

News Release



FOR IMMEDIATE RELEASE:

January home sales remain quiet

VANCOUVER, B.C. – February 4, 2013 – Home buyer demand remains below historical averages in the Greater Vancouver housing market. This has led some home sellers to remove their homes from the market in recent months.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 1,351 on the Multiple Listing Service® (MLS®) in January 2013. This represents a 14.3 per cent decrease compared to the 1,577 sales recorded in January 2012, and an 18.3 per cent increase compared to the 1,142 sales in December 2012.

Last month's sales were the second lowest January total in the region since 2001 and 18.7 per cent below the 10-year sales average for the month.

“Home sale activity has been below historical averages in Greater Vancouver for about seven months. This has caused a gradual decline in home prices of about 6 per cent since reaching a peak last spring,” Klein said.

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 5.9 per cent to \$588,100. This represents a 2.8 per cent decline compared to this time last year.

“It appears many home sellers are opting to remove their homes from the market rather than settle for a price they don't want,” Eugen Klein, REBGV president said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,128 in January. This represents a 10.9 per cent decline compared to the 5,756 new listings reported in January 2012. Last month's new listing count was 18.9 per cent higher than the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the Greater Vancouver MLS® is 13,246, a 5.6 per cent increase compared to January 2012 and a 4.5 per cent decline compared to December 2012. This is the fourth consecutive month that overall home listings have declined in the region.

“When a home seller isn't receiving the kind of offers they want, there comes a point when they decide to either lower the price or remove the home from the market. Right now, it seems many home sellers are opting for the latter,” Klein said.

With the sales-to-active-listings ratio at 10.2 per cent, the region remains in buyers' market territory. Since June, this ratio has ranged between 8 and 11 per cent.

Sales of detached properties in January 2013 reached 542, a decrease of 17.8 per cent from the 659 detached sales recorded in January 2012, and a 31.7 per cent decrease from the 793 units sold in January 2011. The benchmark price for detached properties decreased 3.1 per cent from January 2012 to \$901,000. Since reaching a peak in May 2012, the benchmark price of a detached property has declined 6.9 per cent.

Sales of apartment properties reached 576 in January 2013, a decline of 12.3 per cent compared to the 657 sales in January 2012, and a decrease of 19.2 per cent compared to the 713 sales in January 2011. The benchmark price of an apartment property decreased 2.9 per cent from January 2012 to \$358,400. Since reaching a peak in May 2012, the benchmark price of an apartment property has declined 5.6 per cent.

Attached property sales in January 2013 totalled 233, a decline of 10.7 per cent compared to the 261 sales in January 2012, and a 25.6 per cent decrease from the 313 attached properties sold in January 2011. The benchmark price of an attached unit decreased 1.7 per cent between January 2012 and 2013 to \$449,900. Since reaching a peak in April 2012, the benchmark price of an attached property has declined 7.7 per cent.

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The real estate industry is a key economic driver in British Columbia. In 2012, 25,032 homes changed ownership in the Board's area generating \$1.07 billion in economic spin-off activity and creating an estimated 7,125 jobs. The total dollar value of residential sales transacted throughout the MLS® system in Greater Vancouver totalled \$18.6 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.

