

# News Release



FOR IMMEDIATE RELEASE:

## Prices hold firm as home buyers and sellers conclude 2012 from the sidelines

**VANCOUVER, B.C. – January 3, 2013** – The Greater Vancouver housing market experienced below average home sale totals, typical home listing activity and modest declines in home prices in 2012.

The Real Estate Board of Greater Vancouver (REBGV) reports that total sales of detached, attached and apartment properties in 2012 reached 25,032, a 22.7 per cent decline from the 32,387 sales recorded in 2011, and an 18.2 per cent decrease from the 30,595 residential sales in 2010. Last year's home sale total was 25.7 per cent below the ten-year average for annual Multiple Listing Service® (MLS®) sales in the region.

The number of residential properties listed for sale on the MLS® in Greater Vancouver declined 2 per cent in 2012 to 58,379 compared to the 59,539 properties listed in 2011. Looking back further, last year's total represents a 0.6 per cent increase compared to the 58,009 residential properties listed in 2010. Last year's listing total was 6.1 per cent above the ten-year average for annual MLS® property listings in the region.

"For much of 2012 we saw a collective hesitation on the part of buyers and sellers in the Greater Vancouver housing market. This behavior was reflected in lower than average home sale activity and modest fluctuations in home prices," Eugen Klein, REBGV president said.

Residential property sales in Greater Vancouver totalled 1,142 in December 2012, a decrease of 31.1 per cent from the 1,658 sales recorded in December 2011 and a 32.3 per cent decline compared to November 2012 when 1,686 home sales occurred.

December sales were 38.4 per cent below the 10-year December sales average of 1,855.

Since reaching a peak in May of \$625,100, the MLS® Home Price Index composite benchmark price for all residential properties in Greater Vancouver has declined 5.5<sup>1</sup> per cent to \$590,800. This represents a 2.3 per cent decline when compared to this time last year.

"We saw home prices come down a bit during the latter half of the year. During the same period, we saw fewer home sales and listings," Klein said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 1,380 in December 2012. This represents a 15.3 per cent decline compared to the 1,629 units listed in

December 2011 and a 50 per cent decline compared to November 2012 when 2,758 properties were listed.

Sales of detached properties in December 2012 reached 425, a decrease of 32.5 per cent from the 630 detached sales recorded in December 2011, and a 44.7 per cent decrease from the 769 units sold in December 2010. The benchmark price for detached properties decreased 2.7 per cent from December 2011 to \$904,200. Since reaching a peak in May, the benchmark price of a detached property has declined 6.5%.

Sales of apartment properties reached 504 in December 2012, a decline of 34.9 per cent compared to the 774 sales in December 2011, and a decrease of 37.9 per cent compared to the 811 sales in December 2010. The benchmark price of an apartment property decreased 1.9 per cent from December 2011 to \$361,200. Since reaching a peak in May, the benchmark price of an apartment property has declined 4.9%<sup>2</sup>.

Attached property sales in December 2012 totalled 213, a decline of 16.1 per cent compared to the 254 sales in December 2011, and a 33.2 per cent decrease from the 319 attached properties sold in December 2010. The benchmark price of an attached unit decreased 2.6 per cent between December 2011 and 2012 to \$450,900. Since reaching a peak in April, the benchmark price of an attached property has declined 4.4%.

“Activity continues to vary depending on area so it’s important to work with your REALTOR® and other professionals to understand the trends in your area of interest,” Klein said.

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<sup>1</sup> This figure was originally reported as a 5.8% decline due to a calculation error. This report was corrected on January 23, 2013 to accurately state that the MLS HPI® benchmark price of a residential property in Greater Vancouver declined 5.5% between May and December 2012.

<sup>2</sup> This figure was originally reported as a 12.8% decline due to a calculation error. This report was corrected on January 23, 2013 to accurately state that the MLS HPI® benchmark price of an apartment in Greater Vancouver declined 4.9% between May and December 2012.

The real estate industry is a key economic driver in British Columbia. In 2012, 32,390 homes changed ownership in the Board's area, generating \$1.36 billion in spin-off activity and 9,069 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$25 billion in 2012. The Real Estate Board of Greater Vancouver is an association representing more than 11,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit [www.rebgv.org](http://www.rebgv.org).

