
THE STILHAVN REPORT

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

METRO VANCOUVER

stilhavn
REAL ESTATE SERVICES



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INTRO

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

With an expectation that home sales are going to continue to climb and reach an all-time record by the end of the year[^], Metro Vancouver is still encountering a decline in the supply of housing throughout the region.

November continued to see strong home buyer demand, well in excess of long-term averages. The Real Estate Board of Greater Vancouver (REBGV) reported that residential home sales in the region totalled 3,428 for the month – an 11.9% increase from the 3,064 recorded in the same month last year and only a 1.9% decrease from the number of homes sold in the month prior (3,494).

Back in October, home sales for the month were up 22.4% across all areas on the 10-year October sales average, but November saw an even larger shift, with an increase of 33.6% (above November's 10-year sales average).

A concern for buyers right now is the rise of property values across the Metro Vancouver market, a reflection on the current tight housing inventory. Keith Stewart, an economist from the REBGV commented that, "We've had elevated home sale activity throughout 2021 despite persistently low levels of homes available for sale. With a new year around the corner, it's critical that this supply crunch remains the focus for addressing the housing affordability challenges in our region".

[^]According to Keith Stewart, economist from the Real Estate Board of Greater Vancouver (REBGV)

Areas covered in this report by the Real Estate Board of Greater Vancouver include: Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

NOVEMBER HIGHLIGHTS

THE HOUSING MARKET AT A GLANCE

For November, the Multiple Listing Service® (MLS®) featured 3,964 newly listed detached, attached and apartment properties in Metro Vancouver. This figure represents a 2.1% decrease compared to last month when 4,049 homes were listed and a 2.6% drop from a year prior, which saw 4,068 homes listed in November 2020.

Right now, the MLS® system across all Metro Vancouver areas has a total of 7,144 homes listed for sale – a 35.7% decrease compared to the 11,118 in November 2020 and down 11.1% from October this year. Keith Stewart, an economist from the Real Estate Board of Greater Vancouver (REBGV) expects, “Home sale totals to end the year at or near an all-time record in our region”.

SALES-TO-ACTIVE LISTINGS RATIO + COMPOSITE BENCHMARK PRICE

For all property types, the sales-to-active listings ratio for November was 48%. Individually:

Detached Homes – 33.8%

Townhomes – 74.3%

Apartments – 53.7%

Generally, analysts say downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home price often experience upward pressure when it surpasses 20 per cent over several months.

Stewart adds that, “The imbalance between supply and demand, coupled with some buyers wanting to use rate holds on lower rate fixed-term mortgages, is keeping upward pressure on home prices in this traditionally quieter time of year for the market”.

For all residential properties in Metro Vancouver, The MLS® Home Price Index composite benchmark price is currently \$1,211,200. This represents a 16% spike over November last year as well as a 1% rise from a month ago in October.

HOME SALES BY PROPERTY TYPE IN METRO VANCOUVER

Detached Homes

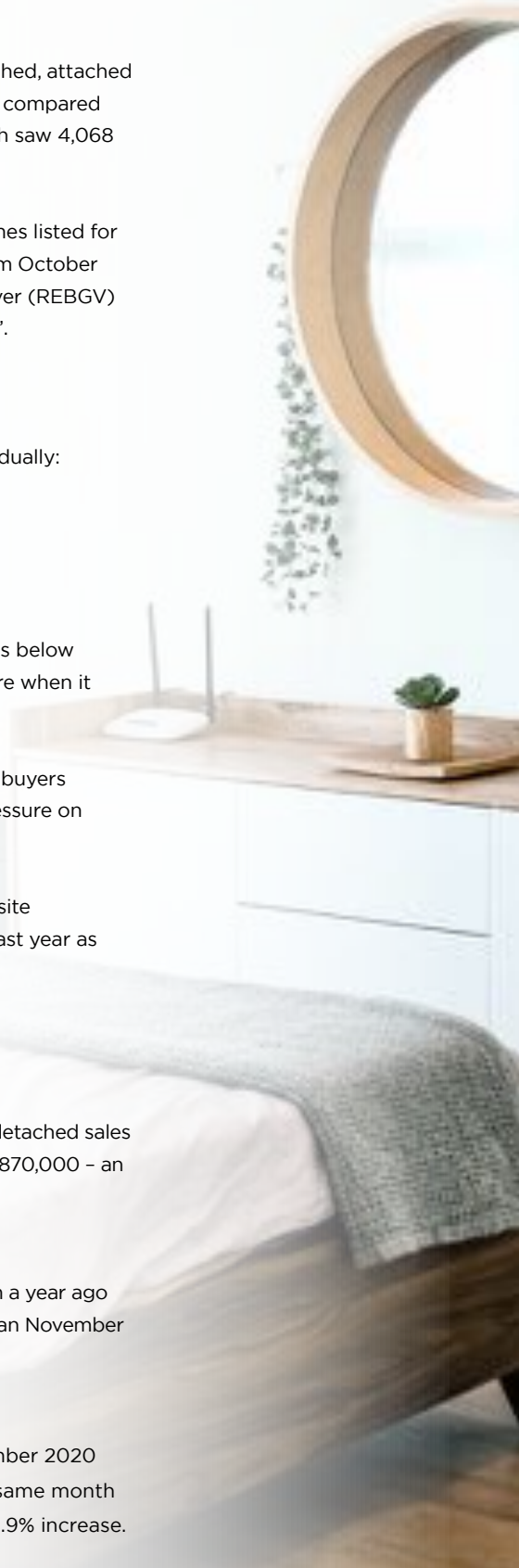
987 detached homes were sold during the month of November, a 7% drop from 1,061 detached sales recorded in the same month last year. The benchmark price for a detached home is \$1,870,000 – an increase of 20.8% from November 2020 and a 1.1% increase from October this year.

Attached Homes

613 sales for attached homes was recorded in November, 3% less than the same month a year ago (632). The benchmark price of an attached home is \$990,300, which is 20.2% more than November 2020 and 1.6% more than October this year.

Apartment Homes

1,828 apartment homes found new owners in November, 33.3% more than in November 2020 (1,371). The benchmark price of an apartment home is \$752,800. Compared to the same month last year, this is an 11.4% jump as well as a step up from October (this year) with a 0.9% increase.





METRO VANCOUVER

METRO VANCOUVER

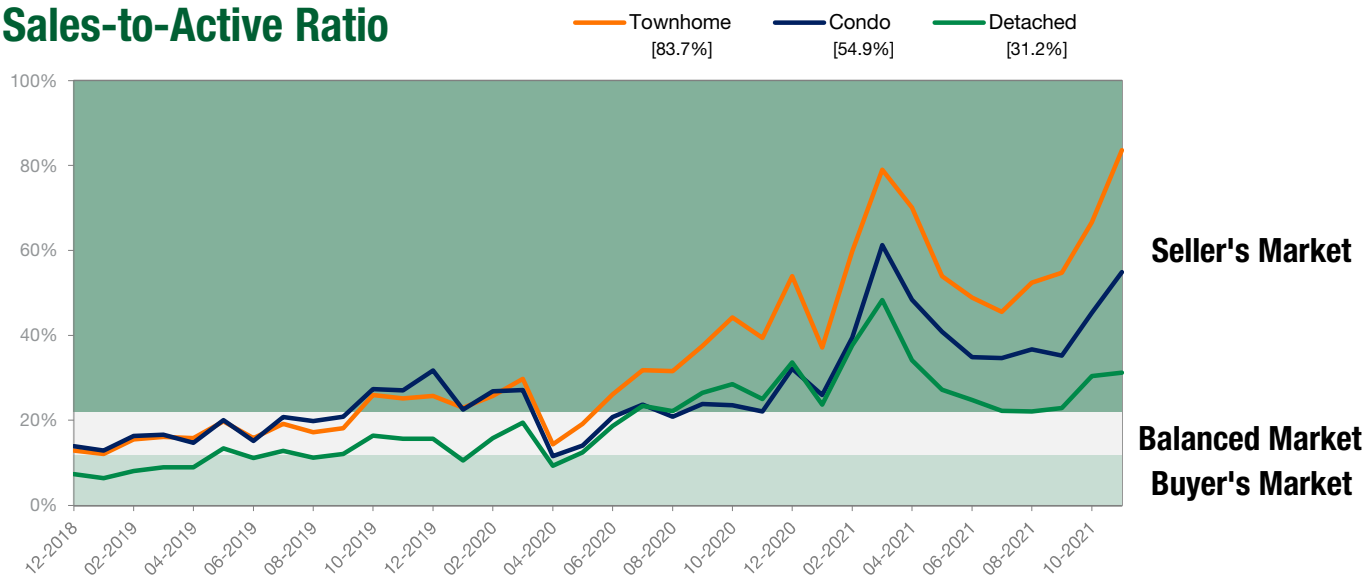
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	3,185	4,273	- 25.5%	3,626	4,738	- 23.5%
Sales	993	1,069	- 7.1%	1,101	1,350	- 18.4%
Days on Market Average	37	42	- 11.9%	32	39	- 17.9%
MLS® HPI Benchmark Price	\$1,870,000	\$1,548,200	+ 20.8%	\$1,850,500	\$1,536,300	+ 20.5%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	3,332	6,195	- 46.2%	3,982	6,656	- 40.2%
Sales	1,828	1,369	+ 33.5%	1,803	1,568	+ 15.0%
Days on Market Average	26	34	- 23.5%	25	31	- 19.4%
MLS® HPI Benchmark Price	\$752,800	\$675,600	+ 11.4%	\$746,400	\$681,600	+ 9.5%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	618	1,358	- 54.5%	752	1,531	- 50.9%
Sales	517	535	- 3.4%	501	677	- 26.0%
Days on Market Average	24	35	- 31.4%	21	29	- 27.6%
MLS® HPI Benchmark Price	\$990,300	\$824,100	+ 20.2%	\$975,000	\$822,900	+ 18.5%

Sales-to-Active Ratio



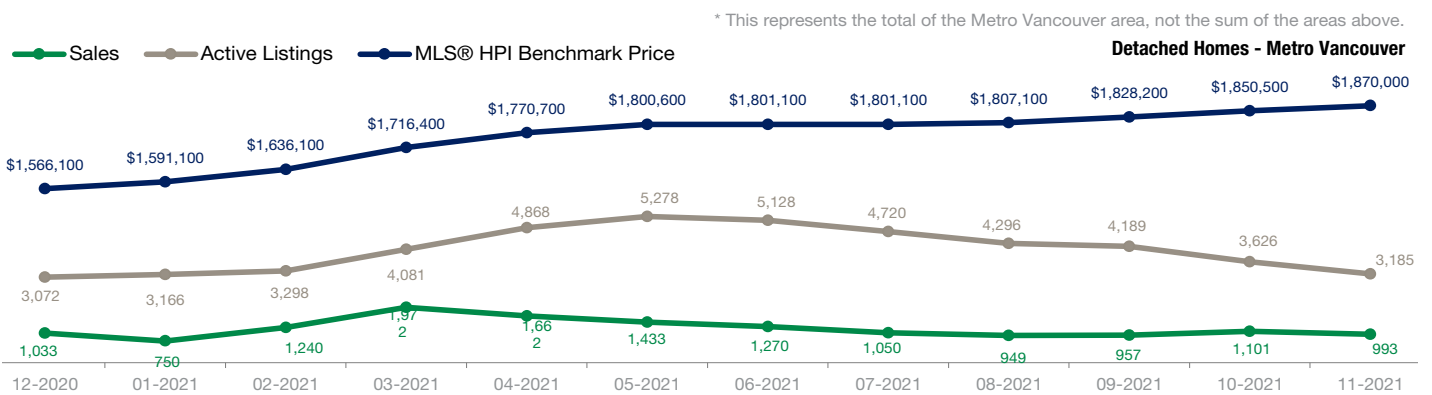
Current as of December 02, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

METRO VANCOUVER

November 2021

Detached Properties Report – November 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	3	12	\$1,427,600	+ 24.1%
\$100,000 to \$199,999	0	4	0	Burnaby East	4	24	\$1,520,500	+ 18.3%
\$200,000 to \$399,999	7	10	15	Burnaby North	32	101	\$1,769,000	+ 16.1%
\$400,000 to \$899,999	26	103	30	Burnaby South	55	109	\$1,827,800	+ 16.2%
\$900,000 to \$1,499,999	219	321	28	Coquitlam	92	171	\$1,577,900	+ 24.0%
\$1,500,000 to \$1,999,999	327	551	35	Ladner	25	35	\$1,346,600	+ 27.5%
\$2,000,000 to \$2,999,999	261	869	35	Maple Ridge	105	156	\$1,204,000	+ 34.1%
\$3,000,000 and \$3,999,999	94	503	53	New Westminster	24	62	\$1,378,600	+ 21.0%
\$4,000,000 to \$4,999,999	36	260	54	North Vancouver	71	154	\$1,955,300	+ 17.0%
\$5,000,000 and Above	23	564	80	Pitt Meadows	13	22	\$1,310,200	+ 32.3%
TOTAL	993	3,185	37	Port Coquitlam	35	50	\$1,323,500	+ 27.3%
				Port Moody	11	43	\$1,912,000	+ 23.8%
				Richmond	134	432	\$1,981,400	+ 20.1%
				Squamish	20	47	\$1,443,000	+ 27.3%
				Sunshine Coast	55	113	\$863,700	+ 25.5%
				Tsawwassen	27	62	\$1,476,700	+ 26.8%
				Vancouver East	127	440	\$1,744,700	+ 13.8%
				Vancouver West	100	662	\$3,413,800	+ 9.3%
				West Vancouver	44	393	\$3,169,400	+ 15.6%
				Whistler	9	29	\$2,633,300	+ 31.6%
				TOTAL*	993	3,185	\$1,870,000	+ 20.8%



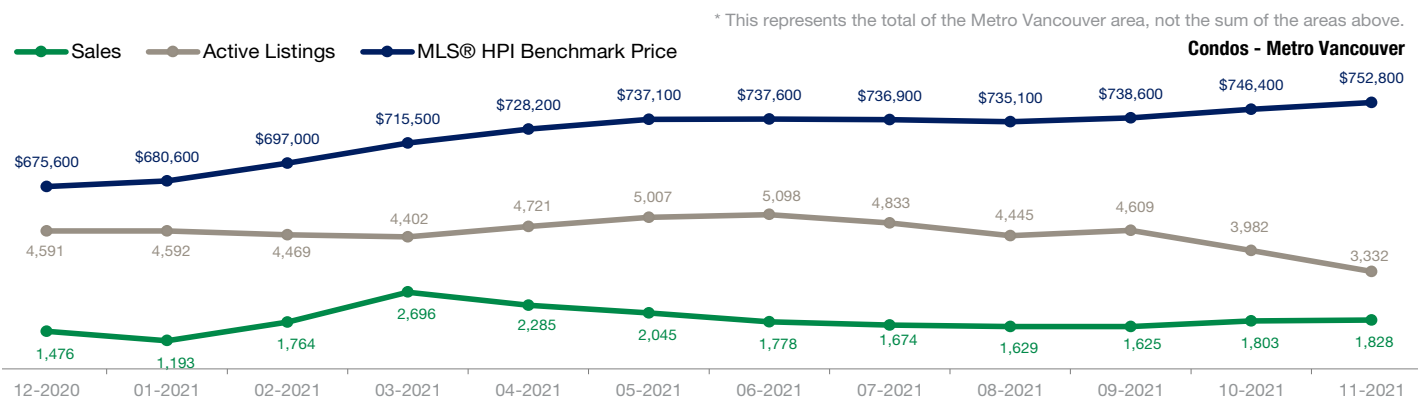
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METRO VANCOUVER

November 2021

Condo Report – November 2021

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	2	0	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	4	4	27	Burnaby East	16	18	\$742,400	+ 9.0%
\$200,000 to \$399,999	75	116	22	Burnaby North	124	202	\$738,300	+ 11.2%
\$400,000 to \$899,999	1408	1,812	24	Burnaby South	133	214	\$686,000	+ 7.2%
\$900,000 to \$1,499,999	280	821	34	Coquitlam	149	154	\$607,000	+ 14.2%
\$1,500,000 to \$1,999,999	37	253	38	Ladner	6	6	\$593,700	+ 17.2%
\$2,000,000 to \$2,999,999	18	167	36	Maple Ridge	43	48	\$461,900	+ 22.7%
\$3,000,000 and \$3,999,999	4	59	13	New Westminster	129	174	\$576,600	+ 10.0%
\$4,000,000 to \$4,999,999	1	31	27	North Vancouver	133	174	\$663,600	+ 10.1%
\$5,000,000 and Above	1	67	22	Pitt Meadows	11	9	\$579,800	+ 19.7%
TOTAL	1,828	3,332	26	Port Coquitlam	64	45	\$542,800	+ 16.3%
				Port Moody	32	39	\$741,200	+ 12.9%
				Richmond	233	460	\$736,500	+ 13.2%
				Squamish	19	17	\$606,800	+ 22.8%
				Sunshine Coast	10	25	\$552,900	+ 22.2%
				Tsawwassen	16	15	\$654,300	+ 15.1%
				Vancouver East	172	344	\$639,600	+ 9.2%
				Vancouver West	482	1,300	\$835,500	+ 9.3%
				West Vancouver	20	49	\$1,116,700	+ 2.3%
				Whistler	34	35	\$642,200	+ 27.5%
				TOTAL*	1,828	3,332	\$752,800	+ 11.4%



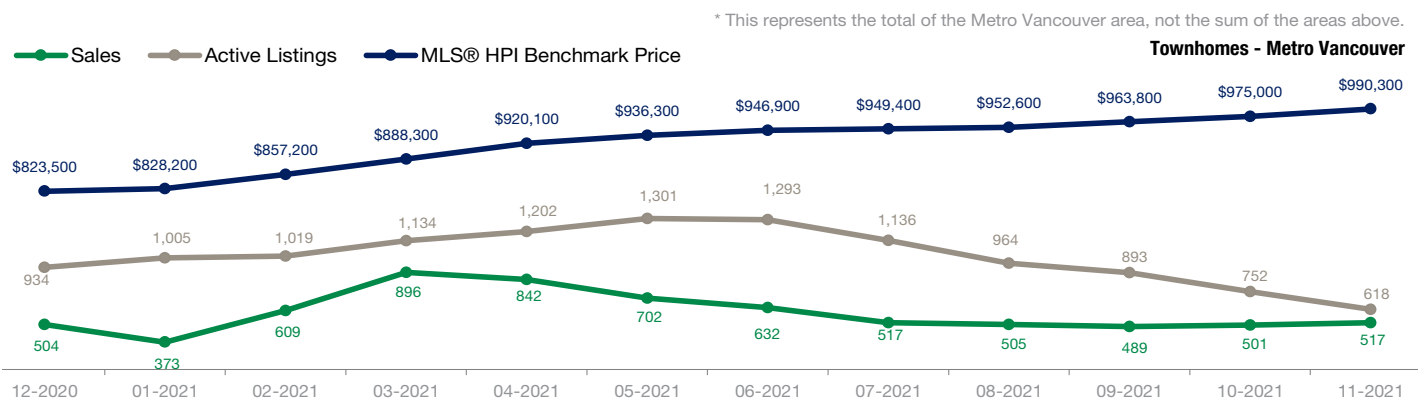
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November 2021

Townhomes Report – November 2021

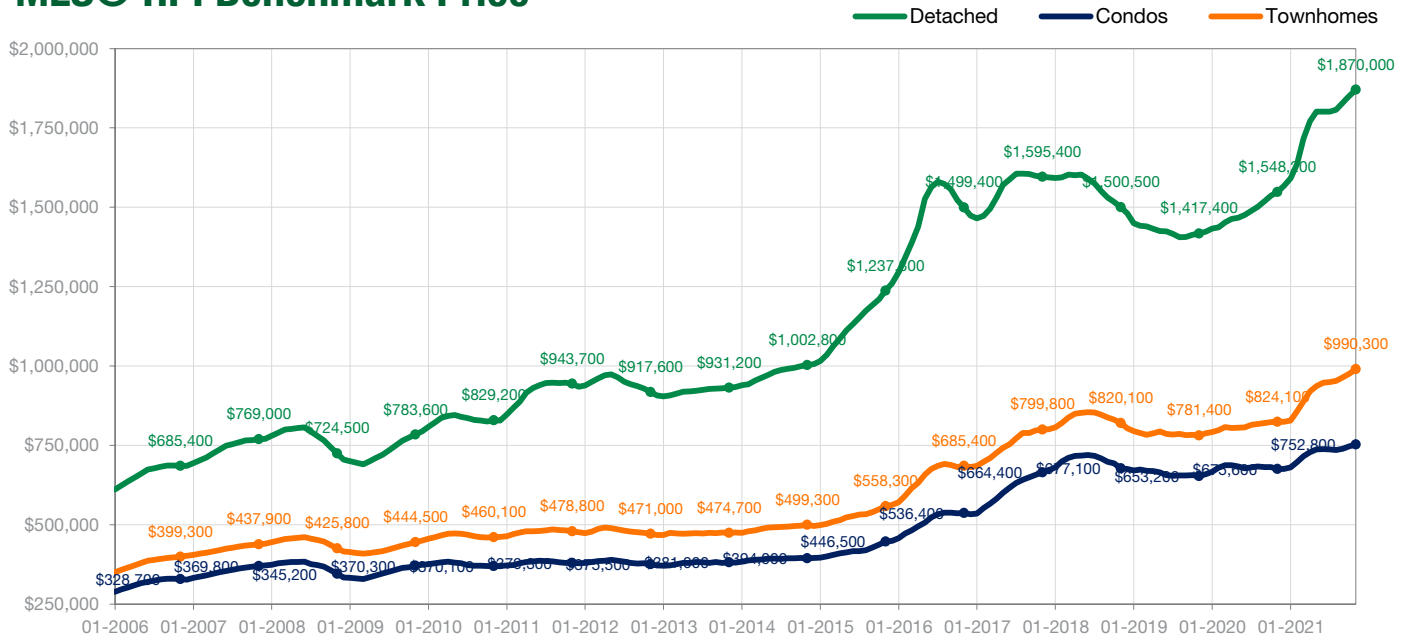
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	3	0	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Burnaby East	7	6	\$704,400	+ 4.6%
\$200,000 to \$399,999	0	5	0	Burnaby North	24	25	\$841,500	+ 13.3%
\$400,000 to \$899,999	195	172	22	Burnaby South	28	19	\$772,600	+ 10.0%
\$900,000 to \$1,499,999	265	272	23	Coquitlam	40	25	\$890,100	+ 22.2%
\$1,500,000 to \$1,999,999	39	97	32	Ladner	7	6	\$797,100	+ 20.6%
\$2,000,000 to \$2,999,999	11	51	44	Maple Ridge	44	26	\$720,300	+ 29.0%
\$3,000,000 and \$3,999,999	4	14	41	New Westminster	23	16	\$870,300	+ 17.3%
\$4,000,000 to \$4,999,999	1	0	39	North Vancouver	38	45	\$1,216,900	+ 20.9%
\$5,000,000 and Above	2	4	10	Pitt Meadows	8	6	\$763,400	+ 22.8%
TOTAL	517	618	24	Port Coquitlam	22	13	\$826,500	+ 26.4%
				Port Moody	16	27	\$779,300	+ 17.1%
				Richmond	112	100	\$970,100	+ 17.2%
				Squamish	10	12	\$950,800	+ 30.6%
				Sunshine Coast	10	11	\$658,400	+ 35.6%
				Tsawwassen	9	11	\$872,500	+ 13.4%
				Vancouver East	43	79	\$1,070,700	+ 18.8%
				Vancouver West	53	176	\$1,296,900	+ 12.7%
				West Vancouver	9	8	\$0	--
				Whistler	11	6	\$1,382,100	+ 32.1%
				TOTAL*	517	618	\$990,300	+ 20.2%



METRO VANCOUVER

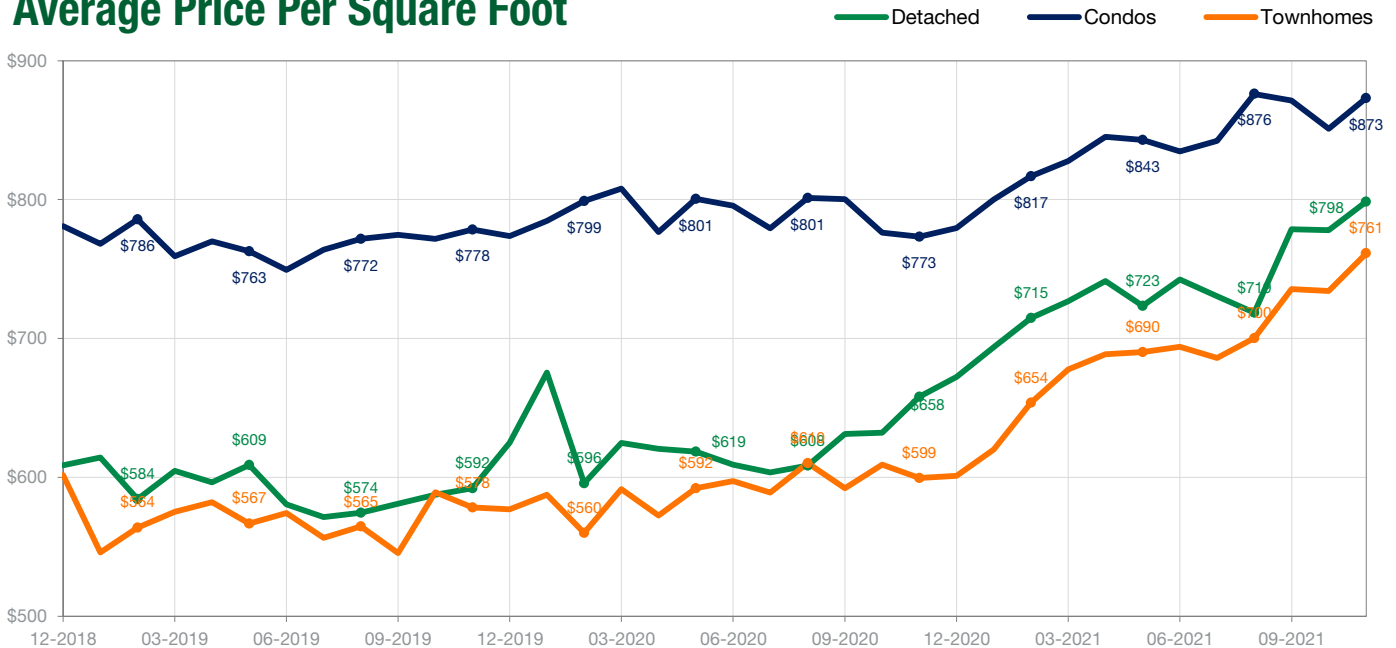
November 2021

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.

A tall, narrow rock formation with a tree on top, overlooking the ocean. The rock is dark and textured, with a single tree growing from the top. The ocean is visible in the foreground and background, with a paved walkway leading towards the rock. The sky is a clear, light blue.

