	0	0	\$0	--
				Eagleridge	0	0	\$0	--
				Furry Creek	0	3	\$0	--
				Gleneagles	0	0	\$0	--
				Glenmore	0	0	\$0	--
				Horseshoe Bay WV	0	0	\$0	--
				Howe Sound	0	0	\$0	--
				Lions Bay	0	0	\$0	--
				Olde Caulfeild	0	0	\$0	--
				Panorama Village	1	4	\$0	--
				Park Royal	0	3	\$0	--
				Passage Island	0	0	\$0	--
				Queens	0	0	\$0	--
				Rockridge	0	0	\$0	--
				Sandy Cove	0	0	\$0	--
				Sentinel Hill	0	0	\$0	--
				Upper Caulfeild	1	0	\$0	--
				West Bay	0	0	\$0	--
				Westhill	0	0	\$0	--
				Westmount WV	0	0	\$0	--
				Whitby Estates	1	4	\$0	--
				Whytecliff	0	0	\$0	--
				<b>TOTAL*</b>	<b>6</b>	<b>25</b>	<b>\$0</b>	<b>--</b>

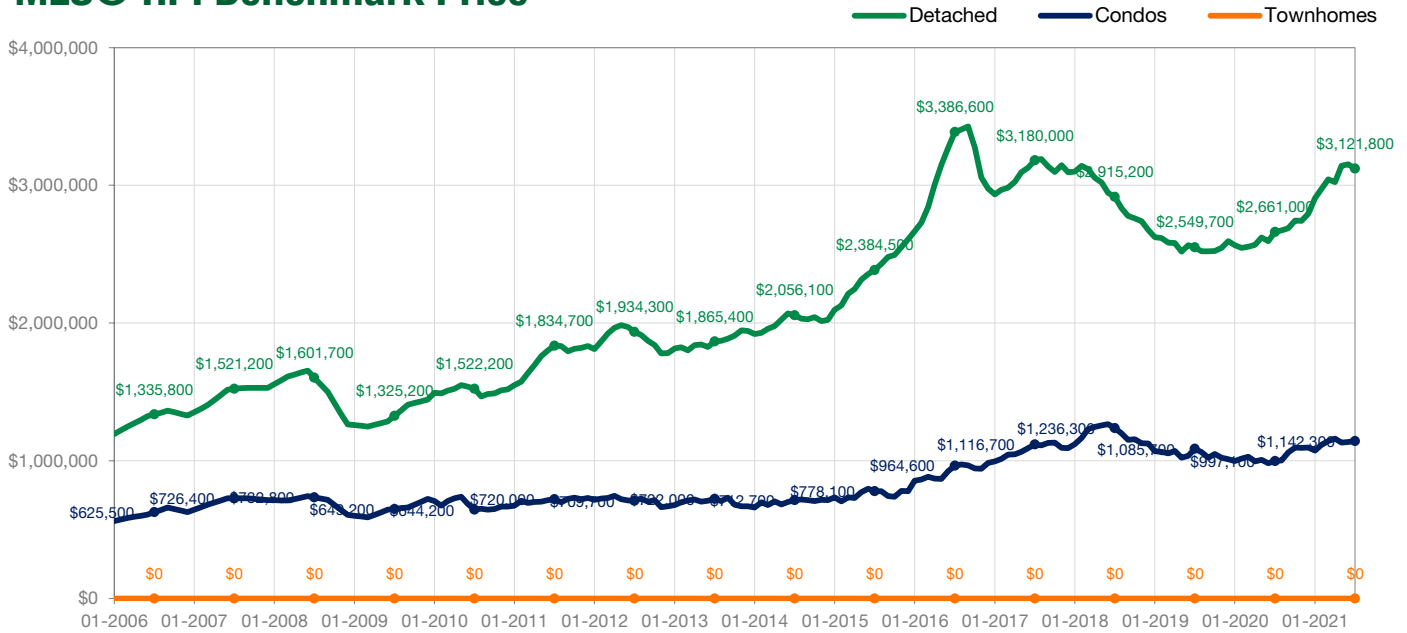
\* This represents the total of the West Vancouver area, not the sum of the areas above.



# West Vancouver

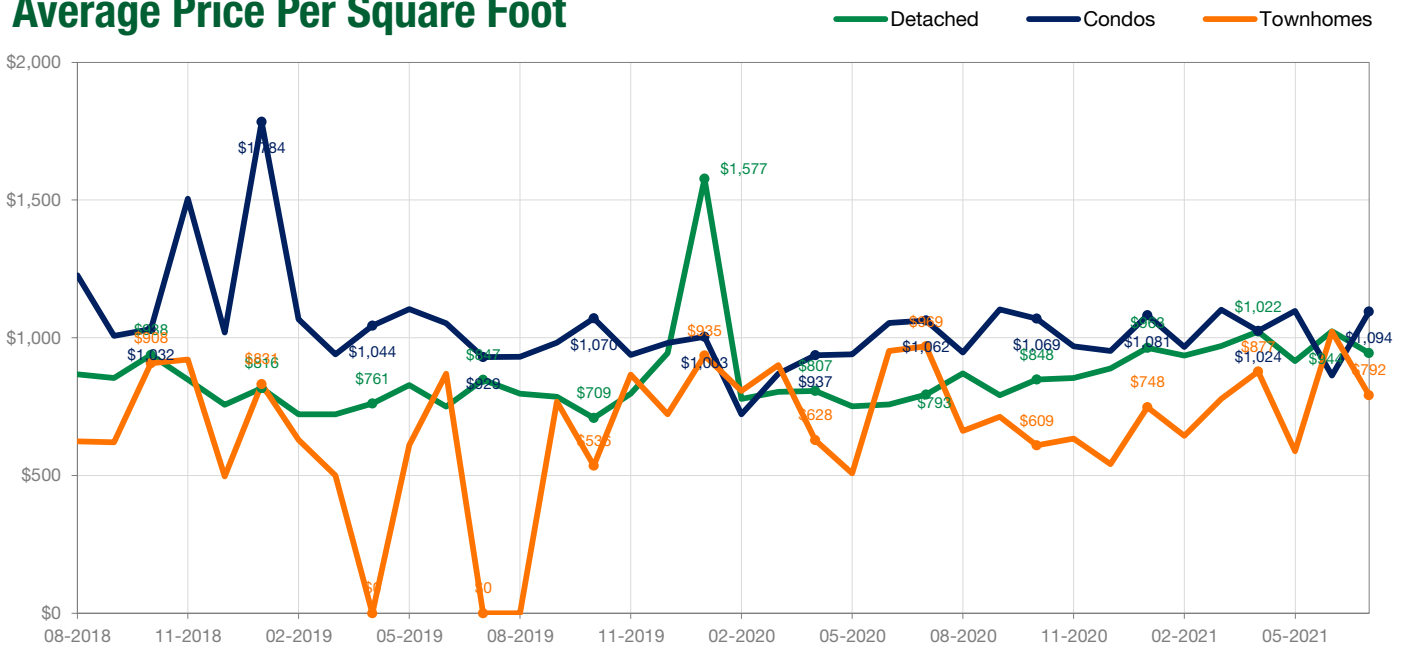
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# Burnaby North

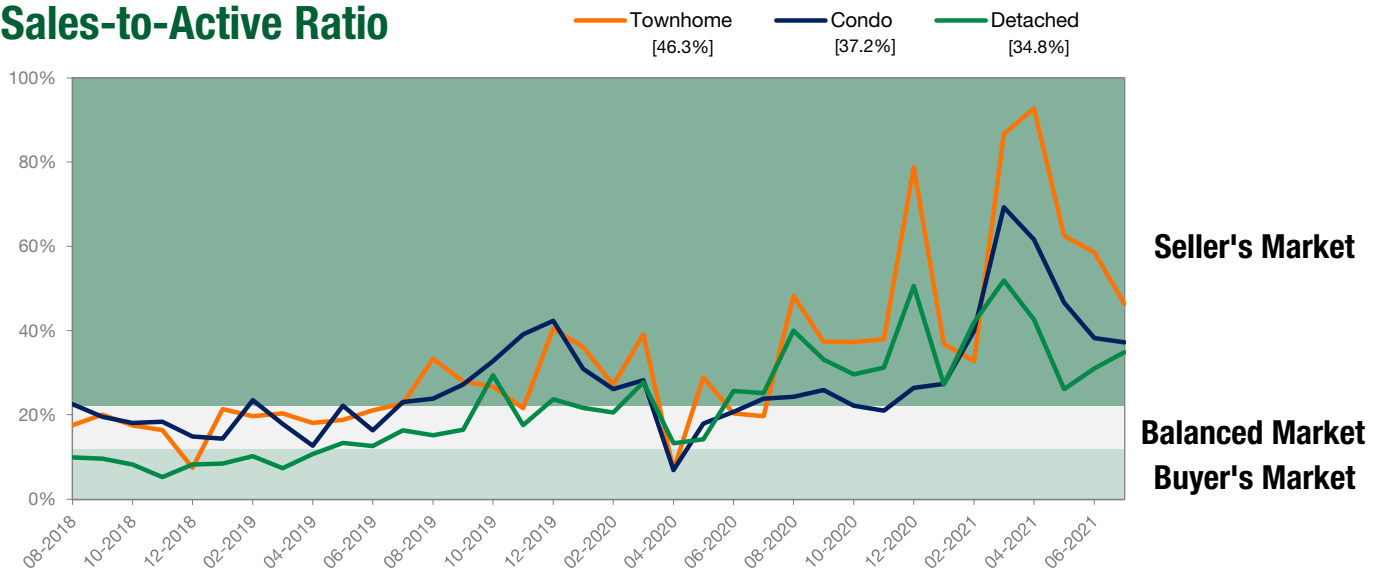
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	132	143	- 7.7%	171	121	+ 41.3%
Sales	46	36	+ 27.8%	53	31	+ 71.0%
Days on Market Average	39	28	+ 39.3%	23	24	- 4.2%
MLS® HPI Benchmark Price	\$1,746,800	\$1,477,900	+ 18.2%	\$1,727,100	\$1,488,200	+ 16.1%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	301	357	- 15.7%	293	305	- 3.9%
Sales	112	85	+ 31.8%	112	63	+ 77.8%
Days on Market Average	25	31	- 19.4%	20	39	- 48.7%
MLS® HPI Benchmark Price	\$716,600	\$663,200	+ 8.1%	\$719,100	\$658,900	+ 9.1%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	54	66	- 18.2%	58	59	- 1.7%
Sales	25	13	+ 92.3%	34	12	+ 183.3%
Days on Market Average	19	18	+ 5.6%	20	20	0.0%
MLS® HPI Benchmark Price	\$830,500	\$735,400	+ 12.9%	\$832,900	\$734,600	+ 13.4%

## Sales-to-Active Ratio

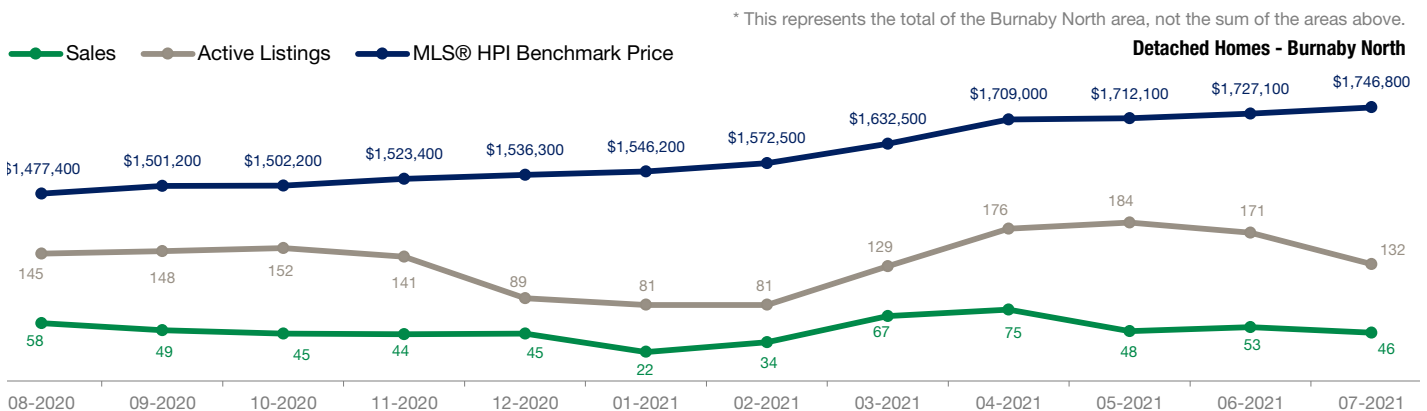


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# Burnaby North

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Brentwood Park	4	5	\$1,635,800	+ 11.7%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	11	17	\$1,730,200	+ 24.1%
\$200,000 to \$399,999	0	0	0	Cariboo	0	0	\$0	--
\$400,000 to \$899,999	0	0	0	Central BN	1	5	\$1,518,700	+ 16.8%
\$900,000 to \$1,499,999	9	8	42	Forest Hills BN	1	3	\$0	--
\$1,500,000 to \$1,999,999	22	63	24	Government Road	2	13	\$2,039,400	+ 19.2%
\$2,000,000 to \$2,999,999	15	45	58	Lake City Industrial	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	11	0	Montecito	6	11	\$1,703,100	+ 15.3%
\$4,000,000 to \$4,999,999	0	3	0	Oakdale	0	3	\$0	--
\$5,000,000 and Above	0	2	0	Parkcrest	6	21	\$1,729,200	+ 11.4%
<b>TOTAL</b>	<b>46</b>	<b>132</b>	<b>39</b>	Simon Fraser Hills	0	0	\$0	--
				Simon Fraser Univer.	3	4	\$1,907,300	+ 17.2%
				Sperling-Duthie	5	14	\$1,724,500	+ 14.2%
				Sullivan Heights	1	6	\$0	--
				Vancouver Heights	2	9	\$1,748,700	+ 26.8%
				Westridge BN	1	9	\$1,635,500	+ 9.5%
				Willingdon Heights	3	12	\$1,613,000	+ 14.1%
				<b>TOTAL*</b>	<b>46</b>	<b>132</b>	<b>\$1,746,800</b>	<b>+ 18.2%</b>

