DAVID VALENTE

VANCOUVER REAL ESTATE
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Monthly Market Newsletter

• January 2014 •

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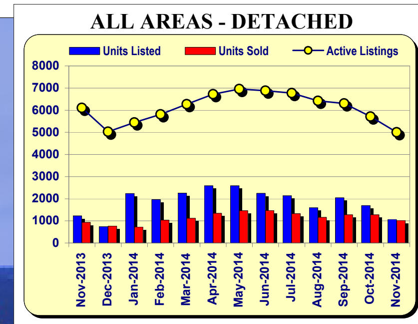
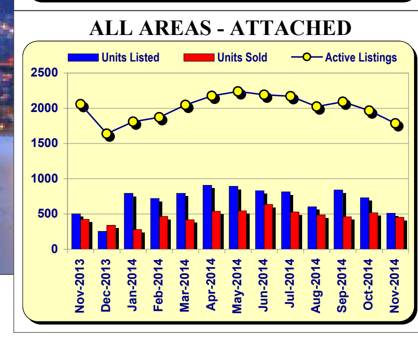
News Release:

Home sale and listing activity reach historical norms in 2014





Dear Valued Clients,

It was a typical year for the Metro Vancouver housing market in certain respects. The region's home sale and listing totals for 2014 both rank fifth when compared against the past 10 years of activity, while home prices increased.

The Real Estate Board of Greater Vancouver (REBGV) reports that total sales of detached, attached and apartment properties in 2014 reached 33,116, a 16.1 per cent increase from the 28,524 sales recorded in 2013, and a 32.3 per cent increase over the 25,032 residential sales in 2012.

Enclosed is the monthly market report published by the Real Estate Board of Greater Vancouver (REBGV).

"Do you know of anyone right now that might be considering a move? Maybe a relative, friend, or someone from work?

Referrals are Rewarded!
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I greatly appreciate your referrals and my business depends on it."

DAVID VALENTE

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ROYAL LEPAGE Sussex

This communication is not intended to cause of induce breach of an existing agency relationship.

News Release

FOR IMMEDIATE RELEASE:

Home sale and listing activity reach historical norms in 2014

VANCOUVER, B.C. – January 5, 2015 –It was a typical year for the Metro Vancouver housing market in certain respects. The region's home sale and listing totals for 2014 both rank fifth when compared against the past 10 years of activity, while home prices increased.

The Real Estate Board of Greater Vancouver (REBGV) reports that total sales of detached, attached and apartment properties in 2014 reached 33,116, a 16.1 per cent increase from the 28,524 sales recorded in 2013, and a 32.3 per cent increase over the 25,032 residential sales in 2012.

The number of residential properties listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver increased 2.4 per cent in 2014 to 56,066 compared to the 54,742 properties listed in 2013. Looking back further, last year's total represents a four per cent decline compared to the 58,379 residential properties listed for sale in 2012.

"While home buyer and seller activity created balanced market conditions within the region, we also experienced some upward pressure on home prices over the course of the year," Ray Harris, REBGV president said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver ends the year at $638,500. This represents a 5.8 per cent increase compared to December 2013.

"Detached homes continue to be the most sought after property type in our market," Harris, said. "Detached homes in Metro Vancouver have increased 8.1 per cent in value over the last 12 months while townhome and condominium properties have increased 4.5 and 3.5 per cent over the same period."

December summary

Residential property sales in Greater Vancouver totalled 2,116 in December 2014, an increase of 8.3 per cent from the 1,953 sales recorded in December 2013 and a 15.9 per cent decline compared to November 2014 when 2,516 home sales occurred.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 1,888 in December 2014. This represents a 1.7 per cent increase compared to the 1,856 units listed in December 2013 and a 37.4 per cent decline compared to November 2014 when 3,016 properties were listed.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 10,320, a 10.7 per cent decline compared to December 2013 and a 17.8 per cent decrease compared to November 2014.

Sales of detached properties in December 2014 reached 833, an increase of 9.3 per cent from the 762 detached sales recorded in December 2013. The benchmark price for detached properties increased 8.1 per cent from December 2013 to $1,002,200.

Sales of apartment properties reached 912 in December 2014, an increase of 7.3 per cent compared to the 850 sales in December 2013.The benchmark price of an apartment property increased 3.5 per cent from December 2013 to $380,700.

Attached property sales in December 2014 totalled 371, an increase of 8.8 per cent compared to the 341 sales in December 2013. The benchmark price of an attached unit increased 4.5 per cent between December 2013 and 2014 to $476,800.

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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.

