



REAL ESTATE BOARD

OF GREATER VANCOUVER

QUARTERLY STATISTICAL REPORT

of

Detached and Attached/Apartment unit

SALES

during the period

OCT 01 to DEC 31, 2010

and

comparison of same period 2009

as processed by

THE MULTIPLE LISTING SERVICE®

This Report is generated by the Real Estate Board from information provided by sources believed reliable, but the publisher assumes no liability for the accuracy of the data provided. An explanation of the terms and method used is on the next page.

Real Estate Board of Greater Vancouver
STATISTICAL REPORT

METHOD USED TO PROVIDE ANALYSIS

The data collected is that derived from listings which are sold through the Multiple Listings Service® of the Real Estate Board of Greater Vancouver and is restricted to that jurisdictional area served. The data sources are believed reliable but the Board assumes no liability for its accuracy.

The Residential units, which have been identified as Single Family Detached Dwellings, hold title as Freehold, and have been sold during the designated period of time are sorted by Major Area.

The Condominium units which have been identified as Condominium and hold Strata Title, having been sold during the designated period of time, are treated in same manner as above but shown separately.

Should the unit count be less than twenty for any area, then the count is considered an "Insufficient number of units" to analyze and no figures will be shown for that category.

CAUTION ADVISED

The following statistical data should be interpreted with caution. Perceived changes in sale prices may be influenced in a variety of ways. Some of these are:

- A. The statistical data included is based on sales processed through the Multiple Listing Service®. Inasmuch as some areas make greater or less use of the Multiple Listing Service®, the extent to which the data can be expected to be a representative sample of an area may be limited.
- B. It is impossible to examine each sale with respect to its correct classification; e.g. a converted revenue property might from time to time be included as a single family residence.
- C. Shifts in demand, based on fluctuations of interest rates, may occur amongst price groups.
- D. A change in the number of sales in any given area will normally influence the median price reported.

EXPLANATION OF OUTPUT

For the purposes of this statistical summary the Real Estate Board of Greater Vancouver's computer has been programmed to array all sales in a given area from the lowest to the highest price. The price ranges therefore are based entirely upon the actual sales occurring in a given area during a given period of time.

Once all of the sales are arrayed in order of price, the list is divided into four price groups, identified as A, B, C, and D, in accordance with the number of sales; i.e. if there are forty sales in the range, it is divided into four quarters with each group consisting of ten sales.

For the purpose of this report, the median sale price shown for each price group is an actual sale at or immediately adjacent to the mid-point in each price group.

In the case of an even number of sales, the median is highest price in the lower half of the price group (number 5 in the example below).

If the total number of sales is an odd amount, the mid-point sale is taken to be the median (9 sales, Sale number 5 represents the median).

The median, as a method of obtaining an average value, has been selected because it is only marginally affected by sales occurring at the lower or higher extremities.

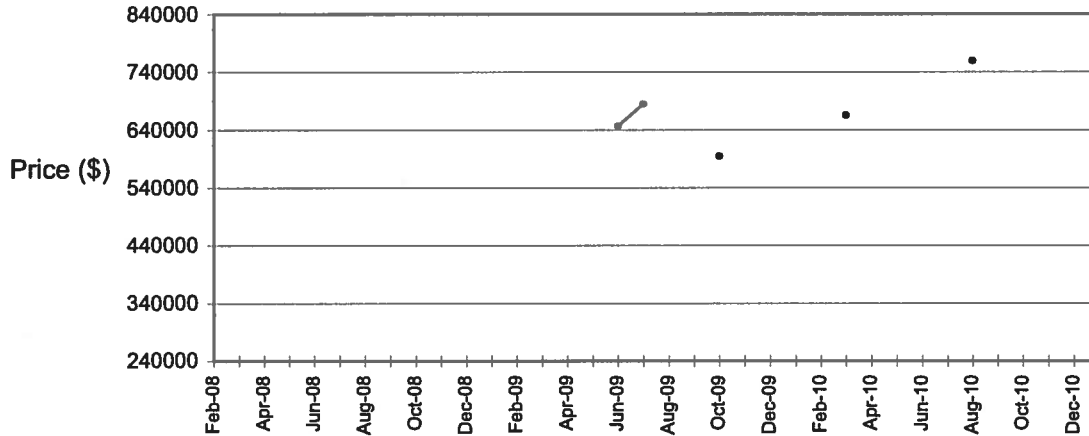
The following example demonstrates the advantage of using a median over arithmetic average.

