

KLEIN GROUP

RESIDENTIAL DETACHED MARKET REPORT

MAY 2021



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Sources: Real Estate Board of Greater Vancouver, Commercial Edge; Canadian Real Estate Association, MLS®; Altus Group; Statistics Canada; Landcor; RealNet.

Disclaimer: Data has been obtained from sources considered to be reliable as of May 30, 2021. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.

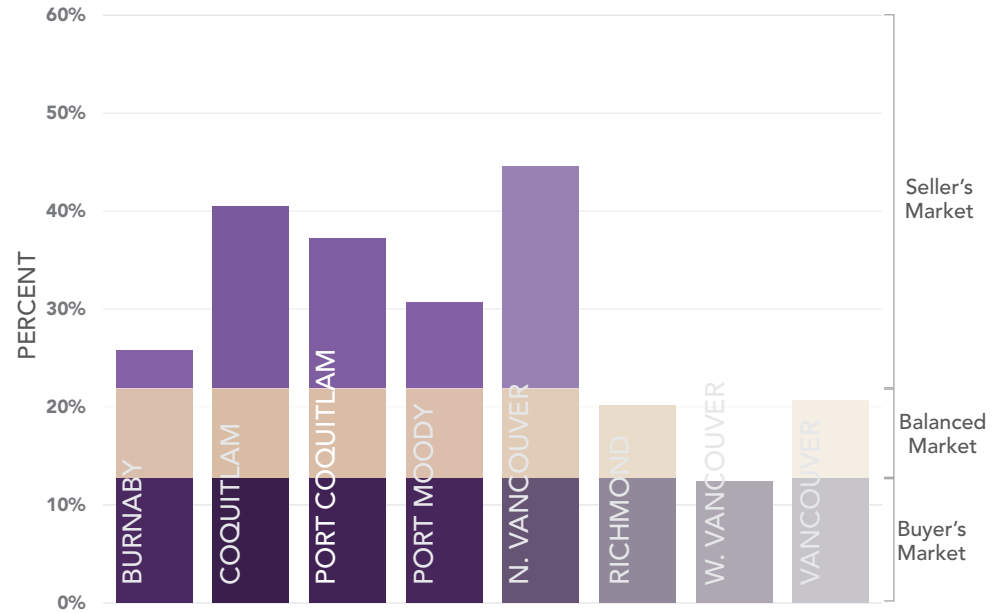


GREATER VANCOUVER OVERVIEW RESIDENTIAL DETACHED SALES

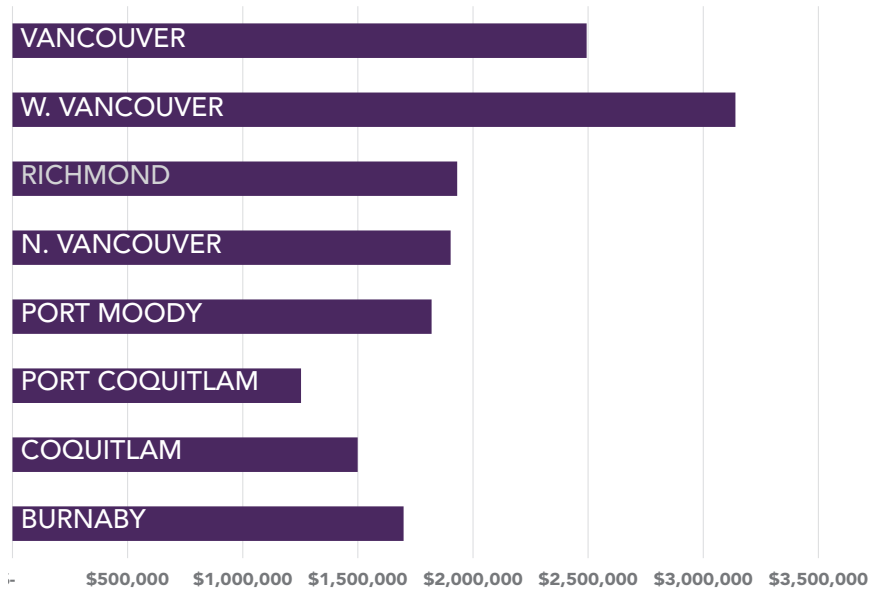


The following cities within Greater Vancouver are considered for this report: Burnaby, Coquitlam, Port Coquitlam, Port Moody, New Westminister, North Vancouver, Richmond, Surrey, Vancouver, West Vancouver.