For more information please contact:

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MLS® HOME PRICE INDEX *

December 2014

REAL ESTATE BOARD OF GREATER VANCOUVER

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	$567,500	160.2	0.0%	0.5%	1.1%	4.9%	4.8%	12.4%
	Greater Vancouver	$638,500	167.4	0.2%	0.8%	1.6%	5.8%	5.6%	14.9%
	Bowen Island	$589,500	127.8	1.3%	0.2%	0.5%	5.3%	4.8%	-3.7%
	Burnaby East	$597,000	164.8	-1.4%	0.7%	0.7%	6.0%	7.0%	13.5%
	Burnaby North	$546,700	163.3	0.8%	1.2%	0.1%	6.0%	6.7%	13.2%
	Burnaby South	$606,900	171.1	1.3%	1.7%	2.6%	6.3%	6.5%	17.4%
	Coquitlam	$536,900	158.8	0.1%	0.8%	2.7%	6.3%	9.3%	14.5%
	Ladner	$560,400	155.9	0.2%	1.2%	2.4%	6.6%	5.9%	13.1%
	Maple Ridge	$396,100	133.9	0.0%	0.5%	1.2%	3.1%	1.9%	1.4%
	New Westminster	$377,200	161.9	-0.6%	-0.2%	0.2%	3.2%	5.6%	9.3%
	North Vancouver	$692,100	156.6	0.4%	1.4%	2.4%	6.9%	8.8%	13.4%
	Pitt Meadows	$403,700	146.2	-0.5%	1.8%	2.2%	0.3%	6.8%	8.1%
	Port Coquitlam	$415,900	147.7	0.4%	0.8%	2.6%	3.9%	3.9%	4.8%
	Port Moody	$546,000	150.8	-0.1%	0.4%	2.0%	6.6%	12.0%	10.6%
	Richmond	$596,800	173.3	0.3%	0.6%	1.3%	4.7%	0.6%	14.7%
	Squamish	$420,300	135.7	-0.5%	-1.1%	2.3%	8.0%	10.5%	10.1%
	Sunshine Coast	$352,200	123.4	0.0%	-0.7%	-1.1%	3.4%	-3.1%	-7.1%
	Tsawwassen	$629,300	158.6	1.2%	2.1%	3.6%	8.6%	6.7%	16.0%
	Vancouver East	$661,300	193.5	0.4%	1.0%	2.1%	6.9%	11.4%	24.6%
	Vancouver West	$868,300	183.0	0.1%	1.0%	2.1%	7.8%	8.2%	20.0%
	West Vancouver	$1,672,900	179.6	0.1%	-1.4%	-2.2%	3.8%	8.9%	32.0%
	Whistler	$477,700	113.8	-1.9%	-1.4%	5.5%	8.2%	2.6%	-3.5%
Single Family Detached	Lower Mainland	$809,900	172.1	0.1%	1.0%	2.0%	6.7%	7.6%	22.7%
	Greater Vancouver	$1,002,200	185.2	0.4%	1.2%	2.6%	8.1%	7.8%	27.4%
	Bowen Island	$589,500	127.8	1.3%	0.2%	0.5%	5.3%	4.9%	-3.7%
	Burnaby East	$788,000	176.2	-2.4%	0.8%	0.2%	7.2%	8.6%	20.9%
	Burnaby North	$1,005,200	194.0	2.0%	2.9%	0.9%	10.2%	11.9%	32.0%
	Burnaby South	$1,050,700	201.4	1.3%	2.2%	3.5%	9.9%	11.0%	36.9%
	Coquitlam	$771,000	170.8	0.2%	0.9%	3.0%	7.6%	13.2%	23.4%
	Ladner	$658,500	158.9	1.3%	1.7%	3.9%	8.0%	7.1%	16.2%
	Maple Ridge	$478,500	136.0	-0.6%	-0.2%	1.3%	4.2%	4.5%	4.8%
	New Westminster	$696,100	172.7	-2.3%	0.8%	0.4%	6.9%	6.6%	19.0%
	North Vancouver	$1,042,600	166.4	0.7%	1.5%	3.2%	9.8%	10.5%	21.1%
	Pitt Meadows	$526,400	146.9	-0.1%	0.7%	2.5%	4.2%	5.0%	8.3%
	Port Coquitlam	$584,400	156.1	0.3%	-0.4%	2.1%	4.5%	7.4%	12.8%
	Port Moody	$913,200	169.2	-0.5%	1.6%	2.0%	6.2%	13.9%	22.9%
	Richmond	$1,023,000	206.0	0.6%	2.3%	4.5%	8.8%	1.9%	32.1%
	Squamish	$534,900	144.5	0.3%	0.1%	0.6%	7.9%	6.8%	12.1%
	Sunshine Coast	$350,800	122.9	0.1%	-0.7%	-0.9%	3.6%	-3.2%	-7.5%
	Tsawwassen	$772,300	166.3	2.1%	2.5%	4.5%	10.1%	8.9%	23.4%
	Vancouver East	$970,500	214.3	1.4%	2.3%	5.6%	11.9%	17.2%	41.4%
	Vancouver West	$2,325,200	238.9	0.1%	1.1%	3.0%	10.6%	9.7%	43.4%
	West Vancouver	$1,998,600	190.3	0.3%	-0.8%	-2.7%	4.0%	10.7%	39.5%
	Whistler	$957,200	132.5	0.6%	1.7%	-0.4%	6.1%	12.8%	5.3%

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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 included duplexes.