VANCOUVER - WEST

VANCOUVER - WEST

November 2021

Detached Properties

Activity Snapshot	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	662	580	+ 14.1%	717	619	+ 15.8%
Sales	100	95	+ 5.3%	108	110	- 1.8%
Days on Market Average	56	37	+ 51.4%	37	35	+ 5.7%
MLS® HPI Benchmark Price	\$3,413,800	\$3,122,100	+ 9.3%	\$3,450,400	\$3,118,200	+ 10.7%

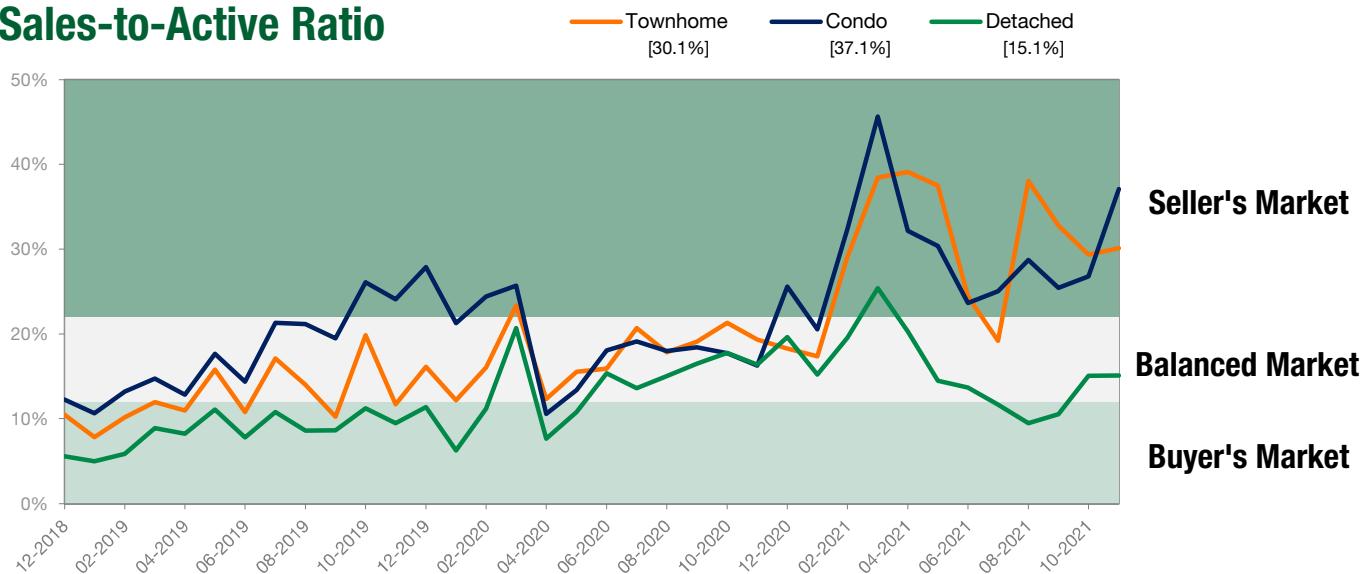
Condos

Activity Snapshot	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	1,300	1,933	- 32.7%	1,561	2,056	- 24.1%
Sales	482	314	+ 53.5%	418	364	+ 14.8%
Days on Market Average	31	29	+ 6.9%	28	29	- 3.4%
MLS® HPI Benchmark Price	\$835,500	\$764,300	+ 9.3%	\$823,200	\$783,700	+ 5.0%

Townhomes

Activity Snapshot	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	176	238	- 26.1%	184	258	- 28.7%
Sales	53	46	+ 15.2%	54	55	- 1.8%
Days on Market Average	28	41	- 31.7%	20	31	- 35.5%
MLS® HPI Benchmark Price	\$1,296,900	\$1,150,600	+ 12.7%	\$1,300,300	\$1,158,300	+ 12.3%

Sales-to-Active Ratio



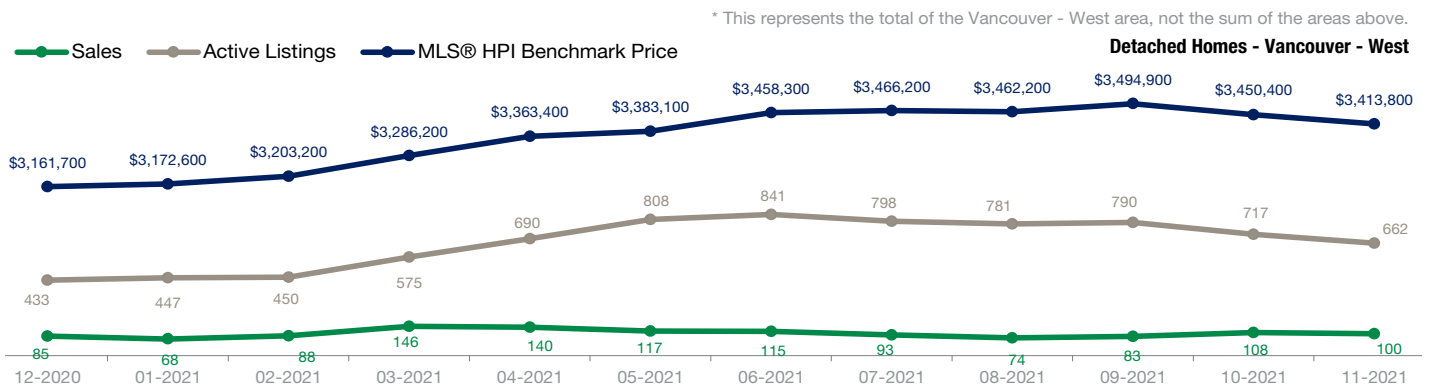
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VANCOUVER - WEST

November 2021

Detached Properties Report – November 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	6	25	\$3,742,800	+ 8.6%
\$100,000 to \$199,999	0	0	0	Cambie	4	70	\$2,717,700	+ 13.8%
\$200,000 to \$399,999	0	0	0	Coal Harbour	0	1	\$0	--
\$400,000 to \$899,999	0	1	0	Downtown VW	0	0	\$0	--
\$900,000 to \$1,499,999	0	4	0	Dunbar	11	79	\$2,981,700	+ 7.0%
\$1,500,000 to \$1,999,999	2	4	106	Fairview VW	0	0	\$0	--
\$2,000,000 to \$2,999,999	28	82	38	False Creek	0	1	\$0	--
\$3,000,000 and \$3,999,999	35	146	61	Kerrisdale	13	27	\$3,355,900	+ 7.8%
\$4,000,000 to \$4,999,999	18	113	63	Kitsilano	11	27	\$2,512,600	+ 7.9%
\$5,000,000 and Above	17	312	66	MacKenzie Heights	5	20	\$3,495,100	+ 8.0%
TOTAL	100	662	56	Marpole	4	41	\$2,545,700	+ 13.7%
				Mount Pleasant VW	0	5	\$2,374,200	+ 5.0%
				Oakridge VW	3	20	\$3,924,800	+ 13.5%
				Point Grey	20	81	\$3,486,100	+ 13.2%
				Quilchena	0	26	\$3,597,800	+ 11.2%
				S.W. Marine	4	23	\$3,313,800	+ 10.0%
				Shaughnessy	4	71	\$5,095,100	+ 9.9%
				South Cambie	1	13	\$4,661,500	+ 6.0%
				South Granville	7	72	\$4,254,800	+ 15.4%
				Southlands	5	41	\$3,665,800	+ 8.7%
				University VW	2	18	\$3,605,700	- 14.8%
				West End VW	0	1	\$0	--
				Yaletown	0	0	\$0	--
				TOTAL*	100	662	\$3,413,800	+ 9.3%

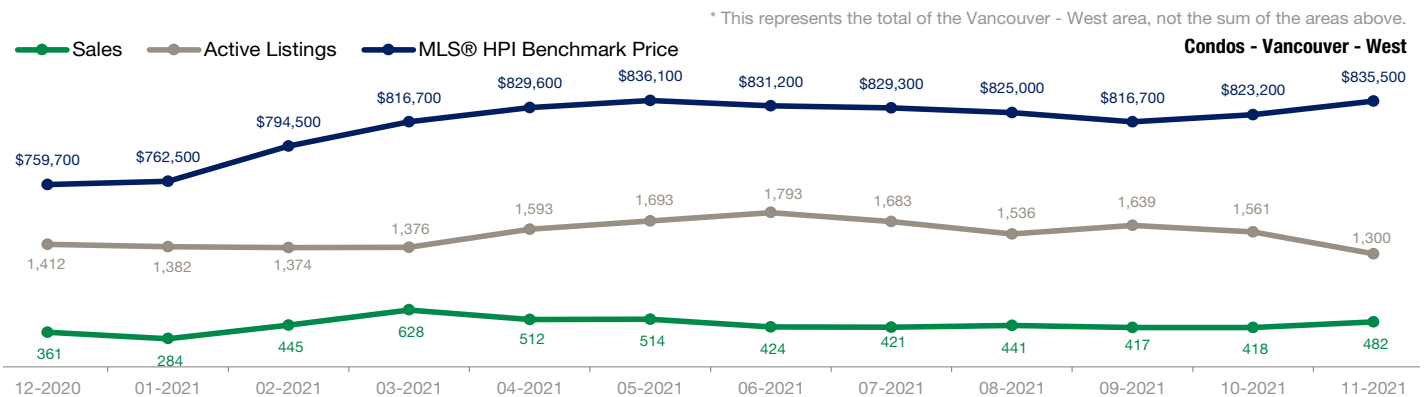


VANCOUVER - WEST

November 2021

Condo Report – November 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	15	94	\$745,700	+ 8.3%
\$200,000 to \$399,999	5	11	22	Coal Harbour	32	114	\$1,004,400	+ 1.0%
\$400,000 to \$899,999	288	432	26	Downtown VW	131	282	\$700,300	+ 10.1%
\$900,000 to \$1,499,999	145	408	40	Dunbar	3	18	\$737,400	+ 9.7%
\$1,500,000 to \$1,999,999	24	169	37	Fairview VW	29	53	\$867,700	+ 11.5%
\$2,000,000 to \$2,999,999	15	148	42	False Creek	29	85	\$857,100	+ 6.1%
\$3,000,000 and \$3,999,999	4	46	13	Kerrisdale	5	21	\$937,900	+ 7.9%
\$4,000,000 to \$4,999,999	1	25	27	Kitsilano	31	39	\$693,400	+ 12.3%
\$5,000,000 and Above	0	61	0	MacKenzie Heights	0	0	\$0	--
TOTAL	482	1,300	31	Marpole	26	32	\$632,100	+ 6.4%
				Mount Pleasant VW	7	2	\$608,700	+ 8.9%
				Oakridge VW	7	20	\$1,063,700	+ 2.8%
				Point Grey	3	10	\$657,200	+ 9.6%
				Quilchena	2	8	\$1,133,300	+ 8.9%
				S.W. Marine	4	13	\$518,400	+ 7.3%
				Shaughnessy	0	1	\$693,700	+ 11.6%
				South Cambie	7	31	\$968,100	+ 5.4%
				South Granville	2	17	\$1,095,200	+ 10.2%
				Southlands	1	0	\$833,300	+ 7.8%
				University VW	24	89	\$1,037,700	+ 13.9%
				West End VW	56	154	\$690,300	+ 7.3%
				Yaletown	68	217	\$867,400	+ 9.2%
				TOTAL*	482	1,300	\$835,500	+ 9.3%



Current as of December 02, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

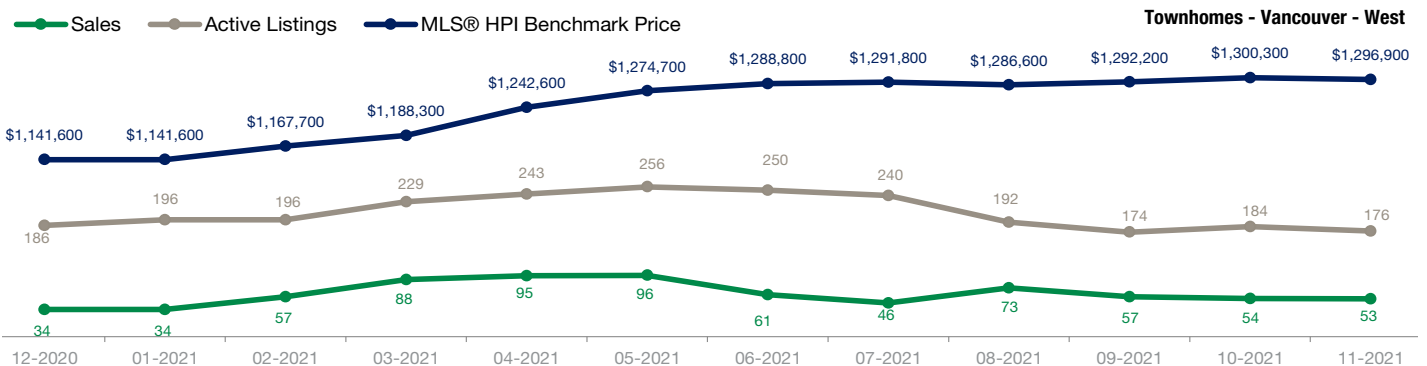
VANCOUVER - WEST

November 2021

Townhomes Report – November 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	3	30	\$1,322,200	+ 13.9%
\$200,000 to \$399,999	0	1	0	Coal Harbour	0	7	\$2,005,000	+ 22.1%
\$400,000 to \$899,999	2	12	7	Downtown VW	2	5	\$1,395,800	+ 26.8%
\$900,000 to \$1,499,999	22	46	19	Dunbar	0	3	\$0	--
\$1,500,000 to \$1,999,999	20	64	31	Fairview VW	10	13	\$1,161,000	+ 11.9%
\$2,000,000 to \$2,999,999	6	41	62	False Creek	1	6	\$882,200	- 8.2%
\$3,000,000 and \$3,999,999	2	9	9	Kerrisdale	1	4	\$1,642,700	+ 15.0%
\$4,000,000 to \$4,999,999	0	0	0	Kitsilano	10	14	\$1,207,900	+ 9.7%
\$5,000,000 and Above	1	3	18	MacKenzie Heights	1	5	\$0	--
TOTAL	53	176	28	Marpole	4	18	\$1,228,700	+ 13.7%
				Mount Pleasant VW	1	2	\$1,390,900	+ 22.5%
				Oakridge VW	1	9	\$1,681,500	+ 15.3%
				Point Grey	1	4	\$1,144,900	+ 10.2%
				Quilchena	2	1	\$1,638,600	+ 15.3%
				S.W. Marine	0	2	\$0	--
				Shaughnessy	1	2	\$1,959,100	+ 11.4%
				South Cambie	3	3	\$1,871,100	+ 8.2%
				South Granville	3	14	\$1,696,200	+ 7.8%
				Southlands	0	1	\$0	--
				University VW	2	15	\$1,786,800	+ 14.9%
				West End VW	1	4	\$1,517,200	+ 27.3%
				Yaletown	6	13	\$1,947,000	+ 22.3%
				TOTAL*	53	176	\$1,296,900	+ 12.7%

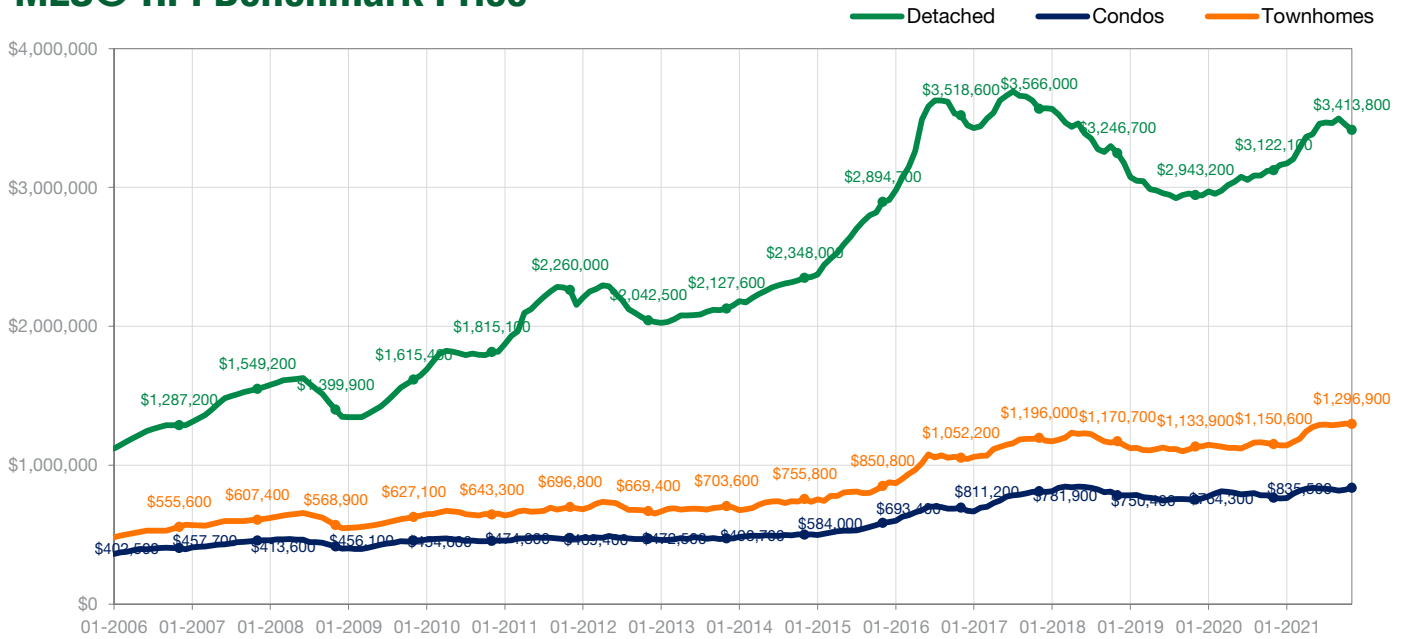
* This represents the total of the Vancouver - West area, not the sum of the areas above.



VANCOUVER - WEST

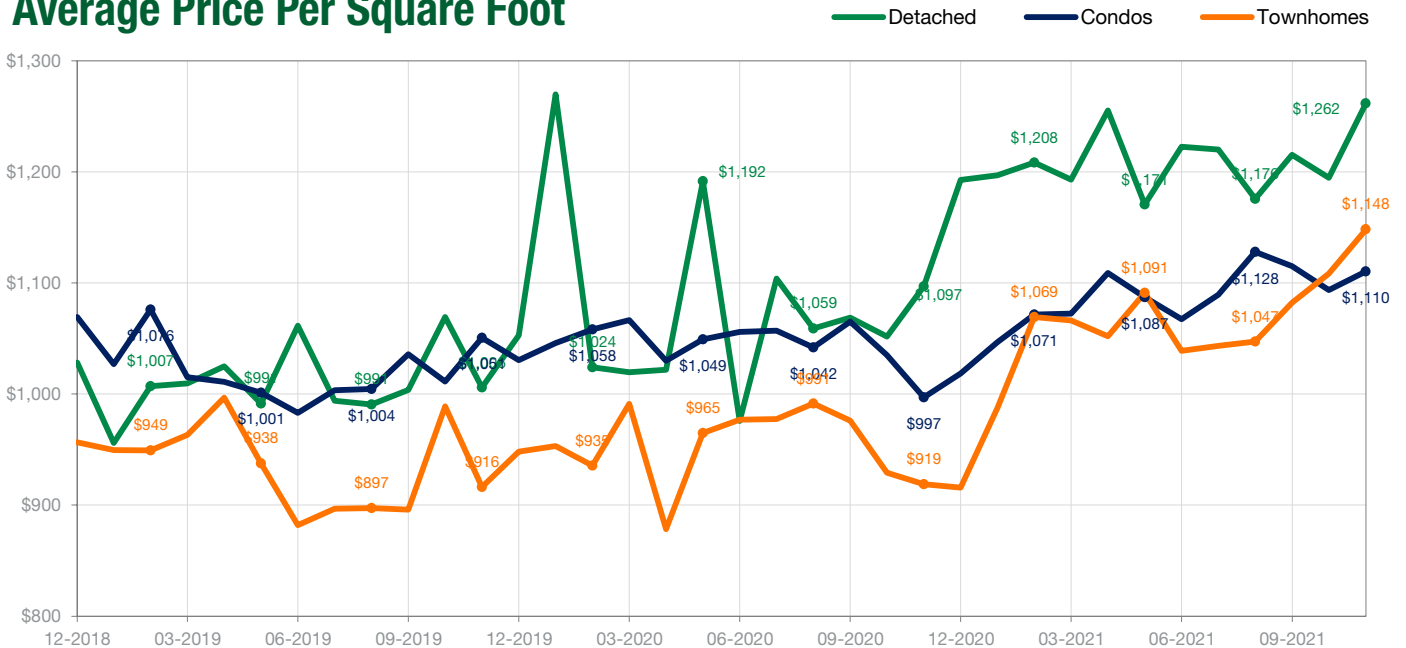
November 2021

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



VANCOUVER - EAST

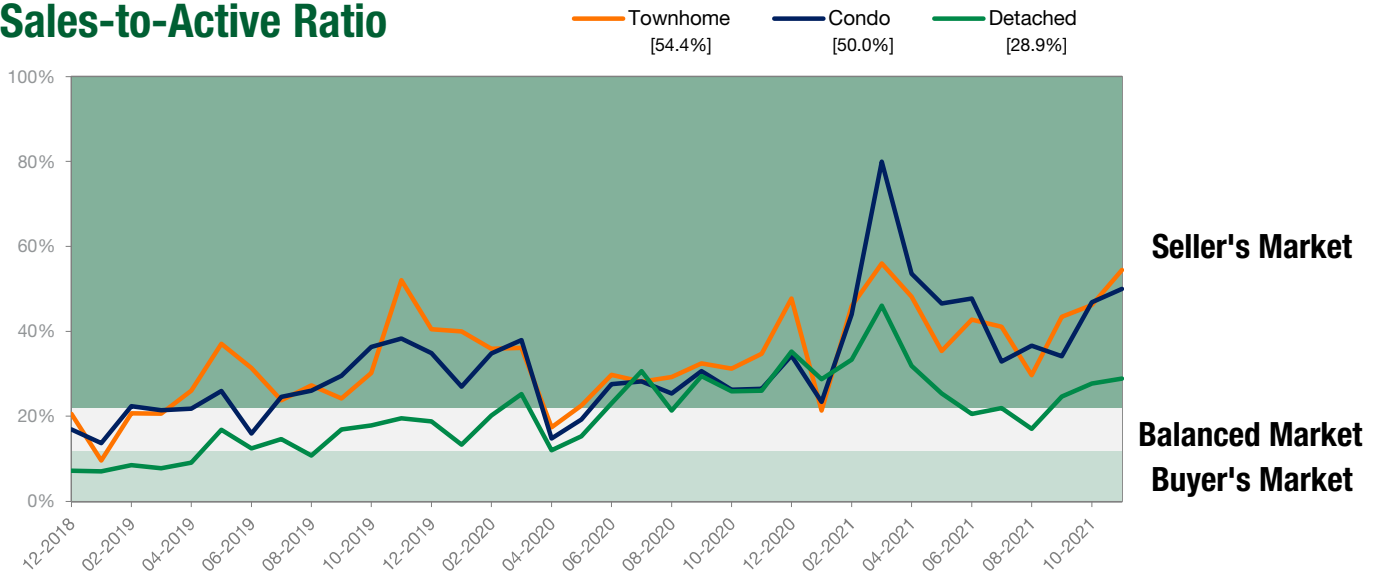
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	440	530	- 17.0%	494	579	- 14.7%
Sales	127	138	- 8.0%	137	150	- 8.7%
Days on Market Average	39	27	+ 44.4%	31	22	+ 40.9%
MLS® HPI Benchmark Price	\$1,744,700	\$1,533,600	+ 13.8%	\$1,717,400	\$1,507,200	+ 13.9%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	344	605	- 43.1%	380	667	- 43.0%
Sales	172	160	+ 7.5%	178	175	+ 1.7%
Days on Market Average	22	24	- 8.3%	20	19	+ 5.3%
MLS® HPI Benchmark Price	\$639,600	\$585,900	+ 9.2%	\$633,400	\$588,400	+ 7.6%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	79	95	- 16.8%	91	109	- 16.5%
Sales	43	33	+ 30.3%	42	34	+ 23.5%
Days on Market Average	28	21	+ 33.3%	20	23	- 13.0%
MLS® HPI Benchmark Price	\$1,070,700	\$901,200	+ 18.8%	\$1,053,700	\$902,100	+ 16.8%

Sales-to-Active Ratio



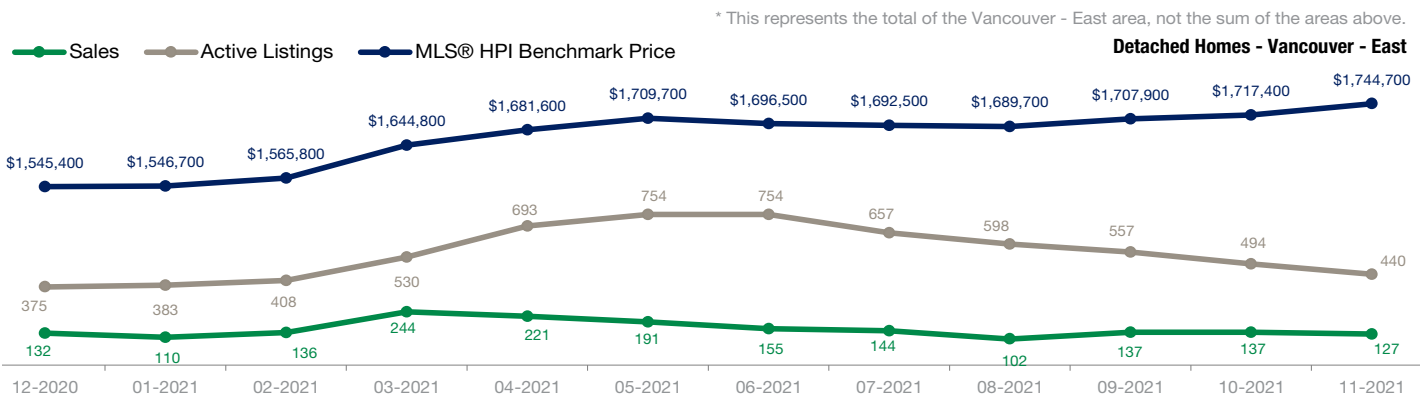
Current as of December 02, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

VANCOUVER - EAST

November 2021

Detached Properties Report – November 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	2	\$0	--
\$100,000 to \$199,999	0	0	0	Collingwood VE	14	104	\$1,619,600	+ 14.5%
\$200,000 to \$399,999	0	0	0	Downtown VE	0	0	\$0	--
\$400,000 to \$899,999	0	1	0	Fraser VE	13	22	\$1,784,200	+ 13.7%
\$900,000 to \$1,499,999	6	26	29	Fraserview VE	7	23	\$2,197,400	+ 16.9%
\$1,500,000 to \$1,999,999	73	116	44	Grandview Woodland	15	50	\$1,824,900	+ 8.2%
\$2,000,000 to \$2,999,999	43	205	34	Hastings	6	11	\$1,494,800	+ 13.9%
\$3,000,000 and \$3,999,999	4	70	11	Hastings Sunrise	0	8	\$1,682,000	+ 16.8%
\$4,000,000 to \$4,999,999	1	16	43	Killarney VE	9	30	\$1,852,500	+ 17.1%
\$5,000,000 and Above	0	6	0	Knight	8	42	\$1,628,800	+ 12.3%
TOTAL	127	440	39	Main	7	10	\$1,953,500	+ 13.9%
				Mount Pleasant VE	1	7	\$1,738,600	+ 12.7%
				Renfrew Heights	7	32	\$1,626,800	+ 10.1%
				Renfrew VE	13	45	\$1,583,100	+ 13.1%
				South Marine	2	1	\$1,479,200	+ 11.8%
				South Vancouver	15	28	\$1,810,600	+ 17.2%
				Strathcona	1	1	\$1,599,100	+ 12.5%
				Victoria VE	6	24	\$1,601,600	+ 15.3%
				TOTAL*	127	440	\$1,744,700	+ 13.8%

