

News Release



Housing market sees slight changes in October

Vancouver, B.C. – November 2, 2012 – The Greater Vancouver housing market saw a slight increase in the number of home sales, a slight reduction in the number of listings, and a slight decrease in home prices in October compared to the summer months. With those changes, the sales-to-active-listings ratio increased to 11 per cent in October from 8 per cent in September.

The Real Estate Board of Greater Vancouver (REBGV) reported 1,931 residential property sales of detached, attached and apartment properties on the region's Multiple Listing Service® (MLS®) in October, a 16.7 per cent decline compared to the 2,317 sales in October 2011 and a 27.4 per cent increase compared to the 1,516 home sales in September 2012.

October sales were 28.5 per cent below the 10-year October sales average of 2,700.

“Buyer demand increased slightly in October compared to the previous few months,” Sandra Wyant, REBGV president-elect said. “Overall conditions in today's market remain in favour of buyers, with low interest rates, more choice, and less time pressure in terms of decision-making. This translates into a calmer atmosphere for those looking to buy a home and it places more onus on sellers to ensure their homes are priced to compete in today's marketplace.”

New listings for detached, attached and apartment properties in Greater Vancouver totalled 4,323 in October. This represents a 1.2 per cent decline compared to October 2011 when 4,374 properties were listed for sale on the MLS® and an 18.8 per cent decline compared to the 5,321 new listings in September 2012.

At 17,370, the total number of residential property listings on the MLS® increased 12 per cent from this time last year and declined 5.3 per cent compared to September 2012.

Since reaching a peak of \$625,100 in May, the MLS Home Price Index® (MLS HPI®) composite benchmark price for all residential properties in Greater Vancouver declined 3.4 per cent to \$603,800 in October. This represents a 0.8 per cent decline compared to last year.

“There've been modest price changes since they peaked in the spring. The largest reductions have occurred in the areas and property types that experienced the biggest price increases over the last few years,” Wyant said.

Since hitting a record high in April, the benchmark price of a detached home on the Westside of Vancouver has declined 8.6 per cent while detached homes in Richmond and West Vancouver have seen declines of 6 per cent over the same time period.

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Sales of detached properties in Greater Vancouver reached 790 in October, a decrease of 18.9 per cent from the 974 detached sales recorded in October 2011, and a 19.1 per cent decrease from the 976 units sold in October 2010. Since reaching a peak in May, the benchmark price for a detached property in Greater Vancouver has declined 4.1 per cent to \$927,500.

Sales of apartment properties reached 803 in October 2012, a 16.2 per cent decrease compared to the 958 sales in October 2011, and a decrease of 18.4 per cent compared to the 984 sales in October 2010. Since reaching a peak in May, the benchmark price for an apartment property in Greater Vancouver has declined 2.9 per cent to \$368,800.

Attached property sales in October 2012 totalled 338, an 11.5 per cent decrease compared to the 382 sales in October 2011, and a 10.3 per cent decrease from the 377 attached properties sold in October 2010. Since reaching a peak in April, the benchmark price for an attached property in Greater Vancouver has declined 2.9 per cent to \$457,700.

-30-

The real estate industry is a key economic driver in British Columbia. In 2011, 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 2011. 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.