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

MLS MULTIPLE LISTING SERVICE® *

MLS® HOME PRICE INDEX *

December 2014

REAL ESTATE BOARD OF GREATER VANCOUVER

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	$397,500	144.3	-1.1%	-0.9%	0.1%	2.6%	0.2%	4.5%
	Greater Vancouver	$476,800	154.7	-0.7%	-0.2%	1.2%	4.5%	3.0%	9.4%
	Burnaby East	$427,700	153.4	-0.1%	0.0%	0.9%	2.7%	1.6%	7.4%
	Burnaby North	$408,100	152.2	-0.8%	-1.4%	-1.9%	2.7%	-2.4%	7.7%
	Burnaby South	$427,800	153.5	0.4%	1.1%	0.5%	4.8%	1.1%	7.9%
	Coquitlam	$398,800	146.5	-0.8%	1.5%	2.5%	4.7%	6.3%	7.4%
	Ladner	$457,800	151.7	-1.3%	-0.3%	-0.8%	2.8%	3.6%	9.5%
	Maple Ridge	$279,100	135.6	2.3%	2.8%	2.9%	7.3%	0.7%	-0.7%
	New Westminster	$415,600	156.1	-1.8%	0.8%	1.6%	5.3%	8.3%	14.1%
	North Vancouver	$602,900	144.3	-1.6%	-1.3%	-0.4%	4.5%	2.8%	6.7%
	Pitt Meadows	$331,200	143.3	-2.6%	0.6%	2.8%	2.6%	1.9%	7.0%
	Port Coquitlam	$376,900	143.5	-1.6%	-0.7%	1.3%	1.3%	0.4%	2.2%
	Port Moody	$430,300	145.4	-0.5%	2.3%	3.4%	6.5%	8.3%	6.5%
	Richmond	$515,700	166.7	0.0%	0.0%	1.5%	3.5%	1.3%	13.9%
	Squamish	$359,600	130.5	-1.5%	-3.9%	0.6%	7.0%	19.0%	8.5%
	Tsawwassen	$460,600	142.4	-1.5%	-1.2%	-0.2%	3.2%	0.1%	2.7%
	Vancouver East	$529,600	174.6	-1.0%	-2.8%	-0.5%	2.3%	5.8%	14.6%
	Vancouver West	$756,000	171.0	-1.9%	0.1%	1.1%	8.5%	10.5%	17.5%
	Whistler	$487,400	131.3	-1.6%	-2.8%	3.1%	8.3%	22.0%	18.1%
Apartment	Lower Mainland	$344,000	150.9	0.4%	0.2%	0.2%	2.9%	2.4%	2.5%
	Greater Vancouver	$380,700	153.9	0.3%	0.5%	0.7%	3.5%	3.4%	4.4%
	Burnaby East	$419,700	159.3	-1.2%	0.9%	2.3%	6.4%	17.7%	6.1%
	Burnaby North	$349,000	147.5	0.5%	0.5%	-0.1%	3.7%	6.3%	2.9%
	Burnaby South	$396,800	159.3	1.5%	1.7%	2.4%	4.0%	4.7%	9.1%
	Coquitlam	$260,300	143.3	0.3%	-0.1%	2.1%	3.8%	2.6%	2.2%
	Ladner	$313,700	148.7	-2.2%	1.4%	-0.1%	6.0%	-0.4%	4.9%
	Maple Ridge	$165,800	120.9	-0.7%	0.7%	-2.3%	-9.4%	-8.5%	-11.4%
	New Westminster	$277,400	158.6	0.3%	-0.8%	-0.1%	1.3%	4.8%	5.5%
	North Vancouver	$360,300	146.3	0.6%	2.1%	2.2%	3.2%	7.0%	4.8%
	Pitt Meadows	$249,100	147.2	0.3%	3.7%	1.5%	-5.1%	15.2%	7.9%
	Port Coquitlam	$236,500	140.2	2.9%	4.2%	5.0%	6.0%	2.1%	-3.2%
	Port Moody	$333,800	139.1	1.2%	-2.5%	0.6%	6.4%	11.1%	2.5%
	Richmond	$342,900	145.4	0.1%	-1.6%	-3.1%	-0.3%	-2.9%	-3.1%
	Squamish	$254,800	122.6	-3.2%	0.1%	18.2%	15.1%	14.3%	6.6%
	Tsawwassen	$327,300	137.7	-1.8%	1.4%	0.6%	4.6%	-2.3%	-2.9%
	Vancouver East	$315,200	173.9	-0.5%	0.3%	-1.8%	2.1%	5.9%	7.8%
	Vancouver West	$499,900	161.8	0.4%	1.1%	1.8%	6.0%	6.4%	8.8%
	West Vancouver	$617,900	135.0	-1.5%	-4.1%	1.3%	5.1%	0.1%	0.1%
	Whistler	$228,600	82.1	-5.1%	-1.2%	21.4%	19.0%	-8.6%	-31.4%