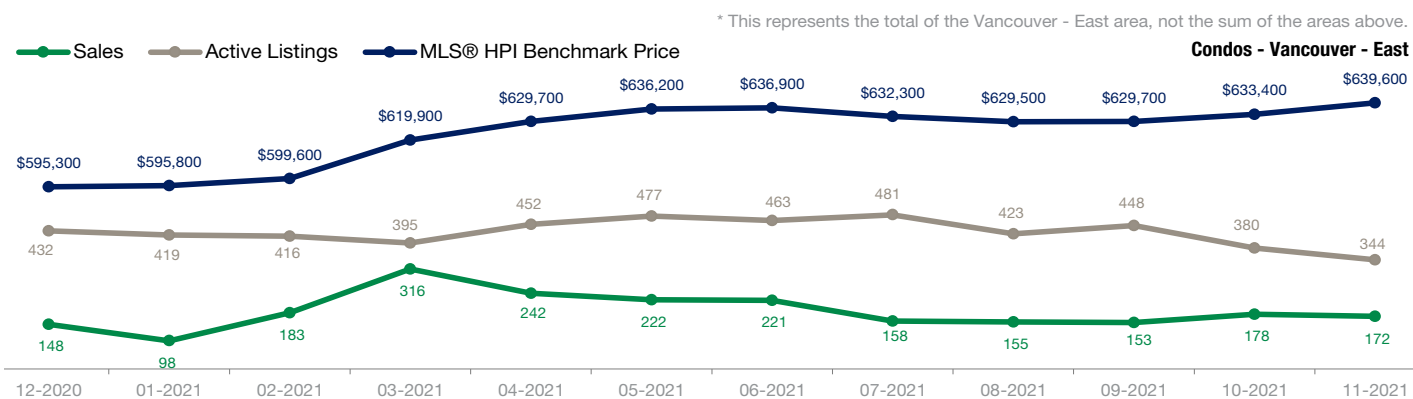


VANCOUVER - EAST

November 2021

Condo Report – November 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	0	\$803,900	+ 6.2%
\$100,000 to \$199,999	0	0	0	Collingwood VE	31	83	\$540,300	+ 10.7%
\$200,000 to \$399,999	4	11	18	Downtown VE	7	32	\$671,500	+ 6.5%
\$400,000 to \$899,999	143	227	23	Fraser VE	8	8	\$768,500	+ 13.9%
\$900,000 to \$1,499,999	21	80	13	Fraserview VE	1	0	\$0	--
\$1,500,000 to \$1,999,999	4	17	23	Grandview Woodland	13	14	\$603,800	+ 10.1%
\$2,000,000 to \$2,999,999	0	5	0	Hastings	13	17	\$551,100	+ 12.3%
\$3,000,000 and \$3,999,999	0	2	0	Hastings Sunrise	1	0	\$531,800	+ 8.7%
\$4,000,000 to \$4,999,999	0	1	0	Killarney VE	3	3	\$621,900	+ 11.5%
\$5,000,000 and Above	0	1	0	Knight	3	9	\$825,000	+ 10.4%
TOTAL	172	344	22	Main	7	2	\$938,800	+ 10.9%
				Mount Pleasant VE	37	80	\$623,400	+ 9.7%
				Renfrew Heights	2	7	\$449,200	+ 10.7%
				Renfrew VE	4	6	\$639,300	+ 8.1%
				South Marine	27	46	\$721,500	+ 6.4%
				South Vancouver	1	12	\$720,100	+ 23.6%
				Strathcona	6	12	\$682,400	+ 7.3%
				Victoria VE	8	13	\$721,800	+ 12.0%
				TOTAL*	172	344	\$639,600	+ 9.2%

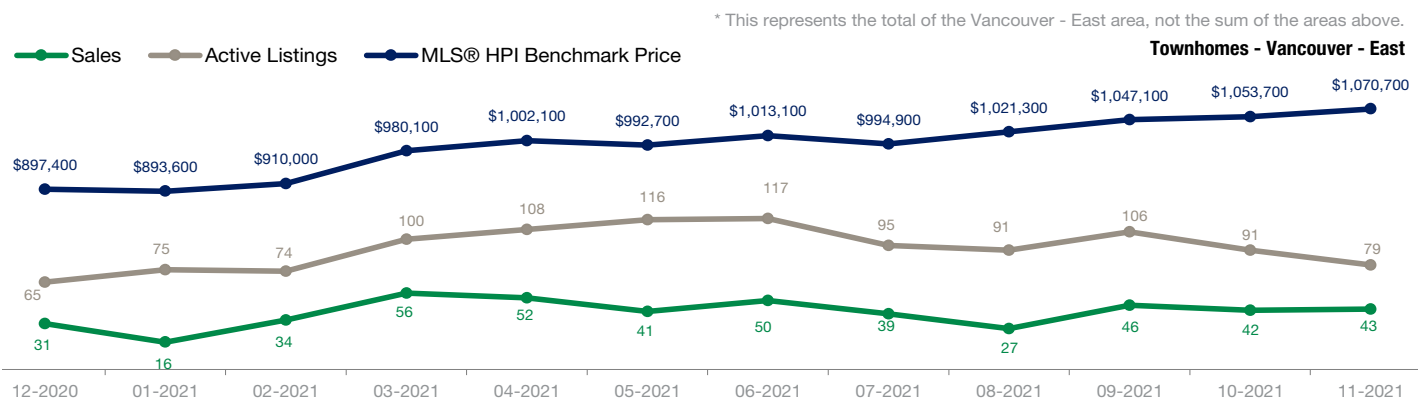


VANCOUVER - EAST

November 2021

Townhomes Report – November 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	9	5	\$937,300	+ 15.8%
\$100,000 to \$199,999	0	0	0	Collingwood VE	6	30	\$971,600	+ 18.0%
\$200,000 to \$399,999	0	1	0	Downtown VE	2	1	\$0	--
\$400,000 to \$899,999	9	13	36	Fraser VE	3	4	\$1,266,300	+ 15.1%
\$900,000 to \$1,499,999	31	58	24	Fraserview VE	0	0	\$0	--
\$1,500,000 to \$1,999,999	3	6	37	Grandview Woodland	4	10	\$1,264,700	+ 19.0%
\$2,000,000 to \$2,999,999	0	1	0	Hastings	2	2	\$1,109,300	+ 18.2%
\$3,000,000 and \$3,999,999	0	0	0	Hastings Sunrise	1	1	\$0	--
\$4,000,000 to \$4,999,999	0	0	0	Killarney VE	3	6	\$779,800	+ 20.1%
\$5,000,000 and Above	0	0	0	Knight	3	4	\$1,229,400	+ 18.6%
TOTAL	43	79	28	Main	0	0	\$1,086,200	+ 10.3%
				Mount Pleasant VE	3	5	\$1,276,600	+ 23.8%
				Renfrew Heights	0	1	\$0	--
				Renfrew VE	0	0	\$1,011,300	+ 18.4%
				South Marine	4	6	\$1,011,000	+ 20.0%
				South Vancouver	0	2	\$0	--
				Strathcona	0	1	\$1,172,000	+ 24.8%
				Victoria VE	3	1	\$1,210,000	+ 17.7%
				TOTAL*	43	79	\$1,070,700	+ 18.8%

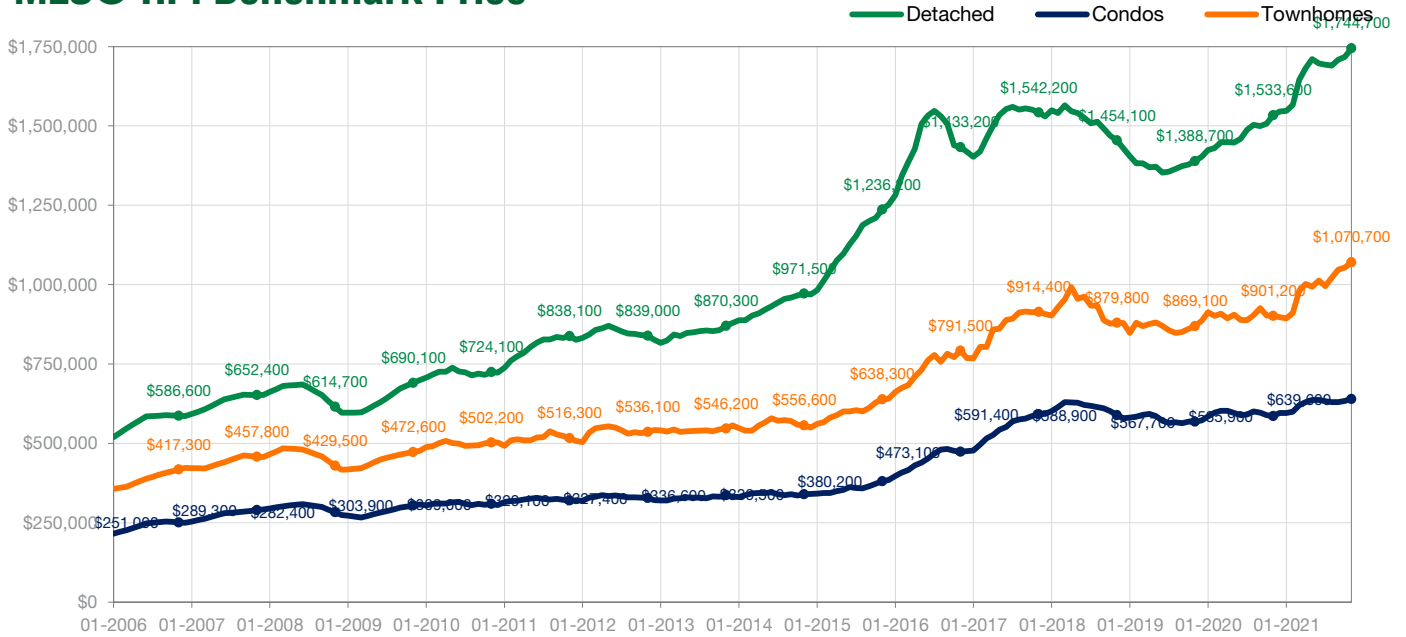


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VANCOUVER - EAST

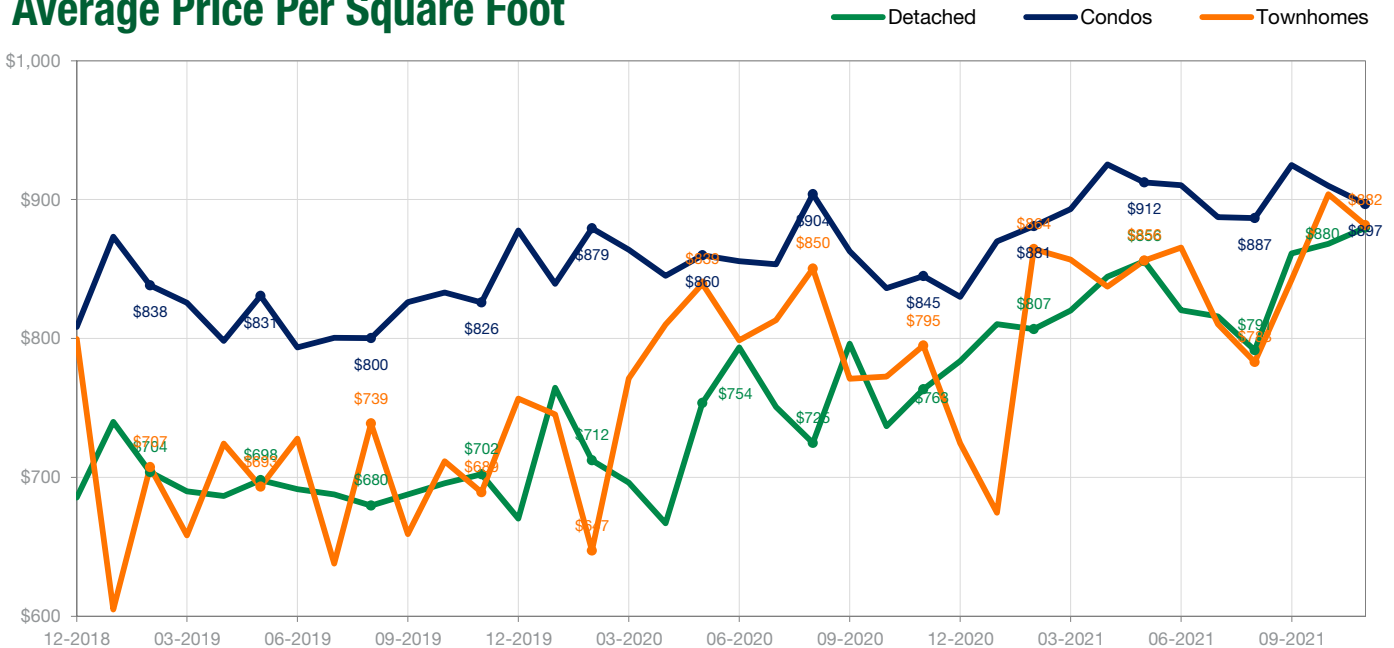
November 2021

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

NORTH VANCOUVER

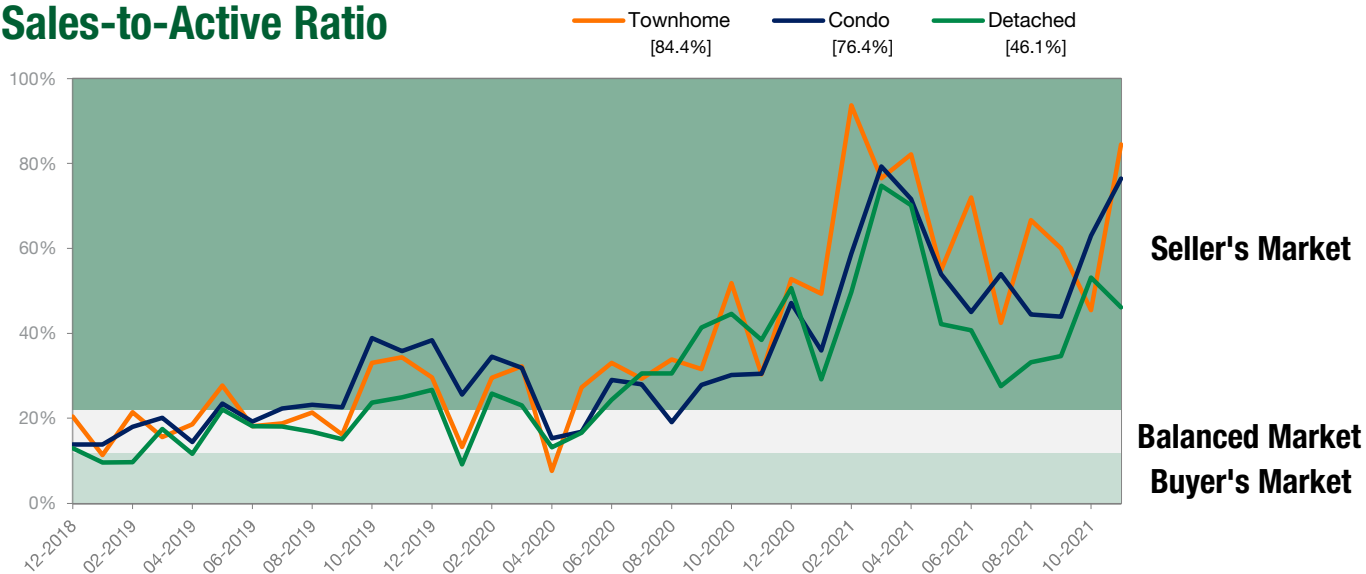
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	154	242	- 36.4%	177	287	- 38.3%
Sales	71	93	- 23.7%	94	128	- 26.6%
Days on Market Average	23	26	- 11.5%	23	20	+ 15.0%
MLS® HPI Benchmark Price	\$1,955,300	\$1,671,500	+ 17.0%	\$1,939,500	\$1,665,100	+ 16.5%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	174	420	- 58.6%	216	471	- 54.1%
Sales	133	128	+ 3.9%	136	142	- 4.2%
Days on Market Average	21	30	- 30.0%	19	27	- 29.6%
MLS® HPI Benchmark Price	\$663,600	\$602,600	+ 10.1%	\$654,300	\$607,800	+ 7.7%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	45	112	- 59.8%	55	110	- 50.0%
Sales	38	34	+ 11.8%	25	57	- 56.1%
Days on Market Average	17	22	- 22.7%	18	22	- 18.2%
MLS® HPI Benchmark Price	\$1,216,900	\$1,006,200	+ 20.9%	\$1,175,300	\$1,007,400	+ 16.7%

Sales-to-Active Ratio



Current as of December 02, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

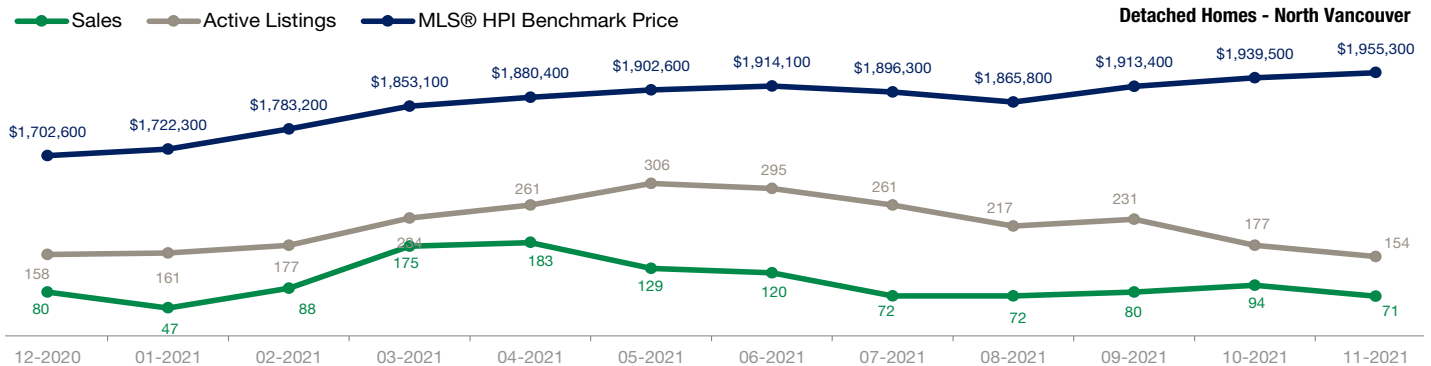
NORTH VANCOUVER

November 2021

Detached Properties Report – November 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	2	1	\$2,063,100	+ 19.7%
\$100,000 to \$199,999	0	0	0	Boulevard	2	2	\$2,131,700	+ 17.0%
\$200,000 to \$399,999	0	0	0	Braemar	0	2	\$0	--
\$400,000 to \$899,999	0	6	0	Calverhall	2	8	\$1,659,500	+ 15.1%
\$900,000 to \$1,499,999	4	11	19	Canyon Heights NV	13	19	\$2,165,700	+ 15.6%
\$1,500,000 to \$1,999,999	24	37	20	Capilano NV	1	0	\$2,066,700	+ 18.0%
\$2,000,000 to \$2,999,999	30	55	20	Central Lonsdale	4	17	\$1,669,400	+ 13.0%
\$3,000,000 and \$3,999,999	11	26	40	Deep Cove	2	5	\$1,897,700	+ 22.5%
\$4,000,000 to \$4,999,999	2	10	28	Delbrook	0	0	\$2,199,300	+ 26.1%
\$5,000,000 and Above	0	9	0	Dollarton	1	8	\$2,135,400	+ 20.4%
TOTAL	71	154	23	Edgemont	3	11	\$2,401,800	+ 19.3%
				Forest Hills NV	1	6	\$2,218,500	+ 17.6%
				Grouse Woods	0	0	\$2,141,000	+ 19.1%
				Harbourside	0	0	\$0	--
				Indian Arm	0	1	\$0	--
				Indian River	2	0	\$1,808,500	+ 19.0%
				Lower Lonsdale	3	8	\$1,679,200	+ 12.8%
				Lynn Valley	6	14	\$1,815,900	+ 18.0%
				Lynnmour	1	7	\$0	--
				Mosquito Creek	3	2	\$0	--
				Norgate	0	2	\$1,635,700	+ 9.6%
				Northlands	1	2	\$0	--
				Pemberton Heights	1	3	\$2,104,300	+ 8.7%
				Pemberton NV	2	1	\$1,441,700	+ 12.1%
				Princess Park	2	2	\$2,079,300	+ 18.2%
				Queensbury	0	3	\$1,665,000	+ 13.9%
				Roche Point	3	2	\$1,749,800	+ 18.5%
				Seymour NV	1	3	\$1,903,100	+ 23.1%
				Tempe	0	1	\$2,146,100	+ 21.6%
				Upper Delbrook	3	7	\$2,176,700	+ 17.8%
				Upper Lonsdale	9	11	\$1,976,000	+ 15.1%
				Westlynn	2	4	\$1,656,000	+ 17.2%
				Westlynn Terrace	1	0	\$0	--
				Windsor Park NV	0	0	\$1,672,100	+ 16.2%
				Woodlands-Sunshine-Cascade	0	2	\$0	--
				TOTAL*	71	154	\$1,955,300	+ 17.0%

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



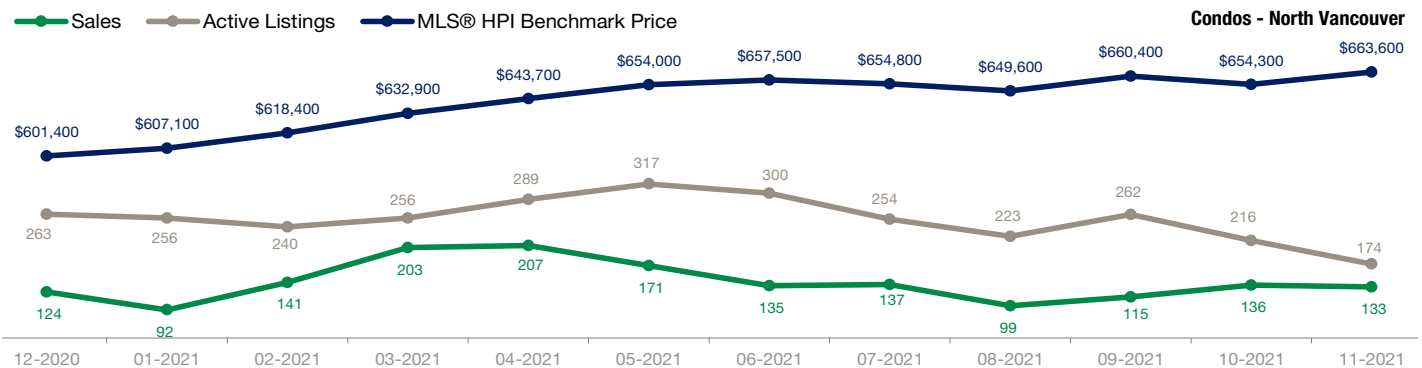
NORTH VANCOUVER

November 2021

Condo Report – November 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	4	0	10	Braemar	0	0	\$0	--
\$400,000 to \$899,999	100	91	20	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	26	56	24	Canyon Heights NV	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	12	52	Capilano NV	1	8	\$1,044,600	- 3.3%
\$2,000,000 to \$2,999,999	1	6	7	Central Lonsdale	30	30	\$721,600	+ 10.3%
\$3,000,000 and \$3,999,999	0	5	0	Deep Cove	0	1	\$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	--
TOTAL	133	174	21	Edgemont	2	3	\$1,210,100	+ 2.6%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	0	\$0	--
				Harbourside	0	2	\$706,700	+ 3.3%
				Indian Arm	0	0	\$0	--
				Indian River	0	0	\$810,300	+ 13.4%
				Lower Lonsdale	36	42	\$600,400	+ 10.8%
				Lynn Valley	18	18	\$736,100	+ 10.8%
				Lynnmour	18	18	\$697,000	+ 11.1%
				Mosquito Creek	1	6	\$752,800	--
				Norgate	1	3	\$689,400	+ 5.1%
				Northlands	2	0	\$925,000	+ 10.5%
				Pemberton Heights	0	0	\$0	--
				Pemberton NV	14	39	\$486,200	+ 4.4%
				Princess Park	0	0	\$0	--
				Queensbury	1	0	\$0	--
				Roche Point	6	2	\$674,300	+ 14.1%
				Seymour NV	0	0	\$0	--
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	3	2	\$750,200	+ 13.2%
				Westlynn	0	0	\$0	--
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	0	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				TOTAL*	133	174	\$663,600	+ 10.1%

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



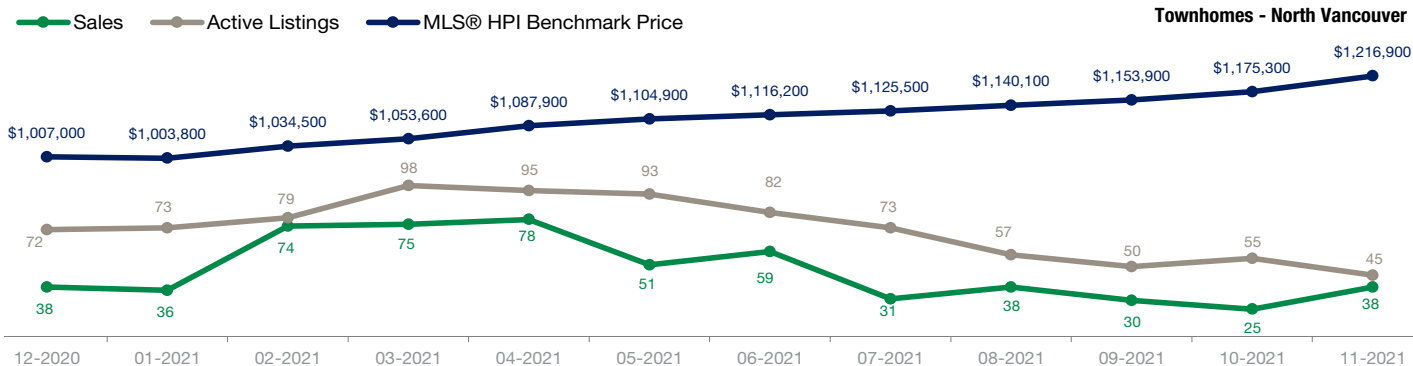
NORTH VANCOUVER

November 2021

Townhomes Report – November 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	6	5	17	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	25	27	17	Canyon Heights NV	0	0	\$0	--
\$1,500,000 to \$1,999,999	7	9	15	Capilano NV	1	1	\$0	--
\$2,000,000 to \$2,999,999	0	4	0	Central Lonsdale	6	7	\$1,356,400	+ 24.5%
\$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	--
TOTAL	38	45	17	Edgemont	1	3	\$1,867,300	+ 23.5%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	1	2	\$0	--
				Harbourside	0	0	\$0	--
				Indian Arm	0	0	\$0	--
				Indian River	0	0	\$1,215,600	+ 14.2%
				Lower Lonsdale	6	6	\$1,348,600	+ 22.7%
				Lynn Valley	4	2	\$1,028,400	+ 11.9%
				Lynnmour	4	4	\$929,300	+ 12.2%
				Mosquito Creek	4	3	\$1,176,700	--
				Norgate	0	1	\$0	--
				Northlands	2	0	\$1,356,300	+ 11.4%
				Pemberton Heights	0	0	\$0	--
				Pemberton NV	1	10	\$1,328,000	+ 29.9%
				Princess Park	0	0	\$0	--
				Queensbury	1	4	\$0	--
				Roche Point	4	1	\$1,121,300	+ 16.2%
				Seymour NV	1	0	\$1,221,300	+ 14.2%
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	1	1	\$899,700	+ 29.6%
				Westlynn	1	0	\$938,100	+ 14.4%
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	0	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				TOTAL*	38	45	\$1,216,900	+ 20.9%

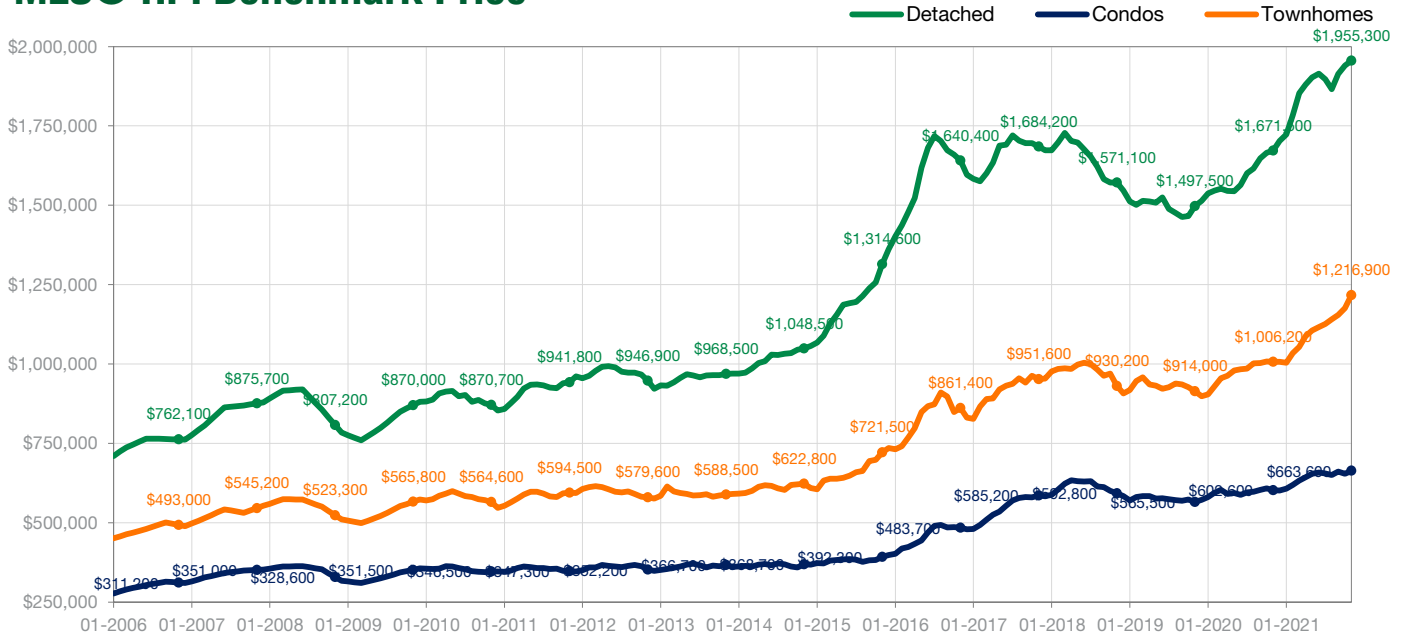
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NORTH VANCOUVER