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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	\$543,000	153.3	-0.5%	-1.9%	-2.2%	-0.2%	9.7%	8.0%
	Greater Vancouver	\$603,800	158.3	-0.4%	-2.0%	-2.9%	-0.8%	11.2%	10.9%
	Bowen Island	\$586,200	127.1	-1.0%	-2.5%	-5.4%	-1.8%	-3.4%	-7.3%
	Burnaby East	\$563,300	155.5	-0.2%	-1.1%	-2.0%	3.0%	9.8%	9.7%
	Burnaby North	\$508,500	151.9	-0.2%	-2.5%	-3.2%	-2.1%	7.7%	7.7%
	Burnaby South	\$572,100	161.3	-0.6%	-1.3%	-1.7%	-1.5%	13.3%	14.2%
	Coquitlam	\$502,800	148.7	-0.9%	-0.9%	-0.5%	0.9%	9.5%	6.1%
	Ladner	\$526,600	146.5	-2.1%	-4.2%	-4.7%	-2.8%	7.9%	7.8%
	Maple Ridge	\$392,000	132.5	0.0%	0.4%	0.2%	-0.5%	1.8%	-3.7%
	New Westminister	\$363,700	156.1	-0.8%	-1.8%	-2.8%	-0.1%	7.8%	6.0%
	North Vancouver	\$648,300	146.7	-1.3%	-0.9%	-1.4%	3.6%	8.2%	6.2%
	Pitt Meadows	\$379,700	137.5	0.1%	1.0%	0.5%	-0.6%	2.3%	-2.3%
	Port Coquitlam	\$398,800	141.6	0.1%	-0.4%	-2.2%	-0.3%	2.5%	-0.5%
	Port Moody	\$511,300	141.2	-0.1%	-0.1%	1.8%	4.7%	5.4%	1.4%
	Richmond	\$573,000	166.4	0.7%	-2.1%	-4.4%	-2.5%	13.4%	18.1%
	Squamish	\$393,000	126.9	-3.9%	-3.2%	-1.2%	3.8%	0.4%	-2.0%
	Sunshine Coast	\$365,100	127.9	-0.4%	0.0%	-3.5%	-1.3%	-2.6%	-6.6%
	Tsawwassen	\$596,800	150.4	-0.7%	-3.2%	-1.2%	-0.1%	10.8%	8.6%
	Vancouver East	\$608,000	177.9	-0.2%	-1.8%	-1.2%	1.7%	17.3%	20.8%
	Vancouver West	\$791,500	166.8	-0.2%	-3.1%	-4.4%	-2.6%	12.7%	13.0%
West Vancouver	\$1,547,200	166.1	-1.4%	-3.9%	-5.7%	0.8%	24.7%	14.9%	
Whistler	\$579,200	159.7	-2.4%	-2.1%	-1.2%	4.9%	26.0%	22.9%	
Single Family Detached	Lower Mainland	\$757,600	161.0	-0.7%	-1.9%	-2.4%	-0.1%	17.2%	15.7%
	Greater Vancouver	\$927,500	171.4	-0.9%	-2.4%	-3.8%	-1.3%	21.0%	21.9%
	Bowen Island	\$586,200	127.1	-1.0%	-2.5%	-5.4%	-1.8%	-3.4%	-7.3%
	Burnaby East	\$742,400	166.0	-1.2%	-1.9%	-3.4%	3.7%	17.3%	19.3%
	Burnaby North	\$915,500	176.7	0.5%	-1.4%	-1.8%	1.3%	23.3%	26.1%
	Burnaby South	\$988,600	189.5	-1.5%	-1.0%	-0.2%	2.4%	33.4%	35.9%
	Coquitlam	\$708,200	156.9	-0.8%	-1.6%	0.0%	2.8%	15.8%	13.9%
	Ladner	\$607,100	146.5	-2.5%	-4.9%	-6.3%	-3.7%	9.4%	9.0%
	Maple Ridge	\$466,900	132.7	-0.4%	0.8%	0.8%	1.6%	3.8%	-1.2%
	New Westminister	\$659,100	163.5	-1.9%	-2.6%	-4.2%	0.4%	15.8%	17.8%
	North Vancouver	\$945,500	150.9	-1.6%	-1.8%	-2.0%	2.2%	12.7%	10.6%
	Pitt Meadows	\$503,100	140.4	0.3%	0.5%	-0.1%	-0.6%	4.6%	2.9%
	Port Coquitlam	\$556,400	148.6	0.1%	-0.9%	0.1%	2.4%	9.5%	8.4%
	Port Moody	\$853,300	158.1	0.3%	0.1%	3.2%	6.9%	17.3%	13.5%
	Richmond	\$964,900	194.3	0.2%	-1.5%	-6.0%	-4.0%	28.8%	36.6%
	Squamish	\$494,900	133.7	-2.6%	-1.5%	-0.1%	1.0%	3.9%	3.0%
	Sunshine Coast	\$364,500	127.7	-0.2%	0.2%	-3.3%	-1.5%	-2.7%	-6.7%
	Tsawwassen	\$722,600	155.6	-0.2%	-2.1%	-0.6%	1.8%	16.2%	12.7%
	Vancouver East	\$842,300	186.0	-0.9%	-2.4%	-1.1%	1.9%	26.4%	31.7%
	Vancouver West	\$2,061,400	211.8	-1.3%	-5.0%	-8.6%	-7.7%	32.6%	36.8%
West Vancouver	\$1,823,300	173.6	-1.3%	-4.5%	-6.1%	1.9%	29.5%	20.3%	
Whistler	\$844,200	125.4	-0.5%	0.7%	3.1%	-5.5%	-3.0%	-3.8%	