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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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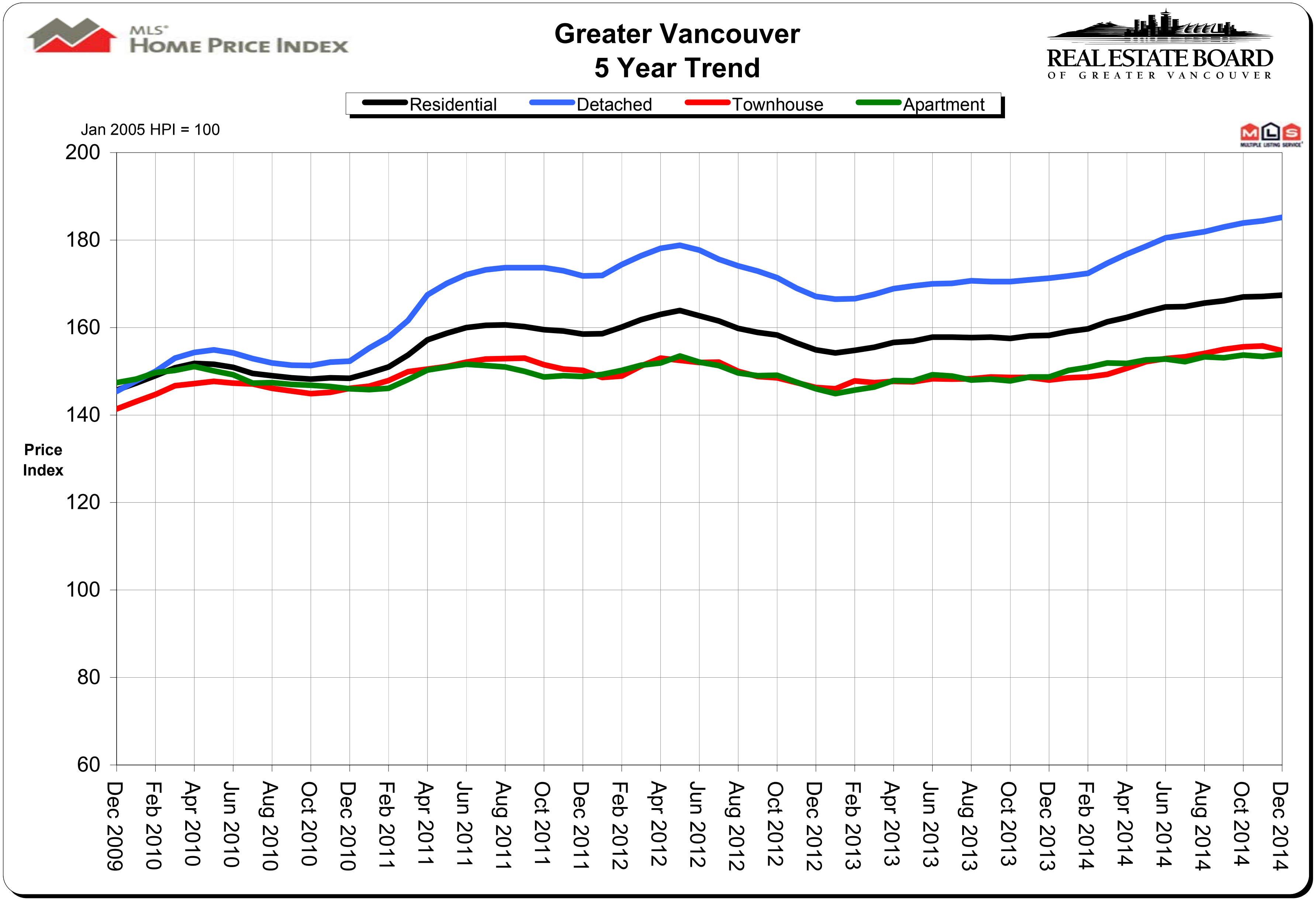
MLS MULTIPLE LISTING SERVICE® *



MLS® Home Price Index
Greater Vancouver
5 Year Trend
Real Estate Board of Greater Vancouver
Residential
Detached
Townhouse
Apartment
Jan 2005 HPI = 100
Price Index
200
180
160
140
120
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80
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Dec 2009
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MLS® SALES Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

