

JUNE 2021

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.



THE MARKET

Metro Vancouver's housing market has observed some degree of slowdown in home sales in May 2021, after the record-breaking numbers last month. Despite the drop in sales, the housing market can still be considered hot with consistent pacing in home sales, with buyers continuing to purchase or renovate homes this year.

May 2021's market report from the Real Estate Board of Greater Vancouver (REBGV) shows a 187.4% increase in residential home sales compared to last year. There is however a 13% decrease in sales when compared to April 2021. Last month's sales were 27.7% above the 10-year May 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.

"While home sale and listing activity remained above our long-term averages in May, conditions moved back from the record-setting pace experienced throughout Metro Vancouver in March and April of this year," noted Keith Stewart, REBGV economist. "With a little less intensity in the market today than we saw earlier in the spring, home sellers need to ensure they're working with their REALTOR® to price their homes based on current market conditions."

HIGHLIGHTS

MAY'S HOUSING MARKET AT A GLANCE

There were 7,125 detached, attached, and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2021. This represents a 93.4% increase compared to the 3,684 homes listed last year.

“With sales easing down from record peaks, a revised mortgage stress test that reduces the maximum borrowing amounts by approximately 4.5%, and the average five-year fixed mortgage rates climbing back over 2% since the beginning of 2021, we'll pay close attention to these factors leading into the summer to understand what effect they'll have on the current market cycle,” Stewart said. The total number of homes currently listed for sale on the MLS® system in Metro Vancouver is 10,970, a 10.5% increase compared to last year's numbers, and a 7.1% increase compared to last month.

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

For all property types, the sales-to-active listings ratio for May 2021 is 38.9%.

The breakdown is as follows:

Detached homes - 29.8%

Townhomes - 53.8%

Apartments - 43.5%

Analysts generally 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 seller's market conditions experienced throughout much of the pandemic highlight the need for increasing the volume and variety of housing supply across our region,” Stewart said. “Doing this requires a more disciplined focus on planning, reducing building costs, understanding demographic changes, and expediting the building approval process.” The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,172,800. This represents a 14% increase over May 2020 and a 1.5% increase compared to last month.

MAY'S REAL ESTATE SALES BY PROPERTY TYPE IN METRO VANCOUVER

Detached Homes - Detached homes sales in May 2021 reached 1,430, a 166% increase from last year. The benchmark price for a detached home is \$1,800,600. This represents a 22.8% increase from last year and a 1.7% increase compared to last month.

Attached Homes - Attached home sales in May 2021 totaled 800, a 168% increase compared to the 298 sales in May 2020. The benchmark price of an attached home is \$936,300. This represents a 16.3% increase from May 2020 and a 1.8% increase compared to April 2021.

Apartment Homes - Apartment home sales reached 2,049 in May 2021, a 213% increase compared to last year. The benchmark price of an apartment home is \$737,100. This represents a 7.9% increase from last year and a 1.2% increase compared to April 2021.

Metro Vancouver

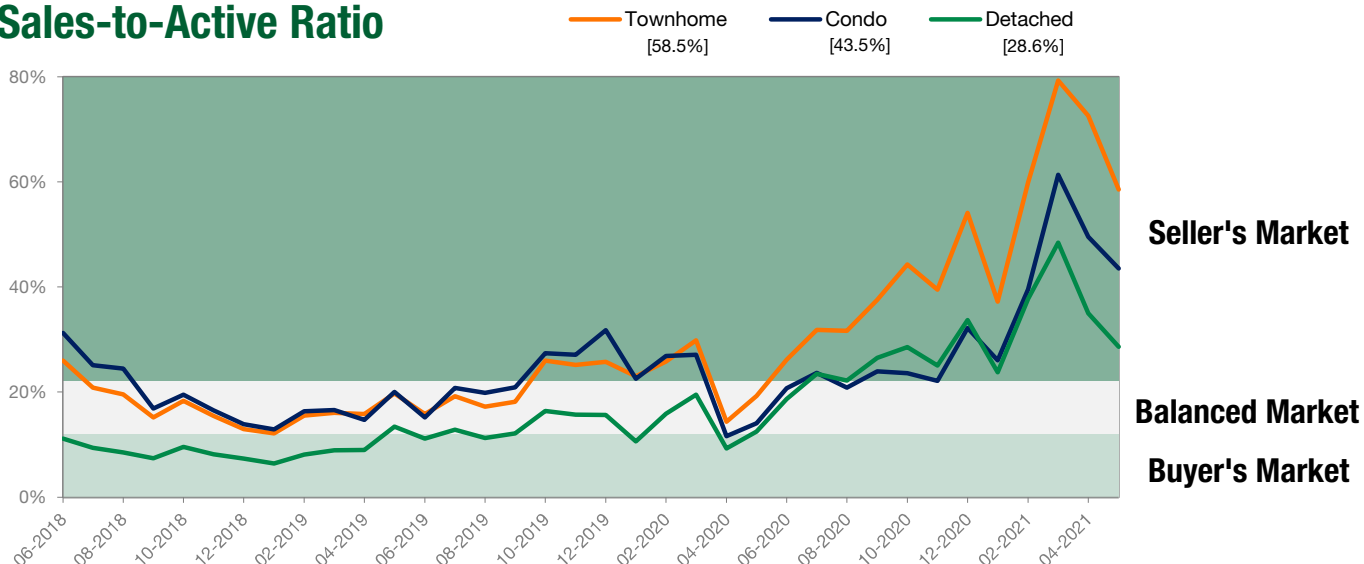
May 2021

Detached Properties	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	5,013	4,364	+ 14.9%	4,760	4,234	+ 12.4%
Sales	1,434	544	+ 163.6%	1,663	392	+ 324.2%
Days on Market Average	19	45	- 57.8%	17	42	- 59.5%
MLS® HPI Benchmark Price	\$1,800,600	\$1,466,800	+ 22.8%	\$1,770,700	\$1,463,000	+ 21.0%

Condos	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	4,708	4,666	+ 0.9%	4,621	4,366	+ 5.8%
Sales	2,047	655	+ 212.5%	2,289	507	+ 351.5%
Days on Market Average	19	35	- 45.7%	24	29	- 17.2%
MLS® HPI Benchmark Price	\$737,100	\$683,100	+ 7.9%	\$728,200	\$687,300	+ 6.0%

Townhomes	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	1,200	1,369	- 12.3%	1,161	1,349	- 13.9%
Sales	702	263	+ 166.9%	842	193	+ 336.3%
Days on Market Average	16	39	- 59.0%	18	32	- 43.8%
MLS® HPI Benchmark Price	\$936,300	\$805,100	+ 16.3%	\$920,100	\$804,800	+ 14.3%

Sales-to-Active Ratio



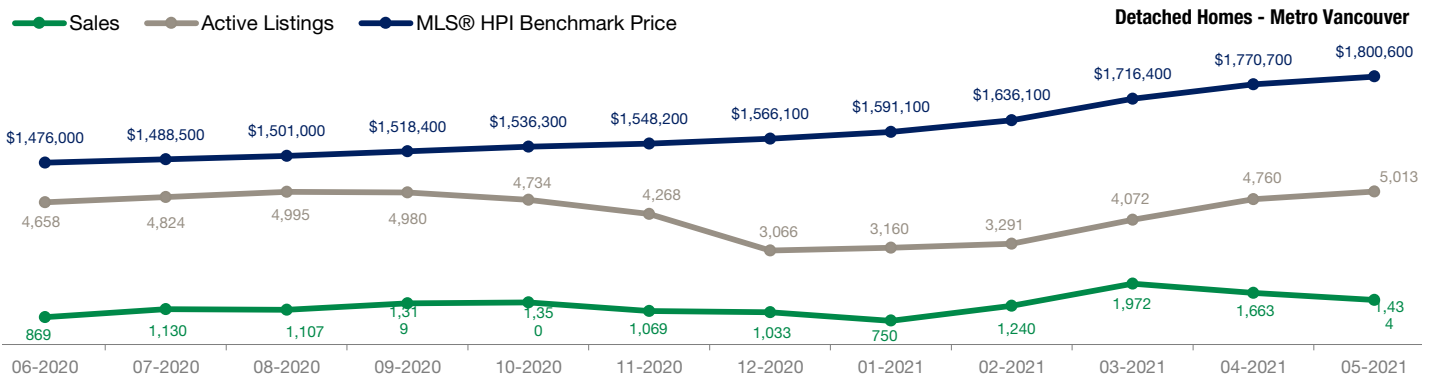
Current as of June 07, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

Metro Vancouver

Detached Properties Report – May 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	3	0	Bowen Island	11	18	\$1,393,900	+ 45.8%
\$100,000 to \$199,999	2	3	19	Burnaby East	15	53	\$1,469,500	+ 18.1%
\$200,000 to \$399,999	9	20	26	Burnaby North	48	171	\$1,712,100	+ 16.3%
\$400,000 to \$899,999	67	148	17	Burnaby South	52	222	\$1,765,100	+ 15.4%
\$900,000 to \$1,499,999	503	910	17	Coquitlam	154	380	\$1,499,100	+ 23.4%
\$1,500,000 to \$1,999,999	415	1,181	13	Ladner	26	83	\$1,292,700	+ 31.4%
\$2,000,000 to \$2,999,999	277	1,294	18	Maple Ridge	162	284	\$1,121,500	+ 32.1%
\$3,000,000 and \$3,999,999	90	605	35	New Westminster	45	107	\$1,310,400	+ 19.3%
\$4,000,000 to \$4,999,999	36	293	22	North Vancouver	129	289	\$1,902,600	+ 23.2%
\$5,000,000 and Above	35	556	80	Pitt Meadows	17	30	\$1,189,900	+ 29.3%
TOTAL	1,434	5,013	19	Port Coquitlam	51	137	\$1,253,000	+ 29.3%
				Port Moody	27	88	\$1,820,500	+ 25.3%
				Richmond	134	664	\$1,931,300	+ 20.5%
				Squamish	33	70	\$1,394,500	+ 33.3%
				Sunshine Coast	85	186	\$838,300	+ 43.0%
				Tsawwassen	45	133	\$1,359,500	+ 23.2%
				Vancouver East	191	714	\$1,709,700	+ 18.1%
				Vancouver West	117	776	\$3,383,100	+ 11.2%
				West Vancouver	60	484	\$3,139,800	+ 19.8%
				Whistler	13	53	\$2,512,100	+ 35.7%
				TOTAL*	1,434	5,013	\$1,800,600	+ 22.8%

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



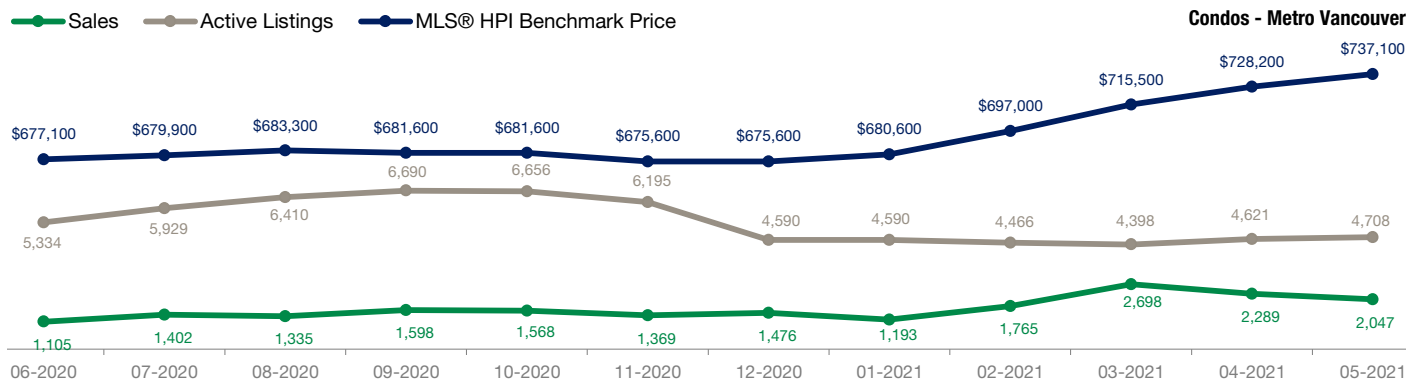
Current as of June 07, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

Metro Vancouver

Condo Report – May 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	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	5	8	26	Burnaby East	18	38	\$712,300	+ 6.6%
\$200,000 to \$399,999	112	217	25	Burnaby North	145	291	\$714,500	+ 6.2%
\$400,000 to \$899,999	1610	2,924	17	Burnaby South	133	334	\$682,600	+ 3.5%
\$900,000 to \$1,499,999	257	981	22	Coquitlam	130	274	\$588,000	+ 10.1%
\$1,500,000 to \$1,999,999	39	265	59	Ladner	16	14	\$560,000	+ 9.2%
\$2,000,000 to \$2,999,999	20	164	21	Maple Ridge	51	75	\$429,700	+ 13.8%
\$3,000,000 and \$3,999,999	2	60	46	New Westminster	129	217	\$556,700	+ 7.8%
\$4,000,000 to \$4,999,999	2	26	31	North Vancouver	171	289	\$654,000	+ 10.1%
\$5,000,000 and Above	0	63	0	Pitt Meadows	22	24	\$548,200	+ 12.8%
TOTAL	2,047	4,708	19	Port Coquitlam	71	90	\$527,200	+ 13.7%
				Port Moody	46	53	\$714,600	+ 8.2%
				Richmond	250	691	\$714,800	+ 10.8%
				Squamish	28	33	\$546,500	+ 17.4%
				Sunshine Coast	17	31	\$505,800	+ 18.9%
				Tsawwassen	25	37	\$614,200	+ 7.4%
				Vancouver East	222	449	\$636,200	+ 6.9%
				Vancouver West	514	1,591	\$836,100	+ 4.3%
				West Vancouver	21	84	\$1,131,000	+ 12.4%
				Whistler	36	77	\$576,100	+ 23.3%
				TOTAL*	2,047	4,708	\$737,100	+ 7.9%

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

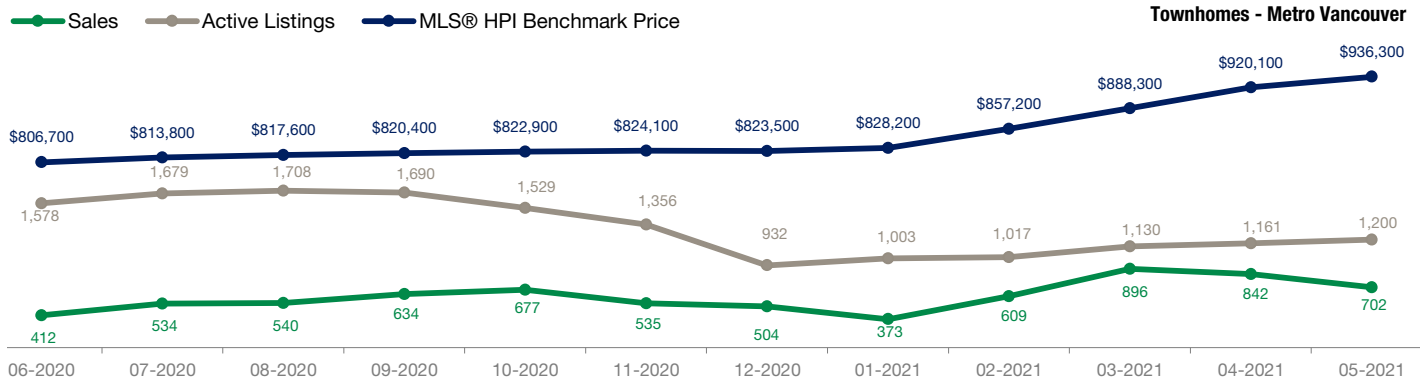


Metro Vancouver

Townhomes Report – May 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	2	0	29	Burnaby East	15	23	\$693,200	+ 4.3%
\$200,000 to \$399,999	3	6	74	Burnaby North	40	64	\$816,900	+ 13.6%
\$400,000 to \$899,999	344	485	14	Burnaby South	32	72	\$747,000	+ 9.8%
\$900,000 to \$1,499,999	294	500	14	Coquitlam	56	80	\$833,900	+ 14.2%
\$1,500,000 to \$1,999,999	42	133	21	Ladner	6	14	\$756,300	+ 16.0%
\$2,000,000 to \$2,999,999	14	47	44	Maple Ridge	70	65	\$678,300	+ 23.7%
\$3,000,000 and \$3,999,999	3	19	12	New Westminster	15	35	\$834,900	+ 16.2%
\$4,000,000 to \$4,999,999	0	3	0	North Vancouver	51	87	\$1,104,900	+ 12.8%
\$5,000,000 and Above	0	7	0	Pitt Meadows	15	6	\$741,900	+ 17.2%
TOTAL	702	1,200	16	Port Coquitlam	37	39	\$780,800	+ 20.6%
				Port Moody	25	30	\$752,500	+ 12.4%
				Richmond	117	231	\$911,600	+ 14.7%
				Squamish	23	33	\$878,600	+ 30.2%
				Sunshine Coast	12	17	\$605,200	+ 36.4%
				Tsawwassen	23	17	\$843,900	+ 10.2%
				Vancouver East	41	98	\$992,700	+ 9.7%
				Vancouver West	96	229	\$1,274,700	+ 13.3%
				West Vancouver	4	25	\$0	--
				Whistler	21	25	\$1,269,300	+ 33.0%
				TOTAL*	702	1,200	\$936,300	+ 16.3%

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

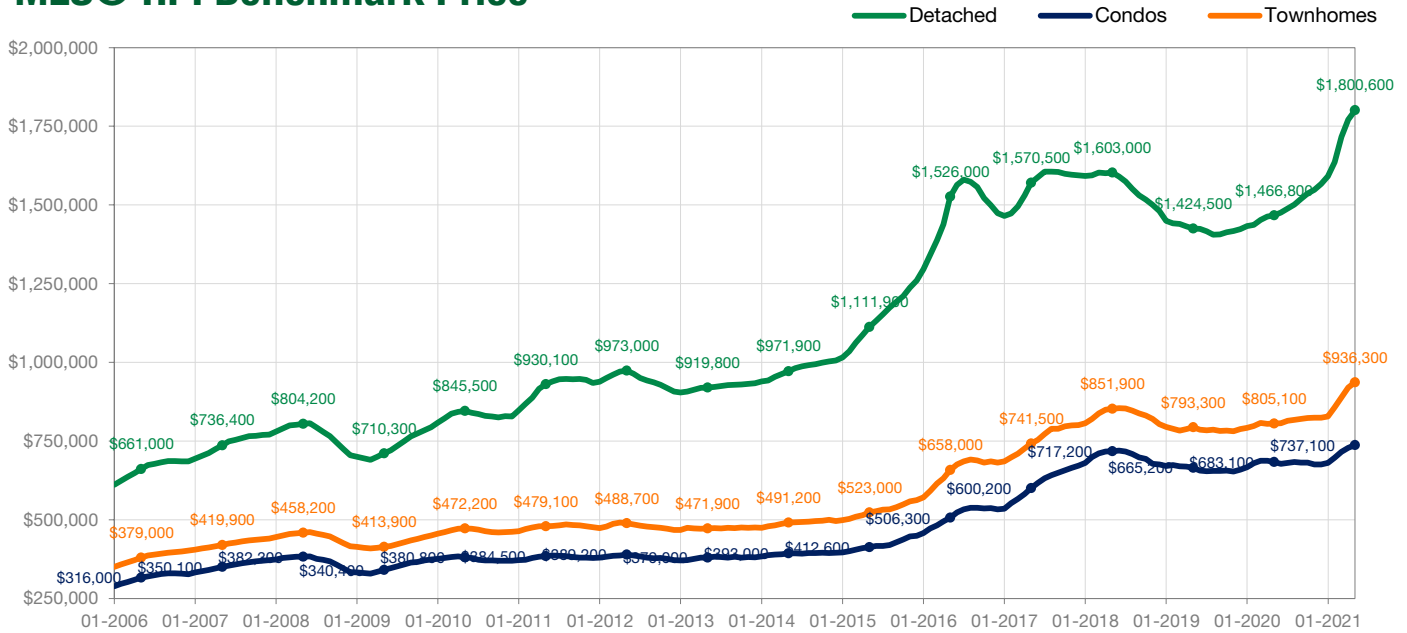


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Metro Vancouver

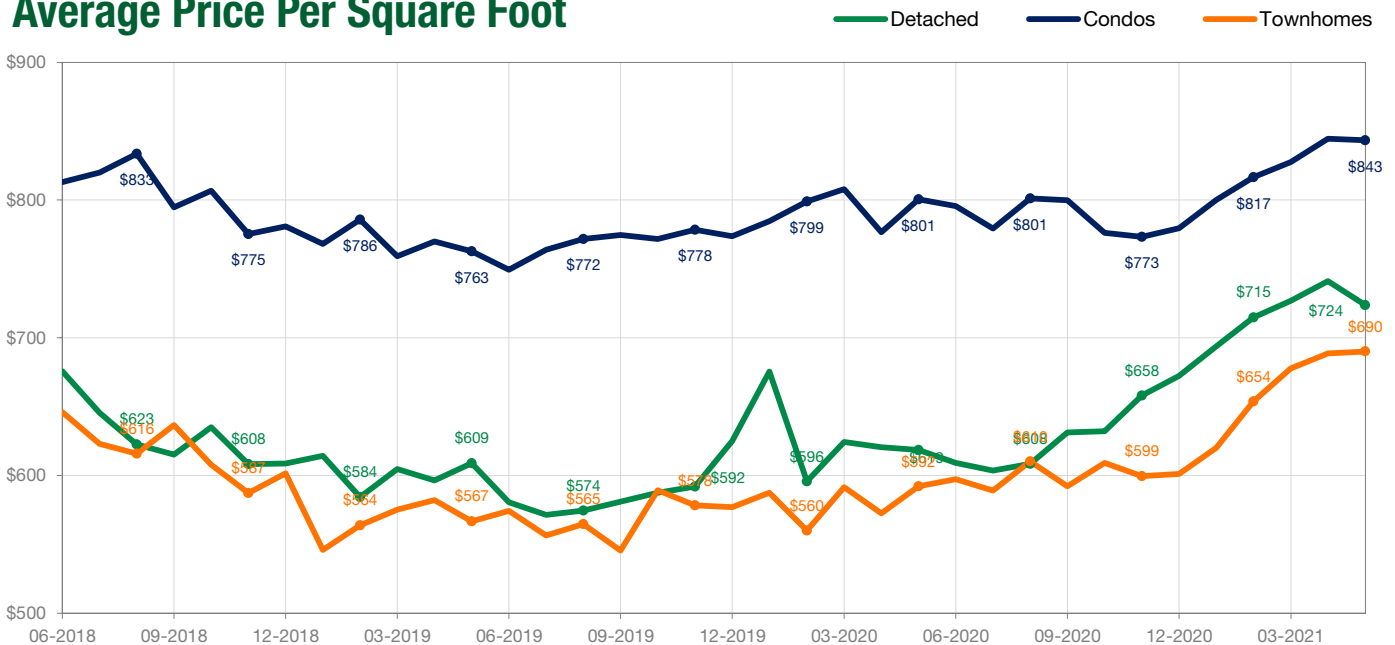
May 2021

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

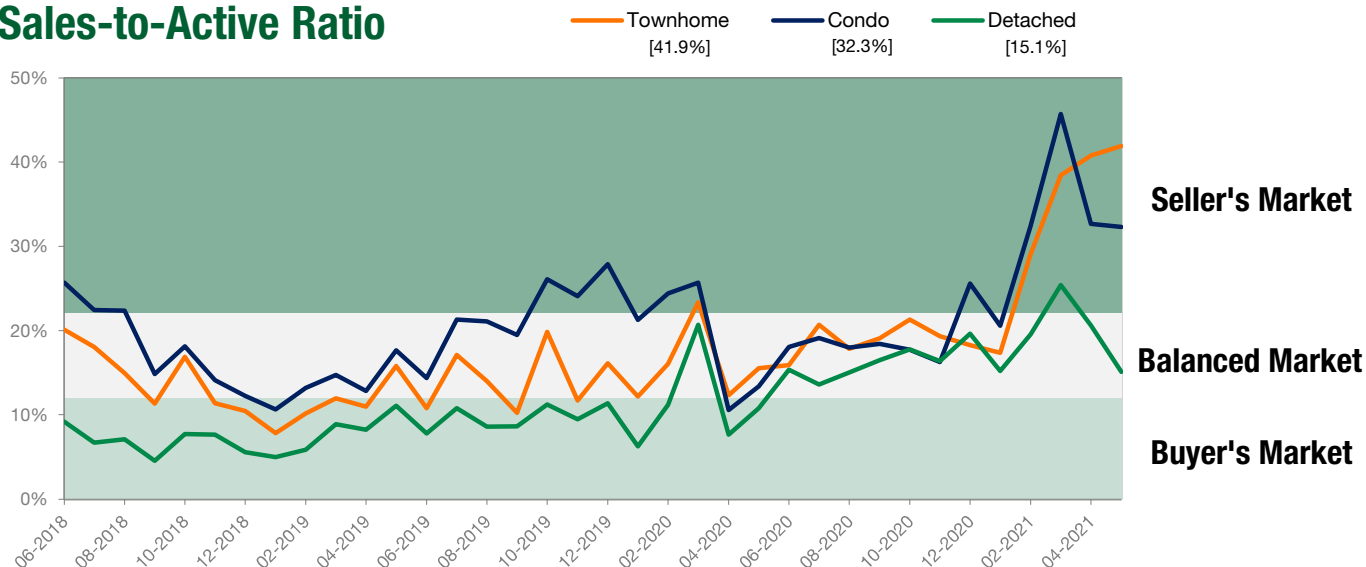
May 2021

Detached Properties	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	776	482	+ 61.0%	680	472	+ 44.1%
Sales	117	52	+ 125.0%	140	36	+ 288.9%
Days on Market Average	29	51	- 43.1%	30	57	- 47.4%
MLS® HPI Benchmark Price	\$3,383,100	\$3,041,100	+ 11.2%	\$3,363,400	\$3,016,300	+ 11.5%