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	\$390,100	141.6	-0.6%	-2.3%	-3.1%	-2.3%	4.1%	2.4%
	Greater Vancouver	\$457,700	148.5	-0.2%	-2.4%	-2.9%	-2.0%	7.0%	7.2%
	Burnaby East	\$415,400	149.0	-1.1%	-1.5%	-1.4%	2.9%	6.9%	7.6%
	Burnaby North	\$387,800	144.6	-1.5%	-3.0%	-4.9%	-8.9%	3.7%	2.5%
	Burnaby South	\$411,900	147.8	-1.4%	-1.3%	-3.1%	-3.3%	5.9%	7.7%
	Coquitlam	\$387,900	142.5	1.2%	1.4%	1.3%	1.0%	6.2%	3.5%
	Ladner	\$450,300	149.2	0.2%	1.8%	0.0%	3.0%	7.9%	8.1%
	Maple Ridge	\$271,500	131.9	-0.3%	-2.3%	-1.2%	-5.4%	-1.3%	-7.0%
	New Westminster	\$398,200	149.6	0.9%	0.3%	-0.2%	3.9%	9.7%	9.3%
	North Vancouver	\$578,700	138.5	0.4%	-3.1%	-4.4%	-1.8%	2.7%	4.4%
	Pitt Meadows	\$322,200	139.4	-1.7%	0.2%	1.2%	1.7%	4.7%	-0.9%
	Port Coquitlam	\$370,600	141.1	1.0%	-0.6%	-3.0%	0.1%	2.5%	-0.4%
	Port Moody	\$411,300	139.0	-0.1%	-0.2%	0.8%	0.9%	3.1%	-1.1%
	Richmond	\$495,500	160.2	-0.2%	-2.1%	-2.6%	-3.6%	12.7%	17.2%
	Squamish	\$337,500	122.5	-4.6%	-4.8%	-5.5%	5.5%	-4.4%	-2.4%
	Tsawwassen	\$462,500	143.0	1.2%	0.4%	-1.4%	-3.1%	3.4%	3.6%
	Vancouver East	\$503,500	166.0	-0.3%	-4.5%	-4.2%	-1.8%	9.9%	11.2%
	Vancouver West	\$677,700	153.3	0.8%	-4.7%	-4.4%	0.5%	8.9%	11.0%
Whistler	\$437,600	133.7	-5.4%	-5.5%	-9.7%	3.4%	4.4%	6.5%	
Apartment	Lower Mainland	\$338,000	148.3	-0.1%	-1.4%	-1.6%	0.6%	2.8%	0.3%
	Greater Vancouver	\$368,800	149.1	0.1%	-1.5%	-1.8%	0.3%	3.4%	2.0%
	Burnaby East	\$366,500	139.1	3.8%	0.1%	-0.8%	3.0%	-6.4%	-9.2%
	Burnaby North	\$328,900	139.0	0.0%	-2.7%	-2.9%	-1.6%	-0.9%	-2.2%
	Burnaby South	\$373,600	150.0	0.5%	-1.3%	-2.5%	-4.0%	4.5%	4.5%
	Coquitlam	\$251,200	138.3	-2.3%	-0.6%	-2.3%	-2.3%	0.9%	-4.7%
	Ladner	\$303,800	144.0	-2.8%	-7.8%	-2.8%	-4.6%	2.6%	3.2%
	Maple Ridge	\$183,000	133.4	2.1%	3.4%	-0.3%	-1.5%	-1.9%	-10.8%
	New Westminster	\$269,700	154.2	-0.5%	-1.7%	-2.6%	-0.8%	4.9%	2.3%
	North Vancouver	\$353,700	143.6	-1.4%	0.9%	0.4%	6.9%	4.5%	1.6%
	Pitt Meadows	\$222,700	131.6	1.5%	3.2%	1.9%	-1.8%	-3.2%	-12.0%
	Port Coquitlam	\$223,200	132.3	-0.8%	0.5%	-5.0%	-4.6%	-6.6%	-11.8%
	Port Moody	\$312,700	130.3	-0.6%	-0.3%	1.0%	5.4%	-2.0%	-5.6%
	Richmond	\$340,100	144.2	1.6%	-2.8%	-3.8%	-0.4%	-1.6%	1.1%
	Squamish	\$241,900	116.4	-6.7%	-4.6%	1.1%	14.3%	-3.3%	-12.7%
	Tsawwassen	\$324,900	136.7	-2.4%	-6.9%	-2.8%	-4.9%	-2.6%	-2.1%
	Vancouver East	\$308,500	170.2	0.9%	-0.8%	-1.0%	2.6%	7.7%	9.2%
	Vancouver West	\$466,500	151.0	0.2%	-2.0%	-1.8%	0.0%	4.1%	3.1%
West Vancouver	\$611,000	133.5	-2.2%	-0.5%	-3.2%	-4.4%	3.0%	-8.3%	
Whistler	\$240,100	220.3	-0.5%	-4.3%	-0.9%	2.2%	83.0%	65.3%	