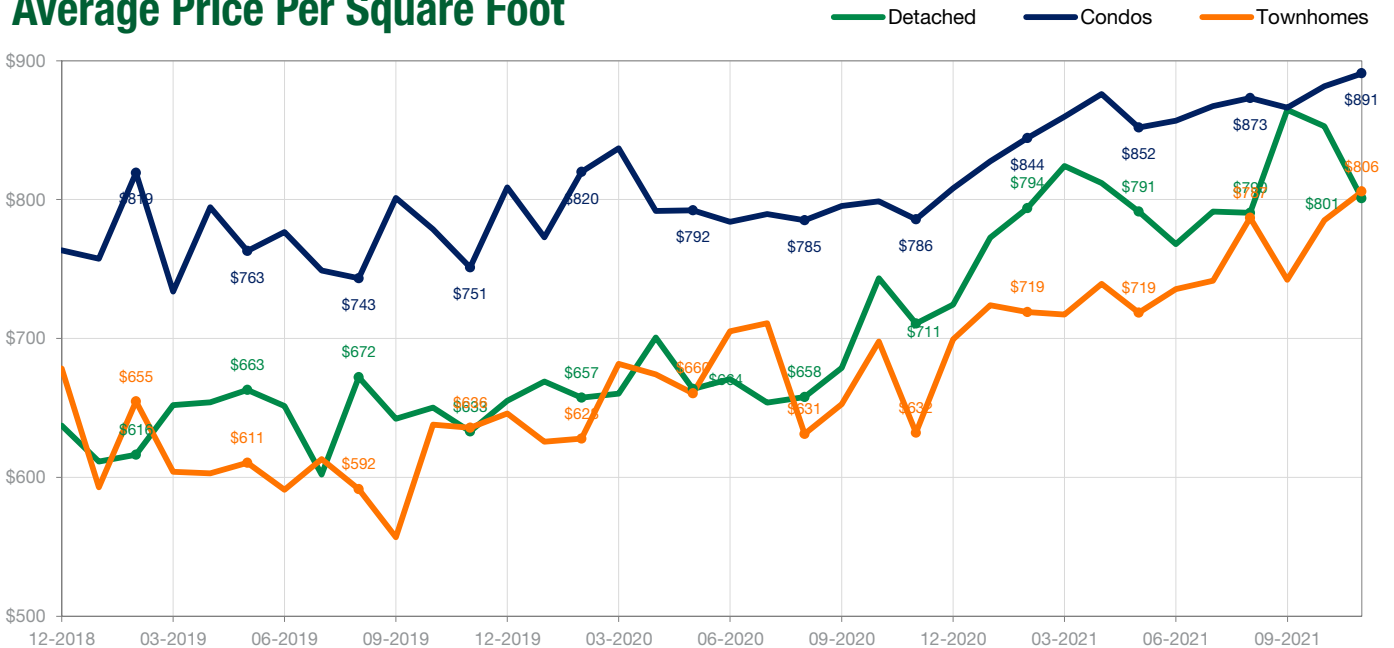
November 2021

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

WEST VANCOUVER

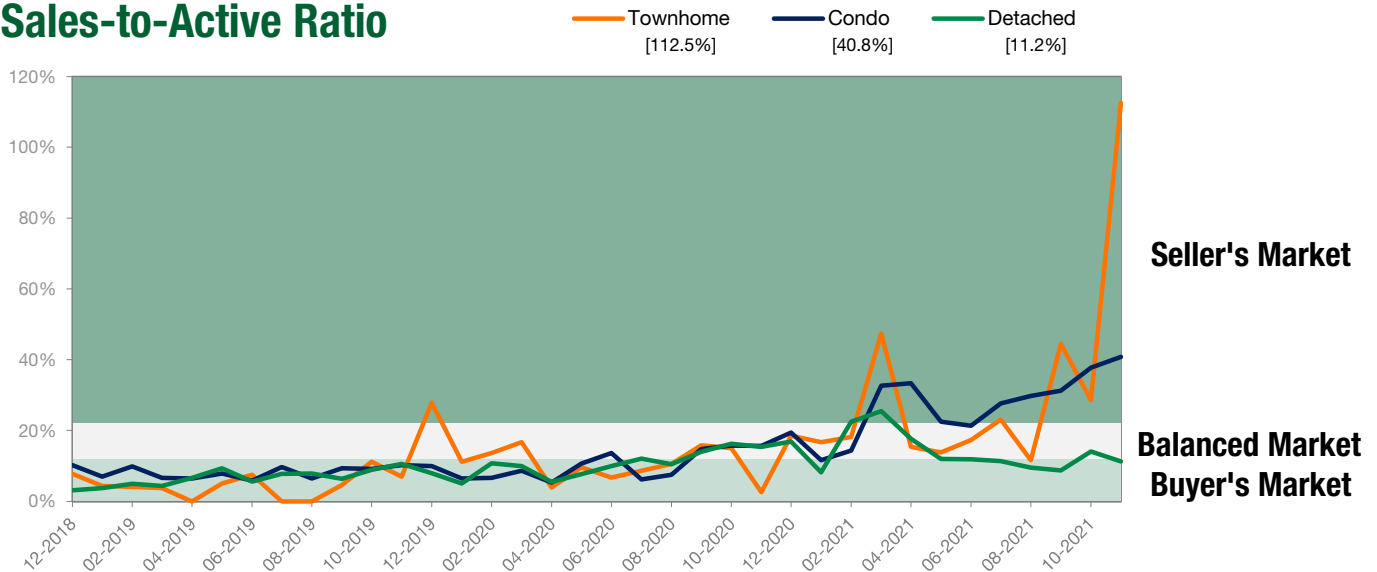
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	393	404	- 2.7%	435	455	- 4.4%
Sales	44	62	- 29.0%	61	74	- 17.6%
Days on Market Average	33	61	- 45.9%	46	54	- 14.8%
MLS® HPI Benchmark Price	\$3,169,400	\$2,741,500	+ 15.6%	\$3,201,200	\$2,743,600	+ 16.7%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	49	128	- 61.7%	53	140	- 62.1%
Sales	20	20	0.0%	20	22	- 9.1%
Days on Market Average	42	41	+ 2.4%	54	52	+ 3.8%
MLS® HPI Benchmark Price	\$1,116,700	\$1,092,100	+ 2.3%	\$1,124,100	\$1,094,600	+ 2.7%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	8	39	- 79.5%	14	40	- 65.0%
Sales	9	1	+ 800.0%	4	6	- 33.3%
Days on Market Average	42	32	+ 31.3%	69	70	- 1.4%
MLS® HPI Benchmark Price	\$0	\$0	--	\$0	\$0	--

Sales-to-Active Ratio



Current as of December 02, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

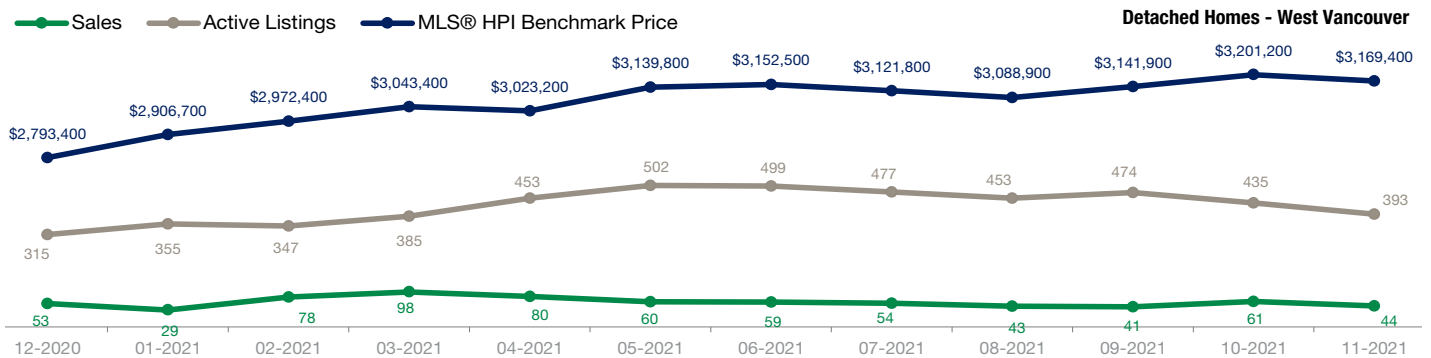
WEST VANCOUVER

November 2021

Detached Properties Report – November 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	1	18	\$3,755,400	+ 13.5%
\$100,000 to \$199,999	0	1	0	Ambleside	12	27	\$2,485,200	+ 14.6%
\$200,000 to \$399,999	0	1	0	Bayridge	3	13	\$2,987,800	+ 15.1%
\$400,000 to \$899,999	1	0	85	British Properties	3	66	\$3,268,700	+ 14.4%
\$900,000 to \$1,499,999	1	2	31	Canterbury WV	0	9	\$0	--
\$1,500,000 to \$1,999,999	5	14	12	Caulfeild	3	20	\$3,079,200	+ 14.4%
\$2,000,000 to \$2,999,999	18	79	34	Cedardale	0	3	\$2,544,000	+ 22.7%
\$3,000,000 and \$3,999,999	9	72	30	Chartwell	0	35	\$4,278,000	+ 13.8%
\$4,000,000 to \$4,999,999	9	61	41	Chelsea Park	0	2	\$0	--
\$5,000,000 and Above	1	163	37	Cypress	0	8	\$3,263,000	+ 21.4%
TOTAL	44	393	33	Cypress Park Estates	0	14	\$3,062,800	+ 12.8%
				Deer Ridge WV	0	0	\$0	--
				Dundarave	4	27	\$3,244,300	+ 14.4%
				Eagle Harbour	3	6	\$2,352,400	+ 15.1%
				Eagleridge	1	4	\$0	--
				Furry Creek	1	4	\$0	--
				Gleneagles	1	4	\$3,112,400	+ 13.7%
				Glenmore	1	16	\$2,685,100	+ 26.0%
				Horseshoe Bay WV	2	4	\$2,090,300	+ 15.2%
				Howe Sound	0	4	\$3,916,200	+ 18.7%
				Lions Bay	0	9	\$2,195,200	+ 22.9%
				Olde Caulfeild	0	7	\$0	--
				Panorama Village	0	1	\$0	--
				Park Royal	1	5	\$0	--
				Passage Island	0	0	\$0	--
				Queens	2	23	\$3,350,300	+ 10.1%
				Rockridge	1	3	\$0	--
				Sandy Cove	1	0	\$0	--
				Sentinel Hill	1	19	\$2,429,500	+ 15.6%
				Upper Caulfeild	1	3	\$3,334,600	+ 14.9%
				West Bay	1	10	\$4,173,100	+ 10.6%
				Westhill	0	11	\$4,214,500	+ 15.3%
				Westmount WV	1	12	\$4,009,800	+ 24.0%
				Whitby Estates	0	5	\$0	--
				Whytecliff	0	1	\$2,642,500	+ 15.0%
				TOTAL*	44	393	\$3,169,400	+ 15.6%

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



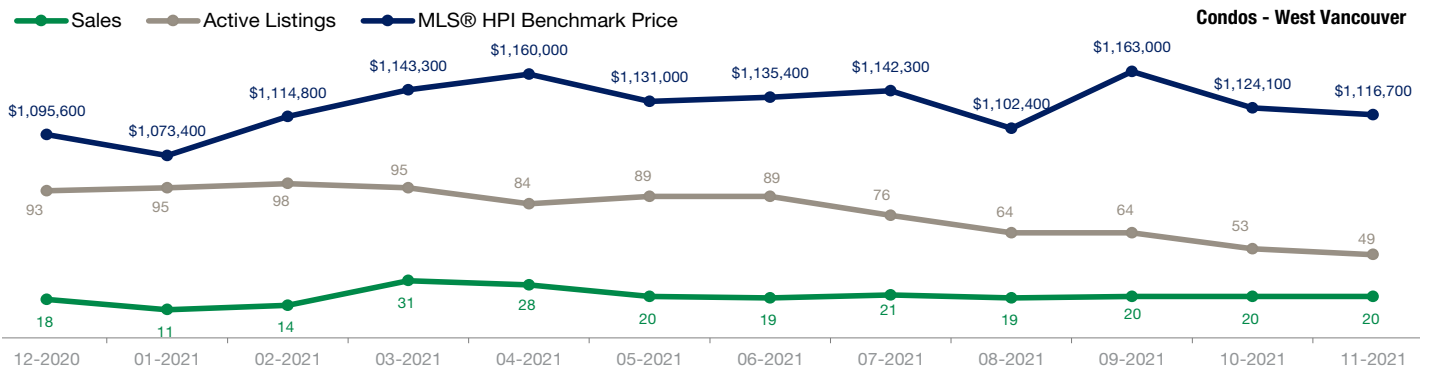
WEST VANCOUVER

November 2021

Condo Report – November 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	7	20	\$787,500	+ 4.3%
\$200,000 to \$399,999	1	0	95	Bayridge	0	0	\$0	--
\$400,000 to \$899,999	6	20	75	British Properties	0	0	\$0	--
\$900,000 to \$1,499,999	8	9	11	Canterbury WV	0	0	\$0	--
\$1,500,000 to \$1,999,999	3	10	62	Caulfeild	0	0	\$0	--
\$2,000,000 to \$2,999,999	1	3	7	Cedardale	0	2	\$0	--
\$3,000,000 and \$3,999,999	0	2	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	1	3	22	Cypress	0	0	\$0	--
TOTAL	20	49	42	Cypress Park Estates	1	0	\$2,220,800	- 3.6%
				Deer Ridge WV	0	0	\$0	--
				Dundarave	7	14	\$1,219,700	- 0.4%
				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	0	\$0	--
				Howe Sound	0	0	\$0	--
				Lions Bay	0	0	\$0	--
				Olde Caulfeild	0	0	\$0	--
				Panorama Village	2	2	\$1,277,700	- 1.7%
				Park Royal	3	9	\$1,207,500	+ 5.4%
				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	2	\$0	--
				Whytecliff	0	0	\$0	--
				TOTAL*	20	49	\$1,116,700	+ 2.3%

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



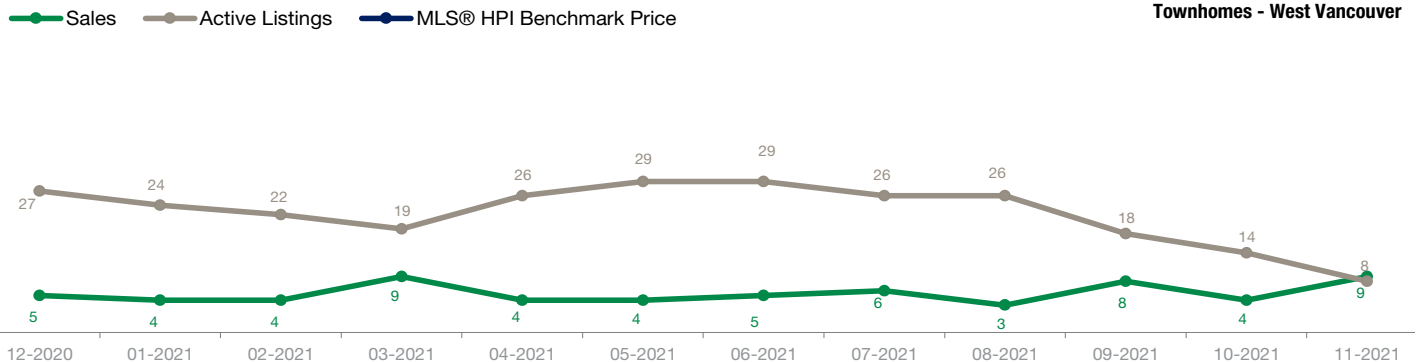
WEST VANCOUVER

November 2021

Townhomes Report – November 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	1	0	\$0	--
\$200,000 to \$399,999	0	0	0	Bayridge	0	0	\$0	--
\$400,000 to \$899,999	0	0	0	British Properties	0	0	\$0	--
\$900,000 to \$1,499,999	2	0	41	Canterbury WV	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	0	11	Caulfeild	0	0	\$0	--
\$2,000,000 to \$2,999,999	2	4	47	Cedardale	0	0	\$0	--
\$3,000,000 and \$3,999,999	2	3	73	Chartwell	0	0	\$0	--
\$4,000,000 to \$4,999,999	1	0	39	Chelsea Park	0	0	\$0	--
\$5,000,000 and Above	0	1	0	Cypress	0	0	\$0	--
TOTAL	9	8	42	Cypress Park Estates	0	0	\$0	--
				Deer Ridge WV	0	0	\$0	--
				Dundarave	1	3	\$0	--
				Eagle Harbour	0	0	\$0	--
				Eagleridge	0	0	\$0	--
				Furry Creek	0	1	\$0	--
				Gleneagles	0	0	\$0	--
				Glenmore	0	0	\$0	--
				Horseshoe Bay WV	0	0	\$0	--
				Howe Sound	1	0	\$0	--
				Lions Bay	0	0	\$0	--
				Olde Caulfeild	0	0	\$0	--
				Panorama Village	3	2	\$0	--
				Park Royal	0	1	\$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	2	1	\$0	--
				Whytecliff	0	0	\$0	--
				TOTAL*	9	8	\$0	--

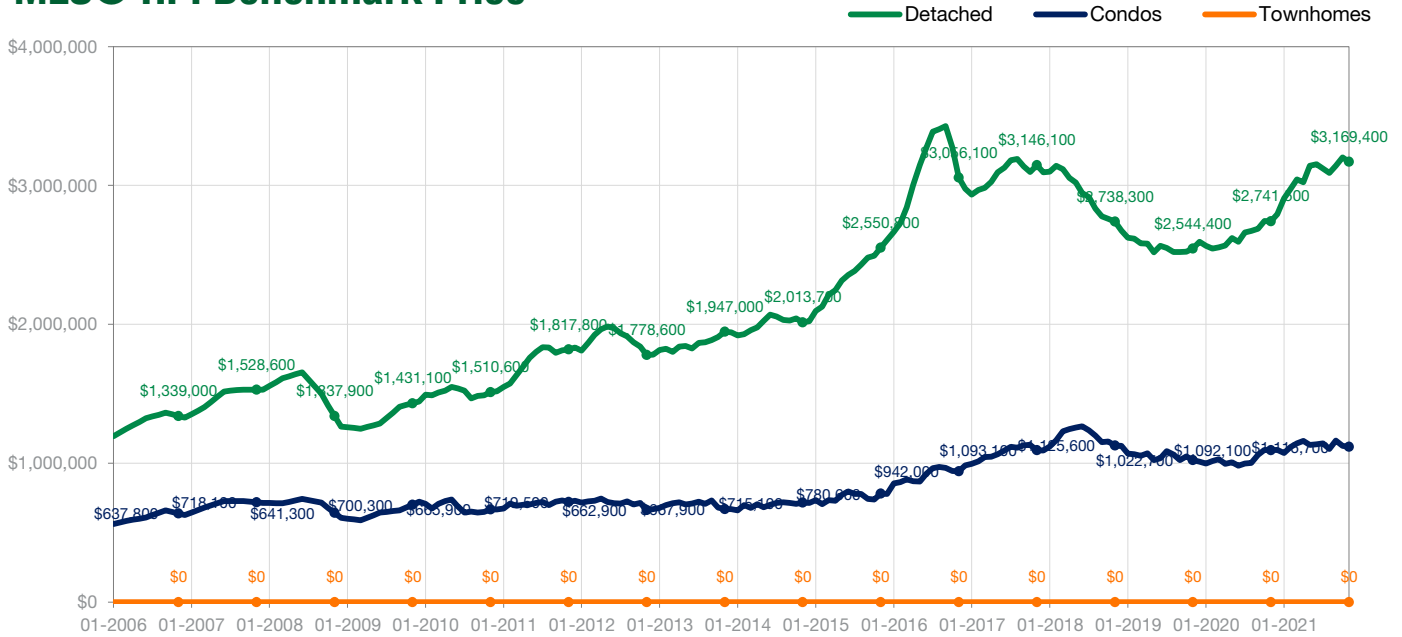
* This represents the total of the West Vancouver area, not the sum of the areas above.



WEST VANCOUVER

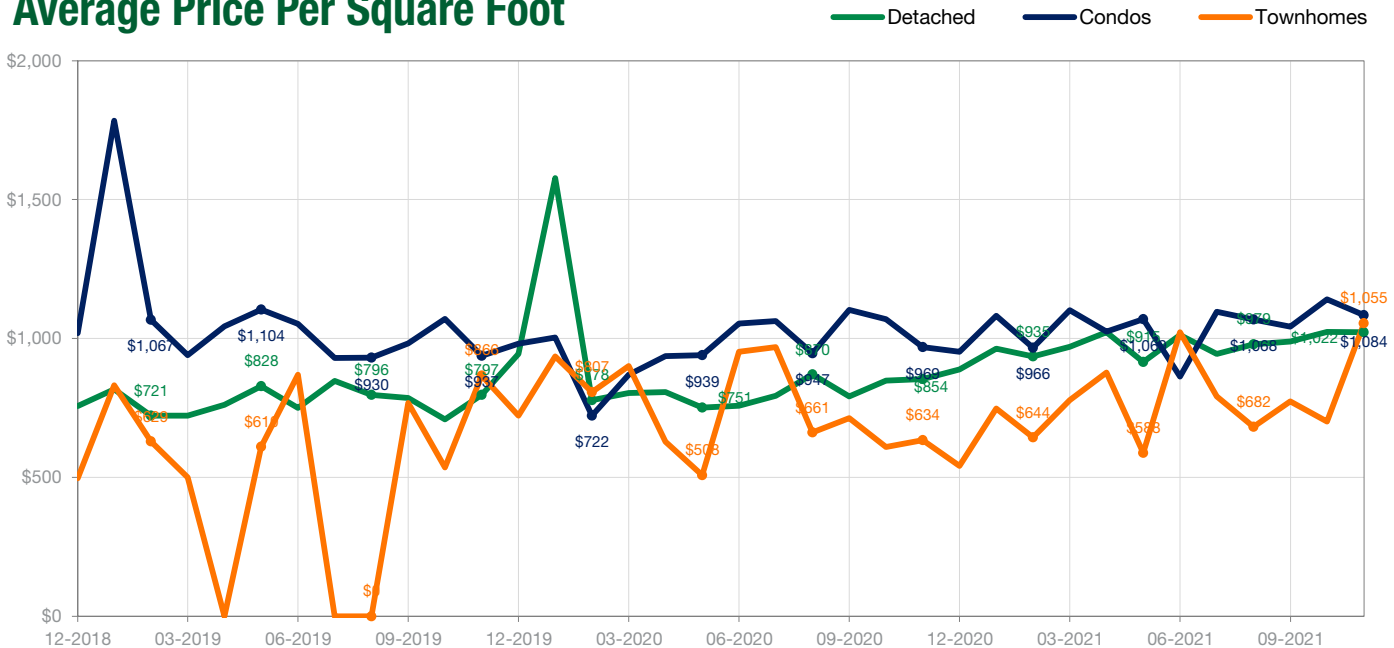
November 2021

MLS® HPI Benchmark Price

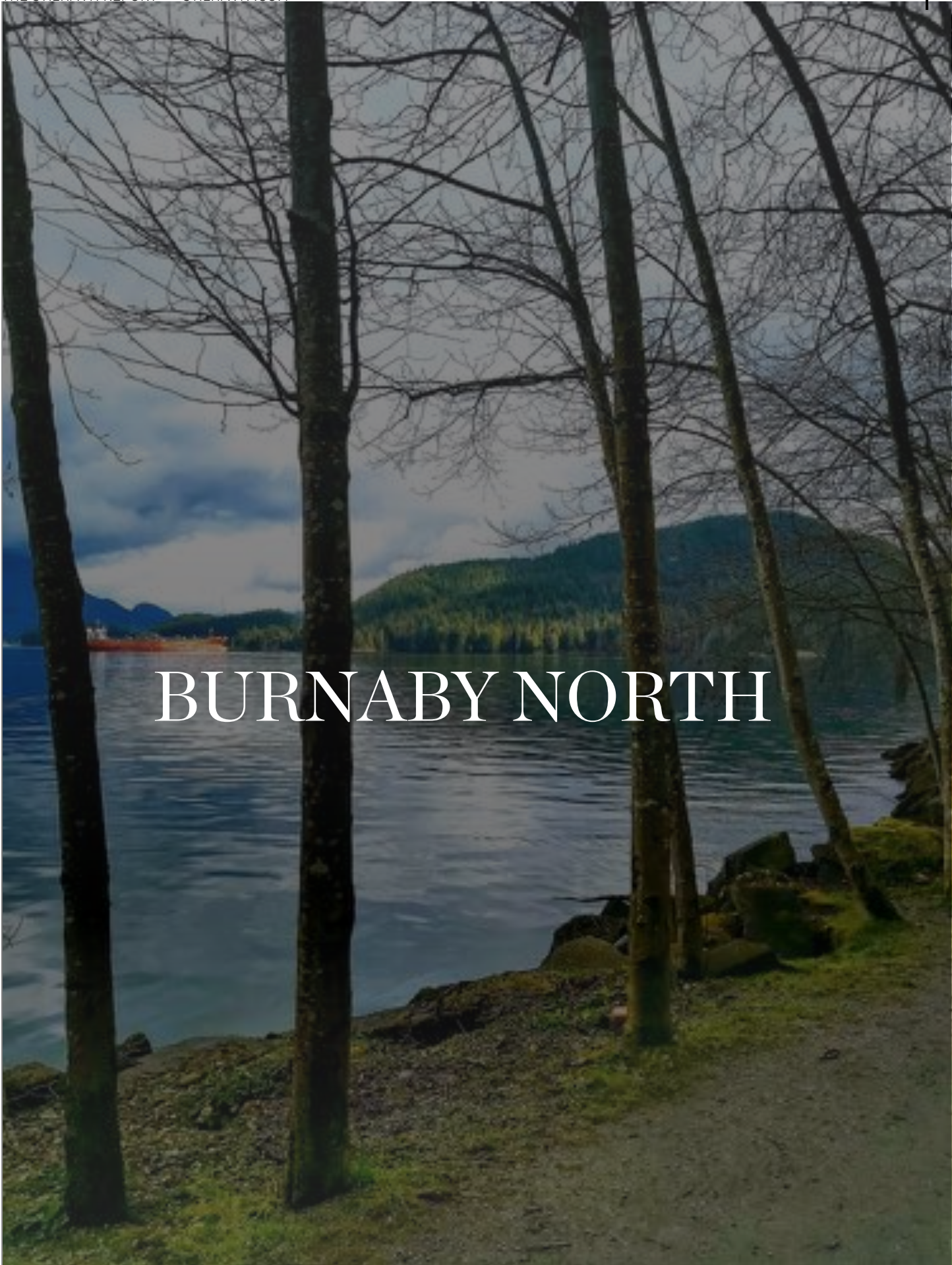


Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

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

BURNABY NORTH

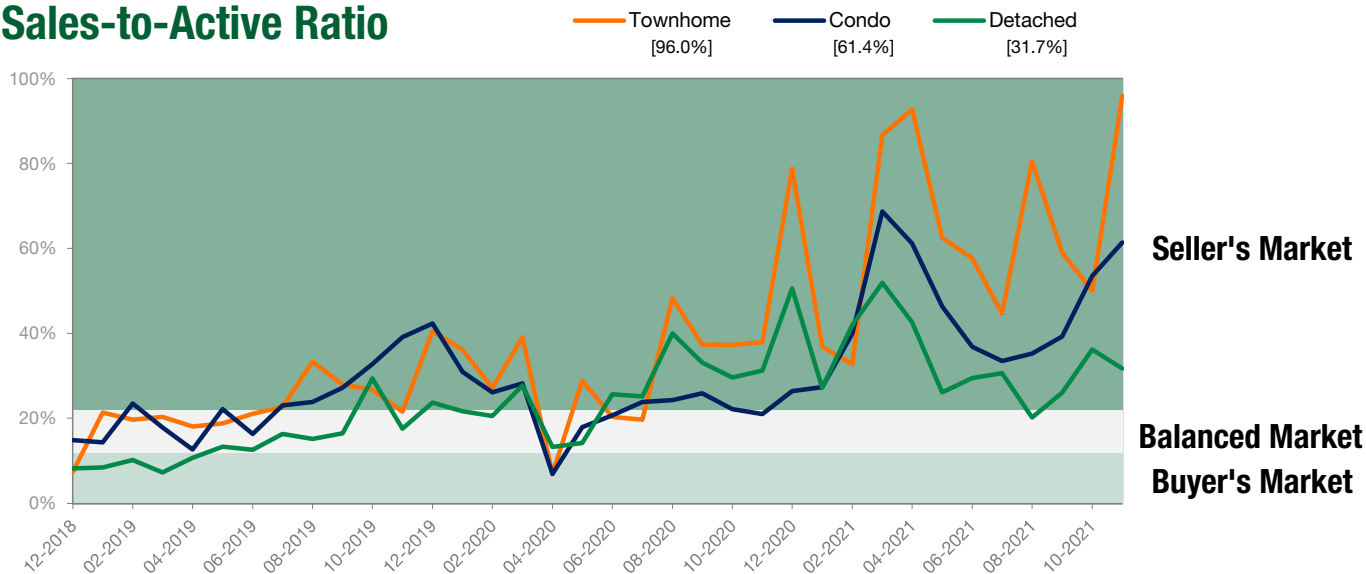
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	101	141	- 28.4%	105	152	- 30.9%
Sales	32	44	- 27.3%	38	45	- 15.6%
Days on Market Average	41	24	+ 70.8%	33	27	+ 22.2%
MLS® HPI Benchmark Price	\$1,769,000	\$1,523,400	+ 16.1%	\$1,743,700	\$1,502,200	+ 16.1%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	202	410	- 50.7%	245	434	- 43.5%
Sales	124	86	+ 44.2%	131	96	+ 36.5%
Days on Market Average	30	41	- 26.8%	32	29	+ 10.3%
MLS® HPI Benchmark Price	\$738,300	\$664,200	+ 11.2%	\$733,200	\$667,800	+ 9.8%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	25	58	- 56.9%	36	59	- 39.0%
Sales	24	22	+ 9.1%	18	22	- 18.2%
Days on Market Average	26	23	+ 13.0%	26	17	+ 52.9%
MLS® HPI Benchmark Price	\$841,500	\$742,900	+ 13.3%	\$841,500	\$746,400	+ 12.7%