Condos	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	1,591	1,330	+ 19.6%	1,567	1,219	+ 28.5%
Sales	514	178	+ 188.8%	512	129	+ 296.9%
Days on Market Average	21	35	- 40.0%	26	26	0.0%
MLS® HPI Benchmark Price	\$836,100	\$801,300	+ 4.3%	\$829,600	\$806,200	+ 2.9%

Townhomes	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	229	193	+ 18.7%	233	195	+ 19.5%
Sales	96	30	+ 220.0%	95	24	+ 295.8%
Days on Market Average	21	36	- 41.7%	24	23	+ 4.3%
MLS® HPI Benchmark Price	\$1,274,700	\$1,125,000	+ 13.3%	\$1,242,600	\$1,123,700	+ 10.6%

Sales-to-Active Ratio

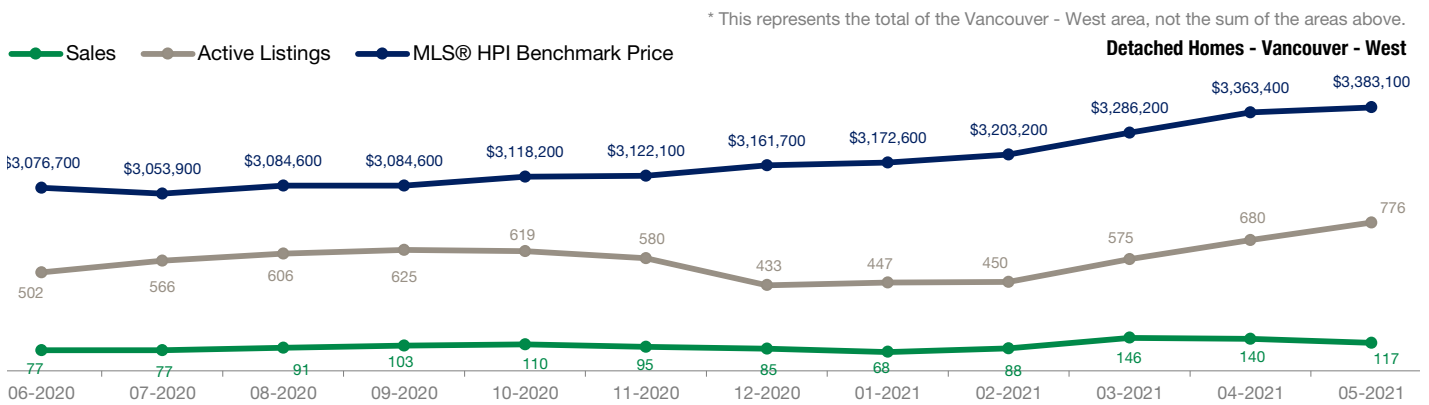


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Vancouver - West

Detached Properties Report – May 2021

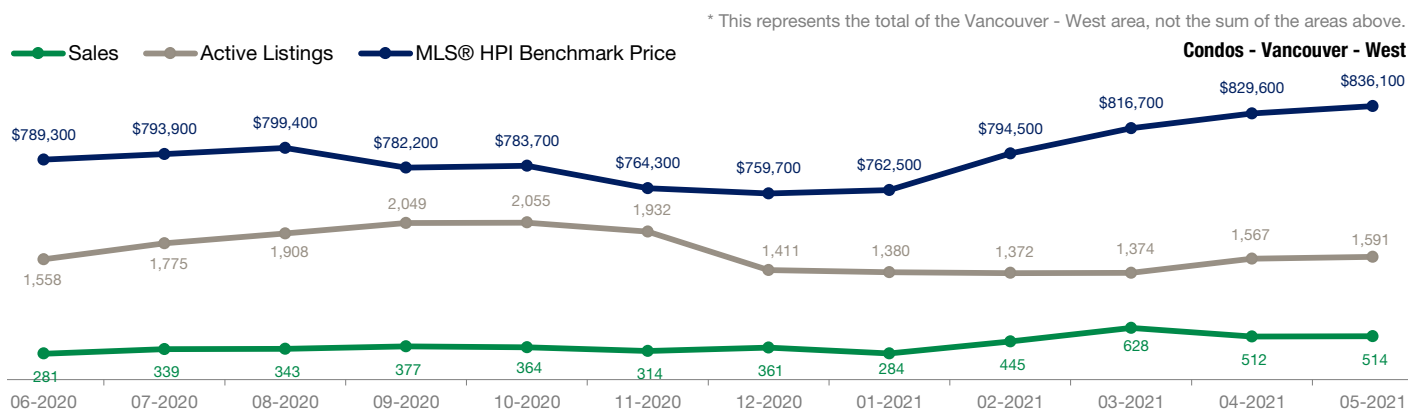
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Arbutus	3	32	\$3,508,800	+ 2.7%
\$100,000 to \$199,999	0	0	0	Cambie	7	63	\$2,673,500	+ 19.4%
\$200,000 to \$399,999	0	0	0	Coal Harbour	0	0	\$0	--
\$400,000 to \$899,999	0	0	0	Downtown VW	0	0	\$0	--
\$900,000 to \$1,499,999	1	5	36	Dunbar	24	99	\$2,996,000	+ 14.2%
\$1,500,000 to \$1,999,999	2	18	17	Fairview VW	0	0	\$0	--
\$2,000,000 to \$2,999,999	34	151	11	False Creek	0	1	\$0	--
\$3,000,000 and \$3,999,999	37	181	23	Kerrisdale	5	42	\$3,411,400	+ 15.7%
\$4,000,000 to \$4,999,999	22	131	16	Kitsilano	14	61	\$2,469,700	+ 14.0%
\$5,000,000 and Above	21	290	82	MacKenzie Heights	6	24	\$3,502,900	+ 12.2%
TOTAL	117	776	29	Marpole	4	61	\$2,569,400	+ 21.2%
				Mount Pleasant VW	1	3	\$2,348,500	- 1.7%
				Oakridge VW	1	19	\$3,811,600	+ 18.7%
				Point Grey	16	76	\$3,450,600	+ 6.9%
				Quilchena	7	26	\$3,277,900	+ 0.4%
				S.W. Marine	4	22	\$3,341,600	+ 9.5%
				Shaughnessy	7	66	\$5,161,000	+ 18.1%
				South Cambie	1	15	\$4,594,700	+ 19.9%
				South Granville	9	89	\$4,028,100	+ 5.1%
				Southlands	6	51	\$3,849,900	+ 15.1%
				University VW	2	23	\$3,889,500	- 13.4%
				West End VW	0	3	\$0	--
				Yaletown	0	0	\$0	--
				TOTAL*	117	776	\$3,383,100	+ 11.2%



Vancouver - West

Condo Report – May 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	30	109	\$723,600	+ 4.7%
\$200,000 to \$399,999	2	23	10	Coal Harbour	21	132	\$1,051,100	+ 4.3%
\$400,000 to \$899,999	328	651	18	Downtown VW	112	332	\$715,800	+ 0.5%
\$900,000 to \$1,499,999	142	486	22	Dunbar	3	15	\$735,300	+ 5.0%
\$1,500,000 to \$1,999,999	25	178	49	Fairview VW	33	90	\$843,500	+ 5.8%
\$2,000,000 to \$2,999,999	13	136	30	False Creek	34	71	\$874,700	+ 7.1%
\$3,000,000 and \$3,999,999	2	43	46	Kerrisdale	4	24	\$909,500	+ 0.4%
\$4,000,000 to \$4,999,999	2	20	31	Kitsilano	61	79	\$691,500	+ 10.2%
\$5,000,000 and Above	0	54	0	MacKenzie Heights	0	0	\$0	--
TOTAL	514	1,591	21	Marpole	17	61	\$628,500	+ 3.3%
				Mount Pleasant VW	2	8	\$619,200	+ 9.8%
				Oakridge VW	2	11	\$1,082,400	+ 1.0%
				Point Grey	3	21	\$644,000	+ 4.6%
				Quilchena	4	7	\$1,108,100	+ 1.5%
				S.W. Marine	3	9	\$508,400	+ 1.6%
				Shaughnessy	1	4	\$662,600	+ 5.4%
				South Cambie	3	39	\$978,700	+ 3.1%
				South Granville	4	10	\$1,036,900	+ 6.0%
				Southlands	0	0	\$805,900	+ 0.8%
				University VW	47	140	\$990,500	+ 3.0%
				West End VW	67	203	\$710,100	+ 6.2%
				Yaletown	63	226	\$853,900	+ 3.8%
				TOTAL*	514	1,591	\$836,100	+ 4.3%

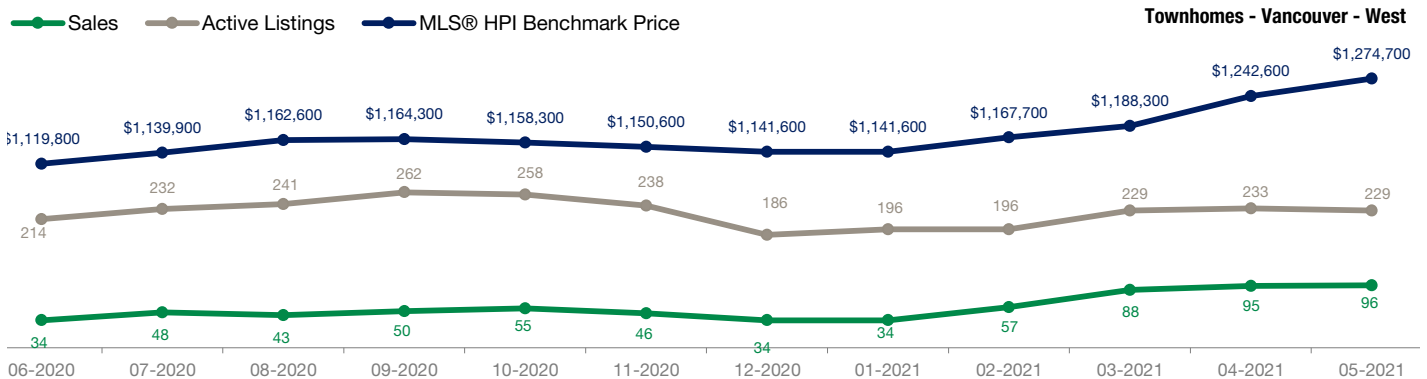


Vancouver - West

Townhomes Report – May 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	2	1	\$0	--
\$100,000 to \$199,999	0	0	0	Cambie	2	31	\$1,329,600	+ 19.8%
\$200,000 to \$399,999	0	0	0	Coal Harbour	3	6	\$1,725,300	+ 3.0%
\$400,000 to \$899,999	12	21	18	Downtown VW	2	15	\$1,219,000	+ 3.9%
\$900,000 to \$1,499,999	45	67	14	Dunbar	0	6	\$0	--
\$1,500,000 to \$1,999,999	28	88	22	Fairview VW	15	26	\$1,111,800	+ 7.6%
\$2,000,000 to \$2,999,999	9	31	57	False Creek	8	9	\$1,017,200	+ 15.1%
\$3,000,000 and \$3,999,999	2	14	15	Kerrisdale	2	2	\$1,641,100	+ 17.4%
\$4,000,000 to \$4,999,999	0	3	0	Kitsilano	21	21	\$1,255,700	+ 22.1%
\$5,000,000 and Above	0	5	0	MacKenzie Heights	1	1	\$0	--
TOTAL	96	229	21	Marpole	18	26	\$1,252,400	+ 20.3%
				Mount Pleasant VW	3	4	\$1,195,600	+ 3.1%
				Oakridge VW	2	4	\$1,684,800	+ 18.7%
				Point Grey	0	0	\$1,135,500	+ 11.6%
				Quilchena	2	4	\$1,626,600	+ 16.5%
				S.W. Marine	0	1	\$0	--
				Shaughnessy	2	4	\$1,921,500	+ 8.5%
				South Cambie	1	4	\$1,849,400	+ 10.6%
				South Granville	3	16	\$1,727,400	+ 16.3%
				Southlands	1	1	\$0	--
				University VW	3	20	\$1,791,600	+ 17.9%
				West End VW	1	5	\$1,302,000	+ 5.9%
				Yaletown	4	22	\$1,675,500	+ 3.2%
				TOTAL*	96	229	\$1,274,700	+ 13.3%

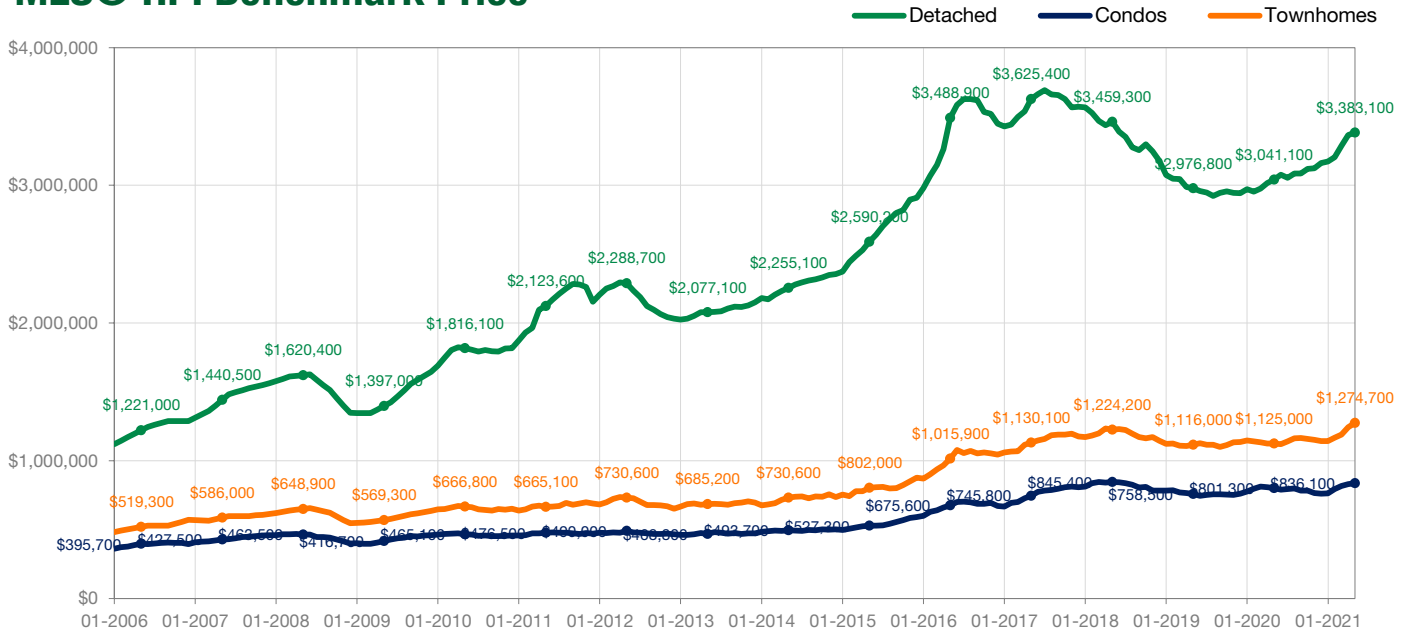
* This represents the total of the Vancouver - West area, not the sum of the areas above.



Vancouver - West

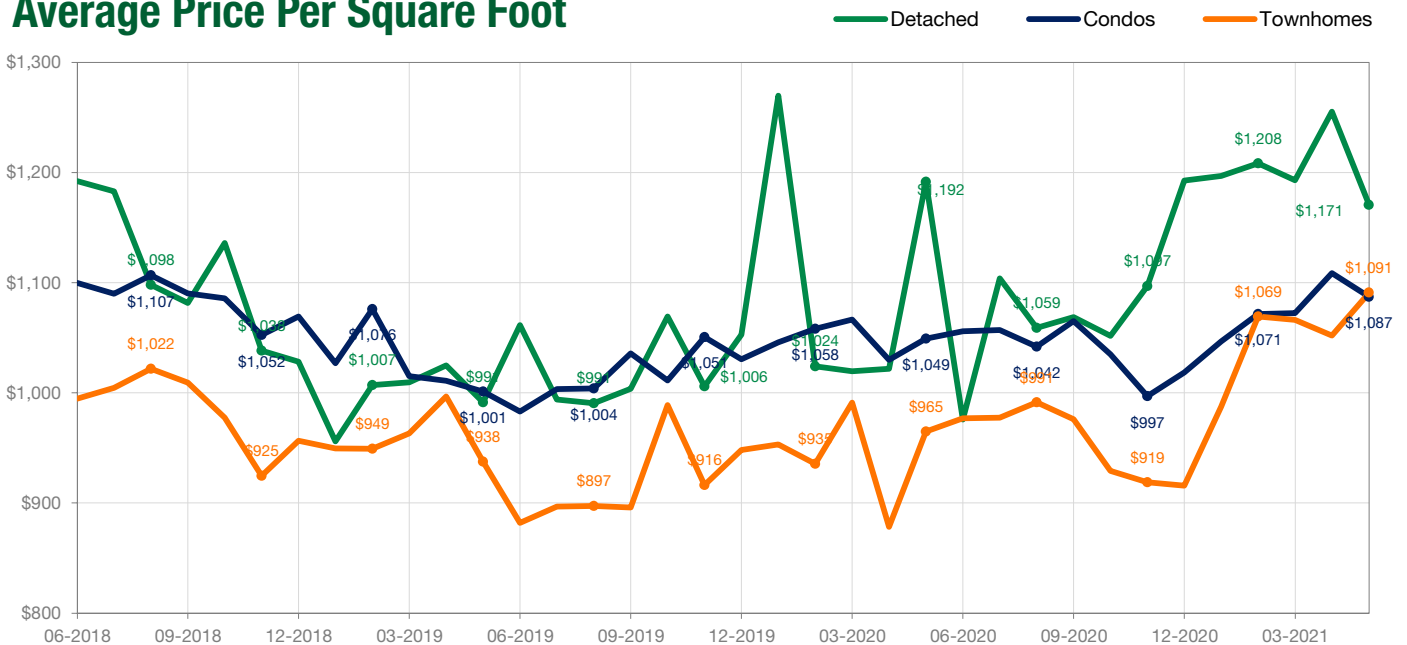
May 2021

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

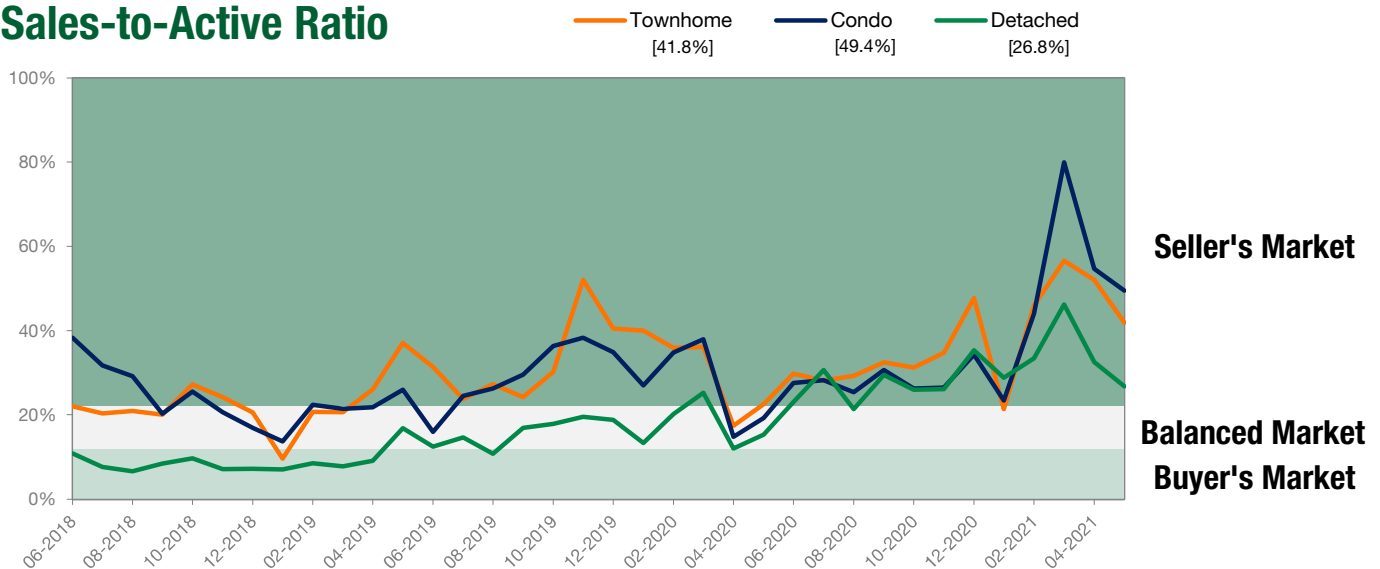
May 2021

Detached Properties	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	714	419	+ 70.4%	679	417	+ 62.8%
Sales	191	64	+ 198.4%	221	50	+ 342.0%
Days on Market Average	13	42	- 69.0%	15	32	- 53.1%
MLS® HPI Benchmark Price	\$1,709,700	\$1,447,800	+ 18.1%	\$1,681,600	\$1,448,700	+ 16.1%

Condos	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	449	396	+ 13.4%	443	372	+ 19.1%
Sales	222	76	+ 192.1%	242	55	+ 340.0%
Days on Market Average	13	21	- 38.1%	19	31	- 38.7%
MLS® HPI Benchmark Price	\$636,200	\$595,300	+ 6.9%	\$629,700	\$602,400	+ 4.5%

Townhomes	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	98	71	+ 38.0%	100	69	+ 44.9%
Sales	41	16	+ 156.3%	52	12	+ 333.3%
Days on Market Average	12	31	- 61.3%	19	20	- 5.0%
MLS® HPI Benchmark Price	\$992,700	\$905,000	+ 9.7%	\$1,002,100	\$893,300	+ 12.2%

Sales-to-Active Ratio

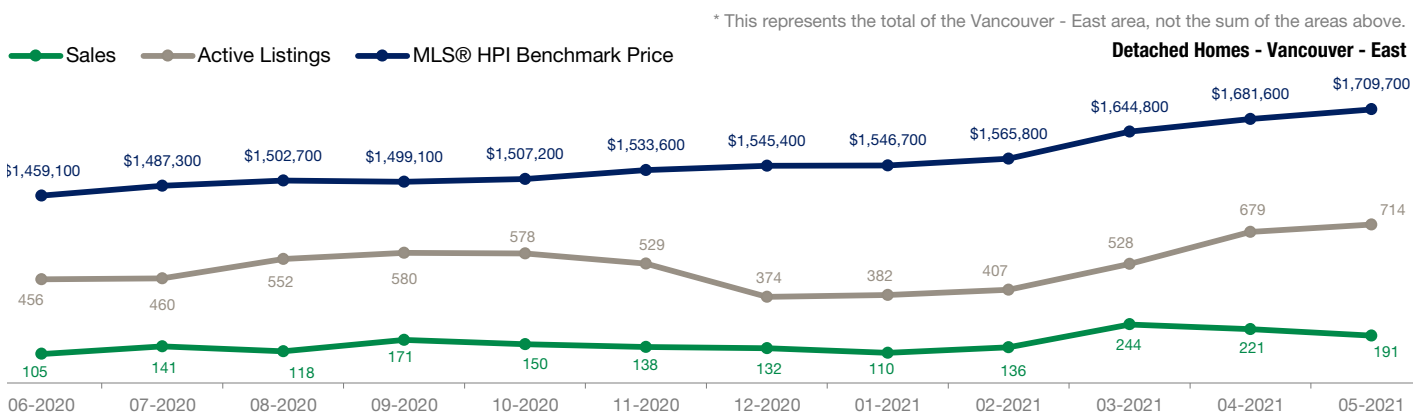


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Vancouver - East

Detached Properties Report – May 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	0	1	\$0	--
\$100,000 to \$199,999	0	0	0	Collingwood VE	10	120	\$1,591,700	+ 25.1%
\$200,000 to \$399,999	0	0	0	Downtown VE	0	0	\$0	--
\$400,000 to \$899,999	0	1	0	Fraser VE	18	39	\$1,728,500	+ 20.4%
\$900,000 to \$1,499,999	35	88	13	Fraserview VE	4	38	\$2,137,800	+ 15.4%
\$1,500,000 to \$1,999,999	100	295	11	Grandview Woodland	17	58	\$1,814,600	+ 10.1%
\$2,000,000 to \$2,999,999	52	253	16	Hastings	3	13	\$1,474,100	+ 11.6%
\$3,000,000 and \$3,999,999	2	65	35	Hastings Sunrise	6	21	\$1,631,600	+ 19.8%
\$4,000,000 to \$4,999,999	1	8	14	Killarney VE	21	69	\$1,848,600	+ 25.4%
\$5,000,000 and Above	1	4	7	Knight	19	45	\$1,626,200	+ 18.2%
TOTAL	191	714	13	Main	15	27	\$1,895,100	+ 21.7%
				Mount Pleasant VE	3	17	\$1,682,300	+ 5.5%
				Renfrew Heights	18	54	\$1,585,300	+ 15.9%
				Renfrew VE	25	69	\$1,532,100	+ 17.9%
				South Marine	2	7	\$1,471,700	+ 18.6%
				South Vancouver	19	85	\$1,759,300	+ 18.4%
				Strathcona	1	6	\$1,545,700	+ 5.8%
				Victoria VE	10	45	\$1,598,300	+ 18.3%
				TOTAL*	191	714	\$1,709,700	+ 18.1%