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Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

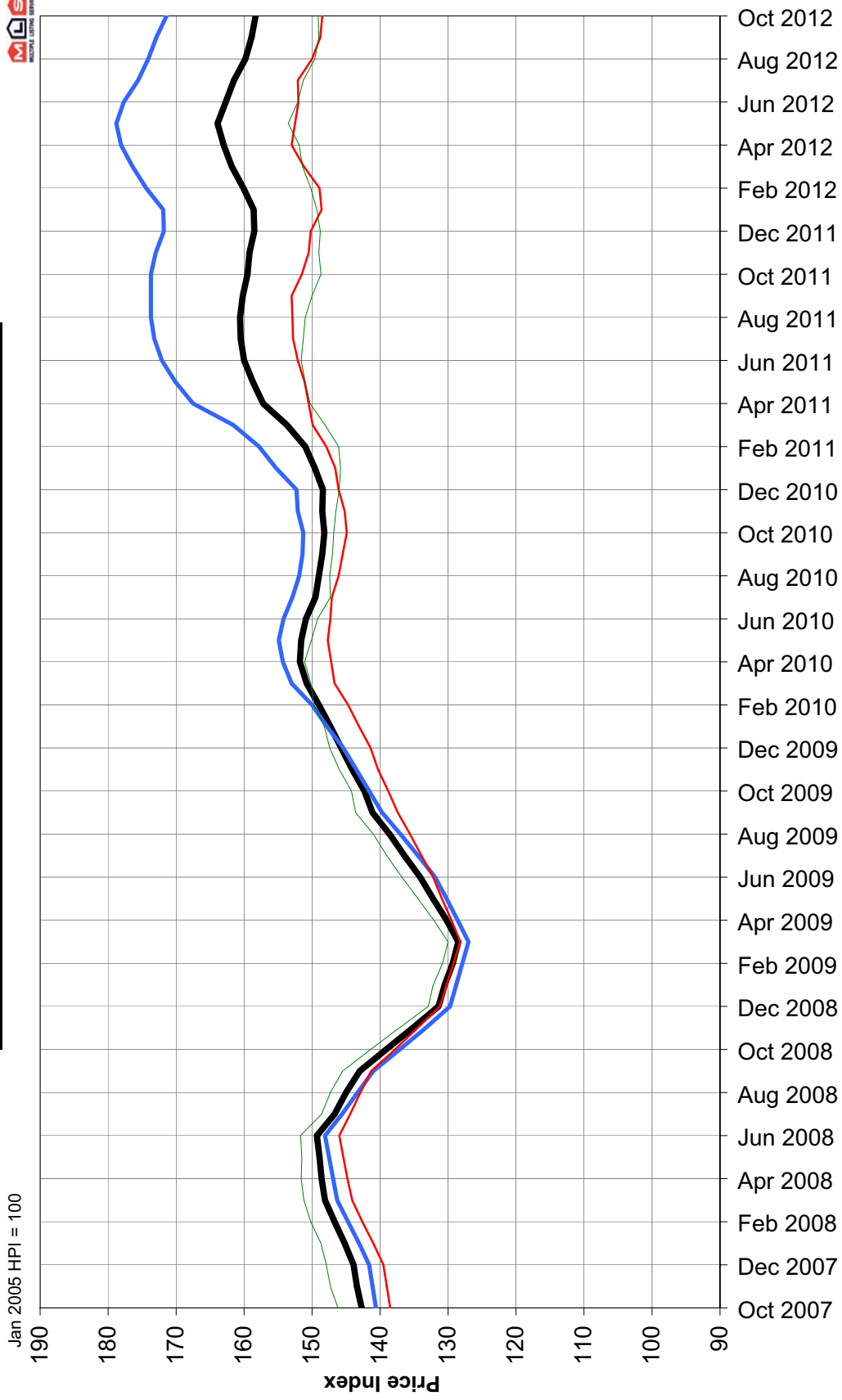
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Greater Vancouver 5 Year Trend