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Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %
Residential / Composite	Lower Mainland	\$532,400	150.3	-1.1%	-2.5%	-4.2%	-1.6%	5.5%	5.2%
	Greater Vancouver	\$590,800	154.9	-1.0%	-2.5%	-4.8%	-2.3%	6.3%	7.6%
	Bowen Island	\$560,000	121.4	-2.4%	-5.5%	-10.3%	-0.4%	-8.5%	-10.7%
	Burnaby East	\$551,000	152.1	0.0%	-2.4%	-3.6%	-1.2%	4.8%	6.0%
	Burnaby North	\$503,200	150.3	-0.5%	-1.2%	-4.8%	-1.8%	4.2%	5.5%
	Burnaby South	\$560,800	158.1	-0.9%	-2.6%	-3.9%	-1.6%	8.5%	11.7%
	Coquitlam	\$497,700	147.2	-0.7%	-1.9%	-2.7%	1.3%	6.1%	4.2%
	Ladner	\$515,900	143.5	0.3%	-4.1%	-6.5%	-2.5%	4.1%	5.2%
	Maple Ridge	\$391,400	132.3	0.7%	-0.2%	-0.2%	0.7%	0.2%	-4.0%
	New Westminster	\$354,400	152.1	-1.2%	-3.3%	-4.8%	-0.8%	2.7%	2.4%
	North Vancouver	\$624,500	141.3	-2.4%	-4.9%	-5.4%	-1.8%	2.3%	1.6%
	Pitt Meadows	\$388,000	140.5	0.1%	2.3%	2.8%	2.6%	3.8%	-0.2%
	Port Coquitlam	\$395,400	140.4	-0.1%	-0.8%	-2.3%	-1.3%	-0.4%	-2.1%
	Port Moody	\$502,200	138.7	-2.0%	-1.9%	-2.1%	3.0%	1.7%	-1.3%
	Richmond	\$561,300	163.0	-1.5%	-1.4%	-4.8%	-5.3%	7.9%	14.6%
	Squamish	\$387,700	125.2	0.5%	-5.2%	-4.2%	2.0%	1.6%	-4.1%
	Sunshine Coast	\$340,500	119.3	-3.6%	-7.1%	-8.4%	-6.3%	-10.2%	-12.5%
	Tsawwassen	\$585,700	147.6	-0.6%	-2.5%	-5.0%	-0.7%	8.0%	6.8%
	Vancouver East	\$600,200	175.6	-0.8%	-1.5%	-3.5%	1.1%	13.1%	18.1%
	Vancouver West	\$780,100	164.4	-1.1%	-1.6%	-5.2%	-2.8%	7.8%	9.7%
West Vancouver	\$1,503,400	161.4	0.1%	-4.2%	-8.6%	-2.1%	18.6%	11.7%	
Whistler	\$457,500	109.0	0.9%	-4.5%	-6.7%	-1.7%	-7.5%	-16.5%	
Single Family Detached	Lower Mainland	\$741,600	157.6	-1.1%	-2.8%	-4.7%	-1.4%	12.3%	12.9%
	Greater Vancouver	\$904,200	167.1	-1.1%	-3.4%	-6.0%	-2.7%	14.9%	18.0%
	Bowen Island	\$560,000	121.4	-2.4%	-5.5%	-10.3%	-0.3%	-8.5%	-10.7%
	Burnaby East	\$713,700	159.6	-0.7%	-5.0%	-6.2%	-1.7%	9.5%	14.1%
	Burnaby North	\$895,800	172.9	-1.5%	-1.6%	-5.6%	-0.3%	17.6%	22.0%
	Burnaby South	\$951,000	182.3	-2.6%	-5.2%	-6.2%	0.4%	23.9%	31.2%
	Coquitlam	\$701,000	155.3	-0.6%	-1.8%	-3.0%	2.9%	12.2%	12.0%
	Ladner	\$595,100	143.6	0.6%	-4.4%	-7.1%	-3.2%	5.0%	6.2%
	Maple Ridge	\$463,400	131.7	0.9%	-1.1%	-0.6%	1.2%	1.5%	-2.5%
	New Westminster	\$639,700	158.7	-0.9%	-4.8%	-6.3%	-2.0%	9.4%	13.8%
	North Vancouver	\$908,500	145.0	-2.4%	-5.5%	-7.1%	-3.7%	5.5%	5.5%
	Pitt Meadows	\$499,900	139.5	-0.6%	-0.4%	-0.3%	-0.3%	2.9%	1.2%
	Port Coquitlam	\$551,500	147.3	-0.3%	-0.8%	-2.4%	1.4%	6.4%	6.8%
	Port Moody	\$816,100	151.2	-2.1%	-4.1%	-3.3%	1.7%	9.8%	7.5%
	Richmond	\$938,100	188.9	-1.8%	-2.6%	-6.1%	-6.5%	21.2%	32.1%
	Squamish	\$483,500	130.6	-0.1%	-4.9%	-3.8%	-3.5%	1.3%	0.7%
	Sunshine Coast	\$339,100	118.8	-3.7%	-7.2%	-8.3%	-6.5%	-10.5%	-12.8%
	Tsawwassen	\$705,900	152.0	-0.8%	-2.5%	-4.7%	-0.5%	12.8%	9.8%
	Vancouver East	\$829,200	183.1	-0.7%	-2.5%	-4.1%	0.2%	20.8%	28.3%
	Vancouver West	\$2,004,000	205.9	-1.2%	-4.1%	-9.1%	-5.5%	23.6%	30.9%
West Vancouver	\$1,778,100	169.3	0.3%	-3.8%	-8.6%	-1.5%	24.1%	17.4%	
Whistler	\$890,000	123.2	1.5%	4.9%	8.0%	4.9%	-2.1%	-7.6%	