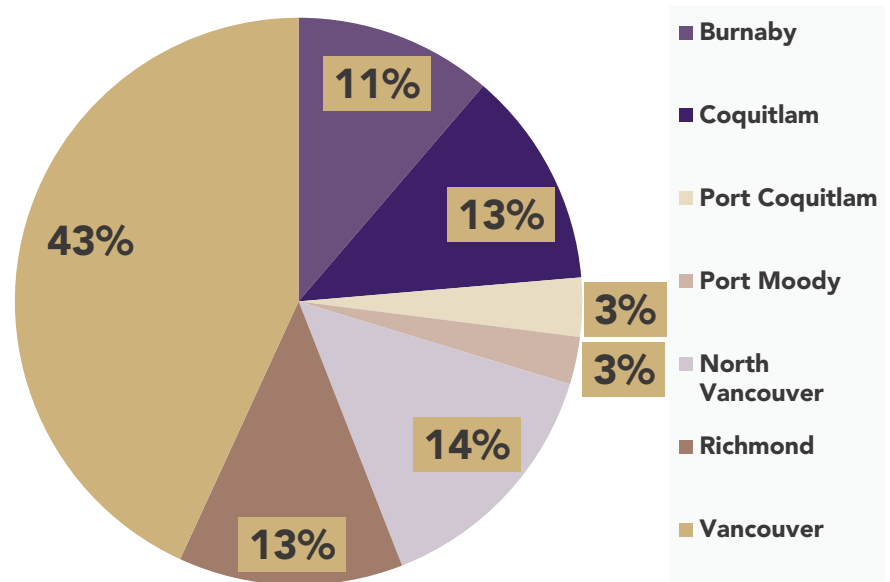
SALES-TO-ACTIVE RATIO



HPI BENCHMARK PRICE



MARKET SHARE BY \$ VOLUME



BURNABY DETACHED - MAY 2021



SUMMARY OF SALES VOLUME CHANGE

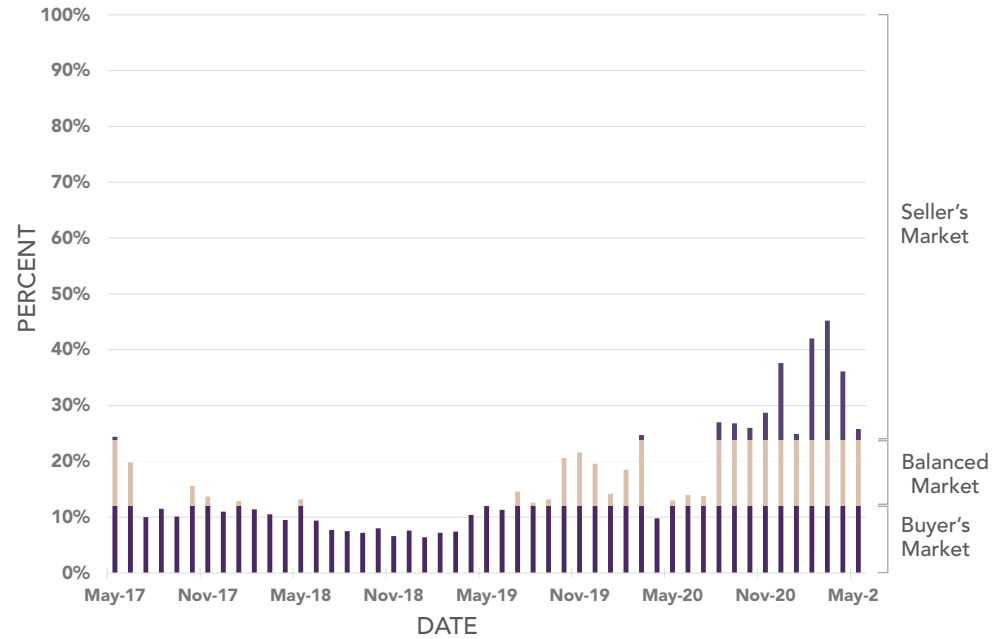


248% Higher than May 2020

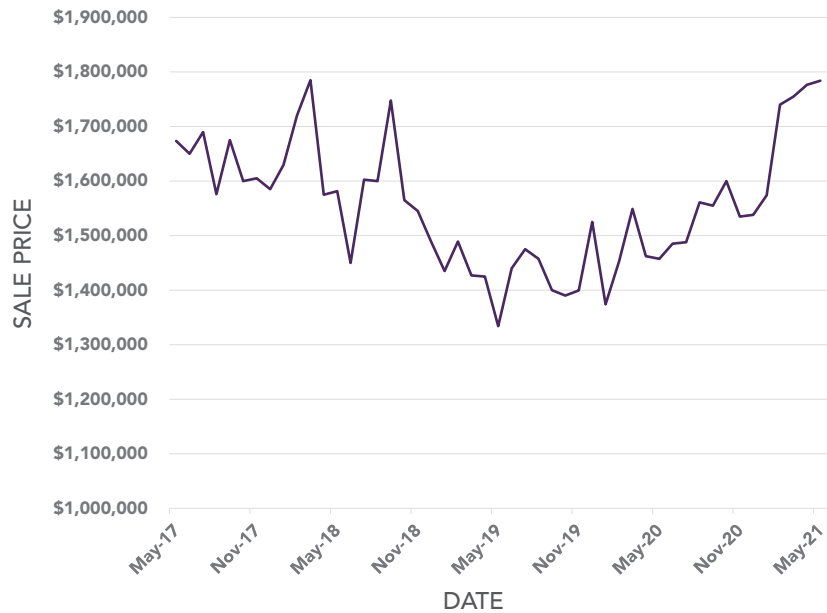


28% Higher than April 2021

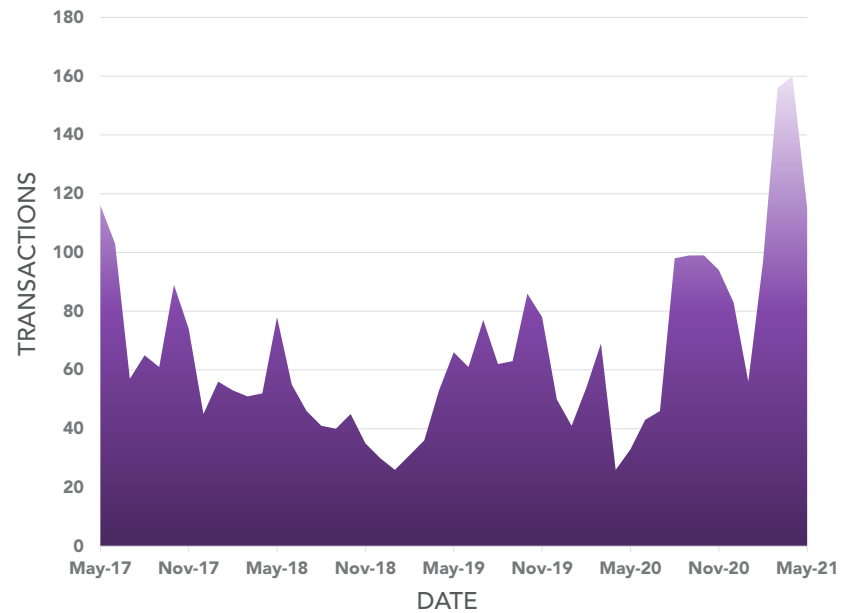
WHOSE MARKET IS IT ANYWAY?