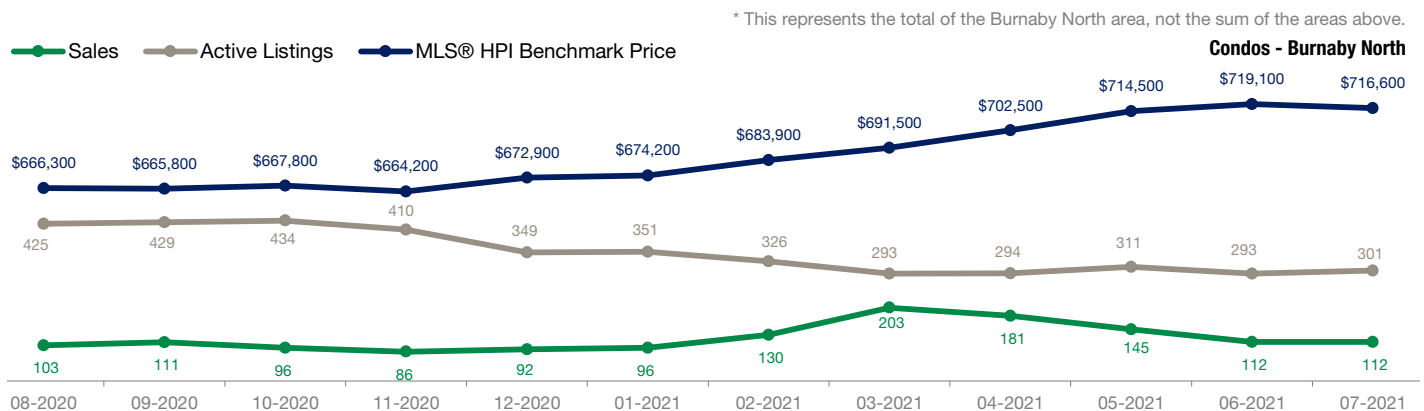


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# Burnaby North

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Brentwood Park	61	177	\$825,300	+ 8.7%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	0	6	\$474,700	+ 12.5%
\$200,000 to \$399,999	7	8	28	Cariboo	6	13	\$481,200	+ 8.1%
\$400,000 to \$899,999	100	212	24	Central BN	1	16	\$515,500	+ 9.8%
\$900,000 to \$1,499,999	5	71	42	Forest Hills BN	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	8	0	Government Road	11	8	\$532,800	+ 7.4%
\$2,000,000 to \$2,999,999	0	2	0	Lake City Industrial	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Montecito	0	1	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Oakdale	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Parkcrest	0	3	\$0	--
<b>TOTAL</b>	<b>112</b>	<b>301</b>	<b>25</b>	Simon Fraser Hills	1	0	\$415,300	+ 12.7%
				Simon Fraser Univer.	14	46	\$600,600	+ 5.5%
				Sperling-Duthie	0	0	\$0	--
				Sullivan Heights	12	15	\$469,100	+ 11.6%
				Vancouver Heights	1	11	\$694,600	+ 11.6%
				Westridge BN	0	0	\$0	--
				Willingdon Heights	5	5	\$599,200	+ 7.4%
				<b>TOTAL*</b>	<b>112</b>	<b>301</b>	<b>\$716,600</b>	<b>+ 8.1%</b>



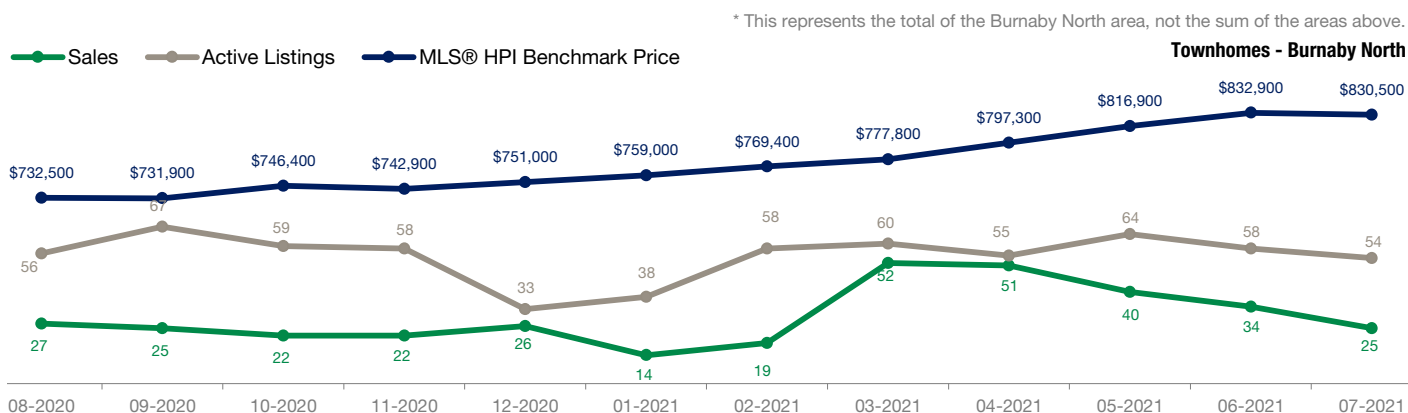
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# Burnaby North

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Brentwood Park	2	8	\$989,700	+ 11.8%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	0	1	\$737,400	+ 7.6%
\$200,000 to \$399,999	0	0	0	Cariboo	0	2	\$0	--
\$400,000 to \$899,999	13	37	19	Central BN	1	8	\$909,500	+ 11.3%
\$900,000 to \$1,499,999	12	13	19	Forest Hills BN	8	6	\$844,200	+ 9.8%
\$1,500,000 to \$1,999,999	0	4	0	Government Road	2	1	\$987,500	+ 11.8%
\$2,000,000 to \$2,999,999	0	0	0	Lake City Industrial	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Montecito	1	6	\$670,300	+ 11.7%
\$4,000,000 to \$4,999,999	0	0	0	Oakdale	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Parkcrest	1	0	\$0	--
<b>TOTAL</b>	<b>25</b>	<b>54</b>	<b>19</b>	Simon Fraser Hills	2	5	\$732,600	+ 20.2%
				Simon Fraser Univer.	5	7	\$802,000	+ 12.7%
				Sperling-Duthie	0	1	\$0	--
				Sullivan Heights	0	3	\$899,600	+ 12.7%
				Vancouver Heights	2	1	\$925,700	+ 6.5%
				Westridge BN	0	1	\$690,800	+ 11.4%
				Willingdon Heights	1	4	\$950,200	+ 12.7%
				<b>TOTAL*</b>	<b>25</b>	<b>54</b>	<b>\$830,500</b>	<b>+ 12.9%</b>

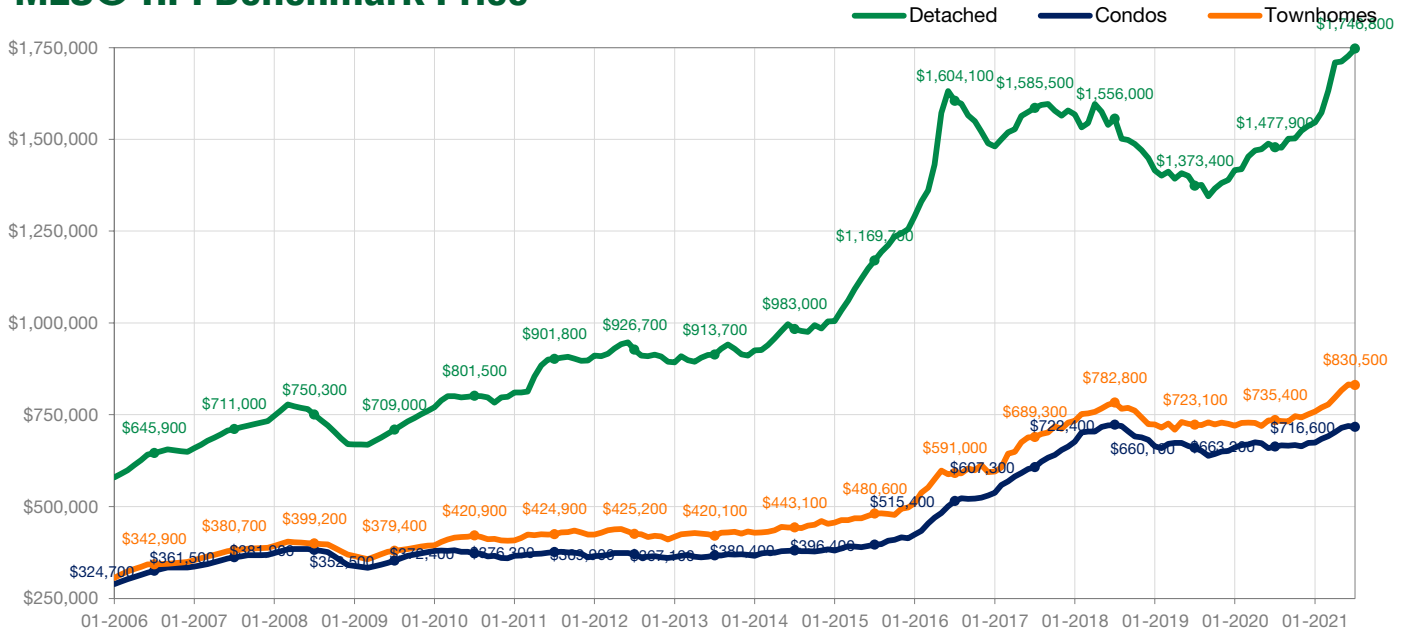


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# Burnaby North

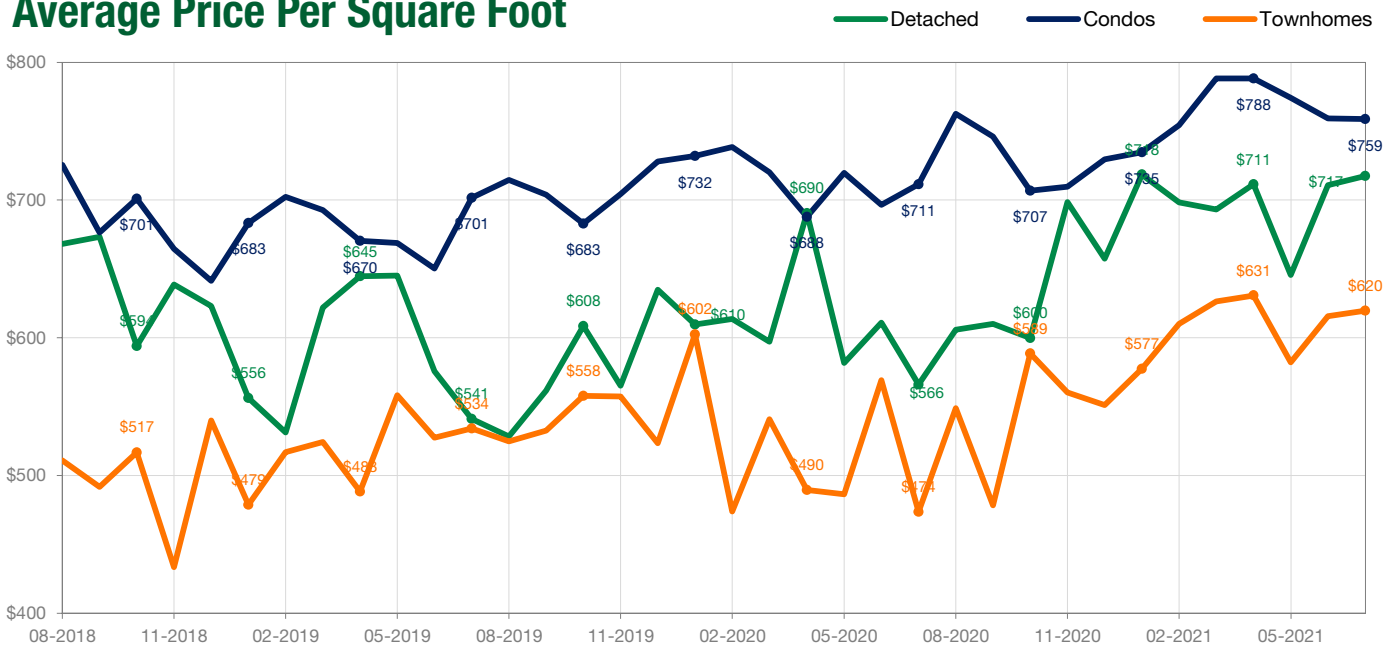
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# Burnaby South

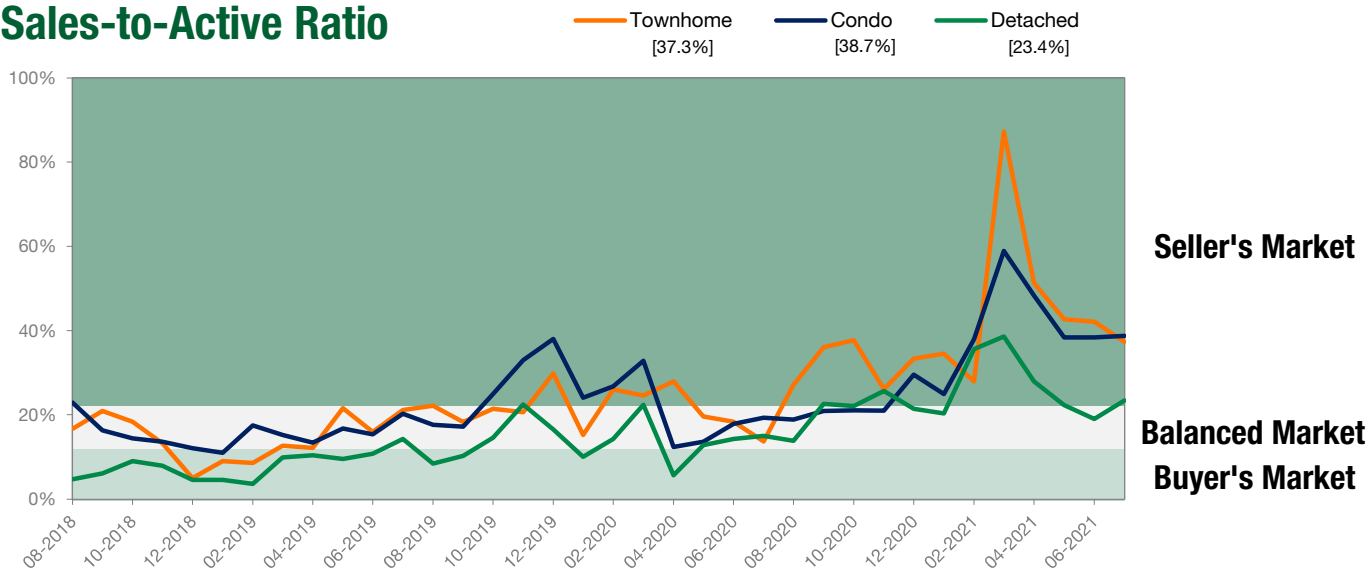
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	171	180	- 5.0%	205	168	+ 22.0%
Sales	40	27	+ 48.1%	39	24	+ 62.5%
Days on Market Average	30	35	- 14.3%	20	32	- 37.5%
MLS® HPI Benchmark Price	\$1,774,500	\$1,559,300	+ 13.8%	\$1,755,200	\$1,559,300	+ 12.6%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	315	379	- 16.9%	357	320	+ 11.6%
Sales	122	73	+ 67.1%	137	57	+ 140.4%
Days on Market Average	28	26	+ 7.7%	24	35	- 31.4%
MLS® HPI Benchmark Price	\$677,200	\$654,800	+ 3.4%	\$680,400	\$652,800	+ 4.2%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	67	66	+ 1.5%	76	49	+ 55.1%
Sales	25	9	+ 177.8%	32	9	+ 255.6%
Days on Market Average	22	59	- 62.7%	21	37	- 43.2%
MLS® HPI Benchmark Price	\$755,800	\$697,700	+ 8.3%	\$754,900	\$686,500	+ 10.0%