Sales-to-Active Ratio



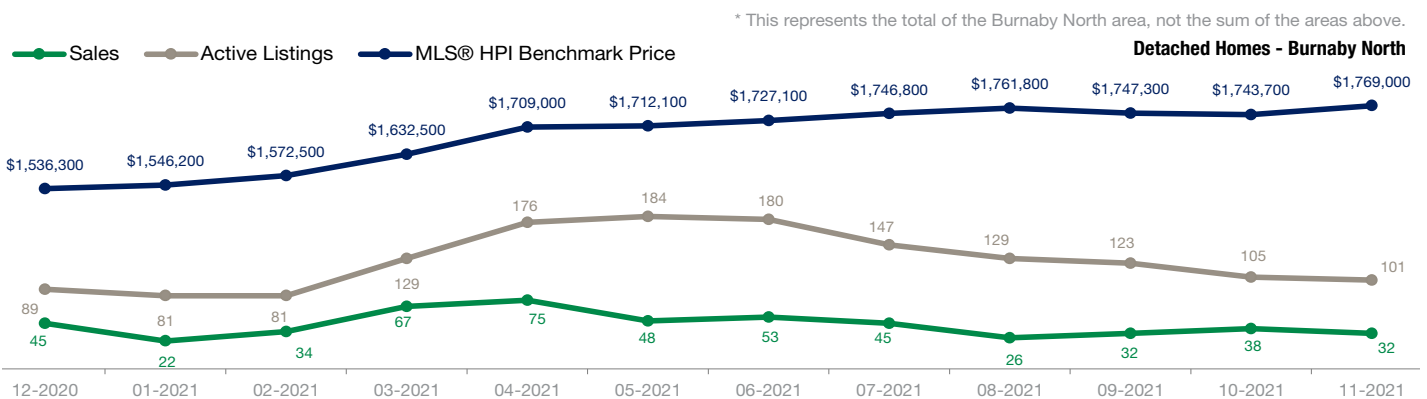
Current as of December 02, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

BURNABY NORTH

November 2021

Detached Properties Report – November 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	1	5	\$1,645,400	+ 10.4%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	3	17	\$1,728,700	+ 17.8%
\$200,000 to \$399,999	0	0	0	Cariboo	0	0	\$0	--
\$400,000 to \$899,999	0	1	0	Central BN	0	2	\$1,523,300	+ 17.0%
\$900,000 to \$1,499,999	1	6	23	Forest Hills BN	1	2	\$0	--
\$1,500,000 to \$1,999,999	18	41	45	Government Road	4	6	\$2,110,700	+ 18.1%
\$2,000,000 to \$2,999,999	9	38	19	Lake City Industrial	0	0	\$0	--
\$3,000,000 and \$3,999,999	4	10	73	Montecito	2	4	\$1,782,900	+ 16.8%
\$4,000,000 to \$4,999,999	0	4	0	Oakdale	1	3	\$0	--
\$5,000,000 and Above	0	1	0	Parkcrest	3	12	\$1,726,600	+ 11.8%
TOTAL	32	101	41	Simon Fraser Hills	0	0	\$0	--
				Simon Fraser Univer.	1	4	\$2,094,600	+ 25.6%
				Sperling-Duthie	9	13	\$1,780,300	+ 13.8%
				Sullivan Heights	0	4	\$0	--
				Vancouver Heights	3	4	\$1,734,200	+ 17.9%
				Westridge BN	3	10	\$1,707,500	+ 10.9%
				Willingdon Heights	1	15	\$1,626,100	+ 16.2%
				TOTAL*	32	101	\$1,769,000	+ 16.1%



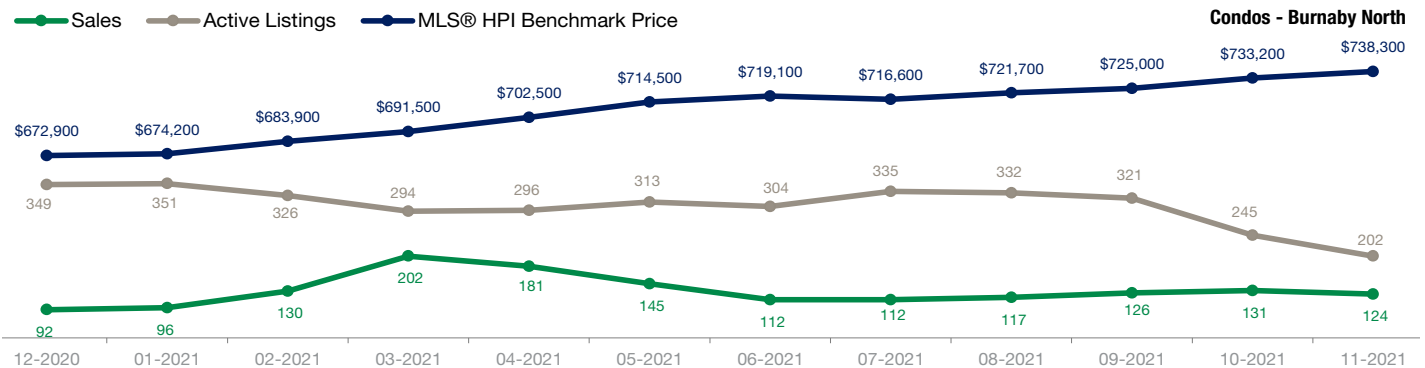
BURNABY NORTH

November 2021

Condo Report – November 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	56	113	\$862,800	+ 13.2%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	4	7	\$483,200	+ 13.2%
\$200,000 to \$399,999	4	7	29	Cariboo	4	9	\$486,400	+ 8.0%
\$400,000 to \$899,999	104	132	28	Central BN	15	20	\$526,600	+ 7.8%
\$900,000 to \$1,499,999	16	56	45	Forest Hills BN	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	6	0	Government Road	9	7	\$532,500	+ 8.6%
\$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	0	0	\$0	--
TOTAL	124	202	30	Simon Fraser Hills	0	2	\$424,300	+ 13.0%
				Simon Fraser Univer.	18	34	\$606,900	+ 7.5%
				Sperling-Duthie	0	0	\$0	--
				Sullivan Heights	12	6	\$484,800	+ 12.8%
				Vancouver Heights	4	3	\$708,600	+ 12.8%
				Westridge BN	0	0	\$0	--
				Willingdon Heights	2	1	\$598,800	+ 8.8%
				TOTAL*	124	202	\$738,300	+ 11.2%

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

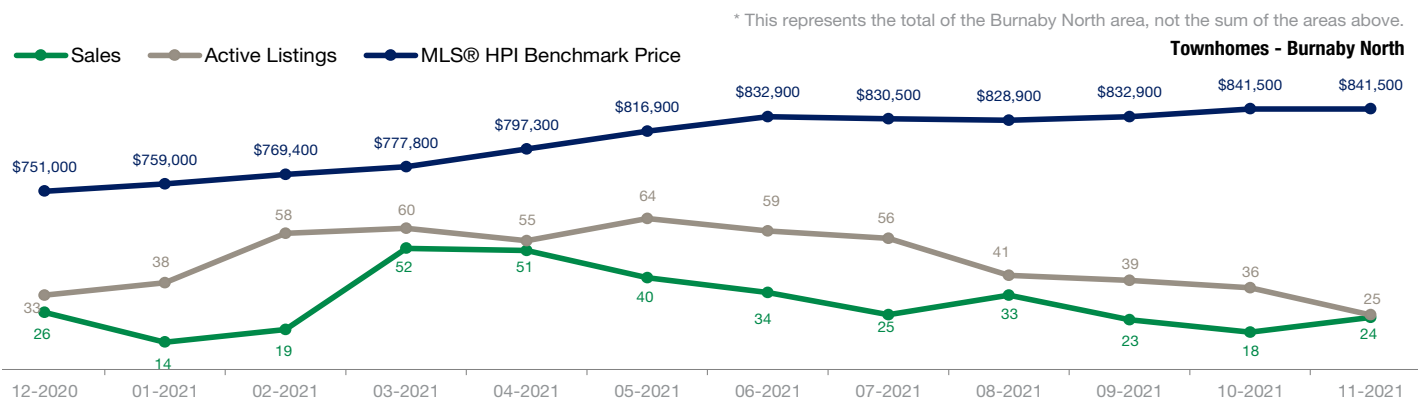


BURNABY NORTH

November 2021

Townhomes Report – November 2021

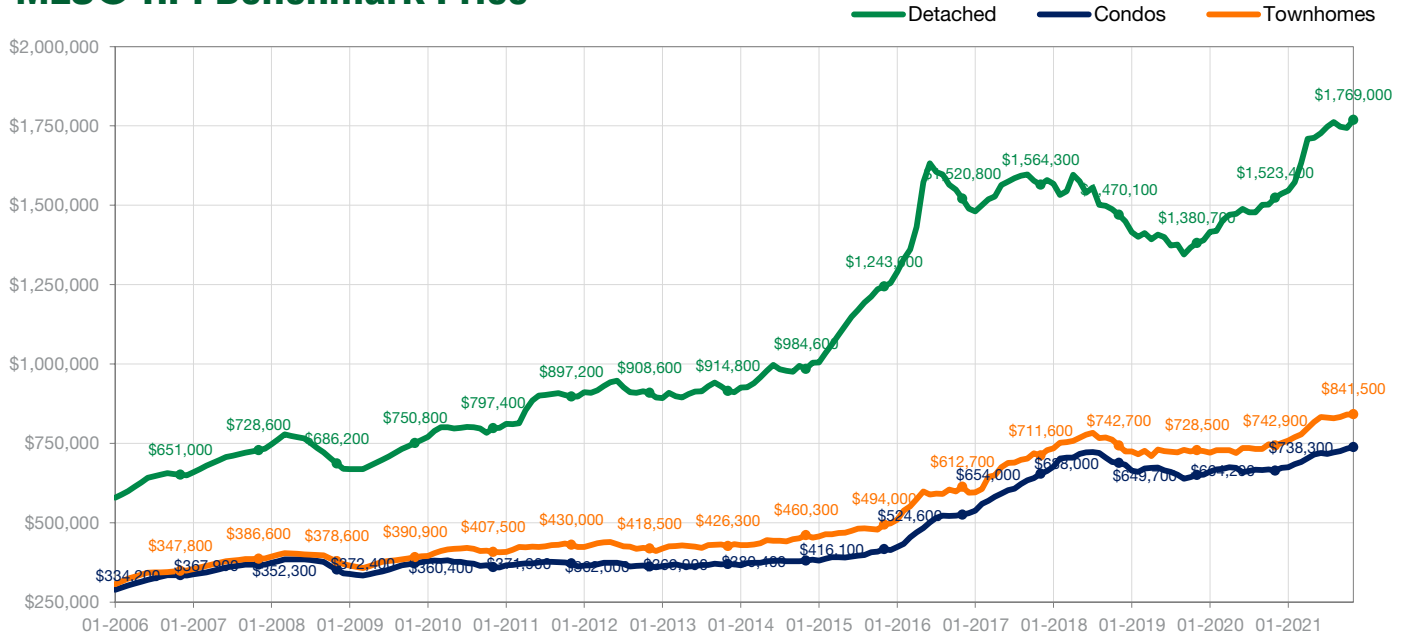
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Brentwood Park	2	2	\$1,000,900	+ 10.1%
\$100,000 to \$199,999	0	0	0	Capitol Hill BN	1	0	\$779,700	+ 16.0%
\$200,000 to \$399,999	0	0	0	Cariboo	2	0	\$0	--
\$400,000 to \$899,999	20	13	27	Central BN	2	2	\$946,500	+ 15.9%
\$900,000 to \$1,499,999	4	10	25	Forest Hills BN	2	4	\$844,700	+ 9.5%
\$1,500,000 to \$1,999,999	0	2	0	Government Road	2	3	\$1,009,500	+ 12.2%
\$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	2	\$676,900	+ 12.9%
\$4,000,000 to \$4,999,999	0	0	0	Oakdale	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Parkcrest	0	1	\$0	--
TOTAL	24	25	26	Simon Fraser Hills	1	2	\$728,600	+ 15.6%
				Simon Fraser Univer.	2	6	\$805,400	+ 11.3%
				Sperling-Duthie	1	0	\$0	--
				Sullivan Heights	0	1	\$900,900	+ 10.5%
				Vancouver Heights	0	2	\$937,100	+ 12.4%
				Westridge BN	1	0	\$703,300	+ 10.3%
				Willingdon Heights	5	0	\$983,100	+ 16.1%
				TOTAL*	24	25	\$841,500	+ 13.3%



BURNABY NORTH

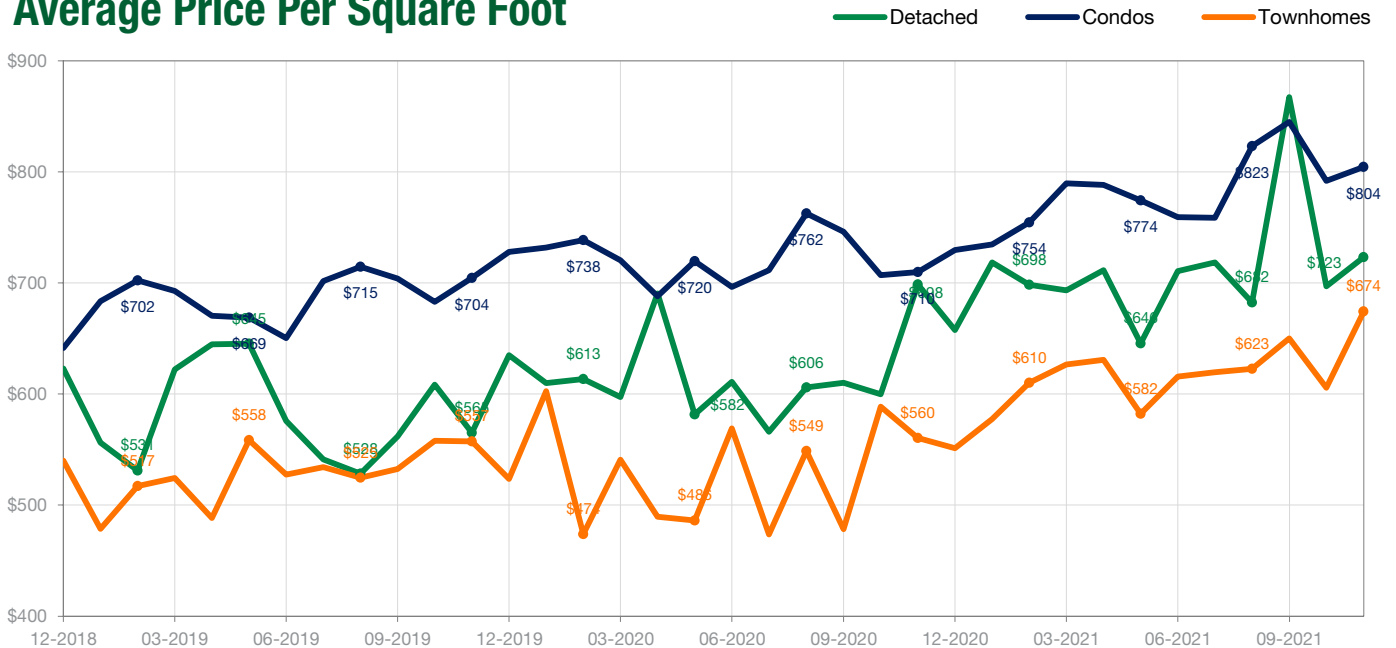
November 2021

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

BURNABY SOUTH

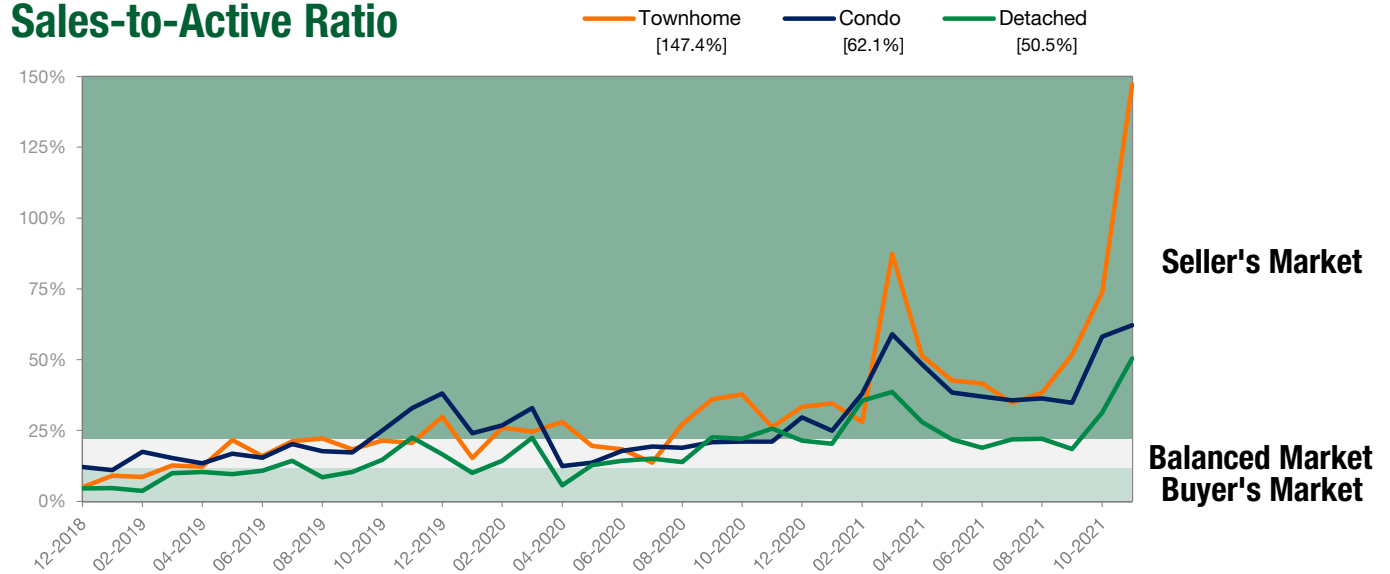
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	109	152	- 28.3%	141	186	- 24.2%
Sales	55	39	+ 41.0%	44	41	+ 7.3%
Days on Market Average	32	30	+ 6.7%	34	57	- 40.4%
MLS® HPI Benchmark Price	\$1,827,800	\$1,573,400	+ 16.2%	\$1,816,300	\$1,564,000	+ 16.1%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	214	438	- 51.1%	253	475	- 46.7%
Sales	133	92	+ 44.6%	147	100	+ 47.0%
Days on Market Average	30	41	- 26.8%	30	31	- 3.2%
MLS® HPI Benchmark Price	\$686,000	\$639,900	+ 7.2%	\$683,600	\$643,300	+ 6.3%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	19	69	- 72.5%	38	69	- 44.9%
Sales	28	18	+ 55.6%	28	26	+ 7.7%
Days on Market Average	28	39	- 28.2%	33	28	+ 17.9%
MLS® HPI Benchmark Price	\$772,600	\$702,300	+ 10.0%	\$763,700	\$702,000	+ 8.8%

Sales-to-Active Ratio



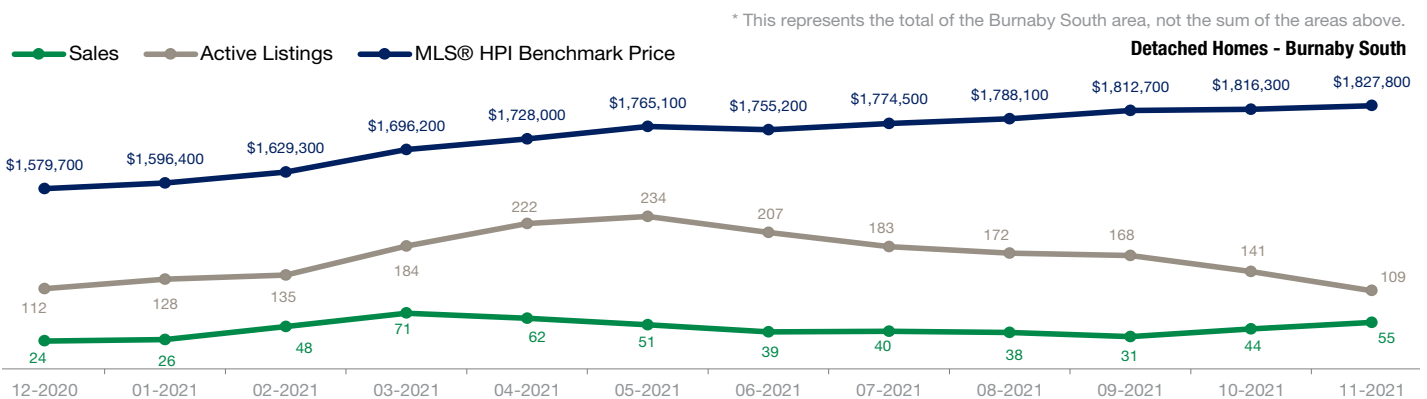
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BURNABY SOUTH

November 2021

Detached Properties Report – November 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	5	\$0	--
\$100,000 to \$199,999	0	0	0	Buckingham Heights	1	4	\$2,384,800	+ 16.6%
\$200,000 to \$399,999	0	0	0	Burnaby Hospital	4	10	\$1,701,100	+ 15.7%
\$400,000 to \$899,999	0	0	0	Burnaby Lake	2	6	\$1,733,200	+ 19.1%
\$900,000 to \$1,499,999	4	6	49	Central Park BS	5	3	\$1,581,000	+ 14.2%
\$1,500,000 to \$1,999,999	23	33	30	Deer Lake	4	8	\$2,491,400	+ 22.7%
\$2,000,000 to \$2,999,999	24	39	33	Deer Lake Place	3	5	\$1,927,200	+ 14.7%
\$3,000,000 and \$3,999,999	2	26	13	Forest Glen BS	5	10	\$1,855,400	+ 15.3%
\$4,000,000 to \$4,999,999	2	3	31	Garden Village	4	5	\$1,685,200	+ 13.0%
\$5,000,000 and Above	0	2	0	Greentree Village	1	2	\$0	--
TOTAL	55	109	32	Highgate	1	4	\$1,595,400	+ 17.0%
				Metrotown	3	11	\$2,015,300	+ 15.4%
				Oaklands	0	0	\$0	--
				South Slope	11	18	\$1,796,700	+ 15.5%
				Suncrest	2	6	\$1,467,400	+ 19.8%
				Upper Deer Lake	9	12	\$1,945,400	+ 15.1%
				TOTAL*	55	109	\$1,827,800	+ 16.2%



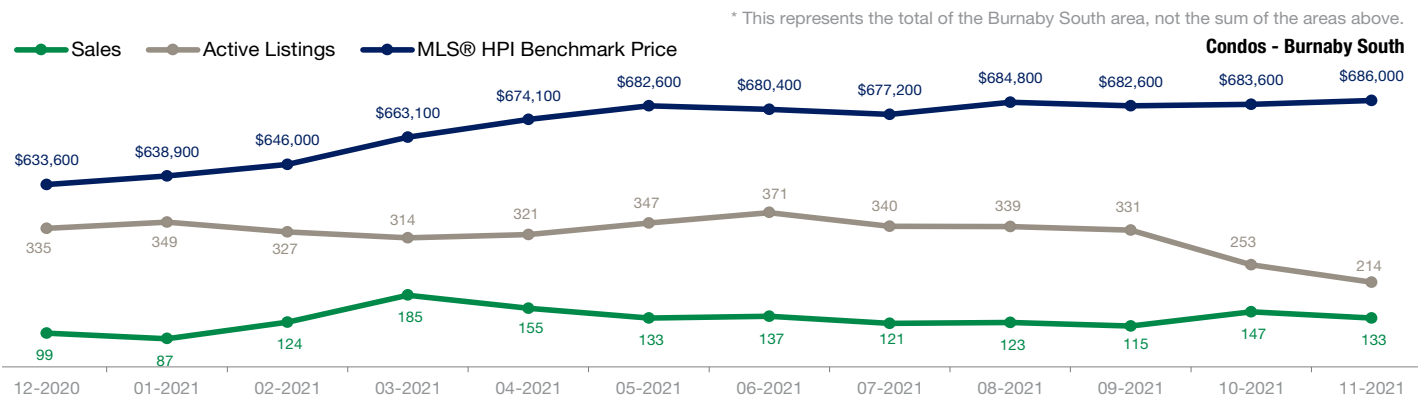
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BURNABY SOUTH

November 2021

Condo Report – November 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	2	2	11	Burnaby Hospital	2	0	\$662,400	+ 6.5%
\$400,000 to \$899,999	110	145	31	Burnaby Lake	0	0	\$0	--
\$900,000 to \$1,499,999	19	56	26	Central Park BS	6	10	\$600,900	+ 8.9%
\$1,500,000 to \$1,999,999	2	11	43	Deer Lake	0	0	\$0	--
\$2,000,000 to \$2,999,999	0	0	0	Deer Lake Place	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Forest Glen BS	9	18	\$717,700	+ 8.2%
\$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	214	30	Highgate	21	29	\$654,400	+ 5.0%
				Metrotown	77	143	\$686,000	+ 7.1%
				Oaklands	1	2	\$738,100	+ 12.2%
				South Slope	17	12	\$765,000	+ 9.7%
				Suncrest	0	0	\$0	--
				Upper Deer Lake	0	0	\$0	--
				TOTAL*	133	214	\$686,000	+ 7.2%



