

Monthly Market Newsletter

• August 2015 •

- Award Winning Realtor®
- Service Excellence
- Reaching the Globe



REBGV NEWS RELEASE:

Dear Valued Clients: Metro Vancouver home sales were more than a third above the 10-year average in July, while the number of homes listed for sale continues to trend below recent years.

Today's activity continues to benefit sellers as home buyers compete for the homes available for sale. Much of today's activity can be traced to strong consumer confidence, low interest rates, and a reduced supply of homes for sale.

We have about 5,000 to 6,000 fewer homes for sale today than we've seen at this time of year over the last five to six years.

Enclosed is this month's 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?"

**I APPRECIATE YOUR REFERRALS
& MY BUSINESS DEPENDS ON IT."**



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News Release



FOR IMMEDIATE RELEASE:

Summer heat doesn't slow home buyer activity

VANCOUVER, B.C. – August 5, 2015 – Metro Vancouver home sales were more than a third above the 10-year average in July, while the number of homes listed for sale continues to trend below recent years.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Metro Vancouver* reached 3,978 on the Multiple Listing Service® (MLS®) in July 2015. This represents a 30 per cent increase compared to the 3,061 sales recorded in July 2014, and a decrease of 9.1 per cent compared to the 4,375 sales in June 2015.

Last month's sales were 33.5 per cent above the 10-year sales average for the month.

"Today's activity continues to benefit sellers as home buyers compete for the homes available for sale," Darcy McLeod, REBGV president said.

New listings for detached, attached and apartment properties in Metro Vancouver totalled 5,112 in July. This represents a 3.8 per cent increase compared to the 4,925 new listings reported in July 2014.

The total number of properties currently listed for sale on the region's MLS® is 11,505, a 26.3 per cent decline compared to July 2014 and a 5.5 per cent decline compared to June 2015.

"Much of today's activity can be traced to strong consumer confidence, low interest rates, and a reduced supply of homes for sale," McLeod said. "We have about 5,000 to 6,000 fewer homes for sale today than we've seen at this time of year over the last five to six years,"

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$700,500. This represents an 11.2 per cent increase compared to July 2014.

With the sales-to-active-listings ratio at 34.6 per cent, the region remains in seller's market territory.

"Although there aren't as many homes for sale today compared to recent years, home buyers continue to have a range of housing options, at different price points, to choose from across

Metro Vancouver,” McLeod said. “The diversity of housing options is part of what’s driving today’s demand.”

Sales of detached properties in July 2015 reached 1,559, an increase of 17.9 per cent from the 1,322 detached sales recorded in July 2014, and a 24.8 per cent increase from the 1,249 units sold in July 2013. The benchmark price for a detached property in Metro Vancouver increased 16.2 per cent from July 2014 to \$1,141,800.

Sales of apartment properties reached 1,729 in July 2015, an increase of 42.7 per cent compared to the 1,212 sales in July 2014, and an increase of 42.9 per cent compared to the 1,210 sales in July 2013. The benchmark price of an apartment property increased 5.9 per cent from July 2014 to \$400,900.

Attached property sales in July 2015 totalled 690, an increase of 30.9 per cent compared to the 527 sales in July 2014, and a 41.7 per cent increase from the 487 attached properties sold in July 2013. The benchmark price of an attached unit increased 7.8 per cent between July 2014 and 2015 to \$511,500.

***Editor’s Note:** Areas covered by Real Estate Board of Greater Vancouver include: Whistler, Sunshine Coast, Squamish, West Vancouver, North Vancouver, Vancouver, Burnaby, New Westminster, Richmond, Port Moody, Port Coquitlam, Coquitlam, New Westminster, Pitt Meadows, Maple Ridge, and South Delta.

