DAVID VALENTE

VANCOUVER REAL ESTATE
DAVIDVALENTE.COM

Monthly Market Newsletter

• September 2015 •

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

Dear Valued Clients: Metro Vancouver* home buyers spent the summer months searching for their next home. Between June and August, home sales were between 25 and 30 per cent above the ten-year sales average.

"There was no summer lull in our market this year. Home buyers have been working with their REALTORS® throughout the summer months," Darcy McLeod, REBGV president said. "They're motivated, but they're competing for a smaller supply of homes for sale than is typical for this time of year — that's the dynamic driving our market right now."

Enclosed is this months 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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ROYAL LEPAGE Sussex

News Release

FOR IMMEDIATE RELEASE:

Competition continues to drive Metro Vancouver's housing market

VANCOUVER, B.C. – September 2, 2015 – Metro Vancouver* home buyers spent the summer months searching for their next home. Between June and August, home sales were between 25 and 30 per cent above the ten-year sales average.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Metro Vancouver reached 3,362 on the Multiple Listing Service® (MLS®) in August 2015. This represents a 21.3 per cent increase compared to the 2,771 sales recorded in August 2014, and a decrease of 15.5 per cent compared to the 3,978 sales in July 2015.

Last month's sales were 27.9 per cent above the 10-year sales average for the month.

"There was no summer lull in our market this year. Home buyers have been working with their REALTORS® throughout the summer months," Darcy McLeod, REBGV president said. "They're motivated, but they're competing for a smaller supply of homes for sale than is typical for this time of year — that's the dynamic driving our market right now."

New listings for detached, attached and apartment properties in Metro Vancouver totalled 4,281 in August. This represents an 8.7 per cent increase compared to the 3,940 new listings reported in August 2014.

The total number of properties currently listed for sale on the region's MLS® is 10,897, a 26.2 per cent decline compared to August 2014 and a 5.3 per cent decline compared to July 2015.

"Those who have a sound buying strategy and an understanding of current price trends are having the most success in today's market," McLeod said.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $708,500. This represents a 12 per cent increase compared to August 2014.

The sales-to-active-listings ratio in August was 30.9 per cent. This is the sixth consecutive month that this ratio has been above 30 per cent in Metro Vancouver.

Sales of detached properties in August 2015 reached 1,290, an increase of 11.4 per cent from the 1,158 detached sales recorded in August 2014, and a 22.6 per cent increase from the 1,052 units sold in August 2013. The benchmark price for a detached property in Metro Vancouver increased 17.5 per cent from August 2014 to $1,159,600.

Sales of apartment properties reached 1,494 in August 2015, an increase of 32.7 per cent compared to the 1,126 sales in August 2014, and an increase of 46.8 per cent compared to the 1,018 sales in August 2013. The benchmark price of an apartment property increased 6.3 per cent from August 2014 to $405,400.

Attached property sales in August 2015 totalled 578, an increase of 18.7 per cent compared to the 487 sales in August 2014, and a 30.2 per cent increase from the 444 attached properties sold in August 2013. The benchmark price of an attached unit increased 7.3 per cent between August 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**.

For more information please contact:

