

# News Release



## Balanced conditions provide a stable backdrop for today's home buyers and sellers

**VANCOUVER, B.C. – July 3, 2013** – The Greater Vancouver housing market continues to maintain a relative balance between the number of homes for sale and the number of people looking to purchase a home in the region today.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,642 on the Multiple Listing Service® (MLS®) in June 2013. This represents an 11.9 per cent increase compared to the 2,362 sales recorded in June 2012, and an 8.3 per cent decline compared to the 2,882 sales in May 2013.

Last month's sales were 22.2 per cent below the 10-year sales average for the month, while new listings for the month were 11.5 percent below the 10-year average.

“As the term suggests, a balanced market means that many of the key housing market indicators, such as price, are stable and conditions therefore don't tilt in favour of buyers or sellers,” Sandra Wyant, REBGV president said. “If you plan to enter the market today, identify your needs, consult your REALTOR® and work to build a ‘win-win’ scenario with the people on the other side of the sale.”

New listings for detached, attached and apartment properties in Greater Vancouver totalled 4,874 in June. This represents a 13.2 per cent decline compared to the 5,617 new listings reported in June 2012 and a 13.8 per cent decline from the 5,656 new listings in May of this year.

The total number of properties currently listed for sale on the MLS® in Greater Vancouver is 17,289, a 6 per cent decrease compared to June 2012 and a 0.4 per cent increase compared to May 2013.

The sales-to-active-listings ratio currently sits at 15 per cent in Greater Vancouver. This is the fourth straight month that this ratio has been at or above 15 per cent.

The MLS® Home Price Index composite benchmark price for all residential properties in Greater Vancouver is currently \$601,900. This represents a decline of three per cent compared to this time last year and an increase of 2.3 per cent compared to January 2013.

Sales of detached properties reached 1,102 in June 2013, an increase of 19.7 per cent from the 921 detached sales recorded in June 2012, and a 25.1 per cent decrease from the 1,471 units sold

in June 2011. The benchmark price for detached properties decreased 4.3 per cent from June 2012 to \$919,900.

Sales of apartment properties reached 1,068 in June 2013, an increase of 4.1 per cent compared to the 1,026 sales in June 2012, and a decrease of 15.6 per cent compared to the 1,266 sales in June 2011. The benchmark price of an apartment property decreased 1.9 per cent from June 2012 to \$369,100.

Attached property sales in June 2013 totalled 472, an increase of 13.7 per cent compared to the 415 sales in June 2012, and a 10.1 per cent decrease from the 525 attached properties sold in June 2011. The benchmark price of an attached unit decreased 2.4 per cent between June 2012 and 2013 to \$457,000.