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The real estate industry is a key economic driver in British Columbia. In 2014, 33,116 homes changed ownership in the Board’s area, generating \$2.136 billion in economic spin-off activity and an estimated 16,227 jobs. The total dollar value of residential sales transacted through the MLS® system in Metro Vancouver totalled \$27.3 billion in 2014. The Real Estate Board of Greater Vancouver is an association representing nearly 12,000 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 %	10 Year Change %
Residential / Composite	Lower Mainland	\$617,900	174.2	1.2%	3.9%	8.5%	9.9%	12.0%	19.4%	64.8%
	Greater Vancouver	\$700,500	183.3	0.9%	4.1%	9.2%	11.2%	13.9%	22.8%	72.8%
	Bowen Island	\$614,400	133.2	-0.1%	3.2%	5.8%	3.3%	2.2%	-0.6%	22.5%
	Burnaby East	\$661,500	182.6	0.7%	4.1%	12.4%	10.7%	16.1%	23.0%	72.1%
	Burnaby North	\$595,300	178.9	1.2%	4.3%	10.3%	10.4%	14.9%	21.9%	69.3%
	Burnaby South	\$650,600	183.9	1.1%	3.8%	7.8%	10.1%	12.6%	23.1%	73.8%
	Coquitlam	\$588,500	174.1	1.0%	4.1%	8.7%	12.3%	16.0%	23.0%	66.1%
	Ladner	\$633,000	176.1	3.0%	6.5%	12.9%	16.1%	15.1%	21.2%	69.5%
	Maple Ridge	\$419,400	141.7	1.1%	3.4%	5.4%	7.2%	7.3%	5.6%	36.9%
	New Westminster	\$408,500	174.0	1.0%	3.8%	7.3%	7.8%	9.5%	16.2%	62.9%
	North Vancouver	\$751,700	169.6	-0.4%	1.9%	7.8%	10.9%	14.6%	20.5%	60.8%
	Pitt Meadows	\$422,200	154.5	-0.5%	2.2%	4.7%	6.9%	13.4%	10.5%	48.8%
	Port Coquitlam	\$452,600	160.4	1.3%	4.5%	9.3%	11.2%	12.8%	14.7%	52.9%
	Port Moody	\$598,200	165.4	2.0%	4.7%	9.2%	11.6%	17.1%	19.1%	56.8%
	Richmond	\$657,800	190.6	1.1%	4.8%	9.7%	10.7%	12.2%	20.5%	81.0%
	Squamish	\$448,300	146.1	0.0%	2.7%	8.2%	10.0%	13.3%	10.0%	38.9%
	Sunshine Coast	\$378,500	132.6	2.1%	5.0%	7.2%	6.3%	3.7%	-0.2%	22.1%
	Tsawwassen	\$723,700	181.3	2.7%	7.6%	15.8%	18.0%	16.5%	24.2%	71.5%
	Vancouver East	\$732,300	214.5	1.2%	5.3%	10.1%	13.3%	18.4%	33.8%	101.2%
	Vancouver West	\$949,000	200.0	0.9%	3.4%	9.2%	11.5%	16.1%	29.1%	84.5%
	West Vancouver	\$1,955,900	209.9	1.9%	5.7%	13.3%	14.4%	21.5%	47.6%	97.1%
	Whistler	\$519,500	120.7	-0.3%	3.3%	8.2%	10.8%	7.3%	2.6%	16.3%
Single Family Detached	Lower Mainland	\$906,800	192.6	1.7%	5.4%	11.6%	13.8%	17.4%	31.3%	83.6%
	Greater Vancouver	\$1,141,800	210.6	1.6%	5.8%	13.0%	16.2%	19.9%	37.6%	100.6%
	Bowen Island	\$614,400	133.2	-0.1%	3.2%	5.8%	3.3%	2.2%	-0.6%	22.5%
	Burnaby East	\$913,200	204.2	1.1%	6.6%	18.7%	15.4%	20.7%	37.9%	91.0%
	Burnaby North	\$1,170,200	226.3	1.9%	7.2%	16.5%	19.0%	26.3%	46.0%	115.3%
	Burnaby South	\$1,198,900	229.5	1.7%	4.8%	14.2%	17.2%	19.8%	46.7%	118.6%
	Coquitlam	\$874,700	193.8	1.6%	5.9%	12.4%	16.5%	21.5%	35.5%	86.0%
	Ladner	\$753,400	181.8	3.7%	6.3%	14.3%	19.1%	18.1%	25.5%	75.0%
	Maple Ridge	\$510,400	145.4	1.0%	4.5%	6.2%	7.9%	10.4%	10.2%	41.4%
	New Westminster	\$796,100	197.5	0.9%	6.1%	17.6%	15.2%	17.7%	31.9%	85.8%
	North Vancouver	\$1,175,300	187.1	-0.1%	3.3%	12.2%	16.1%	21.9%	32.7%	77.3%
	Pitt Meadows	\$565,400	159.4	0.9%	4.7%	7.5%	9.6%	13.7%	13.5%	54.5%
	Port Coquitlam	\$673,700	179.7	1.8%	6.9%	14.5%	17.3%	19.7%	27.7%	73.1%
	Port Moody	\$1,025,600	189.4	2.0%	6.5%	11.2%	14.2%	19.9%	33.3%	82.3%
	Richmond	\$1,165,200	233.7	1.8%	5.8%	13.0%	17.3%	18.4%	36.5%	122.4%
	Squamish	\$599,000	159.2	1.3%	5.1%	10.2%	9.6%	17.0%	22.7%	46.9%
	Sunshine Coast	\$376,200	131.8	2.0%	5.0%	7.2%	6.3%	3.5%	-0.8%	21.4%
	Tsawwassen	\$892,200	192.1	2.9%	7.9%	17.3%	20.4%	20.8%	32.1%	79.5%
	Vancouver East	\$1,116,100	246.7	2.0%	6.7%	14.5%	19.9%	29.4%	56.0%	135.0%
	Vancouver West	\$2,653,200	272.4	2.1%	6.5%	12.8%	16.6%	22.2%	51.2%	160.7%
	West Vancouver	\$2,359,300	224.3	1.7%	5.5%	14.5%	15.4%	23.5%	56.5%	110.0%
	Whistler	\$1,025,100	141.9	1.6%	2.8%	8.7%	7.4%	16.6%	13.0%	33.7%

