

# News Release



FOR IMMEDIATE RELEASE:

## Spring delivers greater balance to Greater Vancouver housing market

**VANCOUVER, B.C. – May 2, 2013** – A closer relationship between home buyer demand and the supply of homes for sale has been having a stabilizing impact on home prices in the Greater Vancouver housing market over the last three months.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,627 on the Multiple Listing Service® (MLS®) in April 2013. This represents a 6.1 per cent decrease compared to the 2,799 sales recorded in April 2012, and an 11.9 per cent increase compared to the 2,347 sales in March 2013.

Last month's sales equate to the lowest April total in the region since 2001 and 20.9 per cent below the 10-year sales average for the month.

“While the number of home sales remains below average, properties that are priced right are selling and we're seeing greater balance between buyer demand and the number of homes listed for sale. This is having a steadying influence on home prices in the region,” says Sandra Wyant, REBGV president.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,876 in April. This represents a three per cent decline compared to the 6,056 new listings reported in April 2012 and a 21.4 per cent increase from the 4,839 new listings in March of this year. Last month's new listing count was 0.4 per cent above the region's 10-year new listing average for the month.

The total number of properties listed for sale on the MLS® in Greater Vancouver is 16,730, a 1.2 per cent increase compared to April 2012 and an 8.2 per cent increase compared to March 2013.

The sales-to-active-listings ratio currently sits at 15.7 per cent in Greater Vancouver. This is the second consecutive month that this ratio has been above 15 per cent. Previous to this, May 2012 was the last time this ratio was above 15 per cent.

“There have been modest increases in home prices across the region over the last three months. This comes on the heels of home price declines of approximately five to six per cent in Greater Vancouver during the last half of 2012,” Wyant said.

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The MLS® Home Price Index composite benchmark price for all residential properties in Greater Vancouver is currently \$597,300. This represents a decline of 3.9 per cent compared to this time last year and an increase of 1.6 per cent compared to January 2013.

Sales of detached properties reached 1,064 in April 2013, a decrease of 5.5 per cent from the 1,126 detached sales recorded in April 2012, and a 24.1 per cent decrease from the 1,402 units sold in April 2011. The benchmark price for detached properties decreased 5.2 per cent from April 2012 to \$914,000. Since January the benchmark price of a detached home has increased 1.4 per cent.

Sales of apartment properties reached 1,052 in April 2013, a decline of 11.6 per cent compared to the 1,190 sales in April 2012, and a decrease of 12.4 per cent compared to the 1,201 sales in April 2011. The benchmark price of an apartment property decreased 2.6 per cent from April 2012 to \$365,900. Since January the benchmark price of an apartment home has increased 2.1 per cent.