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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](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	\$542,700	153.2	0.5%	1.3%	1.9%	-2.4%	4.0%	3.9%
	Greater Vancouver	\$601,900	157.8	0.6%	1.5%	1.9%	-3.0%	4.6%	5.7%
	Bowen Island	\$583,900	126.6	5.1%	2.0%	4.3%	-6.5%	-6.2%	-7.9%
	Burnaby East	\$564,400	155.8	0.3%	1.4%	2.4%	-1.3%	4.5%	5.5%
	Burnaby North	\$512,600	153.1	0.4%	0.3%	1.9%	-3.0%	4.1%	3.6%
	Burnaby South	\$569,300	160.5	1.3%	2.0%	1.5%	-2.5%	7.1%	8.7%
	Coquitlam	\$499,700	147.8	0.3%	1.1%	0.4%	-2.3%	3.1%	0.9%
	Ladner	\$525,200	146.1	-0.9%	-2.3%	1.8%	-4.8%	0.9%	2.3%
	Maple Ridge	\$384,000	129.8	-0.3%	-0.4%	-1.9%	-2.0%	-3.7%	-8.7%
	New Westminister	\$364,400	156.4	-1.2%	-0.2%	2.8%	-2.1%	3.6%	2.0%
	North Vancouver	\$650,500	147.2	0.1%	1.9%	4.2%	-1.5%	3.8%	1.9%
	Pitt Meadows	\$383,000	138.7	0.5%	0.3%	-1.3%	1.5%	-0.9%	-5.4%
	Port Coquitlam	\$392,600	139.4	0.5%	0.6%	-0.7%	-3.0%	-1.1%	-6.6%
	Port Moody	\$509,100	140.6	-0.2%	2.2%	1.4%	-0.8%	0.0%	-1.8%
	Richmond	\$571,000	165.8	0.4%	1.4%	1.7%	-3.2%	3.9%	10.3%
	Squamish	\$399,800	129.1	3.3%	2.3%	3.1%	-1.2%	-1.9%	-7.4%
	Sunshine Coast	\$349,100	122.3	4.6%	2.6%	2.5%	-6.1%	-9.9%	-11.4%
	Tsawwassen	\$582,100	146.7	-0.7%	-1.5%	-0.6%	-5.5%	0.4%	0.3%
	Vancouver East	\$608,400	178.0	0.1%	1.7%	1.4%	-2.1%	10.4%	14.5%
	Vancouver West	\$810,400	170.8	1.8%	2.9%	3.9%	-1.5%	8.7%	11.9%
West Vancouver	\$1,546,200	166.0	-1.4%	0.6%	2.9%	-6.0%	15.0%	7.3%	
Whistler	\$450,800	107.4	4.4%	2.2%	-1.5%	-8.0%	-9.5%	-21.5%	
Single Family Detached	Lower Mainland	\$756,200	160.7	0.4%	1.5%	2.0%	-2.8%	8.8%	11.2%
	Greater Vancouver	\$919,900	170.0	0.3%	1.4%	1.7%	-4.3%	10.2%	14.8%
	Bowen Island	\$583,900	126.6	5.1%	2.0%	4.3%	-6.5%	-6.2%	-7.9%
	Burnaby East	\$750,400	167.8	-0.4%	1.6%	5.1%	-1.4%	11.9%	15.2%
	Burnaby North	\$914,000	176.4	0.9%	1.7%	2.0%	-3.7%	14.2%	19.4%
	Burnaby South	\$973,400	186.6	1.2%	5.4%	2.4%	-4.0%	19.6%	27.8%
	Coquitlam	\$705,000	156.2	-0.1%	0.3%	0.6%	-2.4%	8.2%	7.9%
	Ladner	\$609,600	147.1	-0.1%	-3.7%	2.4%	-4.8%	1.9%	3.9%
	Maple Ridge	\$461,300	131.1	-0.3%	0.6%	-0.5%	-1.1%	-1.7%	-4.6%
	New Westminister	\$663,100	164.5	-0.5%	0.9%	3.7%	-2.9%	8.7%	13.1%
	North Vancouver	\$948,600	151.4	-0.3%	1.3%	4.4%	-2.9%	6.8%	5.1%
	Pitt Meadows	\$503,500	140.5	0.6%	1.8%	0.7%	0.4%	-0.1%	-0.1%
	Port Coquitlam	\$546,600	146.0	-0.1%	0.8%	-0.9%	-3.2%	2.6%	0.8%
	Port Moody	\$825,200	152.9	-0.6%	2.3%	1.1%	-2.2%	6.2%	4.1%
	Richmond	\$943,600	190.0	0.6%	0.6%	0.6%	-5.5%	9.8%	23.5%
	Squamish	\$488,700	132.0	1.9%	-1.1%	1.1%	-2.8%	1.6%	-3.7%
	Sunshine Coast	\$347,100	121.6	4.4%	2.4%	2.4%	-6.2%	-10.4%	-11.9%
	Tsawwassen	\$702,700	151.3	-0.1%	-1.9%	-0.5%	-5.1%	3.3%	3.4%
	Vancouver East	\$845,900	186.8	1.0%	2.8%	2.0%	-2.2%	17.6%	26.0%
	Vancouver West	\$2,070,200	212.7	0.1%	2.2%	3.3%	-6.1%	16.7%	29.6%
West Vancouver	\$1,826,400	173.9	-1.8%	0.9%	2.7%	-6.2%	19.9%	11.3%	
Whistler	\$875,600	121.2	0.8%	-2.3%	-1.6%	6.2%	1.0%	-11.3%	