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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	\$531,000	149.9	-0.3%	-2.2%	-4.0%	-1.9%	4.0%	4.1%
	Greater Vancouver	\$588,100	154.2	-0.5%	-2.6%	-4.5%	-2.8%	4.7%	6.2%
	Bowen Island	\$572,900	124.2	2.3%	-2.3%	-4.7%	1.8%	-6.0%	-8.9%
	Burnaby East	\$542,700	149.8	-1.5%	-3.7%	-4.8%	-2.4%	1.7%	3.5%
	Burnaby North	\$503,900	150.5	0.1%	-0.9%	-3.4%	-2.5%	3.2%	4.2%
	Burnaby South	\$550,800	155.3	-1.8%	-3.7%	-5.0%	-2.8%	5.7%	8.7%
	Coquitlam	\$493,600	146.0	-0.8%	-1.8%	-2.7%	1.1%	3.3%	2.5%
	Ladner	\$521,600	145.1	1.1%	-1.0%	-5.2%	-1.2%	4.1%	5.5%
	Maple Ridge	\$385,800	130.4	-1.4%	-1.6%	-1.2%	-1.1%	-2.6%	-6.3%
	New Westminster	\$353,500	151.7	-0.3%	-2.8%	-4.5%	-1.4%	2.8%	1.4%
	North Vancouver	\$628,000	142.1	0.6%	-3.1%	-4.1%	-1.7%	2.5%	1.1%
	Pitt Meadows	\$380,800	137.9	-1.9%	0.3%	1.3%	1.5%	-0.1%	-2.9%
	Port Coquitlam	\$392,900	139.5	-0.6%	-1.5%	-1.9%	-1.8%	-2.4%	-3.5%
	Port Moody	\$498,900	137.8	-0.6%	-2.4%	-2.5%	2.7%	0.1%	-2.4%
	Richmond	\$558,900	162.3	-0.4%	-2.5%	-4.5%	-5.2%	5.8%	12.9%
	Squamish	\$389,600	125.8	0.5%	-0.9%	-4.0%	1.9%	1.0%	-5.6%
	Sunshine Coast	\$355,100	124.4	4.3%	-2.7%	-2.7%	-1.3%	-6.4%	-9.5%
	Tsawwassen	\$580,900	146.4	-0.8%	-2.7%	-5.7%	1.3%	6.3%	4.9%
	Vancouver East	\$593,000	173.5	-1.2%	-2.5%	-4.2%	0.3%	10.9%	15.5%
	Vancouver West	\$777,200	163.8	-0.4%	-1.8%	-4.9%	-4.4%	6.4%	8.8%
West Vancouver	\$1,539,700	165.3	2.4%	-0.5%	-4.4%	1.4%	17.7%	12.6%	
Whistler	\$446,200	106.3	-2.5%	-3.7%	-8.4%	-3.9%	-7.2%	-19.5%	
Single Family Detached	Lower Mainland	\$740,700	157.4	-0.1%	-2.2%	-4.1%	-1.6%	10.4%	11.8%
	Greater Vancouver	\$901,000	166.5	-0.4%	-2.9%	-5.2%	-3.1%	12.7%	16.4%
	Bowen Island	\$572,900	124.2	2.3%	-2.3%	-4.7%	1.7%	-6.0%	-8.9%
	Burnaby East	\$705,200	157.7	-1.2%	-5.0%	-6.8%	-3.2%	6.4%	11.5%
	Burnaby North	\$893,800	172.5	-0.2%	-2.4%	-3.7%	-2.1%	15.8%	19.4%
	Burnaby South	\$921,800	176.7	-3.1%	-6.8%	-7.7%	-2.3%	20.2%	25.8%
	Coquitlam	\$696,000	154.2	-0.7%	-1.7%	-3.3%	2.4%	9.2%	10.5%
	Ladner	\$606,300	146.3	1.9%	-0.1%	-5.0%	-0.7%	5.3%	7.3%
	Maple Ridge	\$459,900	130.7	-0.8%	-1.5%	-0.8%	-0.4%	-1.4%	-4.0%
	New Westminster	\$634,900	157.5	-0.8%	-3.7%	-6.1%	-4.0%	6.9%	11.9%
	North Vancouver	\$917,900	146.5	1.0%	-2.9%	-4.7%	-2.5%	6.5%	5.2%
	Pitt Meadows	\$496,700	138.6	-0.6%	-1.3%	-0.8%	-1.8%	-0.9%	0.3%
	Port Coquitlam	\$545,900	145.8	-1.0%	-1.9%	-2.8%	0.3%	3.4%	4.6%
	Port Moody	\$809,600	150.0	-0.8%	-5.1%	-5.0%	2.3%	7.2%	6.2%
	Richmond	\$933,100	187.9	-0.5%	-3.3%	-4.8%	-6.3%	17.4%	29.4%
	Squamish	\$485,000	131.0	0.3%	-2.0%	-3.5%	-4.1%	2.7%	-1.5%
	Sunshine Coast	\$353,900	124.0	4.4%	-2.9%	-2.7%	-1.4%	-6.6%	-9.8%
	Tsawwassen	\$696,200	149.9	-1.4%	-3.7%	-5.7%	1.4%	9.4%	7.1%
	Vancouver East	\$819,200	180.9	-1.2%	-2.7%	-5.1%	-0.5%	18.2%	25.7%
	Vancouver West	\$1,995,300	205.0	-0.4%	-3.2%	-8.1%	-7.5%	20.9%	29.0%
West Vancouver	\$1,814,900	172.8	2.1%	-0.5%	-5.0%	1.4%	21.6%	17.7%	
Whistler	\$879,900	121.8	-1.1%	4.2%	5.0%	3.0%	2.2%	-10.2%	