Sale No. 1	\$ 10,000.	
Sale No. 2	10,000.	
Sale No. 3	20,000.	
Sale No. 4	20,000.	
Sale No. 5	45,000.	Median Sale Price \$45,000.
Sale No. 6	50,000.	
Sale No. 7	60,000.	
Sale No. 8	60,000.	
Sale No. 9	60,000.	
Sale No. 10	60,000.	
TOTAL:	<hr/> \$395,000.	Arithmetic Average \$39,500.

Clearly the arithmetic average is strongly influenced by the extremely low values of sales no. 1 to 4, and does not provide a realistic indication of the average value.

BURNABY EAST RESIDENTIAL MEDIAN SALE PRICES

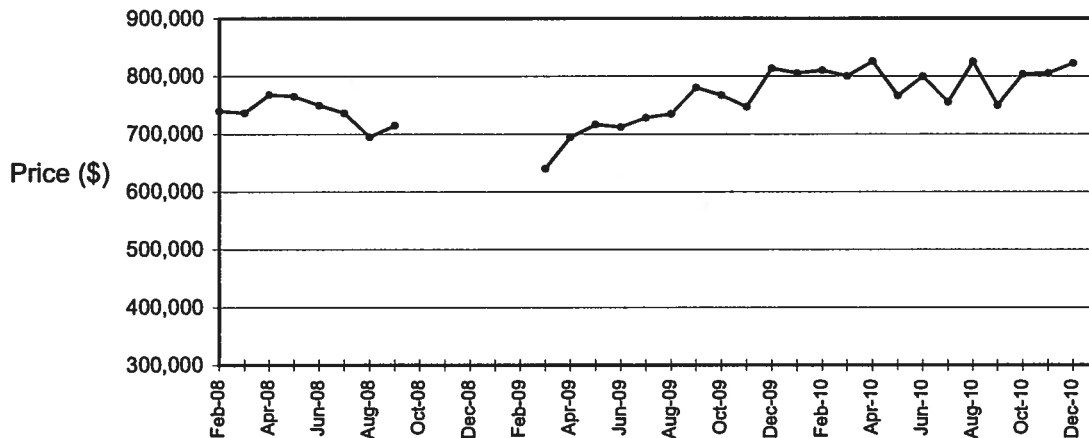
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009		
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
30	FROM: 470,000	520,000	A	49	FROM: 390,000	495,000
	TO: 615,000				TO: 530,500	
	FROM: 632,000	683,500	B		FROM: 539,000	570,000
	TO: 698,000				TO: 608,000	
	FROM: 705,000	822,000	C		FROM: 610,000	656,000
	TO: 868,000				TO: 733,000	
FROM: 903,000	1,018,000	D	FROM: 739,800	772,000		
TO: 1,098,000			TO: 966,000			



Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 10

BURNABY NORTH RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009		
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
105	FROM: 540,000	667,800	A	136	FROM: 400,000	624,000
	TO: 720,000				TO: 670,000	
	FROM: 721,000	768,000	B		FROM: 675,000	728,000
	TO: 805,000				TO: 768,500	
	FROM: 812,000	863,800	C		FROM: 768,800	825,000
	TO: 922,000				TO: 888,000	
FROM: 925,000	1,215,000	D	FROM: 890,000	992,300		
TO: 2,000,000			TO: 1,700,000			



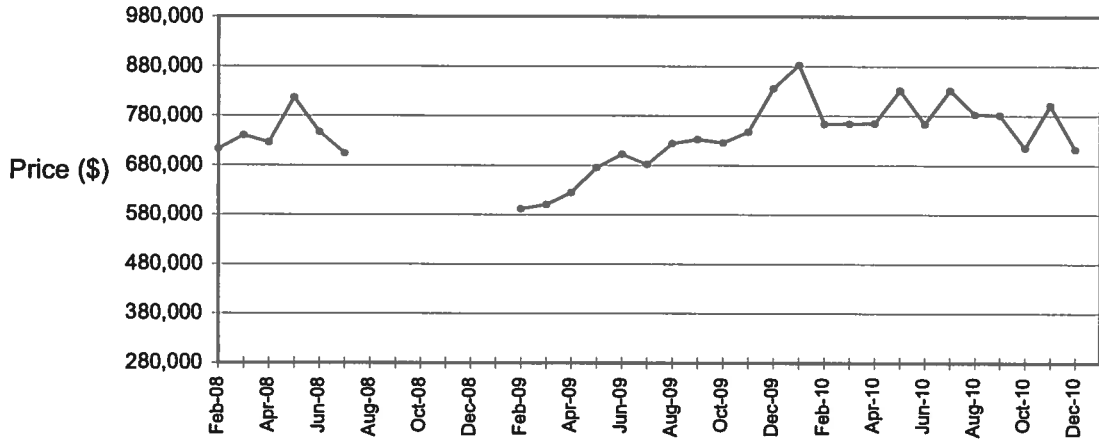
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 35