December 2014

Period	Measure	Type	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
December 2014	Number of Sales	Detached	104	70	32	1	85	12	64	24	16	107	14	46	98	99	51	10	833
		Attached	50	37	9	0	25	6	28	19	9	77	17	2	30	43	5	14	371
		Apartment	111	59	14	0	29	52	59	23	15	115	6	5	132	270	9	13	912
	Median Selling Price	Detached	$1,146,429	$850,000	$708,900	n/a	$501,250	n/a	$1,350,000	$599,000	n/a	$1,050,000	n/a	$373,134	$1,034,044	$2,657,500	$2,133,800	n/a	
		Attached	$539,250	$474,900	n/a	n/a	$304,900	n/a	$734,250	n/a	n/a	$541,800	n/a	n/a	$725,500	$899,900	n/a	n/a	n/a
		Apartment	$362,500	$314,800	n/a	n/a	$244,000	$278,000	$351,500	$232,250	n/a	$343,500	n/a	n/a	$317,450	$467,500	n/a	n/a	
November 2014	Number of Sales	Detached	86	106	49	7	122	24	74	28	17	129	18	38	122	117	65	10	1,012
		Attached	61	39	6	0	37	13	39	34	17	73	18	5	45	43	3	19	452
		Apartment	128	56	11	0	37	68	76	36	14	126	7	5	117	332	11	28	1,052
	Median Selling Price	Detached	$1,050,000	$837,500	$739,500	n/a	$515,220	$699,750	$1,079,000	$583,750	n/a	$1,086,000	n/a	$412,500	$960,500	$2,648,000	$1,875,000	n/a	
		Attached	$538,000	$468,000	n/a	n/a	$301,841	n/a	$668,151	$368,950	n/a	$532,800	n/a	n/a	$657,000	$788,250	n/a	n/a	n/a
		Apartment	$379,000	$292,250	n/a	n/a	$201,900	$286,700	$437,500	$244,200	n/a	$350,000	n/a	n/a	$345,000	$495,000	n/a	$287,500	
December 2013	Number of Sales	Detached	73	59	26	2	71	14	58	30	21	89	8	25	110	111	52	13	762
		Attached	46	31	2	0	41	7	19	20	14	49	10	4	33	36	8	21	341
		Apartment	99	60	8	0	54	48	58	27	17	111	3	5	90	245	13	12	850
	Median Selling Price	Detached	$926,500	$730,000	$625,000	n/a	$495,000	n/a	$965,000	$546,500	$899,900	$1,160,000	n/a	$316,000	$915,000	$2,468,000	$2,144,000	n/a	
		Attached	$465,900	$474,900	n/a	n/a	$317,000	n/a	n/a	$379,700	n/a	$480,000	n/a	n/a	$620,000	$761,000	n/a	$707,000	n/a
		Apartment	$386,500	$255,000	n/a	n/a	$242,000	$283,000	$380,000	$230,000	n/a	$330,000	n/a	n/a	$342,500	$474,000	n/a	n/a	
Jan. - Dec. 2014 *Year-to-date*	Number of Sales	Detached	1,204	1,338	621	47	1,362	340	1,235	476	293	1,692	271	584	1,753	1,783	828	166	13,993
		Attached	762	500	89	0	465	99	398	346	221	1,083	184	42	507	658	74	280	5,708
		Apartment	1,781	783	178	0	361	797	900	357	289	1,499	104	72	1,449	4,395	181	269	13,415
	Median Selling Price	Detached	$1,025,000	$775,351	$705,000	$383,500	$496,750	$701,550	$1,088,000	$570,000	$865,500	$1,038,000	$545,000	$380,000	$967,500	$2,396,500	$2,100,000	$1,050,000	
		Attached	$520,000	$480,000	$446,000	n/a	$302,000	$432,500	$663,000	$390,000	$440,000	$536,000	$373,140	$240,000	$657,250	$872,000	$1,010,000	$575,000	n/a
		Apartment	$375,000	$297,000	$340,000	n/a	$215,275	$305,000	$381,000	$240,550	$359,000	$350,000	$219,700	$249,000	$343,750	$490,000	$722,500	$252,000	
Jan. - Dec. 2013 *Year-to-date*	Number of Sales	Detached	981	1,111	431	33	1,113	271	1,093	390	245	1,319	171	454	1,438	1,661	769	156	11,636
		Attached	767	462	73	0	393	130	354	290	193	890	130	44	470	622	90	243	5,151
		Apartment	1,685	730	123	0	333	729	778	263	255	1,411	47	54	1,158	3,820	159	192	11,737
	Median Selling Price	Detached	$921,000	$718,000	$660,000	$425,000	$480,000	$685,000	$970,000	$540,000	$809,000	$951,000	$501,000	$379,000	$885,000	$2,177,500	$1,900,750	$970,000	
		Attached	$480,900	$440,415	$400,000	n/a	$304,250	$420,000	$635,000	$371,000	$435,000	$509,000	$362,887	$235,500	$622,000	$845,000	$1,221,000	$530,000	n/a
		Apartment	$366,000	$289,000	$324,000	n/a	$215,500	$289,000	$372,500	$230,000	$336,000	$339,000	$215,000	$252,500	$343,500	$472,000	$720,000	$228,500	