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	\$384,600	139.6	-0.4%	-1.4%	-3.7%	-2.0%	0.2%	-0.5%
	Greater Vancouver	\$449,900	146.0	-0.2%	-1.7%	-4.0%	-1.7%	2.0%	3.5%
	Burnaby East	\$399,800	143.4	-1.7%	-3.8%	-5.2%	-2.6%	-0.6%	1.8%
	Burnaby North	\$387,000	144.3	1.1%	-0.2%	-3.2%	-6.7%	1.2%	1.3%
	Burnaby South	\$405,800	145.6	-1.0%	-1.5%	-2.7%	-3.6%	1.9%	5.0%
	Coquitlam	\$379,800	139.5	-1.8%	-2.1%	-0.8%	1.7%	0.2%	-0.1%
	Ladner	\$425,500	141.0	-1.1%	-5.5%	-3.8%	-5.2%	0.0%	-0.1%
	Maple Ridge	\$268,900	130.6	0.5%	-1.0%	-3.3%	-2.3%	-4.7%	-8.4%
	New Westminster	\$375,100	140.9	-1.6%	-5.8%	-5.6%	-1.1%	2.0%	0.9%
	North Vancouver	\$562,400	134.6	-0.7%	-2.8%	-5.9%	-4.5%	-1.5%	-1.3%
	Pitt Meadows	\$314,500	136.1	-2.7%	-2.4%	-2.2%	1.0%	-1.6%	-3.6%
	Port Coquitlam	\$364,900	138.9	-1.2%	-1.6%	-2.1%	-1.5%	-2.7%	-2.8%
	Port Moody	\$410,400	138.7	0.4%	-0.2%	-0.4%	3.5%	0.5%	-2.4%
	Richmond	\$482,900	156.1	-1.1%	-2.6%	-4.6%	-3.7%	4.7%	11.7%
	Squamish	\$350,500	127.2	4.4%	3.8%	-1.2%	16.0%	2.3%	-2.2%
	Tsawwassen	\$434,400	134.3	-1.5%	-6.1%	-5.8%	-5.9%	-4.3%	-4.9%
	Vancouver East	\$515,400	169.9	0.5%	2.3%	-2.3%	3.2%	10.0%	11.9%
	Vancouver West	\$677,300	153.2	2.1%	-0.1%	-4.7%	1.3%	5.4%	7.8%
Whistler	\$462,200	124.5	2.6%	5.6%	-0.2%	15.0%	14.4%	-2.6%	
Apartment	Lower Mainland	\$329,200	144.4	-0.6%	-2.6%	-4.0%	-2.3%	-2.5%	-3.8%
	Greater Vancouver	\$358,400	144.9	-0.8%	-2.8%	-4.2%	-2.9%	-2.2%	-2.6%
	Burnaby East	\$368,600	139.9	-2.6%	0.6%	0.7%	2.3%	-8.4%	-11.9%
	Burnaby North	\$327,900	138.6	0.0%	-0.3%	-2.9%	-0.7%	-4.3%	-4.7%
	Burnaby South	\$364,400	146.3	-1.3%	-2.5%	-3.8%	-2.7%	-1.3%	0.3%
	Coquitlam	\$246,700	135.8	-0.9%	-1.8%	-2.4%	-1.5%	-4.7%	-8.6%
	Ladner	\$305,900	145.0	1.0%	0.7%	-7.2%	-1.6%	4.2%	4.5%
	Maple Ridge	\$178,200	129.9	-6.7%	-2.6%	0.7%	-2.0%	-3.8%	-13.6%
	New Westminster	\$264,000	150.9	0.1%	-2.1%	-3.8%	-0.5%	1.3%	-1.7%
	North Vancouver	\$340,800	138.4	0.5%	-3.6%	-2.7%	0.2%	-1.2%	-3.5%
	Pitt Meadows	\$234,200	138.4	-2.9%	5.2%	8.5%	8.0%	3.0%	-7.9%
	Port Coquitlam	\$221,100	131.1	0.4%	-0.9%	-0.5%	-4.9%	-10.0%	-14.2%
	Port Moody	\$307,400	128.1	-1.4%	-1.7%	-2.0%	1.8%	-5.7%	-8.6%
	Richmond	\$334,700	141.9	0.2%	-1.6%	-4.3%	-5.2%	-5.8%	-2.3%
	Squamish	\$227,200	109.3	-5.2%	-6.1%	-10.4%	1.2%	-8.2%	-19.8%
	Tsawwassen	\$328,500	138.2	1.2%	1.1%	-5.9%	-0.1%	-0.6%	-0.4%
	Vancouver East	\$299,400	165.2	-1.3%	-2.9%	-3.7%	1.2%	2.2%	3.8%
	Vancouver West	\$460,000	148.9	-0.8%	-1.4%	-3.4%	-3.3%	-0.5%	0.1%
West Vancouver	\$608,700	133.0	4.4%	-0.4%	-0.9%	0.9%	-0.8%	-9.3%	
Whistler	\$194,900	70.0	-13.5%	-18.8%	-22.3%	-19.3%	-38.9%	-47.5%	