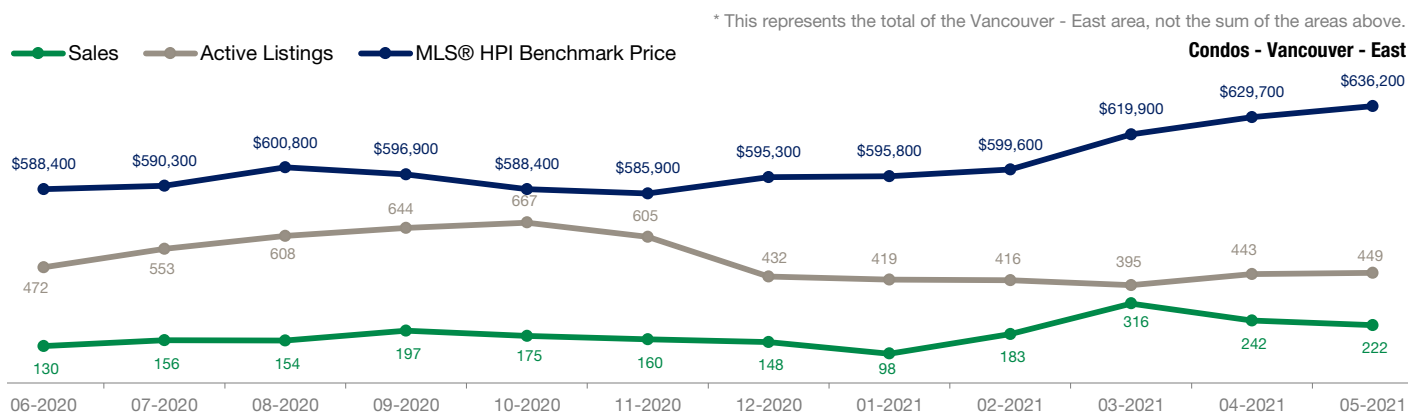


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Vancouver - East

Condo Report – May 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	3	1	\$780,800	+ 2.2%
\$100,000 to \$199,999	0	0	0	Collingwood VE	34	75	\$526,100	+ 9.2%
\$200,000 to \$399,999	5	12	7	Downtown VE	15	52	\$666,100	+ 2.0%
\$400,000 to \$899,999	191	345	13	Fraser VE	8	22	\$756,800	+ 15.3%
\$900,000 to \$1,499,999	25	75	11	Fraserview VE	1	1	\$0	--
\$1,500,000 to \$1,999,999	1	13	7	Grandview Woodland	17	15	\$599,200	+ 7.9%
\$2,000,000 to \$2,999,999	0	3	0	Hastings	15	19	\$542,000	+ 9.0%
\$3,000,000 and \$3,999,999	0	0	0	Hastings Sunrise	4	1	\$527,300	+ 7.6%
\$4,000,000 to \$4,999,999	0	1	0	Killarney VE	0	10	\$578,600	+ 4.6%
\$5,000,000 and Above	0	0	0	Knight	5	11	\$804,500	+ 8.1%
TOTAL	222	449	13	Main	5	9	\$923,600	+ 10.5%
				Mount Pleasant VE	53	88	\$631,600	+ 7.2%
				Renfrew Heights	0	7	\$451,100	+ 7.4%
				Renfrew VE	2	9	\$641,800	+ 5.6%
				South Marine	35	76	\$702,400	+ 3.2%
				South Vancouver	1	9	\$627,600	+ 7.0%
				Strathcona	14	14	\$703,700	+ 3.0%
				Victoria VE	10	30	\$714,800	+ 10.2%
				TOTAL*	222	449	\$636,200	+ 6.9%

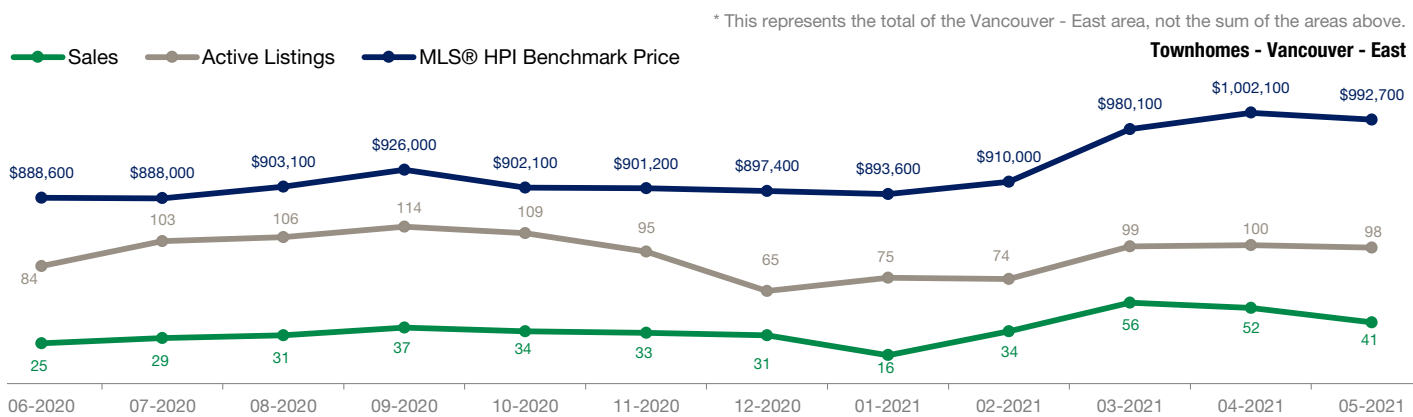


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Vancouver - East

Townhomes Report – May 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	6	9	\$885,800	+ 7.8%
\$100,000 to \$199,999	0	0	0	Collingwood VE	6	28	\$914,100	+ 7.7%
\$200,000 to \$399,999	0	0	0	Downtown VE	0	1	\$0	--
\$400,000 to \$899,999	14	33	9	Fraser VE	3	1	\$1,230,900	+ 18.5%
\$900,000 to \$1,499,999	27	61	13	Fraserview VE	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	3	0	Grandview Woodland	3	5	\$1,174,700	+ 7.7%
\$2,000,000 to \$2,999,999	0	1	0	Hastings	6	5	\$1,035,500	+ 12.5%
\$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	1	11	\$747,000	+ 14.6%
\$5,000,000 and Above	0	0	0	Knight	0	6	\$1,203,500	+ 19.9%
TOTAL	41	98	12	Main	4	1	\$1,091,000	+ 16.2%
				Mount Pleasant VE	4	14	\$1,097,400	+ 5.2%
				Renfrew Heights	0	0	\$0	--
				Renfrew VE	1	2	\$959,400	+ 11.5%
				South Marine	4	6	\$957,100	+ 11.4%
				South Vancouver	0	2	\$0	--
				Strathcona	0	2	\$1,007,000	+ 6.0%
				Victoria VE	2	3	\$1,139,500	+ 8.0%
				TOTAL*	41	98	\$992,700	+ 9.7%

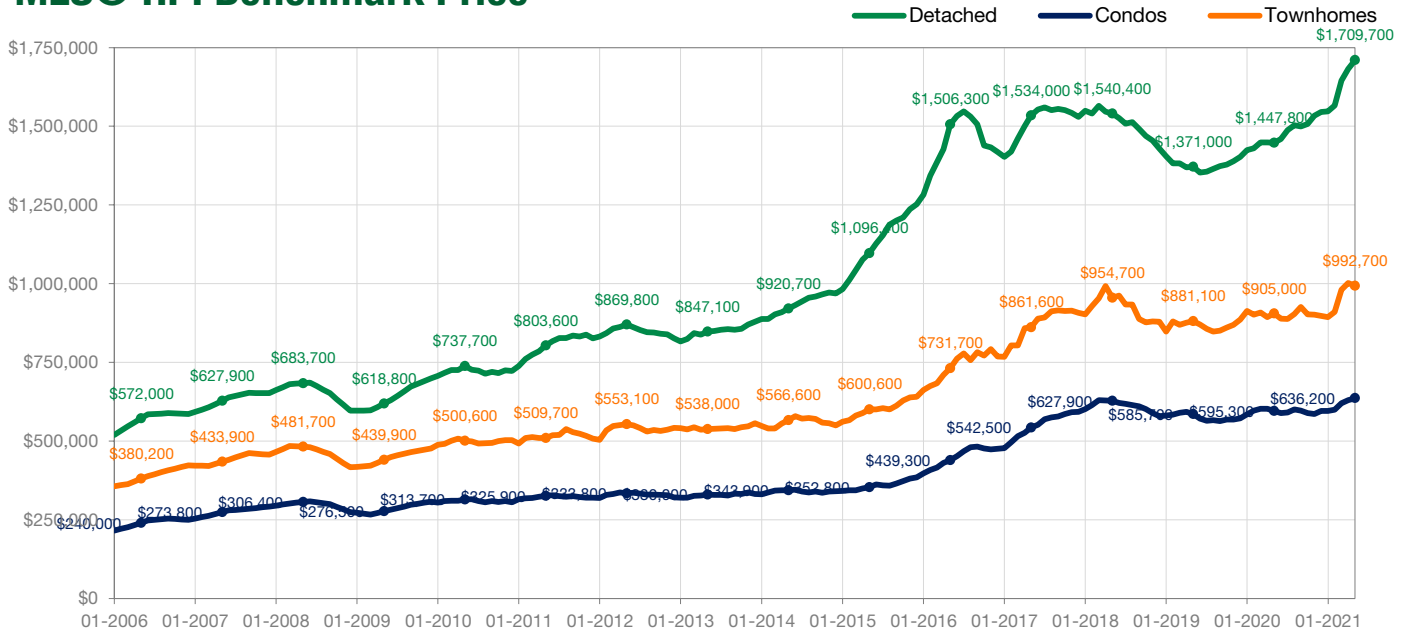


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Vancouver - East

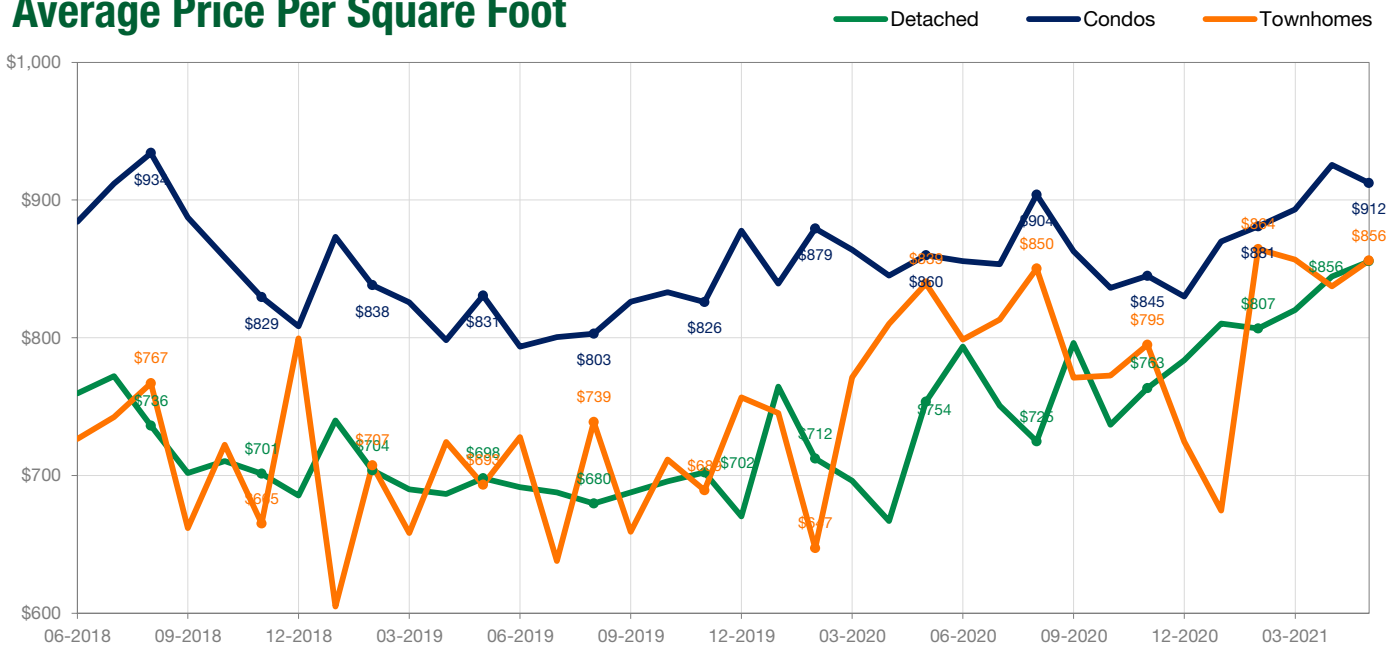
May 2021

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

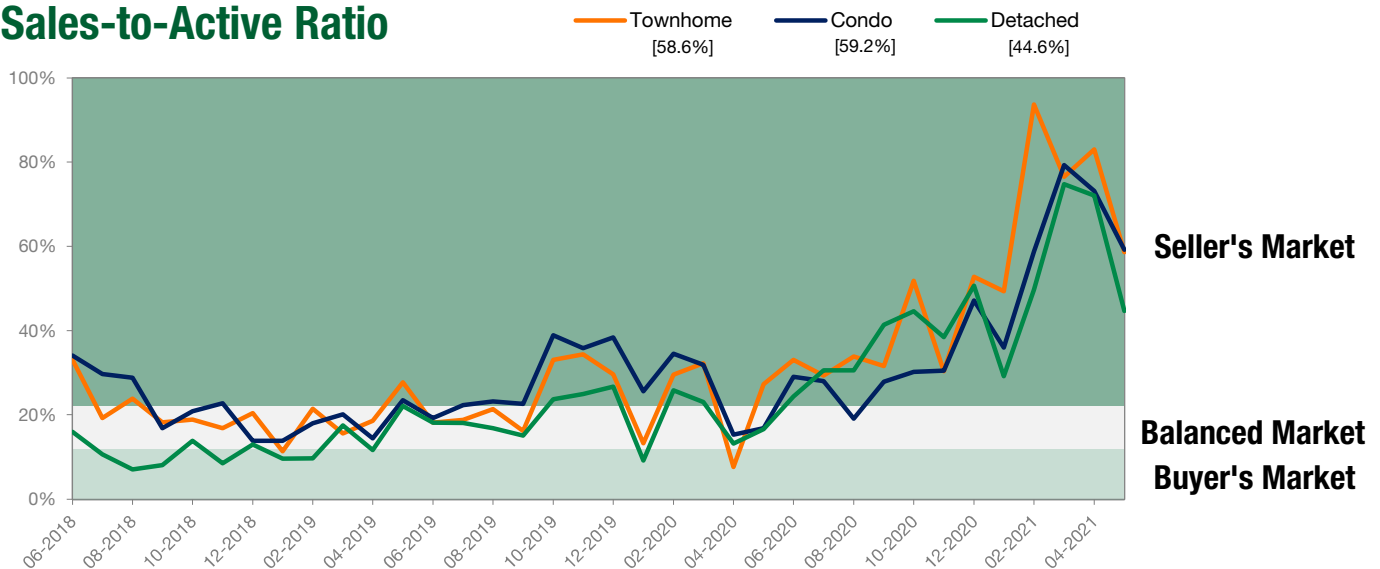
May 2021

Detached Properties	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	289	307	- 5.9%	254	289	- 12.1%
Sales	129	51	+ 152.9%	183	38	+ 381.6%
Days on Market Average	10	24	- 58.3%	16	27	- 40.7%
MLS® HPI Benchmark Price	\$1,902,600	\$1,543,800	+ 23.2%	\$1,880,400	\$1,545,100	+ 21.7%

Condos	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	289	321	- 10.0%	283	294	- 3.7%
Sales	171	54	+ 216.7%	207	45	+ 360.0%
Days on Market Average	15	34	- 55.9%	15	24	- 37.5%
MLS® HPI Benchmark Price	\$654,000	\$593,800	+ 10.1%	\$643,700	\$590,600	+ 9.0%

Townhomes	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	87	99	- 12.1%	94	105	- 10.5%
Sales	51	27	+ 88.9%	78	8	+ 875.0%
Days on Market Average	16	23	- 30.4%	12	25	- 52.0%
MLS® HPI Benchmark Price	\$1,104,900	\$979,100	+ 12.8%	\$1,087,900	\$963,000	+ 13.0%

Sales-to-Active Ratio



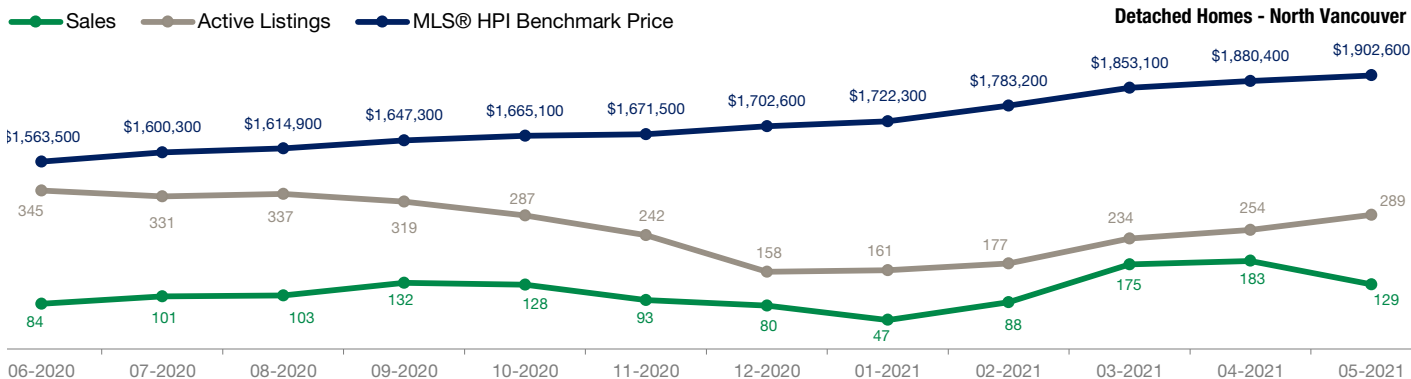
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North Vancouver

Detached Properties Report – May 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	6	5	\$1,975,500	+ 27.5%
\$100,000 to \$199,999	0	1	0	Boulevard	3	10	\$2,060,400	+ 20.1%
\$200,000 to \$399,999	0	1	0	Braemar	0	3	\$0	--
\$400,000 to \$899,999	0	4	0	Calverhall	1	6	\$1,610,400	+ 19.1%
\$900,000 to \$1,499,999	9	25	12	Canyon Heights NV	10	33	\$2,126,300	+ 22.2%
\$1,500,000 to \$1,999,999	61	96	9	Capilano NV	2	7	\$1,988,400	+ 29.1%
\$2,000,000 to \$2,999,999	42	102	12	Central Lonsdale	6	33	\$1,626,600	+ 16.4%
\$3,000,000 and \$3,999,999	13	42	6	Deep Cove	7	8	\$1,809,900	+ 29.5%
\$4,000,000 to \$4,999,999	2	9	8	Delbrook	2	4	\$2,149,000	+ 33.4%
\$5,000,000 and Above	2	9	53	Dollarton	2	8	\$2,064,600	+ 26.7%
TOTAL	129	289	10	Edgemont	10	18	\$2,350,500	+ 26.2%
				Forest Hills NV	1	11	\$2,202,300	+ 23.1%
				Grouse Woods	2	0	\$2,086,700	+ 26.1%
				Harbourside	0	0	\$0	--
				Indian Arm	0	5	\$0	--
				Indian River	1	1	\$1,755,400	+ 25.9%
				Lower Lonsdale	2	8	\$1,631,400	+ 12.8%
				Lynn Valley	18	23	\$1,757,500	+ 25.9%
				Lynnmour	1	6	\$0	--
				Mosquito Creek	3	4	\$0	--
				Norgate	2	3	\$1,645,200	+ 17.5%
				Northlands	1	1	\$0	--
				Pemberton Heights	2	9	\$2,122,900	+ 16.5%
				Pemberton NV	2	8	\$1,426,600	+ 16.7%
				Princess Park	4	5	\$2,041,600	+ 27.2%
				Queensbury	2	5	\$1,615,400	+ 15.6%
				Roche Point	3	2	\$1,696,500	+ 26.3%
				Seymour NV	0	3	\$1,782,800	+ 27.1%
				Tempe	2	5	\$2,044,500	+ 26.1%
				Upper Delbrook	6	14	\$2,155,200	+ 24.0%
				Upper Lonsdale	17	29	\$1,918,400	+ 22.0%
				Westlynn	9	6	\$1,600,000	+ 23.7%
				Westlynn Terrace	0	2	\$0	--
				Windsor Park NV	1	3	\$1,613,500	+ 23.2%
				Woodlands-Sunshine-Cascade	1	1	\$0	--
				TOTAL*	129	289	\$1,902,600	+ 23.2%

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

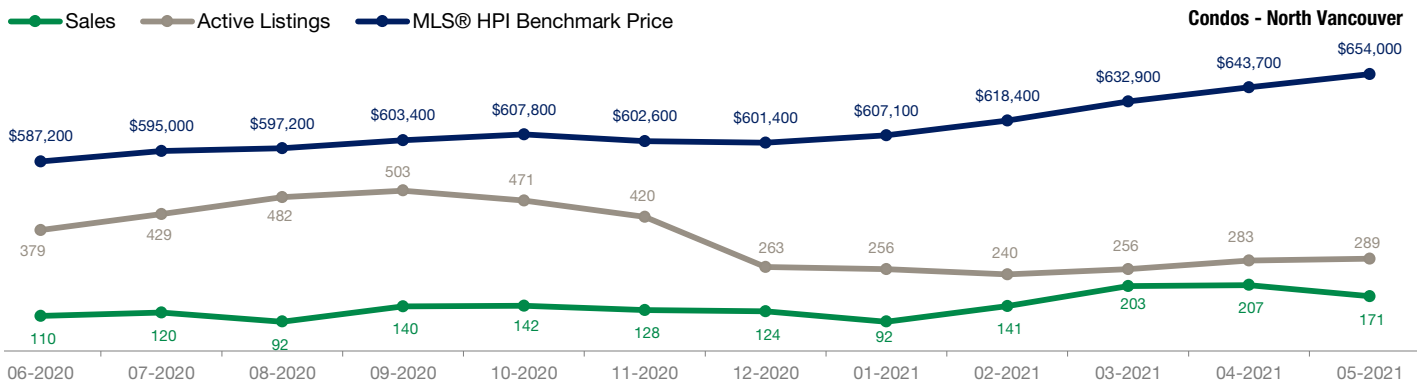


North Vancouver

Condo Report – May 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	6	8	Braemar	0	0	\$0	--
\$400,000 to \$899,999	134	197	15	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	29	60	18	Canyon Heights NV	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	9	18	Capilano NV	3	5	\$1,077,100	+ 4.4%
\$2,000,000 to \$2,999,999	1	8	1	Central Lonsdale	33	45	\$706,000	+ 4.5%
\$3,000,000 and \$3,999,999	0	4	0	Deep Cove	1	0	\$0	--
\$4,000,000 to \$4,999,999	0	2	0	Delbrook	0	0	\$0	--
\$5,000,000 and Above	0	3	0	Dollarton	0	0	\$0	--
TOTAL	171	289	15	Edgemont	1	4	\$1,301,000	+ 30.4%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	0	\$0	--
				Harbourside	8	6	\$701,600	+ 12.7%
				Indian Arm	0	0	\$0	--
				Indian River	1	1	\$767,000	+ 7.7%
				Lower Lonsdale	41	99	\$600,400	+ 10.9%
				Lynn Valley	20	23	\$716,700	+ 11.7%
				Lynnmour	16	39	\$683,500	+ 11.7%
				Mosquito Creek	3	12	\$0	--
				Norgate	3	6	\$701,700	+ 20.8%
				Northlands	3	1	\$889,700	+ 6.6%
				Pemberton Heights	1	0	\$0	--
				Pemberton NV	17	29	\$492,300	+ 17.5%
				Princess Park	0	0	\$0	--
				Queensbury	1	2	\$0	--
				Roche Point	11	10	\$639,000	+ 11.1%
				Seymour NV	0	0	\$0	--
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	7	7	\$725,900	+ 14.1%
				Westlynn	1	0	\$0	--
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	0	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				TOTAL*	171	289	\$654,000	+ 10.1%