**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	\$390,700	141.8	0.4%	0.4%	1.1%	-2.4%	-0.8%	-1.7%
	Greater Vancouver	\$457,000	148.3	0.5%	0.6%	1.4%	-2.4%	0.7%	1.6%
	Burnaby East	\$415,400	149.0	1.7%	2.7%	2.1%	-1.6%	2.5%	2.7%
	Burnaby North	\$392,600	146.4	-0.7%	-1.9%	2.5%	-2.1%	-1.9%	-0.7%
	Burnaby South	\$403,800	144.9	0.0%	-1.9%	-1.5%	-4.6%	-1.0%	1.1%
	Coquitlam	\$385,200	141.5	0.8%	1.0%	-0.4%	0.6%	0.4%	-1.1%
	Ladner	\$445,500	147.6	-2.0%	2.4%	3.6%	-1.3%	2.6%	2.9%
	Maple Ridge	\$268,200	130.3	0.2%	-1.6%	0.2%	-2.7%	-6.3%	-11.5%
	New Westminster	\$395,900	148.7	0.5%	3.0%	3.8%	-1.3%	4.1%	4.4%
	North Vancouver	\$579,500	138.7	-0.2%	-0.8%	2.4%	-2.7%	-2.2%	-1.4%
	Pitt Meadows	\$321,900	139.3	1.0%	-0.3%	-0.4%	-0.1%	-1.5%	-5.3%
	Port Coquitlam	\$365,600	139.2	0.8%	-0.7%	-1.0%	-1.9%	-1.6%	-5.1%
	Port Moody	\$402,100	135.9	0.1%	-0.1%	-1.7%	-2.1%	-3.2%	-5.9%
	Richmond	\$493,700	159.6	0.3%	1.2%	1.1%	-2.1%	2.5%	9.5%
	Squamish	\$337,500	122.5	4.3%	3.2%	0.6%	-3.2%	-5.5%	-13.6%
	Tsawwassen	\$454,400	140.5	-2.4%	2.6%	3.1%	-3.8%	-4.1%	-2.1%
	Vancouver East	\$517,500	170.6	-0.1%	2.0%	0.9%	-0.8%	8.1%	8.5%
	Vancouver West	\$708,200	160.2	1.7%	0.8%	6.7%	-0.7%	6.9%	8.4%
Whistler	\$447,400	120.5	4.2%	4.3%	-0.7%	-4.4%	7.2%	-12.7%	
Apartment	Lower Mainland	\$337,800	148.2	0.7%	1.4%	2.1%	-1.8%	-0.4%	-3.2%
	Greater Vancouver	\$369,100	149.2	0.9%	1.9%	2.2%	-1.9%	0.0%	-1.6%
	Burnaby East	\$370,400	140.6	-1.1%	-1.3%	-2.1%	1.1%	-8.8%	-12.0%
	Burnaby North	\$331,900	140.3	0.4%	-0.1%	1.2%	-2.6%	-1.5%	-5.3%
	Burnaby South	\$376,600	151.2	1.4%	0.9%	2.0%	-0.8%	2.5%	0.7%
	Coquitlam	\$248,700	136.9	0.8%	2.6%	-0.1%	-3.7%	-4.3%	-9.3%
	Ladner	\$297,300	140.9	-2.9%	-1.3%	-1.9%	-8.4%	-3.9%	-4.1%
	Maple Ridge	\$168,800	123.1	-1.3%	-3.5%	-11.6%	-5.6%	-9.1%	-21.5%
	New Westminster	\$270,100	154.4	-1.7%	-1.0%	2.5%	-1.8%	1.7%	-1.7%
	North Vancouver	\$354,900	144.1	0.8%	3.5%	4.6%	0.8%	1.8%	-1.2%
	Pitt Meadows	\$230,300	136.1	0.0%	-1.2%	-4.6%	5.5%	-0.3%	-13.2%
	Port Coquitlam	\$220,000	130.4	1.3%	1.6%	-0.2%	-3.5%	-6.2%	-17.0%
	Port Moody	\$323,500	134.8	-0.3%	3.5%	3.8%	1.4%	-2.6%	-3.1%
	Richmond	\$346,200	146.8	0.1%	2.4%	3.7%	-1.1%	-2.5%	-2.3%
	Squamish	\$271,900	130.8	8.5%	12.6%	13.4%	5.1%	-4.9%	-8.1%
	Tsawwassen	\$316,900	133.3	-2.6%	-1.6%	-2.3%	-7.9%	-8.0%	-9.3%
	Vancouver East	\$305,100	168.3	-1.2%	0.1%	0.5%	-2.7%	1.3%	1.6%
	Vancouver West	\$480,100	155.4	2.7%	3.5%	3.5%	0.6%	3.8%	3.8%
West Vancouver	\$606,500	132.5	-0.1%	-1.0%	4.0%	-4.3%	-6.3%	-10.5%	
Whistler	\$222,800	80.0	6.2%	5.1%	-1.1%	-12.7%	-33.9%	-41.2%	