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- 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 %	10 Year Change %
Townhouse	Lower Mainland	\$421,600	152.6	0.8%	2.8%	5.6%	5.7%	5.5%	7.4%	46.2%
	Greater Vancouver	\$511,500	165.3	0.9%	3.7%	6.6%	7.8%	9.1%	12.8%	57.3%
	Burnaby East	\$454,500	163.0	-0.1%	2.8%	6.5%	6.1%	7.7%	12.3%	56.9%
	Burnaby North	\$440,600	164.3	0.9%	4.5%	8.6%	6.7%	10.2%	9.3%	53.6%
	Burnaby South	\$439,200	157.6	0.5%	3.2%	4.9%	2.9%	5.3%	7.2%	51.4%
	Coquitlam	\$418,300	153.7	1.0%	2.8%	6.1%	8.9%	9.3%	10.3%	45.5%
	Ladner	\$505,500	167.5	2.5%	6.3%	9.0%	9.8%	14.3%	17.7%	58.6%
	Maple Ridge	\$292,100	141.9	3.4%	2.6%	4.0%	9.6%	5.1%	1.6%	34.9%
	New Westminster	\$447,200	168.0	1.2%	5.3%	7.8%	7.9%	12.6%	18.1%	60.0%
	North Vancouver	\$649,700	155.5	-0.1%	3.9%	7.1%	7.9%	8.7%	10.8%	48.4%
	Pitt Meadows	\$361,700	156.5	-0.4%	2.7%	4.3%	11.0%	12.5%	11.1%	50.3%
	Port Coquitlam	\$401,600	152.3	1.1%	2.5%	6.6%	6.7%	7.3%	6.8%	43.4%
	Port Moody	\$453,900	153.4	1.5%	4.5%	6.5%	9.6%	10.1%	9.1%	43.5%
	Richmond	\$551,500	178.3	0.8%	4.1%	6.1%	7.0%	8.9%	15.2%	71.4%
	Squamish	\$382,200	138.7	-0.7%	2.5%	10.6%	7.3%	16.8%	6.9%	38.0%
	Tsawwassen	\$499,600	165.1	2.4%	5.8%	11.3%	13.1%	9.9%	14.5%	56.3%
	Vancouver East	\$570,900	188.2	1.6%	3.3%	4.7%	8.5%	8.2%	19.0%	72.2%
	Vancouver West	\$809,000	183.0	0.4%	3.3%	6.6%	6.6%	13.8%	22.4%	74.8%
	Whistler	\$526,500	140.8	-0.7%	4.1%	11.0%	8.6%	10.4%	17.6%	40.0%
Apartment	Lower Mainland	\$360,800	157.5	0.3%	1.7%	4.4%	5.1%	5.4%	7.5%	46.5%
	Greater Vancouver	\$400,900	161.2	0.2%	1.7%	4.7%	5.9%	7.4%	9.7%	49.7%
	Burnaby East	\$432,000	164.0	1.4%	-3.0%	4.7%	4.5%	18.1%	6.4%	50.9%
	Burnaby North	\$359,200	151.8	0.6%	0.8%	4.3%	2.8%	6.3%	7.6%	43.5%
	Burnaby South	\$410,700	164.9	0.4%	2.6%	3.5%	6.3%	8.5%	12.7%	54.4%
	Coquitlam	\$272,500	150.0	-0.1%	1.2%	2.9%	6.6%	7.8%	7.0%	42.3%
	Ladner	\$346,200	164.1	1.2%	7.5%	11.9%	11.3%	5.1%	9.4%	60.6%
	Maple Ridge	\$169,100	122.1	-1.8%	-1.6%	2.4%	-0.8%	-5.3%	-10.4%	17.0%
	New Westminster	\$291,100	165.8	1.1%	2.5%	3.1%	4.7%	5.7%	9.9%	54.7%
	North Vancouver	\$368,600	150.0	-0.5%	-0.9%	1.5%	4.3%	5.6%	7.1%	41.9%
	Pitt Meadows	\$249,600	147.5	-2.3%	-1.3%	1.7%	1.2%	15.7%	7.4%	41.3%
	Port Coquitlam	\$237,500	140.8	0.5%	2.4%	3.1%	5.6%	6.9%	2.9%	33.5%
	Port Moody	\$364,500	151.9	2.7%	2.4%	8.1%	8.5%	16.2%	12.1%	43.8%
	Richmond	\$361,200	152.5	-0.4%	2.3%	5.1%	1.9%	2.8%	2.2%	43.6%
	Squamish	\$272,200	131.1	-2.2%	-0.2%	3.1%	27.3%	4.8%	-7.7%	26.8%
	Tsawwassen	\$358,100	151.0	1.7%	7.7%	12.3%	10.9%	3.9%	1.9%	47.7%
	Vancouver East	\$330,300	182.2	0.0%	3.6%	4.4%	5.0%	6.2%	10.4%	68.1%
	Vancouver West	\$529,900	171.5	0.4%	1.1%	6.6%	8.4%	11.3%	16.7%	55.5%
	West Vancouver	\$665,000	145.3	2.9%	6.4%	3.6%	5.8%	8.3%	5.5%	38.1%
	Whistler	\$267,200	87.6	-1.1%	3.8%	5.5%	27.7%	9.9%	-19.4%	-16.8%