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

MLS MULTIPLE LISTING SERVICE

MLS® LISTINGS Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

December 2014

Period	Measure	Type	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
December 2014	Number of Listings	Detached	50	64	27	2	65	14	45	20	12	122	9	22	71	100	48	22	693
		Attached	34	23	1	0	20	5	23	15	9	63	13	11	18	39	7	13	294
		Apartment	94	67	13	0	20	73	62	16	10	127	3	3	134	227	12	40	901
	% Sales to Listings	Detached	208%	109%	119%	50%	131%	86%	142%	120%	133%	88%	156%	209%	138%	99%	106%	45%	n/a
		Attached	147%	161%	900%	n/a	125%	120%	122%	127%	100%	122%	131%	18%	167%	110%	71%	108%	
		Apartment	118%	88%	108%	n/a	145%	71%	95%	144%	150%	91%	200%	167%	99%	119%	75%	33%	
November 2014	Number of Listings	Detached	106	87	40	3	121	22	66	32	31	145	24	56	103	130	80	13	1,059
		Attached	63	36	11	0	43	18	34	43	10	98	18	4	44	55	10	27	514
		Apartment	175	94	9	0	47	91	113	53	24	202	12	7	172	403	15	26	1,443
	% Sales to Listings	Detached	81%	122%	123%	233%	101%	109%	112%	88%	55%	89%	75%	68%	118%	90%	81%	77%	n/a
		Attached	97%	108%	55%	n/a	86%	72%	115%	79%	170%	74%	100%	125%	102%	78%	30%	70%	
		Apartment	73%	60%	122%	n/a	79%	75%	67%	68%	58%	62%	58%	71%	68%	82%	73%	108%	
December 2013	Number of Listings	Detached	68	65	20	3	65	14	37	13	17	116	16	48	76	113	49	18	738
		Attached	30	18	10	0	25	5	12	12	9	50	3	4	26	24	2	24	254
		Apartment	89	55	8	0	53	56	78	19	21	135	4	4	48	252	9	33	864
	% Sales to Listings	Detached	107%	91%	130%	67%	109%	100%	157%	231%	124%	77%	50%	52%	145%	98%	106%	72%	n/a
		Attached	153%	172%	20%	n/a	164%	140%	158%	167%	156%	98%	333%	100%	127%	150%	400%	88%	
		Apartment	111%	109%	100%	n/a	102%	86%	74%	142%	81%	82%	75%	125%	188%	97%	144%	36%	
Jan. - Dec. 2014 *Year-to-date**	Number of Listings	Detached	2,140	1,914	856	137	2,178	489	1,804	590	447	2,988	406	1,219	2,474	3,258	1,737	321	22,958
		Attached	1,205	697	113	2	747	176	593	493	274	1,655	233	109	756	1,171	146	370	8,740
		Apartment	3,046	1,503	272	0	636	1,584	1,878	766	424	3,211	156	149	2,515	7,438	359	431	24,368
	% Sales to Listings	Detached	56%	70%	73%	34%	63%	70%	68%	81%	66%	57%	67%	48%	71%	55%	48%	52%	n/a
		Attached	63%	72%	79%	0%	62%	56%	67%	70%	81%	65%	79%	39%	67%	56%	51%	76%	
		Apartment	58%	52%	65%	n/a	57%	50%	48%	47%	68%	47%	67%	48%	58%	59%	50%	62%	
Jan. - Dec. 2013 *Year-to-date**	Number of Listings	Detached	2,125	1,970	781	135	2,146	503	1,897	635	464	2,917	402	1,219	2,491	3,200	1,780	327	22,992
		Attached	1,280	813	145	1	728	201	609	470	329	1,531	188	120	804	1,138	158	340	8,855
		Apartment	3,015	1,510	271	0	716	1,475	1,713	633	483	2,798	148	128	2,111	7,115	360	369	22,845
	% Sales to Listings	Detached	46%	56%	55%	24%	52%	54%	58%	61%	53%	45%	43%	37%	58%	52%	43%	48%	n/a
		Attached	60%	57%	50%	0%	54%	65%	58%	62%	59%	58%	69%	37%	58%	55%	57%	71%	
		Apartment	56%	48%	45%	n/a	47%	49%	45%	42%	53%	50%	32%	42%	55%	54%	44%	52%	