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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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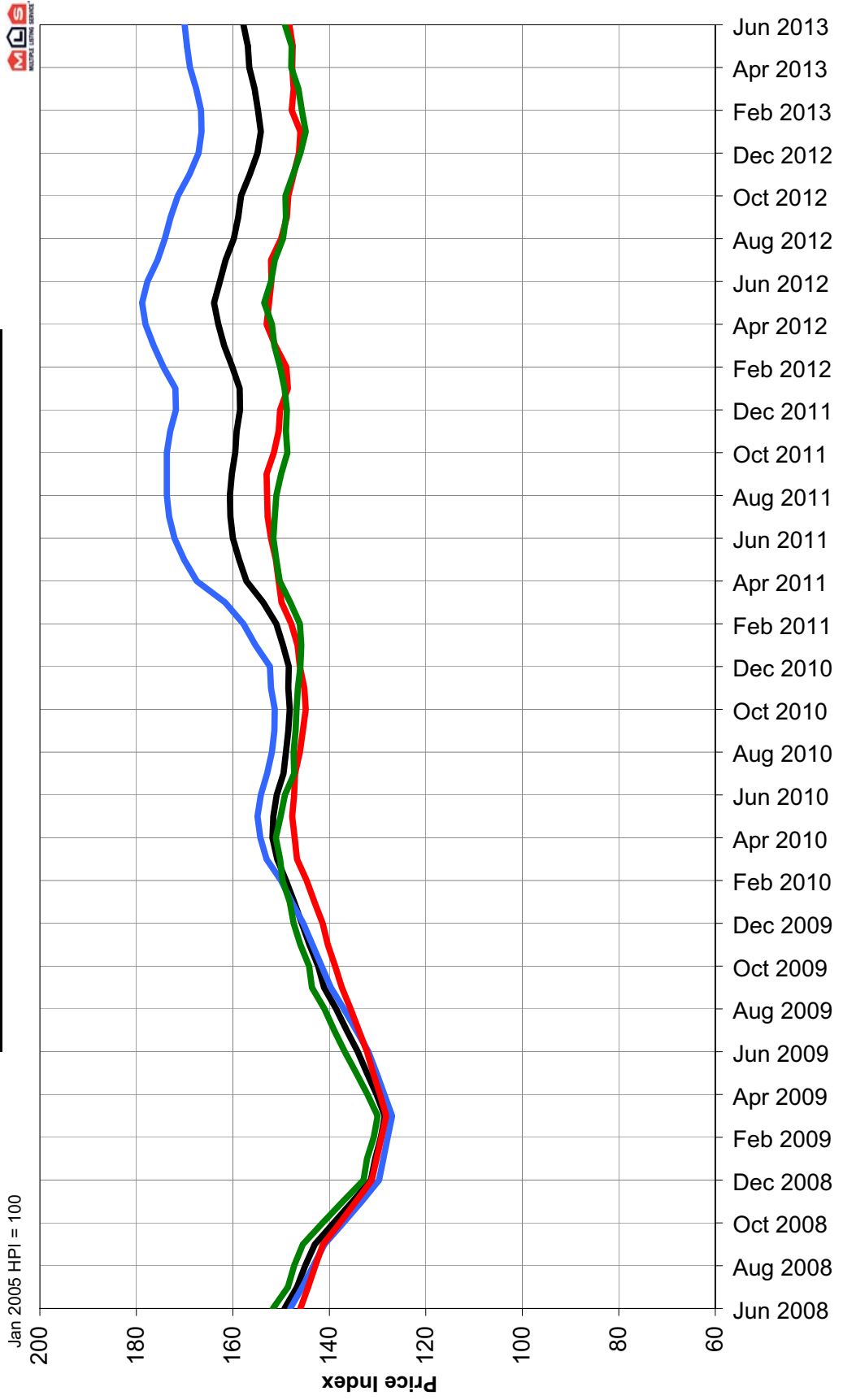


MLS HOME PRICE INDEX

### Greater Vancouver 5 Year Trend



Residential Detached Townhouse Apartment



Jan 2005 HPI = 100

200

180

160

140

120

100

80

60

Price Index

Jun 2013  
Apr 2013  
Feb 2013  
Dec 2012  
Oct 2012  
Aug 2012  
Jun 2012  
Apr 2012  
Feb 2012  
Dec 2011  
Oct 2011  
Aug 2011  
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Apr 2009  
Feb 2009  
Dec 2008  
Oct 2008  
Aug 2008  
Jun 2008