SALE PRICE



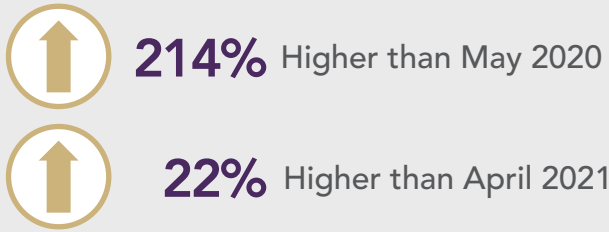
NUMBER OF TRANSACTIONS



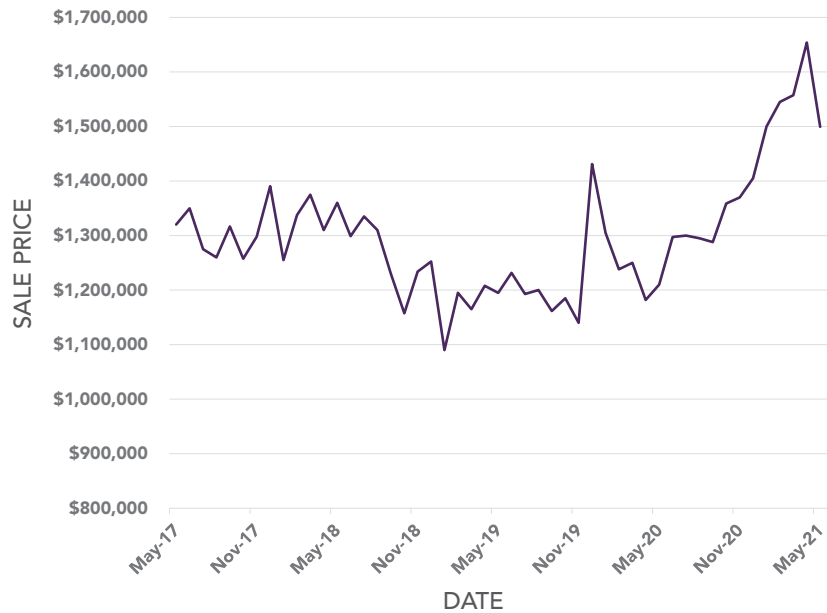
COQUITLAM DETACHED - MAY 2021



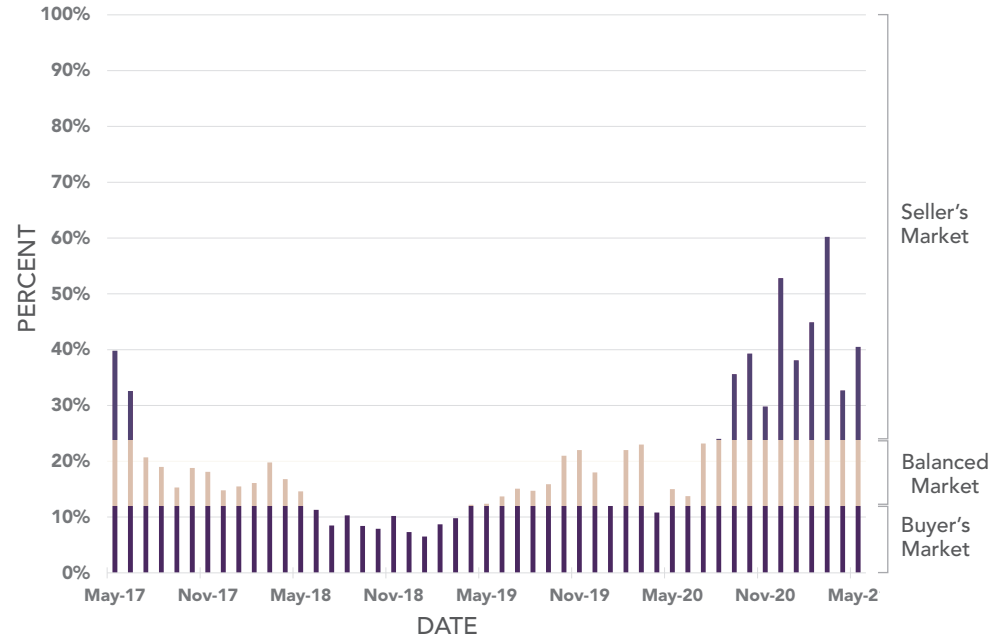
SUMMARY OF SALES VOLUME CHANGE



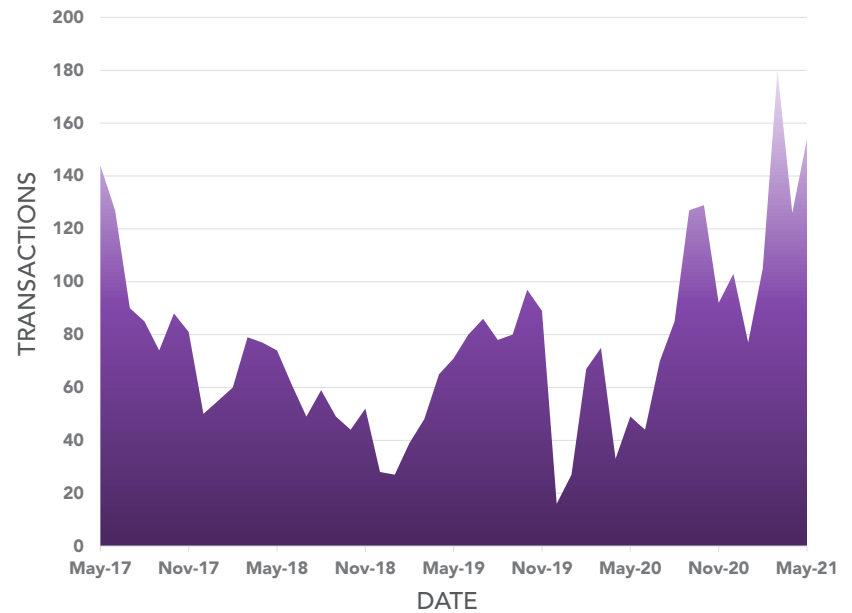
SALE PRICE



WHOSE MARKET IS IT ANYWAY?