## Sales-to-Active Ratio

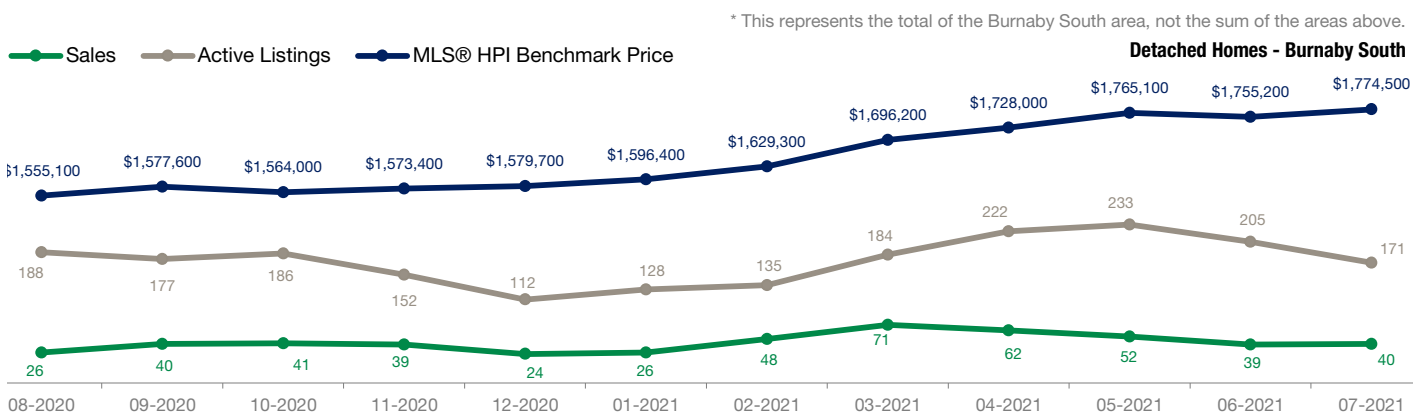


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# Burnaby South

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Big Bend	0	9	\$0	--
\$100,000 to \$199,999	0	0	0	Buckingham Heights	1	7	\$2,406,100	+ 8.3%
\$200,000 to \$399,999	0	0	0	Burnaby Hospital	2	10	\$1,671,400	+ 14.0%
\$400,000 to \$899,999	0	0	0	Burnaby Lake	4	11	\$1,654,100	+ 18.4%
\$900,000 to \$1,499,999	1	10	7	Central Park BS	4	7	\$1,566,400	+ 14.7%
\$1,500,000 to \$1,999,999	19	66	20	Deer Lake	1	12	\$2,331,600	+ 16.7%
\$2,000,000 to \$2,999,999	18	67	39	Deer Lake Place	1	5	\$1,919,900	+ 14.5%
\$3,000,000 and \$3,999,999	2	23	55	Forest Glen BS	2	13	\$1,834,000	+ 13.5%
\$4,000,000 to \$4,999,999	0	2	0	Garden Village	1	7	\$1,655,600	+ 12.2%
\$5,000,000 and Above	0	3	0	Greentree Village	0	3	\$0	--
<b>TOTAL</b>	<b>40</b>	<b>171</b>	<b>30</b>	Highgate	1	11	\$1,518,100	+ 13.9%
				Metrotown	7	14	\$1,938,500	+ 11.5%
				Oaklands	0	0	\$0	--
				South Slope	8	30	\$1,725,800	+ 12.1%
				Suncrest	3	10	\$1,454,200	+ 20.0%
				Upper Deer Lake	5	22	\$1,902,900	+ 13.7%
				<b>TOTAL*</b>	<b>40</b>	<b>171</b>	<b>\$1,774,500</b>	<b>+ 13.8%</b>

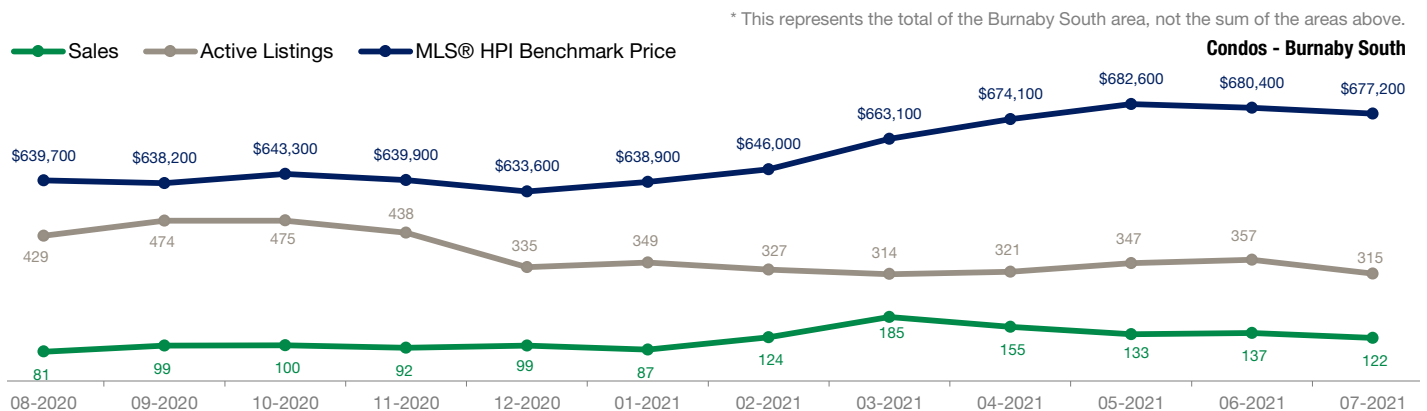


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# Burnaby South

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Big Bend	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Buckingham Heights	0	0	\$0	--
\$200,000 to \$399,999	3	2	36	Burnaby Hospital	1	2	\$657,900	+ 7.0%
\$400,000 to \$899,999	110	229	27	Burnaby Lake	1	0	\$0	--
\$900,000 to \$1,499,999	9	74	33	Central Park BS	9	24	\$595,700	+ 5.5%
\$1,500,000 to \$1,999,999	0	7	0	Deer Lake	0	0	\$0	--
\$2,000,000 to \$2,999,999	0	3	0	Deer Lake Place	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Forest Glen BS	8	40	\$710,900	+ 4.5%
\$4,000,000 to \$4,999,999	0	0	0	Garden Village	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Greentree Village	0	0	\$0	--
<b>TOTAL</b>	<b>122</b>	<b>315</b>	<b>28</b>	Highgate	29	41	\$660,300	+ 4.4%
				Metrotown	60	179	\$673,900	+ 2.3%
				Oaklands	1	2	\$719,600	+ 13.0%
				South Slope	13	25	\$746,600	+ 3.7%
				Suncrest	0	0	\$0	--
				Upper Deer Lake	0	2	\$0	--
				<b>TOTAL*</b>	<b>122</b>	<b>315</b>	<b>\$677,200</b>	<b>+ 3.4%</b>

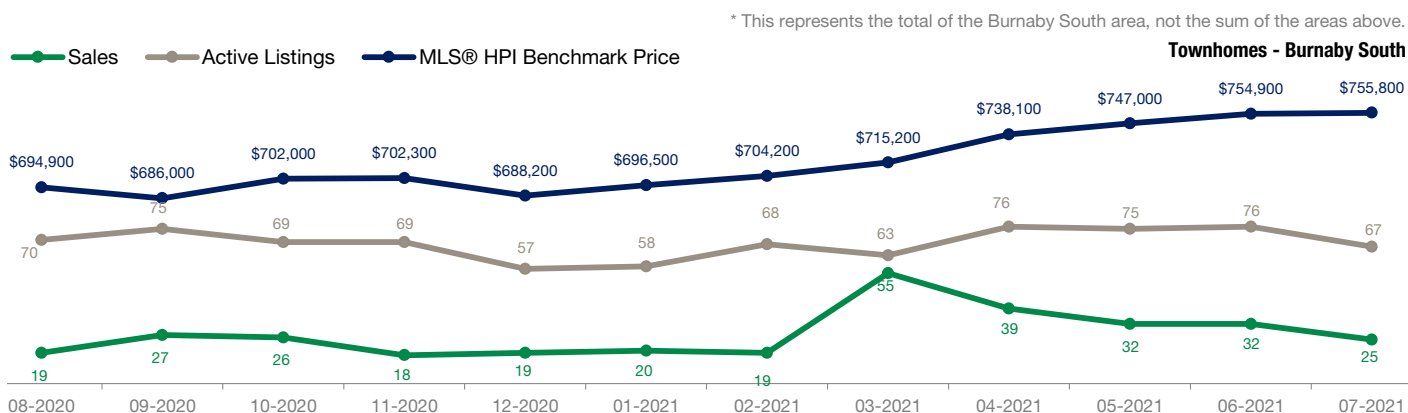


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# Burnaby South

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Big Bend	0	1	\$0	--
\$100,000 to \$199,999	0	0	0	Buckingham Heights	0	0	\$0	--
\$200,000 to \$399,999	0	1	0	Burnaby Hospital	1	0	\$832,100	+ 7.2%
\$400,000 to \$899,999	12	36	25	Burnaby Lake	6	7	\$984,800	+ 7.6%
\$900,000 to \$1,499,999	13	23	20	Central Park BS	2	5	\$961,000	+ 8.4%
\$1,500,000 to \$1,999,999	0	6	0	Deer Lake	0	0	\$0	--
\$2,000,000 to \$2,999,999	0	1	0	Deer Lake Place	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Forest Glen BS	0	5	\$975,200	+ 7.3%
\$4,000,000 to \$4,999,999	0	0	0	Garden Village	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Greentree Village	2	2	\$922,000	+ 8.3%
<b>TOTAL</b>	<b>25</b>	<b>67</b>	<b>22</b>	Highgate	2	10	\$773,500	+ 7.0%
				Metrotown	7	20	\$808,100	+ 8.8%
				Oaklands	1	2	\$1,359,000	+ 7.6%
				South Slope	4	15	\$936,500	+ 10.4%
				Suncrest	0	0	\$0	--
				Upper Deer Lake	0	0	\$0	--
				<b>TOTAL*</b>	<b>25</b>	<b>67</b>	<b>\$755,800</b>	<b>+ 8.3%</b>

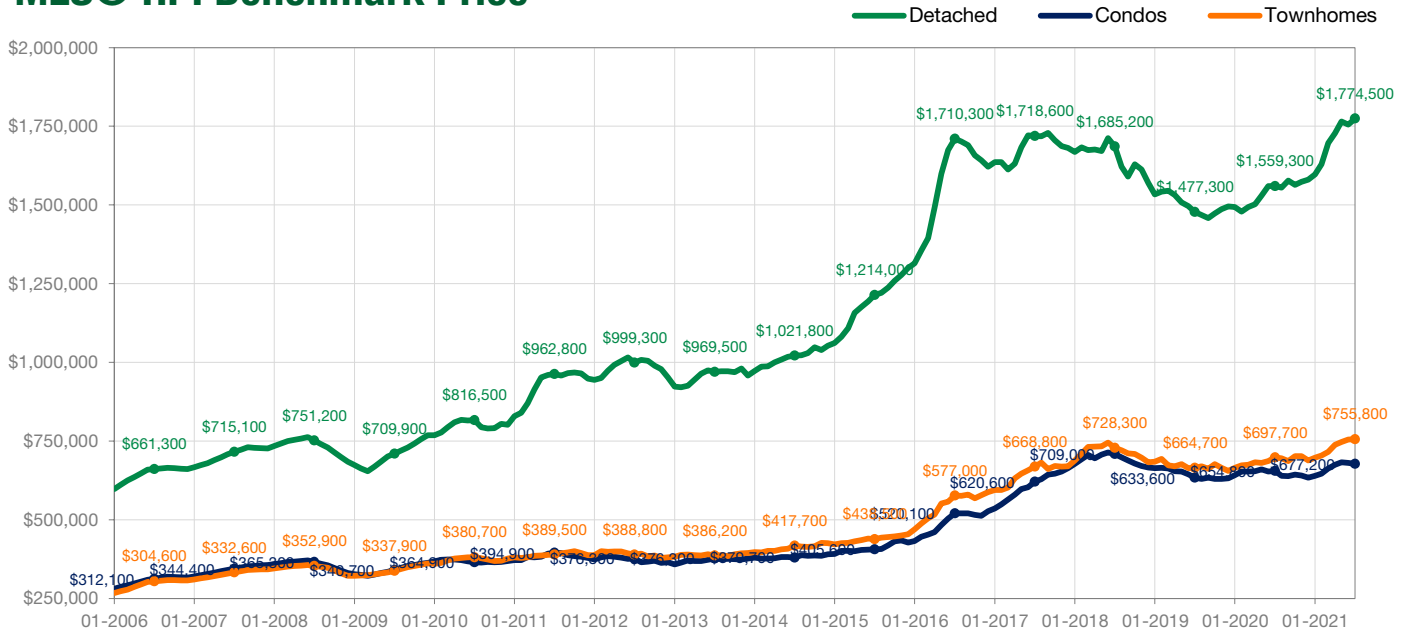


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# Burnaby South

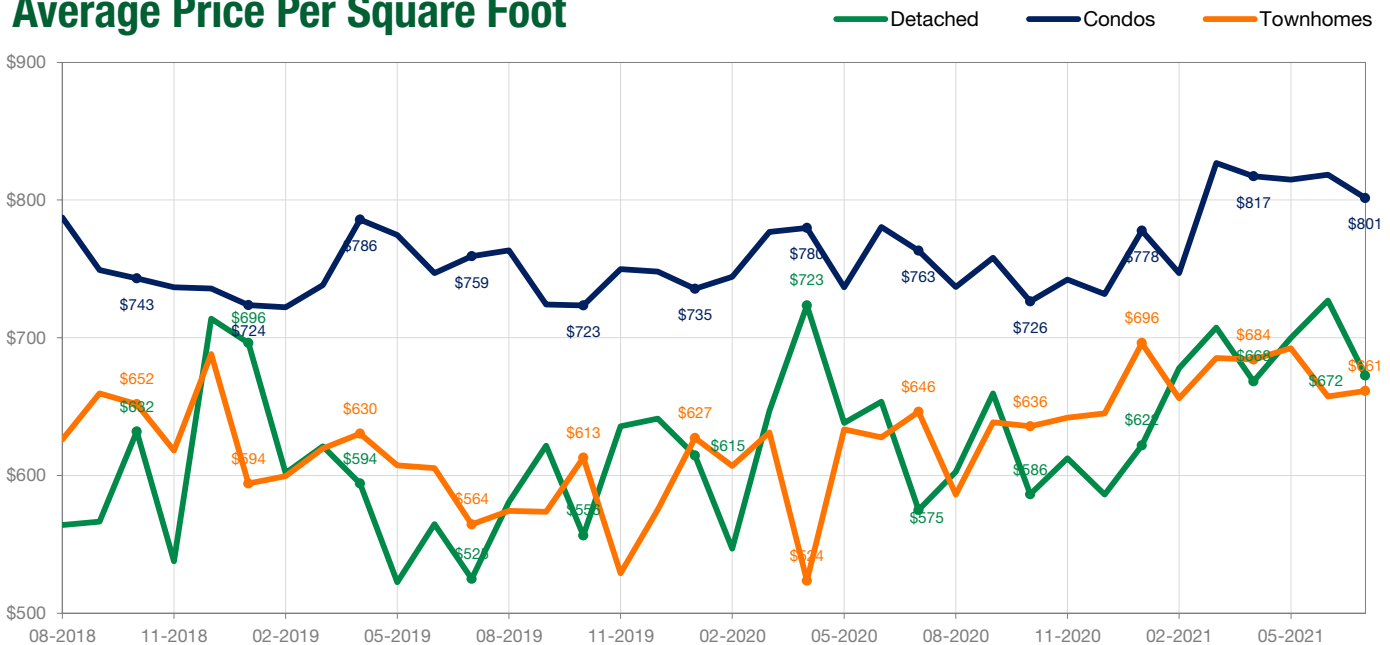
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# Richmond