— Residential
— Detached
— Townhouse
— Apartment



MLS® SALES Facts



October 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
October 2012	56 Detached Attached Apartment	68 710,000 450,000 256,900	34 639,000 n/a n/a n/a	4 n/a n/a n/a	89 457,000 275,250 202,450	26 610,000 n/a 299,950	78 918,500 615,000 405,000	32 514,000 n/a n/a	7 n/a n/a n/a	79 1,038,000 507,000 325,000	14 n/a n/a n/a	46 356,250 n/a n/a	93 825,000 622,000 310,000	104 2,182,500 843,000 482,450	51 1,758,000 n/a n/a	9 n/a \$602,500 n/a	790 n/a n/a n/a
September 2012	38 Detached Attached Apartment	67 692,500 442,900 288,500	29 635,000 n/a n/a	1 n/a n/a n/a	68 483,000 n/a n/a	12 n/a n/a 278,000	44 975,000 n/a 371,400	21 538,500 n/a n/a	10 n/a n/a n/a	54 924,400 531,500 315,500	10 n/a n/a n/a	30 418,000 n/a n/a	74 862,500 n/a 347,250	86 2,035,000 669,000 490,875	43 1,838,000 n/a n/a	7 n/a \$525,000 n/a	594 n/a n/a n/a
October 2011	93 Detached Attached Apartment	85 730,000 509,775 314,900	35 725,000 n/a n/a	6 n/a n/a n/a	85 477,500 289,649 n/a	29 658,500 n/a 303,000	92 912,000 670,000 332,250	35 540,556 n/a 229,500	18 n/a 479,750 345,000	106 999,999 549,900 343,000	16 n/a n/a n/a	32 427,500 n/a n/a	126 837,500 608,000 342,900	120 2,220,000 975,000 475,000	90 1,800,000 n/a n/a	6 n/a n/a n/a	974 n/a n/a n/a
Jan. - Oct. 2012	731 Detached Attached Apartment	956 736,450 509,775 314,900	395 725,000 n/a n/a	31 375,000 n/a n/a	949 477,500 289,649 n/a	247 658,500 n/a 303,000	828 912,000 670,000 332,250	346 540,556 n/a 229,500	163 n/a 479,750 345,000	856 999,999 549,900 343,000	158 n/a n/a n/a	428 427,500 n/a n/a	1,122 837,500 608,000 342,900	1,117 2,220,000 975,000 475,000	548 1,800,000 n/a n/a	90 n/a n/a n/a	8,965 n/a n/a n/a
Year-to-date	1,133 Detached Attached Apartment	1,166 709,000 450,450 290,000	548 660,000 447,000 338,000	32 552,500 n/a n/a	983 483,000 306,771 214,410	303 622,500 411,500 301,750	1,062 920,000 634,000 365,000	398 539,900 390,000 239,000	202 818,000 433,000 335,000	1,544 998,000 546,400 352,650	156 483,000 345,000 231,000	394 395,000 272,500 302,000	1,612 825,000 600,000 344,000	1,803 2,061,500 870,000 488,000	1,059 1,788,000 \$1,119,500 \$729,000	88 \$650,000 \$576,250 \$235,500	12,483 n/a n/a n/a
Jan. - Oct. 2011	1,603 Detached Attached Apartment	1,603 709,000 450,450 290,000	132 660,000 447,000 338,000	0 552,500 n/a n/a	238 483,000 306,771 214,410	761 622,500 411,500 301,750	753 920,000 634,000 365,000	253 539,900 390,000 239,000	238 818,000 433,000 335,000	1,372 998,000 546,400 352,650	31 483,000 345,000 231,000	50 395,000 272,500 302,000	1,004 825,000 600,000 344,000	3,799 2,061,500 870,000 488,000	184 1,788,000 \$1,119,500 \$729,000	78 \$650,000 \$576,250 \$235,500	11,111 n/a n/a n/a
Year-to-date	3,555,000 Detached Attached Apartment	3,555,000 709,000 450,450 290,000	3,338,000 660,000 447,000 338,000	n/a 552,500 n/a n/a	2,114,410 483,000 306,771 214,410	3,017,750 622,500 411,500 301,750	3,650,000 920,000 634,000 365,000	2,390,000 539,900 390,000 239,000	3,350,000 818,000 433,000 335,000	3,526,650 998,000 546,400 352,650	2,310,000 483,000 345,000 231,000	3,020,000 395,000 272,500 302,000	3,344,000 825,000 600,000 344,000	4,488,000 2,061,500 870,000 488,000	\$729,000 1,788,000 \$1,119,500 \$729,000	\$235,500 \$650,000 \$576,250 \$235,500	n/a n/a n/a n/a