NUMBER OF TRANSACTIONS



NORTH VANCOUVER DETACHED - MAY 2021



SUMMARY OF SALES VOLUME CHANGE

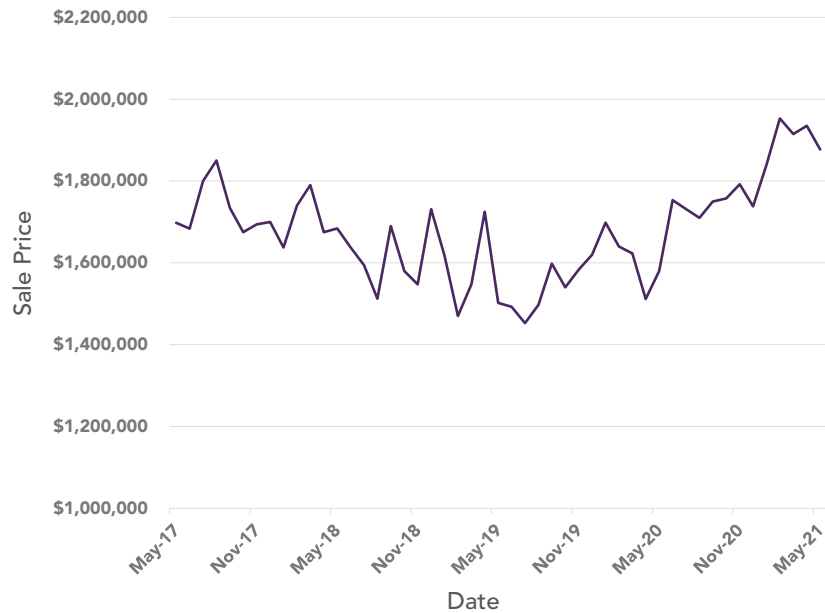


153% Higher than May 2020

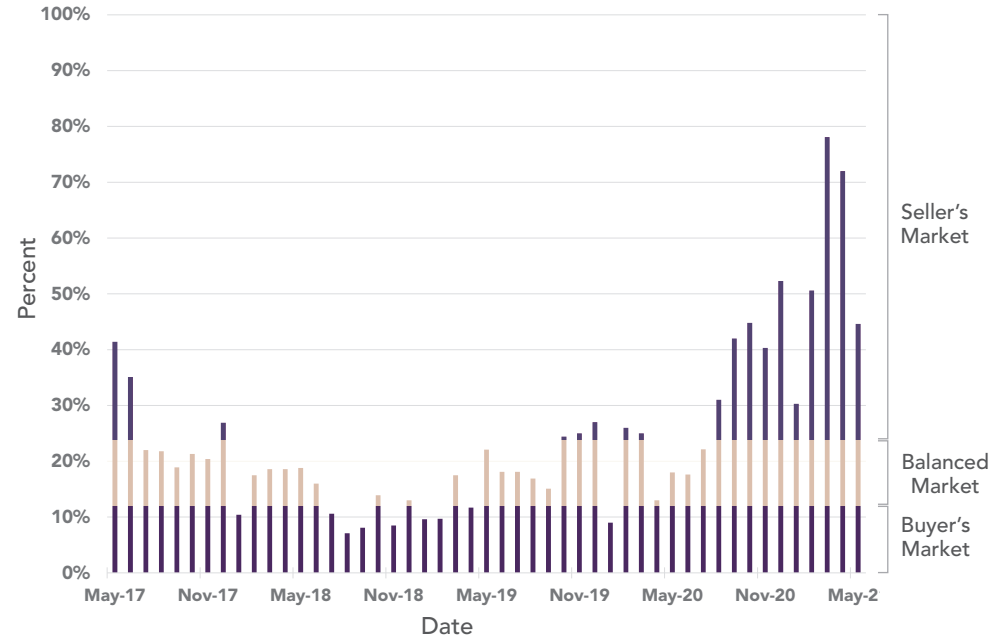


30% Lower than April 2021

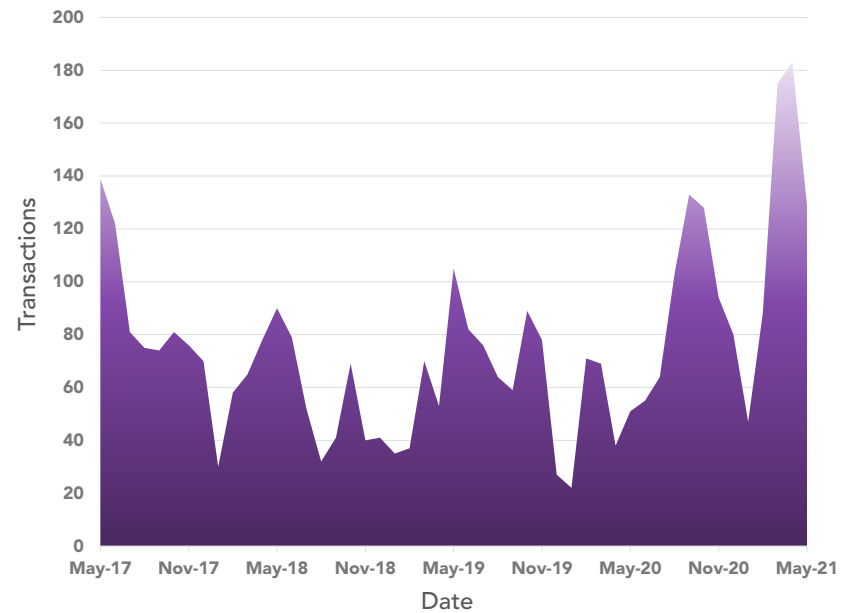
SALE PRICE



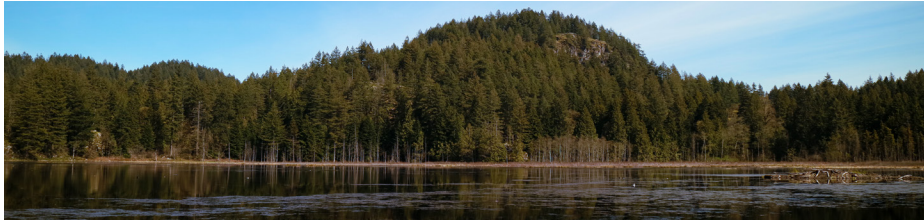
WHOSE MARKET IS IT ANYWAY?



NUMBER OF TRANSACTIONS



PORT COQUITLAM DETACHED - MAY 2021



SUMMARY OF SALES VOLUME CHANGE

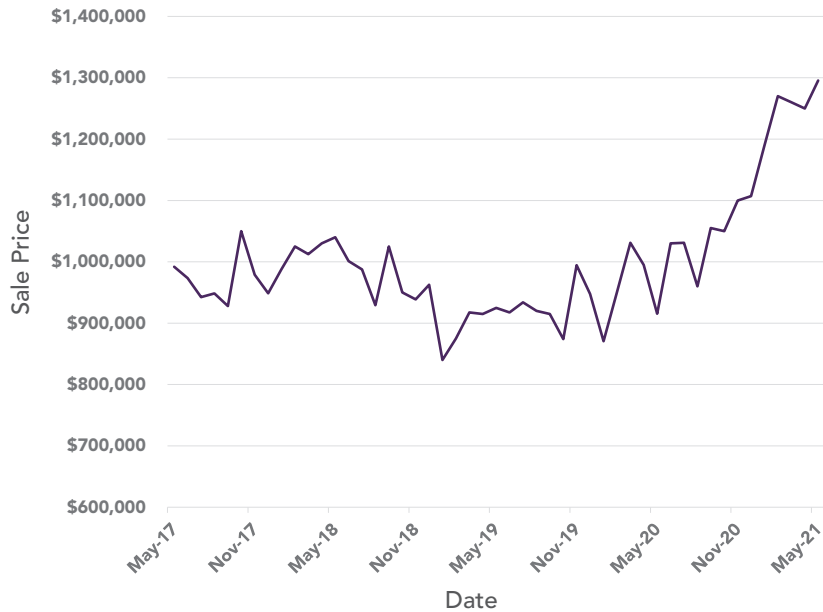


70% Higher than May 2020

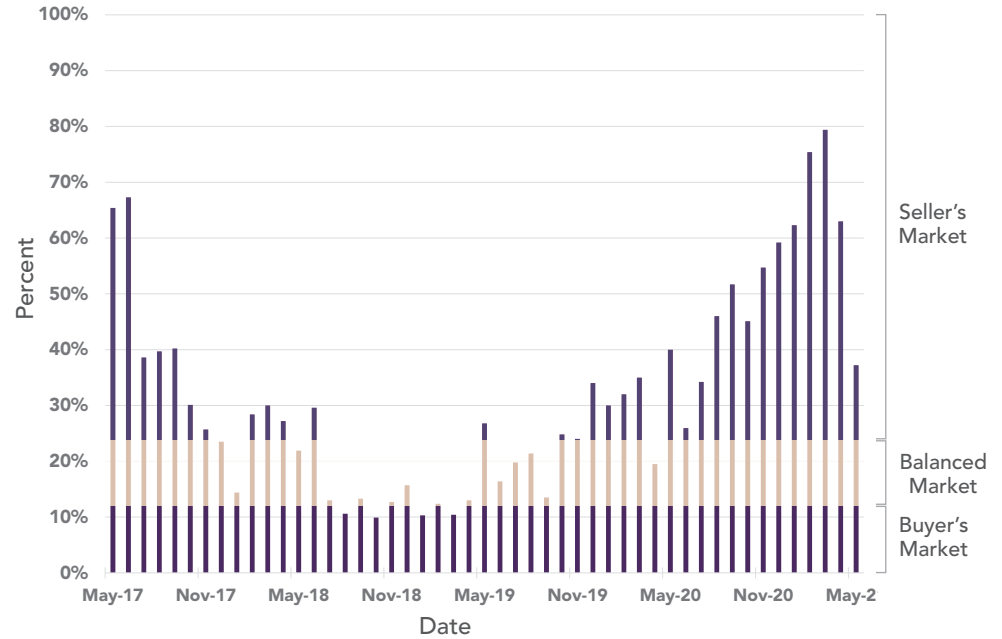


32% Lower than April 2021

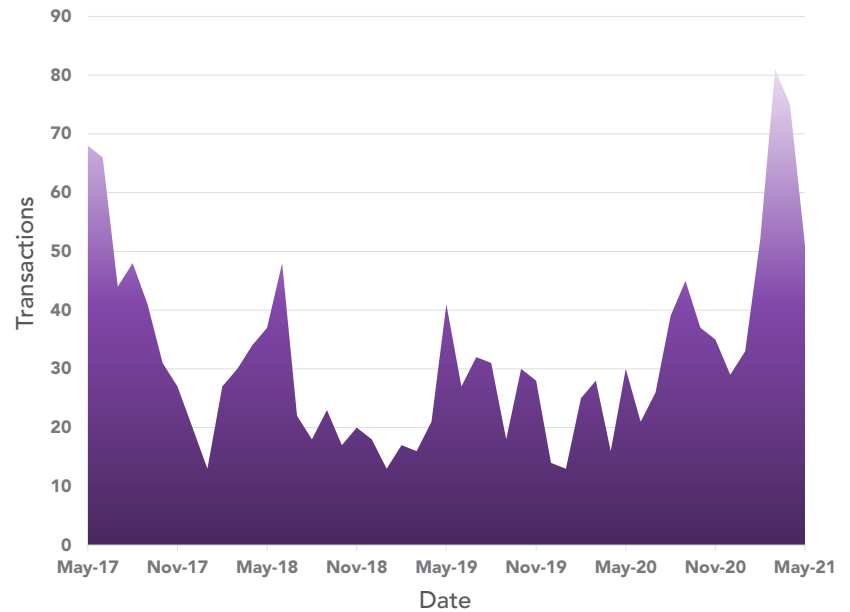
SALE PRICE



WHOSE MARKET IS IT ANYWAY?