BURNABY SOUTH RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
107	FROM: 435,000	620,000	A	145	FROM: 312,000	575,000
	TO: 668,000				TO: 640,000	
	FROM: 669,000	700,000	B		FROM: 645,000	710,000
	TO: 752,000				TO: 750,000	
	FROM: 757,500	818,888	C		FROM: 751,000	829,900
	TO: 935,000				TO: 952,500	
	FROM: 946,000	1,230,000	D		FROM: 960,000	1,090,000
	TO: 1,763,000				TO: 1,550,000	



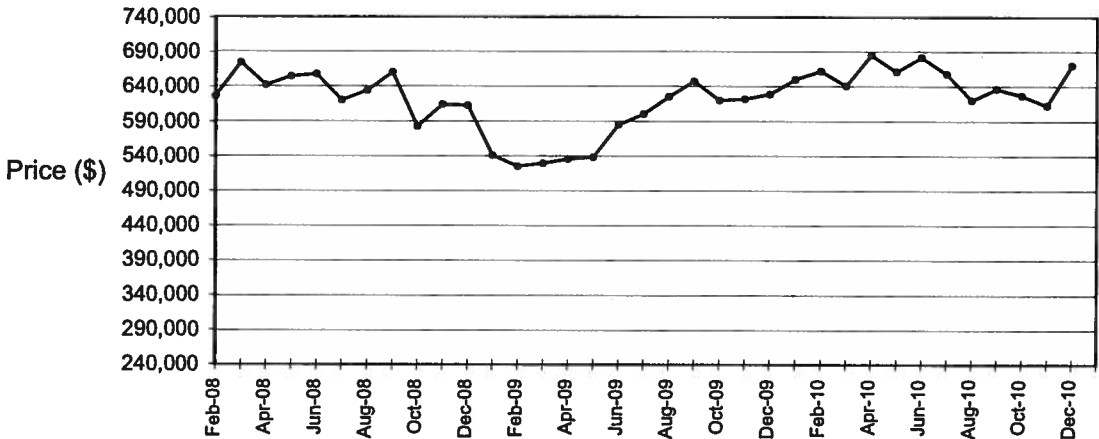
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 29

COQUITLAM RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
239	FROM: 23,000	475,000	A	334	FROM: 55,000	469,900
	TO: 540,000				TO: 533,000	
	FROM: 542,000	592,200	B		FROM: 535,000	582,500
	TO: 633,000				TO: 620,000	
	FROM: 635,000	688,000	C		FROM: 622,500	667,000
	TO: 761,000				TO: 720,000	
	FROM: 763,000	866,000	D		FROM: 723,000	815,000
	TO: 1,880,000				TO: 1,670,000	



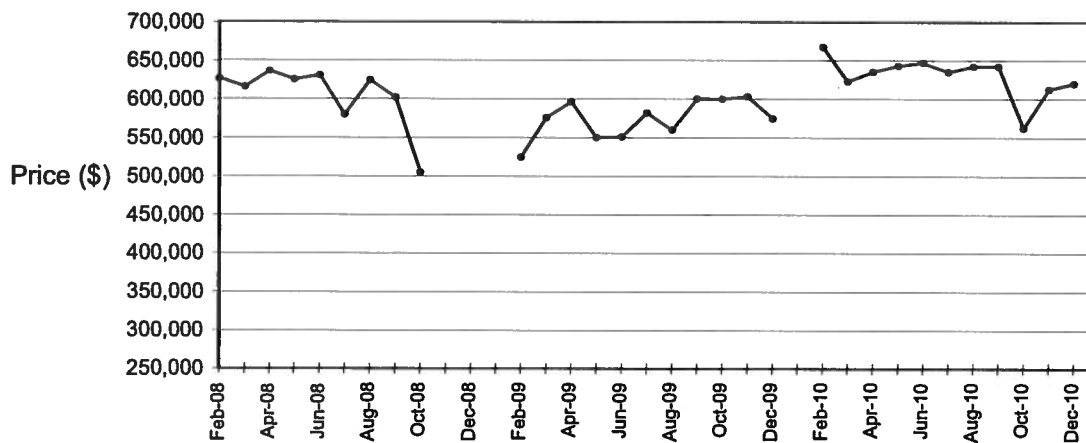
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 61