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



MLS® LISTINGS Facts



**October
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/Hove Sound	Whistler/Pemberton	TOTALS
October 2012	136 Detached of Attached Listings	139 54	54 12	7 0	175 57	42 18	135 51	49 48	37 20	210 122	34 22	77 5	215 70	226 115	134 15	21 32	1,691 754
	214 41% 58% 57%	127 49% 30% 41%	26 63% 25% 38%	0 57% n/a n/a	45 51% 51% 67%	125 62% 50% 40%	136 58% 49% 41%	46 65% 40% 33%	29 19% 55% 48%	211 38% 50% 40%	18 41% 18% 17%	7 60% 100% 71%	154 43% 30% 45%	667 48% 43% 40%	40 38% 13% 30%	33 43% 69% 45%	n/a
September 2012	208 Detached of Attached Listings	221 58	70 20	8 0	205 48	50 26	222 92	72 52	38 38	248 152	32 18	86 10	250 79	324 134	193 24	26 30	2,253 896
	292 18% 32% 34%	156 30% 40% 34%	24 41% 5% 46%	0 13% n/a n/a	45 33% 27% 40%	140 24% 23% 29%	191 20% 14% 23%	48 29% 19% 21%	66 26% 24% 17%	206 22% 30% 35%	12 31% 44% 8%	10 35% 10% 70%	213 30% 24% 33%	686 27% 26% 31%	40 22% 8% 30%	43 27% 77% 33%	n/a
October 2011	140 Detached of Attached Listings	167 64	37 6	8 3	202 56	38 13	116 52	52 35	33 20	216 140	38 12	69 8	199 47	296 94	149 15	26 38	1,786 696
	223 66% 66% 55%	134 51% 47% 43%	22 95% 100% 59%	0 75% 0% n/a	43 42% 64% 42%	116 76% 54% 58%	140 79% 48% 61%	75 67% 54% 32%	43 55% 130% 49%	199 49% 45% 47%	26 42% 50% 4%	4 48% 0% 125%	170 63% 79% 58%	631 41% 48% 52%	20 60% 27% 65%	36 23% 45% 31%	n/a
Jan. - Oct. 2012	2,009 Detached of Attached Listings	1,956 708	750 118	128 2	2,137 674	456 229	1,763 601	683 379	429 351	3,113 1,540	426 217	1,154 102	2,563 690	3,343 1,230	1,590 161	306 358	22,806 8,654
Year-to-date*	3,106 36% 47% 40%	1,476 49% 48% 41%	248 53% 49% 43%	0 24% 50% n/a	573 44% 50% 45%	1,502 54% 47% 44%	1,642 47% 43% 41%	560 51% 52% 44%	496 38% 49% 40%	2,646 27% 42% 37%	184 37% 37% 19%	115 37% 36% 42%	2,085 44% 45% 49%	7,434 33% 37% 41%	363 34% 37% 39%	351 29% 56% 39%	n/a
Jan. - Oct. 2011	1,906 Detached of Attached Listings	2,009 776	809 120	146 3	2,079 695	443 192	1,693 561	652 352	426 373	3,448 1,765	421 179	1,103 86	2,672 608	3,336 1,225	1,847 111	286 416	23,276 8,743
Year-to-date*	2,871 59% 58% 56%	1,364 58% 61% 45%	230 68% 63% 57%	10 22% 33% 0%	565 47% 61% 42%	1,414 68% 61% 54%	1,574 63% 58% 48%	660 61% 58% 38%	560 47% 54% 43%	2,930 45% 51% 48%	228 37% 43% 14%	163 36% 43% 31%	1,918 60% 60% 52%	7,588 54% 53% 50%	342 57% 47% 54%	352 31% 33% 22%	22,669 n/a