NUMBER OF TRANSACTIONS



PORT MOODY DETACHED - MAY 2021



SUMMARY OF SALES VOLUME CHANGE

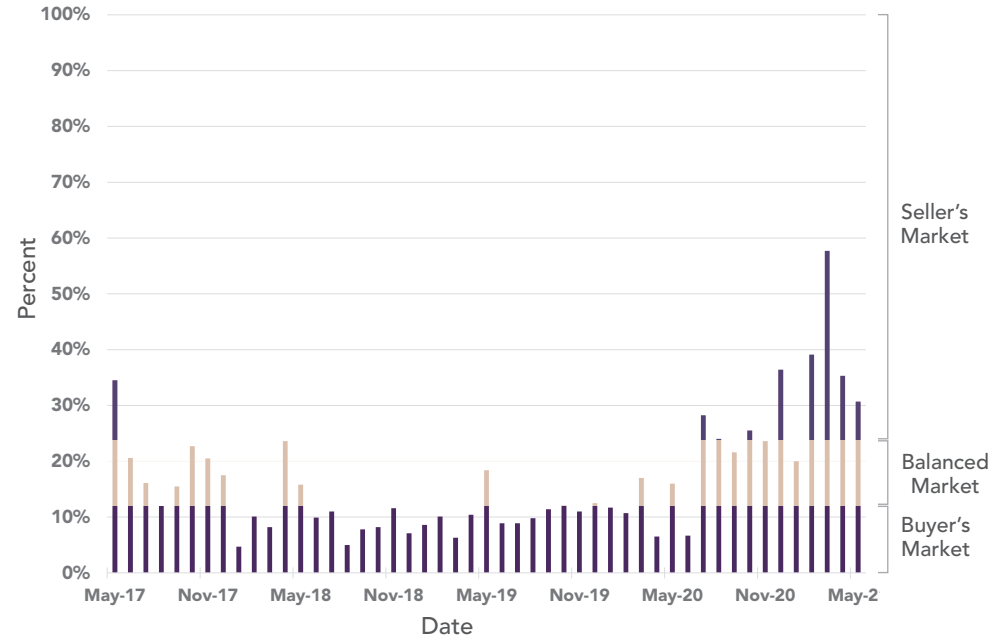


80% Higher than May 2020

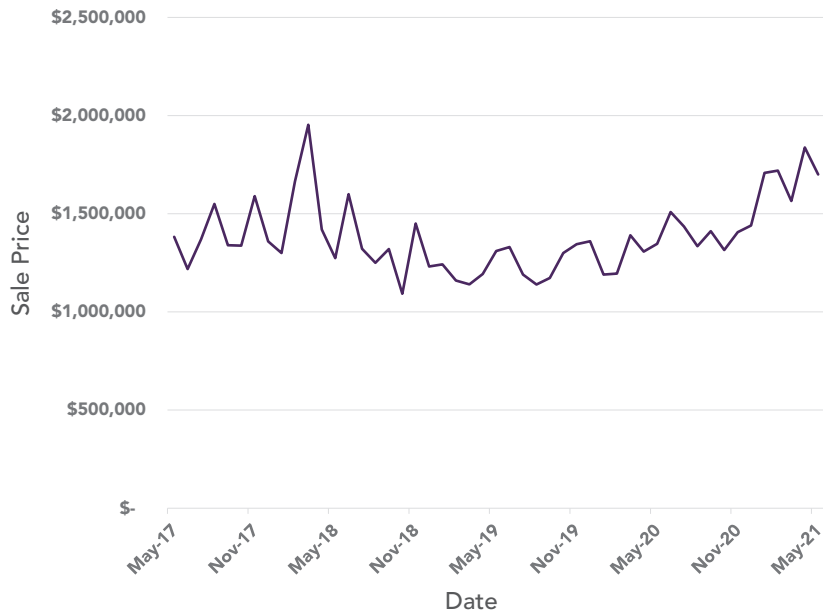


10% Lower than April 2021

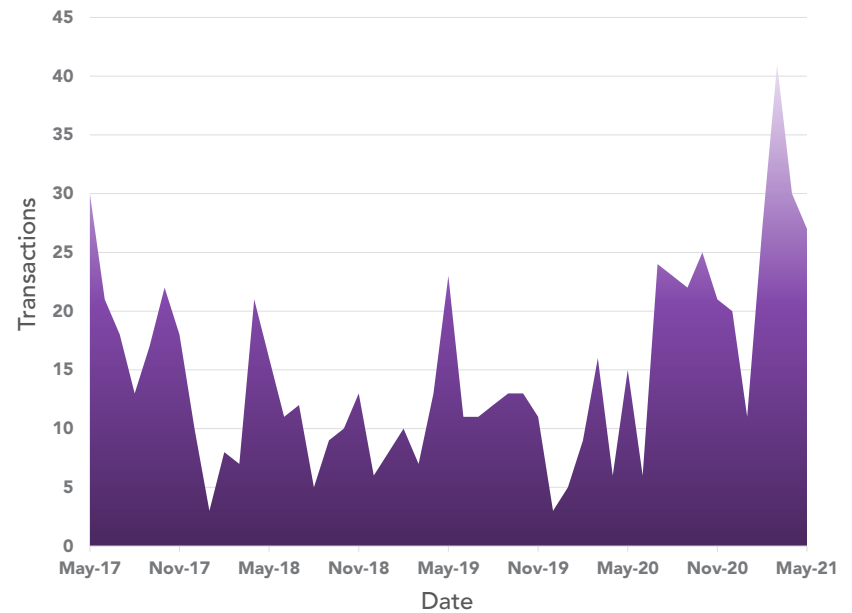
WHOSE MARKET IS IT ANYWAY?