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

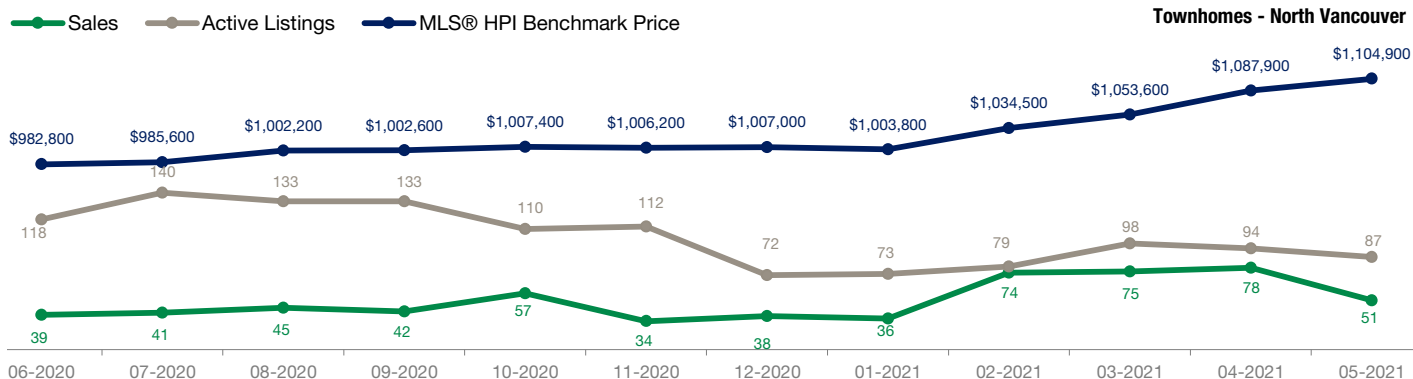


North Vancouver

Townhomes Report – May 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	11	10	10	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	32	54	14	Canyon Heights NV	3	1	\$0	--
\$1,500,000 to \$1,999,999	8	21	30	Capilano NV	1	1	\$0	--
\$2,000,000 to \$2,999,999	0	2	0	Central Lonsdale	5	6	\$1,192,900	+ 11.2%
\$3,000,000 and \$3,999,999	0	0	0	Deep Cove	1	4	\$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	--
TOTAL	51	87	16	Edgemont	0	5	\$1,624,800	+ 5.6%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	1	\$0	--
				Harbourside	0	0	\$0	--
				Indian Arm	0	0	\$0	--
				Indian River	3	1	\$1,179,200	+ 14.6%
				Lower Lonsdale	10	25	\$1,195,300	+ 11.6%
				Lynn Valley	7	10	\$1,007,200	+ 13.3%
				Lynnmour	3	6	\$901,400	+ 12.1%
				Mosquito Creek	3	1	\$0	--
				Norgate	5	0	\$0	--
				Northlands	5	4	\$1,297,000	+ 10.0%
				Pemberton Heights	0	0	\$0	--
				Pemberton NV	0	9	\$1,137,400	+ 14.4%
				Princess Park	0	0	\$0	--
				Queensbury	0	2	\$0	--
				Roche Point	2	4	\$1,090,400	+ 15.7%
				Seymour NV	1	2	\$1,171,000	+ 12.0%
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	2	2	\$780,500	+ 11.9%
				Westlynn	0	3	\$903,800	+ 12.4%
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	0	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				TOTAL*	51	87	\$1,104,900	+ 12.8%

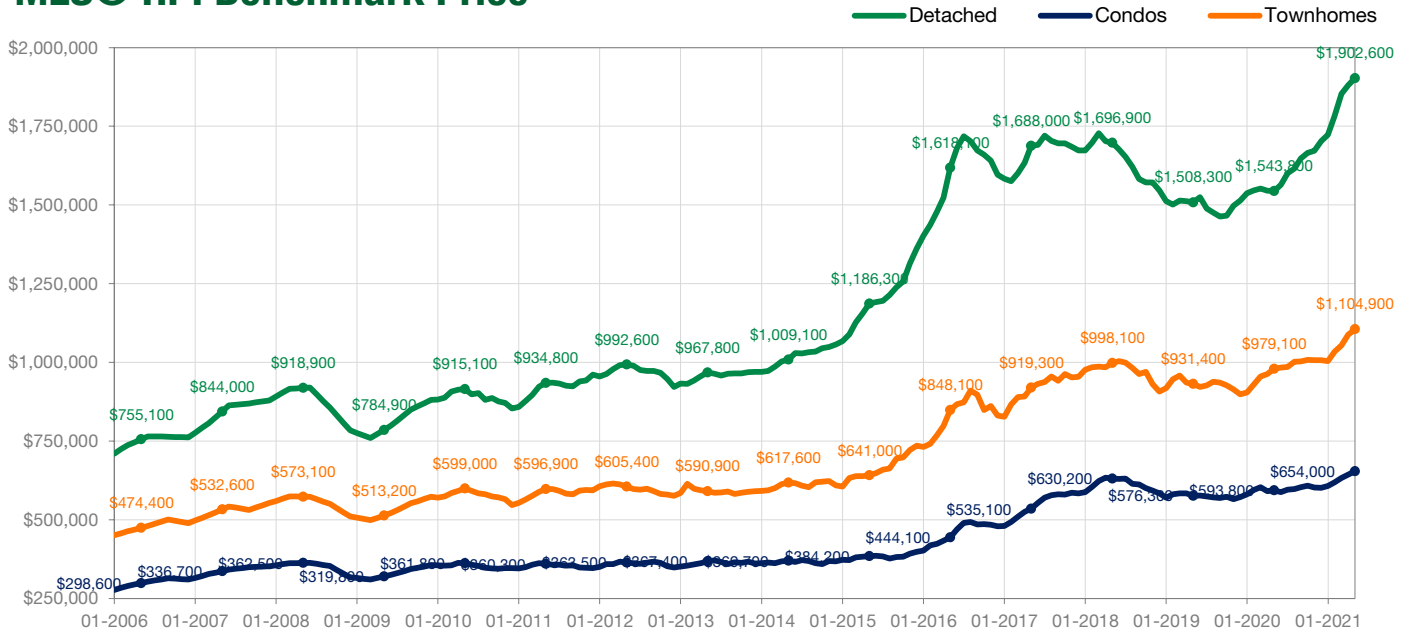
* This represents the total of the North Vancouver area, not the sum of the areas above.



North Vancouver

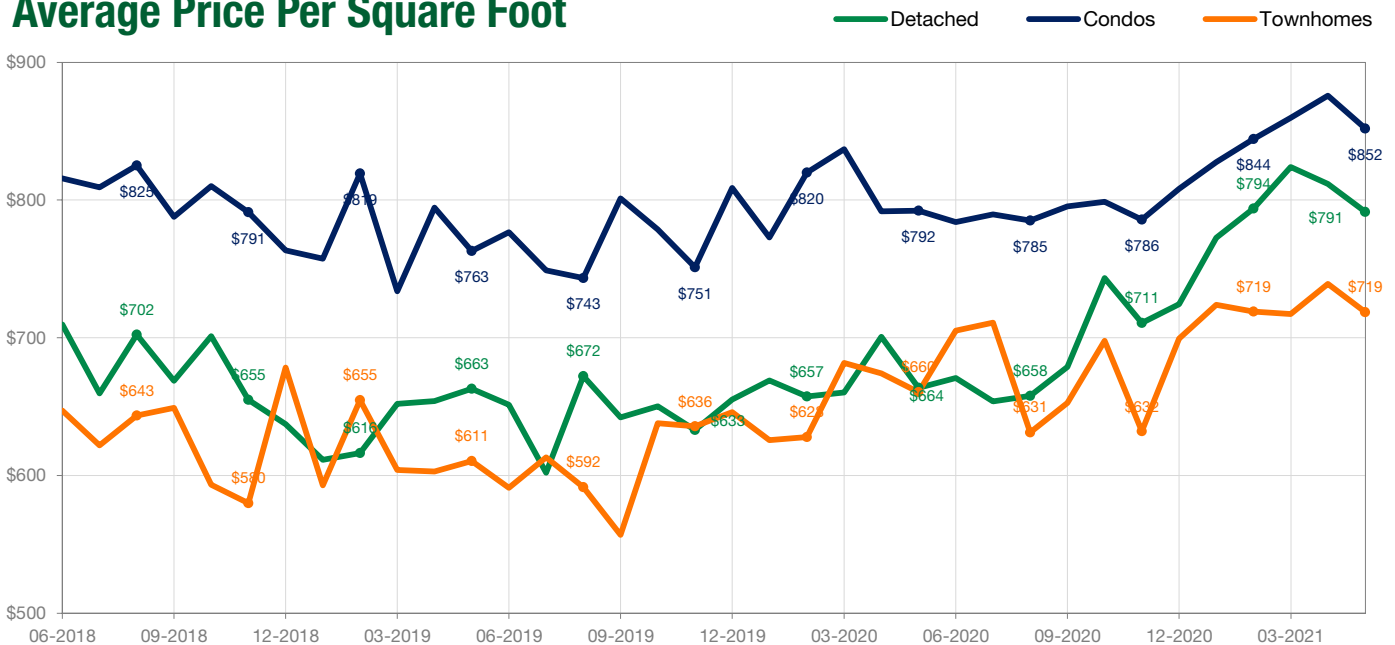
May 2021

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

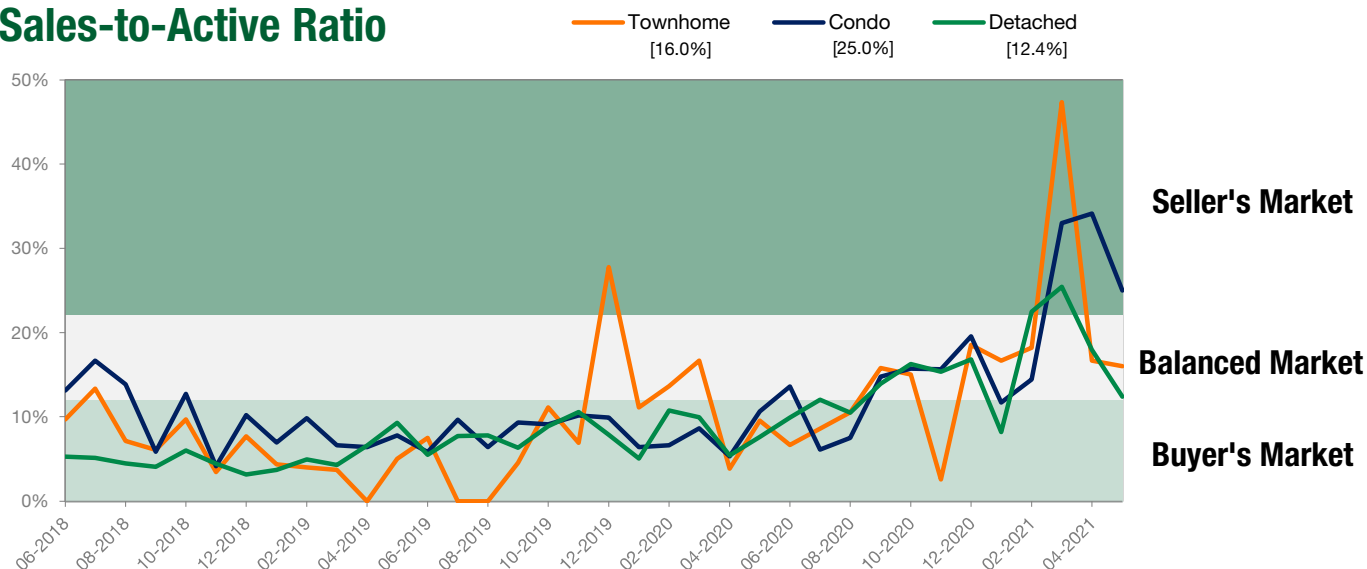
May 2021

Detached Properties	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	484	395	+ 22.5%	446	387	+ 15.2%
Sales	60	30	+ 100.0%	80	21	+ 281.0%
Days on Market Average	39	74	- 47.3%	29	39	- 25.6%
MLS® HPI Benchmark Price	\$3,139,800	\$2,620,700	+ 19.8%	\$3,023,200	\$2,567,700	+ 17.7%

Condos	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	84	113	- 25.7%	82	113	- 27.4%
Sales	21	12	+ 75.0%	28	6	+ 366.7%
Days on Market Average	31	64	- 51.6%	40	30	+ 33.3%
MLS® HPI Benchmark Price	\$1,131,000	\$1,006,000	+ 12.4%	\$1,160,000	\$995,600	+ 16.5%

Townhomes	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	25	21	+ 19.0%	24	26	- 7.7%
Sales	4	2	+ 100.0%	4	1	+ 300.0%
Days on Market Average	21	160	- 86.9%	18	24	- 25.0%
MLS® HPI Benchmark Price	\$0	\$0	--	\$0	\$0	--

Sales-to-Active Ratio



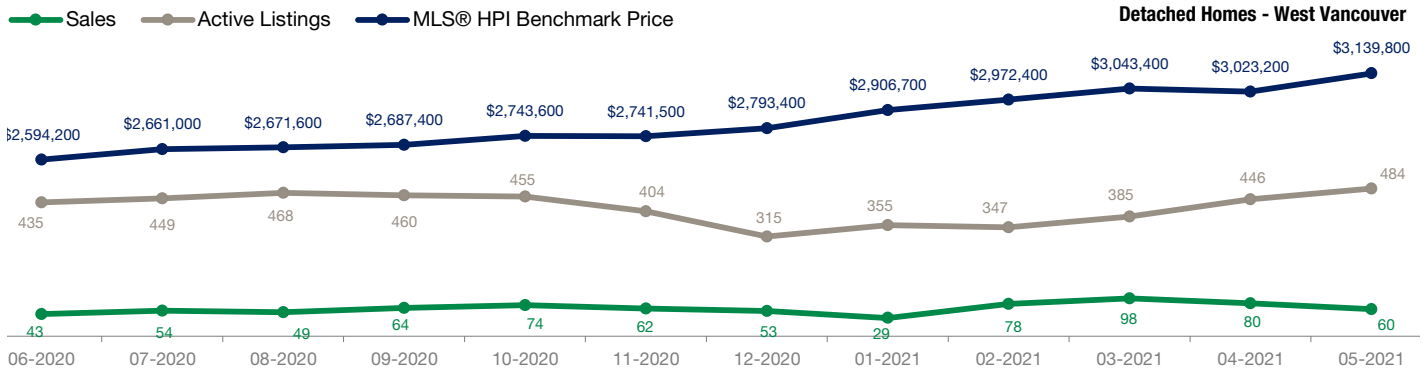
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West Vancouver

Detached Properties Report – May 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	2	19	\$3,660,700	+ 10.6%
\$100,000 to \$199,999	0	0	0	Ambleside	4	58	\$2,506,200	+ 18.7%
\$200,000 to \$399,999	0	0	0	Bayridge	2	14	\$2,853,700	+ 20.9%
\$400,000 to \$899,999	0	1	0	British Properties	4	76	\$3,305,200	+ 16.9%
\$900,000 to \$1,499,999	0	7	0	Canterbury WV	2	7	\$0	--
\$1,500,000 to \$1,999,999	6	13	9	Caulfeild	5	30	\$2,915,200	+ 18.2%
\$2,000,000 to \$2,999,999	22	124	24	Cedardale	0	10	\$2,446,700	+ 28.2%
\$3,000,000 and \$3,999,999	18	93	68	Chartwell	0	35	\$4,463,200	+ 20.2%
\$4,000,000 to \$4,999,999	7	75	30	Chelsea Park	1	3	\$0	--
\$5,000,000 and Above	7	171	47	Cypress	1	8	\$2,940,700	+ 11.1%
TOTAL	60	484	39	Cypress Park Estates	3	17	\$3,068,900	+ 16.5%
				Deer Ridge WV	0	0	\$0	--
				Dundarave	7	29	\$3,359,100	+ 19.6%
				Eagle Harbour	4	8	\$2,281,300	+ 23.2%
				Eagleridge	0	2	\$0	--
				Furry Creek	0	5	\$0	--
				Gleneagles	2	9	\$3,019,400	+ 22.7%
				Glenmore	0	30	\$2,741,500	+ 30.8%
				Horseshoe Bay WV	0	11	\$2,109,700	+ 27.1%
				Howe Sound	1	8	\$3,627,200	+ 22.6%
				Lions Bay	3	9	\$1,978,500	+ 30.6%
				Olde Caulfeild	0	5	\$0	--
				Panorama Village	0	0	\$0	--
				Park Royal	1	6	\$0	--
				Passage Island	0	0	\$0	--
				Queens	3	25	\$3,551,500	+ 18.9%
				Rockridge	0	2	\$0	--
				Sandy Cove	0	4	\$0	--
				Sentinel Hill	4	21	\$2,466,900	+ 18.8%
				Upper Caulfeild	2	4	\$3,203,600	+ 20.3%
				West Bay	3	7	\$4,095,100	+ 30.0%
				Westhill	0	6	\$4,305,300	+ 20.3%
				Westmount WV	3	7	\$3,888,600	+ 19.3%
				Whitby Estates	1	4	\$0	--
				Whytecliff	2	5	\$2,565,100	+ 23.8%
				TOTAL*	60	484	\$3,139,800	+ 19.8%

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

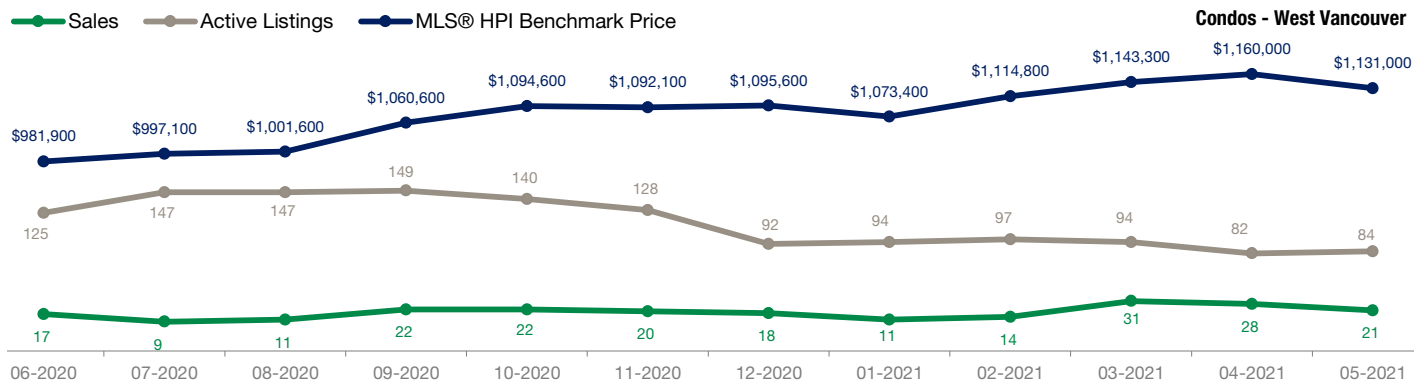


West Vancouver

Condo Report – May 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	8	33	\$782,900	+ 15.1%
\$200,000 to \$399,999	0	1	0	Bayridge	0	0	\$0	--
\$400,000 to \$899,999	10	22	30	British Properties	0	0	\$0	--
\$900,000 to \$1,499,999	7	22	24	Canterbury WV	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	17	89	Caulfeild	0	0	\$0	--
\$2,000,000 to \$2,999,999	2	6	6	Cedardale	1	1	\$0	--
\$3,000,000 and \$3,999,999	0	8	0	Chartwell	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	2	0	Chelsea Park	0	0	\$0	--
\$5,000,000 and Above	0	6	0	Cypress	0	0	\$0	--
TOTAL	21	84	31	Cypress Park Estates	2	1	\$2,252,900	- 0.9%
				Deer Ridge WV	0	3	\$0	--
				Dundarave	8	20	\$1,256,300	+ 8.8%
				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	3	\$0	--
				Howe Sound	0	0	\$0	--
				Lions Bay	0	0	\$0	--
				Olde Caulfeild	0	0	\$0	--
				Panorama Village	1	6	\$1,341,700	+ 13.0%
				Park Royal	1	12	\$1,231,500	+ 15.7%
				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	0	5	\$0	--
				Whytecliff	0	0	\$0	--
				TOTAL*	21	84	\$1,131,000	+ 12.4%

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

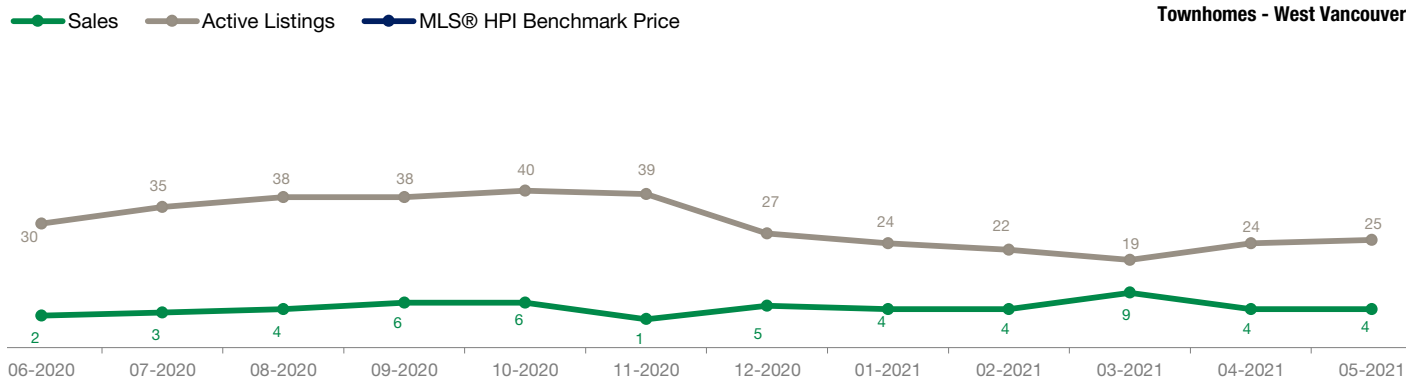


West Vancouver

Townhomes Report – May 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	4	\$0	--
\$200,000 to \$399,999	0	0	0	Bayridge	0	0	\$0	--
\$400,000 to \$899,999	0	1	0	British Properties	1	1	\$0	--
\$900,000 to \$1,499,999	2	7	34	Canterbury WV	0	0	\$0	--
\$1,500,000 to \$1,999,999	1	4	5	Caulfeild	0	0	\$0	--
\$2,000,000 to \$2,999,999	1	7	11	Cedardale	1	2	\$0	--
\$3,000,000 and \$3,999,999	0	4	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	--
TOTAL	4	25	21	Cypress Park Estates	0	0	\$0	--
				Deer Ridge WV	0	0	\$0	--
				Dundarave	0	1	\$0	--
				Eagle Harbour	0	0	\$0	--
				Eagleridge	0	0	\$0	--
				Furry Creek	1	3	\$0	--
				Gleneagles	0	0	\$0	--
				Glenmore	0	1	\$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	4	\$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	0	0	\$0	--
				West Bay	0	0	\$0	--
				Westhill	0	0	\$0	--
				Westmount WV	0	0	\$0	--
				Whitby Estates	0	4	\$0	--
				Whytecliff	0	0	\$0	--
				TOTAL*	4	25	\$0	--

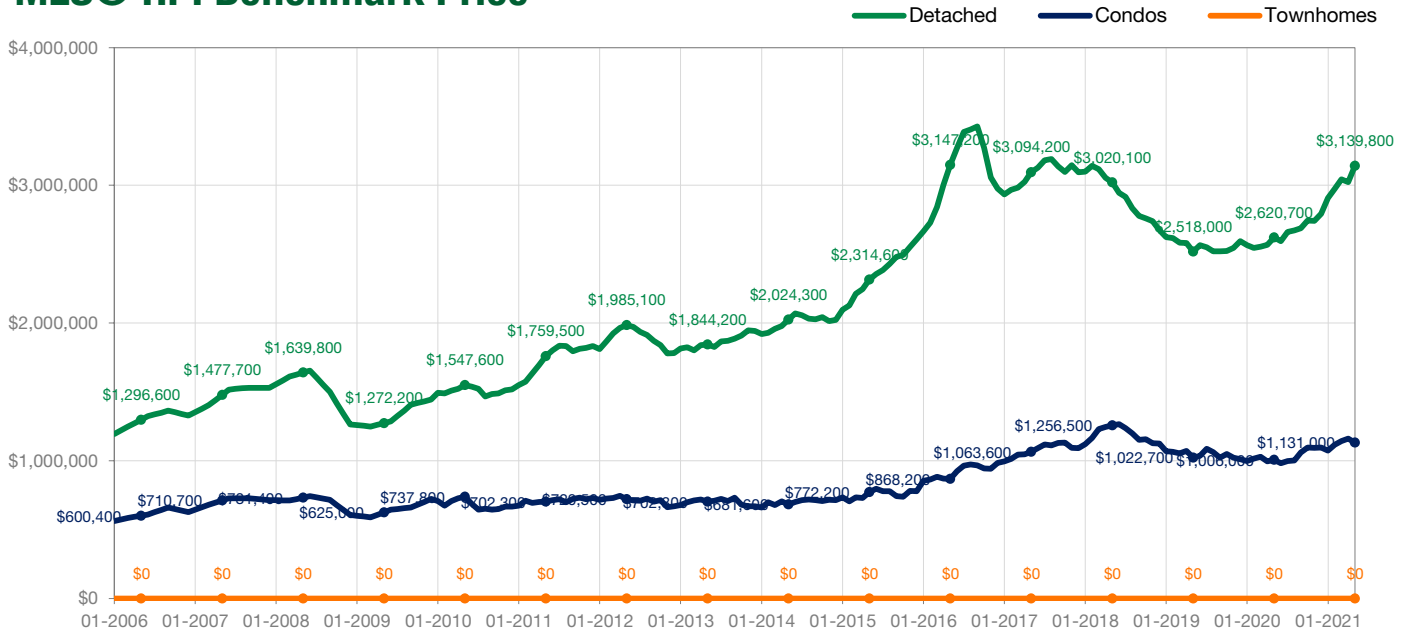
* This represents the total of the West Vancouver area, not the sum of the areas above.