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

REAL ESTATE BOARD OF GREATER VANCOUVER

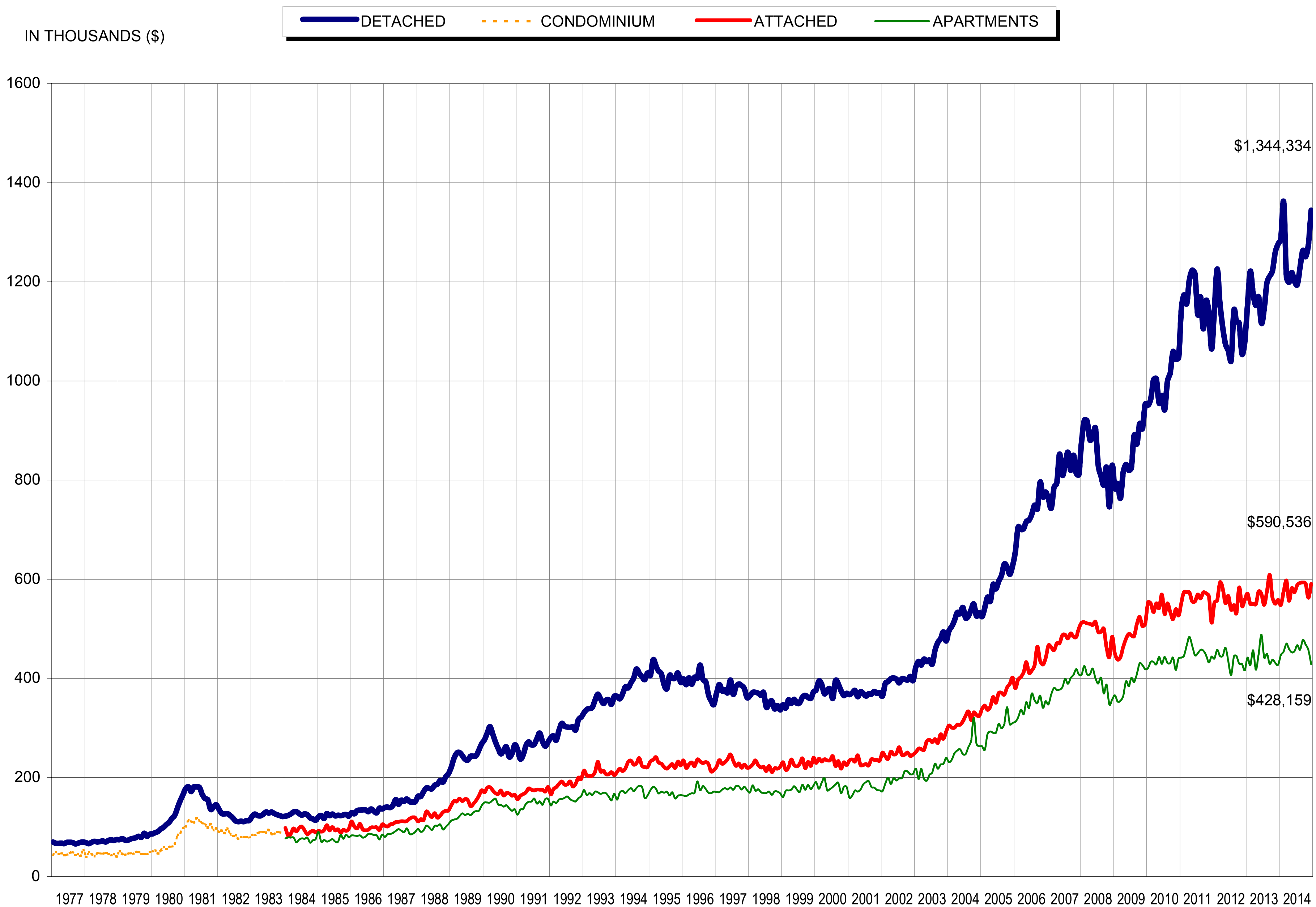
Listing & Sales Activity Summary

MLS MULTIPLE LISTING SERVICE

	Listings				Sales						
	1 Dec 2013	2 Nov 2014	3 Dec 2014	Col. 2 & 3 Percentage Variance	5 Dec 2013	6 Nov 2014	7 Dec 2014	Col. 6 & 7 Percentage Variance	9 Oct 2013 - Dec 2013	10 Oct 2014 - Dec 2014	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	68	106	50	-52.8	73	86	104	20.9	245	305	24.5
ATTACHED	30	63	34	-46.0	46	61	50	-18.0	173	171	-1.2
APARTMENTS	89	175	94	-46.3	99	128	111	-13.3	404	416	3.0
COQUITLAM											
DETACHED	65	87	64	-26.4	59	106	70	-34.0	257	291	13.2
ATTACHED	18	36	23	-36.1	31	39	37	-5.1	117	108	-7.7
APARTMENTS	55	94	67	-28.7	60	56	59	5.4	182	185	1.6
DELTA											
DETACHED	20	40	27	-32.5	26	49	32	-34.7	86	143	66.3
ATTACHED	10	11	1	-90.9	2	6	9	50.0	20	27	35.0
APARTMENTS	8	9	13	44.4	8	11	14	27.3	25	41	64.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	65	121	65	-46.3	71	122	85	-30.3	259	323	24.7
ATTACHED	25	43	20	-53.5	41	37	25	-32.4	108	103	-4.6
APARTMENTS	53	47	20	-57.4	54	37	29	-21.6	121	86	-28.9
NORTH VANCOUVER											
DETACHED	37	66	45	-31.8	58	74	64	-13.5	244	229	-6.1
ATTACHED	12	34	23	-32.4	19	39	28	-28.2	82	107	30.5
APARTMENTS	78	113	62	-45.1	58	76	59	-22.4	223	220	-1.3
NEW WESTMINSTER											
DETACHED	14	22	14	-36.4	14	24	12	-50.0	52	68	30.8
ATTACHED	5	18	5	-72.2	7	13	6	-53.8	32	25	-21.9
APARTMENTS	56	91	73	-19.8	48	68	52	-23.5	164	188	14.6
PORT MOODY/BELCARRA											
DETACHED	17	31	12	-61.3	21	17	16	-5.9	55	64	16.4
ATTACHED	9	10	9	-10.0	14	17	9	-47.1	52	39	-25.0
APARTMENTS	21	24	10	-58.3	17	14	15	7.1	60	64	6.7
PORT COQUITLAM											
DETACHED	13	32	20	-37.5	30	28	24	-14.3	89	98	10.1
ATTACHED	12	43	15	-65.1	20	34	19	-44.1	60	88	46.7