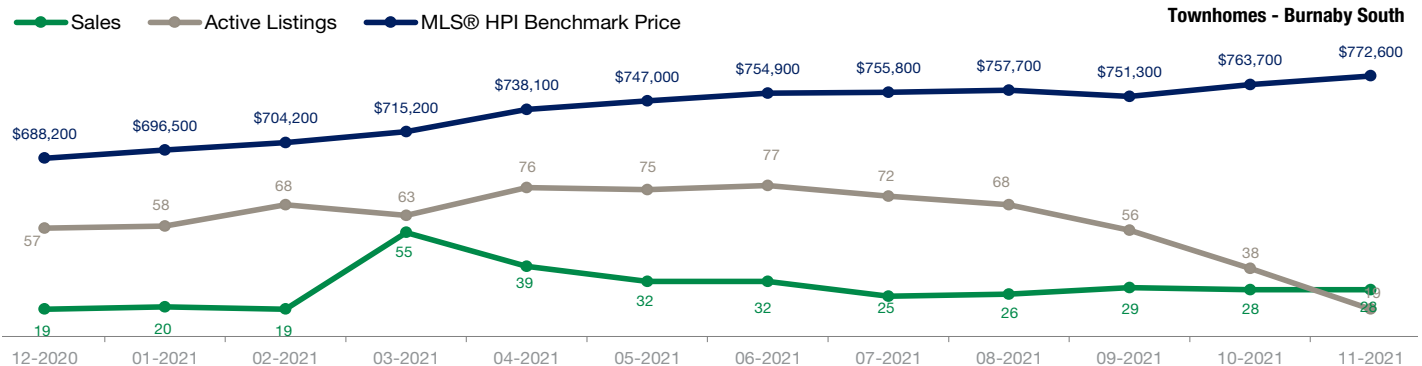
BURNABY SOUTH

November 2021

Townhomes Report – November 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	0	\$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	\$876,000	+ 11.6%
\$400,000 to \$899,999	11	10	32	Burnaby Lake	2	2	\$1,005,300	+ 9.8%
\$900,000 to \$1,499,999	17	6	26	Central Park BS	1	2	\$992,200	+ 11.6%
\$1,500,000 to \$1,999,999	0	2	0	Deer Lake	0	1	\$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	1	\$1,025,600	+ 14.3%
\$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	1	0	\$972,100	+ 12.8%
TOTAL	28	19	28	Highgate	8	2	\$751,200	+ 2.7%
				Metrotown	6	8	\$834,000	+ 11.8%
				Oaklands	3	1	\$1,402,200	+ 10.9%
				South Slope	5	2	\$982,600	+ 15.5%
				Suncrest	0	0	\$0	--
				Upper Deer Lake	0	0	\$0	--
				TOTAL*	28	19	\$772,600	+ 10.0%

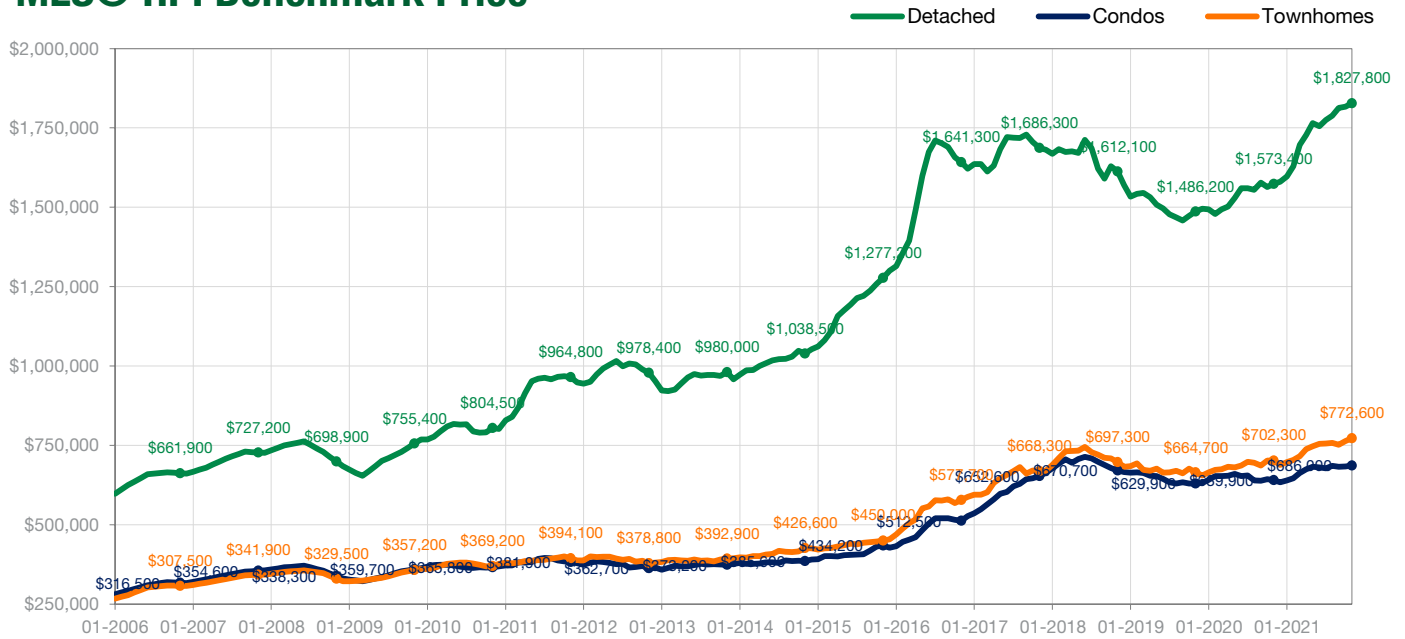
* This represents the total of the Burnaby South area, not the sum of the areas above.



BURNABY SOUTH

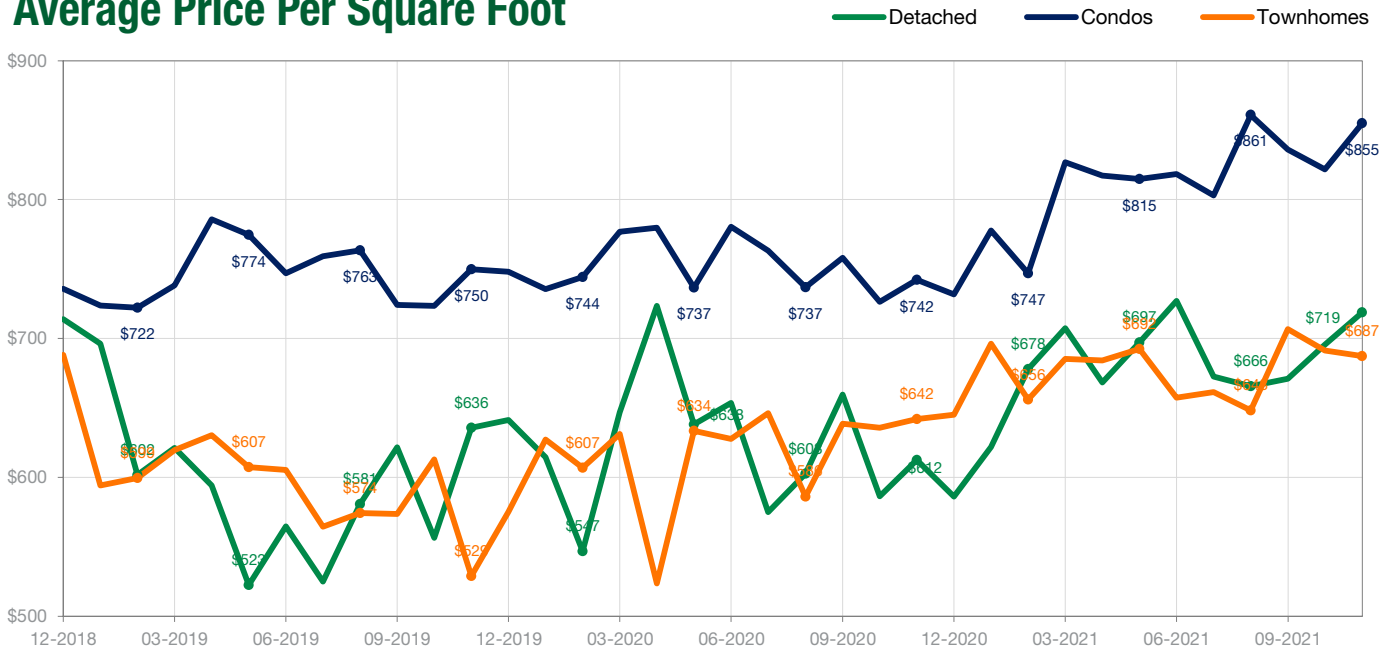
November 2021

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

RICHMOND

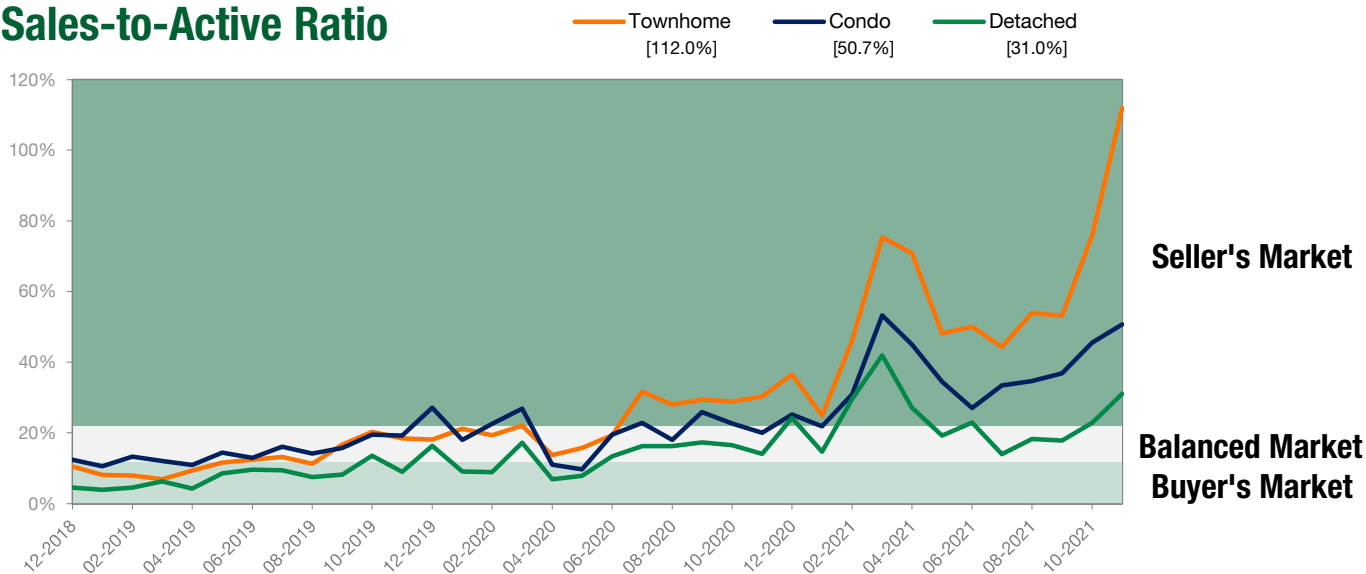
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	432	618	- 30.1%	514	648	- 20.7%
Sales	134	87	+ 54.0%	117	107	+ 9.3%
Days on Market Average	38	47	- 19.1%	37	47	- 21.3%
MLS® HPI Benchmark Price	\$1,981,400	\$1,649,200	+ 20.1%	\$1,950,600	\$1,664,300	+ 17.2%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	460	781	- 41.1%	534	786	- 32.1%
Sales	233	156	+ 49.4%	243	178	+ 36.5%
Days on Market Average	25	35	- 28.6%	26	35	- 25.7%
MLS® HPI Benchmark Price	\$736,500	\$650,800	+ 13.2%	\$731,100	\$653,800	+ 11.8%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	100	291	- 65.6%	149	315	- 52.7%
Sales	112	88	+ 27.3%	113	91	+ 24.2%
Days on Market Average	30	46	- 34.8%	27	36	- 25.0%
MLS® HPI Benchmark Price	\$970,100	\$827,600	+ 17.2%	\$961,200	\$824,600	+ 16.6%

Sales-to-Active Ratio



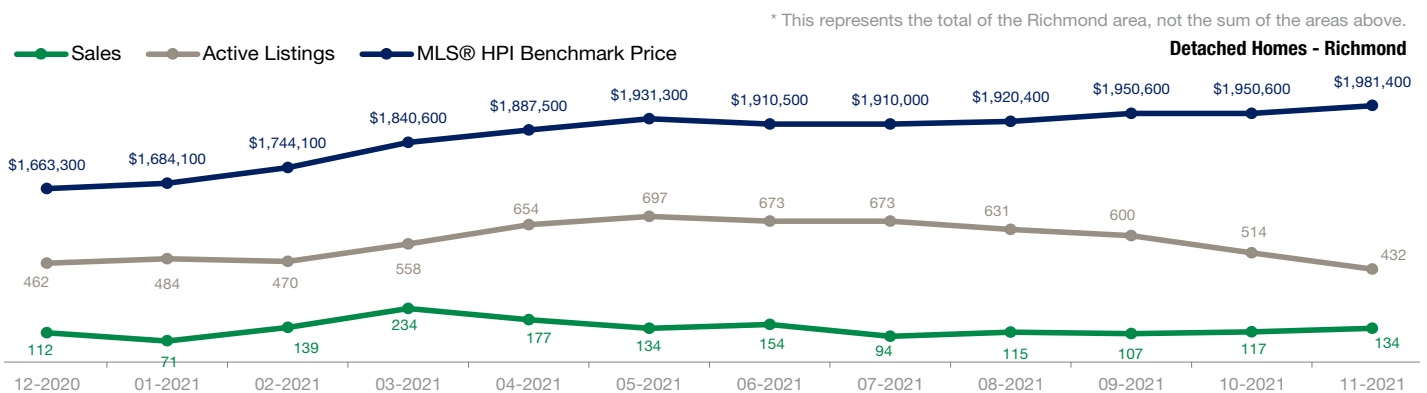
Current as of December 02, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

RICHMOND

November 2021

Detached Properties Report – November 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	4	13	\$2,069,400	+ 14.7%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	1	8	\$1,673,200	+ 20.1%
\$200,000 to \$399,999	0	0	0	Brighthouse	1	10	\$0	--
\$400,000 to \$899,999	0	3	0	Brighthouse South	0	0	\$0	--
\$900,000 to \$1,499,999	13	14	29	Broadmoor	10	42	\$2,223,500	+ 17.8%
\$1,500,000 to \$1,999,999	49	117	26	East Cambie	2	9	\$1,665,800	+ 20.8%
\$2,000,000 to \$2,999,999	53	176	39	East Richmond	4	12	\$2,388,200	+ 31.4%
\$3,000,000 and \$3,999,999	18	77	66	Garden City	6	19	\$1,710,900	+ 27.6%
\$4,000,000 to \$4,999,999	0	21	0	Gilmore	0	7	\$0	--
\$5,000,000 and Above	1	24	159	Granville	5	43	\$2,005,500	+ 17.7%
TOTAL	134	432	38	Hamilton RI	4	12	\$1,483,200	+ 30.9%
				Ironwood	1	16	\$1,695,600	+ 21.5%
				Lackner	8	12	\$2,307,300	+ 16.5%
				McLennan	1	14	\$2,194,800	+ 24.5%
				McLennan North	2	5	\$2,019,000	+ 14.2%
				McNair	7	23	\$1,858,200	+ 22.3%
				Quilchena RI	3	22	\$1,797,000	+ 17.4%
				Riverdale RI	8	22	\$1,827,200	+ 16.5%
				Saunders	9	17	\$1,762,000	+ 22.7%
				Sea Island	0	3	\$987,200	+ 19.0%
				Seafair	9	21	\$2,192,900	+ 14.9%
				South Arm	9	15	\$1,580,300	+ 24.8%
				Steveston North	15	28	\$1,675,400	+ 19.6%
				Steveston South	3	4	\$1,867,000	+ 21.1%
				Steveston Village	2	4	\$1,751,200	+ 21.9%
				Terra Nova	8	7	\$2,205,500	+ 22.6%
				West Cambie	4	15	\$1,649,300	+ 18.9%
				Westwind	2	5	\$1,912,700	+ 16.5%
				Woodwards	6	24	\$1,770,900	+ 20.9%
				TOTAL*	134	432	\$1,981,400	+ 20.1%



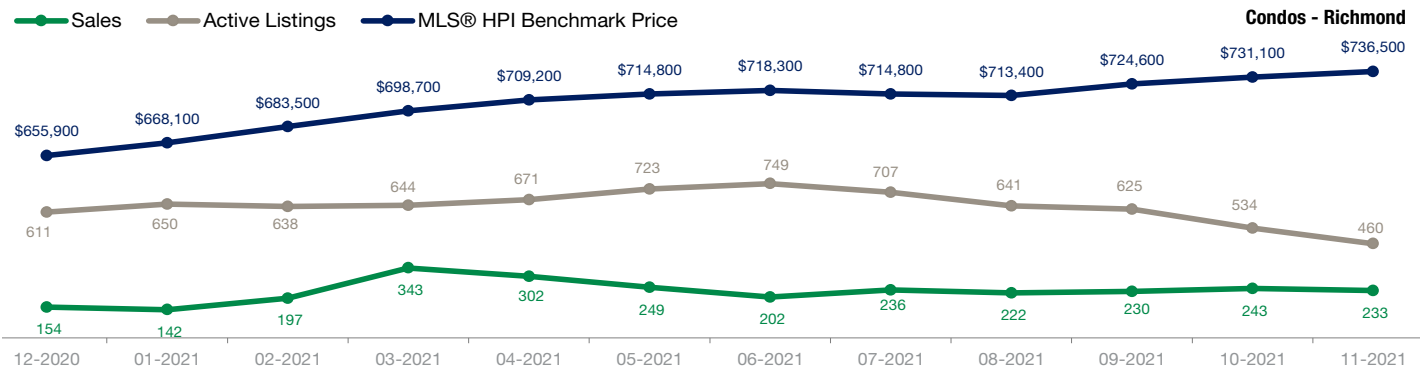
RICHMOND

November 2021

Condo Report – November 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	7	4	\$524,400	+ 23.5%
\$100,000 to \$199,999	0	1	0	Bridgeport RI	1	7	\$623,900	+ 13.4%
\$200,000 to \$399,999	18	41	29	Brighthouse	89	204	\$681,500	+ 9.6%
\$400,000 to \$899,999	200	308	23	Brighthouse South	32	34	\$638,300	+ 15.1%
\$900,000 to \$1,499,999	15	90	48	Broadmoor	0	3	\$554,600	+ 15.8%
\$1,500,000 to \$1,999,999	0	14	0	East Cambie	1	0	\$512,400	+ 4.3%
\$2,000,000 to \$2,999,999	0	1	0	East Richmond	1	0	\$769,700	+ 9.9%
\$3,000,000 and \$3,999,999	0	4	0	Garden City	0	1	\$0	--
\$4,000,000 to \$4,999,999	0	1	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	0	13	\$271,700	+ 15.9%
TOTAL	233	460	25	Hamilton RI	21	28	\$647,900	+ 13.2%
				Ironwood	2	9	\$610,700	+ 13.4%
				Lackner	0	0	\$0	--
				McLennan	0	0	\$0	--
				McLennan North	14	20	\$773,700	+ 5.4%
				McNair	0	0	\$0	--
				Quilchena RI	0	0	\$472,100	+ 22.8%
				Riverdale RI	5	5	\$605,800	+ 18.9%
				Saunders	0	0	\$0	--
				Sea Island	0	0	\$0	--
				Seafair	0	0	\$519,300	+ 23.6%
				South Arm	1	13	\$339,000	+ 14.9%
				Steveston North	2	0	\$492,800	+ 23.4%
				Steveston South	7	9	\$559,800	+ 1.5%
				Steveston Village	3	4	\$0	--
				Terra Nova	0	0	\$0	--
				West Cambie	47	106	\$705,500	+ 12.5%
				Westwind	0	0	\$0	--
				Woodwards	0	0	\$0	--
				TOTAL*	233	460	\$736,500	+ 13.2%

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



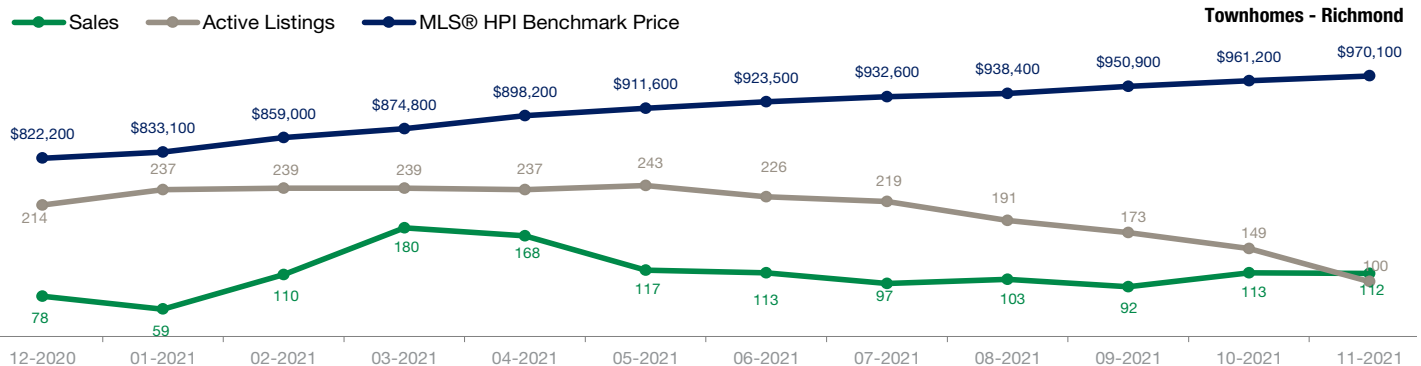
RICHMOND

November 2021

Townhomes Report – November 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	1	\$614,700	+ 17.0%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	6	7	\$841,900	+ 30.6%
\$200,000 to \$399,999	0	0	0	Brighthouse	10	14	\$885,000	+ 16.5%
\$400,000 to \$899,999	33	22	27	Brighthouse South	12	6	\$896,100	+ 9.6%
\$900,000 to \$1,499,999	75	64	29	Broadmoor	1	4	\$1,121,900	+ 16.6%
\$1,500,000 to \$1,999,999	4	13	71	East Cambie	4	1	\$870,300	+ 16.1%
\$2,000,000 to \$2,999,999	0	0	0	East Richmond	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	1	0	Garden City	0	0	\$1,082,100	+ 18.1%
\$4,000,000 to \$4,999,999	0	0	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	2	2	\$846,200	+ 16.6%
TOTAL	112	100	30	Hamilton RI	1	3	\$812,900	+ 22.1%
				Ironwood	1	2	\$843,300	+ 23.8%
				Lackner	1	0	\$1,101,600	+ 16.1%
				McLennan	0	0	\$0	--
				McLennan North	19	13	\$1,114,900	+ 18.6%
				McNair	2	0	\$683,300	+ 25.3%
				Quilchena RI	12	8	\$787,100	+ 16.7%
				Riverdale RI	3	2	\$968,900	+ 14.5%
				Saunders	1	4	\$785,800	+ 18.6%
				Sea Island	0	0	\$0	--
				Seafair	0	1	\$1,094,000	+ 12.4%
				South Arm	11	8	\$809,500	+ 18.5%
				Steveston North	0	1	\$771,300	+ 15.9%
				Steveston South	2	2	\$1,078,900	+ 15.2%
				Steveston Village	1	1	\$947,600	+ 14.0%
				Terra Nova	6	5	\$1,093,100	+ 13.3%
				West Cambie	14	6	\$966,500	+ 15.9%
				Westwind	0	1	\$949,500	+ 15.4%
				Woodwards	1	8	\$941,800	+ 18.0%
				TOTAL*	112	100	\$970,100	+ 17.2%

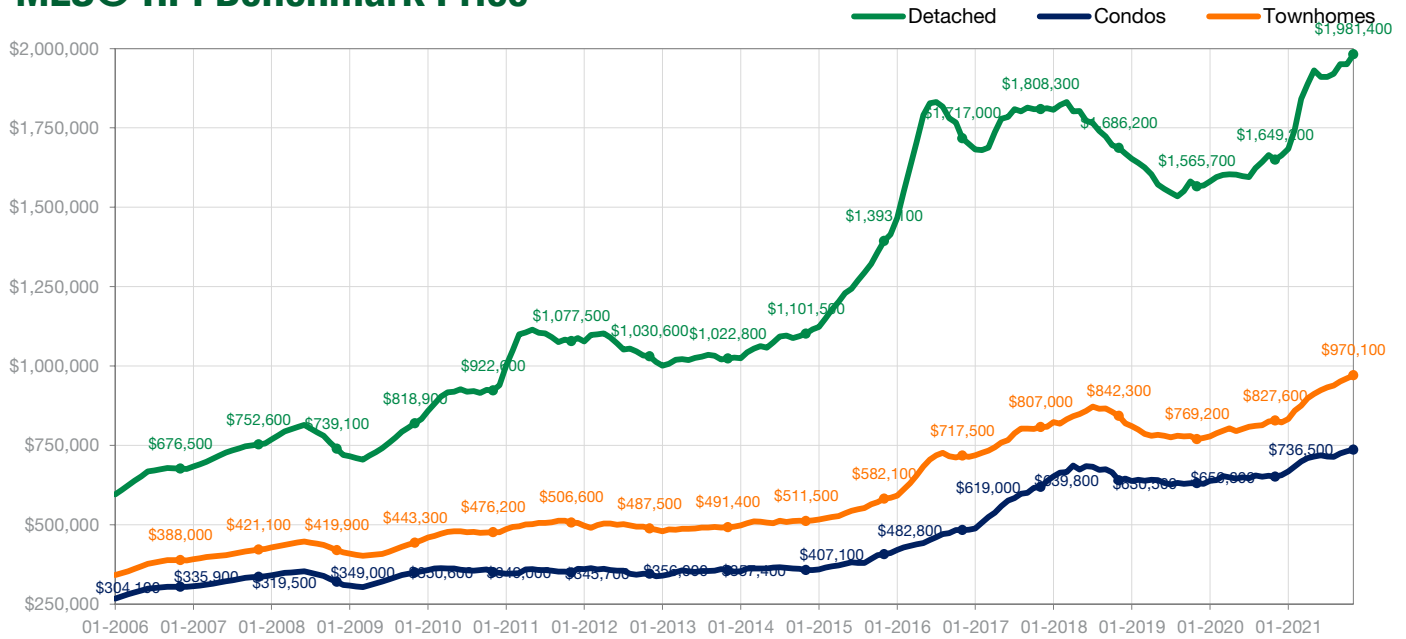
* This represents the total of the Richmond area, not the sum of the areas above.