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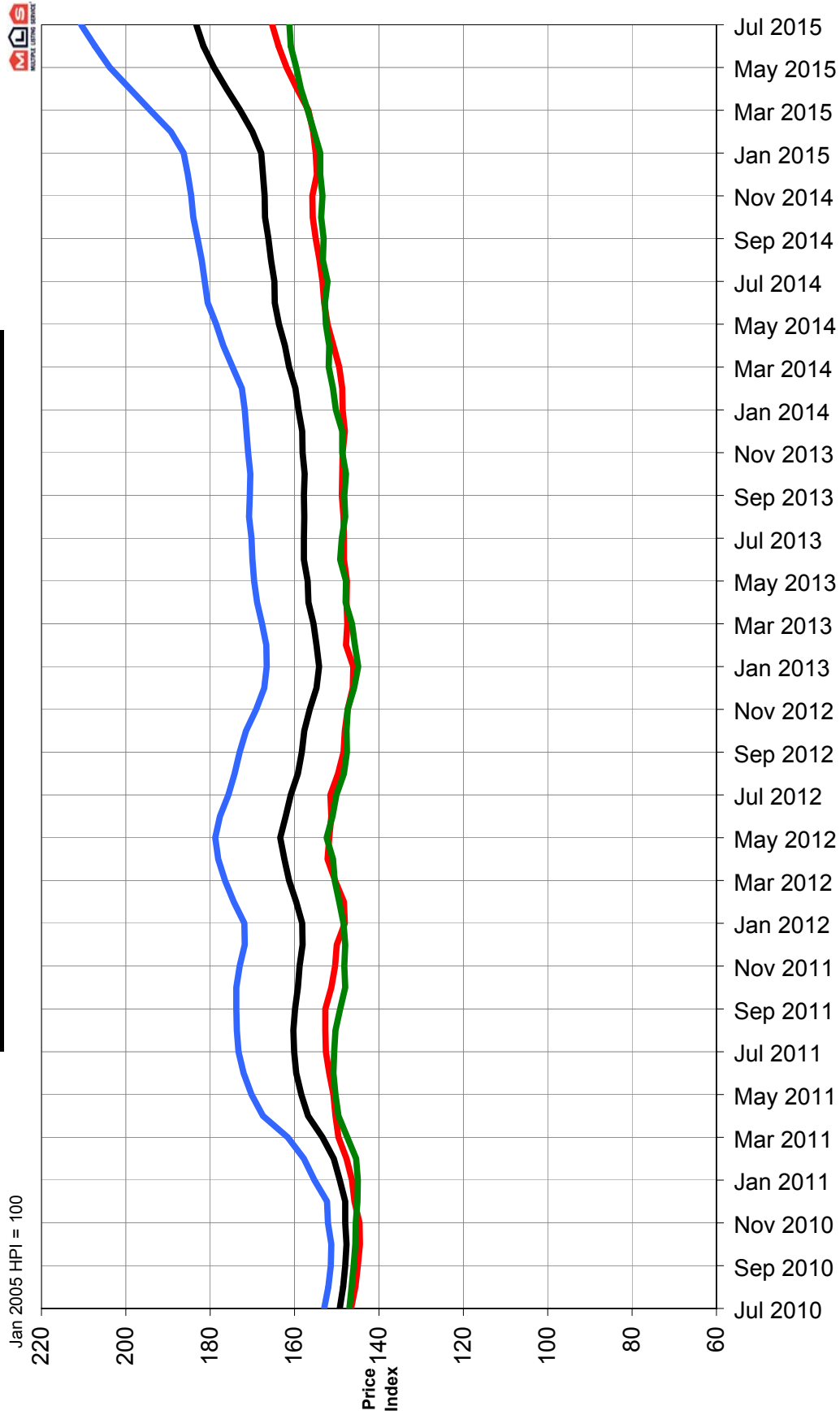
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend



**July
2015**

MLS® SALES Facts

	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
July 2015	Number of Sales	198	68	7	159	38	116	64	27	218	30	81	149	155	80	16	1,559
	Median Selling Price	\$893,000	\$915,000	n/a	\$549,450	\$854,000	\$1,300,000	\$673,000	\$990,000	\$1,320,000	\$677,000	\$430,000	\$1,280,000	\$2,900,000	\$2,500,000	n/a	n/a
	Attached Apartment	57	8	0	74	13	39	42	14	132	18	8	63	76	9	21	690
June 2015	Number of Sales	238	20	0	43	95	128	56	39	188	15	9	175	574	17	29	1,729
	Median Selling Price	\$1,327,500	\$915,000	n/a	\$549,450	\$854,000	\$1,300,000	\$673,000	\$990,000	\$1,320,000	\$677,000	\$430,000	\$1,280,000	\$2,900,000	\$2,500,000	n/a	n/a
	Attached Apartment	116	n/a	n/a	\$319,816	n/a	\$698,000	\$414,950	n/a	\$589,950	n/a	n/a	\$730,000	\$920,500	n/a	\$685,000	n/a
July 2014	Number of Sales	177	75	7	187	46	156	78	33	238	42	106	221	236	102	17	1,920
	Median Selling Price	\$890,000	\$862,500	n/a	\$548,000	\$870,000	\$1,264,000	\$659,000	\$1,065,000	\$1,229,000	\$665,000	\$395,000	\$1,238,048	\$2,967,500	\$2,520,000	n/a	681
	Attached Apartment	96	9	0	71	13	61	34	25	117	27	8	45	88	13	18	1,774
Jan. - Jul. 2015	Number of Sales	154	18	0	27	76	75	36	26	150	11	3	137	383	17	15	1,212
	Median Selling Price	\$962,000	\$725,000	n/a	\$520,000	\$701,000	\$1,115,400	\$590,500	\$802,000	\$1,035,000	\$624,000	\$380,000	\$967,600	\$2,380,000	\$1,997,000	\$773,750	n/a
	Attached Apartment	79	5	0	45	4	37	22	21	97	19	0	50	68	5	30	527
Year-to-date	Number of Sales	113	63	4	158	32	112	45	28	159	30	55	170	143	69	20	1,322
	Median Selling Price	\$522,450	n/a	n/a	\$292,000	n/a	\$680,000	\$423,000	\$460,000	\$532,860	n/a	n/a	\$639,000	\$865,000	n/a	n/a	n/a
	Attached Apartment	154	18	0	27	76	75	36	26	150	11	3	137	383	17	15	1,212
Jan. - Jul. 2014	Number of Sales	1,040	444	32	1,085	236	969	371	204	1,444	210	426	1,246	1,297	655	108	10,805
	Median Selling Price	\$1,231,000	\$837,000	\$392,500	\$538,225	\$800,000	\$1,275,000	\$646,500	\$967,044	\$1,188,000	\$645,000	\$399,000	\$1,183,750	\$2,735,000	\$2,351,000	\$1,100,000	n/a
	Attached Apartment	659	68	0	415	97	354	224	123	811	146	52	353	588	75	155	4,455
Year-to-date	Number of Sales	1,345	152	0	230	637	772	326	188	1,174	100	50	1,158	3,252	122	172	10,362
	Median Selling Price	\$388,500	\$355,000	n/a	\$210,000	\$306,000	\$405,000	\$240,600	\$379,400	\$349,900	\$254,500	\$242,500	\$372,000	\$520,000	\$770,000	\$275,000	n/a
	Attached Apartment	810	364	25	813	213	815	302	164	1,007	166	322	1,070	1,115	489	88	8,449
Jan. - Jul. 2014	Number of Sales	470	46	0	290	61	247	203	153	610	89	24	316	391	46	159	3,416
	Median Selling Price	\$996,000	\$687,750	\$370,000	\$492,000	\$701,000	\$1,072,250	\$562,569	\$883,250	\$999,000	\$536,750	\$378,000	\$957,000	\$2,325,000	\$2,100,000	\$1,168,000	n/a
	Attached Apartment	1,042	104	0	218	473	522	208	176	879	58	41	876	2,576	105	140	7,869
Year-to-date	Number of Sales	886	328,750	n/a	\$218,000	\$308,000	\$376,000	\$242,250	\$352,450	\$350,000	\$216,000	\$250,969	\$345,000	\$490,000	\$775,000	\$238,500	n/a
	Median Selling Price	\$514,600	\$453,000	n/a	\$300,000	\$429,450	\$662,000	\$389,000	\$420,000	\$530,000	\$357,861	\$239,900	\$648,900	\$862,633	\$1,196,500	\$570,000	n/a
	Attached Apartment	372,000	\$288,000	n/a	\$218,000	\$308,000	\$376,000	\$242,250	\$352,450	\$350,000	\$216,000	\$250,969	\$345,000	\$490,000	\$775,000	\$238,500	n/a