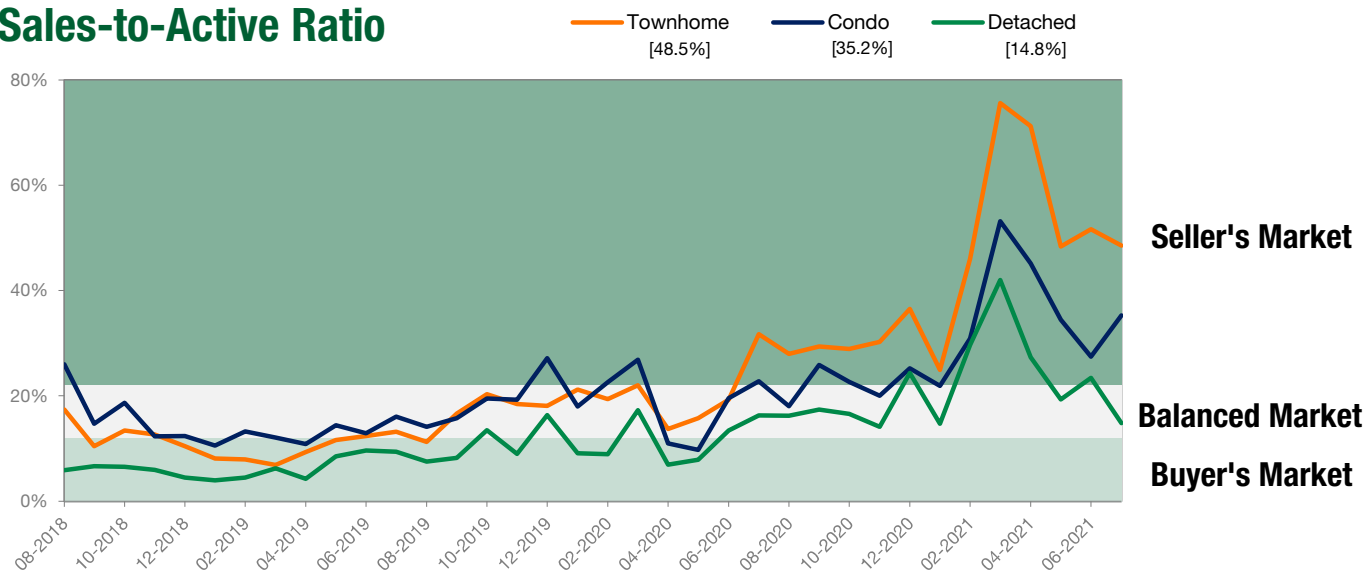
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	635	578	+ 9.9%	659	561	+ 17.5%
Sales	94	94	0.0%	154	75	+ 105.3%
Days on Market Average	32	52	- 38.5%	30	46	- 34.8%
MLS® HPI Benchmark Price	\$1,910,000	\$1,594,400	+ 19.8%	\$1,910,500	\$1,597,500	+ 19.6%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	670	716	- 6.4%	736	687	+ 7.1%
Sales	236	163	+ 44.8%	202	134	+ 50.7%
Days on Market Average	27	34	- 20.6%	24	51	- 52.9%
MLS® HPI Benchmark Price	\$714,800	\$645,900	+ 10.7%	\$718,300	\$649,100	+ 10.7%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	200	306	- 34.6%	219	322	- 32.0%
Sales	97	97	0.0%	113	62	+ 82.3%
Days on Market Average	22	44	- 50.0%	22	57	- 61.4%
MLS® HPI Benchmark Price	\$932,600	\$808,500	+ 15.3%	\$923,500	\$801,200	+ 15.3%

## Sales-to-Active Ratio



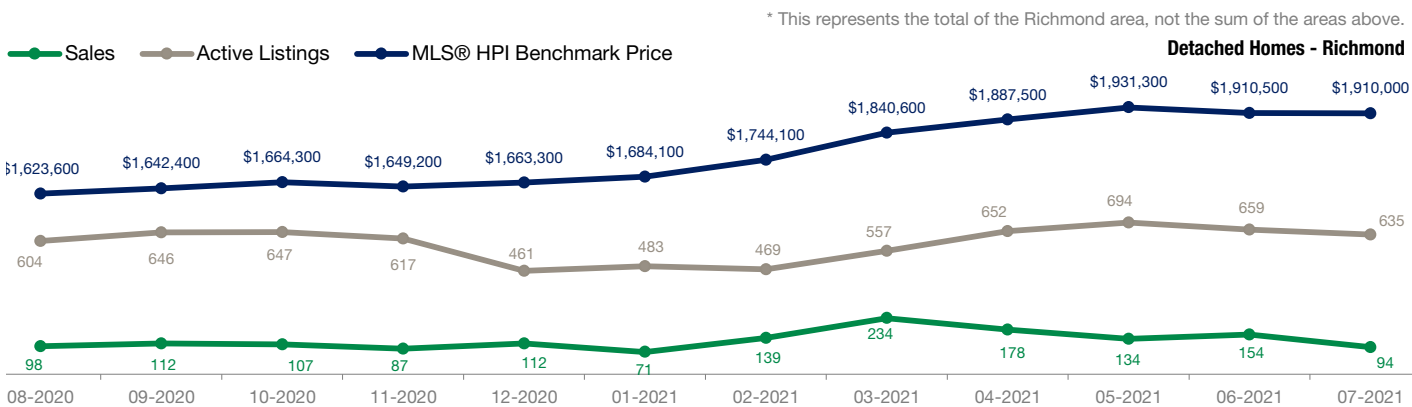
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# Richmond

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Boyd Park	3	29	\$2,013,900	+ 17.7%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	1	17	\$1,585,200	+ 17.9%
\$200,000 to \$399,999	0	0	0	Brighthouse	0	16	\$0	--
\$400,000 to \$899,999	0	2	0	Brighthouse South	0	4	\$0	--
\$900,000 to \$1,499,999	20	43	30	Broadmoor	4	50	\$2,079,600	+ 15.8%
\$1,500,000 to \$1,999,999	38	197	33	East Cambie	4	17	\$1,597,800	+ 19.6%
\$2,000,000 to \$2,999,999	28	246	29	East Richmond	3	16	\$2,266,300	+ 28.2%
\$3,000,000 and \$3,999,999	6	95	39	Garden City	8	26	\$1,556,900	+ 25.4%
\$4,000,000 to \$4,999,999	2	30	38	Gilmore	1	10	\$0	--
\$5,000,000 and Above	0	22	0	Granville	1	56	\$1,998,600	+ 16.5%
<b>TOTAL</b>	<b>94</b>	<b>635</b>	<b>32</b>	Hamilton RI	3	9	\$1,391,100	+ 34.0%
				Ironwood	5	22	\$1,617,800	+ 23.2%
				Lackner	3	15	\$2,234,900	+ 19.0%
				McLennan	1	19	\$2,102,600	+ 25.5%
				McLennan North	0	6	\$1,937,700	+ 14.4%
				McNair	7	37	\$1,777,000	+ 25.3%
				Quilchena RI	4	26	\$1,790,200	+ 16.0%
				Riverdale RI	5	33	\$1,819,400	+ 14.7%
				Saunders	2	28	\$1,595,900	+ 18.6%
				Sea Island	0	5	\$987,200	+ 18.8%
				Seafair	7	38	\$2,130,200	+ 16.7%
				South Arm	5	25	\$1,453,000	+ 21.5%
				Steveston North	7	40	\$1,663,700	+ 20.2%
				Steveston South	5	5	\$1,874,900	+ 21.9%
				Steveston Village	4	9	\$1,766,500	+ 23.4%
				Terra Nova	1	12	\$2,156,800	+ 18.2%
				West Cambie	4	17	\$1,573,800	+ 16.6%
				Westwind	2	8	\$1,938,600	+ 19.1%
				Woodwards	4	40	\$1,624,200	+ 19.7%
				<b>TOTAL*</b>	<b>94</b>	<b>635</b>	<b>\$1,910,000</b>	<b>+ 19.8%</b>

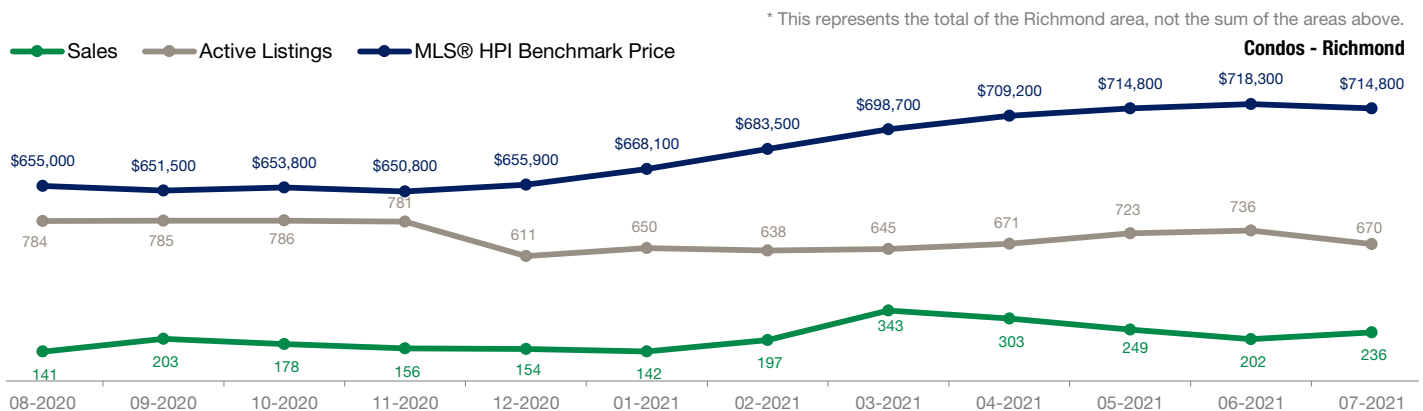


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# Richmond

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Boyd Park	5	3	\$497,200	+ 16.6%
\$100,000 to \$199,999	0	1	0	Bridgeport RI	3	5	\$602,000	+ 10.7%
\$200,000 to \$399,999	19	59	27	Brighthouse	88	316	\$669,100	+ 8.1%
\$400,000 to \$899,999	201	452	23	Brighthouse South	36	44	\$605,600	+ 7.2%
\$900,000 to \$1,499,999	14	134	58	Broadmoor	0	2	\$541,900	+ 14.3%
\$1,500,000 to \$1,999,999	0	16	0	East Cambie	1	2	\$530,900	+ 5.9%
\$2,000,000 to \$2,999,999	1	4	27	East Richmond	0	3	\$737,600	+ 6.7%
\$3,000,000 and \$3,999,999	1	3	319	Garden City	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	1	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	2	11	\$257,900	+ 13.5%
<b>TOTAL</b>	<b>236</b>	<b>670</b>	<b>27</b>	Hamilton RI	7	15	\$625,100	+ 10.5%
				Ironwood	4	18	\$590,300	+ 10.8%
				Lackner	0	0	\$0	--
				McLennan	0	0	\$0	--
				McLennan North	16	25	\$781,100	+ 4.0%
				McNair	0	0	\$0	--
				Quilchena RI	0	0	\$444,800	+ 15.0%
				Riverdale RI	8	9	\$561,500	+ 10.6%
				Saunders	0	0	\$0	--
				Sea Island	0	0	\$0	--
				Seafair	0	0	\$491,800	+ 16.3%
				South Arm	2	23	\$330,300	+ 13.5%
				Steveston North	0	0	\$453,400	+ 13.5%
				Steveston South	11	26	\$573,000	+ 5.6%
				Steveston Village	0	8	\$0	--
				Terra Nova	1	0	\$0	--
				West Cambie	52	159	\$685,000	+ 9.4%
				Westwind	0	0	\$0	--
				Woodwards	0	1	\$0	--
				<b>TOTAL*</b>	<b>236</b>	<b>670</b>	<b>\$714,800</b>	<b>+ 10.7%</b>



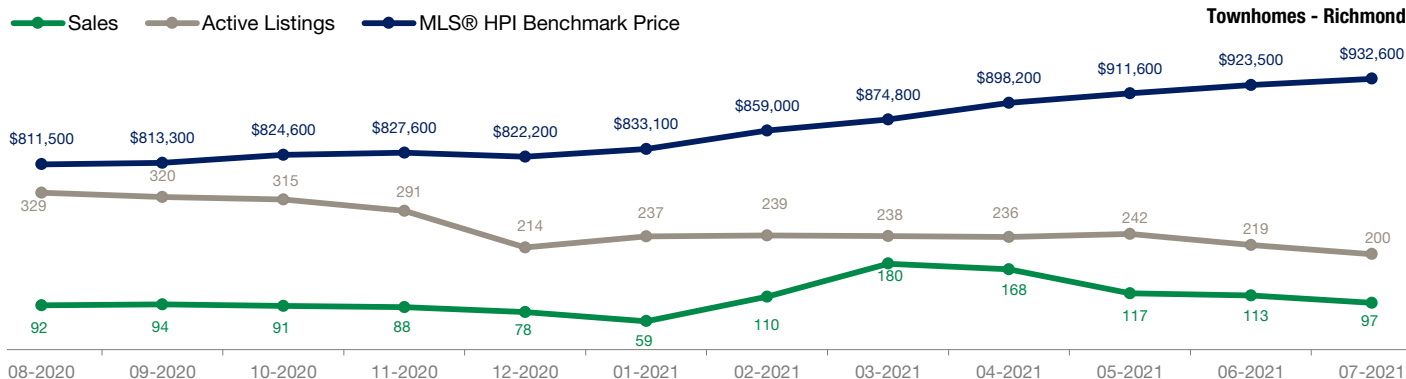
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# Richmond

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Boyd Park	3	3	\$602,200	+ 22.4%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	4	24	\$787,200	+ 23.6%
\$200,000 to \$399,999	0	0	0	Brighthouse	6	19	\$873,500	+ 20.9%
\$400,000 to \$899,999	43	80	26	Brighthouse South	7	23	\$883,800	+ 11.3%
\$900,000 to \$1,499,999	53	112	19	Broadmoor	3	8	\$1,048,200	+ 11.0%
\$1,500,000 to \$1,999,999	1	7	6	East Cambie	1	3	\$832,400	+ 8.1%
\$2,000,000 to \$2,999,999	0	1	0	East Richmond	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Garden City	3	0	\$1,004,500	+ 12.9%
\$4,000,000 to \$4,999,999	0	0	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	2	3	\$836,800	+ 21.9%
<b>TOTAL</b>	<b>97</b>	<b>200</b>	<b>22</b>	Hamilton RI	3	11	\$767,700	+ 14.6%
				Ironwood	5	3	\$803,500	+ 17.4%
				Lackner	3	2	\$1,111,300	+ 20.8%
				McLennan	1	0	\$0	--
				McLennan North	18	27	\$1,030,700	+ 12.0%
				McNair	1	3	\$647,400	+ 15.4%
				Quilchena RI	1	0	\$783,400	+ 21.4%
				Riverdale RI	0	2	\$976,300	+ 18.4%
				Saunders	3	5	\$728,300	+ 11.3%
				Sea Island	0	0	\$0	--
				Seafair	4	1	\$1,113,500	+ 15.2%
				South Arm	3	10	\$739,900	+ 11.6%
				Steveston North	2	4	\$770,000	+ 19.3%
				Steveston South	5	8	\$1,084,900	+ 19.6%
				Steveston Village	3	2	\$954,600	+ 17.1%
				Terra Nova	4	2	\$1,094,500	+ 18.0%
				West Cambie	8	27	\$952,300	+ 20.1%
				Westwind	1	1	\$954,900	+ 18.5%
				Woodwards	3	9	\$867,900	+ 10.8%
				<b>TOTAL*</b>	<b>97</b>	<b>200</b>	<b>\$932,600</b>	<b>+ 15.3%</b>

\* This represents the total of the Richmond area, not the sum of the areas above.