# MLS® SALES Facts



**June  
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		<b>TOTALS</b>
	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	Number of Sales	Median Selling Price	
<b>June 2013</b>	79	\$899,000	104	\$722,500	64	\$639,500	1	n/a	104	\$475,818	29	\$715,000	99	\$964,000	40	\$566,000	29	\$815,000	115	\$930,000	15	n/a	49	\$425,473	141	\$844,000	145	\$2,055,000	76	\$1,745,000	12	n/a	1,102
	83	\$496,640	53	\$439,000	2	n/a	0	n/a	38	\$286,500	9	n/a	40	\$593,000	29	\$393,500	13	n/a	72	\$533,900	8	n/a	3	n/a	38	\$647,450	63	\$846,000	8	n/a	472		
	149	\$365,000	67	\$289,000	19	\$289,000	0	n/a	23	\$210,000	61	\$280,000	67	\$380,500	23	\$194,000	23	\$350,000	121	\$335,000	6	n/a	5	n/a	99	\$352,900	386	\$482,000	11	n/a	1,068		
	86	\$107	107	\$675,000	54	\$683,000	4	\$482,000	117	\$306,000	33	\$706,250	119	\$936,101	46	\$534,000	23	\$748,800	127	\$985,000	20	\$484,200	53	\$385,000	159	\$909,000	187	\$2,100,000	71	\$1,797,750	6	n/a	1,212
<b>May 2013</b>	93	\$477,500	35	\$448,950	5	n/a	0	n/a	33	\$306,000	14	n/a	31	\$595,000	21	\$395,000	24	\$470,000	105	\$500,800	18	n/a	5	n/a	52	\$586,500	70	\$829,500	8	n/a	534		
	163	\$331,000	62	\$289,800	9	\$289,800	0	\$199,900	29	\$199,900	64	\$291,850	67	\$380,000	21	\$221,250	19	n/a	143	\$338,800	3	n/a	3	n/a	121	\$336,000	396	\$463,000	17	n/a	1,136		
	83	\$990,000	101	\$675,000	41	\$664,000	6	\$491,750	108	\$482,000	37	\$706,250	73	\$936,101	33	\$534,000	11	\$748,800	76	\$985,000	28	\$484,200	61	\$385,000	107	\$909,000	102	\$2,100,000	47	\$1,797,750	n/a	n/a	
<b>June 2012</b>	73	\$508,000	45	\$464,000	10	n/a	0	n/a	44	\$288,000	9	n/a	21	\$630,000	26	\$385,137	16	n/a	59	\$545,000	4	n/a	6	n/a	35	\$900,450	46	\$900,450	6	n/a	415		
	132	\$354,000	47	\$270,000	15	\$330,000	0	\$207,500	26	\$207,500	85	\$321,500	69	\$362,500	21	\$242,800	18	n/a	113	\$340,500	2	n/a	4	n/a	136	\$347,450	331	\$485,000	14	n/a	1,026		
	83	\$990,000	101	\$738,000	41	\$664,000	6	\$491,750	108	\$482,000	37	\$706,250	73	\$936,101	33	\$534,000	11	\$748,800	76	\$985,000	28	\$484,200	61	\$385,000	107	\$909,000	102	\$2,100,000	47	\$1,797,750	n/a	n/a	
	425	\$908,000	554	\$715,500	230	\$650,000	15	\$474,900	540	\$302,750	137	\$689,900	578	\$946,500	178	\$366,900	120	\$437,500	592	\$503,000	87	\$371,904	226	\$259,000	659	\$860,000	814	\$1,802,500	335	\$1,241,000	67	\$497,500	5,557
<b>Jan. - Jun. 2013</b>	400	\$477,750	229	\$438,000	29	\$395,500	0	n/a	183	\$302,750	68	\$449,900	179	\$625,000	155	\$366,900	88	\$437,500	437	\$503,000	66	\$371,904	20	\$259,000	204	\$623,950	319	\$849,000	36	\$497,500	102	\$253,000	2,515
<b>Year-to-date</b>	785	\$356,900	360	\$284,000	61	\$330,000	0	\$210,000	129	\$210,000	360	\$285,000	357	\$370,000	120	\$227,500	124	\$336,850	668	\$338,800	22	\$215,000	25	\$264,900	520	\$345,000	1,874	\$783,000	90	\$253,000	5,574		
	425	\$908,000	554	\$715,500	230	\$650,000	15	\$474,900	540	\$302,750	137	\$689,900	578	\$946,500	178	\$366,900	120	\$437,500	592	\$503,000	87	\$371,904	226	\$259,000	659	\$860,000	814	\$1,802,500	335	\$497,500	67	\$253,000	5,557
<b>Jan. - Jun. 2012</b>	394	\$487,950	248	\$460,250	44	\$450,000	1	n/a	228	\$294,000	70	\$427,000	180	\$659,950	130	\$391,750	124	\$470,250	426	\$350,000	47	\$291,750	26	\$230,000	231	\$645,000	296	\$878,500	50	\$1,055,000	105	\$518,500	2,600
<b>Year-to-date</b>	816	\$371,000	401	\$285,500	67	\$335,000	0	\$217,000	149	\$217,000	440	\$310,000	466	\$377,990	178	\$240,750	133	\$334,000	642	\$343,000	22	\$260,000	25	\$230,000	706	\$354,000	2,021	\$482,900	96	\$712,500	78	\$229,500	6,240
	537	\$930,000	696	\$744,750	263	\$701,000	21	\$407,000	613	\$485,000	169	\$672,000	595	\$1,015,000	222	\$545,000	119	\$775,000	603	\$492,500	102	\$400,500	258	\$885,150	767	\$2,060,000	769	\$1,851,000	384	\$1,851,000	52	\$973,800	6,170
	394	\$487,950	248	\$460,250	44	\$450,000	1	\$294,000	228	\$294,000	70	\$427,000	180	\$659,950	130	\$391,750	124	\$470,250	426	\$350,000	47	\$291,750	26	\$230,000	231	\$645,000	296	\$878,500	50	\$1,055,000	105	\$518,500	2,600
	816	\$371,000	401	\$285,500	67	\$335,000	0	\$217,000	149	\$217,000	440	\$310,000	466	\$377,990	178	\$240,750	133	\$334,000	642	\$343,000	22	\$260,000	25	\$230,000	706	\$354,000	2,021	\$482,900	96	\$712,500	78	\$229,500	6,240
	537	\$930,000	696	\$744,750	263	\$701,000	21	\$407,000	613	\$485,000	169	\$672,000	595	\$1,015,000	222	\$545,000	119	\$775,000	603	\$492,500	102	\$400,500	258	\$885,150	767	\$2,060,000	769	\$1,851,000	384	\$1,851,000	52	\$973,800	6,170