SALE PRICE



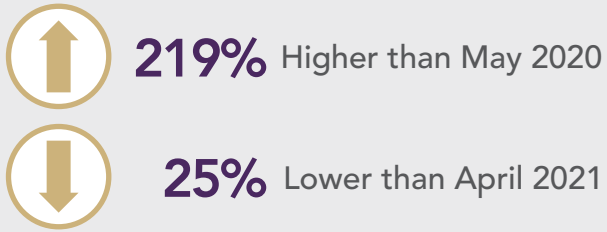
NUMBER OF TRANSACTIONS



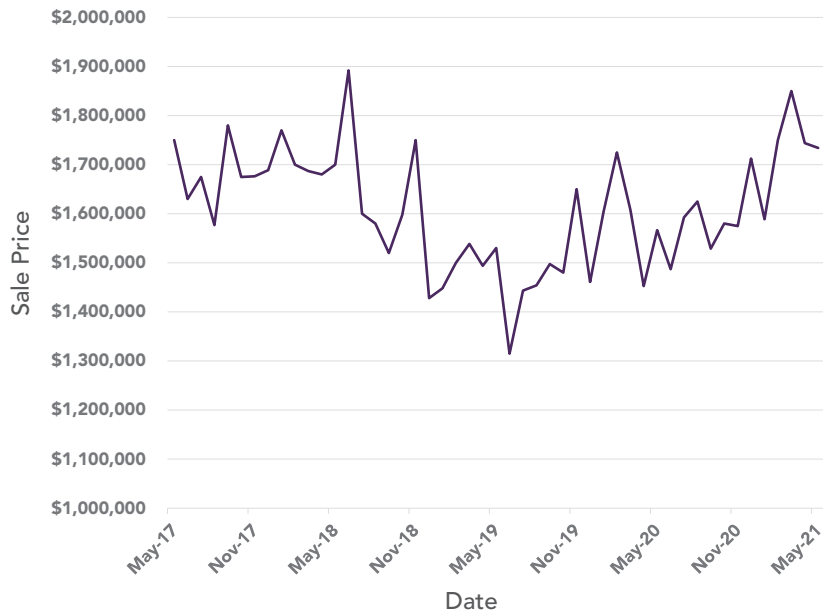
RICHMOND DETACHED - MAY 2021



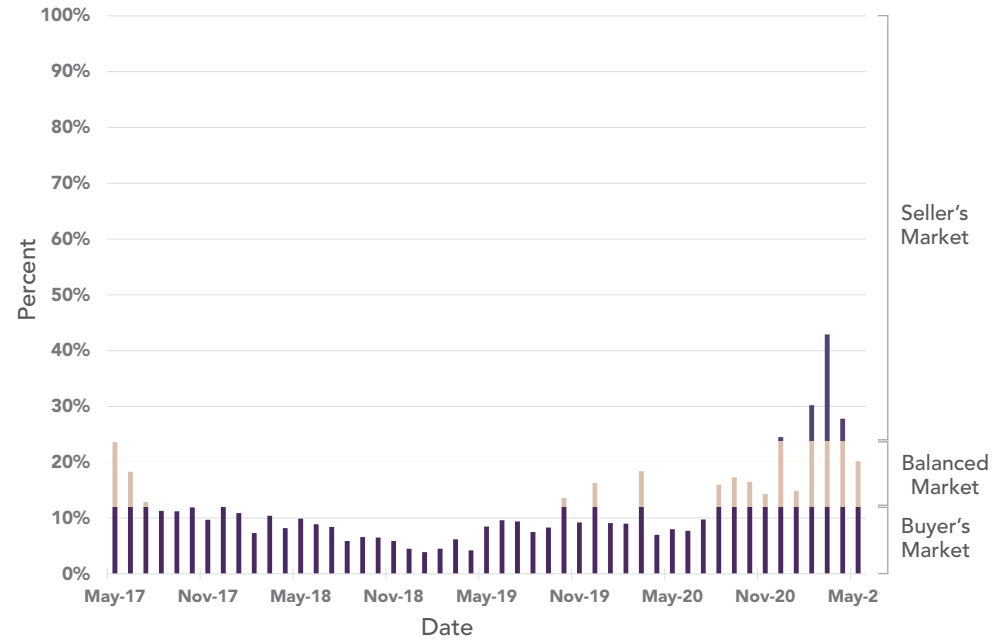
SUMMARY OF SALES VOLUME CHANGE



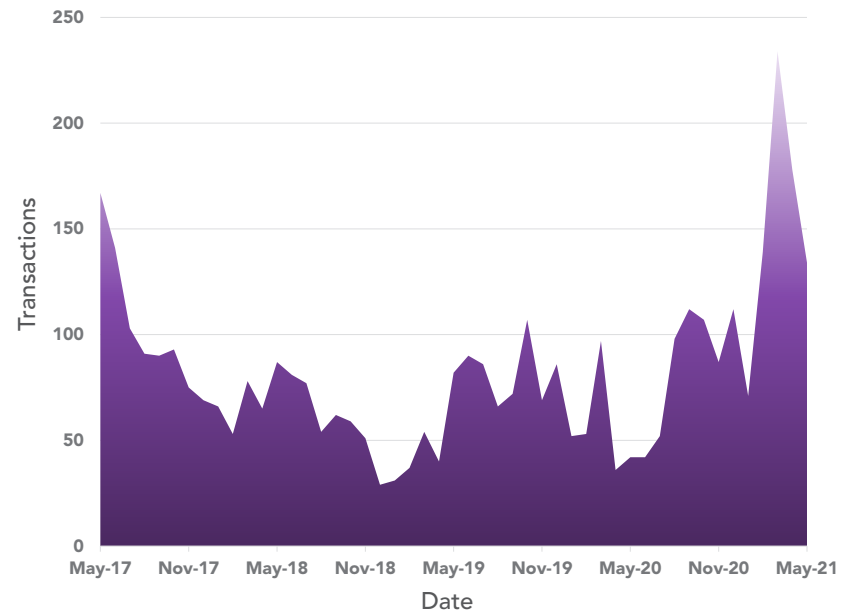
SALE PRICE



WHOSE MARKET IS IT ANYWAY?