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MLS® HOME PRICE INDEX *

August 2015

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 %	10 Year Change %
Residential / Composite	Lower Mainland	$624,600	176.1	1.1%	3.5%	8.4%	10.6%	14.1%	21.4%	64.4%
	Greater Vancouver	$708,500	185.4	1.1%	3.5%	9.1%	12.0%	16.5%	24.8%	72.5%
	Bowen Island	$630,100	136.6	2.6%	4.9%	7.2%	7.0%	5.7%	1.8%	23.2%
	Burnaby East	$671,700	185.4	1.5%	4.6%	11.5%	14.0%	19.6%	25.8%	72.0%
	Burnaby North	$601,300	180.7	1.0%	4.1%	9.7%	12.0%	18.3%	23.9%	68.4%
	Burnaby South	$654,100	184.9	0.5%	2.6%	7.2%	10.1%	14.7%	25.4%	72.5%
	Coquitlam	$595,600	176.2	1.2%	3.3%	9.4%	12.4%	17.9%	25.7%	66.5%
	Ladner	$641,300	178.4	1.3%	6.6%	14.3%	16.8%	16.9%	23.5%	69.4%
	Maple Ridge	$423,500	143.1	1.0%	3.2%	6.0%	7.9%	8.6%	8.5%	36.9%
	New Westminster	$413,000	175.9	1.1%	4.2%	7.8%	8.9%	11.8%	18.2%	62.4%
	North Vancouver	$755,300	170.4	0.5%	0.9%	7.2%	10.7%	15.2%	22.6%	59.4%
	Pitt Meadows	$428,500	156.8	1.5%	1.3%	6.2%	10.7%	14.7%	14.0%	49.8%
	Port Coquitlam	$456,000	161.6	0.7%	3.0%	9.5%	10.2%	14.9%	15.7%	52.3%
	Port Moody	$601,800	166.4	0.6%	3.7%	8.2%	10.9%	17.3%	21.0%	55.7%
	Richmond	$664,700	192.6	1.0%	3.8%	9.2%	11.7%	14.9%	21.7%	80.7%
	Squamish	$449,900	146.6	0.3%	0.2%	5.4%	8.3%	11.3%	11.4%	38.3%
	Sunshine Coast	$379,600	133.0	0.3%	3.3%	8.1%	5.6%	3.7%	-0.7%	18.9%
	Tsawwassen	$738,500	185.0	2.0%	7.4%	17.5%	20.1%	20.7%	28.1%	72.6%
	Vancouver East	$739,800	216.7	1.0%	4.4%	10.3%	14.1%	20.7%	36.9%	99.5%
	Vancouver West	$966,100	203.6	1.8%	3.8%	9.3%	12.7%	20.3%	30.8%	86.6%
	West Vancouver	$1,990,400	213.6	1.8%	5.4%	13.3%	17.2%	24.4%	55.7%	97.2%
	Whistler	$516,900	120.1	-0.5%	-1.2%	3.5%	7.1%	7.0%	3.0%	15.0%
Single Family Detached	Lower Mainland	$920,000	195.4	1.5%	4.7%	11.4%	15.1%	19.8%	34.0%	83.8%
	Greater Vancouver	$1,159,600	213.9	1.6%	5.0%	13.0%	17.5%	22.8%	40.7%	101.0%
	Bowen Island	$630,100	136.6	2.6%	4.9%	7.2%	7.0%	5.7%	1.8%	23.2%
	Burnaby East	$940,900	210.4	3.0%	7.7%	19.1%	21.4%	24.7%	42.9%	95.0%
	Burnaby North	$1,192,500	230.6	1.9%	6.5%	15.3%	21.9%	30.9%	48.9%	115.9%
	Burnaby South	$1,206,200	230.9	0.6%	3.8%	12.8%	17.9%	19.6%	52.0%	117.8%
	Coquitlam	$888,200	196.8	1.5%	5.1%	12.7%	17.0%	24.2%	38.3%	87.1%
	Ladner	$765,000	184.6	1.5%	7.3%	16.5%	20.0%	20.0%	28.1%	75.1%
	Maple Ridge	$518,400	147.7	1.6%	3.9%	7.9%	9.0%	12.2%	13.4%	42.3%
	New Westminster	$818,700	203.1	2.8%	6.6%	17.4%	19.9%	21.6%	36.7%	89.1%
	North Vancouver	$1,188,500	189.2	1.1%	1.8%	11.6%	16.3%	24.1%	36.4%	78.2%
	Pitt Meadows	$572,900	161.5	1.3%	3.4%	8.5%	10.6%	15.9%	15.7%	55.4%
	Port Coquitlam	$680,400	181.5	1.0%	5.2%	14.7%	16.5%	21.3%	29.2%	72.7%
	Port Moody	$1,027,800	189.8	0.2%	3.7%	10.7%	13.6%	20.7%	34.1%	80.4%
	Richmond	$1,186,100	237.9	1.8%	5.2%	12.9%	18.8%	21.1%	38.9%	122.8%
	Squamish	$607,300	161.4	1.4%	2.3%	8.0%	10.5%	18.7%	26.7%	47.5%
	Sunshine Coast	$377,600	132.3	0.4%	3.4%	8.2%	5.6%	3.5%	-1.3%	18.2%
	Tsawwassen	$913,500	196.7	2.4%	7.7%	19.9%	22.8%	25.4%	37.1%	81.5%
	Vancouver East	$1,136,000	251.1	1.8%	6.1%	14.7%	21.4%	32.3%	61.1%	135.6%
	Vancouver West	$2,695,100	276.7	1.6%	5.5%	12.1%	17.9%	27.2%	52.4%	160.5%
	West Vancouver	$2,394,100	227.6	1.5%	4.5%	14.2%	18.2%	26.2%	64.7%	110.0%
	Whistler	$1,047,500	145.0	2.2%	2.3%	6.9%	9.1%	18.8%	16.7%	36.3%

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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 *