Attached property sales in April 2013 totalled 511, an increase of 5.8 per cent compared to the 483 sales in April 2012, and a 17.8 per cent decrease from the 622 attached properties sold in April 2011. The benchmark price of an attached unit decreased 3.5 per cent between April 2012 and 2013 to \$455,200. Since January the benchmark price of an attached home has increased 1.2 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](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	\$539,100	152.2	0.7%	1.5%	-0.7%	-2.9%	2.9%	3.6%
	Greater Vancouver	\$597,300	156.6	0.7%	1.6%	-1.1%	-3.9%	3.2%	5.4%
	Bowen Island	\$571,500	123.9	-0.2%	-0.2%	-2.5%	-7.8%	-8.5%	-9.8%
	Burnaby East	\$560,800	154.8	0.7%	3.3%	-0.5%	-2.4%	2.4%	5.0%
	Burnaby North	\$508,900	152.0	-0.4%	1.0%	0.1%	-3.2%	2.4%	2.4%
	Burnaby South	\$557,600	157.2	-0.1%	1.2%	-2.5%	-4.2%	4.0%	7.5%
	Coquitlam	\$496,300	146.8	0.4%	0.5%	-1.3%	-1.8%	2.7%	0.8%
	Ladner	\$541,000	150.5	0.7%	3.7%	2.7%	-2.1%	5.3%	6.7%
	Maple Ridge	\$388,400	131.3	0.8%	0.7%	-0.9%	-0.8%	-3.8%	-7.5%
	New Westminster	\$367,400	157.7	0.6%	4.0%	1.0%	-1.8%	3.2%	3.6%
	North Vancouver	\$642,600	145.4	0.6%	2.3%	-0.9%	-2.3%	1.4%	1.1%
	Pitt Meadows	\$381,100	138.0	-0.2%	0.1%	0.4%	0.9%	-2.1%	-4.9%
	Port Coquitlam	\$392,600	139.4	0.6%	-0.1%	-1.6%	-3.7%	-4.2%	-5.6%
	Port Moody	\$504,000	139.2	1.2%	1.0%	-1.4%	0.4%	-0.9%	-2.5%
	Richmond	\$567,900	164.9	0.9%	1.6%	-0.9%	-5.3%	3.4%	11.3%
	Squamish	\$389,900	125.9	-0.2%	0.1%	-0.8%	-2.0%	-2.9%	-9.4%
	Sunshine Coast	\$343,400	120.3	0.9%	-3.3%	-5.9%	-9.3%	-10.4%	-13.5%
	Tsawwassen	\$593,200	149.5	0.4%	2.1%	-0.6%	-1.8%	4.4%	4.0%
	Vancouver East	\$602,200	176.2	0.7%	1.6%	-1.0%	-2.2%	9.5%	14.3%
	Vancouver West	\$800,900	168.8	1.7%	3.1%	1.2%	-3.3%	5.6%	10.0%
West Vancouver	\$1,548,100	166.2	0.7%	0.5%	0.1%	-5.6%	16.0%	8.9%	
Whistler	\$434,000	103.4	-1.6%	-2.7%	-6.3%	-12.1%	-14.2%	-23.7%	
Single Family Detached	Lower Mainland	\$750,600	159.5	0.7%	1.3%	-0.9%	-3.3%	8.0%	11.0%
	Greater Vancouver	\$914,000	168.9	0.8%	1.4%	-1.5%	-5.2%	9.5%	15.0%
	Bowen Island	\$571,500	123.9	-0.2%	-0.2%	-2.5%	-7.8%	-8.5%	-9.8%
	Burnaby East	\$748,200	167.3	1.3%	6.1%	0.8%	-2.7%	9.1%	15.5%
	Burnaby North	\$895,800	172.9	-0.3%	0.2%	-2.2%	-3.9%	11.7%	15.6%
	Burnaby South	\$943,700	180.9	2.1%	2.4%	-4.5%	-4.7%	16.8%	25.4%
	Coquitlam	\$705,000	156.2	0.3%	1.3%	-0.4%	-0.4%	8.1%	9.5%
	Ladner	\$636,500	153.6	0.6%	5.0%	4.8%	-1.8%	8.9%	10.0%
	Maple Ridge	\$465,500	132.3	1.5%	1.2%	-0.3%	0.5%	-1.9%	-4.1%
	New Westminster	\$663,900	164.7	1.0%	4.6%	0.7%	-3.5%	7.1%	14.3%
	North Vancouver	\$939,900	150.0	0.4%	2.4%	-0.6%	-2.6%	4.7%	4.7%
	Pitt Meadows	\$499,500	139.4	1.0%	0.6%	-0.7%	-0.8%	-1.4%	-0.2%
	Port Coquitlam	\$544,400	145.4	0.4%	-0.3%	-2.2%	-2.0%	1.2%	1.5%
	Port Moody	\$823,100	152.5	2.0%	1.7%	-3.5%	-0.5%	6.2%	5.9%
	Richmond	\$932,700	187.8	-0.6%	-0.1%	-3.3%	-9.1%	9.4%	24.4%
	Squamish	\$489,000	132.1	-1.0%	0.8%	-1.2%	-1.3%	0.4%	-5.0%
	Sunshine Coast	\$342,200	119.9	1.0%	-3.3%	-6.1%	-9.2%	-10.7%	-13.7%
	Tsawwassen	\$719,900	155.0	0.5%	3.4%	-0.4%	-1.0%	8.9%	7.6%
	Vancouver East	\$828,300	182.9	0.6%	1.1%	-1.7%	-2.8%	15.5%	24.3%
	Vancouver West	\$2,064,400	212.1	1.9%	3.5%	0.1%	-8.5%	15.3%	30.1%
West Vancouver	\$1,835,900	174.8	1.4%	1.2%	0.7%	-5.4%	21.3%	13.9%	
Whistler	\$880,700	121.9	-1.8%	0.1%	4.3%	7.6%	-0.2%	-12.4%	