NUMBER OF TRANSACTIONS



VANCOUVER DETACHED - MAY 2021



SUMMARY OF SALES VOLUME CHANGE

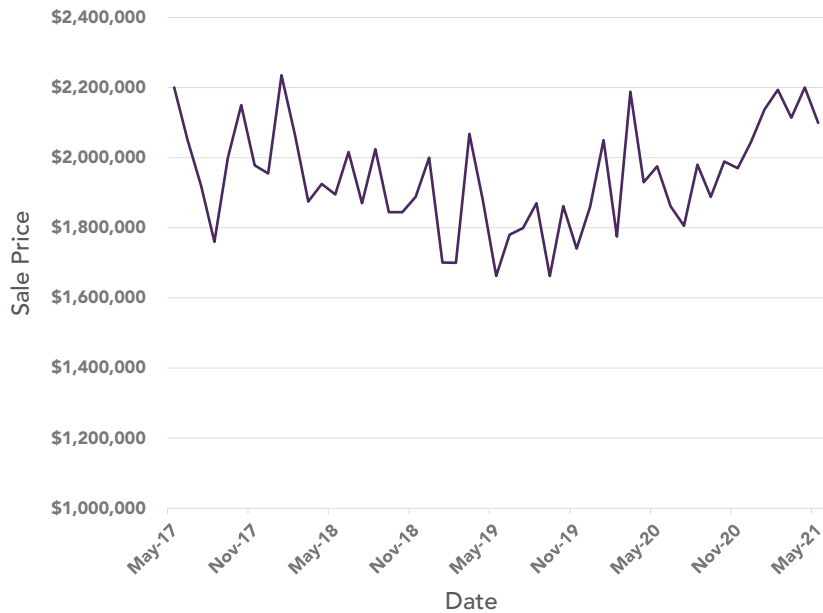


166% Higher than May 2020

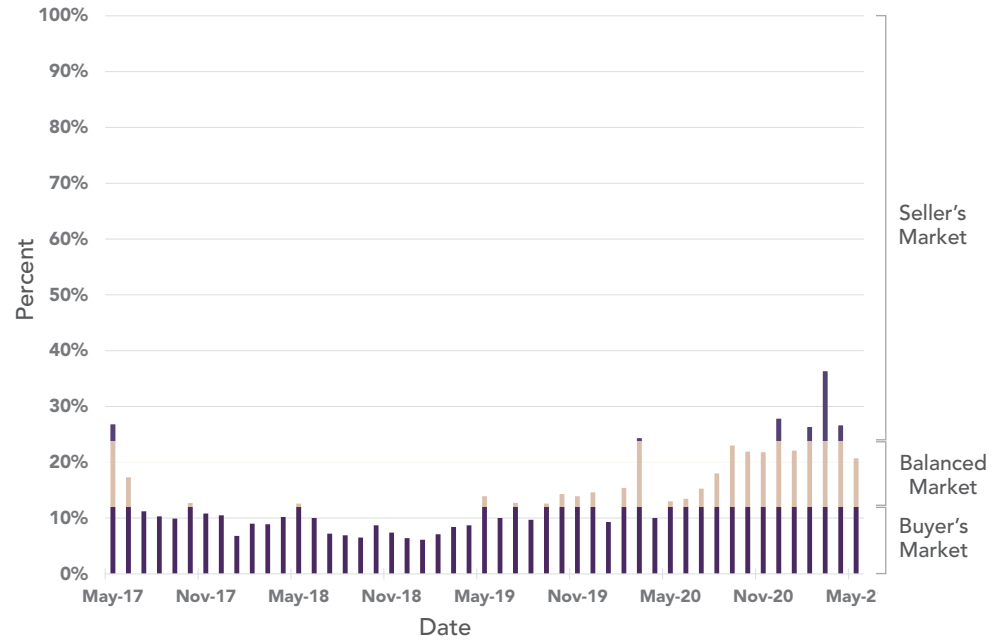


15% Lower than April 2021

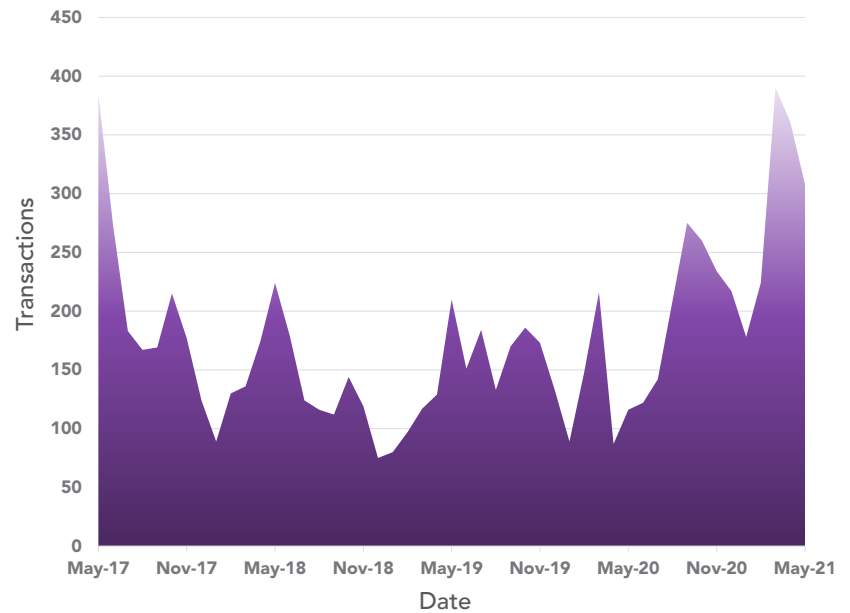
SALE PRICE



WHOSE MARKET IS IT ANYWAY?



NUMBER OF TRANSACTIONS



WEST VANCOUVER DETACHED - MAY 2021



SUMMARY OF SALES VOLUME CHANGE

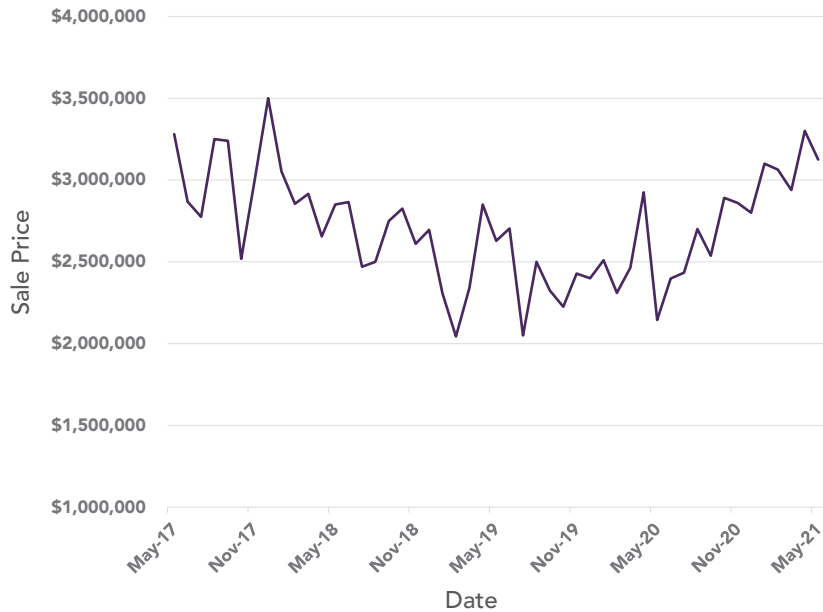


100% Higher than May 2020

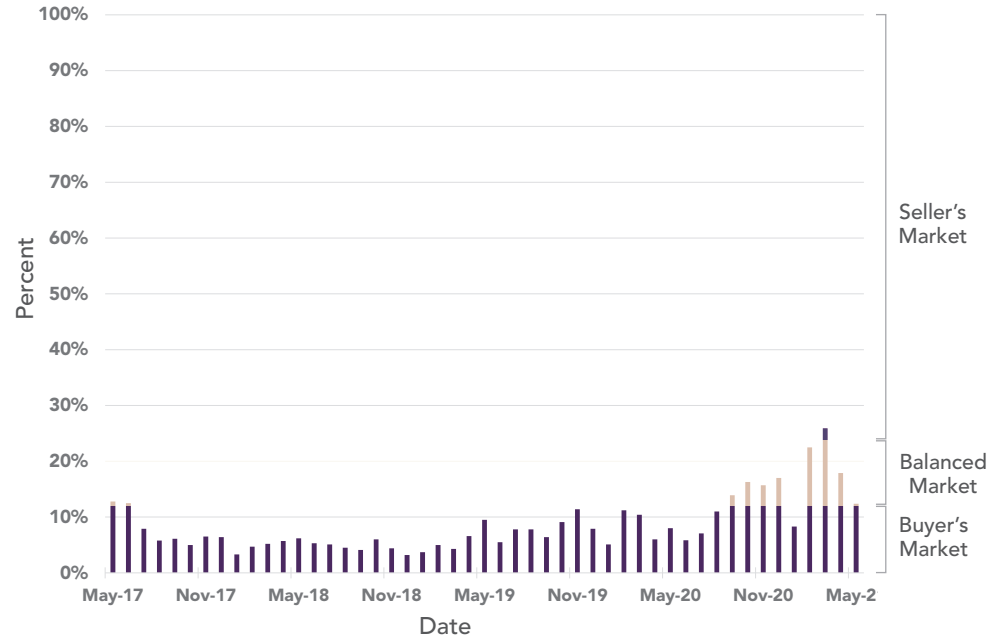


25% Lower than April 2021

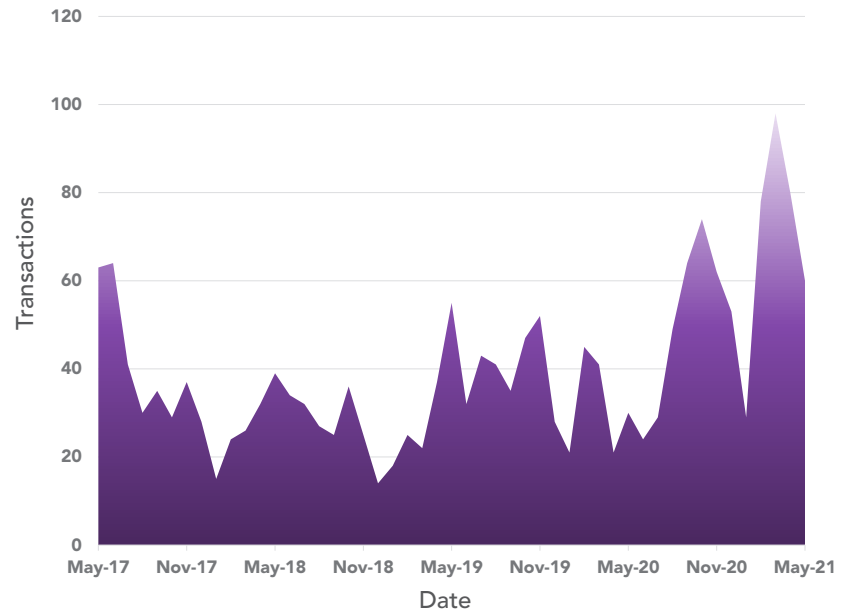
SALE PRICE



WHOSE MARKET IS IT ANYWAY?