August 2015

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 %	10 Year Change %
Townhouse	Lower Mainland	$422,700	153.0	0.3%	1.7%	5.1%	5.6%	6.6%	8.3%	44.7%
	Greater Vancouver	$511,500	165.3	0.0%	2.1%	6.2%	7.3%	10.4%	13.5%	55.6%
	Burnaby East	$445,000	159.6	-2.1%	0.8%	2.8%	4.2%	6.0%	10.8%	50.9%
	Burnaby North	$435,200	162.3	-1.2%	0.9%	8.6%	6.7%	9.7%	8.2%	50.1%
	Burnaby South	$440,900	158.2	0.4%	1.7%	6.7%	4.3%	5.9%	8.9%	50.2%
	Coquitlam	$420,000	154.3	0.4%	1.7%	2.6%	7.8%	9.9%	11.6%	44.9%
	Ladner	$505,200	167.4	-0.1%	3.4%	9.6%	9.5%	12.4%	18.5%	57.8%
	Maple Ridge	$289,600	140.7	-0.8%	4.0%	3.3%	6.3%	5.7%	2.6%	32.6%
	New Westminster	$438,200	164.6	-2.0%	1.0%	5.2%	6.3%	12.5%	15.9%	54.8%
	North Vancouver	$655,500	156.9	0.9%	3.5%	7.0%	8.4%	11.1%	11.4%	47.3%
	Pitt Meadows	$367,700	159.1	1.7%	2.2%	11.8%	12.7%	14.4%	15.0%	50.9%
	Port Coquitlam	$403,500	153.0	0.5%	1.0%	6.6%	4.3%	10.4%	8.7%	43.1%
	Port Moody	$457,200	154.5	0.7%	3.2%	4.2%	8.4%	12.0%	11.9%	42.8%
	Richmond	$555,600	179.6	0.7%	2.9%	6.1%	8.6%	10.6%	16.0%	70.9%
	Squamish	$378,000	137.2	-1.1%	-0.5%	5.9%	2.0%	6.6%	8.6%	35.8%
	Tsawwassen	$493,200	163.0	-1.3%	2.6%	8.7%	10.8%	9.5%	15.0%	53.6%
	Vancouver East	$566,300	186.7	-0.8%	1.0%	7.1%	4.2%	10.5%	18.4%	69.1%
	Vancouver West	$811,200	183.5	0.3%	2.3%	6.6%	9.0%	17.8%	23.7%	72.3%
	Whistler	$517,900	138.5	-1.6%	-0.6%	4.8%	3.7%	7.9%	18.9%	37.0%
Apartment	Lower Mainland	$364,000	158.9	0.9%	1.9%	4.5%	5.2%	7.4%	9.0%	45.9%
	Greater Vancouver	$405,400	163.0	1.1%	2.1%	4.9%	6.3%	9.9%	11.3%	49.5%
	Burnaby East	$443,400	168.3	2.6%	1.4%	3.9%	8.1%	29.9%	9.2%	50.9%
	Burnaby North	$362,200	153.1	0.9%	2.6%	4.0%	3.9%	9.7%	10.0%	42.6%
	Burnaby South	$412,900	165.8	0.5%	1.4%	3.0%	5.5%	12.4%	13.5%	52.7%
	Coquitlam	$274,700	151.2	0.8%	0.5%	6.0%	5.8%	8.5%	9.6%	42.0%
	Ladner	$352,500	167.1	1.8%	7.2%	11.1%	12.8%	9.6%	11.9%	60.5%
	Maple Ridge	$169,300	122.3	0.2%	-2.5%	-1.2%	3.2%	-7.6%	-7.3%	15.8%
	New Westminster	$292,900	166.8	0.6%	3.4%	4.1%	4.6%	7.4%	11.3%	53.2%
	North Vancouver	$365,400	148.7	-0.9%	-1.2%	0.8%	3.3%	3.1%	7.5%	38.1%
	Pitt Meadows	$252,600	149.3	1.2%	-2.2%	-0.3%	8.3%	14.2%	12.3%	41.4%
	Port Coquitlam	$238,900	141.6	0.6%	1.2%	3.6%	5.8%	8.6%	2.8%	32.2%
	Port Moody	$367,400	153.1	0.8%	3.7%	7.3%	8.0%	14.3%	14.1%	42.7%
	Richmond	$361,200	152.5	0.0%	1.0%	3.8%	1.5%	5.8%	2.0%	41.7%
	Squamish	$270,600	130.3	-0.6%	-1.6%	-0.8%	19.3%	2.8%	-10.4%	25.0%
	Tsawwassen	$363,300	153.2	1.5%	6.9%	11.2%	13.1%	7.5%	3.9%	47.2%
	Vancouver East	$331,400	182.8	0.3%	2.8%	4.0%	5.7%	7.8%	12.2%	63.9%
	Vancouver West	$542,200	175.5	2.3%	3.1%	7.4%	9.3%	15.2%	18.9%	58.7%
	West Vancouver	$688,400	150.4	3.5%	11.2%	4.2%	8.6%	12.2%	13.3%	39.4%
	Whistler	$264,500	86.7	-1.0%	-3.6%	0.5%	18.1%	10.2%	-21.6%	-18.2%