SOUTH DELTA RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
98	FROM: 260,000	488,000	A	126	FROM: 357,000	502,000
	TO: 516,000				TO: 529,000	
	FROM: 520,000	551,000	B		FROM: 530,000	559,000
	TO: 600,100				TO: 599,000	
FROM: 605,000	637,000	C	FROM: 599,900	630,000		
TO: 695,000			TO: 690,000			
FROM: 700,000	804,000	D	FROM: 690,000	820,000		
TO: 3,280,000			TO: 2,125,000			



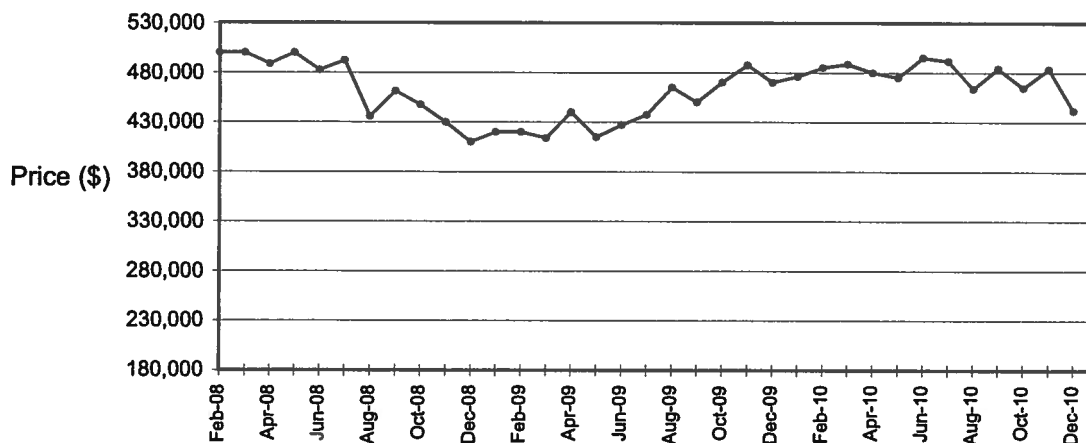
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 24

MAPLE RIDGE RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
224	FROM: 38,900	350,000	A	348	FROM: 27,000	375,000
	TO: 404,000				TO: 416,000	
	FROM: 405,000	432,500	B		FROM: 416,000	447,000
	TO: 469,000				TO: 478,000	
	FROM: 469,900	510,000	C		FROM: 478,000	510,000
	TO: 552,500				TO: 570,000	
FROM: 552,500	615,900	D	FROM: 570,000	635,000		
TO: 1,500,000			TO: 1,320,000			



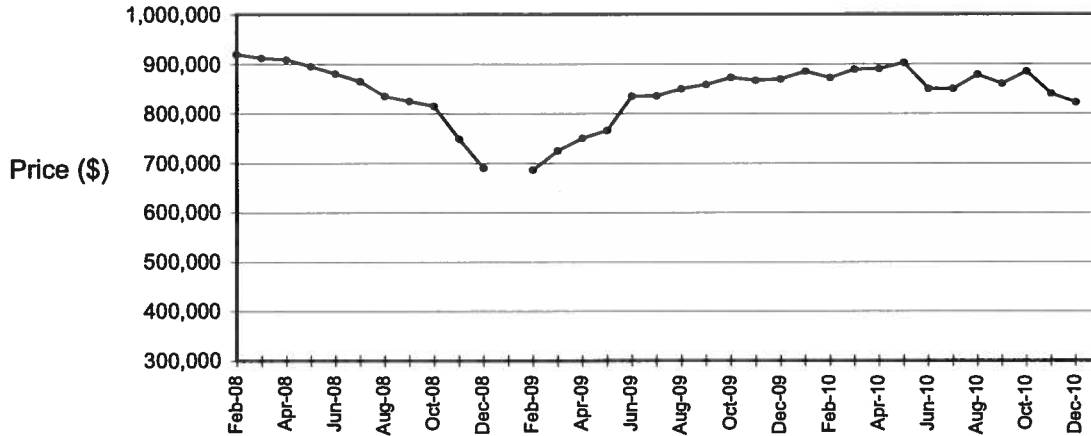
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 57

NORTH VANCOUVER RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
209	FROM: 143,500	659,000	A	277	FROM: 480,000	720,000
	TO: 730,000				TO: 782,000	
	FROM: 730,000	790,500	B		FROM: 782,500	825,000
	TO: 850,000				TO: 869,000	
	FROM: 852,000	920,000	C		FROM: 870,000	950,000
TO: 1,040,000		TO: 1,050,000				
FROM: 1,050,000	1,229,990	D		FROM: 1,063,000	1,290,000	
TO: 6,180,000			TO: 2,825,000			