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



Listing & Sales Activity Summary

Listings

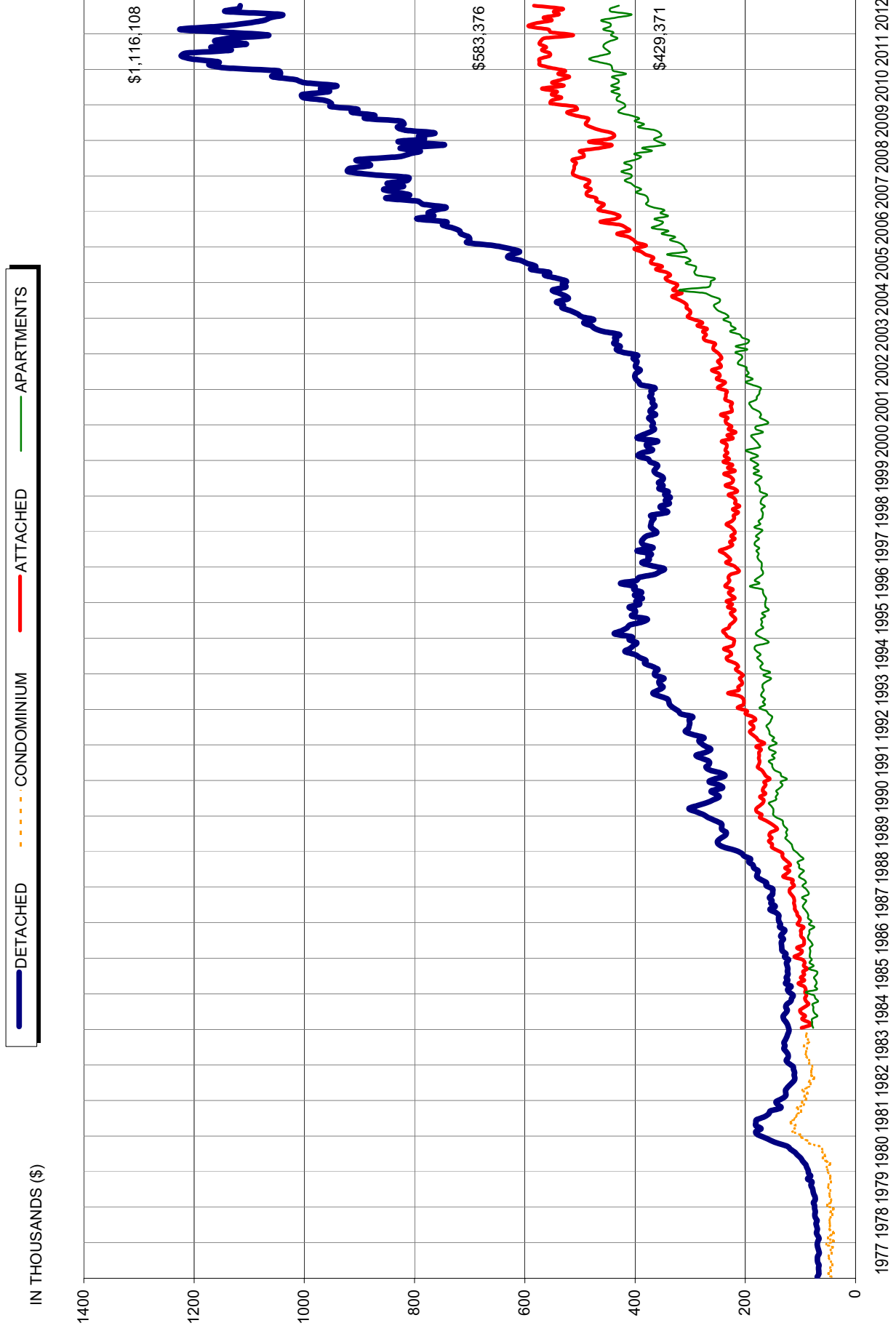
Sales

	1 Oct 2011	2 Sep 2012	3 Oct 2012	Col. 2 & 3 Percentage Variance	5 Oct 2011	6 Sep 2012	7 Oct 2012	Col. 6 & 7 Percentage Variance	9 Aug 2011 - Oct 2011	10 Aug 2012 - Oct 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	140	208	136	-34.6	93	38	56	47.4	263	136	-48.3
ATTACHED	93	115	100	-13.0	61	37	58	56.8	176	140	-20.5
APARTMENTS	223	292	214	-26.7	122	99	122	23.2	428	308	-28.0
COQUITLAM											
DETACHED	167	221	139	-37.1	85	67	68	1.5	303	193	-36.3
ATTACHED	64	58	67	15.5	30	23	20	-13.0	93	66	-29.0
APARTMENTS	134	156	127	-18.6	57	53	52	-1.9	163	146	-10.4
DELTA											
DETACHED	37	70	54	-22.9	35	29	34	17.2	115	101	-12.2
ATTACHED	6	20	12	-40.0	6	1	3	200.0	24	9	-62.5
APARTMENTS	22	24	26	8.3	13	11	10	-9.1	41	32	-22.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	202	205	175	-14.6	85	68	89	30.9	270	228	-15.6
ATTACHED	56	48	57	18.8	36	13	29	123.1	97	72	-25.8
APARTMENTS	43	45	45	0.0	18	18	30	66.7	64	75	17.2
NORTH VANCOUVER											
DETACHED	116	222	135	-39.2	92	44	78	77.3	244	173	-29.1
ATTACHED	52	92	51	-44.6	25	13	25	92.3	83	52	-37.3
APARTMENTS	140	191	136	-28.8	86	43	56	30.2	197	147	-25.4
NEW WESTMINSTER											
DETACHED	38	50	42	-16.0	29	12	26	116.7	81	55	-32.1
ATTACHED	13	26	18	-30.8	7	6	9	50.0	22	24	9.1
APARTMENTS	116	140	125	-10.7	67	41	50	22.0	201	149	-25.9
PORT MOODY/BELCARRA											
DETACHED	33	38	37	-2.6	18	10	7	-30.0	52	29	-44.2
ATTACHED	20	38	20	-47.4	26	9	11	22.2	64	37	-42.2
APARTMENTS	43	66	29	-56.1	21	11	14	27.3	59	46	-22.0
PORT COQUITLAM											
DETACHED	52	72	49	-31.9	35	21	32	52.4	96	80	-16.7