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

**July
2015**

MLS® LISTINGS Facts

 REAL ESTATE BOARD OF GREATER VANCOUVER July 2015																		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	
July 2015	Number of Listings	177	190	70	15	174	45	108	71	43	297	40	98	239	280	152	40	2,039																																	
		Detached	Attached	Apartment																																															
June 2015	% Sales to Listings	86%	104%	97%	47%	91%	84%	107%	90%	63%	73%	75%	83%	62%	55%	53%	40%	n/a																																	
		Detached	Attached	Apartment																																															
July 2014	Number of Listings	230	230	75	10	209	59	194	77	39	349	32	120	256	287	216	51	2,434																																	
		Detached	Attached	Apartment																																															
July 2014	% Sales to Listings	68%	67%	82%	n/a	95%	76%	109%	62%	132%	70%	135%	267%	56%	83%	108%	43%	888																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2015 Year-to-date*	Number of Listings	210	167	79	17	217	46	129	56	39	315	38	111	253	268	156	25	2,126																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2015 Year-to-date*	% Sales to Listings	54%	72%	80%	24%	73%	70%	87%	80%	72%	50%	79%	50%	67%	53%	44%	32	1,985																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	Number of Listings	1,487	1,342	524	79	1,424	297	1,285	464	305	2,099	274	782	1,766	2,161	1,354	222	15,865																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	% Sales to Listings	890	461	85	1	588	145	421	311	147	1,013	181	85	454	826	100	233	5,941																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	Number of Listings	2,268	1,140	201	0	450	1,095	1,221	576	293	2,245	128	61	1,623	4,974	234	268	16,777																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	% Sales to Listings	70%	77%	85%	41%	76%	79%	75%	80%	67%	69%	77%	54%	71%	60%	48%	49%	n/a																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	Number of Listings	1,463	1,331	611	107	1,457	347	1,288	405	293	2,058	282	868	1,691	2,292	1,197	210	15,900																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	% Sales to Listings	796	452	76	2	499	109	397	317	198	1,073	137	73	503	787	93	244	5,756																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	Number of Listings	1,926	973	180	0	438	1,037	1,246	499	288	2,030	90	103	1,572	4,933	240	265	15,820																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	% Sales to Listings	47%	61%	60%	23%	56%	61%	63%	75%	56%	49%	59%	37%	63%	49%	41%	42%	n/a																																	
		Detached	Attached	Apartment																																															
Jan. - Jul. 2014 Year-to-date*	Number of Listings	54%	46%	58%	n/a	50%	46%	42%	42%	61%	43%	64%	40%	56%	50%	44%	53%	n/a																																	
		Detached	Attached	Apartment																																															