APARTMENTS	19	53	16	-69.8	27	36	23	-36.1	65	88	35.4
RICHMOND											
DETACHED	116	145	122	-15.9	89	129	107	-17.1	318	401	26.1
ATTACHED	50	98	63	-35.7	49	73	77	5.5	196	249	27.0
APARTMENTS	135	202	127	-37.1	111	126	115	-8.7	347	380	9.5
SUNSHINE COAST											
DETACHED	48	56	22	-60.7	25	38	46	21.1	89	143	60.7
ATTACHED	4	4	11	175.0	4	5	2	-60.0	11	9	-18.2
APARTMENTS	4	7	3	-57.1	5	5	5	0.0	18	20	11.1
SQUAMISH											
DETACHED	16	24	9	-62.5	8	18	14	-22.2	33	58	75.8
ATTACHED	3	18	13	-27.8	10	18	17	-5.6	43	58	34.9
APARTMENTS	4	12	3	-75.0	3	7	6	-14.3	11	25	127.3
VANCOUVER EAST											
DETACHED	76	103	71	-31.1	110	122	98	-19.7	342	384	12.3
ATTACHED	26	44	18	-59.1	33	45	30	-33.3	129	124	-3.9
APARTMENTS	48	172	134	-22.1	90	117	132	12.8	330	374	13.3
VANCOUVER WEST											
DETACHED	113	130	100	-23.1	111	117	99	-15.4	430	371	-13.7
ATTACHED	24	55	39	-29.1	36	43	43	0.0	143	154	7.7
APARTMENTS	252	403	227	-43.7	245	332	270	-18.7	883	1033	17.0
WHISTLER/PEMBERTON											
DETACHED	18	13	22	69.2	13	10	10	0.0	39	42	7.7
ATTACHED	24	27	13	-51.9	21	19	14	-26.3	74	65	-12.2
APARTMENTS	33	26	40	53.8	12	28	13	-53.6	46	70	52.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	49	80	48	-40.0	52	65	51	-21.5	209	187	-10.5
ATTACHED	2	10	7	-30.0	8	3	5	66.7	23	14	-39.1
APARTMENTS	9	15	12	-20.0	13	11	9	-18.2	38	42	10.5
GRAND TOTALS											
DETACHED	**735**	**1056**	**691**	**-34.6**	**760**	**1005**	**832**	**-17.2**	**2747**	**3107**	**13.1**
ATTACHED	**254**	**514**	**294**	**-42.8**	**341**	**452**	**371**	**-17.9**	**1263**	**1341**	**6.2**
APARTMENTS	**864**	**1443**	**901**	**-37.6**	**850**	**1052**	**912**	**-13.3**	**2917**	**3232**	**10.8**

REAL ESTATE BOARD OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to December 2014



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