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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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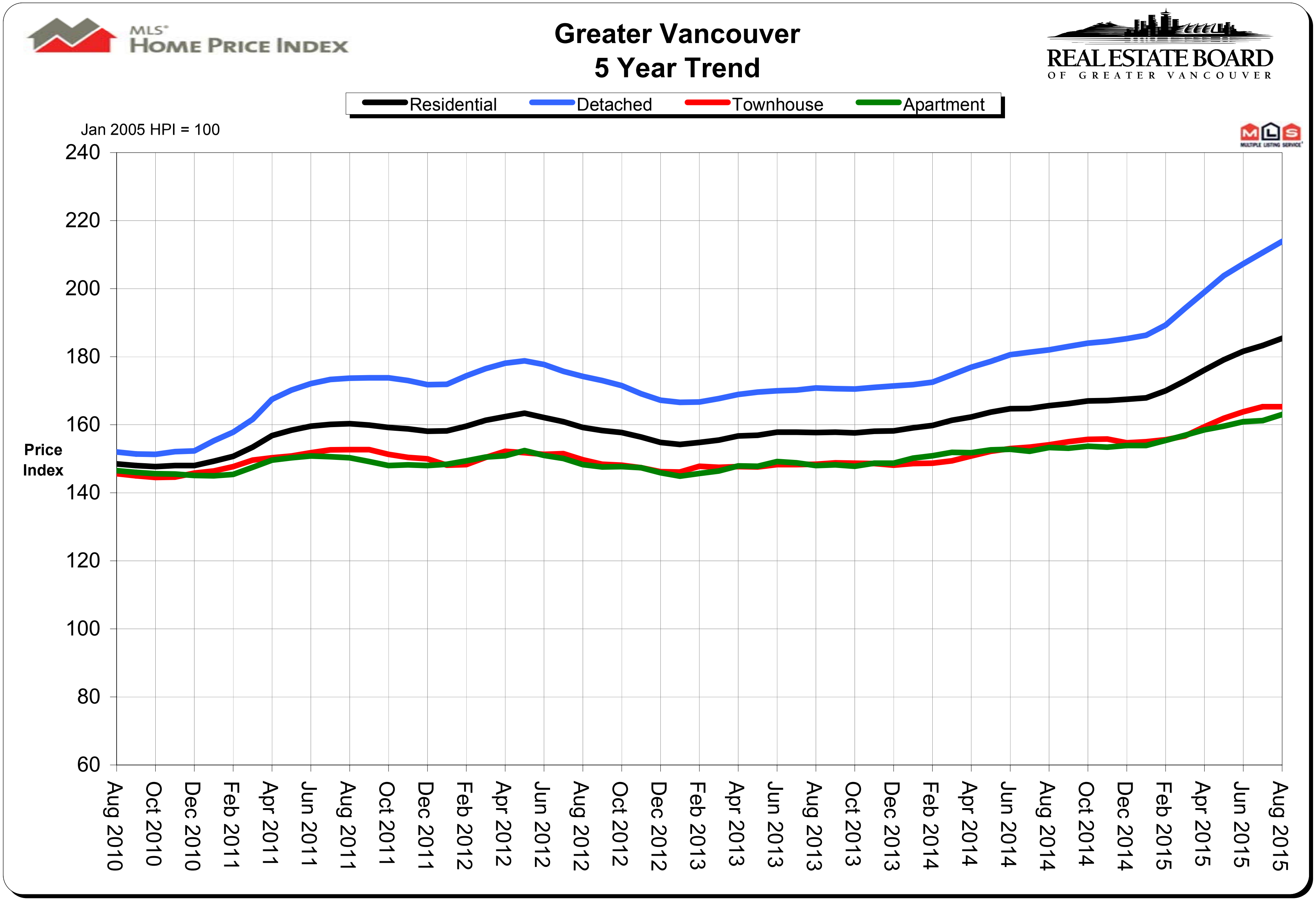
MLS MULTIPLE LISTING SERVICE® *



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
240
220
200
180
160
140
120
100
80
60
Aug 2010
Oct 2010
Dec 2010
Feb 2011
Apr 2011
Jun 2011
Aug 2011
Oct 2011
Dec 2011
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Dec 2014
Feb 2015
Apr 2015
Jun 2015
Aug 2015