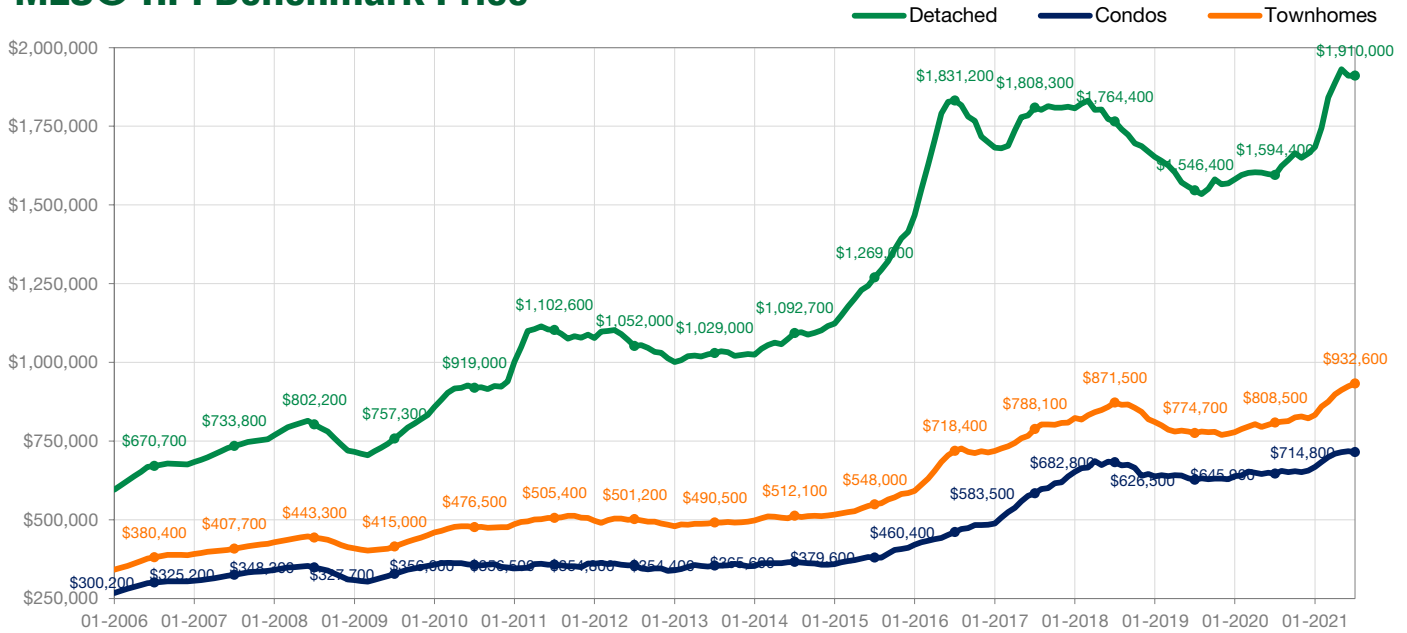


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# Richmond

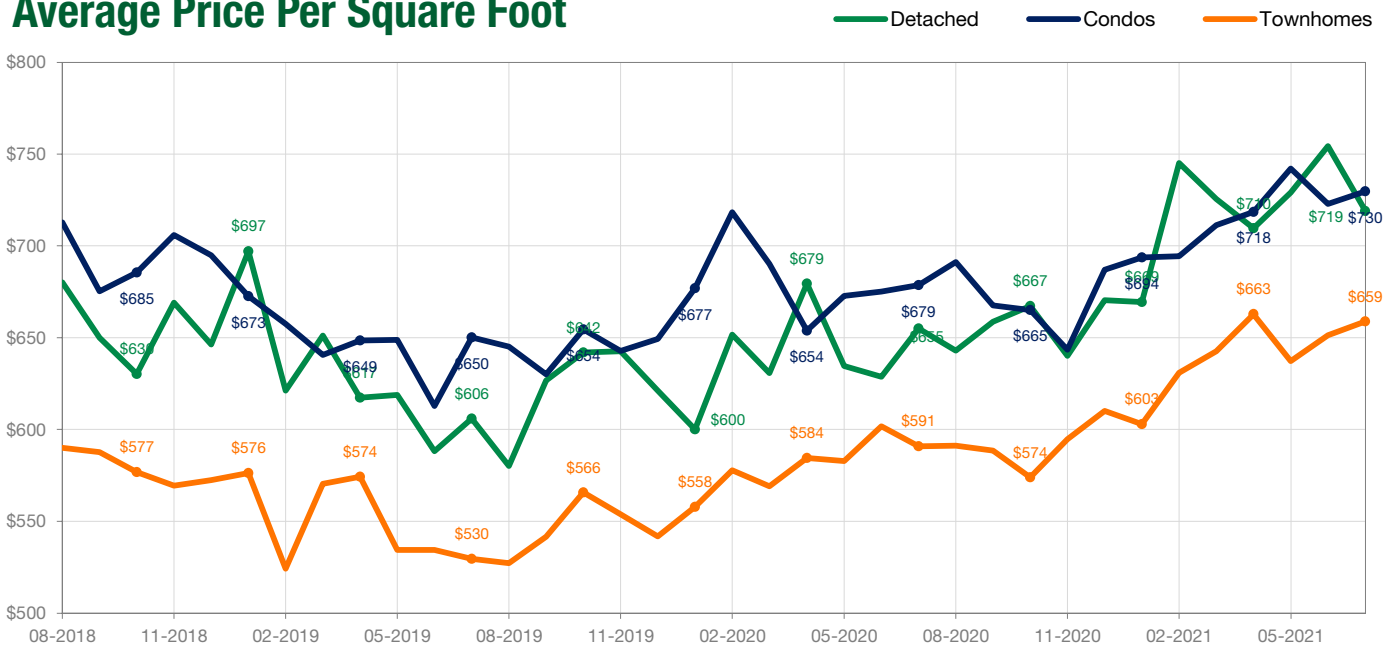
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# Whistler

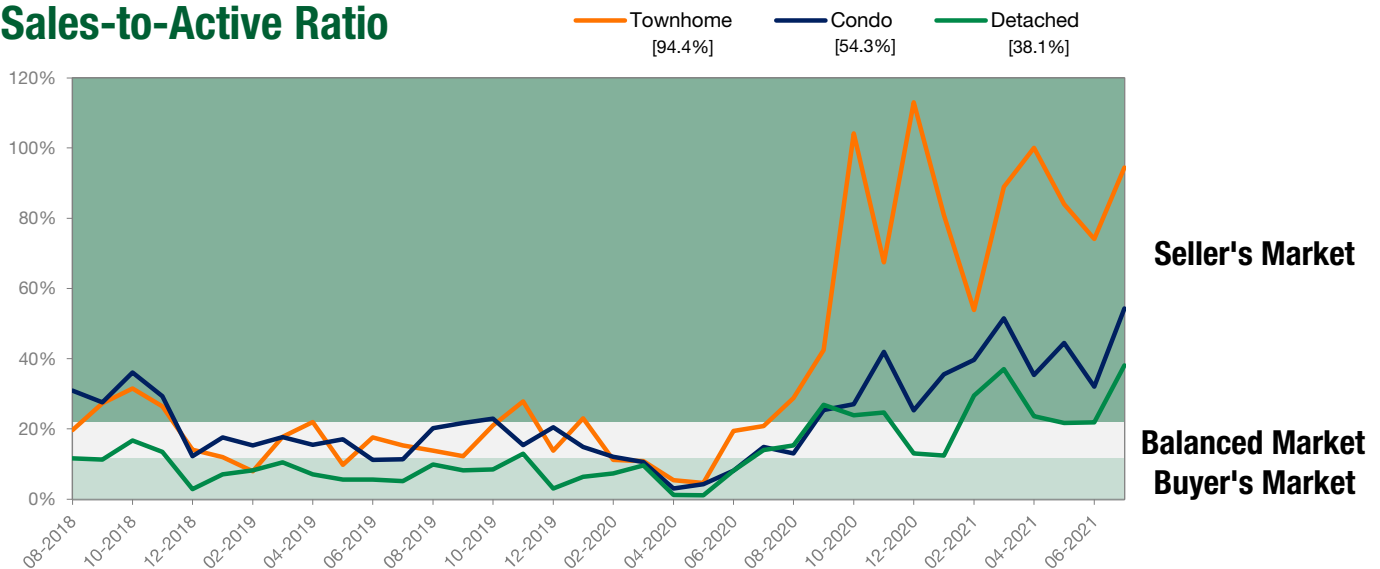
## July 2021

Detached Properties	July			June		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	42	115	- 63.5%	55	111	- 50.5%
Sales	16	16	0.0%	12	9	+ 33.3%
Days on Market Average	48	31	+ 54.8%	54	130	- 58.5%
MLS® HPI Benchmark Price	\$2,463,800	\$1,891,800	+ 30.2%	\$2,467,800	\$1,896,600	+ 30.1%

Condos	July			June		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	70	148	- 52.7%	78	148	- 47.3%
Sales	38	22	+ 72.7%	25	12	+ 108.3%
Days on Market Average	39	94	- 58.5%	30	42	- 28.6%
MLS® HPI Benchmark Price	\$592,200	\$471,900	+ 25.5%	\$573,100	\$479,300	+ 19.6%

Townhomes	July			June		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	18	101	- 82.2%	27	98	- 72.4%
Sales	17	21	- 19.0%	20	19	+ 5.3%
Days on Market Average	13	61	- 78.7%	14	91	- 84.6%
MLS® HPI Benchmark Price	\$1,293,900	\$1,008,400	+ 28.3%	\$1,291,400	\$970,400	+ 33.1%

## Sales-to-Active Ratio



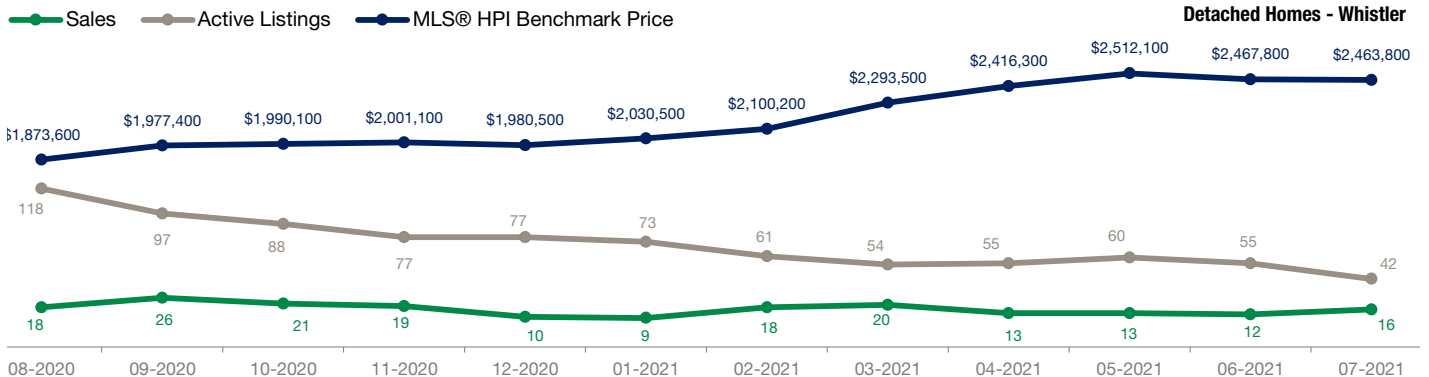
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# Whistler

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Alpine Meadows	8	5	\$0	--
\$100,000 to \$199,999	1	0	5	Alta Vista	0	0	\$0	--
\$200,000 to \$399,999	0	0	0	Bayshores	0	3	\$0	--
\$400,000 to \$899,999	0	0	0	Benchlands	0	1	\$0	--
\$900,000 to \$1,499,999	1	1	55	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	1	0	Blueberry Hill	0	2	\$0	--
\$2,000,000 to \$2,999,999	5	7	51	Brio	0	3	\$0	--
\$3,000,000 and \$3,999,999	3	10	56	Cheakamus Crossing	0	2	\$0	--
\$4,000,000 to \$4,999,999	5	8	54	Emerald Estates	2	6	\$0	--
\$5,000,000 and Above	1	15	17	Function Junction	0	0	\$0	--
<b>TOTAL</b>	<b>16</b>	<b>42</b>	<b>48</b>	Green Lake Estates	2	2	\$0	--
				Nesters	0	3	\$0	--
				Nordic	0	0	\$0	--
				Rainbow	0	3	\$0	--
				Spring Creek	0	1	\$0	--
				Spruce Grove	0	0	\$0	--
				WedgeWoods	0	0	\$0	--
				Westside	0	2	\$0	--
				Whistler Cay Estates	0	3	\$0	--
				Whistler Cay Heights	1	1	\$0	--
				Whistler Creek	1	1	\$0	--
				Whistler Village	1	0	\$0	--
				White Gold	0	3	\$0	--
				<b>TOTAL*</b>	<b>16</b>	<b>42</b>	<b>\$2,463,800</b>	<b>+ 30.2%</b>

\* This represents the total of the Whistler area, not the sum of the areas above.

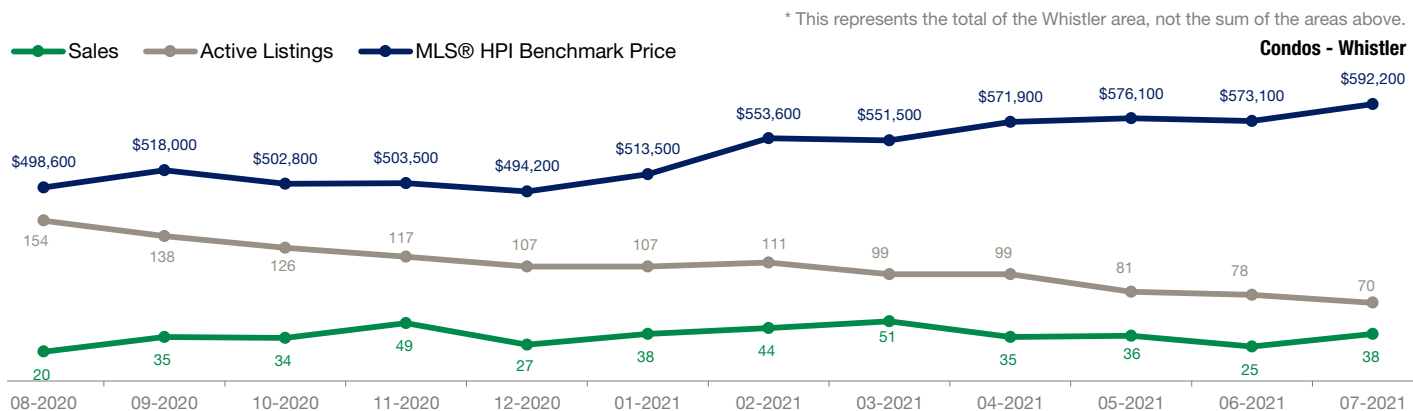


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# Whistler

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Alpine Meadows	0	0	\$0	--
\$100,000 to \$199,999	5	4	57	Alta Vista	0	1	\$0	--
\$200,000 to \$399,999	10	12	28	Bayshores	0	0	\$0	--
\$400,000 to \$899,999	15	34	43	Benchlands	9	15	\$0	--
\$900,000 to \$1,499,999	6	17	40	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	1	8	Blueberry Hill	1	2	\$0	--
\$2,000,000 to \$2,999,999	0	1	0	Brio	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	1	0	Cheakamus Crossing	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Emerald Estates	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Function Junction	0	0	\$0	--
<b>TOTAL</b>	<b>38</b>	<b>70</b>	<b>39</b>	Green Lake Estates	0	0	\$0	--
				Nesters	1	0	\$0	--
				Nordic	0	2	\$0	--
				Rainbow	0	0	\$0	--
				Spring Creek	0	0	\$0	--
				Spruce Grove	0	0	\$0	--
				WedgeWoods	0	0	\$0	--
				Westside	0	0	\$0	--
				Whistler Cay Estates	0	0	\$0	--
				Whistler Cay Heights	0	0	\$0	--
				Whistler Creek	14	13	\$0	--
				Whistler Village	13	37	\$0	--
				White Gold	0	0	\$0	--
				<b>TOTAL*</b>	<b>38</b>	<b>70</b>	<b>\$592,200</b>	<b>+ 25.5%</b>