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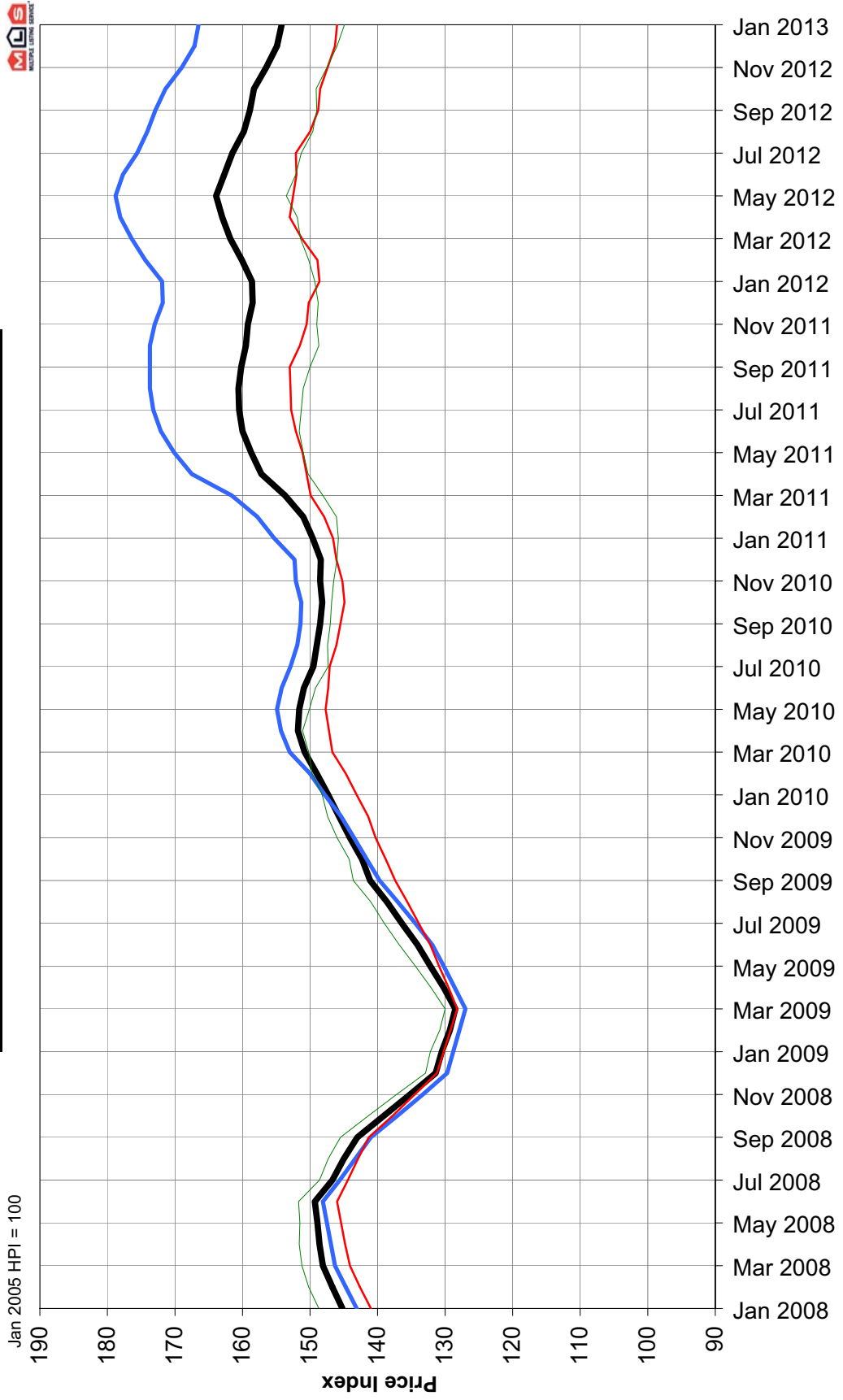
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential — Detached — Townhouse — Apartment