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



# MLS® LISTINGS Facts



**June  
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
<b>June 2013</b>	184	178	64	11	203	52	171	51	54	241	38	129	256	254	171	30	2,087
	Detached	Attached	Attached	0	79	27	58	49	25	150	13	11	57	115	19	32	845
	Apartment	Apartment	0	55	122	163	54	54	49	225	14	6	183	597	27	38	1,942
	43%	58%	100%	9%	51%	56%	58%	78%	54%	48%	39%	38%	55%	57%	44%	40%	n/a
	72%	64%	18%	n/a	48%	33%	69%	59%	52%	48%	62%	27%	67%	55%	42%	41%	n/a
	53%	63%	95%	n/a	42%	50%	41%	43%	47%	54%	43%	83%	54%	65%	41%	21%	n/a
<b>May 2013</b>	234	211	93	17	196	46	211	72	42	302	53	131	249	325	211	49	2,442
	Detached	Attached	Attached	0	72	17	77	50	39	147	28	14	100	111	13	35	950
	Apartment	Apartment	0	70	152	150	58	58	59	275	16	9	208	700	28	31	2,264
	37%	51%	58%	24%	60%	72%	56%	64%	55%	42%	38%	40%	64%	58%	34%	12%	n/a
	65%	40%	28%	n/a	46%	82%	40%	42%	62%	71%	64%	36%	52%	63%	62%	57%	n/a
	50%	40%	30%	n/a	41%	42%	45%	36%	32%	52%	19%	33%	58%	57%	68%	55%	n/a
<b>June 2012</b>	216	197	69	19	249	56	176	69	50	311	51	106	288	325	189	29	2,380
	Detached	Attached	Attached	0	55	29	58	43	41	145	34	14	65	128	14	50	902
	Apartment	Apartment	17	0	57	155	162	51	62	276	35	4	231	756	26	28	2,335
	38%	51%	59%	32%	43%	66%	41%	48%	22%	24%	55%	58%	37%	31%	28%	24%	n/a
	56%	56%	67%	n/a	80%	31%	36%	60%	39%	41%	12%	43%	54%	36%	43%	30%	n/a
	38%	37%	88%	n/a	46%	55%	43%	41%	29%	41%	6%	100%	59%	44%	50%	50%	n/a
<b>Jan. - Jun. 2013</b>	1,202	1,164	484	80	1,234	285	1,181	374	298	1,674	248	724	1,409	1,836	1,054	185	13,432
	Detached	Attached	Attached	1	407	120	356	295	197	832	133	74	440	662	96	164	5,105
	Apartment	Apartment	158	0	369	801	930	331	295	1,493	92	54	1,180	3,984	188	186	12,669
	35%	48%	48%	19%	44%	48%	49%	48%	40%	35%	35%	31%	47%	44%	32%	36%	n/a
	53%	46%	37%	0%	45%	57%	50%	53%	45%	53%	50%	27%	46%	48%	38%	62%	n/a
	45%	41%	39%	n/a	35%	45%	38%	36%	42%	45%	24%	46%	44%	47%	42%	48%	n/a
<b>Jan. - Jun. 2012</b>	1,322	1,273	488	82	1,385	293	1,159	421	279	2,135	283	776	1,652	2,307	1,023	177	15,055
	Detached	Attached	Attached	1	420	152	372	220	227	1,006	151	63	439	801	101	224	5,588
	Apartment	Apartment	150	0	372	1,007	1,077	396	334	1,809	136	74	1,417	4,914	228	215	15,108
	41%	55%	54%	26%	44%	58%	51%	53%	43%	28%	36%	33%	46%	33%	38%	29%	n/a
	45%	53%	62%	100%	54%	46%	48%	59%	55%	42%	31%	41%	53%	37%	50%	47%	n/a
<b>Year-to-date*</b>	40%	43%	45%	n/a	40%	44%	43%	45%	40%	35%	16%	34%	50%	41%	42%	36%	n/a