**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	0.3%	1.4%	0.0%	-3.1%	-0.8%	-1.1%
	Greater Vancouver	\$455,200	147.7	0.2%	1.2%	-0.5%	-3.5%	0.3%	2.0%
	Burnaby East	\$409,300	146.8	1.2%	2.4%	-1.5%	-2.8%	0.7%	1.5%
	Burnaby North	\$397,100	148.1	-0.7%	2.6%	2.4%	-2.6%	0.9%	1.0%
	Burnaby South	\$405,800	145.6	-1.4%	0.0%	-1.5%	-4.5%	-0.6%	2.5%
	Coquitlam	\$381,700	140.2	0.1%	0.5%	-1.6%	-0.4%	0.6%	-1.7%
	Ladner	\$443,000	146.8	1.8%	4.1%	-1.6%	-1.6%	1.5%	2.2%
	Maple Ridge	\$271,900	132.1	-0.2%	1.1%	0.2%	-1.0%	-6.4%	-10.0%
	New Westminister	\$388,400	145.9	1.1%	3.5%	-2.5%	-2.7%	2.9%	2.0%
	North Vancouver	\$584,500	139.9	0.1%	3.9%	1.0%	-3.4%	-2.0%	-0.3%
	Pitt Meadows	\$319,400	138.2	-1.1%	1.5%	-0.9%	0.3%	-3.3%	-5.1%
	Port Coquitlam	\$365,400	139.1	-0.8%	0.1%	-1.4%	-4.4%	-3.0%	-3.9%
	Port Moody	\$403,600	136.4	0.2%	-1.7%	-1.9%	-1.1%	-3.0%	-5.3%
	Richmond	\$491,500	158.9	0.8%	1.8%	-0.8%	-3.3%	2.7%	10.7%
	Squamish	\$320,200	116.2	-2.1%	-8.6%	-5.1%	-10.3%	-7.5%	-15.1%
	Tsawwassen	\$452,500	139.9	2.1%	4.2%	-2.2%	-3.6%	-3.4%	-2.6%
	Vancouver East	\$522,600	172.3	3.1%	1.4%	3.8%	-0.5%	6.6%	9.5%
Vancouver West	\$700,700	158.5	-0.3%	3.5%	3.4%	-1.1%	5.6%	8.3%	
Whistler	\$418,000	112.6	-2.5%	-9.6%	-4.5%	-13.7%	2.5%	-15.8%	
Apartment	Lower Mainland	\$335,800	147.3	0.8%	2.0%	-0.7%	-2.3%	-2.2%	-3.7%
	Greater Vancouver	\$365,900	147.9	1.0%	2.1%	-0.8%	-2.6%	-2.1%	-2.4%
	Burnaby East	\$374,600	142.2	-0.1%	1.6%	2.2%	1.4%	-8.7%	-10.5%
	Burnaby North	\$331,200	140.0	-0.3%	1.0%	0.7%	-2.2%	-3.6%	-5.6%
	Burnaby South	\$370,100	148.6	-0.8%	1.6%	-0.9%	-3.4%	-1.1%	-0.1%
	Coquitlam	\$244,000	134.3	0.7%	-1.1%	-2.9%	-5.2%	-5.6%	-11.7%
	Ladner	\$300,600	142.5	-0.2%	-1.7%	-1.0%	-3.8%	-3.3%	-0.6%
	Maple Ridge	\$173,000	126.1	-1.2%	-2.9%	-5.5%	-5.8%	-7.6%	-18.5%
	New Westminister	\$274,100	156.7	0.5%	3.8%	1.6%	-1.0%	1.8%	0.6%
	North Vancouver	\$346,500	140.7	1.1%	1.7%	-2.0%	-1.6%	-2.0%	-3.3%
	Pitt Meadows	\$230,600	136.3	-1.1%	-1.5%	3.6%	5.5%	-1.4%	-12.0%
	Port Coquitlam	\$221,300	131.2	2.2%	0.1%	-0.8%	-5.8%	-12.1%	-15.7%
	Port Moody	\$315,800	131.6	1.1%	2.7%	1.0%	2.0%	-4.9%	-6.3%
	Richmond	\$347,200	147.2	2.6%	3.7%	2.1%	-1.8%	-3.2%	-1.1%
	Squamish	\$256,100	123.2	6.0%	12.7%	5.8%	7.0%	-5.7%	-11.9%
	Tsawwassen	\$320,700	134.9	-0.4%	-2.4%	-1.3%	-4.1%	-7.3%	-5.9%
	Vancouver East	\$305,100	168.3	0.1%	1.9%	-1.1%	-2.1%	2.1%	3.0%
Vancouver West	\$472,700	153.0	1.9%	2.8%	1.3%	-0.5%	0.2%	1.3%	
West Vancouver	\$593,200	129.6	-3.1%	-2.6%	-2.9%	-6.0%	-7.4%	-12.8%	
Whistler	\$215,800	77.5	1.8%	10.7%	-10.1%	-10.9%	-39.4%	-42.6%	