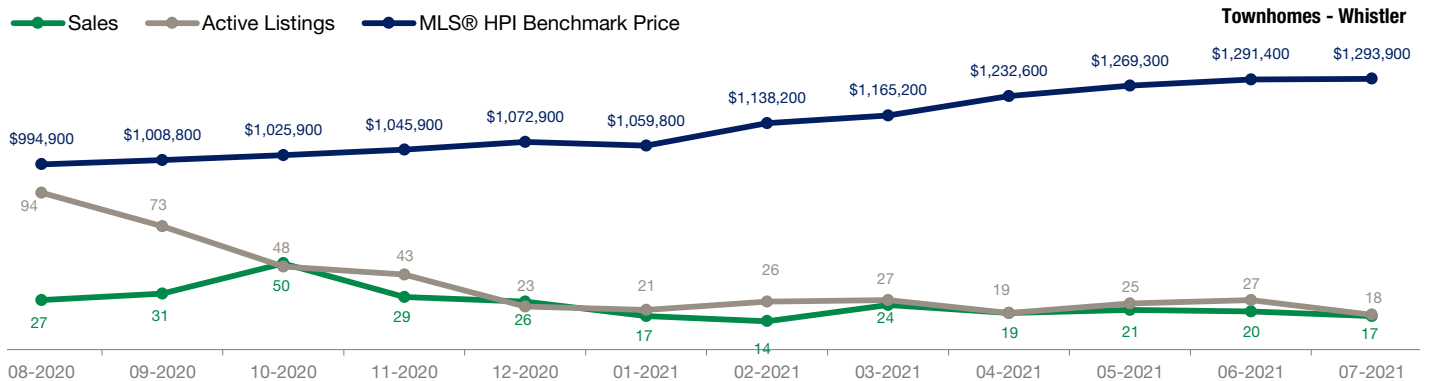
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# Whistler

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Alpine Meadows	1	2	\$0	--
\$100,000 to \$199,999	0	0	0	Alta Vista	2	0	\$0	--
\$200,000 to \$399,999	0	1	0	Bayshores	2	0	\$0	--
\$400,000 to \$899,999	6	3	9	Benchlands	2	1	\$0	--
\$900,000 to \$1,499,999	5	5	19	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	3	5	14	Blueberry Hill	0	2	\$0	--
\$2,000,000 to \$2,999,999	1	4	34	Brio	0	0	\$0	--
\$3,000,000 and \$3,999,999	2	0	4	Cheakamus Crossing	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Emerald Estates	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Function Junction	0	0	\$0	--
<b>TOTAL</b>	<b>17</b>	<b>18</b>	<b>13</b>	Green Lake Estates	1	0	\$0	--
				Nesters	0	0	\$0	--
				Nordic	2	5	\$0	--
				Rainbow	0	0	\$0	--
				Spring Creek	0	0	\$0	--
				Spruce Grove	0	0	\$0	--
				WedgeWoods	0	0	\$0	--
				Westside	0	0	\$0	--
				Whistler Cay Estates	0	0	\$0	--
				Whistler Cay Heights	0	3	\$0	--
				Whistler Creek	2	0	\$0	--
				Whistler Village	5	5	\$0	--
				White Gold	0	0	\$0	--
				<b>TOTAL*</b>	<b>17</b>	<b>18</b>	<b>\$1,293,900</b>	<b>+ 28.3%</b>

\* This represents the total of the Whistler area, not the sum of the areas above.



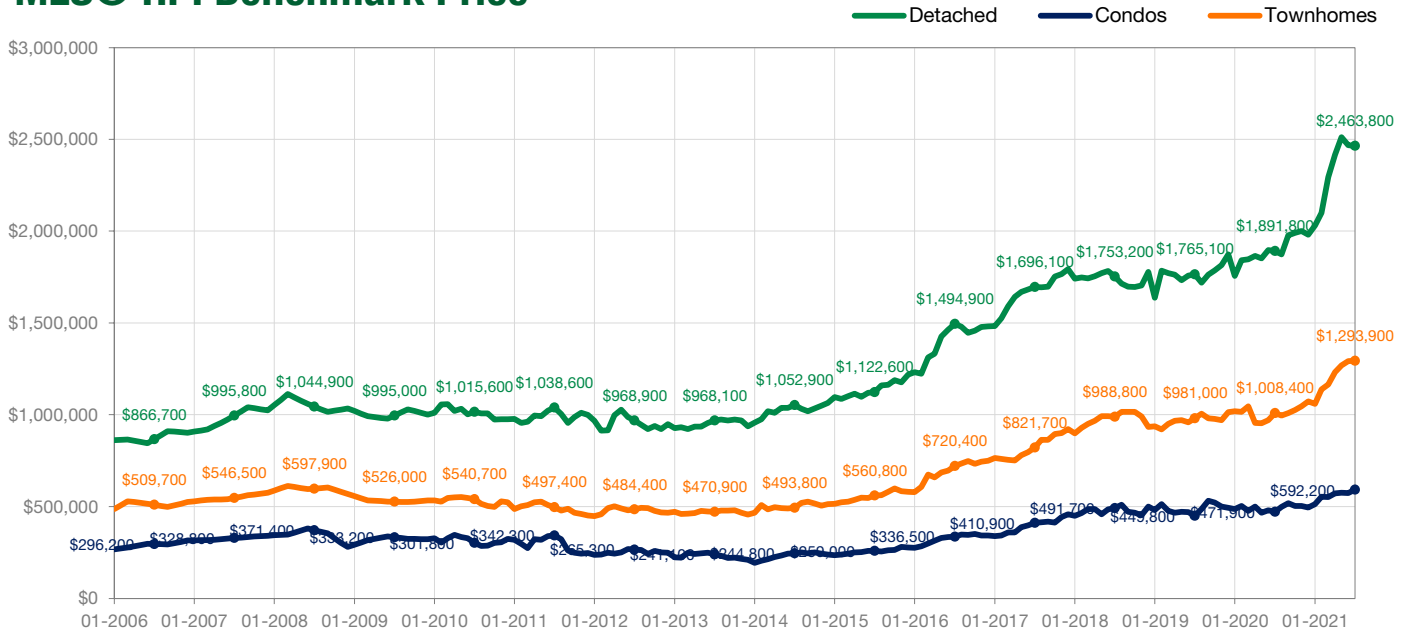
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# Whistler

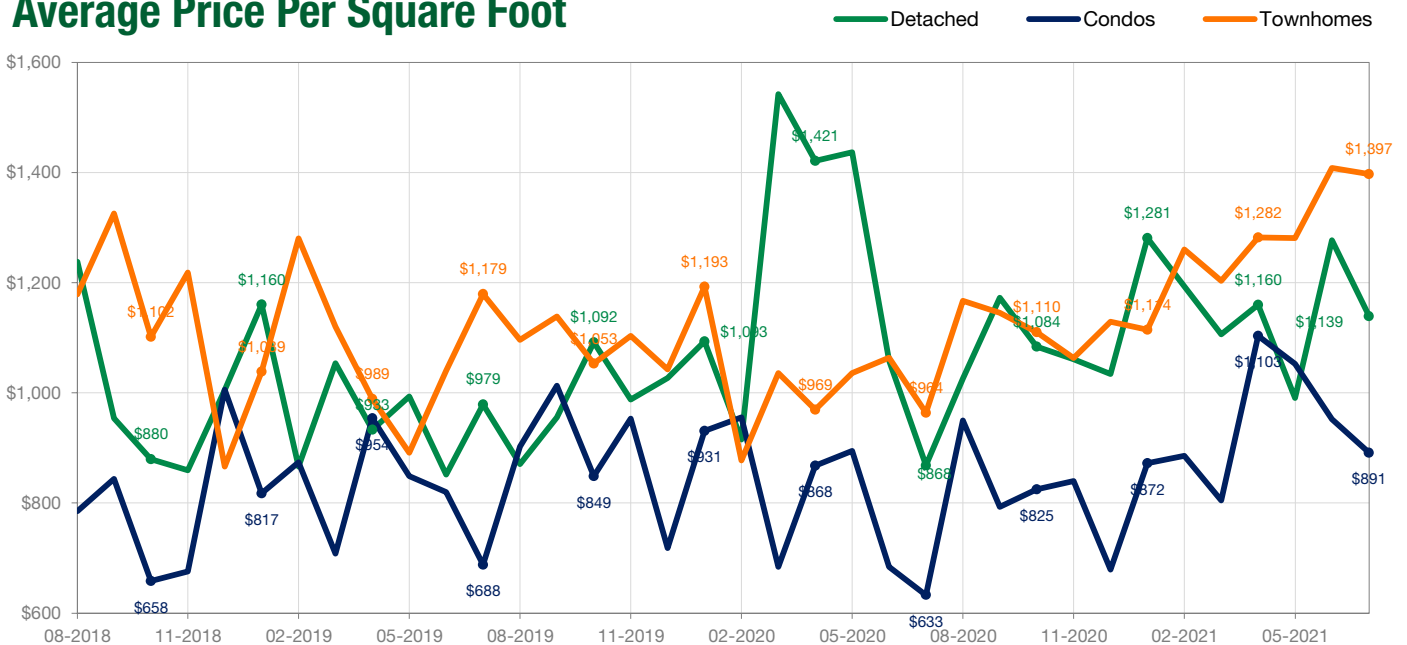
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# Squamish

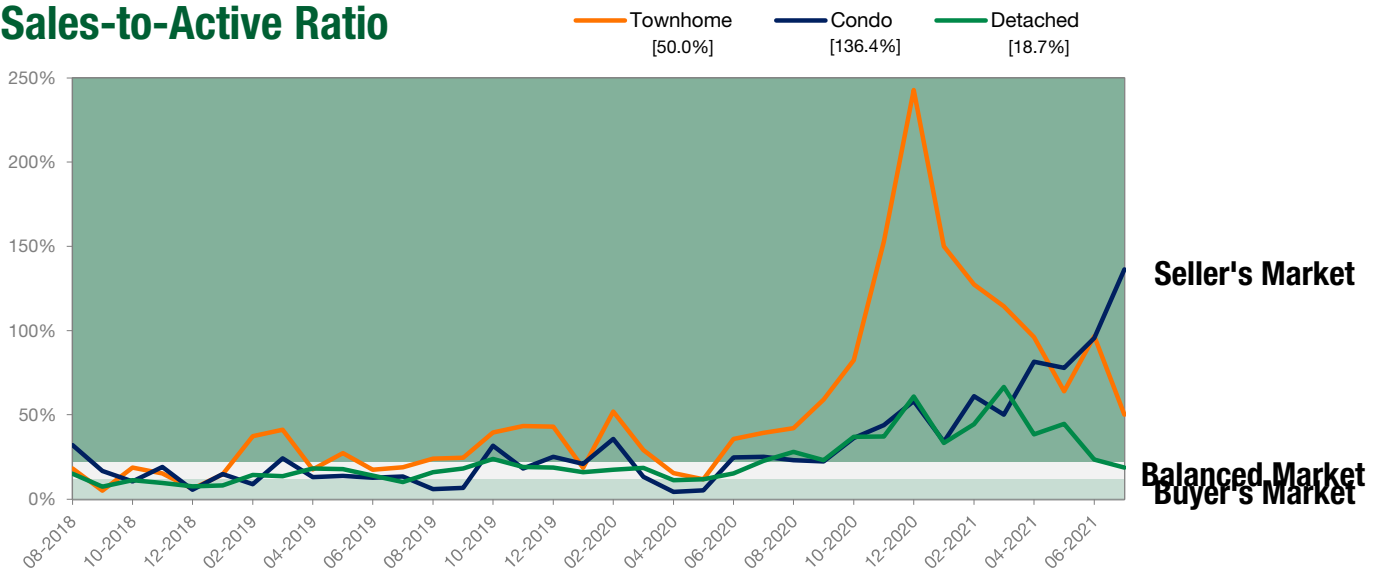
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	75	110	- 31.8%	81	112	- 27.7%
Sales	14	25	- 44.0%	19	17	+ 11.8%
Days on Market Average	26	35	- 25.7%	20	50	- 60.0%
MLS® HPI Benchmark Price	\$1,359,800	\$1,071,400	+ 26.9%	\$1,355,700	\$1,058,700	+ 28.1%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	11	80	- 86.3%	22	69	- 68.1%
Sales	15	20	- 25.0%	21	17	+ 23.5%
Days on Market Average	19	35	- 45.7%	40	32	+ 25.0%
MLS® HPI Benchmark Price	\$564,700	\$465,400	+ 21.3%	\$552,800	\$470,700	+ 17.4%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	24	51	- 52.9%	29	45	- 35.6%
Sales	12	20	- 40.0%	28	16	+ 75.0%
Days on Market Average	14	35	- 60.0%	13	26	- 50.0%
MLS® HPI Benchmark Price	\$889,200	\$714,500	+ 24.5%	\$887,200	\$687,200	+ 29.1%

## Sales-to-Active Ratio

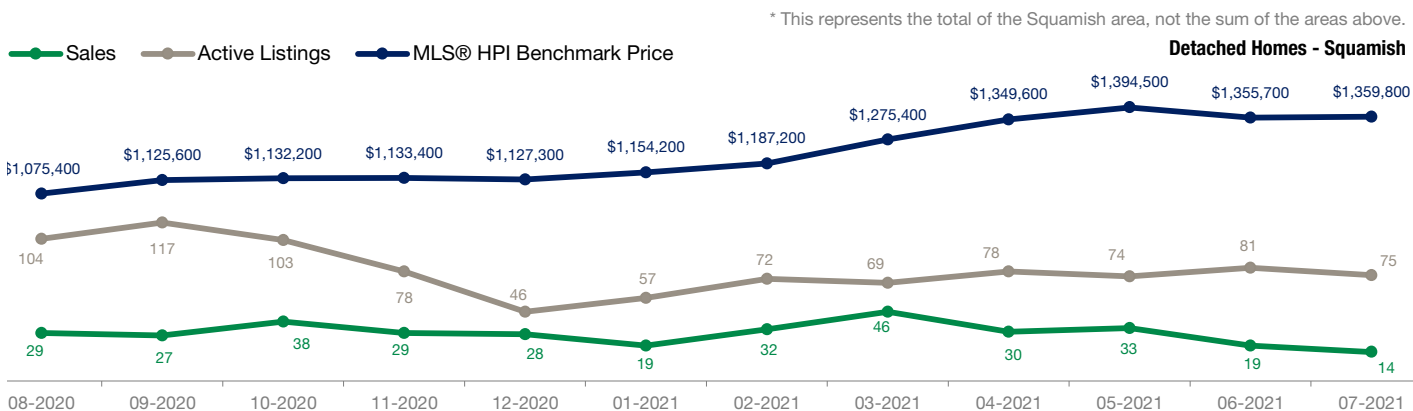


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# Squamish

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Brackendale	0	15	\$1,248,000	+ 27.2%
\$100,000 to \$199,999	0	0	0	Brennan Center	0	7	\$1,644,800	+ 28.4%
\$200,000 to \$399,999	1	4	5	Britannia Beach	0	2	\$0	--
\$400,000 to \$899,999	1	0	60	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	6	23	25	Dentville	1	1	\$0	--
\$1,500,000 to \$1,999,999	5	23	30	Downtown SQ	1	4	\$1,224,300	+ 26.1%
\$2,000,000 to \$2,999,999	0	18	0	Garibaldi Estates	5	8	\$1,290,900	+ 27.1%
\$3,000,000 and \$3,999,999	1	5	1	Garibaldi Highlands	3	15	\$1,583,300	+ 29.0%
\$4,000,000 to \$4,999,999	0	1	0	Hospital Hill	0	4	\$0	--
\$5,000,000 and Above	0	1	0	Northyards	0	1	\$0	--
<b>TOTAL</b>	<b>14</b>	<b>75</b>	<b>26</b>	Paradise Valley	0	0	\$0	--
				Plateau	0	2	\$1,798,000	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	1	\$0	--
				Tantalus	1	2	\$1,751,000	+ 28.4%
				University Highlands	0	5	\$1,896,600	+ 26.0%
				Upper Squamish	1	0	\$0	--
				Valleycliffe	2	8	\$1,251,300	+ 25.6%
				<b>TOTAL*</b>	<b>14</b>	<b>75</b>	<b>\$1,359,800</b>	<b>+ 26.9%</b>