West Vancouver

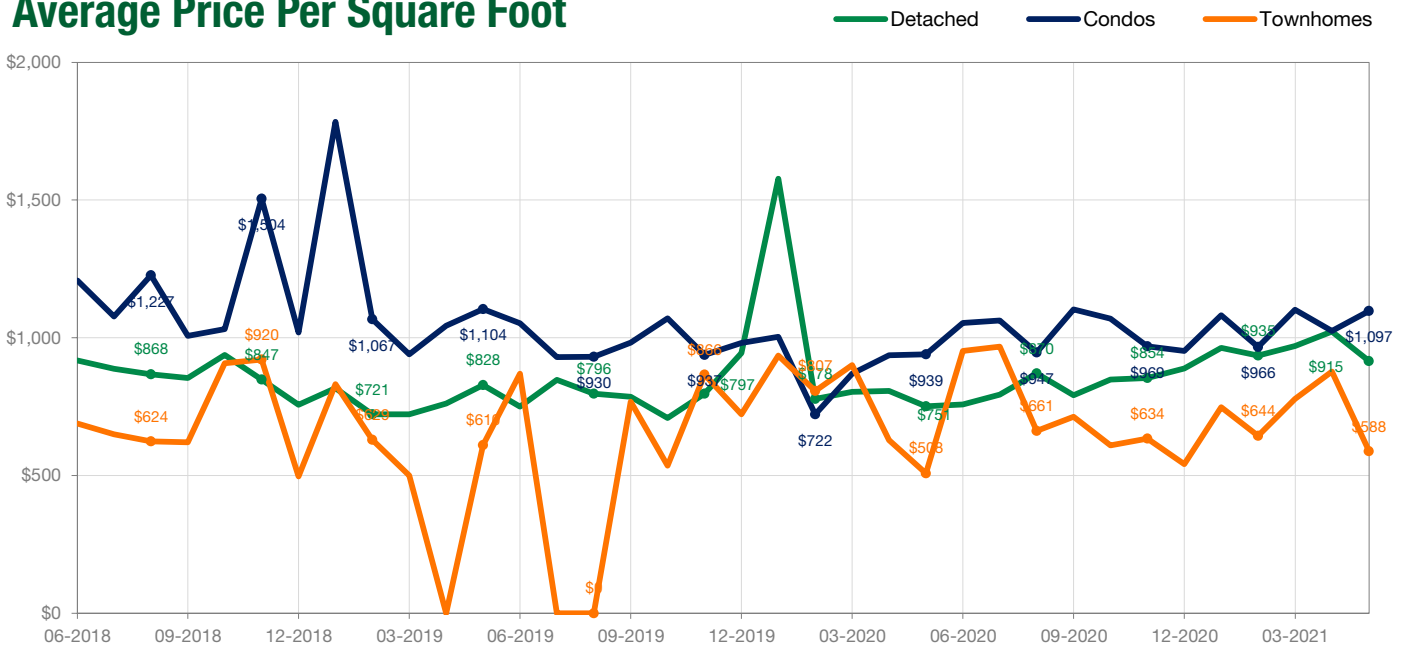
May 2021

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

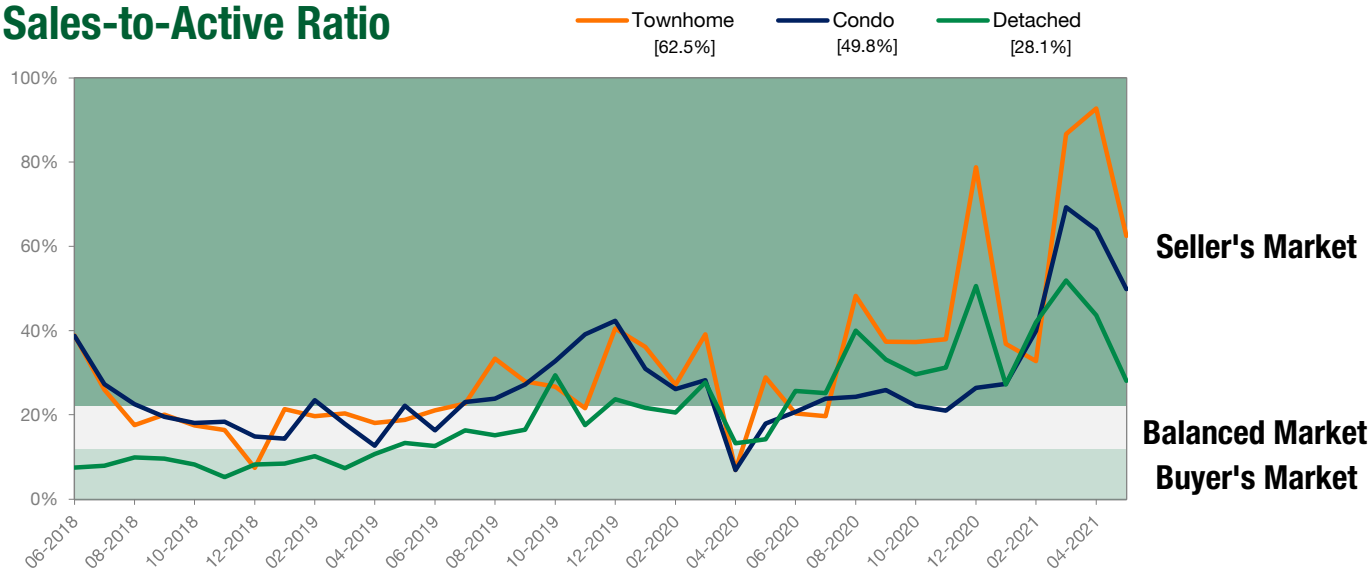
May 2021

Detached Properties	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	171	113	+ 51.3%	172	106	+ 62.3%
Sales	48	16	+ 200.0%	75	14	+ 435.7%
Days on Market Average	14	18	- 22.2%	11	16	- 31.3%
MLS® HPI Benchmark Price	\$1,712,100	\$1,472,700	+ 16.3%	\$1,709,000	\$1,469,600	+ 16.3%

Condos	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	291	268	+ 8.6%	283	276	+ 2.5%
Sales	145	48	+ 202.1%	181	19	+ 852.6%
Days on Market Average	20	35	- 42.9%	24	17	+ 41.2%
MLS® HPI Benchmark Price	\$714,500	\$672,700	+ 6.2%	\$702,500	\$674,900	+ 4.1%

Townhomes	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	64	52	+ 23.1%	55	58	- 5.2%
Sales	40	15	+ 166.7%	51	4	+ 1,175.0%
Days on Market Average	19	24	- 20.8%	10	24	- 58.3%
MLS® HPI Benchmark Price	\$816,900	\$719,300	+ 13.6%	\$797,300	\$727,900	+ 9.5%

Sales-to-Active Ratio

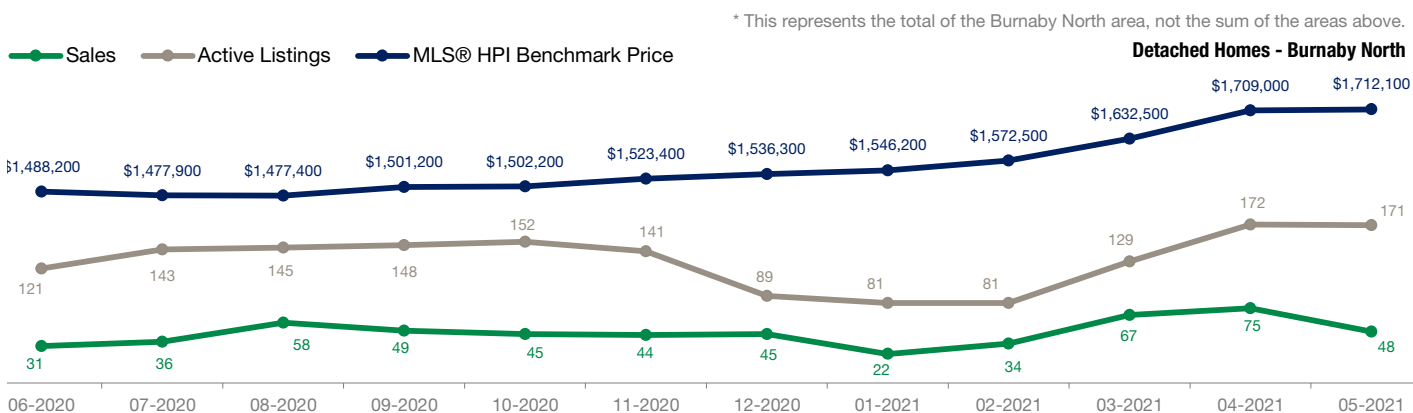


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Burnaby North

Detached Properties Report – May 2021

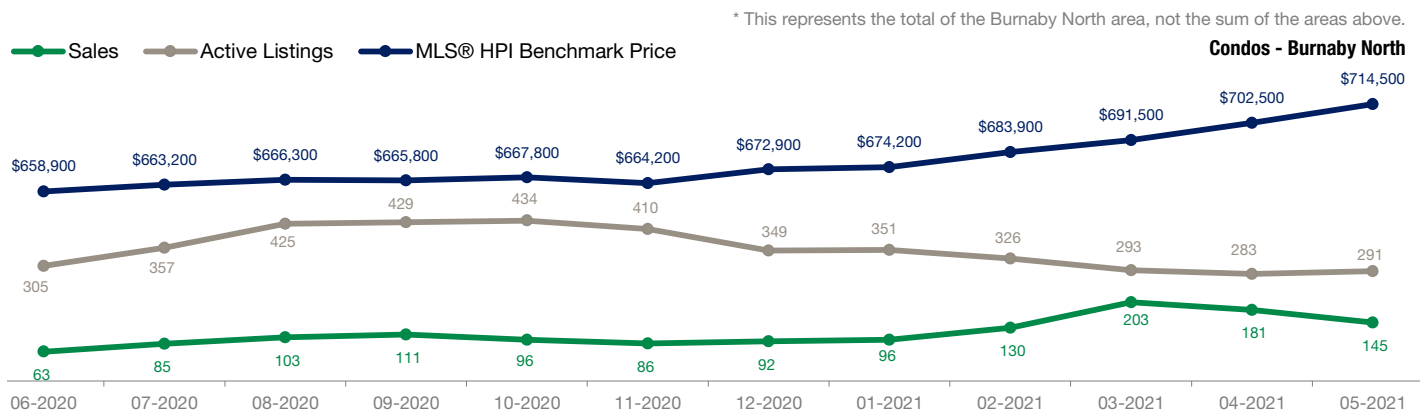
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Brentwood Park	2	15	\$1,626,700	+ 13.2%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	5	35	\$1,688,900	+ 22.6%
\$200,000 to \$399,999	0	0	0	Cariboo	0	0	\$0	--
\$400,000 to \$899,999	0	0	0	Central BN	2	6	\$1,473,600	+ 14.2%
\$900,000 to \$1,499,999	8	14	18	Forest Hills BN	2	2	\$0	--
\$1,500,000 to \$1,999,999	24	77	11	Government Road	4	14	\$1,969,900	+ 13.3%
\$2,000,000 to \$2,999,999	15	64	18	Lake City Industrial	0	0	\$0	--
\$3,000,000 and \$3,999,999	1	12	10	Montecito	3	11	\$1,688,800	+ 13.7%
\$4,000,000 to \$4,999,999	0	2	0	Oakdale	1	3	\$0	--
\$5,000,000 and Above	0	2	0	Parkcrest	7	26	\$1,725,600	+ 13.1%
TOTAL	48	171	14	Simon Fraser Hills	0	0	\$0	--
				Simon Fraser Univer.	5	7	\$1,910,900	+ 11.2%
				Sperling-Duthie	3	15	\$1,716,000	+ 12.6%
				Sullivan Heights	1	3	\$0	--
				Vancouver Heights	7	8	\$1,679,800	+ 21.4%
				Westridge BN	1	9	\$1,566,500	+ 3.9%
				Willingdon Heights	5	17	\$1,572,100	+ 13.8%
				TOTAL*	48	171	\$1,712,100	+ 16.3%



Burnaby North

Condo Report – May 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	72	157	\$833,800	+ 5.6%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	4	3	\$457,500	+ 9.4%
\$200,000 to \$399,999	8	15	15	Cariboo	7	18	\$476,000	+ 5.5%
\$400,000 to \$899,999	124	225	20	Central BN	4	7	\$518,000	+ 9.4%
\$900,000 to \$1,499,999	11	46	13	Forest Hills BN	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	4	67	Government Road	12	12	\$524,300	+ 6.6%
\$2,000,000 to \$2,999,999	0	1	0	Lake City Industrial	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Montecito	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Oakdale	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Parkcrest	1	2	\$0	--
TOTAL	145	291	20	Simon Fraser Hills	2	1	\$406,000	+ 13.1%
				Simon Fraser Univer.	20	60	\$588,200	+ 4.6%
				Sperling-Duthie	0	0	\$0	--
				Sullivan Heights	11	11	\$454,800	+ 9.5%
				Vancouver Heights	6	7	\$687,400	+ 11.8%
				Westridge BN	0	0	\$0	--
				Willingdon Heights	6	13	\$594,500	+ 9.1%
				TOTAL*	145	291	\$714,500	+ 6.2%



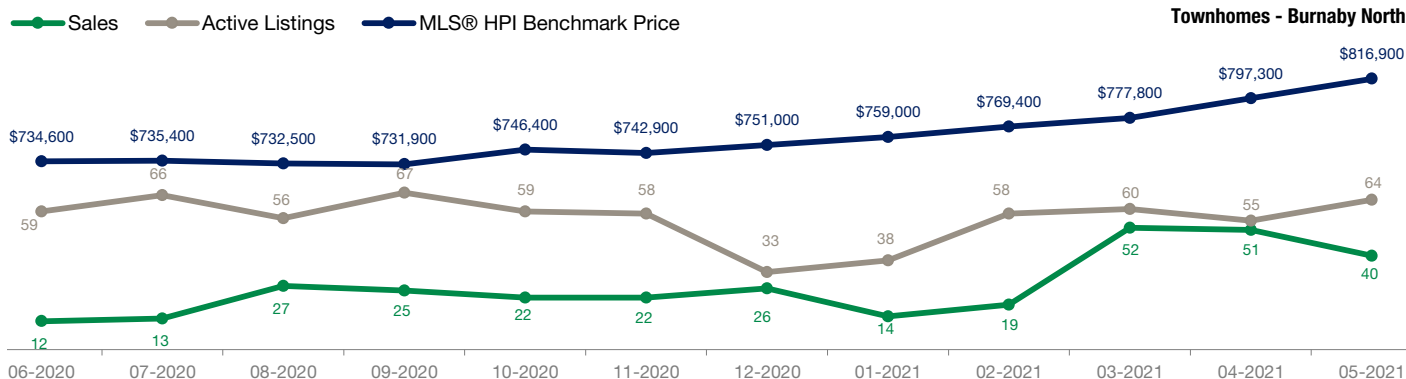
Current as of June 07, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

Burnaby North

Townhomes Report – May 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	1	9	\$977,000	+ 16.4%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	1	2	\$731,000	+ 13.3%
\$200,000 to \$399,999	1	2	114	Cariboo	0	1	\$0	--
\$400,000 to \$899,999	24	43	21	Central BN	5	7	\$892,100	+ 15.3%
\$900,000 to \$1,499,999	15	17	10	Forest Hills BN	6	9	\$840,300	+ 10.8%
\$1,500,000 to \$1,999,999	0	2	0	Government Road	7	4	\$989,600	+ 15.3%
\$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	3	6	\$654,500	+ 9.8%
\$4,000,000 to \$4,999,999	0	0	0	Oakdale	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Parkcrest	0	2	\$0	--
TOTAL	40	64	19	Simon Fraser Hills	7	6	\$713,700	+ 18.2%
				Simon Fraser Univer.	4	11	\$782,700	+ 11.8%
				Sperling-Duthie	0	1	\$0	--
				Sullivan Heights	3	1	\$868,800	+ 9.2%
				Vancouver Heights	1	1	\$897,500	+ 8.4%
				Westridge BN	0	1	\$688,900	+ 10.1%
				Willingdon Heights	2	3	\$931,600	+ 14.7%
				TOTAL*	40	64	\$816,900	+ 13.6%

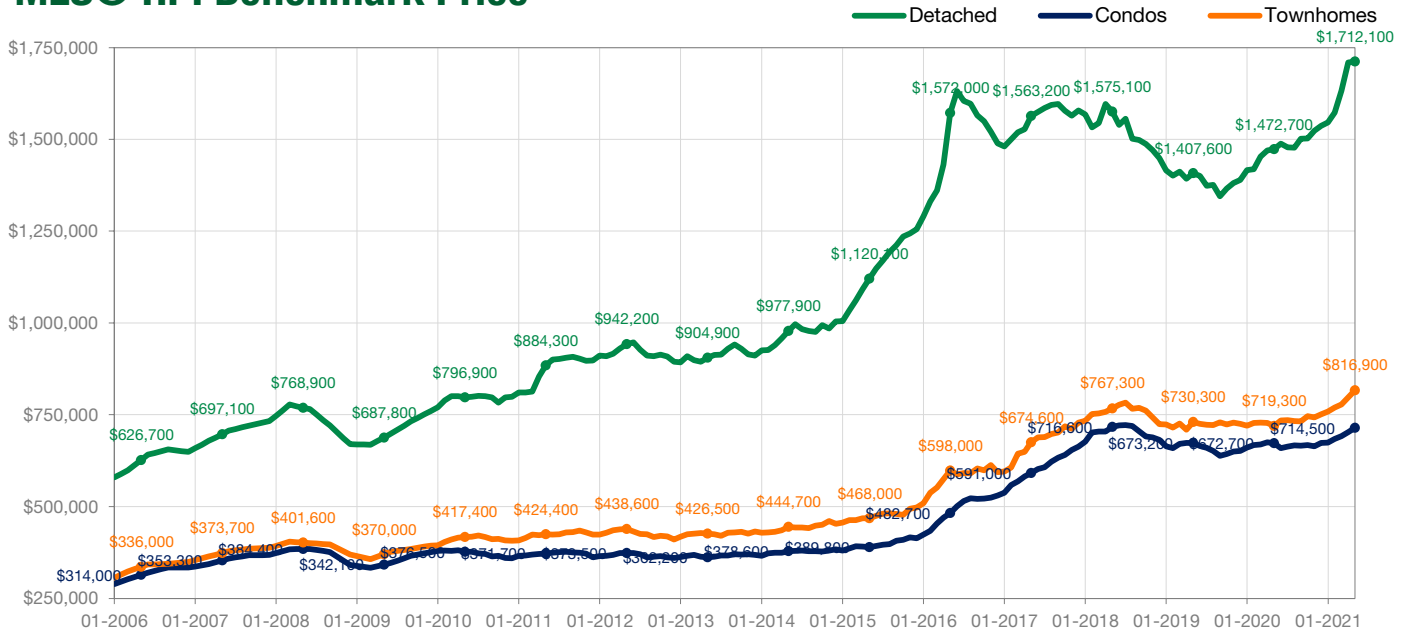
* This represents the total of the Burnaby North area, not the sum of the areas above.



Burnaby North

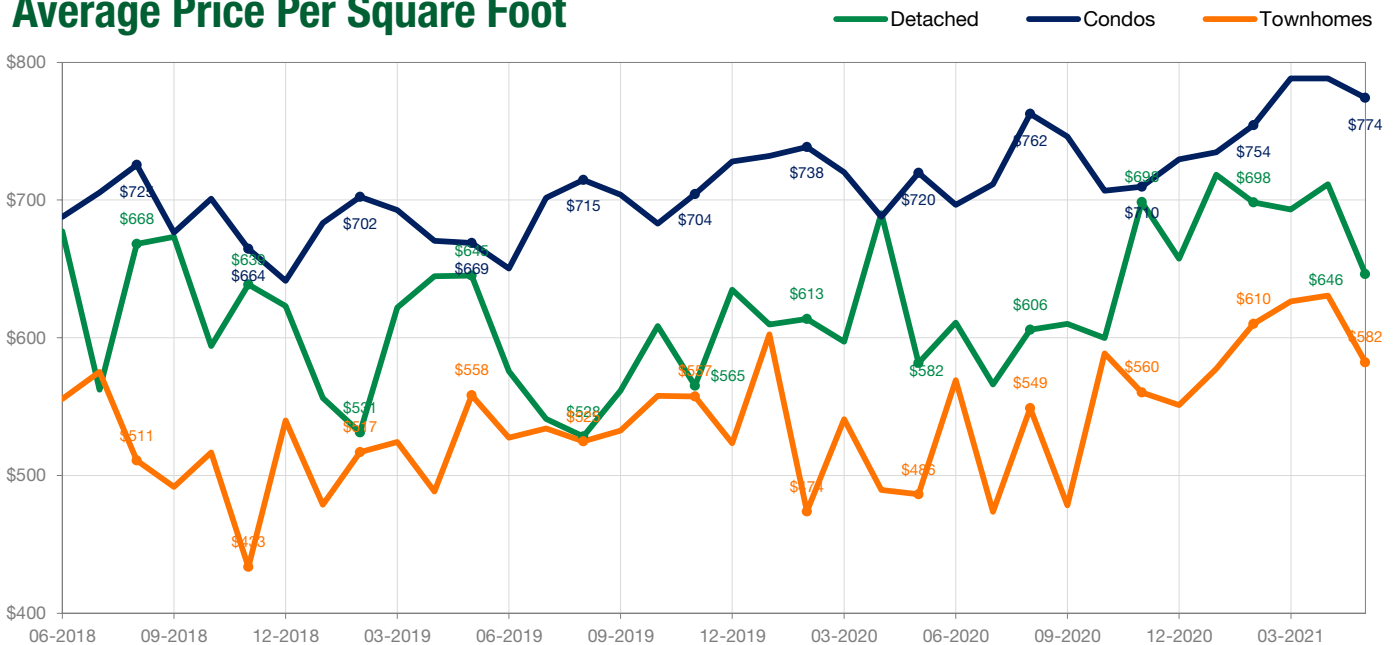
May 2021

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

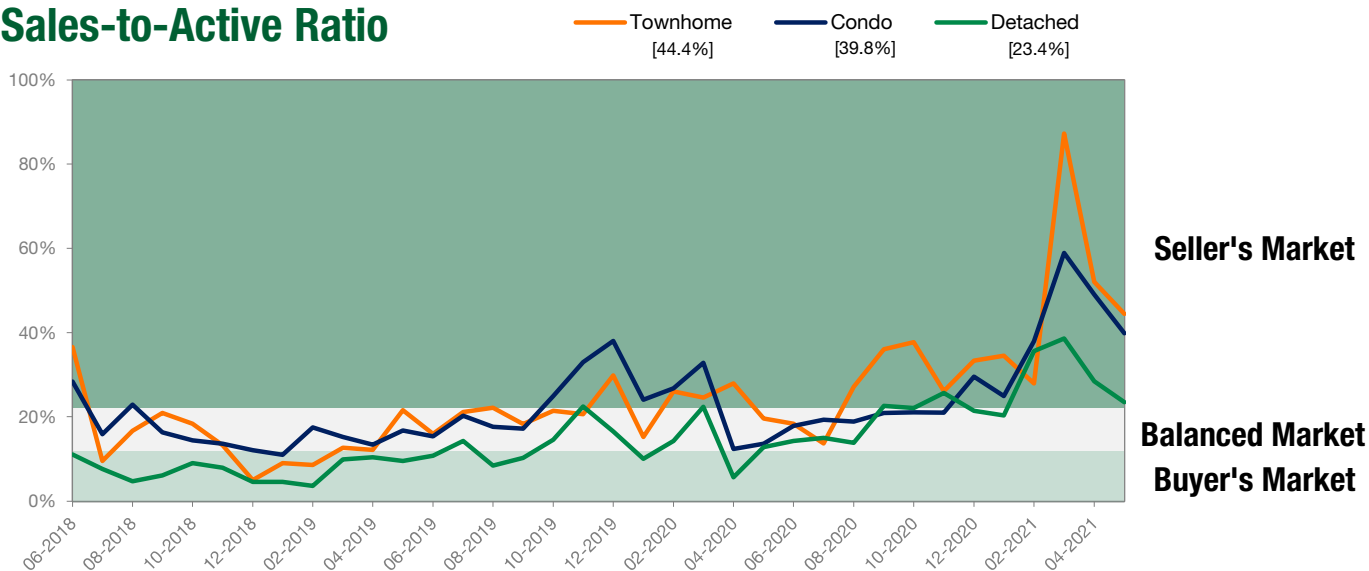
May 2021

Detached Properties	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	222	141	+ 57.4%	218	142	+ 53.5%
Sales	52	18	+ 188.9%	62	8	+ 675.0%
Days on Market Average	17	47	- 63.8%	17	12	+ 41.7%
MLS® HPI Benchmark Price	\$1,765,100	\$1,529,000	+ 15.4%	\$1,728,000	\$1,501,900	+ 15.1%