MLS® SALES Facts



January 2013

	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
January 2013	Number of Sales	57	15	2	62	8	52	15	5	63	11	21	56	83	38	8	542
	Median Selling Price	\$937,500	n/a	n/a	\$480,982	n/a	\$906,000	n/a	n/a	\$868,000	n/a	\$288,625	\$810,250	\$2,028,000	\$1,816,500	n/a	n/a
	Number of Sales	31	4	0	10	8	16	17	5	43	4	2	27	29	3	16	233
December 2012	Median Selling Price	\$467,900	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$515,000	n/a	n/a	\$515,000	\$875,000	n/a	n/a	n/a
	Number of Sales	78	4	0	13	41	38	9	14	59	1	3	57	200	6	16	576
	Median Selling Price	\$360,450	n/a	n/a	n/a	\$295,000	\$366,950	n/a	n/a	\$345,950	n/a	n/a	\$327,000	\$446,000	n/a	n/a	n/a
January 2012	Number of Sales	38	10	5	42	10	32	22	10	44	10	12	54	49	29	7	425
	Median Selling Price	\$897,500	n/a	n/a	\$480,000	n/a	\$925,000	\$532,500	n/a	\$1,080,000	n/a	n/a	\$808,500	\$1,730,750	\$2,033,000	n/a	n/a
	Number of Sales	29	1	0	16	5	24	10	11	40	5	1	17	30	1	13	213
January 2012	Median Selling Price	\$457,000	n/a	n/a	n/a	n/a	\$610,000	n/a	n/a	\$495,000	n/a	n/a	n/a	\$837,000	n/a	n/a	n/a
	Number of Sales	67	5	0	25	52	48	18	15	72	1	2	68	211	10	14	657
	Median Selling Price	\$333,500	n/a	n/a	n/a	\$314,500	\$348,500	\$219,500	n/a	\$318,000	n/a	n/a	\$325,000	\$468,000	n/a	n/a	n/a
Jan. - Jan. 2013	Number of Sales	59	17	1	53	13	57	23	14	89	13	22	93	86	39	6	659
	Median Selling Price	\$920,000	n/a	n/a	\$470,000	n/a	\$938,000	\$522,000	n/a	\$978,888	n/a	\$362,950	\$851,000	\$2,095,000	\$2,071,080	n/a	n/a
	Number of Sales	40	3	1	26	7	26	14	9	52	2	2	14	26	3	14	261
Year-to-date	Median Selling Price	\$470,000	n/a	n/a	\$301,500	n/a	\$714,500	n/a	n/a	\$508,500	n/a	n/a	n/a	\$843,250	n/a	n/a	n/a
	Number of Sales	74	4	0	13	41	38	9	14	59	1	3	57	200	6	16	657
	Median Selling Price	\$350,500	n/a	n/a	\$226,000	\$292,700	\$392,500	n/a	n/a	\$330,000	n/a	n/a	\$333,000	\$460,000	n/a	n/a	n/a
Jan. - Jan. 2012	Number of Sales	46	15	2	62	8	52	15	5	63	11	21	56	83	38	8	542
	Median Selling Price	\$937,500	n/a	n/a	\$480,982	n/a	\$906,000	n/a	n/a	\$868,000	n/a	\$288,625	\$810,250	\$2,028,000	\$1,816,500	n/a	n/a
	Number of Sales	31	4	0	10	8	16	17	5	43	4	2	27	29	3	16	233
Year-to-date	Median Selling Price	\$467,900	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$515,000	n/a	n/a	\$515,000	\$875,000	n/a	n/a	n/a
	Number of Sales	78	4	0	13	41	38	9	14	59	1	3	57	200	6	16	657
	Median Selling Price	\$360,450	n/a	n/a	n/a	\$295,000	\$366,950	n/a	n/a	\$345,950	n/a	n/a	\$327,000	\$446,000	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