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)  
In January 2005, the indexes are set to 100.  
Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.  
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %
Townhouse	Lower Mainland	\$386,200	140.2	-0.8%	-1.6%	-3.5%	-2.6%	1.5%	0.8%
	Greater Vancouver	\$450,900	146.3	-0.7%	-1.7%	-3.8%	-2.6%	3.5%	4.9%
	Burnaby East	\$406,800	145.9	-1.8%	-3.1%	-3.6%	-3.4%	2.2%	4.9%
	Burnaby North	\$382,900	142.8	-0.6%	-2.7%	-4.5%	-8.5%	1.1%	1.5%
	Burnaby South	\$410,000	147.1	-1.4%	-1.9%	-3.2%	-3.1%	3.4%	7.1%
	Coquitlam	\$386,600	142.0	-0.6%	0.9%	1.0%	3.0%	4.1%	2.7%
	Ladner	\$430,100	142.5	-1.0%	-4.3%	-4.7%	-2.7%	2.8%	1.8%
	Maple Ridge	\$267,600	130.0	-1.1%	-1.7%	-2.9%	-3.5%	-4.8%	-7.5%
	New Westminster	\$381,200	143.2	-0.7%	-3.4%	-5.0%	-0.6%	4.7%	4.0%
	North Vancouver	\$566,100	135.5	-1.7%	-1.7%	-5.0%	-3.5%	0.2%	0.7%
	Pitt Meadows	\$323,300	139.9	-2.6%	-1.3%	0.4%	-0.5%	4.5%	0.4%
	Port Coquitlam	\$369,300	140.6	-0.2%	0.6%	-0.9%	-1.6%	0.1%	-1.3%
	Port Moody	\$409,000	138.2	-1.1%	-0.7%	-0.4%	2.9%	1.2%	-2.1%
	Richmond	\$488,100	157.8	-0.9%	-1.7%	-3.2%	-4.1%	7.8%	13.9%
	Squamish	\$335,600	121.8	2.3%	-5.1%	-3.7%	11.0%	1.2%	-4.6%
	Tsawwassen	\$440,800	136.3	-1.5%	-3.5%	-6.6%	-4.2%	-1.7%	-2.6%
	Vancouver East	\$512,600	169.0	2.6%	1.5%	-1.7%	2.4%	11.0%	13.3%
Vancouver West	\$663,600	150.1	-2.3%	-1.3%	-6.9%	-3.0%	3.2%	6.8%	
Whistler	\$450,300	121.3	1.5%	-2.6%	-3.8%	12.7%	9.1%	-3.6%	
Apartment	Lower Mainland	\$331,000	145.2	-1.1%	-2.2%	-3.8%	-1.4%	-1.4%	-2.7%
	Greater Vancouver	\$361,200	146.0	-1.0%	-2.0%	-4.0%	-1.9%	-0.9%	-1.3%
	Burnaby East	\$378,300	143.6	5.8%	7.2%	3.2%	6.1%	-4.4%	-9.7%
	Burnaby North	\$327,900	138.6	0.1%	-0.3%	-3.8%	-0.1%	-3.3%	-3.7%
	Burnaby South	\$369,100	148.2	0.4%	-0.7%	-2.8%	-2.6%	1.5%	2.4%
	Coquitlam	\$248,900	137.0	-0.9%	-3.2%	-3.7%	-1.9%	-2.3%	-6.5%
	Ladner	\$303,000	143.6	0.3%	-3.1%	-6.7%	-3.8%	1.3%	4.7%
	Maple Ridge	\$191,100	139.3	2.3%	6.7%	6.8%	5.4%	2.1%	-6.2%
	New Westminster	\$263,600	150.7	-1.4%	-2.7%	-4.1%	-0.5%	0.2%	-1.2%
	North Vancouver	\$339,100	137.7	-2.8%	-5.5%	-3.7%	0.7%	-1.4%	-3.4%
	Pitt Meadows	\$241,300	142.6	3.7%	9.9%	10.5%	11.6%	4.5%	-4.0%
	Port Coquitlam	\$220,300	130.6	0.2%	-2.1%	-3.3%	-4.9%	-9.8%	-14.0%
	Port Moody	\$311,700	129.9	-2.8%	-0.9%	-2.3%	3.8%	-4.3%	-7.0%
	Richmond	\$334,000	141.6	-1.7%	-0.2%	-4.6%	-5.5%	-5.6%	-1.7%
	Squamish	\$239,600	115.3	-0.6%	-7.5%	-7.3%	7.5%	0.3%	-14.7%
	Tsawwassen	\$324,500	136.5	0.3%	-2.6%	-5.7%	-3.1%	-3.7%	-0.5%
	Vancouver East	\$303,400	167.4	-1.6%	-0.7%	-3.2%	1.9%	3.8%	6.1%
Vancouver West	\$463,700	150.1	-1.0%	-0.4%	-2.8%	-1.3%	0.9%	0.9%	
West Vancouver	\$583,100	127.4	-1.2%	-6.7%	-8.0%	-5.6%	-5.6%	-12.6%	
Whistler	\$225,300	80.9	-0.7%	-6.7%	-11.7%	-9.9%	-32.4%	-39.1%	