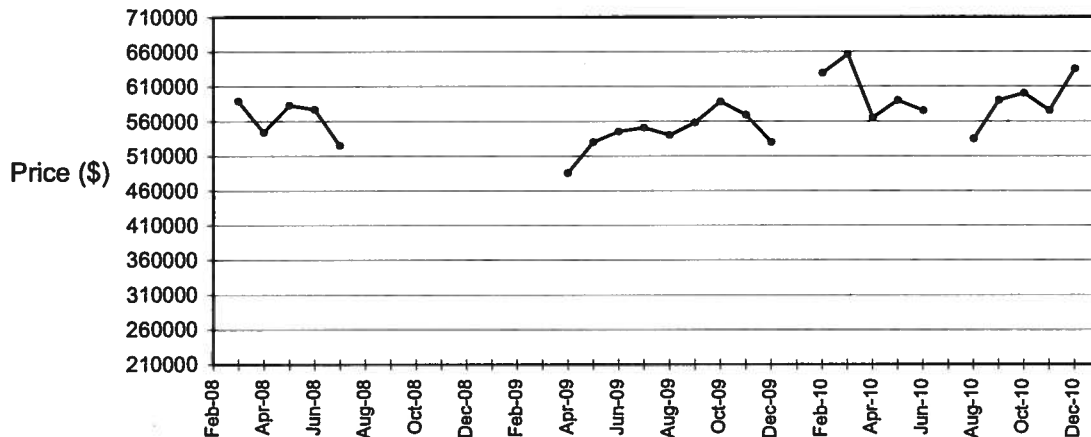
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 49

NEW WESTMINSTER RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

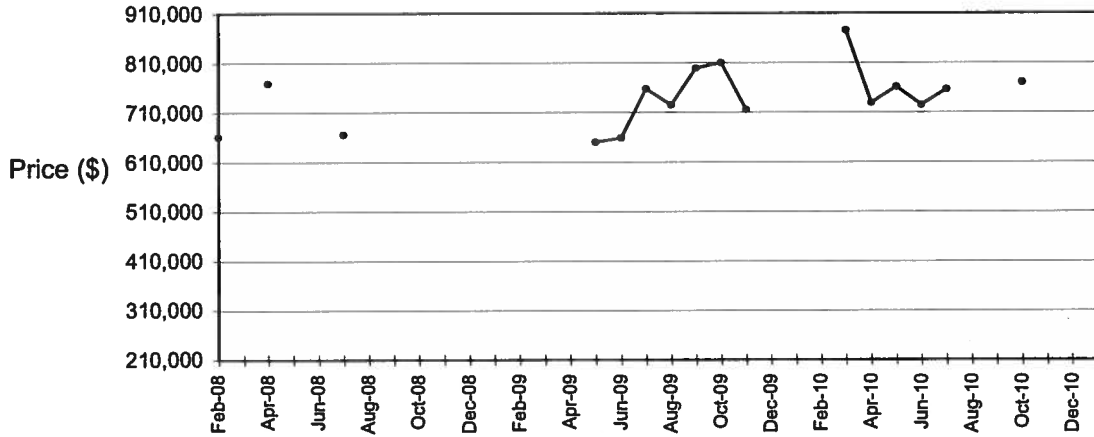
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
92	FROM: 352,000	466,000	A	94	FROM: 295,000	415,000
	TO: 527,500				TO: 495,000	
	FROM: 529,000	549,900	B		FROM: 500,000	535,000
	TO: 599,900				TO: 568,000	
	FROM: 608,000	639,000	C		FROM: 568,223	647,000
TO: 684,000		TO: 670,500				
FROM: 685,000	830,000	D		FROM: 673,000	765,000	
TO: 2,880,000			TO: 1,300,000			



Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 25

PORT MOODY RESIDENTIAL MEDIAN SALE PRICES

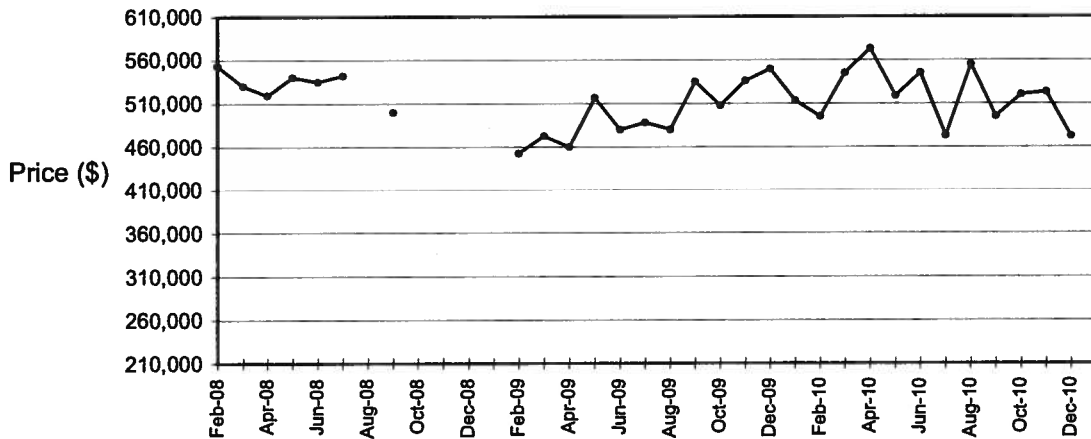
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
54	FROM:	155,500	A	64	FROM:	82,500	
	TO:	626,000			TO:	614,500	
	FROM:	626,000	B		FROM:	619,900	715,000
	TO:	747,000			TO:	786,000	
	FROM:	795,000	C		FROM:	791,000	852,500
	TO:	983,000			TO:	920,000	
	FROM:	990,000	D		FROM:	943,000	1,260,000
	TO:	2,450,000			TO:	1,910,000	



Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 17

PORT COQUITLAM RESIDENTIAL MEDIAN SALE PRICES

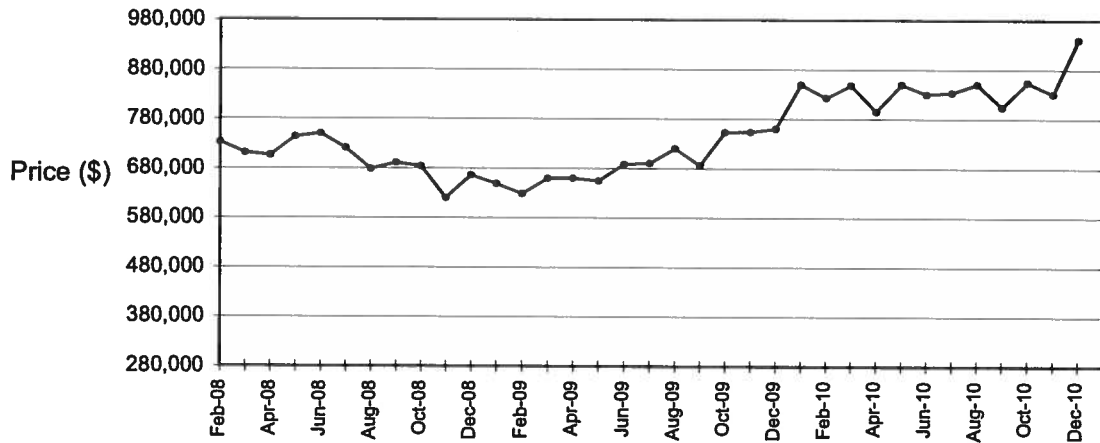
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
88	FROM:	278,000	A	136	FROM:	353,000	
	TO:	448,000			TO:	440,000	
	FROM:	448,500	B		FROM:	441,050	490,000
	TO:	510,000			TO:	525,000	
	FROM:	514,000	C		FROM:	527,500	545,500
	TO:	565,000			TO:	575,000	
	FROM:	570,000	D		FROM:	582,000	615,000
	TO:	825,000			TO:	998,000	



Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 29

RICHMOND RESIDENTIAL MEDIAN SALE PRICES

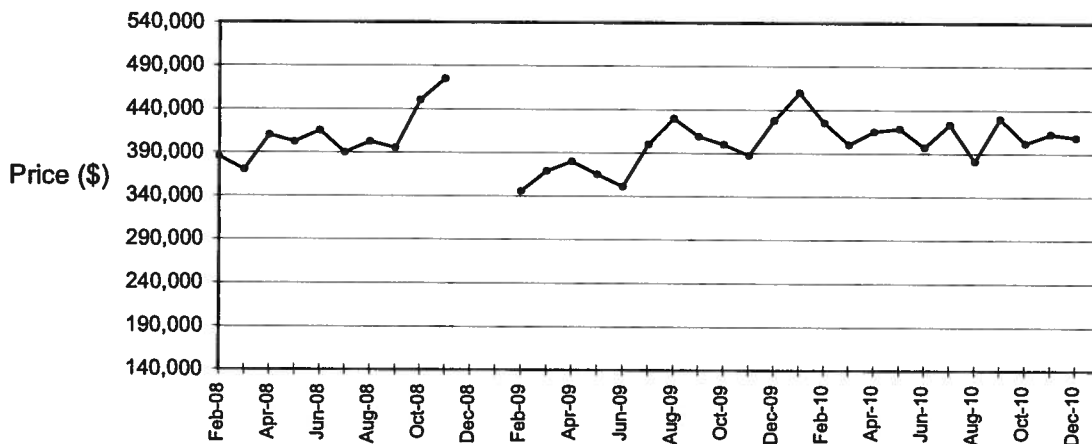
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
424	FROM:	80,000	660,000	A	FROM:	370,000	629,000
	TO:	745,000			TO:	675,000	
	FROM:	745,000	800,000	B	FROM:	675,000	708,000
	TO:	872,000			TO:	757,000	
	FROM:	875,000	950,000	C	FROM:	758,000	830,900
	TO:	1,190,000			TO:	997,820	
	FROM:	1,200,000	1,405,000	D	FROM:	998,000	1,268,000
	TO:	3,000,000			TO:	2,638,800	



Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 130

SUNSHINE COAST RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
110	FROM:	50,500	243,000	A	FROM:	53,000	260,000
	TO:	325,000			TO:	327,500	
	FROM:	328,000	365,000	B	FROM:	327,500	371,100
	TO:	405,000			TO:	395,000	
	FROM:	410,000	515,000	C	FROM:	395,000	445,000
	TO:	595,000			TO:	538,000	
	FROM:	610,000	775,000	D	FROM:	558,000	640,000
	TO:	3,700,000			TO:	1,200,000	



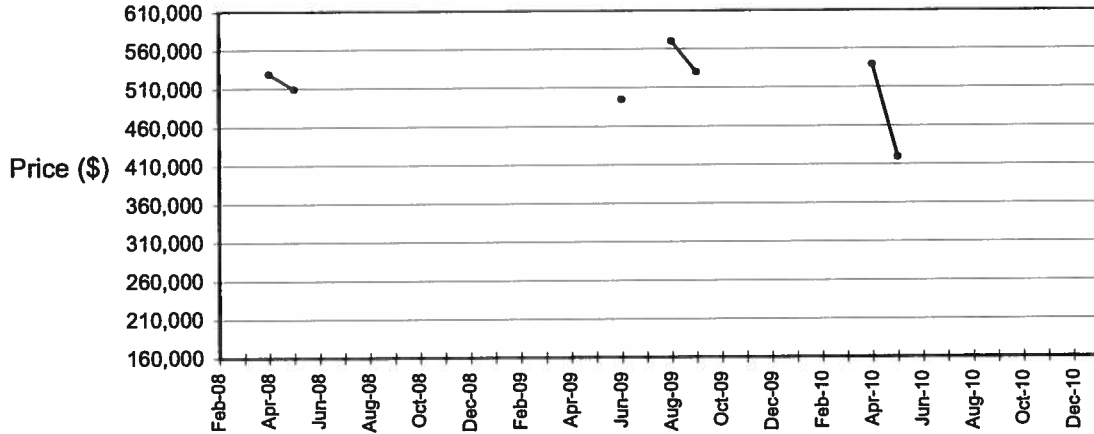
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 32

SQUAMISH RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE		PRICE GROUP	TOTAL UNITS	SALE PRICE	
	FROM:	TO:			FROM:	TO:
37	27,500	406,000	A	51	50,000	138,500
	410,000	534,000			B	410,000
	540,000	612,000	C			500,000
	617,000	725,000			D	550,000



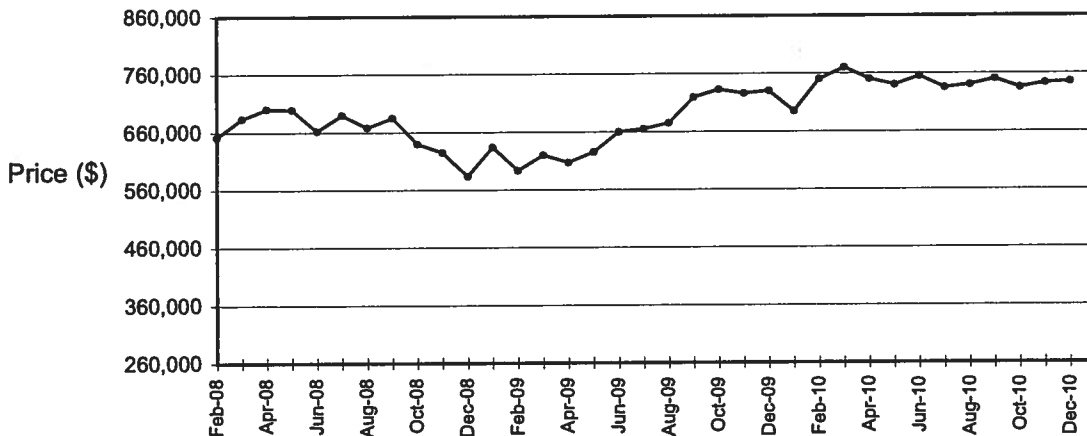
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 11