Condos	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	334	257	+ 30.0%	316	267	+ 18.4%
Sales	133	35	+ 280.0%	155	33	+ 369.7%
Days on Market Average	16	42	- 61.9%	28	27	+ 3.7%
MLS® HPI Benchmark Price	\$682,600	\$659,400	+ 3.5%	\$674,100	\$654,100	+ 3.1%

Townhomes	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	72	46	+ 56.5%	75	43	+ 74.4%
Sales	32	9	+ 255.6%	39	12	+ 225.0%
Days on Market Average	20	32	- 37.5%	36	18	+ 100.0%
MLS® HPI Benchmark Price	\$747,000	\$680,300	+ 9.8%	\$738,100	\$682,700	+ 8.1%

Sales-to-Active Ratio

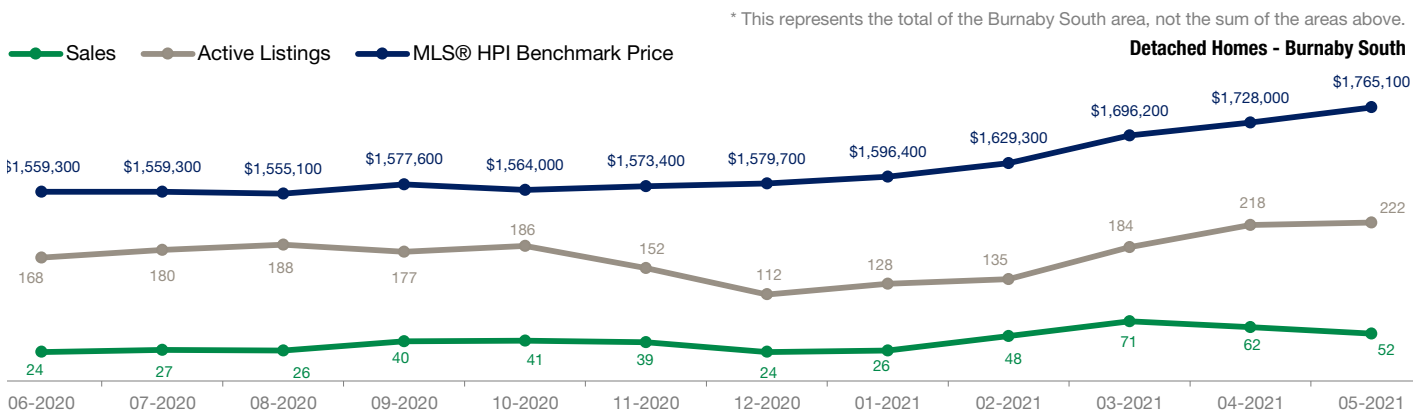


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Burnaby South

Detached Properties Report – May 2021

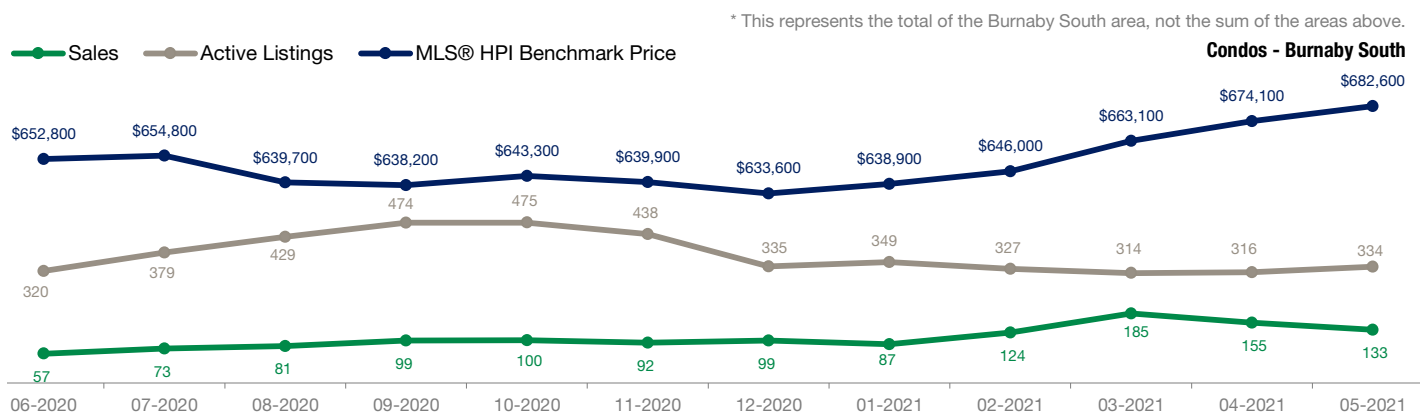
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Big Bend	1	7	\$0	--
\$100,000 to \$199,999	0	0	0	Buckingham Heights	1	9	\$2,342,800	+ 10.7%
\$200,000 to \$399,999	0	0	0	Burnaby Hospital	2	10	\$1,637,700	+ 14.1%
\$400,000 to \$899,999	0	0	0	Burnaby Lake	6	13	\$1,649,000	+ 17.3%
\$900,000 to \$1,499,999	11	19	13	Central Park BS	6	9	\$1,533,900	+ 14.4%
\$1,500,000 to \$1,999,999	21	86	20	Deer Lake	1	13	\$2,207,400	+ 10.8%
\$2,000,000 to \$2,999,999	19	84	15	Deer Lake Place	3	7	\$1,871,500	+ 15.4%
\$3,000,000 and \$3,999,999	1	27	11	Forest Glen BS	4	17	\$1,809,300	+ 14.8%
\$4,000,000 to \$4,999,999	0	3	0	Garden Village	1	12	\$1,636,800	+ 11.0%
\$5,000,000 and Above	0	3	0	Greentree Village	1	4	\$0	--
TOTAL	52	222	17	Highgate	5	14	\$1,539,200	+ 17.9%
				Metrotown	2	24	\$1,965,200	+ 14.9%
				Oaklands	0	0	\$0	--
				South Slope	13	45	\$1,748,600	+ 16.1%
				Suncrest	2	14	\$1,421,100	+ 20.1%
				Upper Deer Lake	4	24	\$1,864,800	+ 14.1%
				TOTAL*	52	222	\$1,765,100	+ 15.4%



Burnaby South

Condo Report – May 2021

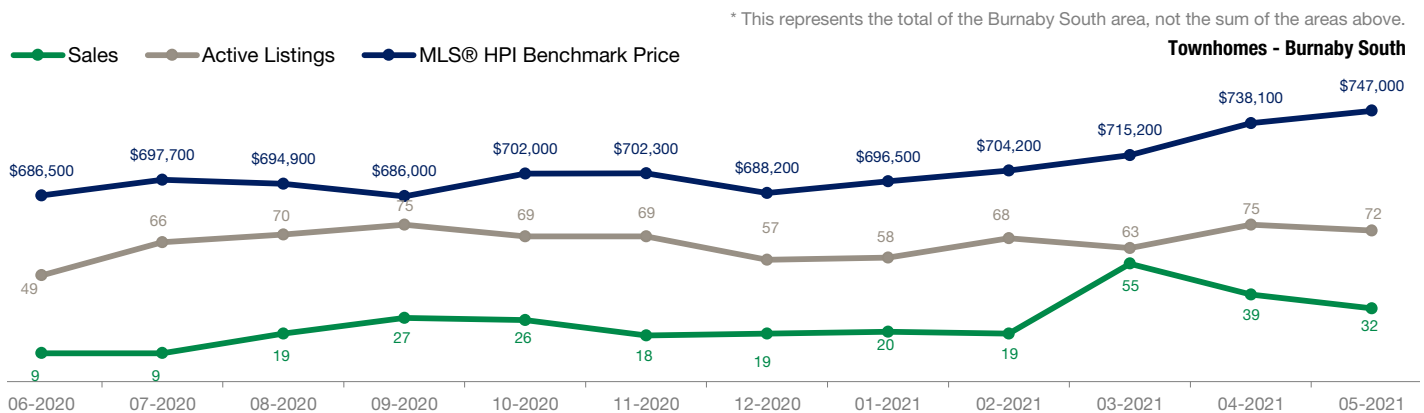
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Big Bend	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Buckingham Heights	0	0	\$0	--
\$200,000 to \$399,999	1	11	2	Burnaby Hospital	0	1	\$652,800	+ 5.7%
\$400,000 to \$899,999	120	258	15	Burnaby Lake	0	0	\$0	--
\$900,000 to \$1,499,999	12	59	24	Central Park BS	5	26	\$582,600	+ 2.1%
\$1,500,000 to \$1,999,999	0	5	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	16	46	\$692,500	- 0.6%
\$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	--
TOTAL	133	334	16	Highgate	32	45	\$668,500	+ 8.6%
				Metrotown	70	182	\$688,000	+ 3.0%
				Oaklands	0	2	\$710,900	+ 11.6%
				South Slope	10	29	\$740,500	+ 2.0%
				Suncrest	0	0	\$0	--
				Upper Deer Lake	0	3	\$0	--
				TOTAL*	133	334	\$682,600	+ 3.5%



Burnaby South

Townhomes Report – May 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	2	1	\$0	--
\$100,000 to \$199,999	0	0	0	Buckingham Heights	0	0	\$0	--
\$200,000 to \$399,999	0	0	0	Burnaby Hospital	1	0	\$827,900	+ 8.2%
\$400,000 to \$899,999	18	39	23	Burnaby Lake	5	4	\$997,000	+ 13.1%
\$900,000 to \$1,499,999	14	30	15	Central Park BS	3	4	\$955,500	+ 12.0%
\$1,500,000 to \$1,999,999	0	2	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	1	4	\$967,600	+ 11.0%
\$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	\$924,200	+ 11.9%
TOTAL	32	72	20	Highgate	3	14	\$752,200	+ 3.5%
				Metrotown	10	27	\$800,200	+ 11.6%
				Oaklands	1	6	\$1,322,900	+ 8.0%
				South Slope	4	10	\$922,200	+ 11.6%
				Suncrest	0	0	\$0	--
				Upper Deer Lake	0	0	\$0	--
				TOTAL*	32	72	\$747,000	+ 9.8%

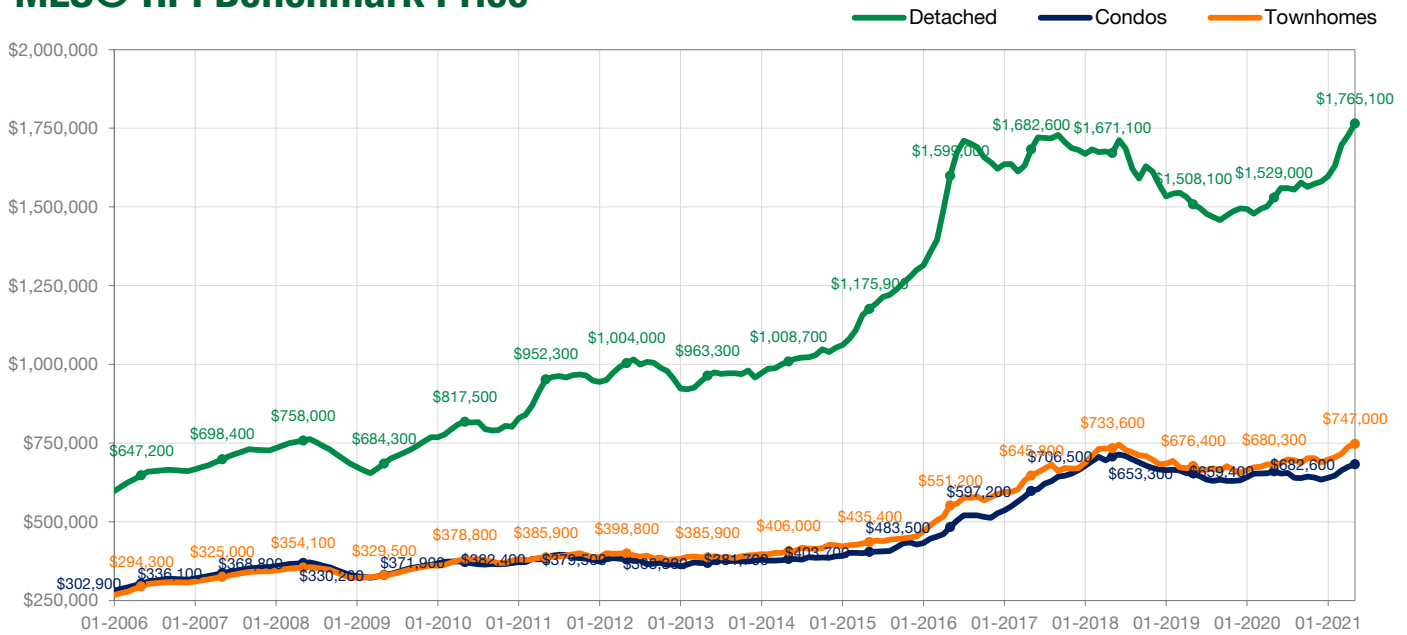


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Burnaby South

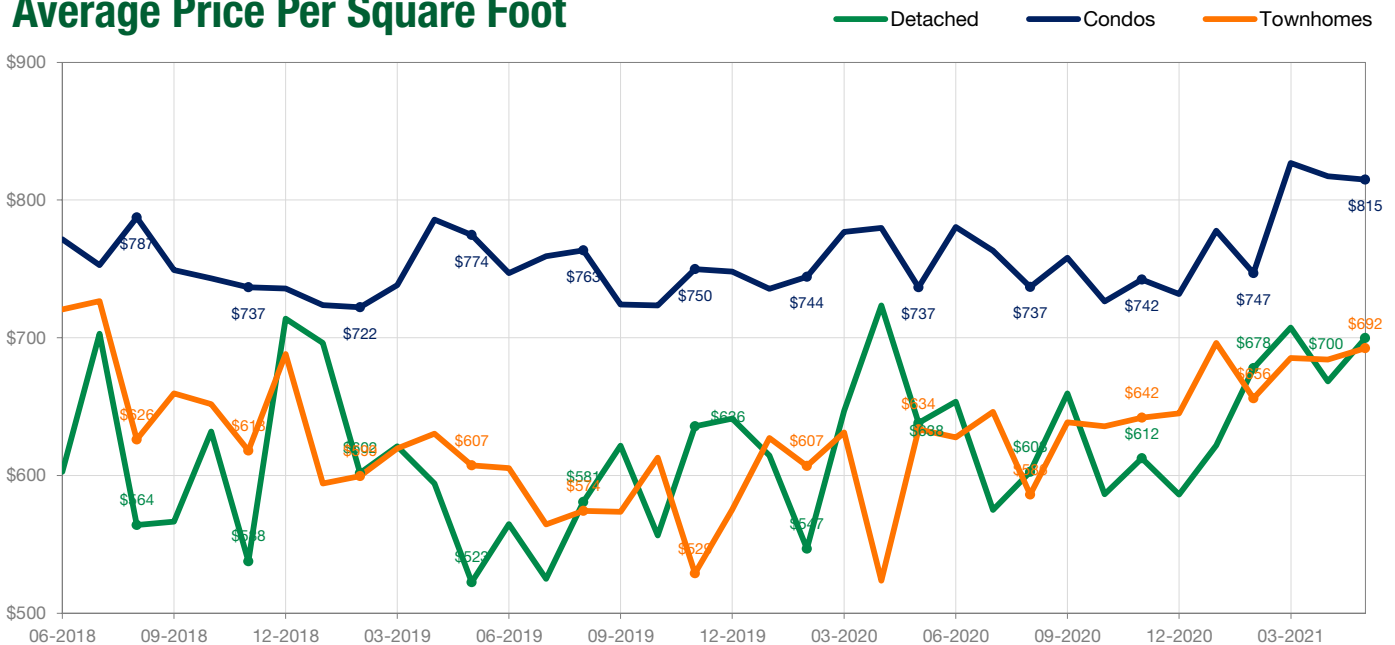
May 2021

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

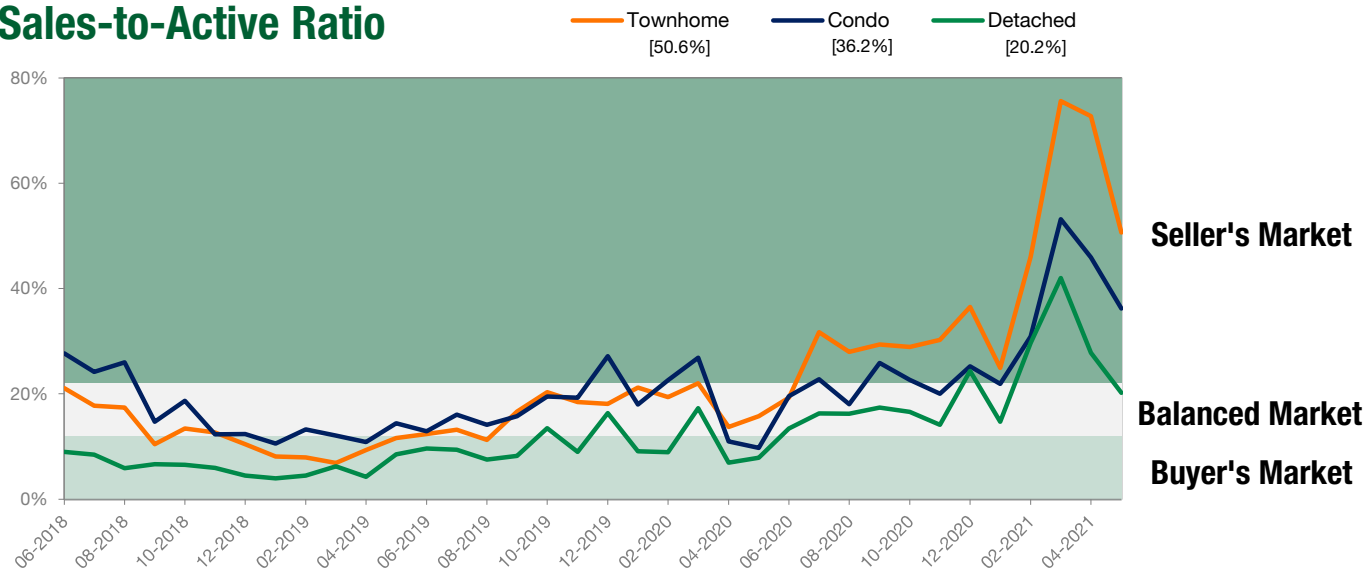
May 2021

Detached Properties	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	664	535	+ 24.1%	641	523	+ 22.6%
Sales	134	42	+ 219.0%	178	36	+ 394.4%
Days on Market Average	22	55	- 60.0%	20	71	- 71.8%
MLS® HPI Benchmark Price	\$1,931,300	\$1,602,200	+ 20.5%	\$1,887,500	\$1,603,800	+ 17.7%

Condos	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	691	658	+ 5.0%	660	595	+ 10.9%
Sales	250	64	+ 290.6%	303	65	+ 366.2%
Days on Market Average	23	38	- 39.5%	29	36	- 19.4%
MLS® HPI Benchmark Price	\$714,800	\$645,200	+ 10.8%	\$709,200	\$649,400	+ 9.2%

Townhomes	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	231	286	- 19.2%	231	278	- 16.9%
Sales	117	45	+ 160.0%	168	38	+ 342.1%
Days on Market Average	20	57	- 64.9%	26	66	- 60.6%
MLS® HPI Benchmark Price	\$911,600	\$794,500	+ 14.7%	\$898,200	\$803,000	+ 11.9%

Sales-to-Active Ratio



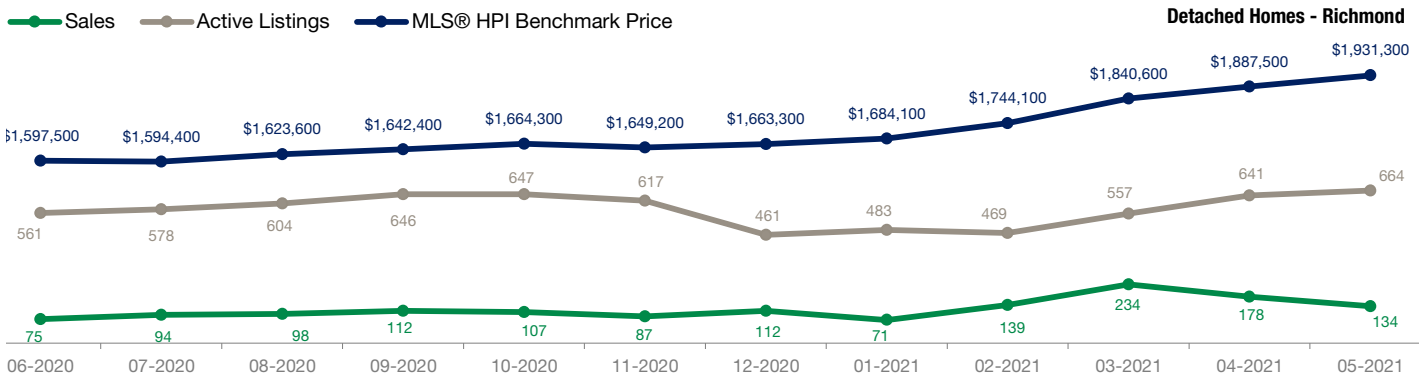
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Richmond

Detached Properties Report – May 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	2	19	\$2,062,200	+ 22.2%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	3	20	\$1,586,600	+ 18.0%
\$200,000 to \$399,999	0	1	0	Brighthouse	0	14	\$0	--
\$400,000 to \$899,999	1	1	12	Brighthouse South	0	3	\$0	--
\$900,000 to \$1,499,999	32	57	31	Broadmoor	9	50	\$2,191,900	+ 15.4%
\$1,500,000 to \$1,999,999	65	218	15	East Cambie	8	21	\$1,585,500	+ 17.1%
\$2,000,000 to \$2,999,999	29	242	19	East Richmond	0	21	\$2,164,300	+ 20.5%
\$3,000,000 and \$3,999,999	5	92	12	Garden City	3	27	\$1,644,200	+ 22.3%
\$4,000,000 to \$4,999,999	1	28	21	Gilmore	0	8	\$0	--
\$5,000,000 and Above	1	25	323	Granville	5	56	\$2,003,200	+ 19.9%
TOTAL	134	664	22	Hamilton RI	5	9	\$1,340,300	+ 27.3%
				Ironwood	5	25	\$1,582,700	+ 18.2%
				Lackner	3	17	\$2,291,800	+ 23.9%
				McLennan	2	23	\$2,039,500	+ 18.0%
				McLennan North	2	5	\$1,908,400	+ 11.9%
				McNair	12	36	\$1,745,300	+ 20.0%
				Quilchena RI	5	27	\$1,799,600	+ 20.0%
				Riverdale RI	8	47	\$1,821,500	+ 17.4%
				Saunders	6	27	\$1,681,500	+ 17.8%
				Sea Island	2	7	\$978,500	+ 21.0%
				Seafair	5	40	\$2,182,200	+ 21.6%
				South Arm	4	23	\$1,534,100	+ 22.2%
				Steveston North	12	43	\$1,658,600	+ 25.6%
				Steveston South	10	6	\$1,841,900	+ 23.6%
				Steveston Village	3	9	\$1,721,600	+ 23.8%
				Terra Nova	6	6	\$2,161,500	+ 22.2%
				West Cambie	4	18	\$1,588,500	+ 16.8%
				Westwind	5	5	\$1,928,600	+ 20.7%
				Woodwards	5	52	\$1,719,900	+ 18.5%
				TOTAL*	134	664	\$1,931,300	+ 20.5%