MLS® SALES Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

August 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
August 2015	Number of Sales	Detached	124	104	43	4	151	32	95	53	29	181	24	62	138	148	83	19	1,290
		Attached	75	58	15	0	63	11	28	42	16	94	16	4	37	76	4	39	578
		Apartment	215	92	23	0	25	85	96	41	30	178	9	6	127	526	13	28	1,494
	Median Selling Price	Detached	$1,261,090	$920,000	$885,000	n/a	$594,250	$837,500	$1,356,000	$665,000	$1,050,000	$1,310,000	$715,000	$407,568	$1,293,500	$2,870,000	$2,500,000	n/a	
		Attached	$520,000	$547,450	n/a	n/a	$317,500	n/a	$749,250	$459,500	n/a	$593,500	n/a	n/a	$740,000	$940,000	n/a	$525,000	n/a
		Apartment	$407,000	$331,250	$395,000	n/a	$220,000	$323,000	$432,950	$267,400	$408,500	$352,000	n/a	n/a	$400,000	$551,500	n/a	$233,750	
July 2015	Number of Sales	Detached	153	198	68	7	159	38	116	64	27	218	30	81	149	155	80	16	1,559
		Attached	116	57	8	0	74	13	39	42	14	132	18	8	63	76	9	21	690
		Apartment	238	103	20	0	43	95	128	56	39	188	15	9	175	574	17	29	1,729
	Median Selling Price	Detached	$1,327,500	$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	
		Attached	$537,500	$493,000	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
		Apartment	$390,000	$322,900	$392,200	n/a	$192,500	$307,000	$384,500	$233,450	$389,000	$348,000	n/a	n/a	$350,000	$534,300	n/a	$294,500	
August 2014	Number of Sales	Detached	110	111	57	8	103	29	99	44	22	132	22	54	154	126	72	15	1,158
		Attached	64	43	6	0	42	5	21	32	15	110	16	7	32	58	5	31	487
		Apartment	167	73	17	0	22	69	77	29	18	121	10	9	108	369	13	24	1,126
	Median Selling Price	Detached	$1,049,000	$820,000	$753,000	n/a	$504,000	$721,500	$1,080,000	$585,000	$862,750	$1,155,000	$530,000	$344,000	$954,800	$2,400,000	$1,928,750	n/a	
		Attached	$535,000	$449,900	n/a	n/a	$312,900	n/a	$699,000	$394,000	n/a	$551,000	n/a	n/a	$699,900	$890,000	n/a	$620,000	n/a
		Apartment	$366,600	$300,000	n/a	n/a	$202,250	$307,000	$400,000	$240,550	n/a	$349,000	n/a	n/a	$355,000	$477,900	n/a	$260,250	
Jan. - Aug. 2015 *Year-to-date*	Number of Sales	Detached	1,164	1,142	487	36	1,236	268	1,064	424	233	1,625	234	488	1,384	1,445	738	127	12,095
		Attached	734	413	83	0	478	108	382	266	139	905	162	56	390	644	79	194	5,033
		Apartment	1,560	776	175	0	255	722	868	367	218	1,352	109	56	1,285	3,778	135	200	11,856
	Median Selling Price	Detached	$1,233,500	$878,000	$840,000	$392,500	$544,250	$811,500	$1,285,000	$650,000	$968,000	$1,198,000	$650,000	$400,000	$1,199,000	$2,750,000	$2,370,000	$1,166,500	
		Attached	$530,450	$506,000	$500,625	n/a	$318,450	$454,400	$680,000	$418,750	$424,800	$565,000	$418,950	$279,500	$718,000	$921,500	$1,085,000	$567,500	n/a
		Apartment	$390,000	$322,000	$359,500	n/a	$210,136	$308,000	$407,000	$244,961	$385,000	$350,000	$255,000	$226,597	$375,000	$525,000	$782,000	$269,950	
Jan. - Aug. 2014 *Year-to-date*	Number of Sales	Detached	796	921	421	33	916	242	914	346	186	1,139	188	376	1,224	1,241	561	103	9,607
		Attached	534	354	52	0	332	66	268	235	168	720	105	31	348	449	51	190	3,903
		Apartment	1,209	524	121	0	240	542	599	237	194	1,000	68	50	984	2,945	118	164	8,995
	Median Selling Price	Detached	$1,000,000	$768,000	$700,000	$370,000	$495,000	$703,500	$1,074,500	$568,500	$880,000	$1,015,000	$536,750	$374,087	$957,000	$2,336,500	$2,080,000	$1,134,500	
		Attached	$517,500	$478,800	$448,500	n/a	$302,000	$429,900	$665,000	$389,000	$435,000	$533,000	$360,000	$239,950	$657,125	$865,000	$1,128,000	$580,000	n/a
		Apartment	$372,000	$290,000	$332,500	n/a	$217,000	$307,500	$380,000	$242,000	$355,875	$350,000	$219,700	$249,985	$346,000	$488,000	$763,000	$247,500	