ATTACHED	35	52	48	-7.7	19	10	19	90.0	58	46	-20.7
APARTMENTS	75	48	46	-4.2	24	10	15	50.0	72	43	-40.3
RICHMOND											
DETACHED	216	248	210	-15.3	106	54	79	46.3	310	193	-37.7
ATTACHED	140	152	122	-19.7	63	46	61	32.6	195	161	-17.4
APARTMENTS	199	206	211	2.4	94	73	85	16.4	294	223	-24.1
SUNSHINE COAST											
DETACHED	69	86	77	-10.5	32	30	46	53.3	117	123	5.1
ATTACHED	8	10	5	-50.0	0	1	5	400.0	8	9	12.5
APARTMENTS	4	10	7	-30.0	5	7	5	-28.6	13	16	23.1
SQUAMISH											
DETACHED	38	32	34	6.3	16	10	14	40.0	46	35	-23.9
ATTACHED	12	18	22	22.2	6	8	4	-50.0	22	20	-9.1
APARTMENTS	26	12	18	50.0	1	1	3	200.0	6	7	16.7
VANCOUVER EAST											
DETACHED	199	250	215	-14.0	126	74	93	25.7	415	246	-40.7
ATTACHED	47	79	70	-11.4	37	19	21	10.5	92	55	-40.2
APARTMENTS	170	213	154	-27.7	99	71	70	-1.4	250	216	-13.6
VANCOUVER WEST											
DETACHED	296	324	226	-30.2	120	86	104	20.9	354	265	-25.1
ATTACHED	94	134	115	-14.2	45	35	49	40.0	154	124	-19.5
APARTMENTS	631	686	667	-2.8	327	212	264	24.5	981	723	-26.3
WHISTLER											
DETACHED	26	26	21	-19.2	6	7	9	28.6	30	26	-13.3
ATTACHED	38	30	32	6.7	17	23	22	-4.3	55	61	10.9
APARTMENTS	36	43	33	-23.3	11	14	15	7.1	28	43	53.6
WEST VANCOUVER/HOWE SOUND											
DETACHED	149	193	134	-30.6	90	43	51	18.6	241	118	-51.0
ATTACHED	15	24	15	-37.5	4	2	2	0.0	9	8	-11.1
APARTMENTS	20	40	40	0.0	13	12	12	0.0	38	30	-21.1
GRAND TOTALS											
DETACHED	1778	2245	1684	-25.0	968	593	786	32.5	2937	2001	-31.9
ATTACHED	693	896	754	-15.8	382	246	338	37.4	1152	884	-23.3
APARTMENTS	1882	2172	1878	-13.5	958	676	803	18.8	2835	2204	-22.3



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to October 2012



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