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



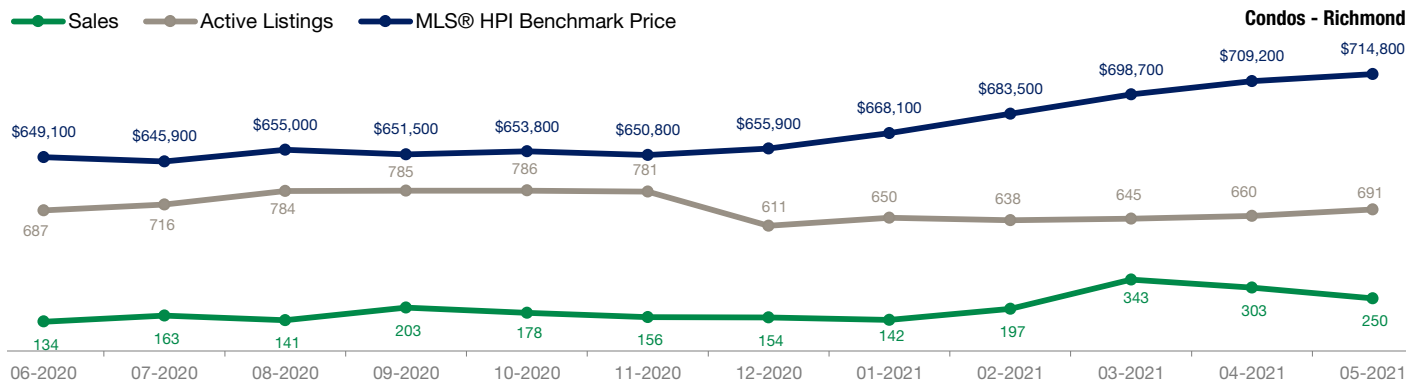
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Richmond

Condo Report – May 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	8	8	\$486,000	+ 14.8%
\$100,000 to \$199,999	2	2	35	Bridgeport RI	3	15	\$596,600	+ 8.1%
\$200,000 to \$399,999	17	52	45	Brighthouse	90	303	\$676,900	+ 7.3%
\$400,000 to \$899,999	214	473	22	Brighthouse South	36	53	\$609,800	+ 11.2%
\$900,000 to \$1,499,999	11	133	28	Broadmoor	1	5	\$542,500	+ 16.4%
\$1,500,000 to \$1,999,999	3	20	5	East Cambie	1	1	\$525,700	+ 5.8%
\$2,000,000 to \$2,999,999	3	6	5	East Richmond	1	3	\$752,500	+ 8.5%
\$3,000,000 and \$3,999,999	0	4	0	Garden City	0	2	\$0	--
\$4,000,000 to \$4,999,999	0	1	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	1	13	\$258,300	+ 13.8%
TOTAL	250	691	23	Hamilton RI	2	14	\$620,300	+ 8.0%
				Ironwood	4	18	\$584,200	+ 8.2%
				Lackner	0	0	\$0	--
				McLennan	0	1	\$0	--
				McLennan North	11	21	\$764,500	+ 0.8%
				McNair	0	0	\$0	--
				Quilchena RI	0	1	\$451,100	+ 14.0%
				Riverdale RI	6	17	\$575,000	+ 10.2%
				Saunders	1	0	\$0	--
				Sea Island	0	0	\$0	--
				Seafair	0	0	\$481,200	+ 14.6%
				South Arm	3	15	\$325,800	+ 12.7%
				Steveston North	1	1	\$449,900	+ 11.0%
				Steveston South	19	22	\$567,700	+ 7.4%
				Steveston Village	0	11	\$0	--
				Terra Nova	0	1	\$0	--
				West Cambie	62	166	\$684,800	+ 9.0%
				Westwind	0	0	\$0	--
				Woodwards	0	0	\$0	--
				TOTAL*	250	691	\$714,800	+ 10.8%

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

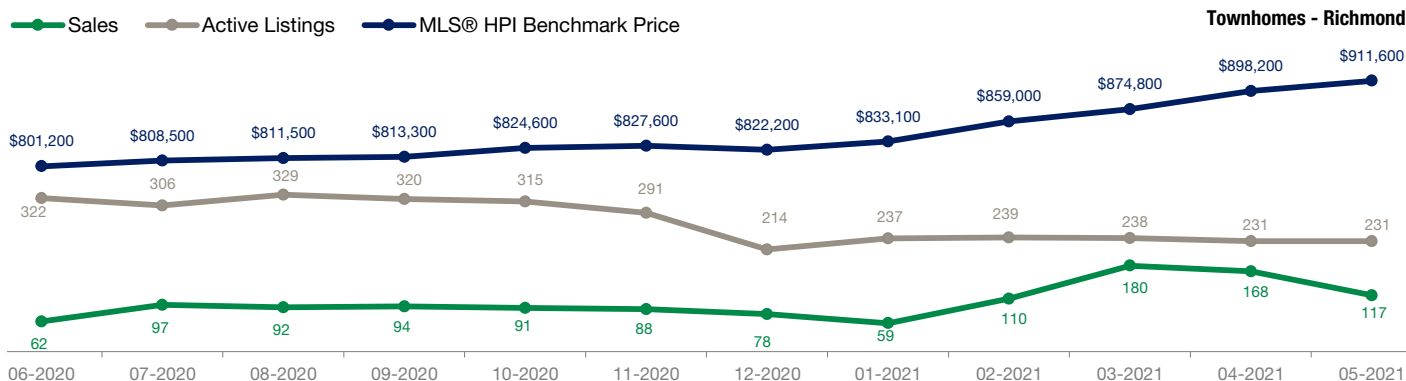


Richmond

Townhomes Report – May 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	2	9	\$575,800	+ 16.4%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	7	25	\$801,200	+ 29.4%
\$200,000 to \$399,999	0	2	0	Brighthouse	4	20	\$847,400	+ 17.5%
\$400,000 to \$899,999	53	83	17	Brighthouse South	10	15	\$858,300	+ 11.6%
\$900,000 to \$1,499,999	63	136	23	Broadmoor	2	7	\$1,023,700	+ 13.2%
\$1,500,000 to \$1,999,999	1	8	2	East Cambie	4	7	\$839,800	+ 13.0%
\$2,000,000 to \$2,999,999	0	1	0	East Richmond	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	1	0	Garden City	4	4	\$979,200	+ 13.5%
\$4,000,000 to \$4,999,999	0	0	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	3	7	\$810,500	+ 18.0%
TOTAL	117	231	20	Hamilton RI	6	7	\$773,800	+ 20.4%
				Ironwood	9	8	\$802,800	+ 23.6%
				Lackner	0	0	\$1,063,400	+ 17.6%
				McLennan	0	2	\$0	--
				McLennan North	28	31	\$1,016,000	+ 11.0%
				McNair	0	3	\$634,200	+ 15.6%
				Quilchena RI	0	0	\$745,800	+ 17.2%
				Riverdale RI	6	4	\$938,400	+ 15.5%
				Saunders	3	5	\$710,600	+ 13.8%
				Sea Island	0	0	\$0	--
				Seafair	2	3	\$1,084,000	+ 14.2%
				South Arm	5	7	\$721,300	+ 12.8%
				Steveston North	1	7	\$738,500	+ 16.2%
				Steveston South	1	16	\$1,039,600	+ 16.3%
				Steveston Village	2	6	\$921,600	+ 15.3%
				Terra Nova	1	5	\$1,055,000	+ 14.8%
				West Cambie	7	18	\$917,300	+ 14.8%
				Westwind	2	1	\$919,700	+ 16.1%
				Woodwards	8	14	\$848,800	+ 12.8%
				TOTAL*	117	231	\$911,600	+ 14.7%

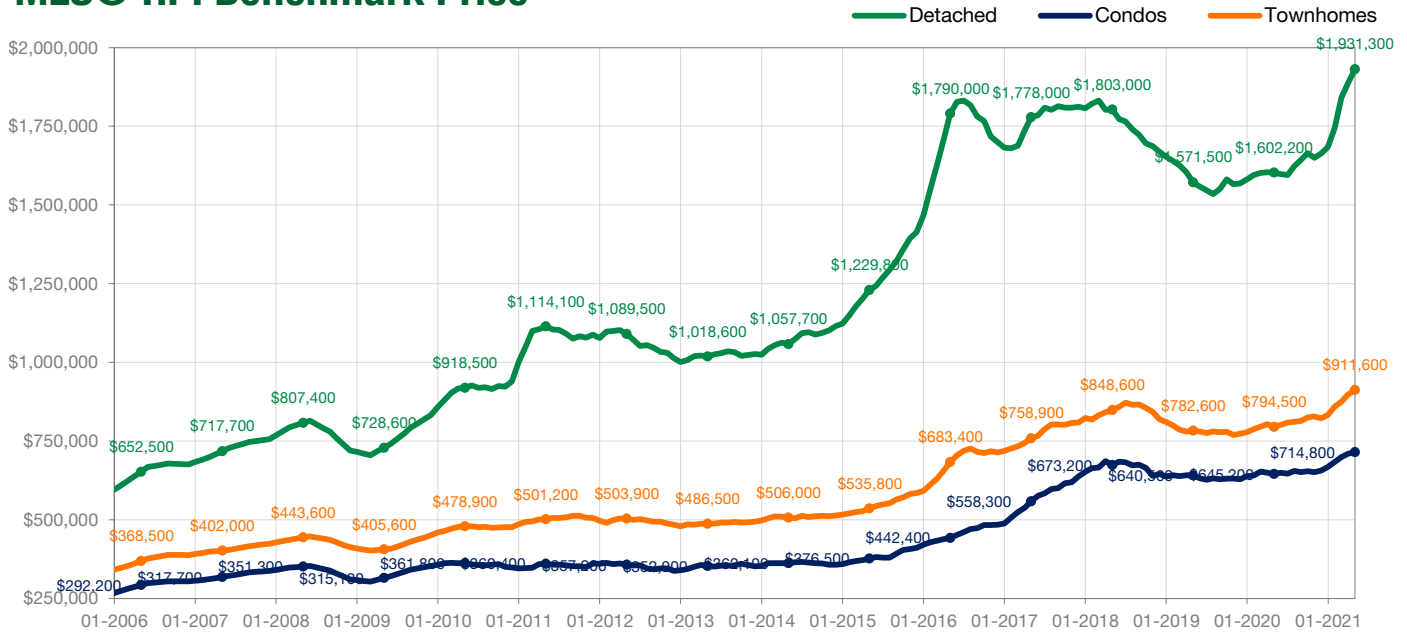
* This represents the total of the Richmond area, not the sum of the areas above.



Richmond

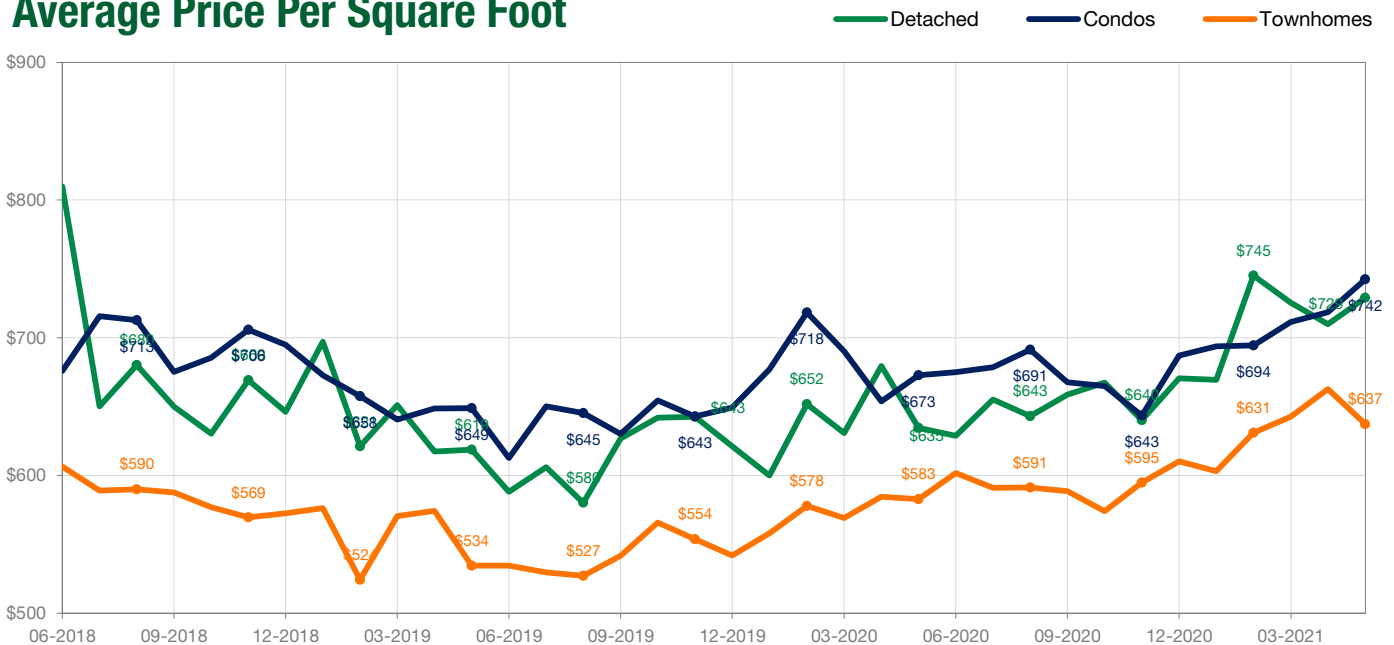
May 2021

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

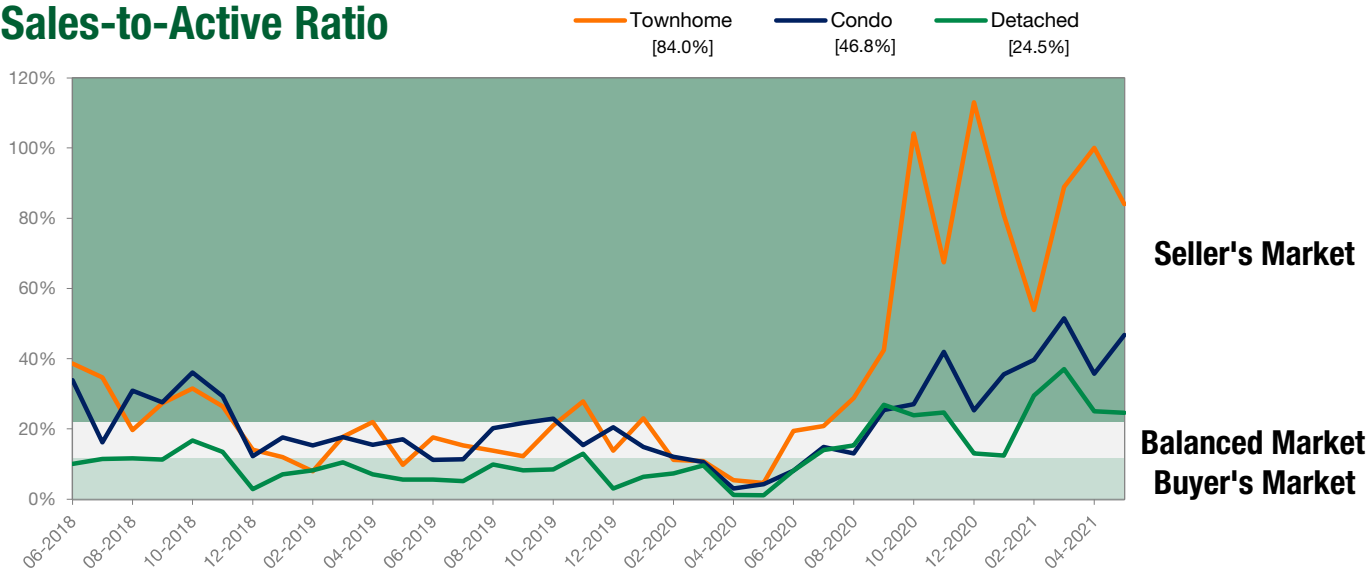
May 2021

Detached Properties	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	53	90	- 41.1%	52	89	- 41.6%
Sales	13	1	+ 1,200.0%	13	1	+ 1,200.0%
Days on Market Average	64	72	- 11.1%	35	29	+ 20.7%
MLS® HPI Benchmark Price	\$2,512,100	\$1,851,400	+ 35.7%	\$2,416,300	\$1,865,700	+ 29.5%

Condos	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	77	142	- 45.8%	98	132	- 25.8%
Sales	36	6	+ 500.0%	35	4	+ 775.0%
Days on Market Average	37	77	- 51.9%	36	39	- 7.7%
MLS® HPI Benchmark Price	\$576,100	\$467,200	+ 23.3%	\$571,900	\$500,700	+ 14.2%

Townhomes	May			April		
Activity Snapshot	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	25	87	- 71.3%	19	75	- 74.7%
Sales	21	4	+ 425.0%	19	4	+ 375.0%
Days on Market Average	14	132	- 89.4%	13	32	- 59.4%
MLS® HPI Benchmark Price	\$1,269,300	\$954,500	+ 33.0%	\$1,232,600	\$955,700	+ 29.0%

Sales-to-Active Ratio



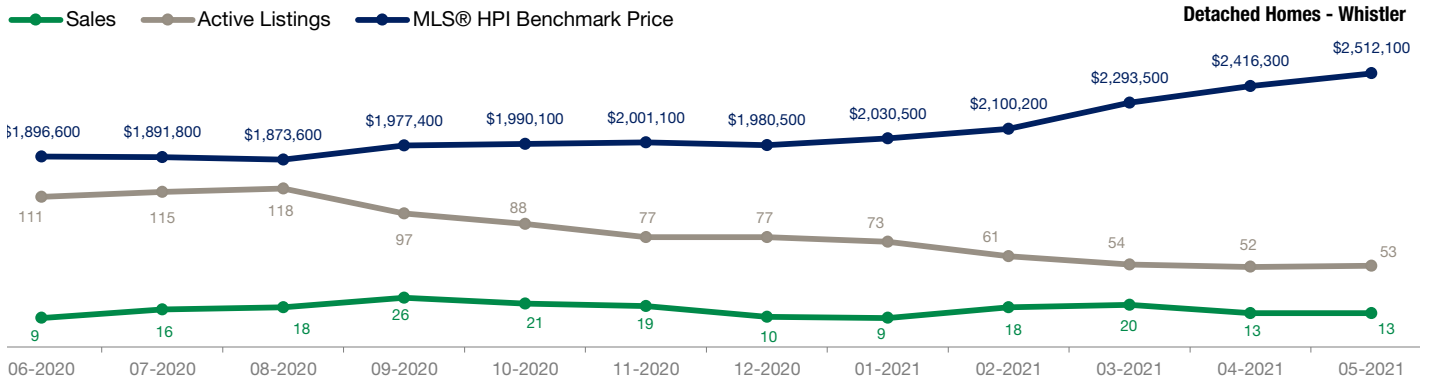
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Whistler

Detached Properties Report – May 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	3	7	\$0	--
\$100,000 to \$199,999	0	0	0	Alta Vista	0	1	\$0	--
\$200,000 to \$399,999	0	0	0	Bayshores	1	3	\$0	--
\$400,000 to \$899,999	0	0	0	Benchlands	0	2	\$0	--
\$900,000 to \$1,499,999	0	4	0	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	1	4	Blueberry Hill	0	1	\$0	--
\$2,000,000 to \$2,999,999	4	7	10	Brio	0	3	\$0	--
\$3,000,000 and \$3,999,999	4	12	127	Cheakamus Crossing	0	1	\$0	--
\$4,000,000 to \$4,999,999	2	8	50	Emerald Estates	1	10	\$0	--
\$5,000,000 and Above	1	21	180	Function Junction	0	0	\$0	--
TOTAL	13	53	64	Green Lake Estates	0	2	\$0	--
				Nesters	0	2	\$0	--
				Nordic	1	1	\$0	--
				Rainbow	1	2	\$0	--
				Spring Creek	2	2	\$0	--
				Spruce Grove	0	0	\$0	--
				WedgeWoods	2	3	\$0	--
				Westside	0	2	\$0	--
				Whistler Cay Estates	1	4	\$0	--
				Whistler Cay Heights	0	2	\$0	--
				Whistler Creek	0	4	\$0	--
				Whistler Village	0	0	\$0	--
				White Gold	0	0	\$0	--
				TOTAL*	13	53	\$2,512,100	+ 35.7%

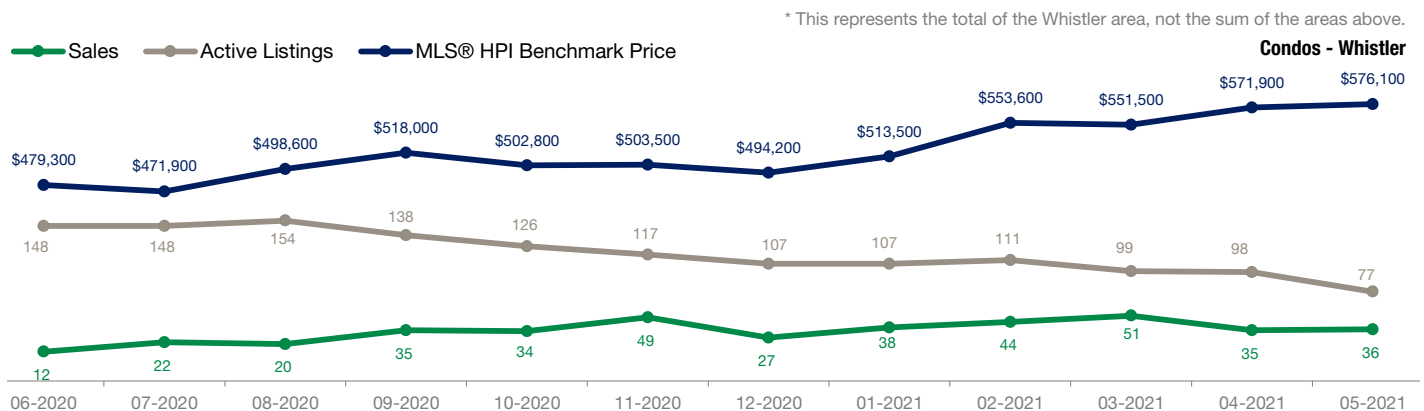
* This represents the total of the Whistler area, not the sum of the areas above.



Whistler

Condo Report – May 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	2	6	6	Alta Vista	0	0	\$0	--
\$200,000 to \$399,999	9	15	30	Bayshores	0	0	\$0	--
\$400,000 to \$899,999	11	32	30	Benchlands	10	16	\$0	--
\$900,000 to \$1,499,999	10	16	43	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	3	4	99	Blueberry Hill	1	1	\$0	--
\$2,000,000 to \$2,999,999	1	3	1	Brio	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	1	0	Cheakamus Crossing	0	1	\$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	--
TOTAL	36	77	37	Green Lake Estates	0	0	\$0	--
				Nesters	0	0	\$0	--
				Nordic	0	1	\$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	15	13	\$0	--
				Whistler Village	10	45	\$0	--
				White Gold	0	0	\$0	--
				TOTAL*	36	77	\$576,100	+ 23.3%

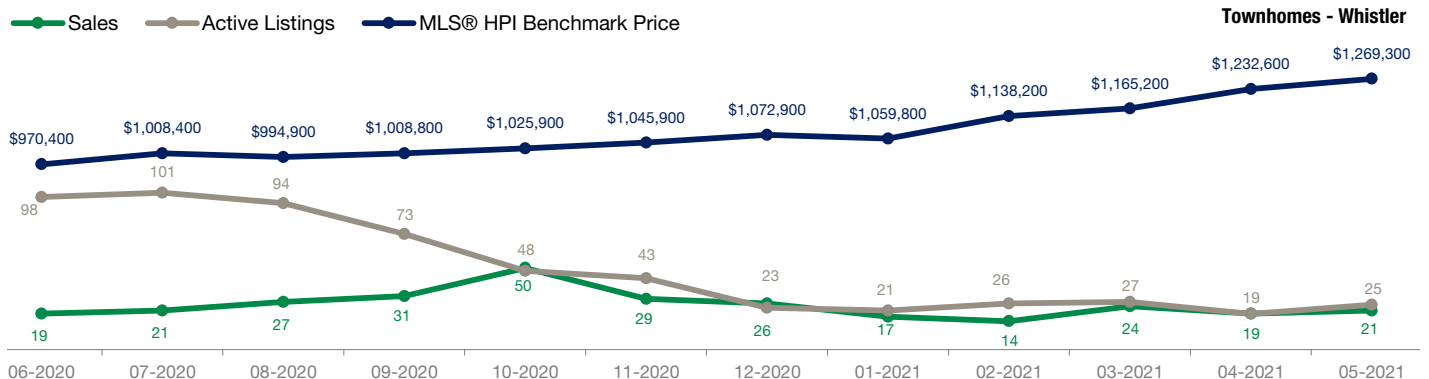


Whistler

Townhomes Report – May 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	1	\$0	--
\$100,000 to \$199,999	0	0	0	Alta Vista	0	1	\$0	--
\$200,000 to \$399,999	1	1	48	Bayshores	0	2	\$0	--
\$400,000 to \$899,999	3	5	18	Benchlands	3	3	\$0	--
\$900,000 to \$1,499,999	9	10	8	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	3	5	4	Blueberry Hill	0	0	\$0	--
\$2,000,000 to \$2,999,999	4	4	23	Brio	1	0	\$0	--
\$3,000,000 and \$3,999,999	1	0	7	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	--
TOTAL	21	25	14	Green Lake Estates	0	0	\$0	--
				Nesters	0	0	\$0	--
				Nordic	4	3	\$0	--
				Rainbow	1	0	\$0	--
				Spring Creek	1	0	\$0	--
				Spruce Grove	0	0	\$0	--
				WedgeWoods	0	0	\$0	--
				Westside	0	0	\$0	--
				Whistler Cay Estates	0	1	\$0	--
				Whistler Cay Heights	0	2	\$0	--
				Whistler Creek	3	3	\$0	--
				Whistler Village	7	9	\$0	--
				White Gold	0	0	\$0	--
				TOTAL*	21	25	\$1,269,300	+ 33.0%

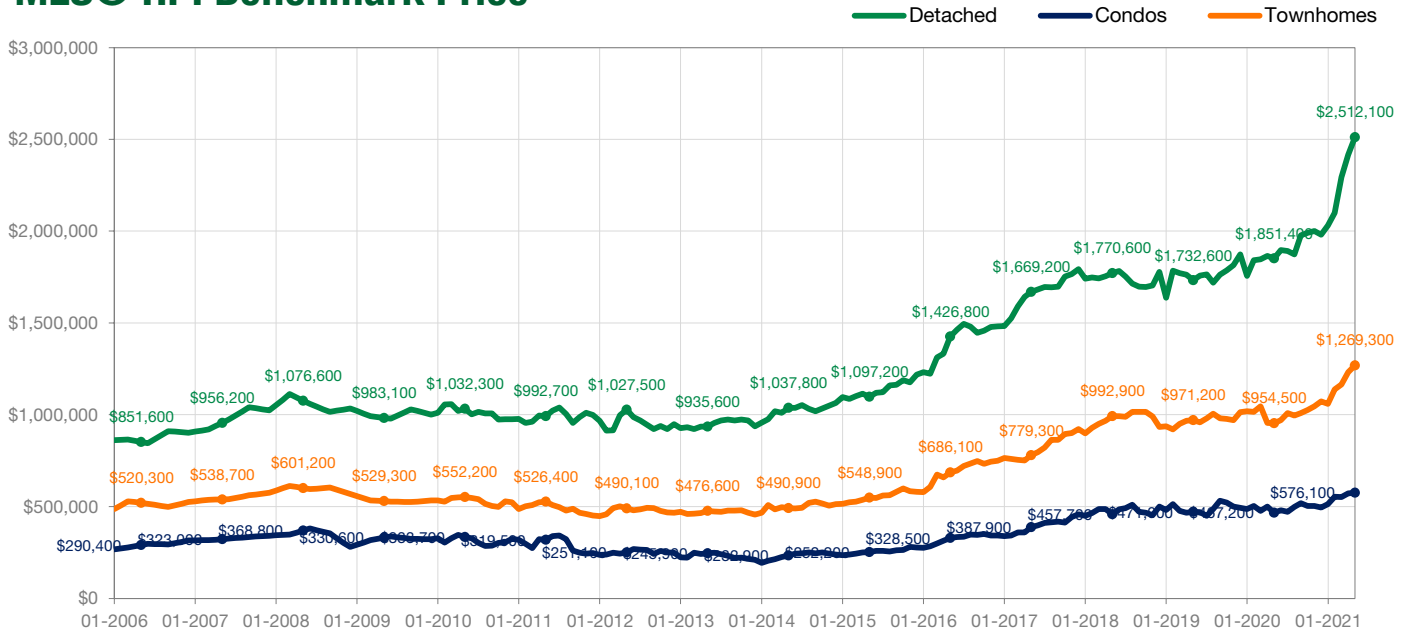
* This represents the total of the Whistler area, not the sum of the areas above.