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

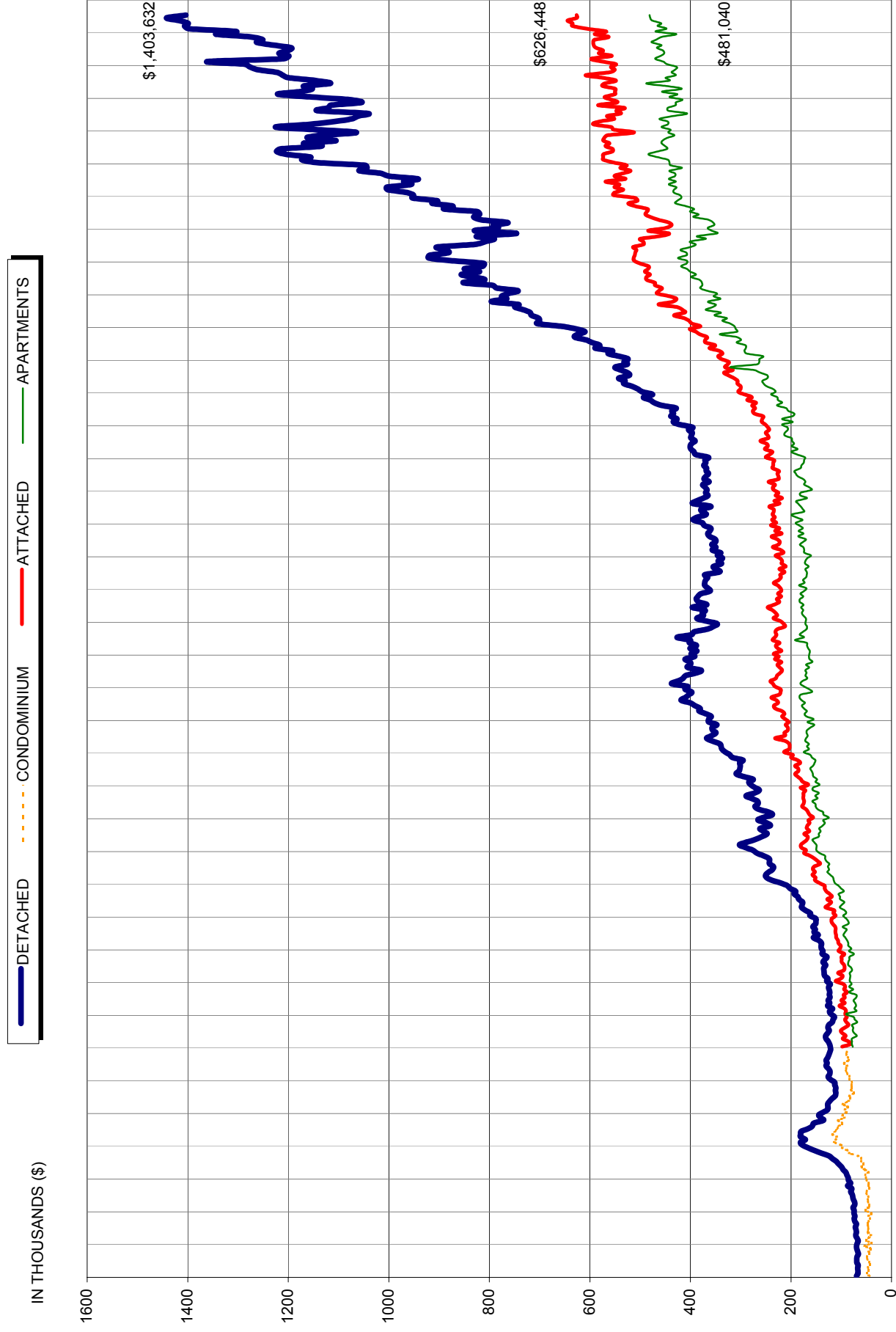
Listing & Sales Activity Summary

Listings

Sales

	1 Jul 2014	2 Jun 2015	3 Jul 2015	Col. 2 & 3 Percentage Variance	5 Jul 2014	6 Jun 2015	7 Jul 2015	Col. 6 & 7 Percentage Variance	9 May 2014 - Jul 2014	10 May 2015 - Jul 2015	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	210	230	177	-23.0	113	177	153	-13.6	350	483	38.0
ATTACHED	110	141	92	-34.8	79	96	116	20.8	247	321	30.0
APARTMENTS	252	364	380	4.4	154	244	238	-2.5	507	666	31.4
COQUITLAM											
DETACHED	167	230	190	-17.4	121	199	198	-0.5	406	564	38.9
ATTACHED	55	84	59	-29.8	45	56	57	1.8	157	176	12.1
APARTMENTS	112	195	155	-20.5	84	130	103	-20.8	226	331	46.5
DELTA											
DETACHED	79	75	70	-6.7	63	75	68	-9.3	204	211	3.4
ATTACHED	10	11	10	-9.1	5	9	8	-11.1	27	27	0.0
APARTMENTS	31	30	28	-6.7	18	26	20	-23.1	54	77	42.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	217	209	174	-16.7	158	187	159	-15.0	442	536	21.3
ATTACHED	53	75	99	32.0	45	71	74	4.2	140	213	52.1
APARTMENTS	36	95	49	-48.4	27	45	43	-4.4	97	120	23.7
NORTH VANCOUVER											
DETACHED	129	194	108	-44.3	112	156	116	-25.6	392	421	7.4
ATTACHED	48	56	36	-35.7	37	61	39	-36.1	127	156	22.8
APARTMENTS	165	141	157	11.3	75	120	128	6.7	259	371	43.2
NEW WESTMINSTER											
DETACHED	46	59	45	-23.7	32	46	38	-17.4	108	120	11.1
ATTACHED	18	17	23	35.3	4	13	13	0.0	25	43	72.0
APARTMENTS	144	151	131	-13.2	76	109	95	-12.8	220	313	42.3
PORT MOODY/BELCARRA											
DETACHED	39	39	43	10.3	28	33	27	-18.2	93	99	6.5
ATTACHED	20	19	14	-26.3	21	25	14	-44.0	74	54	-27.0
APARTMENTS	34	44	43	-2.3	26	37	39	5.4	86	106	23.3
PORT COQUITLAM											
DETACHED	56	77	71	-7.8	45	78	64	-17.9	141	206	46.1
ATTACHED	56	55	52	-5.5	22	34	42	23.5	94	110	17.0