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

August 2015

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
August 2015	Number of Listings	Detached	171	135	54	3	174	43	97	47	37	263	29	89	241	217	122	22	1,744
		Attached	89	78	8	0	54	16	30	38	12	115	22	7	59	86	4	35	653
		Apartment	242	130	28	0	44	124	124	44	29	291	16	11	200	537	31	33	1,884
	% Sales to Listings	Detached	73%	77%	80%	133%	87%	74%	98%	113%	78%	69%	83%	70%	57%	68%	68%	86%	n/a
		Attached	84%	74%	188%	n/a	117%	69%	93%	111%	133%	82%	73%	57%	63%	88%	100%	111%	
		Apartment	89%	71%	82%	n/a	57%	69%	77%	93%	103%	61%	56%	55%	64%	98%	42%	85%	
July 2015	Number of Listings	Detached	177	190	70	15	174	45	108	71	43	297	40	98	239	280	152	40	2,039
		Attached	92	59	10	0	99	23	36	52	14	129	23	20	58	87	9	40	751
		Apartment	380	155	28	0	49	131	157	73	43	329	21	4	192	687	37	36	2,322
	% Sales to Listings	Detached	86%	104%	97%	47%	91%	84%	107%	90%	63%	73%	75%	83%	62%	55%	53%	40%	n/a
		Attached	126%	97%	80%	n/a	75%	57%	108%	81%	100%	102%	78%	40%	109%	87%	100%	53%	
		Apartment	63%	66%	71%	n/a	88%	73%	82%	77%	91%	57%	71%	225%	91%	84%	46%	81%	
August 2014	Number of Listings	Detached	136	138	52	14	168	20	103	51	36	204	23	82	216	210	101	32	1,586
		Attached	84	56	6	0	46	10	28	37	11	136	21	8	36	80	11	33	603
		Apartment	246	88	20	0	40	104	116	46	29	266	20	10	168	540	29	29	1,751
	% Sales to Listings	Detached	81%	80%	110%	57%	61%	145%	96%	86%	61%	65%	96%	66%	71%	60%	71%	47%	n/a
		Attached	76%	77%	100%	n/a	91%	50%	75%	86%	136%	81%	76%	88%	89%	73%	45%	94%	
		Apartment	68%	83%	85%	n/a	55%	66%	66%	63%	62%	45%	50%	90%	64%	68%	45%	83%	
Jan. - Aug. 2015 Year-to-date*	Number of Listings	Detached	1,658	1,477	578	82	1,598	340	1,382	511	342	2,362	303	871	2,007	2,378	1,476	244	17,609
		Attached	979	539	93	1	642	161	451	349	159	1,128	203	92	513	912	104	268	6,594
		Apartment	2,510	1,270	229	0	494	1,219	1,345	620	322	2,536	144	72	1,823	5,511	265	301	18,661
	% Sales to Listings	Detached	70%	77%	84%	44%	77%	79%	77%	83%	68%	69%	77%	56%	69%	61%	50%	52%	n/a
		Attached	75%	77%	89%	0%	74%	67%	85%	76%	87%	80%	80%	61%	76%	71%	76%	72%	
		Apartment	62%	61%	76%	n/a	52%	59%	65%	59%	68%	53%	76%	78%	70%	69%	51%	66%	
Jan. - Aug. 2014 Year-to-date*	Number of Listings	Detached	1,599	1,469	663	121	1,625	367	1,391	456	329	2,262	305	950	1,907	2,502	1,298	242	17,486
		Attached	880	508	82	2	545	119	425	354	209	1,209	158	81	539	867	104	277	6,359
		Apartment	2,172	1,061	200	0	478	1,141	1,362	545	317	2,296	110	113	1,740	5,473	269	294	17,571
	% Sales to Listings	Detached	50%	63%	63%	27%	56%	66%	66%	76%	57%	50%	62%	40%	64%	50%	43%	43%	n/a
		Attached	61%	70%	63%	0%	61%	55%	63%	66%	80%	60%	66%	38%	65%	52%	49%	69%	
		Apartment	56%	49%	61%	n/a	50%	48%	44%	43%	61%	44%	62%	44%	57%	54%	44%	56%	