**January
2013**

	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
January 2013	188	164	83	8	203	41	172	67	48	355	37	104	187	330	155	20	2,162
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	103	87	18	0	64	9	53	50	42	141	25	15	64	109	14	17	811
	257	201	28	0	59	133	141	61	50	262	15	9	193	682	33	31	2,155
	24%	35%	18%	25%	31%	20%	30%	22%	10%	18%	30%	20%	30%	25%	25%	40%	n/a
	30%	21%	22%	n/a	16%	89%	30%	34%	12%	30%	16%	13%	42%	27%	21%	94%	n/a
	30%	18%	14%	n/a	22%	31%	27%	15%	28%	23%	7%	33%	30%	29%	18%	52%	n/a
December 2012	37	54	10	6	44	7	29	11	8	82	10	37	62	96	40	18	551
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	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
January 2012	181	171	70	5	255	38	144	39	46	470	43	99	235	476	185	33	2,490
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	120	81	13	1	56	21	61	28	44	195	18	11	44	126	13	40	872
	307	135	36	0	58	161	174	54	45	348	32	15	175	775	39	40	2,394
	33%	43%	24%	20%	21%	34%	40%	59%	30%	19%	30%	22%	40%	18%	21%	18%	n/a
	33%	27%	23%	100%	46%	33%	43%	50%	20%	27%	11%	18%	32%	21%	23%	35%	n/a
	22%	36%	14%	n/a	43%	32%	28%	33%	33%	21%	3%	13%	39%	27%	26%	35%	n/a
Jan. - Jan. 2013	188	164	83	8	203	41	172	67	48	355	37	104	187	330	155	20	2,162
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	103	87	18	0	64	9	53	50	42	141	25	15	64	109	14	17	811
	257	201	28	0	59	133	141	61	50	262	15	9	193	682	33	31	2,155
	24%	35%	18%	25%	31%	20%	30%	22%	10%	18%	30%	20%	30%	25%	25%	40%	n/a
	30%	21%	22%	n/a	16%	89%	30%	34%	12%	30%	16%	13%	42%	27%	21%	94%	n/a
	30%	18%	14%	n/a	22%	31%	27%	15%	28%	23%	7%	33%	30%	29%	18%	52%	n/a
Jan. - Jan. 2012	181	171	70	5	255	38	144	39	46	470	43	99	235	476	185	33	2,490
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	120	81	13	1	56	21	61	28	44	195	18	11	44	126	13	40	872
	307	135	36	0	58	161	174	54	45	348	32	15	175	775	39	40	2,394
	33%	43%	24%	20%	21%	34%	40%	59%	30%	19%	30%	22%	40%	18%	21%	18%	n/a
	33%	27%	23%	100%	46%	33%	43%	50%	20%	27%	11%	18%	32%	21%	23%	35%	n/a
	22%	36%	14%	n/a	43%	32%	28%	33%	33%	21%	3%	13%	39%	27%	26%	35%	n/a
Year-to-date*	188	164	83	8	203	41	172	67	48	355	37	104	187	330	155	20	2,162
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	103	87	18	0	64	9	53	50	42	141	25	15	64	109	14	17	811
	257	201	28	0	59	133	141	61	50	262	15	9	193	682	33	31	2,155
	24%	35%	18%	25%	31%	20%	30%	22%	10%	18%	30%	20%	30%	25%	25%	40%	n/a
	30%	21%	22%	n/a	16%	89%	30%	34%	12%	30%	16%	13%	42%	27%	21%	94%	n/a
	30%	18%	14%	n/a	22%	31%	27%	15%	28%	23%	7%	33%	30%	29%	18%	52%	n/a
Jan. - Jan. 2012	181	171	70	5	255	38	144	39	46	470	43	99	235	476	185	33	2,490
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	120	81	13	1	56	21	61	28	44	195	18	11	44	126	13	40	872
	307	135	36	0	58	161	174	54	45	348	32	15	175	775	39	40	2,394
	33%	43%	24%	20%	21%	34%	40%	59%	30%	19%	30%	22%	40%	18%	21%	18%	n/a
	33%	27%	23%	100%	46%	33%	43%	50%	20%	27%	11%	18%	32%	21%	23%	35%	n/a
	22%	36%	14%	n/a	43%	32%	28%	33%	33%	21%	3%	13%	39%	27%	26%	35%	n/a
Year-to-date*	188	164	83	8	203	41	172	67	48	355	37	104	187	330	155	20	2,162
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	103	87	18	0	64	9	53	50	42	141	25	15	64	109	14	17	811
	257	201	28	0	59	133	141	61	50	262	15	9	193	682	33	31	2,155
	24%	35%	18%	25%	31%	20%	30%	22%	10%	18%	30%	20%	30%	25%	25%	40%	n/a
	30%	21%	22%	n/a	16%	89%	30%	34%	12%	30%	16%	13%	42%	27%	21%	94%	n/a
	30%	18%	14%	n/a	22%	31%	27%	15%	28%	23%	7%	33%	30%	29%	18%	52%	n/a
Jan. - Jan. 2012	181	171	70	5	255	38	144	39	46	470	43	99	235	476	185	33	2,490
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	120	81	13	1	56	21	61	28	44	195	18	11	44	126	13	40	872
	307	135	36	0	58	161	174	54	45	348	32	15	175	775	39	40	2,394
	33%	43%	24%	20%	21%	34%	40%	59%	30%	19%	30%	22%	40%	18%	21%	18%	n/a
	33%	27%	23%	100%	46%	33%	43%	50%	20%	27%	11%	18%	32%	21%	23%	35%	n/a
	22%	36%	14%	n/a	43%	32%	28%	33%	33%	21%	3%	13%	39%	27%	26%	35%	n/a
Year-to-date*	188	164	83	8	203	41	172	67	48	355	37	104	187	330	155	20	2,162
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	103	87	18	0	64	9	53	50	42	141	25	15	64	109	14	17	811
	257	201	28	0	59	133	141	61	50	262	15	9	193	682	33	31	2,155
	24%	35%	18%	25%	31%	20%	30%	22%	10%	18%	30%	20%	30%	25%	25%	40%	n/a
	30%	21%	22%	n/a	16%	89%	30%	34%	12%	30%	16%	13%	42%	27%	21%	94%	n/a
	30%	18%	14%	n/a	22%	31%	27%	15%	28%	23%	7%	33%	30%	29%	18%	52%	n/a
Jan. - Jan. 2012	181	171	70	5	255	38	144	39	46	470	43	99	235	476	185	33	2,490
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	120	81	13	1	56	21	61	28	44	195	18	11	44	126	13	40	872
	307	135	36	0	58	161	174	54	45	348	32	15	175	775	39	40	2,394
	33%	43%	24%	20%	21%	34%	40%	59%	30%	19%	30%	22%	40%	18%	21%	18%	n/a
	33%	27%	23%	100%	46%	33%	43%	50%	20%	27%	11%	18%	32%	21%	23%	35%	n/a
	22%	36%	14%	n/a	43%	32%	28%	33%	33%	21%	3%	13%	39%	27%	26%	35%	n/a
Year-to-date*	188	164	83	8	203	41	172	67	48	355	37	104	187	330	155	20	2,162
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	103	87	18														