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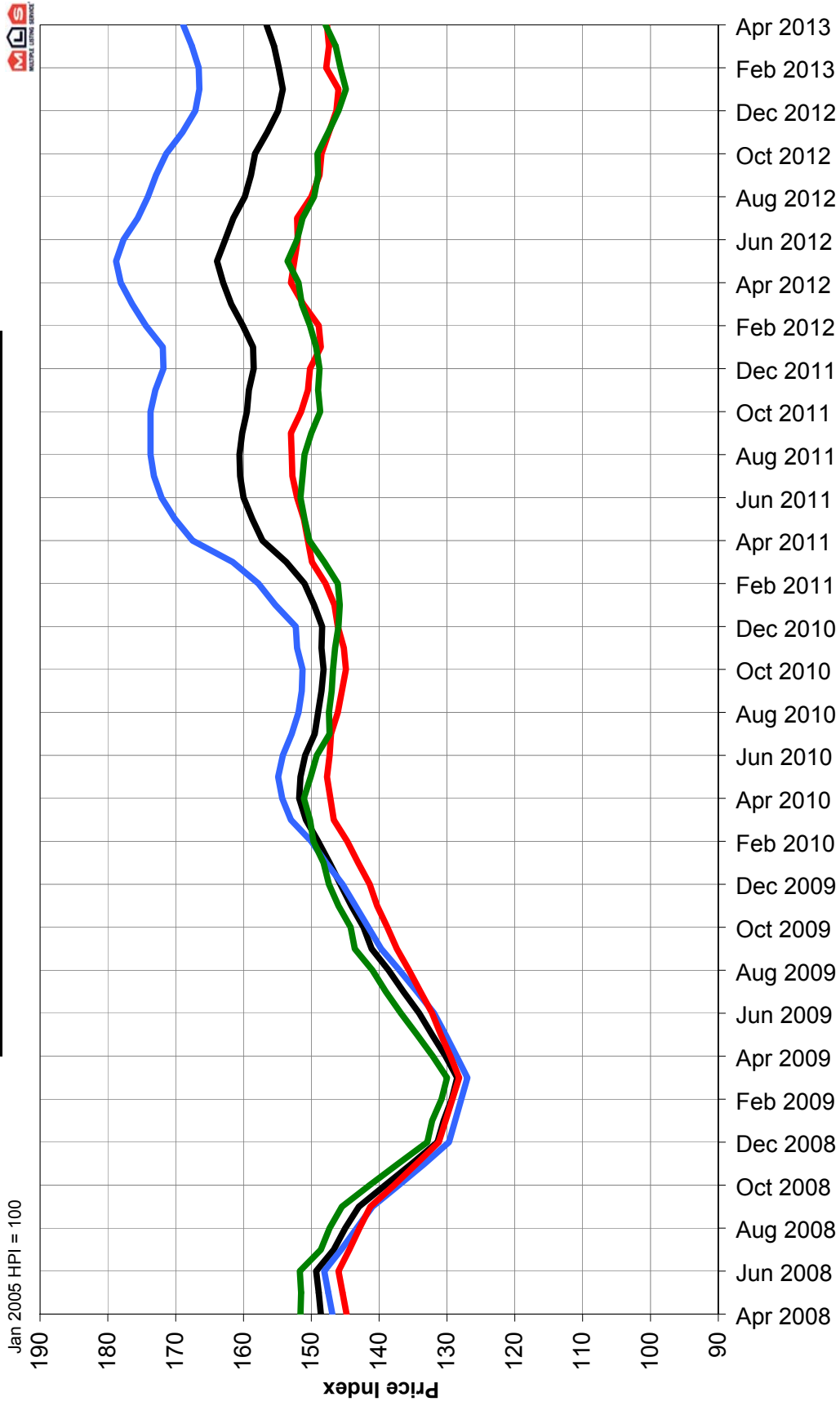
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



### Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



# MLS® SALES Facts



**April  
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>April 2013</b>	Number of Sales	115	36	5	107	25	119	33	29	109	22	38	132	144	61	11	1,064
	Median Selling Price	\$898,000	\$724,357	\$659,900	\$470,000	\$650,000	\$1,025,000	\$531,500	\$782,500	\$948,000	\$475,000	\$367,151	\$862,000	\$2,169,000	\$2,130,000	n/a	n/a
		\$507,700	\$444,900	n/a	\$312,500	n/a	\$640,000	\$376,000	n/a	\$485,000	n/a	n/a	\$685,000	\$845,000	n/a	n/a	n/a
<b>March 2013</b>	Number of Sales	76	103	34	91	23	113	21	17	89	11	37	94	151	58	12	933
	Median Selling Price	\$936,500	\$735,883	\$638,500	\$462,000	\$700,000	\$936,000	\$558,000	n/a	\$900,000	n/a	\$384,500	\$868,000	\$2,020,000	\$1,780,000	n/a	n/a
		\$453,000	\$420,025	n/a	\$314,950	n/a	\$650,000	\$351,000	n/a	\$481,000	n/a	n/a	\$629,900	\$887,500	n/a	n/a	n/a
<b>April 2012</b>	Number of Sales	94	119	42	102	29	118	56	20	114	16	57	135	130	83	6	1,126
	Median Selling Price	\$923,500	\$775,000	\$727,500	\$467,645	\$649,000	\$1,078,500	\$563,700	\$761,000	\$974,000	n/a	\$390,000	\$896,000	\$2,050,000	\$1,833,500	n/a	n/a
		\$468,000	\$455,000	n/a	\$307,861	n/a	\$599,500	\$417,495	\$476,500	\$519,000	n/a	n/a	\$657,250	\$886,889	n/a	n/a	n/a
<b>Jan. - Apr. 2013</b>	Number of Sales	260	343	112	319	75	360	92	68	350	52	124	359	482	188	49	3,243
	Median Selling Price	\$922,000	\$726,000	\$649,500	\$487,250	\$683,000	\$947,000	\$533,500	\$783,750	\$900,000	\$482,500	\$370,000	\$850,000	\$2,110,000	\$1,877,500	\$1,060,000	n/a
		\$476,000	\$430,000	\$400,250	\$307,500	\$449,900	\$639,900	\$359,100	\$419,000	\$492,000	\$370,651	n/a	\$637,950	\$858,500	\$881,500	\$500,000	n/a
<b>Jan. - Apr. 2012</b>	Number of Sales	353	474	163	369	101	399	141	73	426	57	152	508	545	268	33	4,069
	Median Selling Price	\$908,000	\$750,500	\$720,000	\$479,000	\$678,000	\$1,030,000	\$543,000	\$756,000	\$988,000	\$490,000	\$392,975	\$888,500	\$2,100,000	\$1,875,000	\$1,005,000	n/a
		\$486,900	\$452,500	\$432,250	\$296,750	\$423,500	\$667,250	\$408,959	\$471,500	\$529,500	\$341,250	n/a	\$635,000	\$880,000	\$976,000	\$562,000	n/a
<b>Year-to-date</b>	Number of Sales	524	286	40	94	268	304	120	90	436	17	15	460	1,288	64	52	4,058
	Median Selling Price	\$908,000	\$750,500	\$720,000	\$479,000	\$678,000	\$1,030,000	\$543,000	\$756,000	\$988,000	\$490,000	\$392,975	\$888,500	\$2,100,000	\$1,875,000	\$1,005,000	n/a
		\$486,900	\$452,500	\$432,250	\$296,750	\$423,500	\$667,250	\$408,959	\$471,500	\$529,500	\$341,250	n/a	\$635,000	\$880,000	\$976,000	\$562,000	n/a
	\$373,700	\$289,450	\$333,500	\$221,950	\$301,000	\$385,000	\$233,000	\$332,500	\$332,500	\$343,000	n/a	\$360,000	\$482,000	\$710,000	\$225,000	n/a	