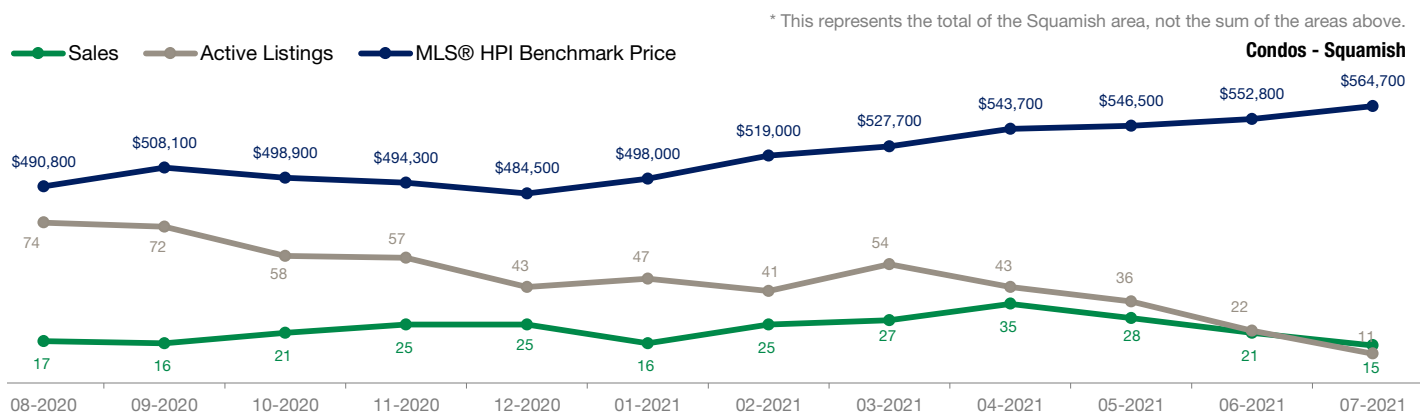


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# Squamish

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Brackendale	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Brennan Center	0	0	\$0	--
\$200,000 to \$399,999	0	3	0	Britannia Beach	0	0	\$0	--
\$400,000 to \$899,999	15	8	19	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	0	0	0	Dentville	0	0	\$379,500	+ 21.4%
\$1,500,000 to \$1,999,999	0	0	0	Downtown SQ	13	6	\$647,200	+ 21.1%
\$2,000,000 to \$2,999,999	0	0	0	Garibaldi Estates	0	2	\$466,300	+ 20.0%
\$3,000,000 and \$3,999,999	0	0	0	Garibaldi Highlands	1	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Hospital Hill	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Northyards	0	1	\$0	--
<b>TOTAL</b>	<b>15</b>	<b>11</b>	<b>19</b>	Paradise Valley	0	0	\$0	--
				Plateau	0	0	\$0	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	0	\$0	--
				Tantalus	0	1	\$379,500	+ 21.4%
				University Highlands	0	0	\$0	--
				Upper Squamish	0	0	\$0	--
				Valleycliffe	1	1	\$410,400	+ 23.1%
				<b>TOTAL*</b>	<b>15</b>	<b>11</b>	<b>\$564,700</b>	<b>+ 21.3%</b>

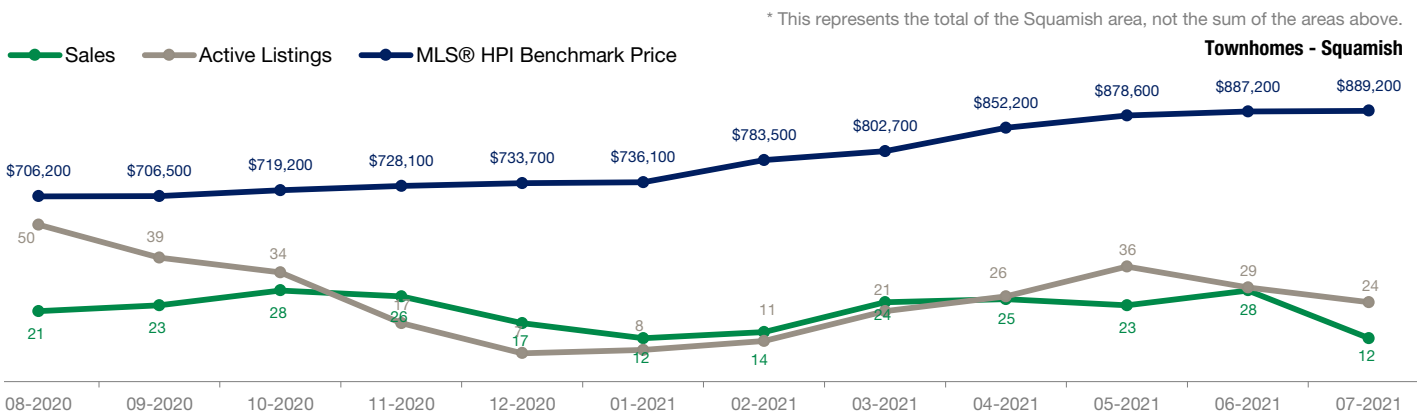


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# Squamish

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Brackendale	1	0	\$934,900	+ 25.1%
\$100,000 to \$199,999	0	0	0	Brennan Center	0	1	\$951,100	+ 30.8%
\$200,000 to \$399,999	0	0	0	Britannia Beach	0	0	\$0	--
\$400,000 to \$899,999	10	10	12	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	2	14	25	Dentville	1	1	\$961,000	+ 26.9%
\$1,500,000 to \$1,999,999	0	0	0	Downtown SQ	3	6	\$934,200	+ 27.1%
\$2,000,000 to \$2,999,999	0	0	0	Garibaldi Estates	1	9	\$853,600	+ 27.3%
\$3,000,000 and \$3,999,999	0	0	0	Garibaldi Highlands	1	2	\$987,800	+ 24.6%
\$4,000,000 to \$4,999,999	0	0	0	Hospital Hill	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Northyards	4	3	\$920,300	+ 26.1%
<b>TOTAL</b>	<b>12</b>	<b>24</b>	<b>14</b>	Paradise Valley	0	0	\$0	--
				Plateau	0	0	\$0	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	0	\$0	--
				Tantalus	0	1	\$1,039,300	+ 20.9%
				University Highlands	0	0	\$0	--
				Upper Squamish	0	0	\$0	--
				Valleycliffe	1	1	\$0	--
				<b>TOTAL*</b>	<b>12</b>	<b>24</b>	<b>\$889,200</b>	<b>+ 24.5%</b>

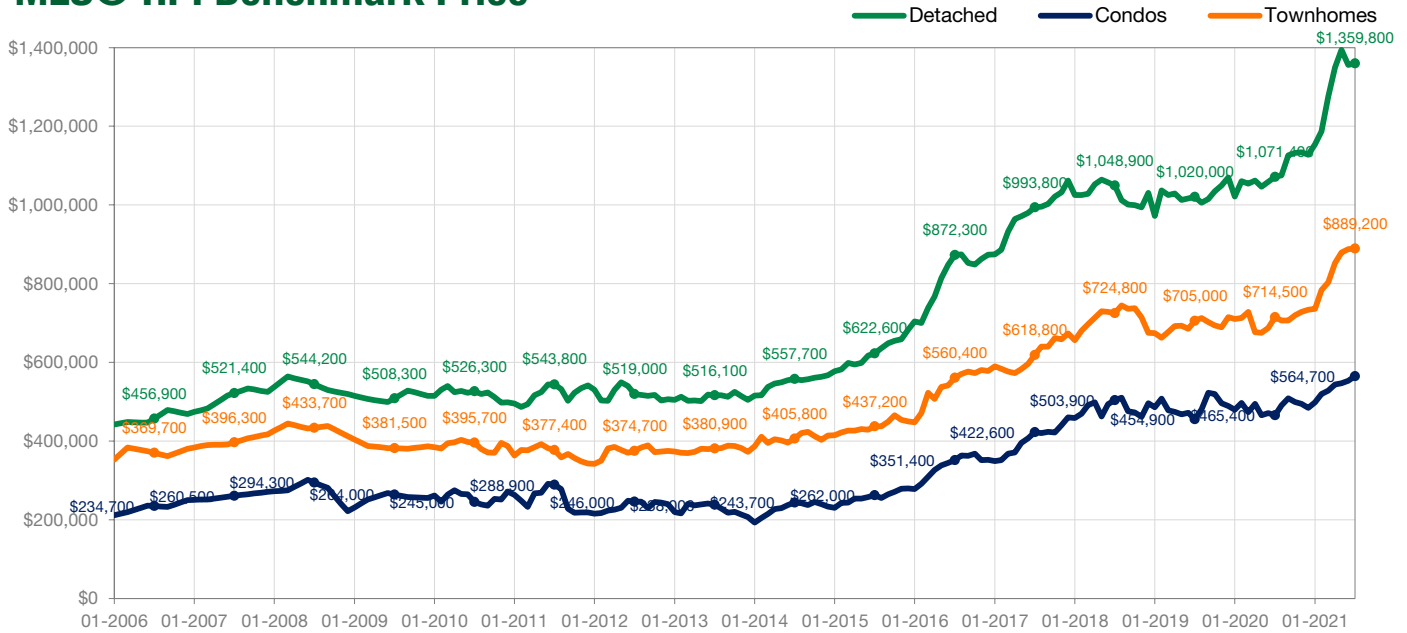


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# Squamish

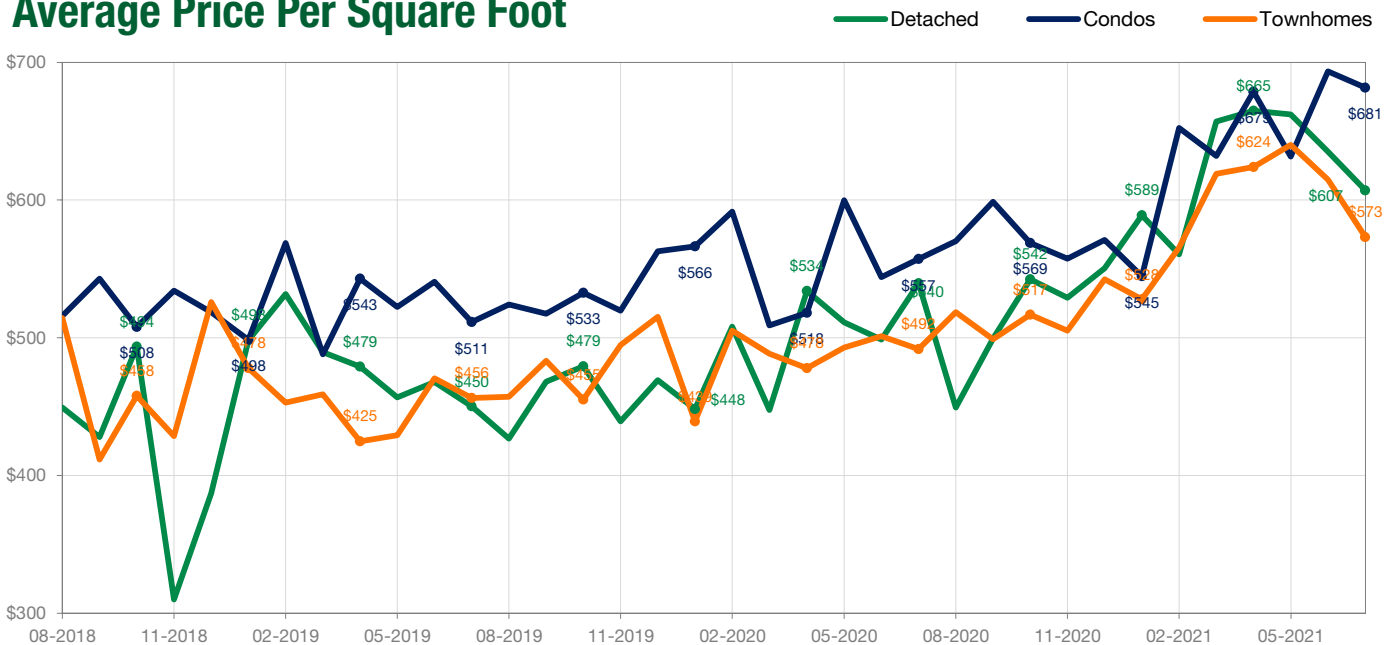
## July 2021

### MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

# Sunshine Coast

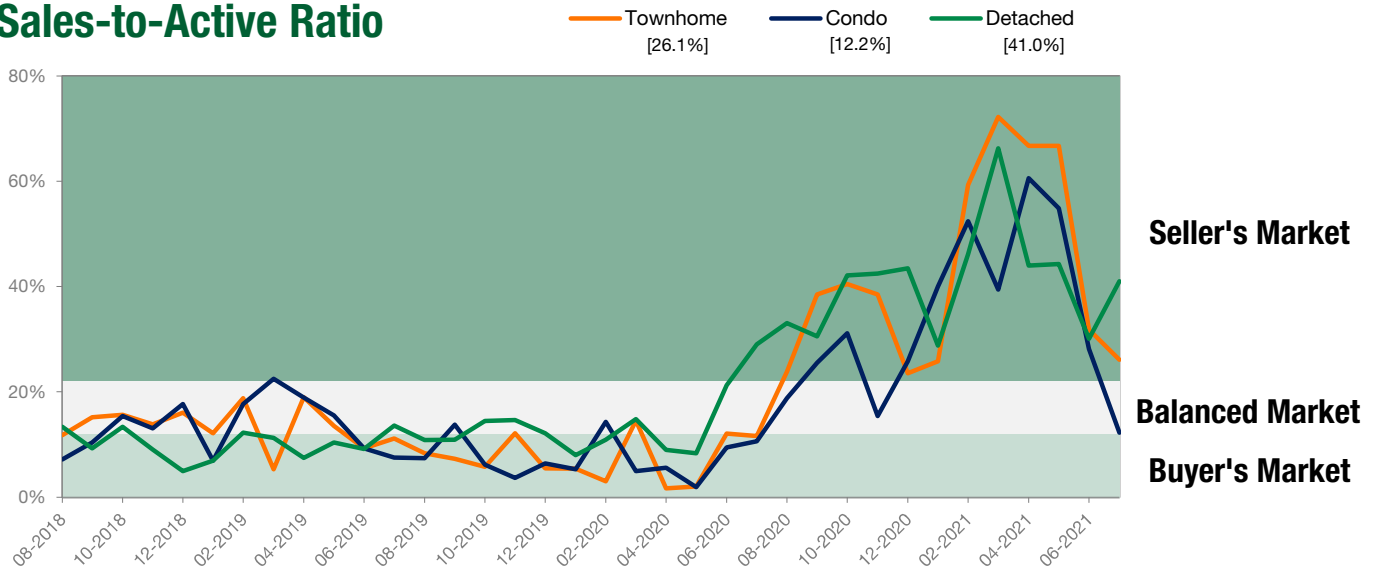
## July 2021

Detached Properties	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	188	352	- 46.6%	203	349	- 41.8%
Sales	77	102	- 24.5%	61	74	- 17.6%
Days on Market Average	28	88	- 68.2%	19	77	- 75.3%
MLS® HPI Benchmark Price	\$833,800	\$625,100	+ 33.4%	\$834,100	\$599,700	+ 39.1%