Whistler

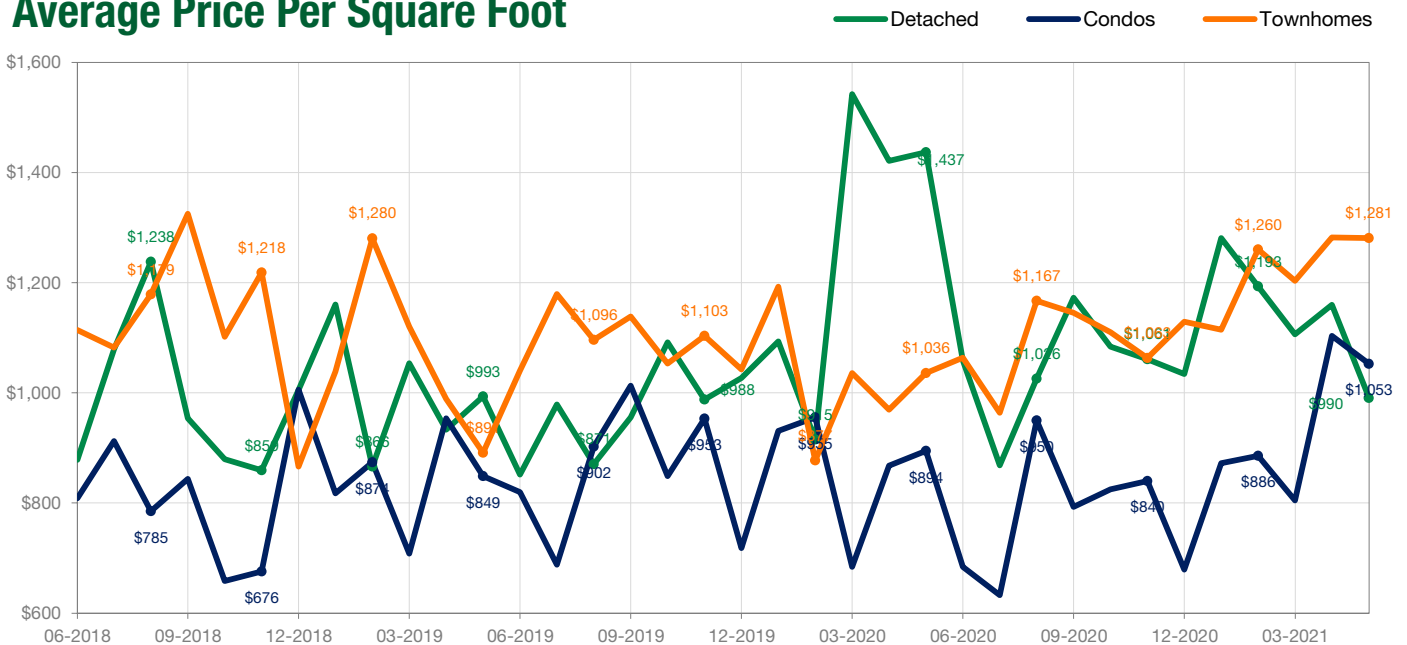
May 2021

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.

Squamish

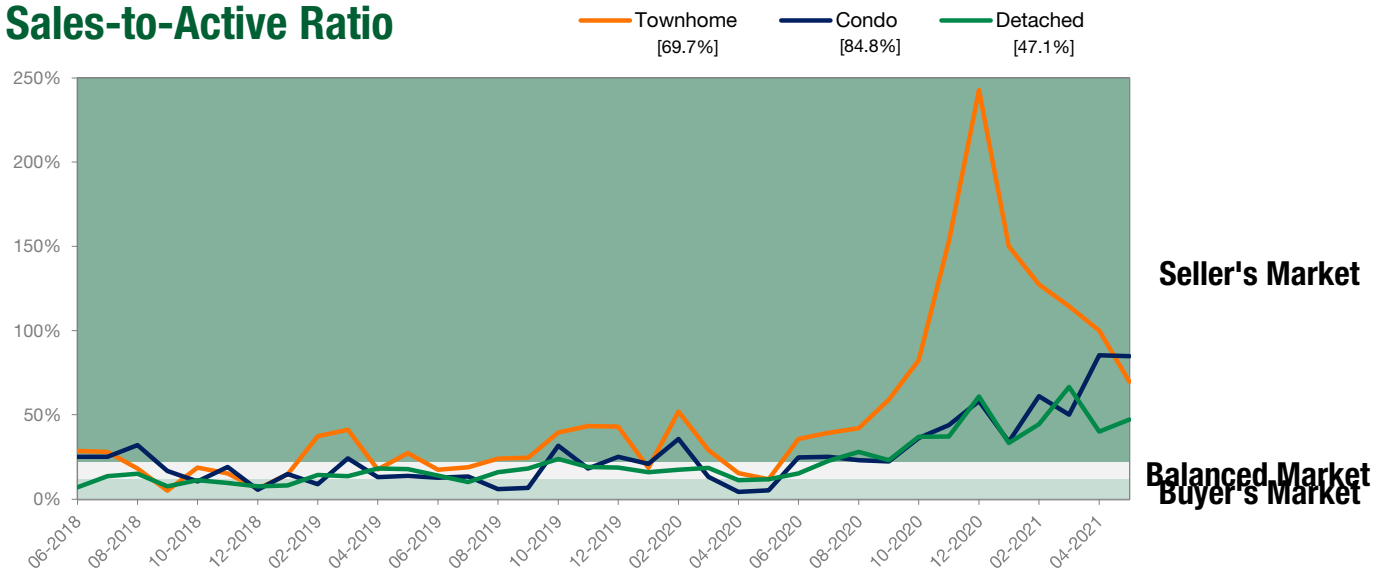
May 2021

Detached Properties	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	70	103	- 32.0%	75	90	- 16.7%
Sales	33	12	+ 175.0%	30	10	+ 200.0%
Days on Market Average	14	56	- 75.0%	13	37	- 64.9%
MLS® HPI Benchmark Price	\$1,394,500	\$1,046,100	+ 33.3%	\$1,349,600	\$1,061,600	+ 27.1%

Condos	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	33	77	- 57.1%	41	69	- 40.6%
Sales	28	4	+ 600.0%	35	3	+ 1,066.7%
Days on Market Average	19	22	- 13.6%	25	47	- 46.8%
MLS® HPI Benchmark Price	\$546,500	\$465,700	+ 17.4%	\$543,700	\$494,100	+ 10.0%

Townhomes	May			April		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	33	43	- 23.3%	25	39	- 35.9%
Sales	23	5	+ 360.0%	25	6	+ 316.7%
Days on Market Average	8	20	- 60.0%	10	10	0.0%
MLS® HPI Benchmark Price	\$878,600	\$674,800	+ 30.2%	\$852,200	\$676,300	+ 26.0%

Sales-to-Active Ratio

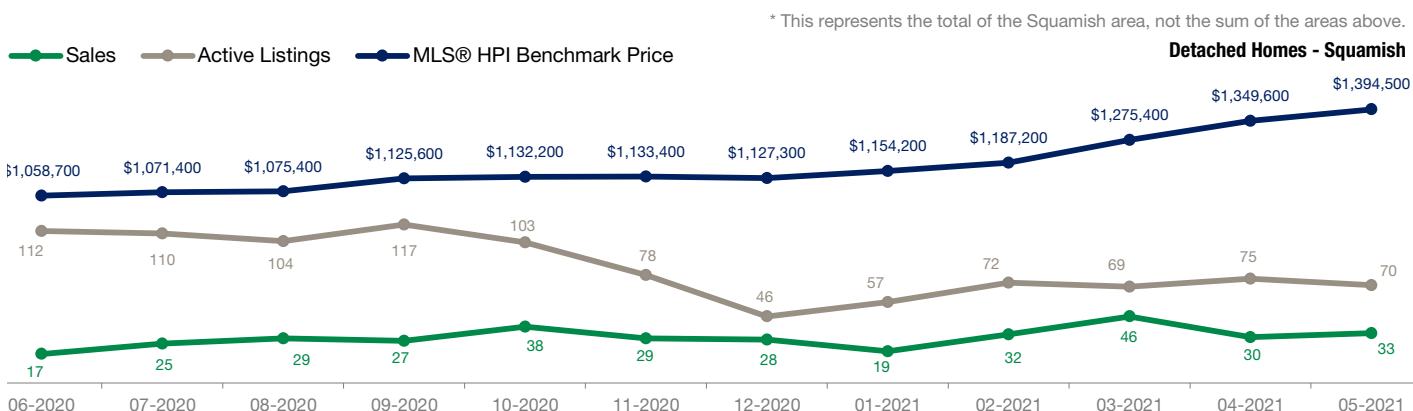


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Squamish

Detached Properties Report – May 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	4	6	\$1,287,600	+ 36.3%
\$100,000 to \$199,999	0	0	0	Brennan Center	4	8	\$1,690,400	+ 32.3%
\$200,000 to \$399,999	2	1	23	Britannia Beach	4	3	\$0	--
\$400,000 to \$899,999	3	1	25	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	15	18	14	Dentville	1	5	\$0	--
\$1,500,000 to \$1,999,999	8	24	15	Downtown SQ	0	3	\$1,250,900	+ 28.5%
\$2,000,000 to \$2,999,999	5	20	4	Garibaldi Estates	4	6	\$1,309,700	+ 34.3%
\$3,000,000 and \$3,999,999	0	4	0	Garibaldi Highlands	6	16	\$1,631,200	+ 36.4%
\$4,000,000 to \$4,999,999	0	1	0	Hospital Hill	0	1	\$0	--
\$5,000,000 and Above	0	1	0	Northyards	0	1	\$0	--
TOTAL	33	70	14	Paradise Valley	2	0	\$0	--
				Plateau	2	4	\$0	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	1	\$0	--
				Tantalus	2	2	\$1,790,700	+ 30.8%
				University Highlands	0	5	\$1,948,300	+ 31.0%
				Upper Squamish	0	1	\$0	--
				Valleycliffe	4	8	\$1,273,100	+ 31.0%
				TOTAL*	33	70	\$1,394,500	+ 33.3%

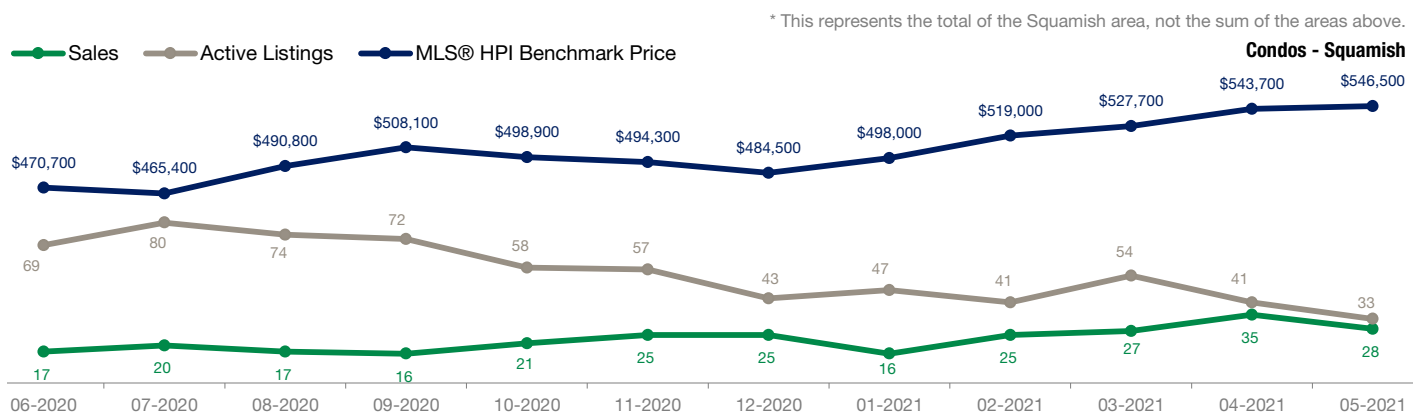


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Squamish

Condo Report – May 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	1	0	50	Brennan Center	0	0	\$0	--
\$200,000 to \$399,999	4	3	25	Britannia Beach	0	0	\$0	--
\$400,000 to \$899,999	23	30	17	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	0	0	0	Dentville	1	0	\$367,300	+ 19.4%
\$1,500,000 to \$1,999,999	0	0	0	Downtown SQ	15	26	\$626,900	+ 15.8%
\$2,000,000 to \$2,999,999	0	0	0	Garibaldi Estates	4	3	\$455,600	+ 18.8%
\$3,000,000 and \$3,999,999	0	0	0	Garibaldi Highlands	0	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	--
TOTAL	28	33	19	Paradise Valley	0	0	\$0	--
				Plateau	0	0	\$0	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	0	\$0	--
				Tantalus	7	0	\$367,300	+ 19.4%
				University Highlands	0	0	\$0	--
				Upper Squamish	0	0	\$0	--
				Valleycliffe	1	3	\$404,200	+ 21.6%
				TOTAL*	28	33	\$546,500	+ 17.4%

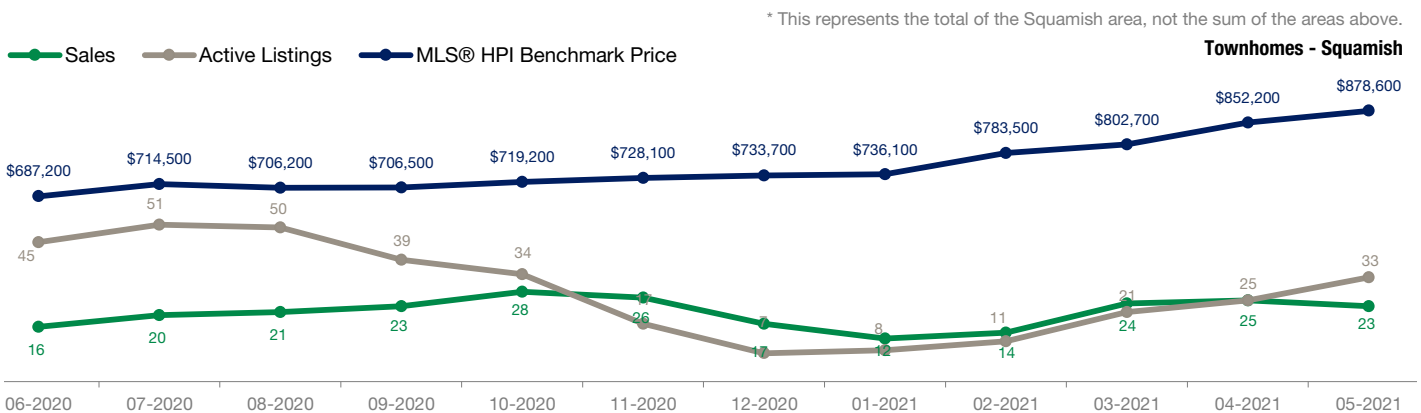


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Squamish

Townhomes Report – May 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	\$917,600	+ 30.9%
\$100,000 to \$199,999	0	0	0	Brennan Center	2	2	\$942,100	+ 36.3%
\$200,000 to \$399,999	0	0	0	Britannia Beach	0	0	\$0	--
\$400,000 to \$899,999	12	16	11	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	11	17	6	Dentville	2	4	\$949,200	+ 32.7%
\$1,500,000 to \$1,999,999	0	0	0	Downtown SQ	8	15	\$920,700	+ 31.4%
\$2,000,000 to \$2,999,999	0	0	0	Garibaldi Estates	5	3	\$843,500	+ 32.5%
\$3,000,000 and \$3,999,999	0	0	0	Garibaldi Highlands	1	1	\$980,400	+ 30.5%
\$4,000,000 to \$4,999,999	0	0	0	Hospital Hill	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Northyards	1	6	\$905,700	+ 32.0%
TOTAL	23	33	8	Paradise Valley	0	0	\$0	--
				Plateau	0	0	\$0	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	0	\$0	--
				Tantalus	3	0	\$1,022,700	+ 25.3%
				University Highlands	0	1	\$0	--
				Upper Squamish	0	0	\$0	--
				Valleycliffe	0	1	\$0	--
				TOTAL*	23	33	\$878,600	+ 30.2%

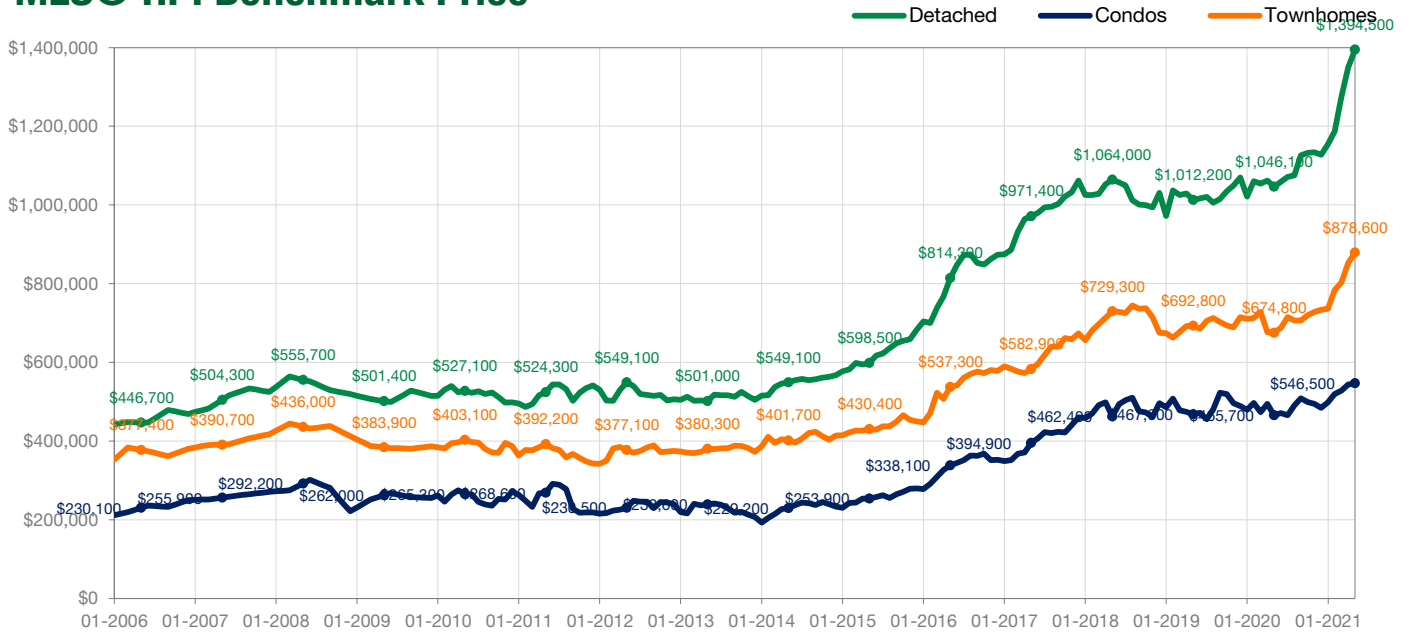


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Squamish

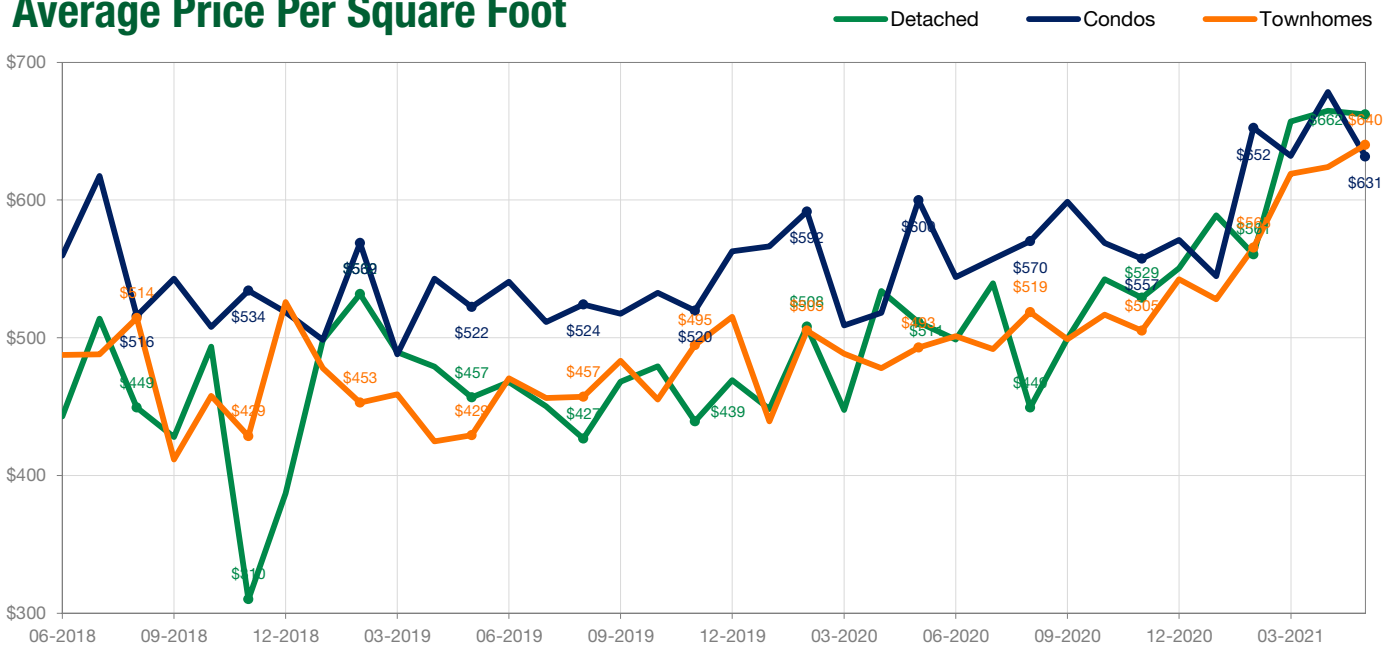
May 2021

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.



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SQUAMISH | 1388 Main Street, PO Box 537, Squamish BC, V8B 0A4

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