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



# MLS® LISTINGS Facts



**April  
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>April 2013</b>	225	222	87	17	221	58	282	69	64	306	39	148	290	335	202	36	2,581
	Detached	Attached	Apartment														
	140	83	12	1	71	19	73	58	39	135	19	12	89	140	16	25	932
	297	147	30	0	97	148	181	56	57	257	17	13	243	743	42	35	2,363
	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	n/a
	35%	52%	41%	29%	48%	43%	45%	48%	45%	36%	56%	26%	48%	43%	30%	31%	n/a
	53%	52%	50%	0%	63%	74%	47%	66%	41%	69%	100%	25%	42%	44%	63%	72%	n/a
	53%	52%	30%	n/a	27%	53%	39%	43%	42%	58%	29%	54%	32%	42%	38%	51%	n/a
<b>March 2013</b>	178	203	78	13	185	49	188	68	43	225	32	143	208	275	141	31	2,060
	Detached	Attached	Apartment														
	148	91	14	0	63	21	44	47	31	126	27	12	57	82	15	27	805
	313	120	24	0	41	118	148	48	43	234	11	10	196	616	26	26	1,974
	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	n/a
	43%	51%	44%	23%	49%	47%	60%	31%	40%	40%	34%	26%	45%	55%	41%	39%	n/a
	44%	43%	50%	n/a	51%	67%	70%	68%	58%	59%	37%	33%	51%	71%	27%	56%	n/a
	43%	56%	54%	n/a	46%	46%	42%	48%	53%	50%	36%	70%	51%	53%	58%	73%	n/a
<b>April 2012</b>	246	210	78	26	193	52	205	74	49	350	48	135	270	395	184	33	2,548
	Detached	Attached	Apartment														
	159	72	10	0	61	33	81	32	28	182	18	6	101	132	19	37	971
	374	147	26	0	63	166	197	72	55	287	20	9	219	839	38	25	2,537
	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	n/a
	38%	57%	54%	19%	53%	56%	58%	76%	41%	33%	33%	42%	50%	33%	45%	18%	n/a
	47%	74%	100%	n/a	51%	52%	37%	63%	86%	39%	61%	67%	51%	45%	53%	43%	n/a
	43%	57%	42%	n/a	46%	44%	42%	53%	58%	42%	25%	44%	69%	43%	53%	80%	n/a
<b>Jan. - Apr. 2013</b>	784	775	327	52	835	187	799	251	202	1,131	157	464	904	1,257	672	106	8,903
	Detached	Attached	Apartment														
	490	331	50	1	256	76	221	196	133	535	92	49	283	436	64	97	3,310
	1,124	617	108	0	244	527	617	219	187	993	62	39	789	2,687	133	117	8,463
	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	n/a
	33%	44%	34%	19%	38%	40%	45%	37%	34%	31%	33%	27%	40%	38%	28%	46%	n/a
	46%	43%	44%	0%	44%	59%	49%	54%	36%	49%	43%	24%	40%	43%	31%	71%	n/a
	42%	37%	31%	n/a	32%	45%	36%	35%	44%	41%	21%	44%	38%	41%	37%	56%	n/a
<b>Jan. - Apr. 2012</b>	835	811	321	45	862	184	731	248	181	1,441	167	502	1,024	1,526	652	109	9,639
	Detached	Attached	Apartment														
	586	303	39	1	285	97	243	138	144	684	77	37	297	514	64	133	3,642
	1,322	647	107	0	240	671	728	277	212	1,226	85	39	909	3,170	159	134	9,926
	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	% Sales to Listings	n/a
	42%	58%	51%	16%	43%	55%	55%	57%	40%	30%	34%	30%	50%	36%	41%	30%	n/a
	42%	51%	67%	100%	48%	43%	49%	60%	55%	42%	36%	43%	49%	39%	50%	47%	n/a
	40%	44%	37%	n/a	39%	40%	42%	43%	42%	36%	20%	38%	51%	41%	40%	39%	n/a