Listing & Sales Activity Summary

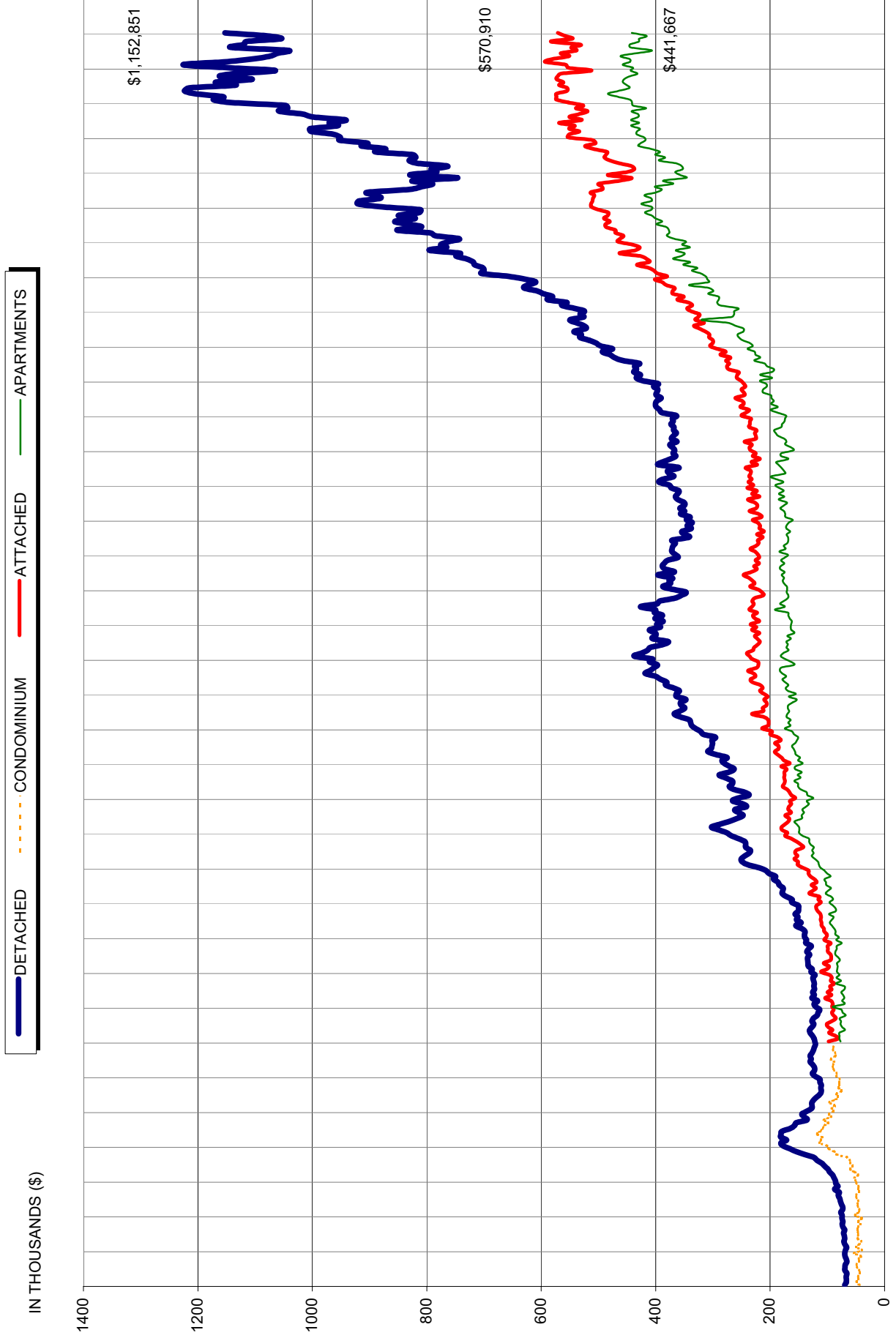
Listings

Sales

	1 Jan 2012	2 Dec 2012	3 Jan 2013	Col. 2 & 3 Percentage Variance	5 Jan 2012	6 Dec 2012	7 Jan 2013	Col. 6 & 7 Percentage Variance	9 Nov 2011 - Jan 2012	10 Nov 2012 - Jan 2013	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	181	37	188	408.1	59	38	46	21.1	208	133	-36.1
ATTACHED	120	32	103	221.9	40	29	31	6.9	162	94	-42.0
APARTMENTS	307	64	257	301.6	67	77	78	1.3	291	257	-11.7
COQUITLAM											
DETACHED	171	54	164	203.7	74	51	57	11.8	247	168	-32.0
ATTACHED	81	30	87	190.0	22	10	18	80.0	75	50	-33.3
APARTMENTS	135	40	201	402.5	49	20	37	85.0	148	97	-34.5
DELTA											
DETACHED	70	10	83	730.0	17	10	15	50.0	61	49	-19.7
ATTACHED	13	0	18	1800.0	3	1	4	300.0	15	9	-40.0
APARTMENTS	36	6	28	366.7	5	4	4	0.0	22	21	-4.5
MAPLE RIDGE/PITT MEADOWS											
DETACHED	255	44	203	361.4	53	42	62	47.6	218	162	-25.7
ATTACHED	56	12	64	433.3	26	16	10	-37.5	87	42	-51.7
APARTMENTS	58	29	59	103.4	25	16	13	-18.8	100	61	-39.0
NORTH VANCOUVER											
DETACHED	144	29	172	493.1	57	32	52	62.5	186	144	-22.6
ATTACHED	61	6	53	783.3	26	24	16	-33.3	88	65	-26.1
APARTMENTS	174	43	141	227.9	48	34	38	11.8	190	131	-31.1
NEW WESTMINSTER											
DETACHED	38	7	41	485.7	13	10	8	-20.0	39	29	-25.6
ATTACHED	21	9	9	0.0	7	5	8	60.0	22	28	27.3
APARTMENTS	161	45	133	195.6	52	32	41	28.1	177	127	-28.2
PORT MOODY/BELCARRA											
DETACHED	46	8	48	500.0	14	10	5	-50.0	46	30	-34.8
ATTACHED	44	4	42	950.0	9	11	5	-54.5	54	31	-42.6
APARTMENTS	45	9	50	455.6	15	11	14	27.3	56	37	-33.9
PORT COQUITLAM											
DETACHED	39	11	67	509.1	23	22	15	-31.8	78	59	-24.4
ATTACHED	28	12	50	316.7	14	10	17	70.0	47	43	-8.5