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

REAL ESTATE BOARD OF GREATER VANCOUVER

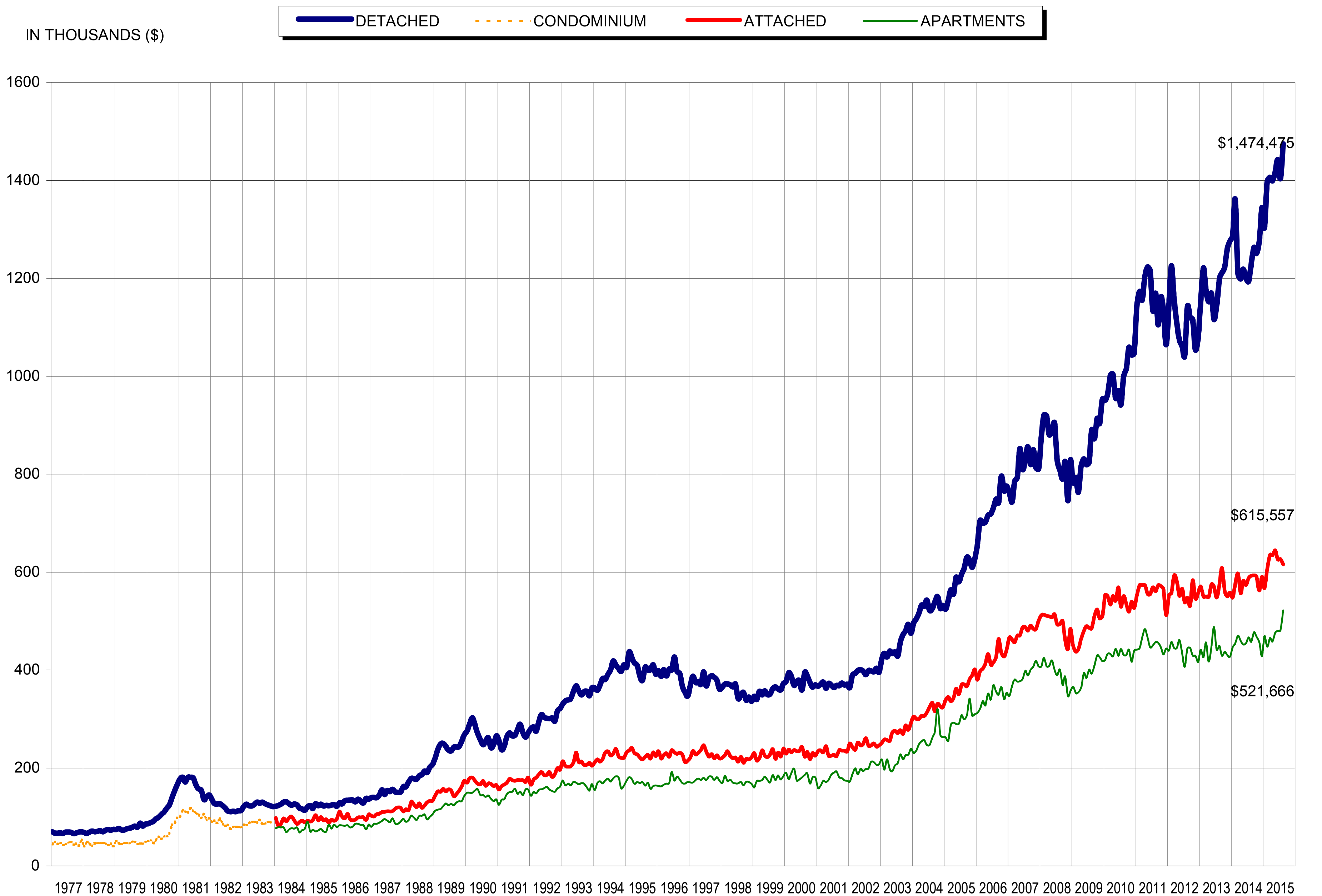
Listing & Sales Activity Summary

MLS MULTIPLE LISTING SERVICE

	Listings				Sales						
	1 Aug 2014	2 Jul 2015	3 Aug 2015	Col. 2 & 3 Percentage Variance	5 Aug 2014	6 Jul 2015	7 Aug 2015	Col. 6 & 7 Percentage Variance	9 Jun 2014 - Aug 2014	10 Jun 2015 - Aug 2015	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	136	177	171	-3.4	110	153	124	-19.0	335	454	35.5
ATTACHED	84	92	89	-3.3	64	116	75	-35.3	242	287	18.6
APARTMENTS	246	380	242	-36.3	167	238	215	-9.7	511	697	36.4
COQUITLAM											
DETACHED	138	190	135	-28.9	111	198	104	-47.5	378	501	32.5
ATTACHED	56	59	78	32.2	43	57	58	1.8	149	171	14.8
APARTMENTS	88	155	130	-16.1	73	103	92	-10.7	214	325	51.9
DELTA											
DETACHED	52	70	54	-22.9	57	68	43	-36.8	190	186	-2.1
ATTACHED	6	10	8	-20.0	6	8	15	87.5	16	32	100.0
APARTMENTS	20	28	28	0.0	17	20	23	15.0	45	69	53.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	168	174	174	0.0	103	159	151	-5.0	395	497	25.8
ATTACHED	46	99	54	-45.5	42	74	63	-14.9	138	208	50.7
APARTMENTS	40	49	44	-10.2	22	43	25	-41.9	87	113	29.9
NORTH VANCOUVER											
DETACHED	103	108	97	-10.2	99	116	95	-18.1	346	367	6.1
ATTACHED	28	36	30	-16.7	21	39	28	-28.2	105	128	21.9
APARTMENTS	116	157	124	-21.0	77	128	96	-25.0	246	344	39.8
NEW WESTMINSTER											
DETACHED	20	45	43	-4.4	29	38	32	-15.8	109	116	6.4
ATTACHED	10	23	16	-30.4	5	13	11	-15.4	18	37	105.6
APARTMENTS	104	131	124	-5.3	69	95	85	-10.5	223	289	29.6
PORT MOODY/BELCARRA											
DETACHED	36	43	37	-14.0	22	27	29	7.4	86	89	3.5
ATTACHED	11	14	12	-14.3	15	14	16	14.3	62	55	-11.3
APARTMENTS	29	43	29	-32.6	18	39	30	-23.1	68	106	55.9
PORT COQUITLAM											
DETACHED	51	71	47	-33.8	44	64	53	-17.2	137	195	42.3
ATTACHED	37	52	38	-26.9	32	42	42	0.0	97	118	21.6