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



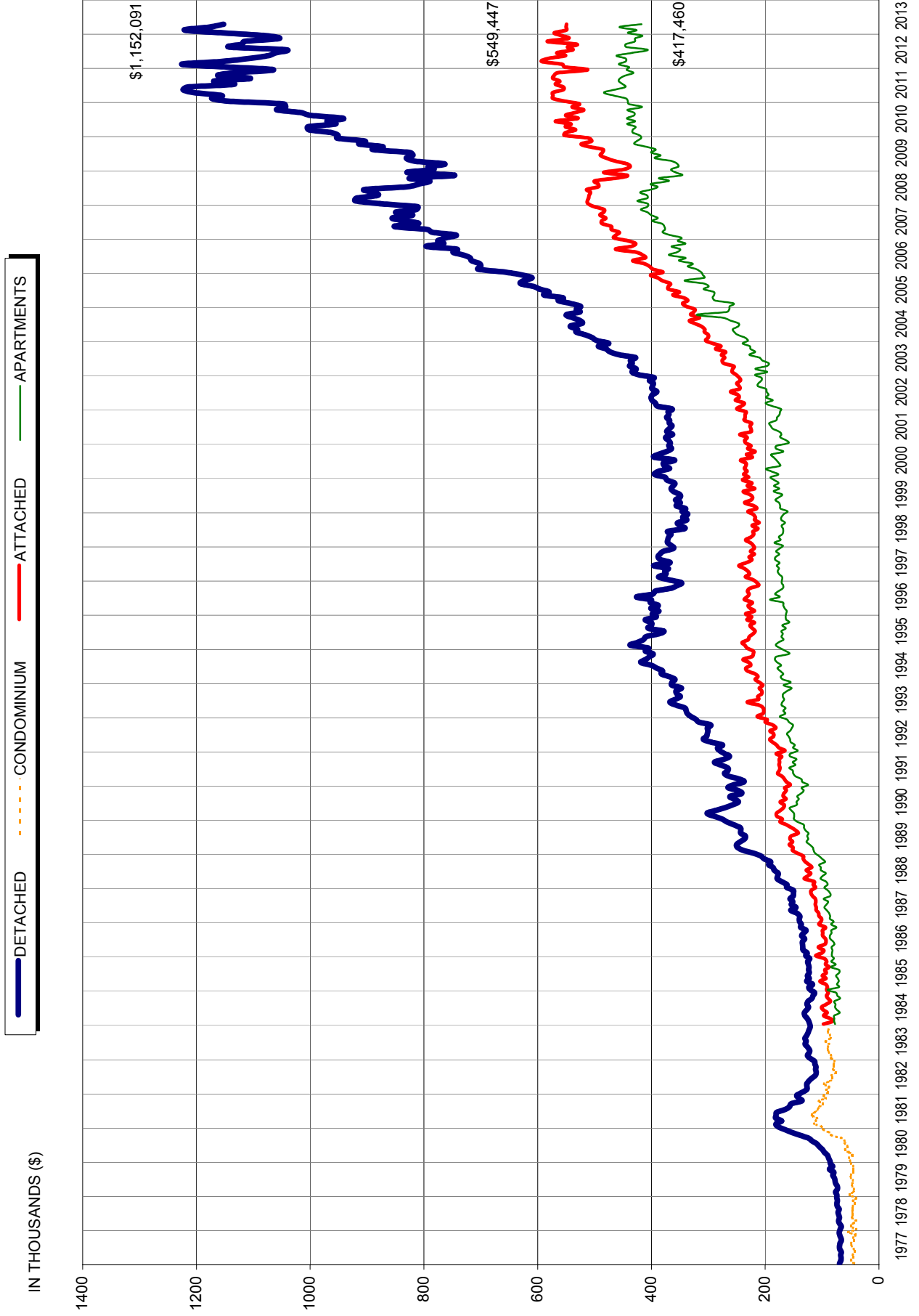
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2012	2 Mar 2013	3 Apr 2013	Col. 2 & 3 Percentage Variance	5 Apr 2012	6 Mar 2013	7 Apr 2013	Col. 6 & 7 Percentage Variance	9 Feb 2012 - Apr 2012	10 Feb 2013 - Apr 2013	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	246	178	225	26.4	94	76	78	2.6	294	214	-27.2
ATTACHED	159	148	140	-5.4	74	65	74	13.8	209	193	-7.7
APARTMENTS	374	313	297	-5.1	159	136	156	14.7	457	395	-13.6
<b>COQUITLAM</b>											
DETACHED	210	203	222	9.4	119	103	115	11.7	400	286	-28.5
ATTACHED	72	91	83	-8.8	53	39	43	10.3	134	123	-8.2
APARTMENTS	147	120	147	22.5	84	67	77	14.9	237	194	-18.1
<b>DELTA</b>											
DETACHED	78	78	87	11.5	42	34	36	5.9	146	97	-33.6
ATTACHED	10	14	12	-14.3	10	7	6	-14.3	23	18	-21.7
APARTMENTS	26	24	30	25.0	11	13	9	-30.8	35	29	-17.1
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	193	185	221	19.5	102	91	107	17.6	316	257	-18.7
ATTACHED	61	63	71	12.7	31	32	45	40.6	110	102	-7.3
APARTMENTS	63	41	97	136.6	29	19	26	36.8	69	64	-7.2
<b>NORTH VANCOUVER</b>											
DETACHED	205	188	262	39.4	118	113	119	5.3	342	308	-9.9
ATTACHED	81	44	73	65.9	30	31	34	9.7	94	92	-2.1
APARTMENTS	197	148	181	22.3	83	62	71	14.5	256	185	-27.7
<b>NEW WESTMINSTER</b>											
DETACHED	52	49	58	18.4	29	23	25	8.7	88	67	-23.9
ATTACHED	33	21	19	-9.5	17	14	14	0.0	35	37	5.7
APARTMENTS	166	118	148	25.4	73	54	79	46.3	216	194	-10.2
<b>PORT MOODY/BELCARRA</b>											
DETACHED	49	43	64	48.8	20	17	29	70.6	59	63	6.8
ATTACHED	28	31	39	25.8	24	18	16	-11.1	70	46	-34.3
APARTMENTS	55	43	57	32.6	31	23	24	4.3	75	68	-9.3
<b>PORT COQUITLAM</b>											
DETACHED	74	68	69	1.5	56	21	33	57.1	118	77	-34.7
ATTACHED	32	47	58	23.4	20	32	38	18.8	69	88	27.5
APARTMENTS	72	48	56	16.7	38	23	24	4.3	102	67	-34.3
<b>RICHMOND</b>											