NUMBER OF TRANSACTIONS



FREQUENTLY ASKED QUESTIONS

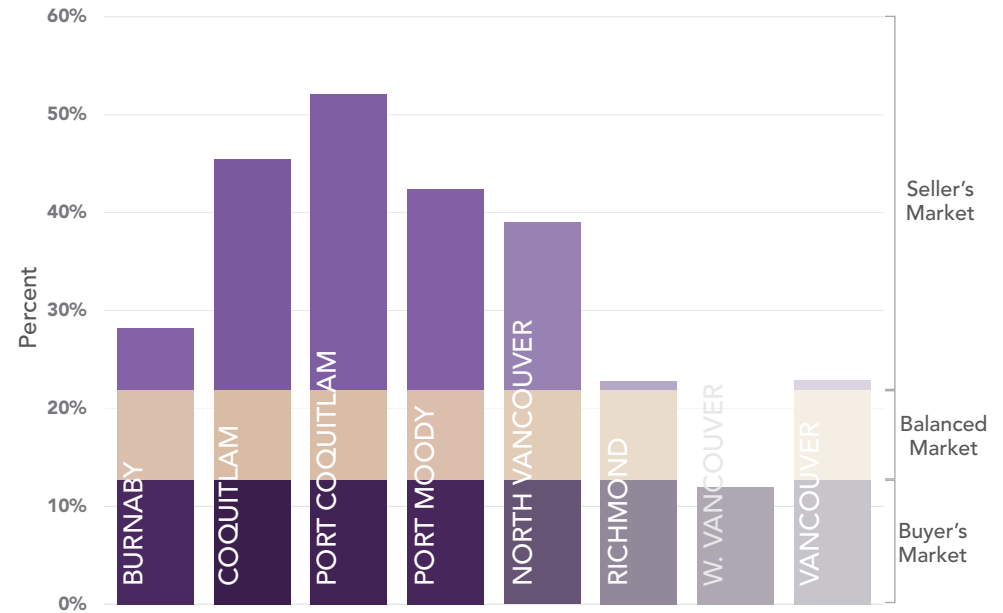
WHAT IS A SELLER'S / BALANCED / BUYER'S MARKET?

A seller's market is when there are more people looking to buy than there are homes available. This causes a rise in price above the long-term average rate of inflation. Typically this is indicated by a sales-to-active listings ratio of 22% or higher.

In contrast, a buyer's market is when there are more homes for sale than there are buyers. As a result, prices typically either decrease or increase at a pace below the average rate of inflation. A buyer's market occurs when the sales-to-active listings ratio dips below 12%.

A balanced market occurs when supply and demand are about the same, with home prices rising in line with long-term average rate of inflation. Typically this is indicated by a sales-to-active listings ratio between 12% and 22%.

EXAMPLE SALES-TO-ACTIVE RATIO CHART



WHAT IS HPI?

The MLS® HPI, or Housing Price Index, is a measure of real estate prices that provides a clearer picture of market trends over traditional tools such as mean or median average prices.

The MLS® HPI tracks changes of "middle-of-the-range" or "typical" homes, for a particular area, and excludes the extreme high-end and low-end properties.

The MLS® HPI offers only a benchmark in which to track price trends and consumers should be careful not to misinterpret index figures as actual prices.

EXAMPLE HPI BENCHMARK PRICE CHART



Klein Group Royal LePage's customized, client-first approach.

We offer a fully-integrated spectrum of services throughout the acquisition, ownership, and disposition phases. Trust, integrity and two decades of proven results are our hallmark.

ACQUISITION

We help determine the right price in terms of: Expected Return, Taxation and Financing.

Analysis & Strategy

We develop an acquisition profile based on your investment objectives, income goals, projected property performance and risk profile using: Competitive Analysis; Location and Site Analysis; Political and Legal Analysis; Financial Analysis.

Valuation & Advisory

We combine market intelligence, multiple valuation approaches and a wealth of professional contacts to determine market feasibility, demand analysis, highest-and-best use analysis, leasing potential, development strategies and more.

OWNERSHIP

We help with all complex decisions associated with holding the property 'as is'; financing or refinancing; making discretionary capital expenditures; changing the property's use; or selling part of the property. We provide:

- Ongoing Asset Performance Analysis, Investment Planning and Road Mapping
- Strategic Asset Management, Optimization and Market Repositioning
- Disposition vs. Hold Analysis
- Recapitalization Management
- New Development and Renewal Strategy using demographic, psychographic, rent-to-revenue, spending gap, and other analyses
- Corporate Social Responsibility Planning

DISPOSITION

We provide complete disposition management services to ensure that you get top market value for your property. Our services include:

- In-depth financial analysis to determine whether disposition is the most viable option
- Detailed analysis of property pros and cons
- Defining the buyer profile and target market
- Developing an integrated marketing plan and custom marketing materials
- Marketing the property through a full scope of media resources
- Handling all phases of negotiation and monitoring buyer contract conformance
- Finalizing the transaction and confirming the transfer of funds

WE'RE THE WORLD'S #1 REAL ESTATE COMPANY*, WITH LOCAL EXPERTISE

\$385B

UNDER MANAGEMENT
GLOBALLY

80,000+

OPERATING
EMPLOYEES

120

YEARS INVESTING
IN REAL ASSETS

30+

COUNTRIES
WORLDWIDE

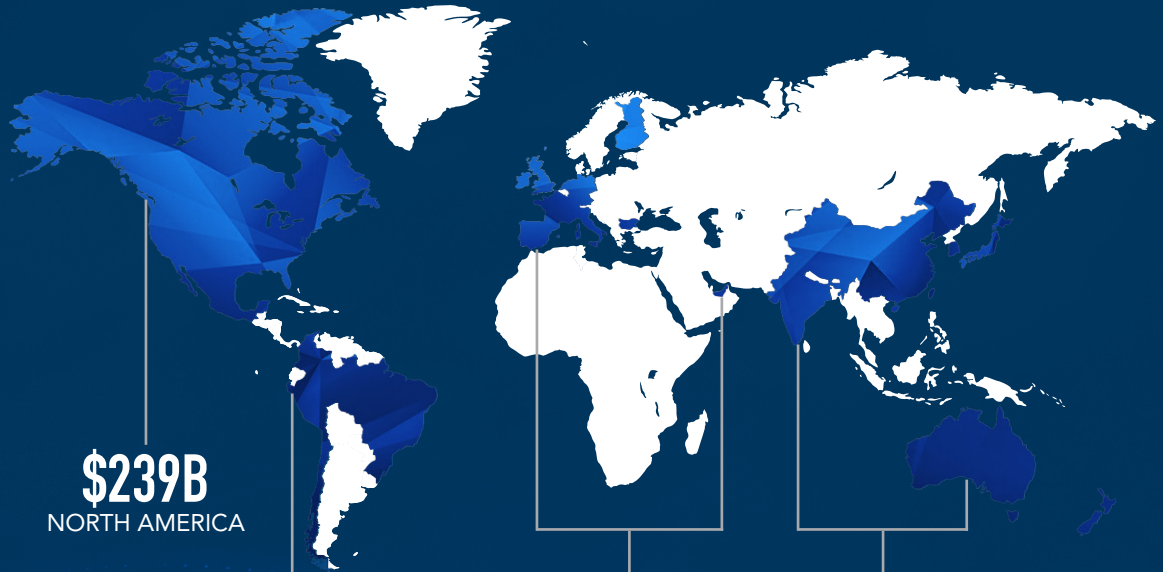
750+

INVESTMENT
PROFESSIONALS

450M

SF OF
COMMERCIAL SPACE

Forbes Magazine, 2018, 2019



Brookfield Asset Management (NYSE: BAM), the parent company of Royal LePage Commercial and Royal LePage Residential Services, is a leading global asset manager, focused on investing in long-life, high quality assets across real estate, infrastructure, renewable power and private equity.

View our listings and more at www.kleingroup.com