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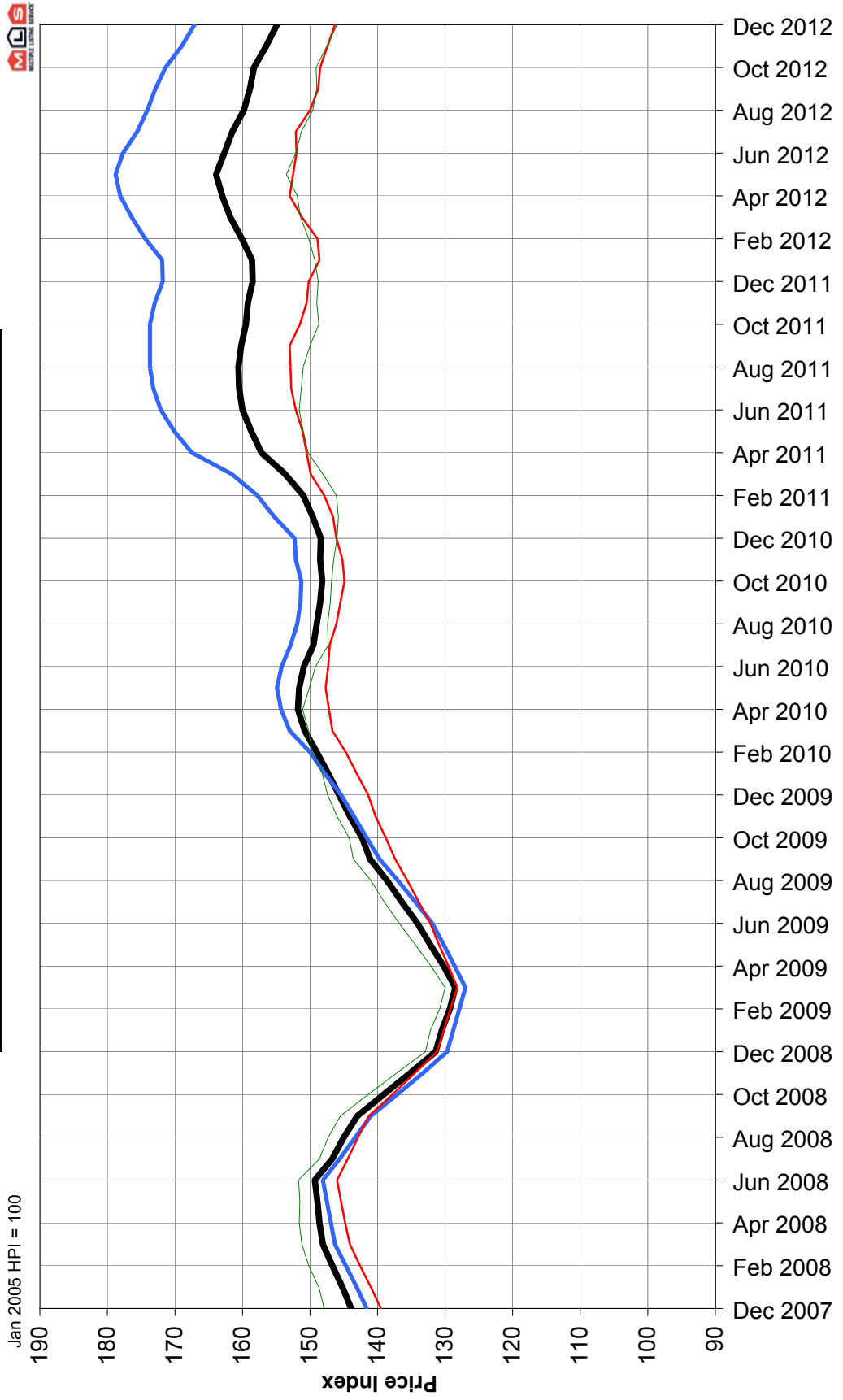
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



### Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100

Price Index

190

180

170

160

150

140

130

120

110

100

90

Dec 2012

Oct 2012

Aug 2012

Jun 2012

Apr 2012

Feb 2012

Dec 2011

Oct 2011

Aug 2011

Jun 2011

Apr 2011

Feb 2011

Dec 2010

Oct 2010

Aug 2010

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Aug 2009

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Apr 2009

Feb 2009

Dec 2008

Oct 2008

Aug 2008

Jun 2008

Apr 2008

Feb 2008

Dec 2007



# MLS® SALES Facts



## December 2012

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
<b>December 2012</b>	38 Detached Attached Apartment	51 10 20	10 1 4	5 0 0	42 16 16	10 5 32	32 24 34	22 10 23	10 11 11	44 40 54	10 5 3	12 1 2	54 17 53	49 30 156	29 1 8	7 13 11	425 213 504
	\$897,500 \$457,000 \$333,500	\$686,000 n/a \$282,450	n/a n/a n/a	n/a n/a n/a	\$480,000 n/a n/a	n/a n/a \$314,500	\$925,000 \$610,000 \$348,500	\$532,500 n/a \$219,500	n/a n/a n/a	\$1,080,000 \$495,000 \$318,000	n/a n/a n/a	n/a n/a n/a	\$808,500 n/a \$325,000	\$1,730,750 \$837,000 \$468,000	\$2,033,000 n/a n/a	n/a n/a n/a	n/a
<b>November 2012</b>	65 40 104	84 21 44	18 7 9	0 0 0	72 21 37	6 6 62	53 17 62	16 16 18	14 18 18	62 41 75	12 7 6	23 1 2	95 15 51	62 31 262	38 0 11	10 13 7	629 307 750
	\$845,000 \$490,000 \$361,000	\$725,000 \$434,950 \$273,250	\$633,500 n/a n/a	n/a n/a n/a	\$475,750 n/a \$259,950	n/a n/a \$278,500	\$905,000 \$605,000 \$375,000	\$499,000 n/a \$217,000	n/a n/a n/a	\$1,070,000 \$494,750 \$320,000	n/a n/a n/a	\$365,000 n/a n/a	\$869,000 \$598,000 \$339,800	\$1,878,000 \$908,500 \$468,500	\$1,432,500 n/a n/a	n/a \$512,000 n/a	n/a
<b>December 2011</b>	65 40 104	84 21 44	18 7 9	0 0 0	72 21 37	6 6 62	53 17 62	16 16 18	14 18 18	62 41 75	12 7 6	23 1 2	95 15 51	62 31 262	38 0 11	10 13 7	630 254 774
	\$895,000 \$478,950 \$322,175	\$719,900 \$485,000 \$329,000	n/a n/a n/a	n/a n/a n/a	\$490,000 \$286,000 \$205,900	n/a n/a \$295,000	\$982,000 n/a \$380,000	n/a n/a n/a	n/a n/a n/a	\$965,000 \$499,000 \$346,000	n/a n/a n/a	\$370,000 n/a n/a	\$823,500 n/a \$320,500	\$2,075,000 \$750,000 \$474,000	\$1,600,000 n/a n/a	n/a n/a n/a	n/a
<b>Jan. - Dec. 2012</b>	818 667 1,434	1,067 374 665	429 63 124	37 1 0	1,049 367 305	288 128 749	920 307 761	390 223 289	188 197 219	976 732 1,101	181 97 45	470 38 54	1,267 362 1,148	1,243 536 3,417	609 64 159	107 232 155	10,019 4,388 10,625
	\$917,750 \$474,000 \$365,000	\$735,000 \$461,750 \$283,000	\$669,800 \$450,000 \$322,500	\$350,000 n/a n/a	\$479,000 \$293,000 \$216,000	\$661,000 \$422,500 \$305,000	\$988,000 \$637,000 \$375,000	\$541,500 \$385,000 \$238,000	\$784,000 \$435,000 \$332,000	\$986,500 \$519,000 \$332,800	\$500,000 \$357,627 \$251,000	\$397,900 \$280,750 \$266,250	\$867,750 \$860,000 \$480,000	\$2,060,000 \$1,195,000 \$710,000	\$1,852,000 \$1,195,000 \$229,000	\$975,000 \$556,000 \$229,000	n/a
<b>Jan. - Dec. 2011</b>	1,282 861 1,827	1,339 523 714	592 87 149	34 1 0	1,148 485 313	329 132 886	1,191 386 895	453 237 294	234 246 279	1,707 1,013 1,542	188 90 40	451 41 53	1,819 733 4,421	1,986 733 4,421	1,163 60 209	113 167 107	14,029 5,473 12,885
	\$898,000 \$488,500 \$352,750	\$709,000 \$456,000 \$294,500	\$660,000 \$436,000 \$336,000	\$595,000 n/a n/a	\$481,759 \$304,000 \$215,000	\$630,000 \$410,750 \$301,000	\$930,000 \$635,000 \$365,000	\$542,650 \$390,000 \$240,000	\$786,250 \$427,000 \$335,000	\$990,000 \$540,650 \$350,400	\$490,000 \$353,710 \$239,500	\$392,000 \$272,500 \$300,000	\$825,000 \$600,000 \$342,500	\$2,075,000 \$860,000 \$485,000	\$1,780,000 \$1,119,500 \$730,000	\$845,000 \$555,000 \$235,000	n/a