APARTMENTS	54	19	61	221.1	18	23	9	-60.9	59	53	-10.2
RICHMOND											
DETACHED	470	82	355	332.9	89	44	63	43.2	252	183	-27.4
ATTACHED	195	45	141	213.3	52	40	43	7.5	169	133	-21.3
APARTMENTS	348	94	262	178.7	72	54	59	9.3	242	194	-19.8
SUNSHINE COAST											
DETACHED	99	37	104	181.1	22	12	21	75.0	79	63	-20.3
ATTACHED	11	3	15	400.0	2	1	2	100.0	6	3	-50.0
APARTMENTS	15	6	9	50.0	2	2	3	50.0	5	9	80.0
SQUAMISH											
DETACHED	43	10	37	270.0	13	10	11	10.0	45	34	-24.4
ATTACHED	18	5	25	400.0	2	5	4	-20.0	15	21	40.0
APARTMENTS	32	4	15	275.0	1	3	1	-66.7	10	11	10.0
VANCOUVER EAST											
DETACHED	235	62	187	201.6	93	54	56	3.7	300	201	-33.0
ATTACHED	44	14	64	357.1	14	17	27	58.8	59	79	33.9
APARTMENTS	175	51	193	278.4	68	53	57	7.5	220	179	-18.6
VANCOUVER WEST											
DETACHED	476	96	330	243.8	86	49	83	69.4	269	209	-22.3
ATTACHED	126	25	109	336.0	26	30	29	-3.3	105	99	-5.7
APARTMENTS	775	153	682	345.8	211	156	200	28.2	833	597	-28.3
WHISTLER											
DETACHED	33	18	20	11.1	6	7	8	14.3	31	25	-19.4
ATTACHED	40	31	17	-45.2	14	13	16	23.1	43	49	14.0
APARTMENTS	40	26	31	19.2	14	11	16	45.5	43	34	-20.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	185	40	155	287.5	39	29	38	31.0	143	99	-30.8
ATTACHED	13	5	14	180.0	3	1	3	200.0	11	7	-36.4
APARTMENTS	39	7	33	371.4	10	8	6	-25.0	35	22	-37.1
GRAND TOTALS											
DETACHED	2485	545	2154	295.2	658	420	540	28.6	2202	1588	-27.9
ATTACHED	871	233	811	248.1	260	213	233	9.4	958	753	-21.4
APARTMENTS	2394	596	2155	261.6	657	504	576	14.3	2431	1830	-24.7



Residential Average Sale Prices - January 1977 to January 2013



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