APARTMENTS	46	73	44	-39.7	29	56	41	-26.8	103	152	47.6
RICHMOND											
DETACHED	204	297	263	-11.4	132	218	181	-17.0	457	637	39.4
ATTACHED	136	129	115	-10.9	110	132	94	-28.8	320	343	7.2
APARTMENTS	266	329	291	-11.6	121	188	178	-5.3	412	556	35.0
SUNSHINE COAST											
DETACHED	82	98	89	-9.2	54	81	62	-23.5	176	249	41.5
ATTACHED	8	20	7	-65.0	7	8	4	-50.0	15	20	33.3
APARTMENTS	10	4	11	175.0	9	9	6	-33.3	20	24	20.0
SQUAMISH											
DETACHED	23	40	29	-27.5	22	30	24	-20.0	83	96	15.7
ATTACHED	21	23	22	-4.3	16	18	16	-11.1	55	61	10.9
APARTMENTS	20	21	16	-23.8	10	15	9	-40.0	27	42	55.6
VANCOUVER EAST											
DETACHED	216	239	241	0.8	154	149	138	-7.4	501	508	1.4
ATTACHED	36	58	59	1.7	32	63	37	-41.3	132	145	9.8
APARTMENTS	168	192	200	4.2	108	175	127	-27.4	390	501	28.5
VANCOUVER WEST											
DETACHED	210	280	217	-22.5	126	155	148	-4.5	444	539	21.4
ATTACHED	80	87	86	-1.1	58	76	76	0.0	197	240	21.8
APARTMENTS	540	687	537	-21.8	369	574	526	-8.4	1194	1657	38.8
WHISTLER/PEMBERTON											
DETACHED	32	40	22	-45.0	15	16	19	18.8	51	52	2.0
ATTACHED	33	40	35	-12.5	31	21	39	85.7	85	78	-8.2
APARTMENTS	29	36	33	-8.3	24	29	28	-3.4	55	76	38.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	101	152	122	-19.7	72	80	83	3.8	235	265	12.8
ATTACHED	11	9	4	-55.6	5	9	4	-55.6	19	26	36.8
APARTMENTS	29	37	31	-16.2	13	17	13	-23.5	51	46	-9.8
GRAND TOTALS											
DETACHED	**1572**	**2024**	**1741**	**-14.0**	**1150**	**1552**	**1286**	**-17.1**	**3923**	**4751**	**21.1**
ATTACHED	**603**	**751**	**653**	**-13.0**	**487**	**690**	**578**	**-16.2**	**1650**	**1949**	**18.1**
APARTMENTS	**1751**	**2322**	**1884**	**-18.9**	**1126**	**1729**	**1494**	**-13.6**	**3646**	**4997**	**37.1**

REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to August 2015



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