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





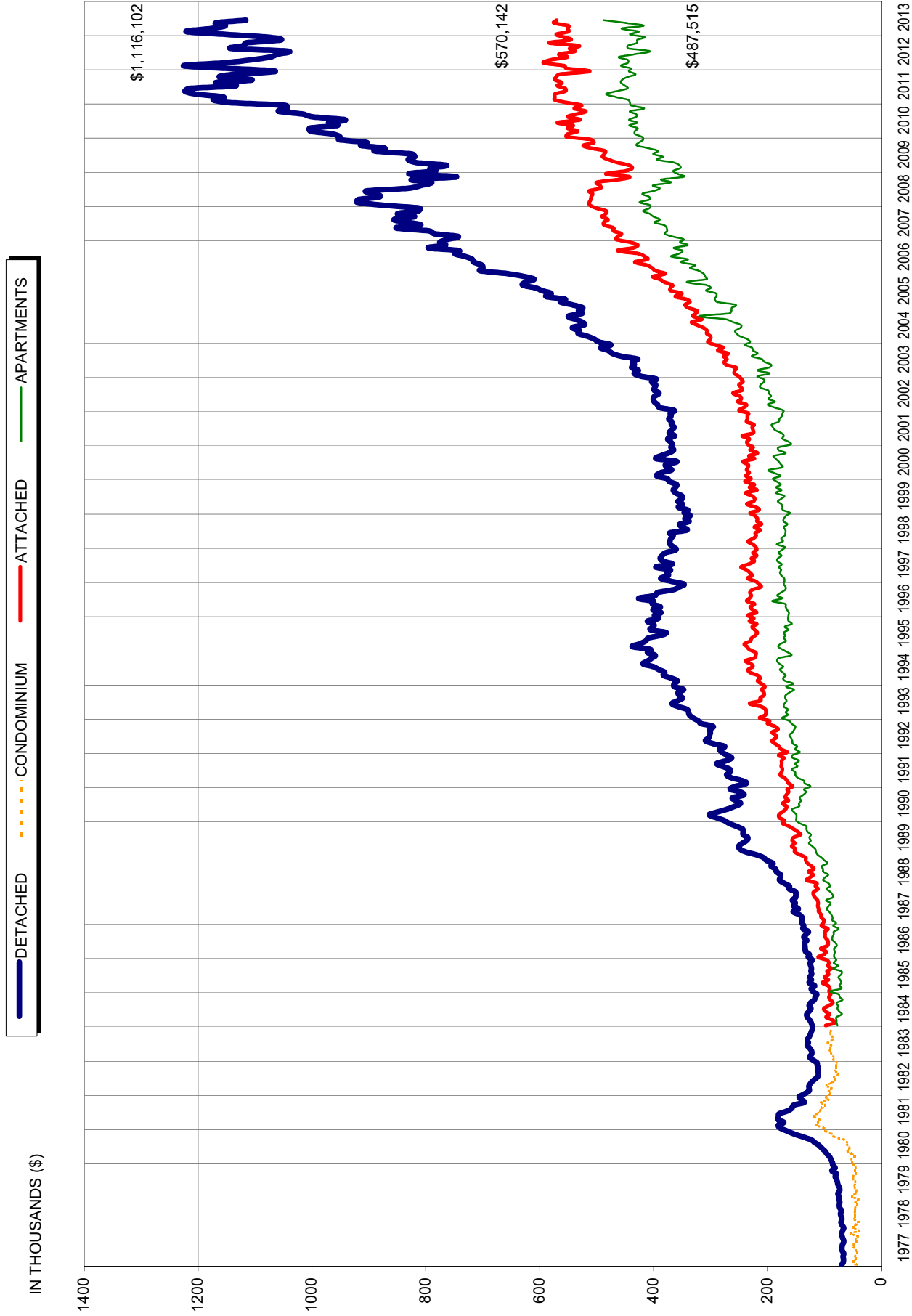
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jun 2012	2 May 2013	3 Jun 2013	Col. 2 & 3 Percentage Variance	5 Jun 2012	6 May 2013	7 Jun 2013	Col. 6 & 7 Percentage Variance	9 Apr 2012 - Jun 2012	10 Apr 2013 - Jun 2013	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	216	234	184	-21.4	83	86	79	-8.1	278	243	-12.6
ATTACHED	131	142	116	-18.3	73	93	83	-10.8	219	250	14.2
APARTMENTS	348	324	282	-13.0	132	163	149	-8.6	451	468	3.8
<b>COQUITLAM</b>											
DETACHED	197	211	178	-15.6	101	107	104	-2.8	341	326	-4.4
ATTACHED	80	87	83	-4.6	45	35	53	51.4	145	131	-9.7
APARTMENTS	127	154	107	-30.5	47	62	67	8.1	199	206	3.5
<b>DELTA</b>											
DETACHED	69	93	64	-31.2	41	54	64	18.5	142	154	8.5
ATTACHED	15	18	11	-38.9	10	5	2	-60.0	28	13	-53.6
APARTMENTS	17	30	20	-33.3	15	9	19	111.1	38	37	-2.6
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	249	196	203	3.6	108	117	104	-11.1	346	328	-5.2
ATTACHED	55	72	79	9.7	44	33	38	15.2	123	116	-5.7
APARTMENTS	57	70	55	-21.4	26	29	23	-20.7	84	78	-7.1
<b>NORTH VANCOUVER</b>											
DETACHED	176	211	171	-19.0	73	119	99	-16.8	314	337	7.3
ATTACHED	58	77	58	-24.7	21	31	40	29.0	90	105	16.7
APARTMENTS	162	150	163	8.7	69	67	67	0.0	245	205	-16.3
<b>NEW WESTMINSTER</b>											
DETACHED	56	46	52	13.0	37	33	29	-12.1	97	87	-10.3
ATTACHED	29	17	27	58.8	9	14	9	-35.7	45	37	-17.8
APARTMENTS	155	152	122	-19.7	85	64	61	-4.7	245	204	-16.7
<b>PORT MOODY/BELCARRA</b>											
DETACHED	50	42	54	28.6	11	23	29	26.1	66	81	22.7
ATTACHED	41	39	25	-35.9	16	24	13	-45.8	69	53	-23.2
APARTMENTS	62	59	49	-16.9	18	19	23	21.1	74	66	-10.8
<b>PORT COQUITLAM</b>											
DETACHED	69	72	51	-29.2	33	46	40	-13.0	137	119	-13.1
ATTACHED	43	50	49	-2.0	26	21	29	38.1	67	88	31.3
APARTMENTS	51	58	54	-6.9	21	21	23	9.5	96	68	-29.2
<b>RICHMOND</b>											