Condos	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	41	66	- 37.9%	32	53	- 39.6%
Sales	5	7	- 28.6%	9	5	+ 80.0%
Days on Market Average	85	171	- 50.3%	9	81	- 88.9%
MLS® HPI Benchmark Price	\$521,500	\$428,800	+ 21.6%	\$505,800	\$430,300	+ 17.5%

Townhomes	July			June		
	2021	2020	One-Year Change	2021	2020	One-Year Change
<b>Activity Snapshot</b>						
Total Active Listings	23	69	- 66.7%	22	58	- 62.1%
Sales	6	8	- 25.0%	7	7	0.0%
Days on Market Average	20	179	- 88.8%	40	126	- 68.3%
MLS® HPI Benchmark Price	\$611,600	\$476,100	+ 28.5%	\$604,100	\$450,100	+ 34.2%

## Sales-to-Active Ratio

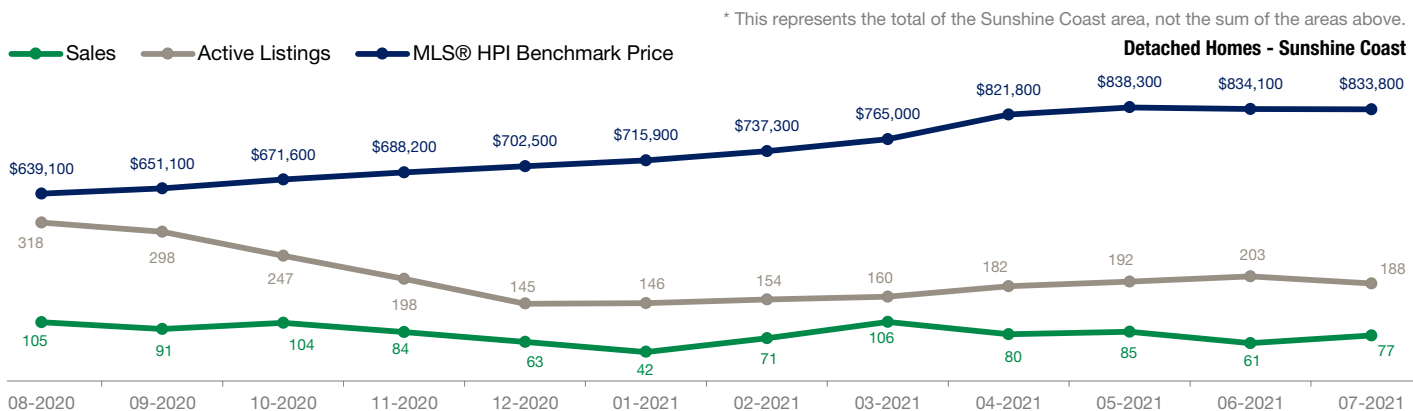


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# Sunshine Coast

## Detached Properties Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Gambier Island	1	1	\$0	--
\$100,000 to \$199,999	1	4	28	Gibsons & Area	25	37	\$931,400	+ 35.4%
\$200,000 to \$399,999	0	13	0	Halfmn Bay Secret Cv Redroofs	9	19	\$829,300	+ 34.0%
\$400,000 to \$899,999	38	59	16	Keats Island	2	4	\$0	--
\$900,000 to \$1,499,999	30	57	25	Nelson Island	0	0	\$0	--
\$1,500,000 to \$1,999,999	3	22	44	Pender Harbour Egmont	5	37	\$760,400	+ 35.8%
\$2,000,000 to \$2,999,999	4	23	118	Roberts Creek	11	17	\$979,700	+ 33.4%
\$3,000,000 and \$3,999,999	1	5	159	Sechelt District	24	73	\$751,100	+ 30.1%
\$4,000,000 to \$4,999,999	0	2	0	<b>TOTAL*</b>	<b>77</b>	<b>188</b>	<b>\$833,800</b>	<b>+ 33.4%</b>
\$5,000,000 and Above	0	3	0					
<b>TOTAL</b>	<b>77</b>	<b>188</b>	<b>28</b>					



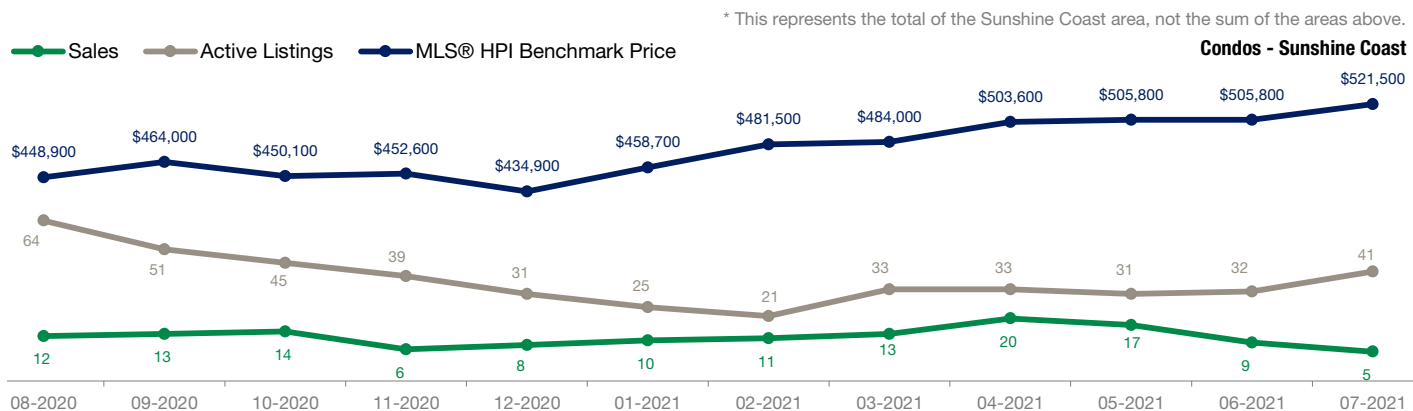
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# Sunshine Coast

## Condo Report – July 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Gambier Island	0	0	\$0	--
\$100,000 to \$199,999	0	1	0	Gibsons & Area	3	24	\$434,400	+ 24.4%
\$200,000 to \$399,999	1	3	12	Halfmn Bay Secret Cv Redroofs	1	0	\$0	--
\$400,000 to \$899,999	2	24	39	Keats Island	0	0	\$0	--
\$900,000 to \$1,499,999	2	12	168	Nelson Island	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	1	0	Pender Harbour Egmont	0	1	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Roberts Creek	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Sechelt District	1	16	\$570,500	+ 18.8%
\$4,000,000 to \$4,999,999	0	0	0	<b>TOTAL*</b>	<b>5</b>	<b>41</b>	<b>\$521,500</b>	<b>+ 21.6%</b>
\$5,000,000 and Above	0	0	0					
<b>TOTAL</b>	<b>5</b>	<b>41</b>	<b>85</b>					

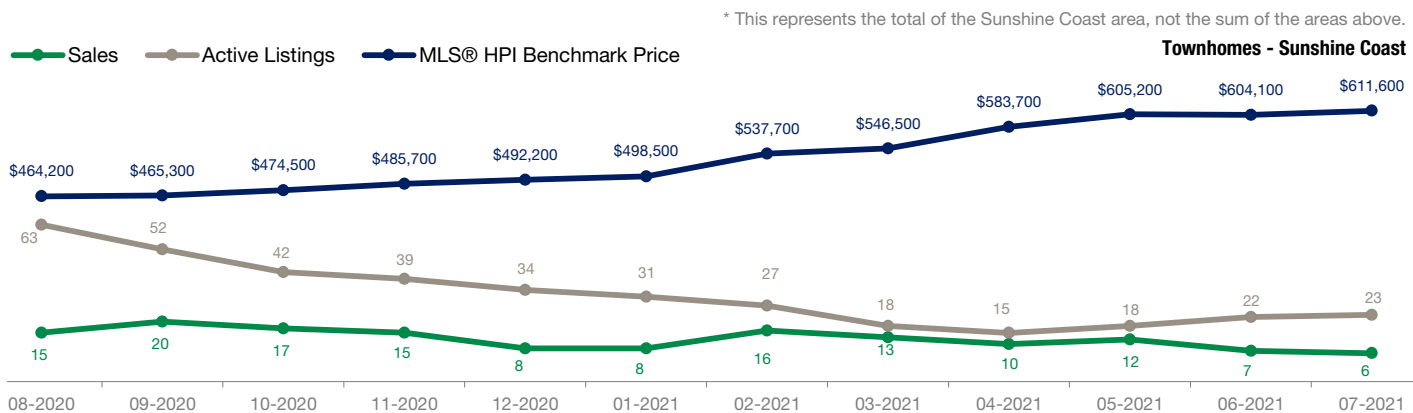


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# Sunshine Coast

## Townhomes Report – July 2021

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Gambier Island	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Gibsons & Area	4	12	\$628,400	+ 24.4%
\$200,000 to \$399,999	0	0	0	Halfmn Bay Secret Cv Redroofs	0	0	\$0	--
\$400,000 to \$899,999	5	20	20	Keats Island	0	0	\$0	--
\$900,000 to \$1,499,999	1	3	23	Nelson Island	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	0	0	Pender Harbour Egmont	0	1	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Roberts Creek	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Sechelt District	2	10	\$611,800	+ 29.2%
\$4,000,000 to \$4,999,999	0	0	0	<b>TOTAL*</b>	<b>6</b>	<b>23</b>	<b>\$611,600</b>	<b>+ 28.5%</b>
\$5,000,000 and Above	0	0	0					
<b>TOTAL</b>	<b>6</b>	<b>23</b>	<b>20</b>					

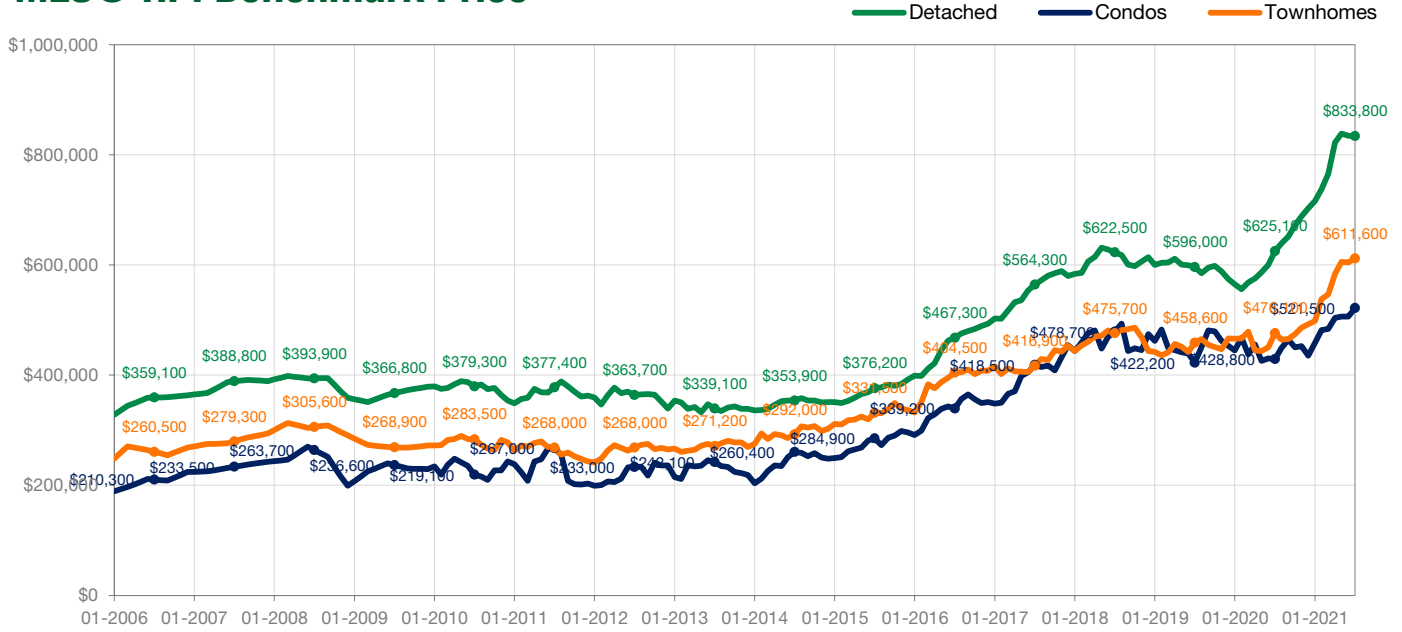


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# Sunshine Coast

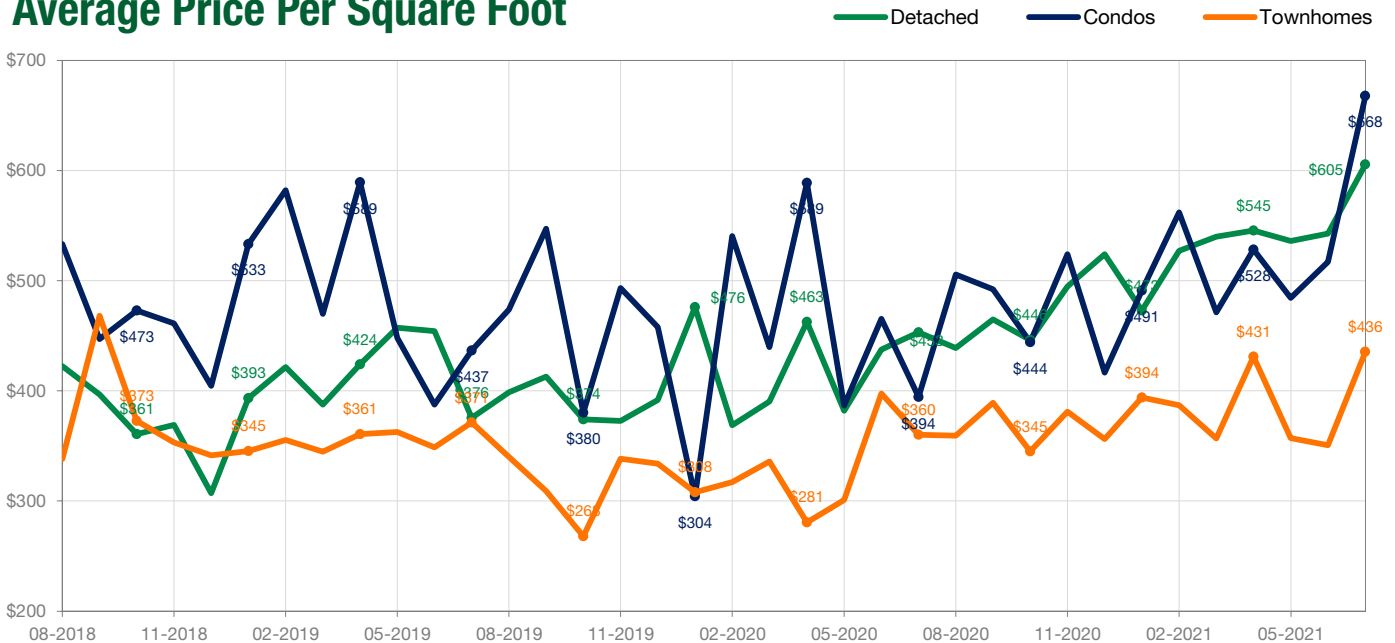
## July 2021

### MLS® HPI Benchmark Price



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### Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.



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