RICHMOND

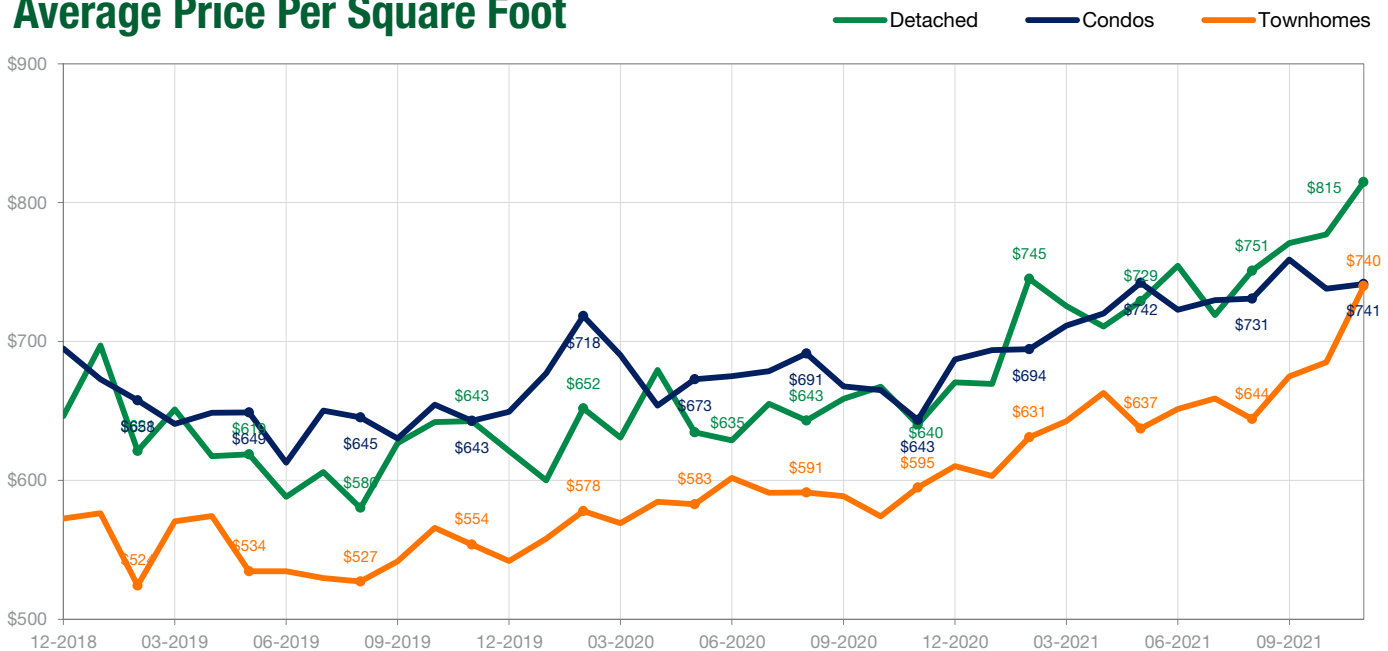
November 2021

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



WHISTLER

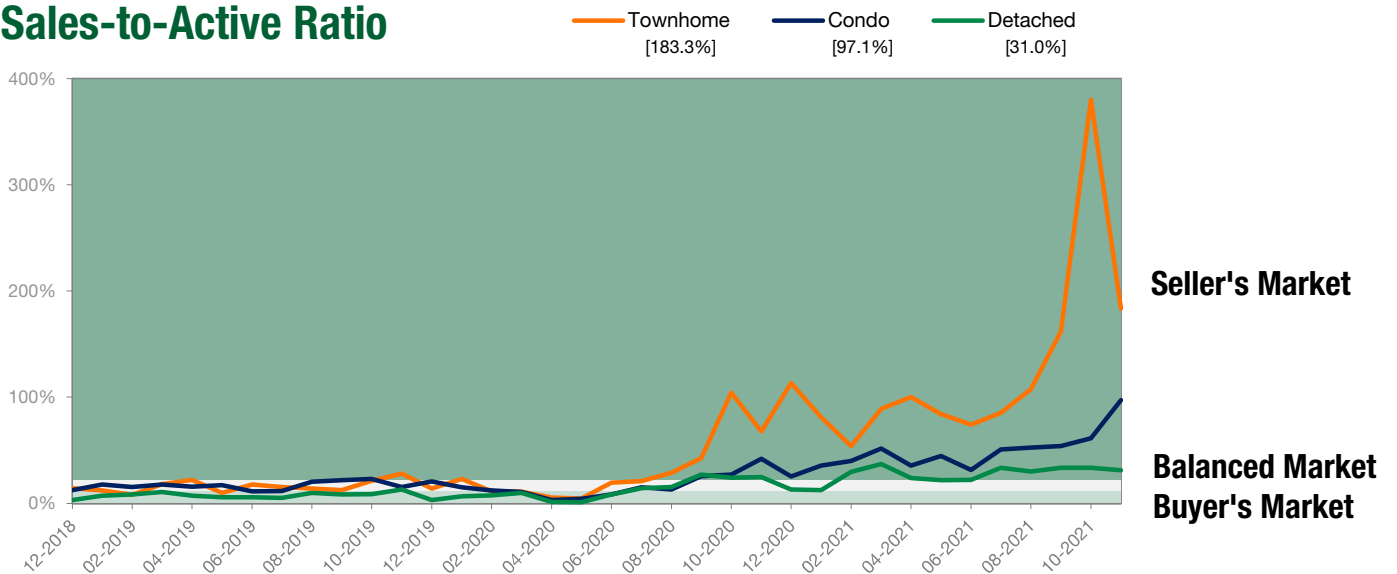
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	29	77	- 62.3%	33	88	- 62.5%
Sales	9	19	- 52.6%	11	21	- 47.6%
Days on Market Average	75	117	- 35.9%	46	121	- 62.0%
MLS® HPI Benchmark Price	\$2,633,300	\$2,001,100	+ 31.6%	\$2,626,200	\$1,990,100	+ 32.0%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	35	117	- 70.1%	49	126	- 61.1%
Sales	34	49	- 30.6%	30	34	- 11.8%
Days on Market Average	36	73	- 50.7%	32	78	- 59.0%
MLS® HPI Benchmark Price	\$642,200	\$503,500	+ 27.5%	\$662,200	\$502,800	+ 31.7%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	6	43	- 86.0%	5	48	- 89.6%
Sales	11	29	- 62.1%	19	50	- 62.0%
Days on Market Average	11	43	- 74.4%	13	43	- 69.8%
MLS® HPI Benchmark Price	\$1,382,100	\$1,045,900	+ 32.1%	\$1,308,100	\$1,025,900	+ 27.5%

Sales-to-Active Ratio



Current as of December 02, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

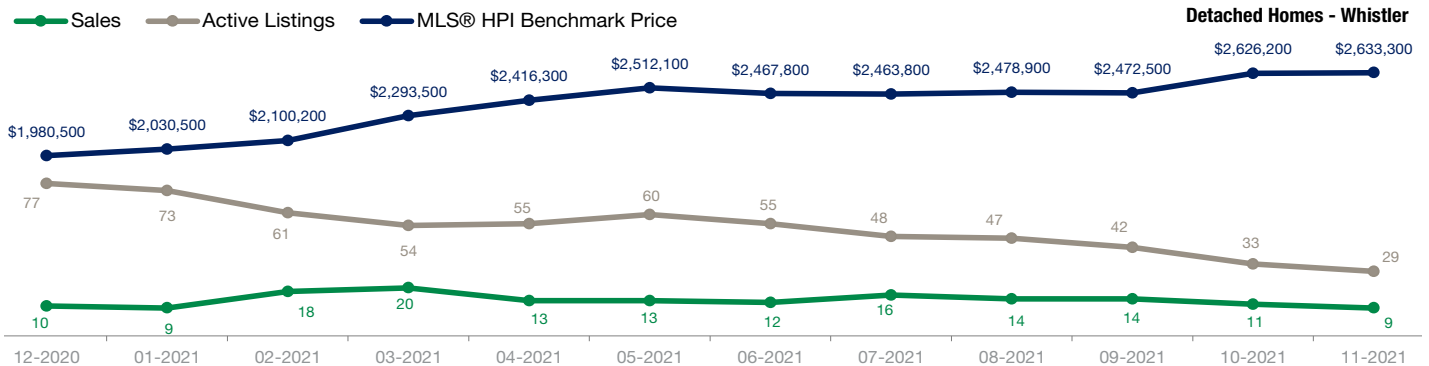
WHISTLER

November 2021

Detached Properties Report – November 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	1	2	\$0	--
\$100,000 to \$199,999	0	0	0	Alta Vista	1	2	\$0	--
\$200,000 to \$399,999	0	0	0	Bayshores	2	4	\$0	--
\$400,000 to \$899,999	0	0	0	Benchlands	0	2	\$0	--
\$900,000 to \$1,499,999	0	0	0	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	1	51	Blueberry Hill	0	0	\$0	--
\$2,000,000 to \$2,999,999	1	6	138	Brio	1	4	\$0	--
\$3,000,000 and \$3,999,999	2	3	19	Cheakamus Crossing	0	1	\$0	--
\$4,000,000 to \$4,999,999	2	3	103	Emerald Estates	2	1	\$0	--
\$5,000,000 and Above	2	16	97	Function Junction	0	0	\$0	--
TOTAL	9	29	75	Green Lake Estates	0	0	\$0	--
				Nesters	0	3	\$0	--
				Nordic	0	1	\$0	--
				Rainbow	0	0	\$0	--
				Spring Creek	0	1	\$0	--
				Spruce Grove	0	0	\$0	--
				WedgeWoods	0	1	\$0	--
				Westside	0	1	\$0	--
				Whistler Cay Estates	0	0	\$0	--
				Whistler Cay Heights	0	2	\$0	--
				Whistler Creek	1	1	\$0	--
				Whistler Village	0	0	\$0	--
				White Gold	0	2	\$0	--
				TOTAL*	9	29	\$2,633,300	+ 31.6%

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



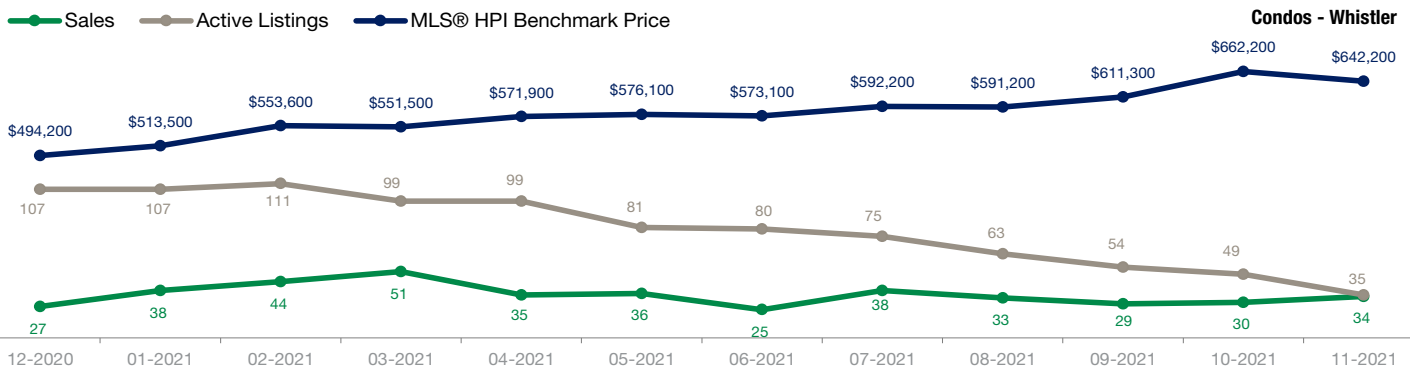
WHISTLER

November 2021

Condo Report – November 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	4	2	27	Alta Vista	0	0	\$0	--
\$200,000 to \$399,999	7	8	13	Bayshores	0	1	\$0	--
\$400,000 to \$899,999	17	16	50	Benchlands	7	4	\$0	--
\$900,000 to \$1,499,999	4	4	36	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	1	3	7	Blueberry Hill	1	0	\$0	--
\$2,000,000 to \$2,999,999	1	2	6	Brio	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	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	--
TOTAL	34	35	36	Green Lake Estates	0	0	\$0	--
				Nesters	0	0	\$0	--
				Nordic	2	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	10	5	\$0	--
				Whistler Village	14	24	\$0	--
				White Gold	0	0	\$0	--
				TOTAL*	34	35	\$642,200	+ 27.5%

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

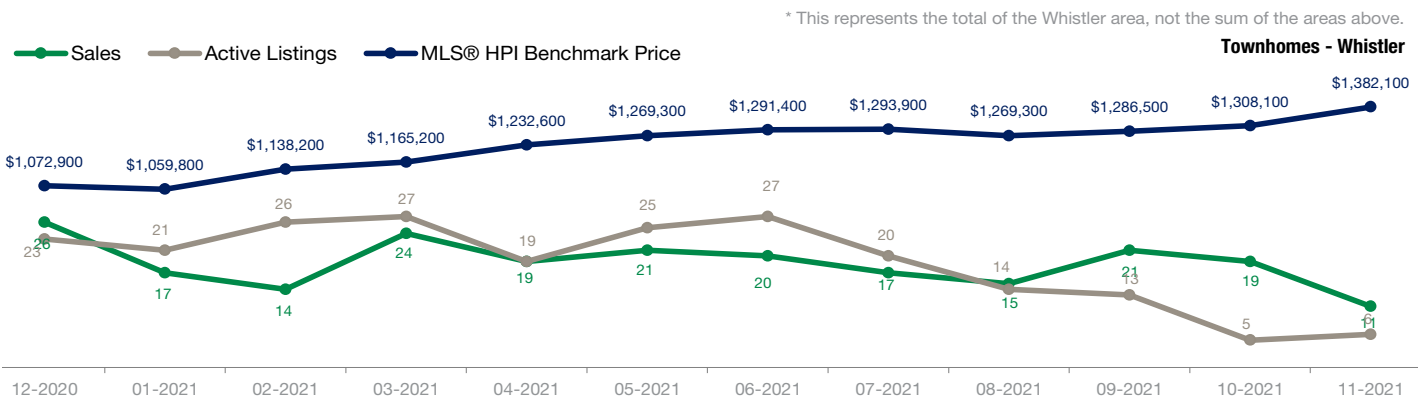


WHISTLER

November 2021

Townhomes Report – November 2021

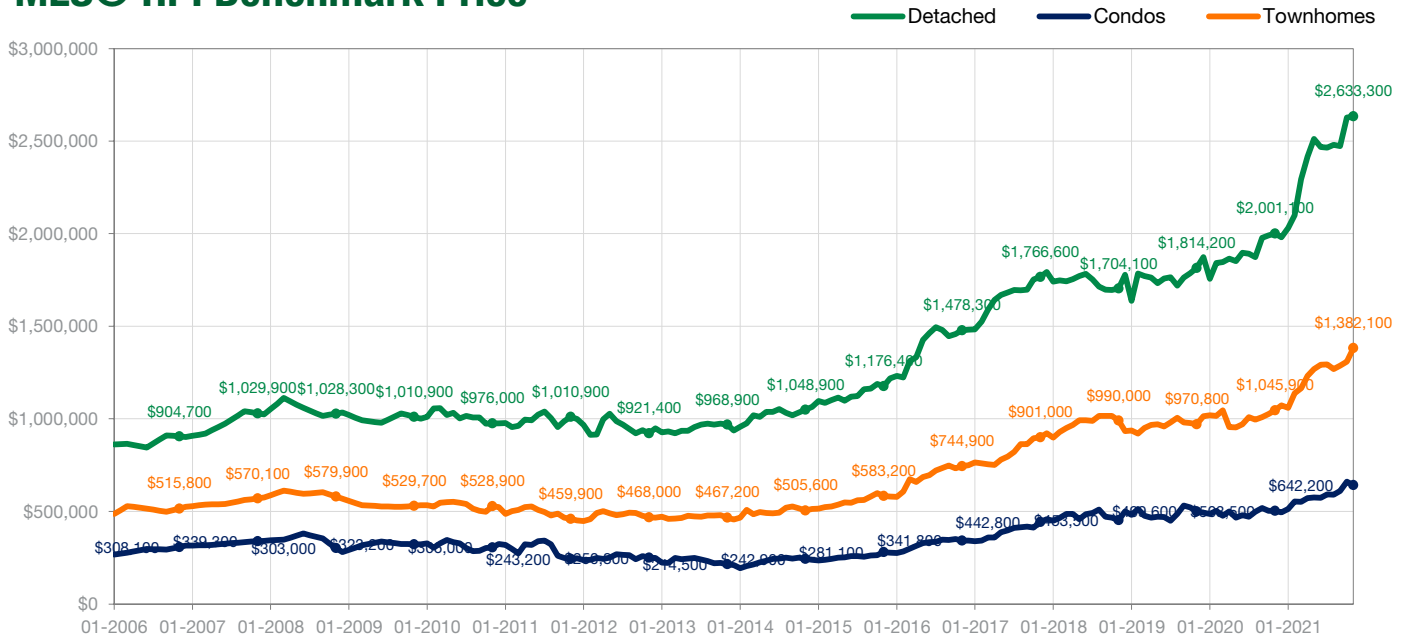
Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	3	0	Alpine Meadows	0	0	\$0	--
\$100,000 to \$199,999	0	0	0	Alta Vista	0	0	\$0	--
\$200,000 to \$399,999	0	1	0	Bayshores	2	2	\$0	--
\$400,000 to \$899,999	2	0	6	Benchlands	2	3	\$0	--
\$900,000 to \$1,499,999	3	1	26	Black Tusk - Pinecrest	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	0	7	Blueberry Hill	0	0	\$0	--
\$2,000,000 to \$2,999,999	3	0	7	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	1	0	2	Function Junction	0	0	\$0	--
TOTAL	11	6	11	Green Lake Estates	0	0	\$0	--
				Nesters	0	0	\$0	--
				Nordic	3	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	2	0	\$0	--
				Whistler Village	1	0	\$0	--
				White Gold	1	0	\$0	--
				TOTAL*	11	6	\$1,382,100	+ 32.1%



WHISTLER

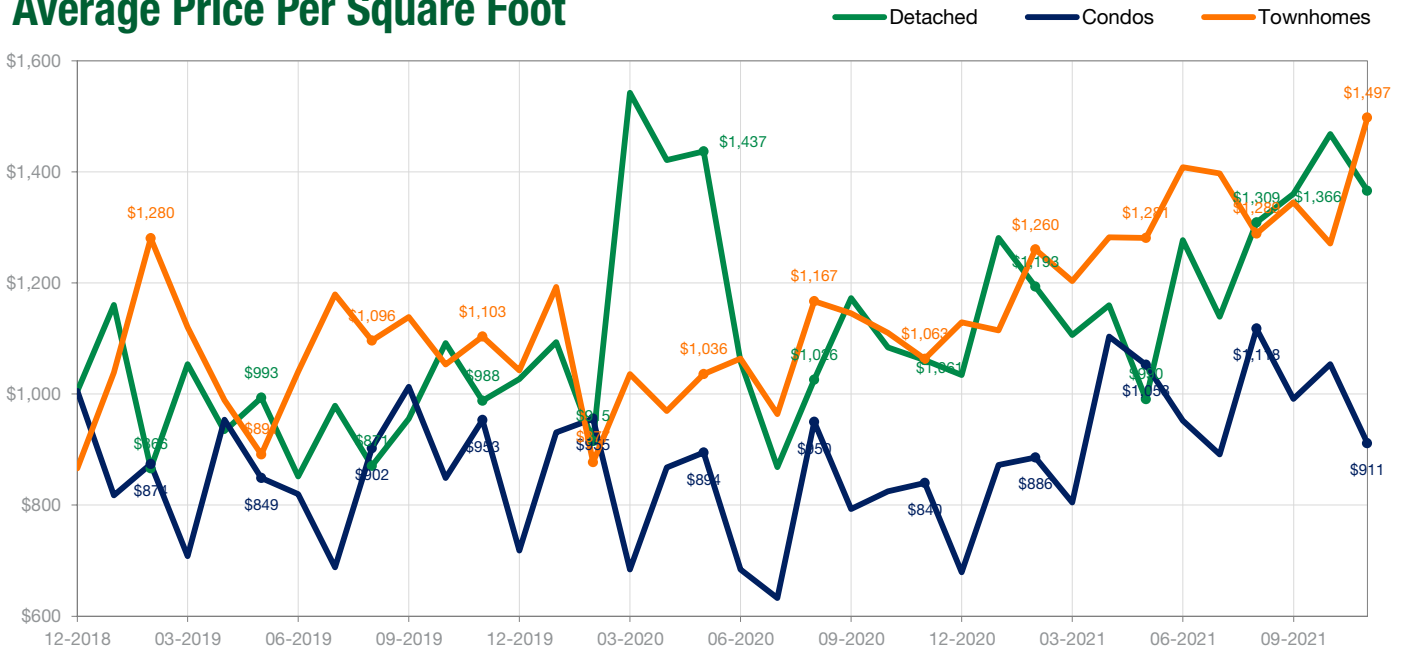
November 2021

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

SQUAMISH

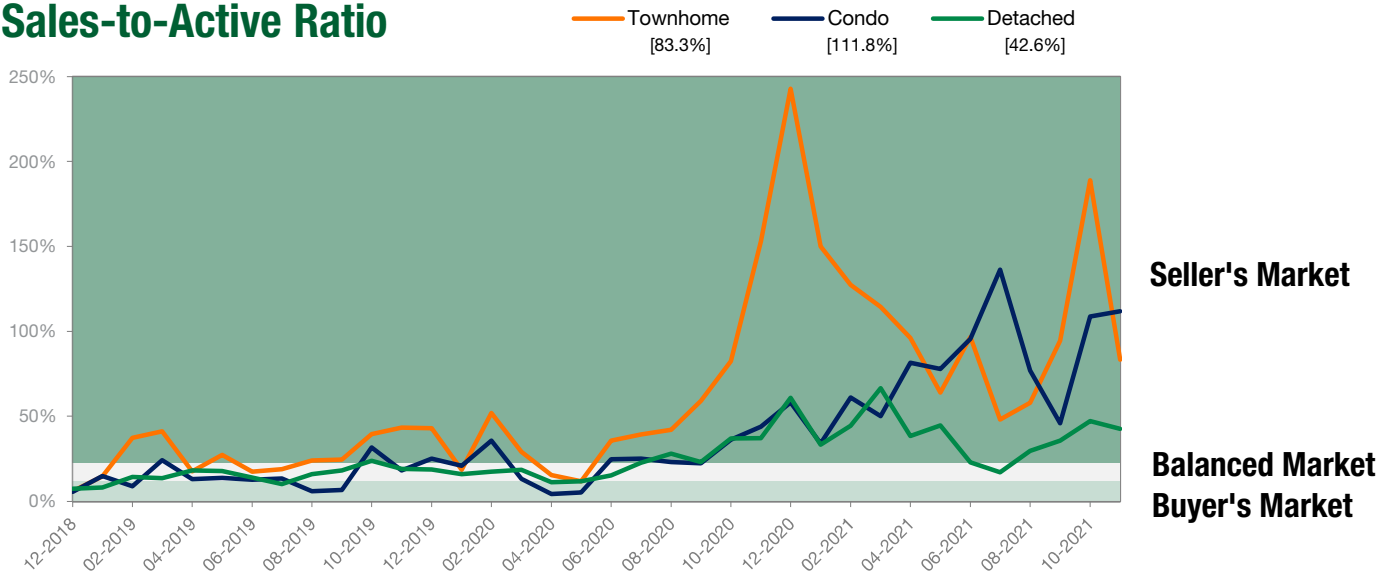
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	47	78	- 39.7%	51	103	- 50.5%
Sales	20	29	- 31.0%	24	38	- 36.8%
Days on Market Average	23	49	- 53.1%	13	39	- 66.7%
MLS® HPI Benchmark Price	\$1,443,000	\$1,133,400	+ 27.3%	\$1,436,100	\$1,132,200	+ 26.8%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	17	57	- 70.2%	23	58	- 60.3%
Sales	19	25	- 24.0%	25	21	+ 19.0%
Days on Market Average	15	54	- 72.2%	13	43	- 69.8%
MLS® HPI Benchmark Price	\$606,800	\$494,300	+ 22.8%	\$633,700	\$498,900	+ 27.0%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	12	17	- 29.4%	9	34	- 73.5%
Sales	10	26	- 61.5%	17	28	- 39.3%
Days on Market Average	7	16	- 56.3%	14	22	- 36.4%
MLS® HPI Benchmark Price	\$950,800	\$728,100	+ 30.6%	\$903,400	\$719,200	+ 25.6%

Sales-to-Active Ratio



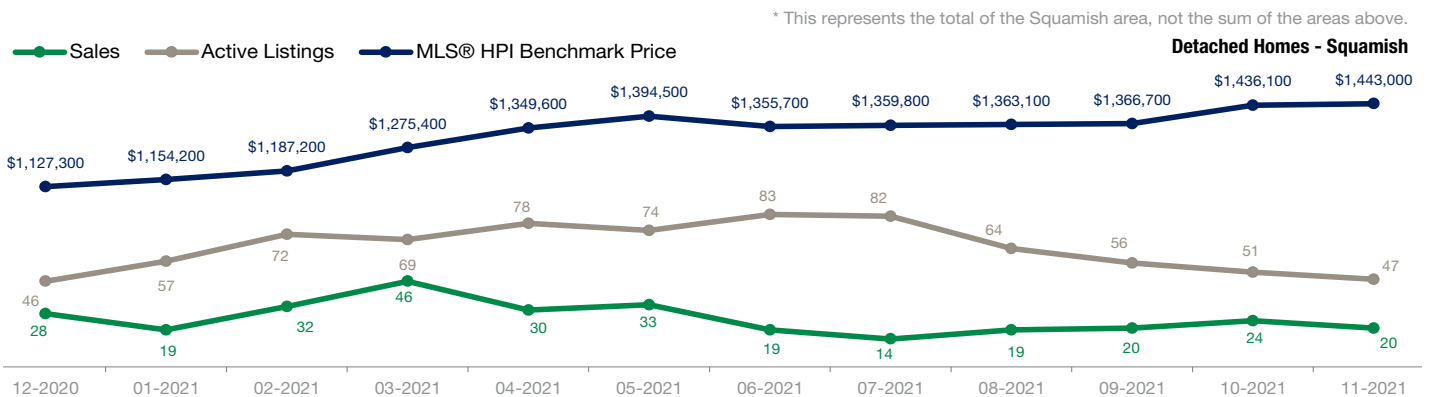
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SQUAMISH

November 2021

Detached Properties Report – November 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	3	7	\$1,303,700	+ 24.0%
\$100,000 to \$199,999	0	0	0	Brennan Center	2	4	\$1,760,600	+ 31.2%
\$200,000 to \$399,999	2	2	15	Britannia Beach	0	3	\$0	--
\$400,000 to \$899,999	1	3	6	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	7	12	20	Dentville	1	0	\$0	--
\$1,500,000 to \$1,999,999	7	14	33	Downtown SQ	0	3	\$1,313,000	+ 28.3%
\$2,000,000 to \$2,999,999	3	12	18	Garibaldi Estates	7	5	\$1,362,700	+ 25.6%
\$3,000,000 and \$3,999,999	0	2	0	Garibaldi Highlands	2	7	\$1,672,000	+ 26.8%
\$4,000,000 to \$4,999,999	0	1	0	Hospital Hill	1	1	\$0	--
\$5,000,000 and Above	0	1	0	Northyards	1	1	\$0	--
TOTAL	20	47	23	Paradise Valley	0	0	\$0	--
				Plateau	1	2	\$1,921,500	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	1	\$0	--
				Tantalus	0	2	\$1,899,200	+ 32.4%
				University Highlands	1	5	\$2,026,900	+ 30.6%
				Upper Squamish	0	0	\$0	--
				Valleycliffe	1	6	\$1,335,300	+ 26.9%
				TOTAL*	20	47	\$1,443,000	+ 27.3%



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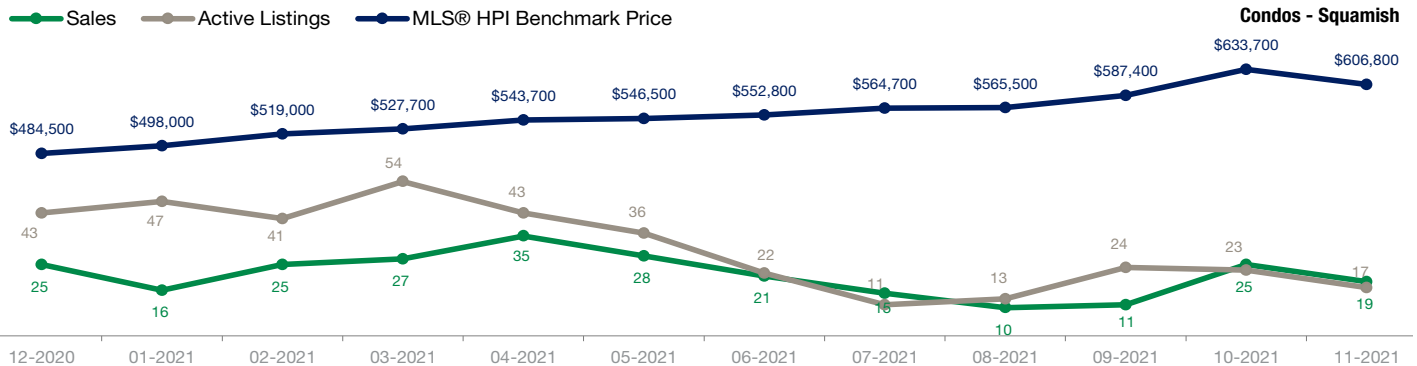
SQUAMISH