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



# MLS® LISTINGS Facts



## December 2012

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
<b>December 2012</b>	37	54	10	6	44	7	29	11	8	82	10	37	62	96	40	18	551
	Detached	Attached	Apartment														
	32	30	0	0	12	9	6	12	4	45	5	3	14	25	5	31	233
	64	40	6	0	29	45	43	19	9	94	4	6	51	153	7	26	596
	103%	94%	100%	83%	95%	143%	110%	200%	125%	54%	100%	32%	87%	51%	73%	39%	n/a
	91%	33%	n/a	n/a	133%	56%	400%	83%	275%	89%	100%	33%	121%	120%	20%	42%	n/a
	120%	50%	67%	n/a	55%	71%	79%	121%	122%	57%	75%	33%	104%	102%	114%	42%	n/a
<b>November 2012</b>	99	94	25	9	92	18	87	22	19	139	24	50	111	159	72	20	1,040
	Detached	Attached	Apartment														
	69	35	2	0	48	7	30	35	18	93	12	15	52	67	5	20	508
	158	81	13	0	49	81	81	32	24	145	3	5	102	387	17	32	1,210
	49%	64%	96%	11%	63%	61%	69%	100%	79%	55%	54%	60%	82%	48%	44%	50%	n/a
	49%	63%	200%	n/a	33%	214%	83%	46%	83%	54%	100%	0%	67%	60%	60%	100%	n/a
	65%	49%	100%	n/a	65%	67%	73%	86%	50%	56%	233%	80%	68%	62%	47%	22%	n/a
<b>December 2011</b>	66	62	17	6	55	10	32	16	11	85	12	25	75	89	35	26	622
	Detached	Attached	Apartment														
	38	20	3	0	15	2	10	12	9	55	8	4	6	26	5	24	237
	103	54	10	0	18	58	49	22	10	102	10	12	62	218	8	34	770
	98%	135%	106%	0%	131%	60%	166%	100%	127%	73%	100%	92%	127%	70%	109%	38%	n/a
	105%	105%	233%	n/a	140%	300%	170%	133%	200%	75%	88%	25%	250%	119%	0%	54%	n/a
	101%	81%	90%	n/a	206%	107%	127%	82%	180%	74%	60%	17%	82%	120%	138%	38%	n/a
<b>Jan. - Dec. 2012</b>	2,145	2,104	785	143	2,273	481	1,879	716	456	3,334	460	1,241	2,736	3,598	1,702	344	24,397
	Detached	Attached	Apartment														
	1,395	773	120	2	734	245	637	426	373	1,678	234	120	756	1,322	171	409	9,395
	3,328	1,597	267	0	651	1,628	1,766	611	529	2,885	191	126	2,238	7,974	387	409	24,587
	38%	51%	55%	26%	46%	56%	49%	54%	41%	29%	39%	38%	46%	35%	36%	31%	n/a
	48%	48%	53%	50%	50%	52%	48%	52%	53%	44%	41%	32%	48%	41%	37%	57%	n/a
	43%	42%	46%	n/a	47%	46%	43%	47%	41%	36%	24%	43%	51%	43%	41%	38%	n/a
<b>Jan. - Dec. 2011</b>	2,075	2,195	852	160	2,259	476	1,799	706	466	3,688	459	1,187	2,899	3,589	1,975	340	25,125
	Detached	Attached	Apartment														
	1,399	844	128	4	746	202	595	390	404	1,924	206	92	657	1,340	120	474	9,525
	3,158	1,517	254	10	658	1,549	1,712	707	603	3,110	245	181	2,095	8,302	368	420	24,889
	62%	61%	69%	21%	51%	69%	66%	64%	50%	46%	41%	38%	63%	55%	59%	33%	n/a
	62%	62%	68%	25%	65%	65%	65%	61%	61%	53%	44%	45%	65%	55%	50%	35%	n/a
	58%	47%	59%	0%	48%	57%	52%	42%	46%	50%	16%	29%	55%	53%	57%	25%	n/a