DETACHED	350	225	306	36.0	114	89	109	22.5	337	287	-14.8
ATTACHED	182	126	135	7.1	71	74	93	25.7	238	217	-8.8
APARTMENTS	287	234	257	9.8	121	117	148	26.5	364	345	-5.2
<b>SUNSHINE COAST</b>											
DETACHED	135	143	148	3.5	57	37	38	2.7	130	103	-20.8
ATTACHED	6	12	12	0.0	4	4	3	-25.0	14	10	-28.6
APARTMENTS	9	10	13	30.0	4	7	7	0.0	13	14	7.7
<b>SQUAMISH</b>											
DETACHED	48	32	39	21.9	16	11	22	100.0	44	41	-6.8
ATTACHED	18	27	19	-29.6	11	10	19	90.0	26	36	38.5
APARTMENTS	20	11	17	54.5	5	4	5	25.0	16	12	-25.0
<b>VANCOUVER EAST</b>											
DETACHED	270	208	290	39.4	135	94	132	40.4	415	303	-27.0
ATTACHED	101	57	89	56.1	52	29	37	27.6	132	87	-34.1
APARTMENTS	219	196	243	24.0	152	99	77	-22.2	392	243	-38.0
<b>VANCOUVER WEST</b>											
DETACHED	395	275	335	21.8	130	151	144	-4.6	459	399	-13.1
ATTACHED	132	82	140	70.7	60	58	61	5.2	175	157	-10.3
APARTMENTS	839	616	743	20.6	360	324	315	-2.8	1077	892	-17.2
<b>WHISTLER</b>											
DETACHED	33	31	36	16.1	6	12	11	-8.3	27	41	51.9
ATTACHED	37	27	25	-7.4	16	15	18	20.0	49	53	8.2
APARTMENTS	25	26	35	34.6	20	19	18	-5.3	38	49	28.9
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	184	141	202	43.3	83	58	61	5.2	229	150	-34.5
ATTACHED	19	15	16	6.7	10	4	10	150.0	29	17	-41.4
APARTMENTS	38	26	42	61.5	20	15	16	6.7	54	43	-20.4
<b>GRAND TOTALS</b>											
DETACHED	<b>2522</b>	<b>2047</b>	<b>2564</b>	<b>25.3</b>	<b>1121</b>	<b>930</b>	<b>1059</b>	<b>13.9</b>	<b>3404</b>	<b>2693</b>	<b>-20.9</b>
ATTACHED	<b>971</b>	<b>805</b>	<b>931</b>	<b>15.7</b>	<b>483</b>	<b>432</b>	<b>511</b>	<b>18.3</b>	<b>1407</b>	<b>1276</b>	<b>-9.3</b>
APARTMENTS	<b>2537</b>	<b>1974</b>	<b>2363</b>	<b>19.7</b>	<b>1190</b>	<b>982</b>	<b>1052</b>	<b>7.1</b>	<b>3401</b>	<b>2794</b>	<b>-17.8</b>





# Residential Average Sale Prices - January 1977 to April 2013



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