November 2021

Condo Report – November 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	1	2	50	Britannia Beach	0	0	\$0	--
\$400,000 to \$899,999	12	11	13	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	6	4	14	Dentville	1	0	\$410,400	+ 22.9%
\$1,500,000 to \$1,999,999	0	0	0	Downtown SQ	9	10	\$688,500	+ 22.6%
\$2,000,000 to \$2,999,999	0	0	0	Garibaldi Estates	0	2	\$499,700	+ 20.9%
\$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	5	3	\$0	--
\$5,000,000 and Above	0	0	0	Northyards	0	0	\$0	--
TOTAL	19	17	15	Paradise Valley	0	0	\$0	--
				Plateau	0	0	\$0	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	0	\$0	--
				Tantalus	2	0	\$410,400	+ 22.9%
				University Highlands	0	0	\$0	--
				Upper Squamish	0	0	\$0	--
				Valleycliffe	1	2	\$450,700	+ 23.1%
				TOTAL*	19	17	\$606,800	+ 22.8%

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



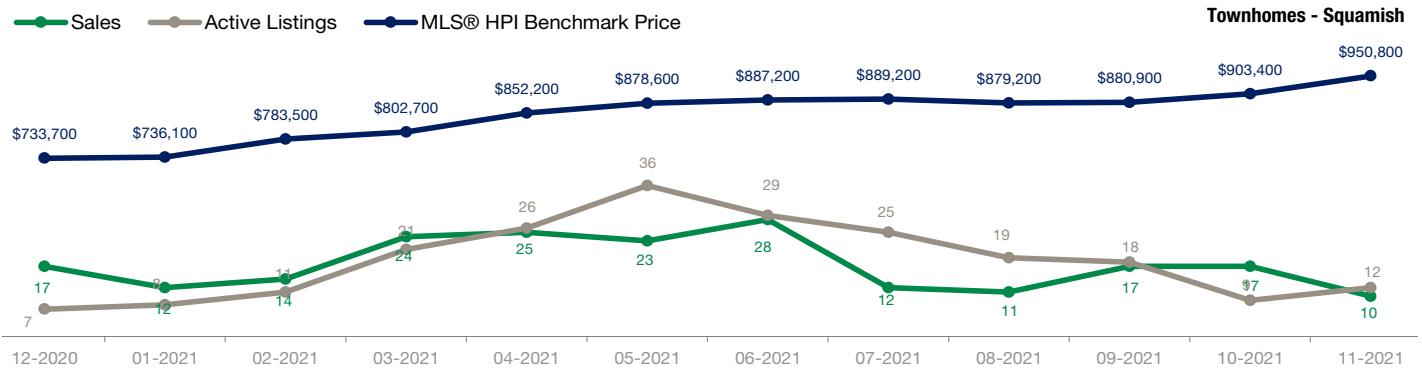
SQUAMISH

November 2021

Townhomes Report – November 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	0	0	\$1,001,100	+ 30.7%
\$100,000 to \$199,999	0	0	0	Brennan Center	0	0	\$1,009,400	+ 33.3%
\$200,000 to \$399,999	0	0	0	Britannia Beach	0	0	\$0	--
\$400,000 to \$899,999	4	4	7	Business Park	0	0	\$0	--
\$900,000 to \$1,499,999	6	8	8	Dentville	3	1	\$1,034,700	+ 32.4%
\$1,500,000 to \$1,999,999	0	0	0	Downtown SQ	2	4	\$997,500	+ 30.7%
\$2,000,000 to \$2,999,999	0	0	0	Garibaldi Estates	2	2	\$909,500	+ 31.9%
\$3,000,000 and \$3,999,999	0	0	0	Garibaldi Highlands	0	0	\$1,052,800	+ 30.1%
\$4,000,000 to \$4,999,999	0	0	0	Hospital Hill	0	1	\$0	--
\$5,000,000 and Above	0	0	0	Northyards	0	2	\$984,800	+ 31.9%
TOTAL	10	12	7	Paradise Valley	0	0	\$0	--
				Plateau	0	0	\$0	--
				Ring Creek	0	0	\$0	--
				Squamish Rural	0	0	\$0	--
				Tantalus	1	1	\$1,113,200	+ 28.2%
				University Highlands	0	0	\$0	--
				Upper Squamish	0	0	\$0	--
				Valleycliffe	2	1	\$0	--
				TOTAL*	10	12	\$950,800	+ 30.6%

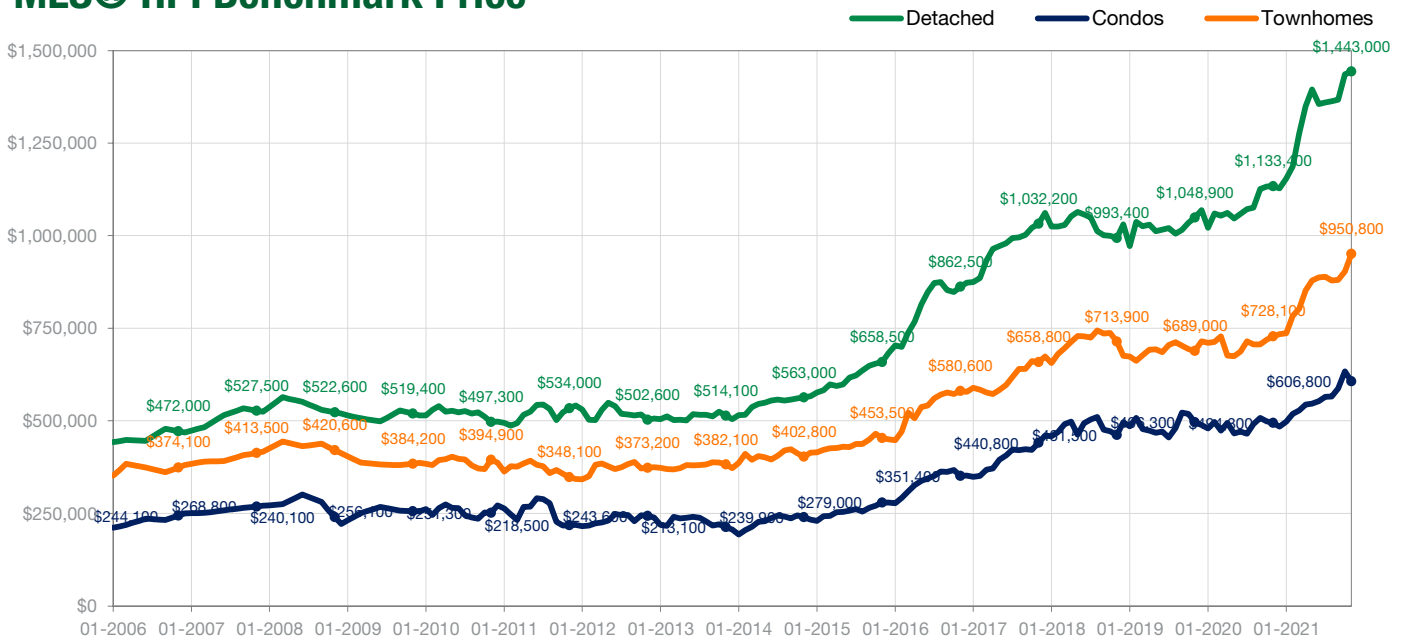
* This represents the total of the Squamish area, not the sum of the areas above.



SQUAMISH

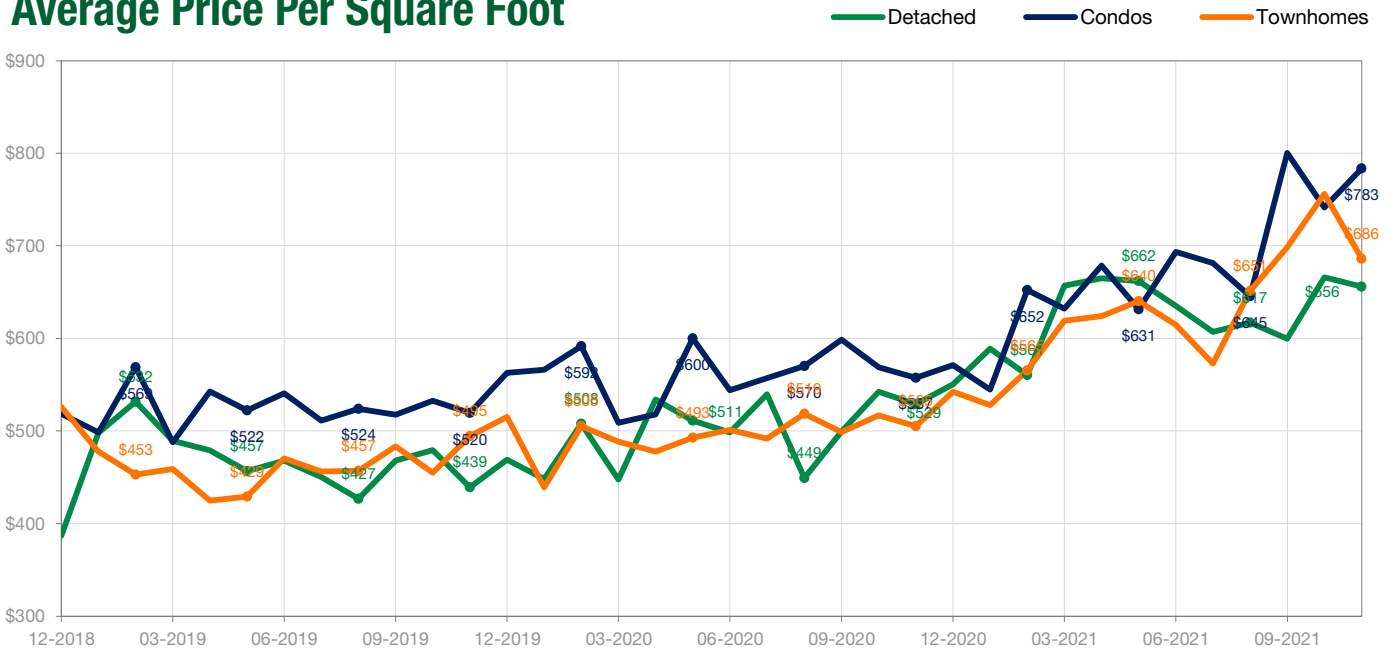
November 2021

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

SUNSHINE COAST

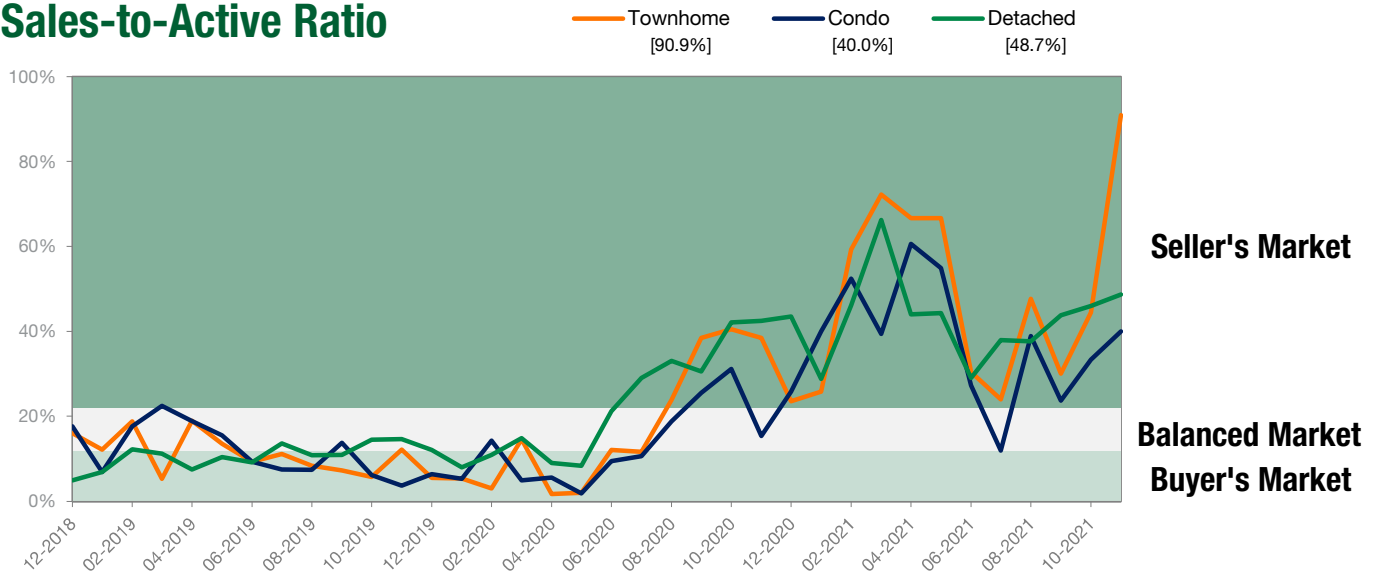
November 2021

Detached Properties	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	113	198	- 42.9%	137	247	- 44.5%
Sales	55	84	- 34.5%	63	104	- 39.4%
Days on Market Average	42	58	- 27.6%	39	63	- 38.1%
MLS® HPI Benchmark Price	\$863,700	\$688,200	+ 25.5%	\$882,900	\$671,600	+ 31.5%

Condos	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	25	39	- 35.9%	30	45	- 33.3%
Sales	10	6	+ 66.7%	10	14	- 28.6%
Days on Market Average	28	152	- 81.6%	32	173	- 81.5%
MLS® HPI Benchmark Price	\$552,900	\$452,600	+ 22.2%	\$574,300	\$450,100	+ 27.6%

Townhomes	November			October		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Activity Snapshot						
Total Active Listings	11	39	- 71.8%	18	42	- 57.1%
Sales	10	15	- 33.3%	8	17	- 52.9%
Days on Market Average	39	71	- 45.1%	26	88	- 70.5%
MLS® HPI Benchmark Price	\$658,400	\$485,700	+ 35.6%	\$617,700	\$474,500	+ 30.2%

Sales-to-Active Ratio



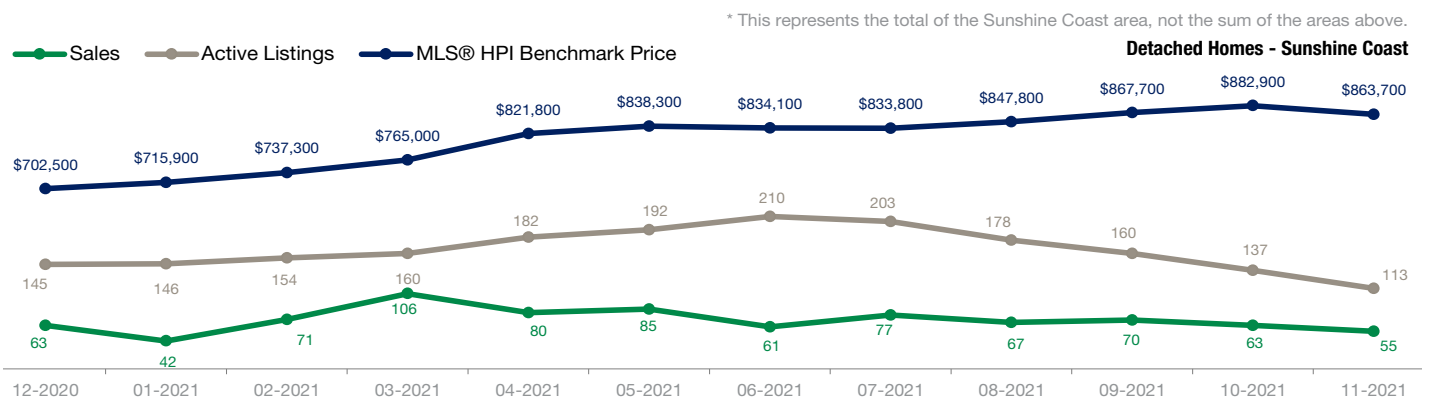
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SUNSHINE COAST

November 2021

Detached Properties Report – November 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	1	\$0	--
\$100,000 to \$199,999	0	2	0	Gibsons & Area	19	26	\$940,300	+ 23.3%
\$200,000 to \$399,999	1	1	37	Halfmn Bay Secret Cv Redroofs	3	11	\$861,100	+ 27.8%
\$400,000 to \$899,999	19	42	34	Keats Island	1	2	\$0	--
\$900,000 to \$1,499,999	22	40	38	Nelson Island	0	0	\$0	--
\$1,500,000 to \$1,999,999	9	11	49	Pender Harbour Egmont	9	19	\$790,000	+ 28.7%
\$2,000,000 to \$2,999,999	2	14	92	Roberts Creek	6	9	\$1,007,000	+ 22.9%
\$3,000,000 and \$3,999,999	1	1	5	Sechelt District	17	45	\$795,100	+ 26.3%
\$4,000,000 to \$4,999,999	0	0	0	TOTAL*	55	113	\$863,700	+ 25.5%
\$5,000,000 and Above	1	2	155					
TOTAL	55	113	42					



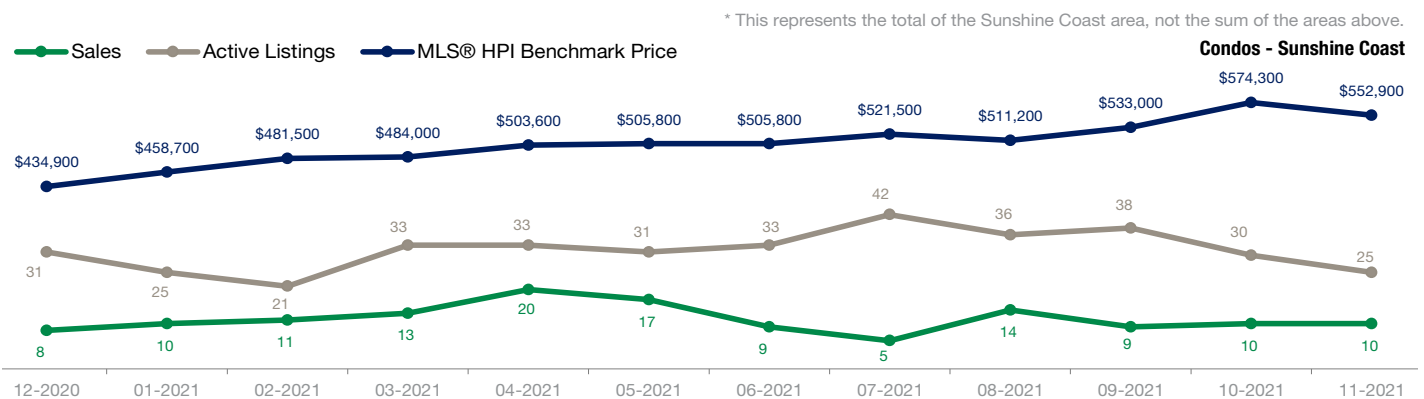
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SUNSHINE COAST

November 2021

Condo Report – November 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	0	0	Gibsons & Area	7	13	\$469,900	+ 26.1%
\$200,000 to \$399,999	1	0	26	Halfmn Bay Secret Cv Redroofs	1	0	\$0	--
\$400,000 to \$899,999	9	16	28	Keats Island	0	0	\$0	--
\$900,000 to \$1,499,999	0	7	0	Nelson Island	0	0	\$0	--
\$1,500,000 to \$1,999,999	0	2	0	Pender Harbour Egmont	0	0	\$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	12	\$589,000	+ 17.6%
\$4,000,000 to \$4,999,999	0	0	0	TOTAL*	10	25	\$552,900	+ 22.2%
\$5,000,000 and Above	0	0	0					
TOTAL	10	25	28					



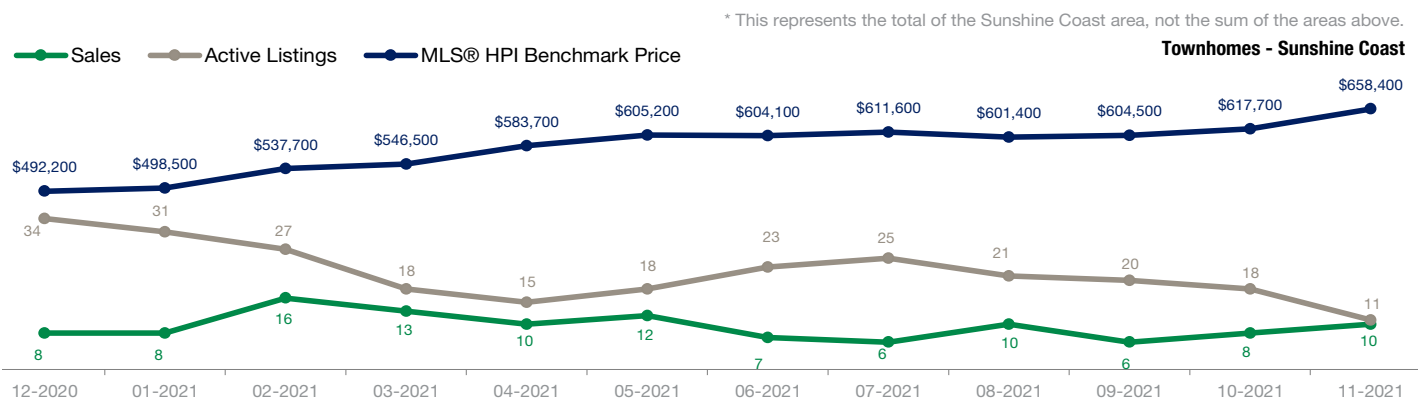
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SUNSHINE COAST

November 2021

Townhomes Report – November 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	5	8	\$678,600	+ 32.8%
\$200,000 to \$399,999	0	1	0	Halfmn Bay Secret Cv Redroofs	0	0	\$0	--
\$400,000 to \$899,999	8	7	29	Keats Island	0	0	\$0	--
\$900,000 to \$1,499,999	1	2	74	Nelson Island	0	0	\$0	--
\$1,500,000 to \$1,999,999	1	1	82	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	5	2	\$656,200	+ 36.5%
\$4,000,000 to \$4,999,999	0	0	0	TOTAL*	10	11	\$658,400	+ 35.6%
\$5,000,000 and Above	0	0	0					
TOTAL	10	11	39					

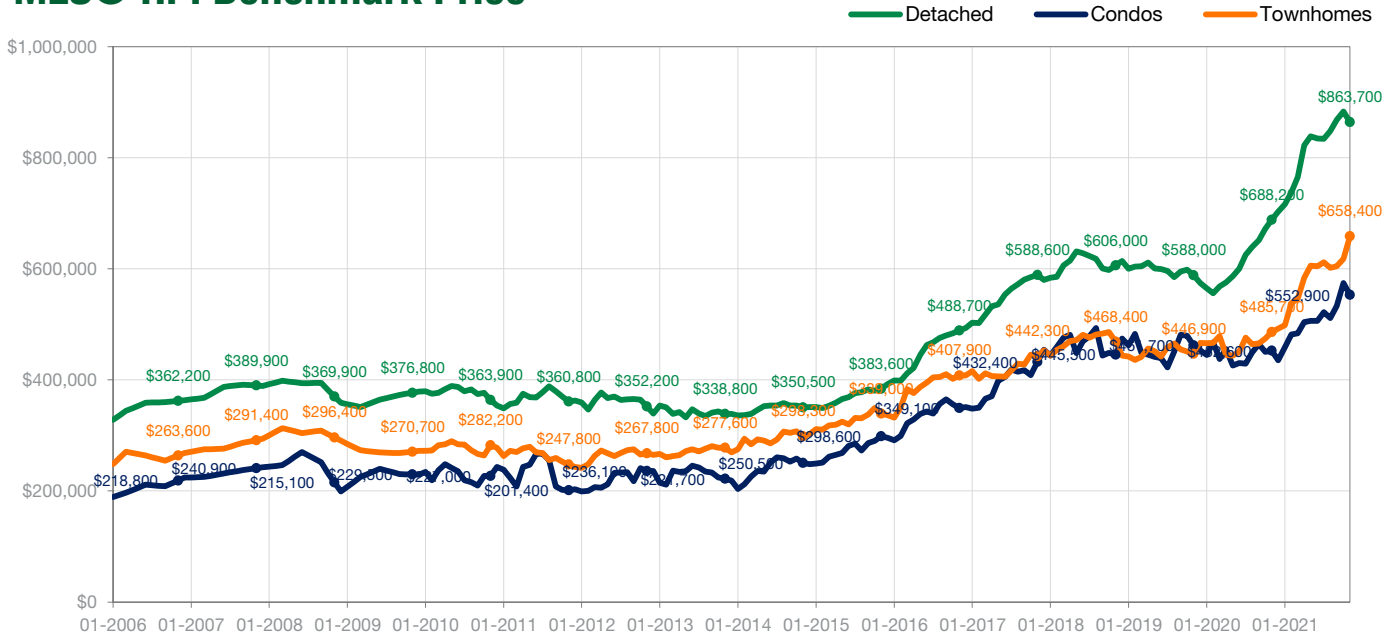


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SUNSHINE COAST

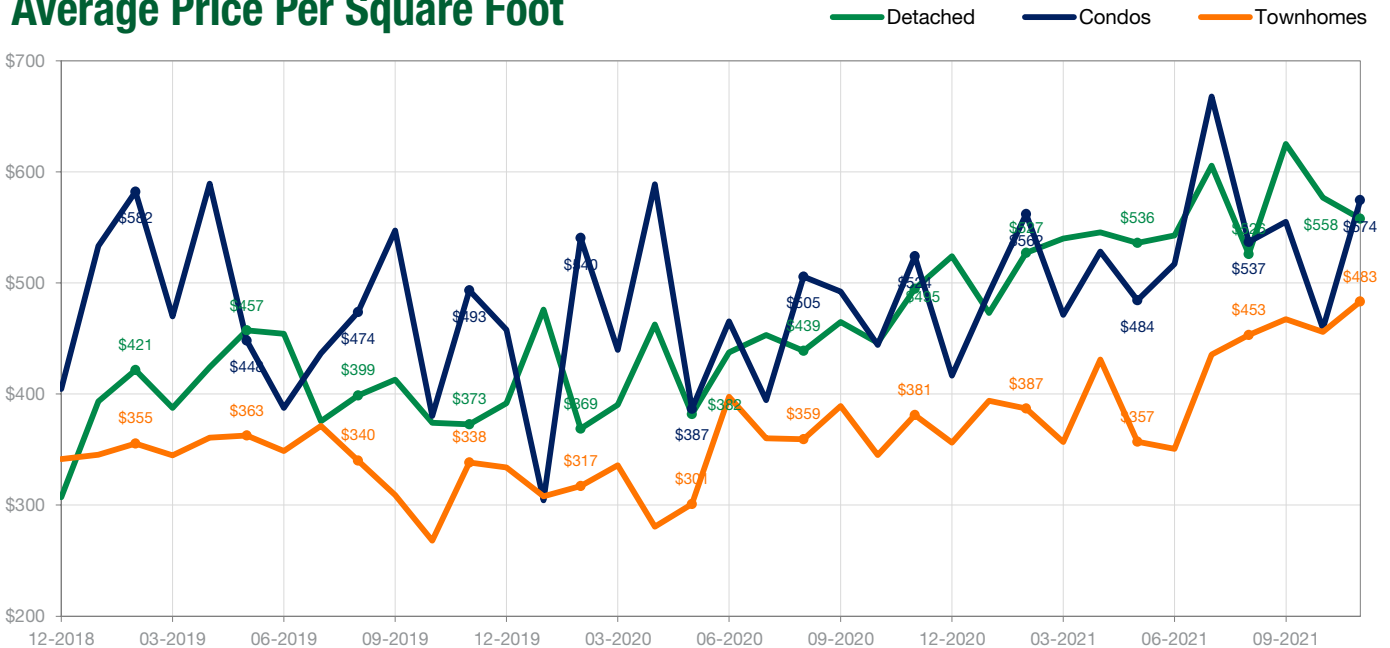
November 2021

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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