DETACHED	311	302	241	-20.2	76	127	115	-9.4	291	351	20.6
ATTACHED	145	147	150	2.0	59	105	72	-31.4	207	270	30.4
APARTMENTS	276	275	225	-18.2	113	143	121	-15.4	327	412	26.0
<b>SUNSHINE COAST</b>											
DETACHED	106	131	129	-1.5	61	53	49	-7.5	163	140	-14.1
ATTACHED	14	14	11	-21.4	6	5	3	-40.0	14	11	-21.4
APARTMENTS	4	9	6	-33.3	4	3	5	66.7	14	15	7.1
<b>SQUAMISH</b>											
DETACHED	51	53	38	-28.3	28	20	15	-25.0	61	57	-6.6
ATTACHED	34	28	13	-53.6	4	18	8	-55.6	30	45	50.0
APARTMENTS	35	16	14	-12.5	2	3	6	100.0	10	14	40.0
<b>VANCOUVER EAST</b>											
DETACHED	288	249	256	2.8	107	159	141	-11.3	394	432	9.6
ATTACHED	65	100	57	-43.0	35	52	38	-26.9	137	127	-7.3
APARTMENTS	231	208	183	-12.0	136	121	99	-18.2	398	297	-25.4
<b>VANCOUVER WEST</b>											
DETACHED	325	325	254	-21.8	102	187	145	-22.5	354	476	34.5
ATTACHED	128	111	115	3.6	46	70	63	-10.0	155	194	25.2
APARTMENTS	756	700	597	-14.7	331	396	386	-2.5	1093	1097	0.4
<b>WHISTLER/PEMBERTON</b>											
DETACHED	29	49	30	-38.8	7	6	12	100.0	25	29	16.0
ATTACHED	50	35	32	-8.6	15	20	13	-35.0	58	51	-12.1
APARTMENTS	28	31	38	22.6	14	17	8	-52.9	46	43	-6.5
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	169	211	171	-19.0	47	71	76	7.0	199	208	4.5
ATTACHED	14	13	19	46.2	6	8	8	0.0	28	26	-7.1
APARTMENTS	26	28	27	-3.6	13	19	11	-42.1	52	46	-11.5
<b>GRAND TOTALS</b>											
DETACHED	<b>2361</b>	<b>2425</b>	<b>2076</b>	<b>-14.4</b>	<b>915</b>	<b>1208</b>	<b>1101</b>	<b>-8.9</b>	<b>3208</b>	<b>3368</b>	<b>5.0</b>
ATTACHED	<b>902</b>	<b>950</b>	<b>845</b>	<b>-11.1</b>	<b>415</b>	<b>534</b>	<b>472</b>	<b>-11.6</b>	<b>1415</b>	<b>1517</b>	<b>7.2</b>
APARTMENTS	<b>2335</b>	<b>2264</b>	<b>1942</b>	<b>-14.2</b>	<b>1026</b>	<b>1136</b>	<b>1068</b>	<b>-6.0</b>	<b>3372</b>	<b>3256</b>	<b>-3.4</b>





# Residential Average Sale Prices - January 1977 to June 2013



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