APARTMENTS	67	99	73	-26.3	36	55	56	1.8	103	168	63.1
RICHMOND											
DETACHED	315	349	297	-14.9	159	238	218	-8.4	485	680	40.2
ATTACHED	171	166	129	-22.3	97	117	132	12.8	306	390	27.5
APARTMENTS	261	306	329	7.5	150	190	188	-1.1	439	552	25.7
SUNSHINE COAST											
DETACHED	111	120	98	-18.3	55	106	81	-23.6	186	246	32.3
ATTACHED	19	3	20	566.7	0	8	8	0.0	10	28	180.0
APARTMENTS	7	10	4	-60.0	3	9	9	0.0	20	23	15.0
SQUAMISH											
DETACHED	38	32	40	25.0	30	42	30	-28.6	88	106	20.5
ATTACHED	22	20	23	15.0	19	27	18	-33.3	53	76	43.4
APARTMENTS	8	15	21	40.0	11	18	15	-16.7	26	47	80.8
VANCOUVER EAST											
DETACHED	253	256	239	-6.6	170	221	149	-32.6	519	576	11.0
ATTACHED	56	81	58	-28.4	50	45	63	40.0	147	151	2.7
APARTMENTS	189	234	192	-17.9	137	199	175	-12.1	430	568	32.1
VANCOUVER WEST											
DETACHED	268	287	280	-2.4	143	236	155	-34.3	521	602	15.5
ATTACHED	116	106	87	-17.9	68	88	76	-13.6	202	258	27.7
APARTMENTS	613	734	687	-6.4	383	557	574	3.1	1231	1633	32.7
WHISTLER/PEMBERTON											
DETACHED	25	51	40	-21.6	20	17	16	-5.9	42	53	26.2
ATTACHED	48	42	40	-4.8	30	18	21	16.7	79	63	-20.3
APARTMENTS	32	37	36	-2.7	15	19	29	52.6	54	68	25.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	156	216	152	-29.6	69	102	80	-21.6	245	280	14.3
ATTACHED	12	12	9	-25.0	5	13	9	-30.8	22	38	72.7
APARTMENTS	34	26	37	42.3	17	16	17	6.3	54	60	11.1
GRAND TOTALS											
DETACHED	2109	2424	2024	-16.5	1318	1913	1552	-18.9	4222	5183	22.8
ATTACHED	814	888	751	-15.4	527	681	690	1.3	1710	2104	23.0
APARTMENTS	1985	2481	2322	-6.4	1212	1774	1729	-2.5	3806	5103	34.1

Residential Average Sale Prices - January 1977 to July 2015



1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015

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