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



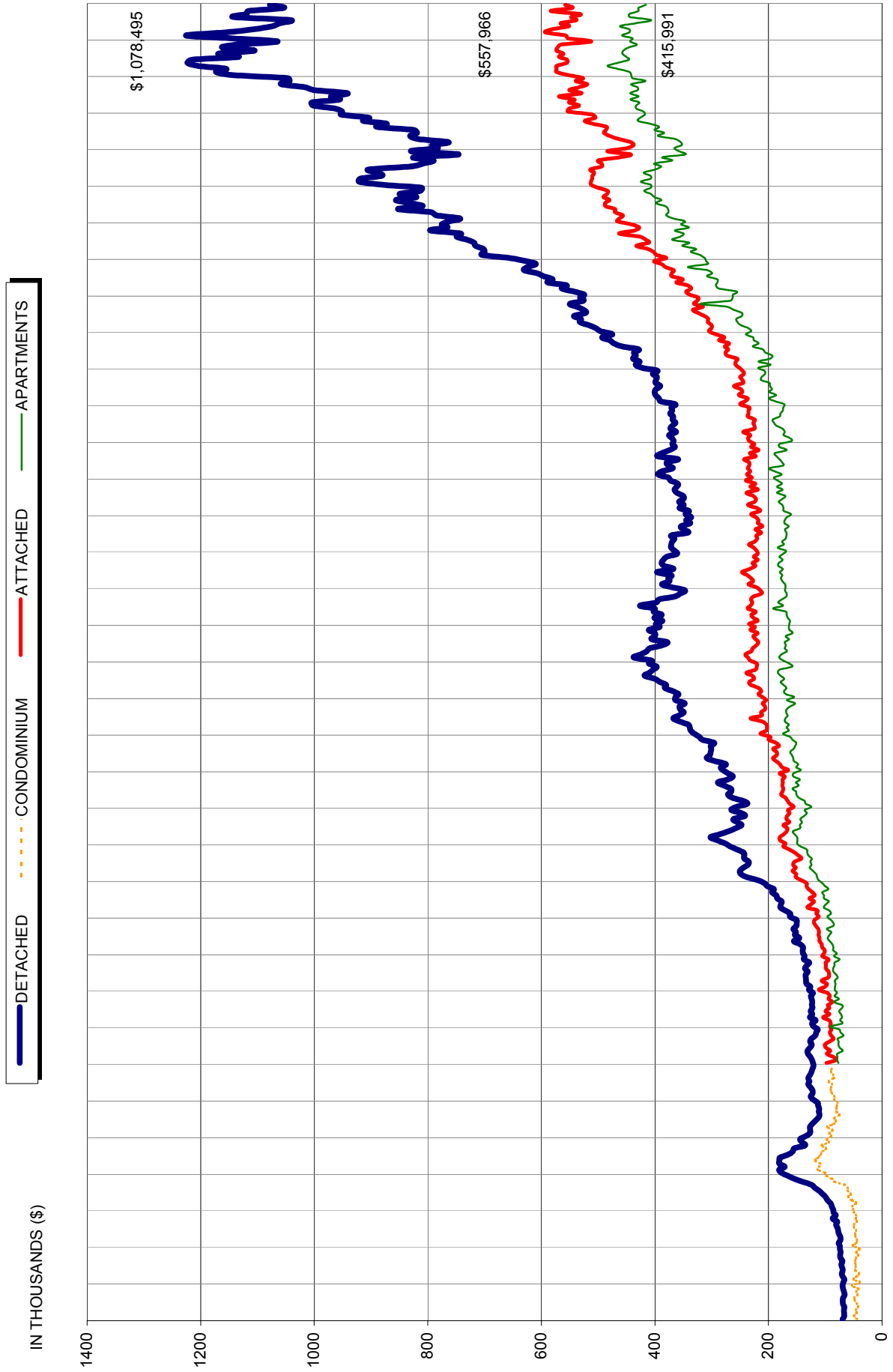
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2011	2 Nov 2012	3 Dec 2012	Col. 2 & 3 Percentage Variance	5 Dec 2011	6 Nov 2012	7 Dec 2012	Col. 6 & 7 Percentage Variance	9 Oct 2011 - Dec 2011	10 Oct 2012 - Dec 2012	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	66	99	37	-62.6	65	49	38	-22.4	242	143	-40.9
ATTACHED	38	69	32	-53.6	40	34	29	-14.7	183	121	-33.9
APARTMENTS	103	158	64	-59.5	104	102	77	-24.5	346	301	-13.0
<b>COQUITLAM</b>											
DETACHED	62	94	54	-42.6	84	60	51	-15.0	258	179	-30.6
ATTACHED	20	35	30	-14.3	21	22	10	-54.5	83	52	-37.3
APARTMENTS	54	81	40	-50.6	44	40	20	-50.0	156	112	-28.2
<b>DELTA</b>											
DETACHED	17	25	10	-60.0	18	24	10	-58.3	79	68	-13.9
ATTACHED	3	2	0	-100.0	7	4	1	-75.0	18	8	-55.6
APARTMENTS	10	13	6	-53.8	9	13	4	-69.2	30	27	-10.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	55	92	44	-52.2	72	58	42	-27.6	250	189	-24.4
ATTACHED	15	48	12	-75.0	21	16	16	0.0	97	61	-37.1
APARTMENTS	18	49	29	-40.8	37	32	16	-50.0	93	78	-16.1
<b>NORTH VANCOUVER</b>											
DETACHED	32	87	29	-66.7	53	60	32	-46.7	221	170	-23.1
ATTACHED	10	30	6	-80.0	17	25	24	-4.0	87	74	-14.9
APARTMENTS	49	81	43	-46.9	62	59	34	-42.4	228	149	-34.6
<b>NEW WESTMINSTER</b>											
DETACHED	10	18	7	-61.1	6	11	10	-9.1	55	47	-14.5
ATTACHED	2	7	9	28.6	6	15	5	-66.7	22	29	31.8
APARTMENTS	58	81	45	-44.4	62	54	32	-40.7	192	136	-29.2
<b>PORT MOODY/BELCARRA</b>											
DETACHED	11	19	8	-57.9	14	15	10	-33.3	50	32	-36.0
ATTACHED	9	18	4	-77.8	18	15	11	-26.7	71	37	-47.9
APARTMENTS	10	24	9	-62.5	18	12	11	-8.3	62	37	-40.3
<b>PORT COQUITLAM</b>											
DETACHED	16	22	11	-50.0	16	22	22	0.0	90	76	-15.6
ATTACHED	12	35	12	-65.7	16	16	10	-37.5	52	45	-13.5
APARTMENTS	22	32	19	-40.6	18	21	23	9.5	65	59	-9.2
<b>RICHMOND</b>											
DETACHED	85	139	82	-41.0	62	76	44	-42.1	269	199	-26.0
ATTACHED	55	93	45	-51.6	41	50	40	-20.0	180	151	-16.1
APARTMENTS	102	145	94	-35.2	75	81	54	-33.3	264	220	-16.7
<b>SUNSHINE COAST</b>											
DETACHED	25	50	37	-26.0	23	30	12	-60.0	89	88	-1.1
ATTACHED	4	15	3	-80.0	1	0	1	100.0	4	6	50.0
APARTMENTS	12	5	6	20.0	2	4	2	-50.0	8	11	37.5
<b>SQUAMISH</b>											
DETACHED	12	24	10	-58.3	12	13	10	-23.1	48	37	-22.9
ATTACHED	8	12	5	-58.3	7	12	5	-58.3	19	21	10.5
APARTMENTS	10	3	4	33.3	6	7	3	-57.1	10	13	30.0
<b>VANCOUVER EAST</b>											
DETACHED	75	111	62	-44.1	95	91	54	-40.7	333	238	-28.5
ATTACHED	6	52	14	-73.1	15	35	17	-51.4	82	73	-11.0
APARTMENTS	62	102	51	-50.0	51	69	53	-23.2	251	192	-23.5
<b>VANCOUVER WEST</b>											
DETACHED	89	159	96	-39.6	62	77	49	-36.4	303	230	-24.1
ATTACHED	26	67	25	-62.7	31	40	30	-25.0	124	119	-4.0
APARTMENTS	218	387	153	-60.5	262	241	156	-35.3	949	661	-30.3
<b>WHISTLER</b>											
DETACHED	26	20	18	-10.0	10	10	7	-30.0	31	26	-16.1
ATTACHED	24	20	31	55.0	13	20	13	-35.0	46	55	19.6
APARTMENTS	34	32	26	-18.8	13	7	11	57.1	40	33	-17.5
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	35	72	40	-44.4	38	32	29	-9.4	194	112	-42.3
ATTACHED	5	5	5	0.0	0	3	1	-66.7	12	6	-50.0
APARTMENTS	8	17	7	-58.8	11	8	8	0.0	38	28	-26.3
<b>GRAND TOTALS</b>											
DETACHED	<b>616</b>	<b>1031</b>	<b>545</b>	<b>-47.1</b>	<b>630</b>	<b>628</b>	<b>420</b>	<b>-33.1</b>	<b>2512</b>	<b>1834</b>	<b>-27.0</b>
ATTACHED	<b>237</b>	<b>508</b>	<b>233</b>	<b>-54.1</b>	<b>254</b>	<b>307</b>	<b>213</b>	<b>-30.6</b>	<b>1080</b>	<b>858</b>	<b>-20.6</b>
APARTMENTS	<b>770</b>	<b>1210</b>	<b>596</b>	<b>-50.7</b>	<b>774</b>	<b>750</b>	<b>504</b>	<b>-32.8</b>	<b>2732</b>	<b>2057</b>	<b>-24.7</b>





# Residential Average Sale Prices - January 1977 to December 2012



1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012

NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.