VANCOUVER (EAST) RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE		PRICE GROUP	TOTAL UNITS	SALE PRICE	
	FROM:	TO:			FROM:	TO:
344	393,000	645,000	A	524	425,000	582,000
	645,000	741,000			B	625,000
	745,000	865,000	C			729,000
	865,000	1,515,000			D	840,000



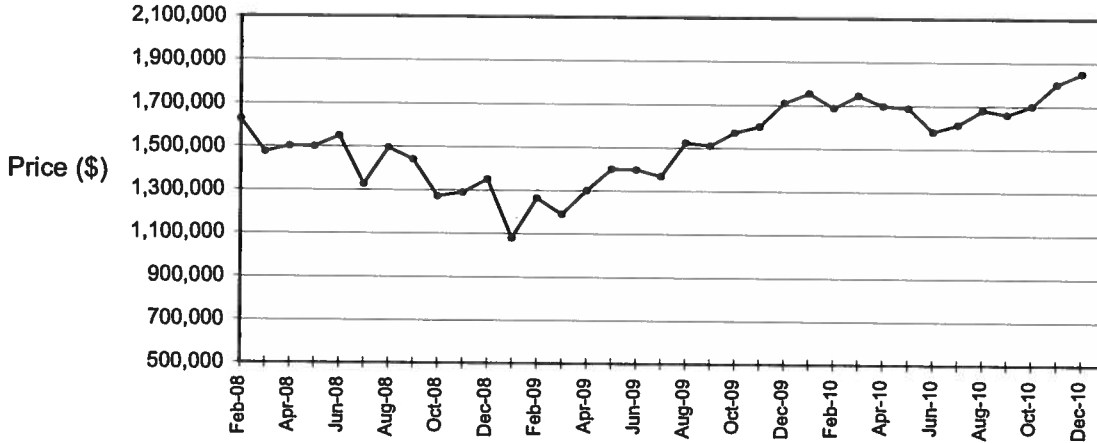
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 85

VANCOUVER (WEST) RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
440	FROM: 430,000	1,198,000	A	474	FROM: 360,000	1,060,000
	TO: 1,388,000				TO: 1,249,900	
	FROM: 1,388,000	1,599,000	B		FROM: 1,250,000	1,417,500
	TO: 1,762,000				TO: 1,600,000	
	FROM: 1,767,000	2,000,000	C		FROM: 1,600,000	1,783,000
	TO: 2,400,000				TO: 2,060,000	
	FROM: 2,400,000	3,180,000	D		FROM: 2,065,000	2,645,000
	TO: 17,500,000				TO: 15,200,000	



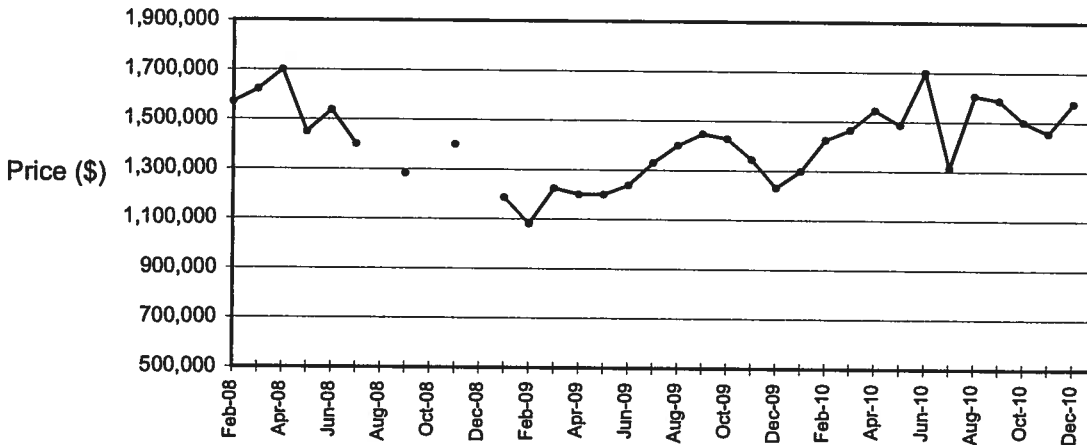
Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 116

WEST VANCOUVER RESIDENTIAL MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

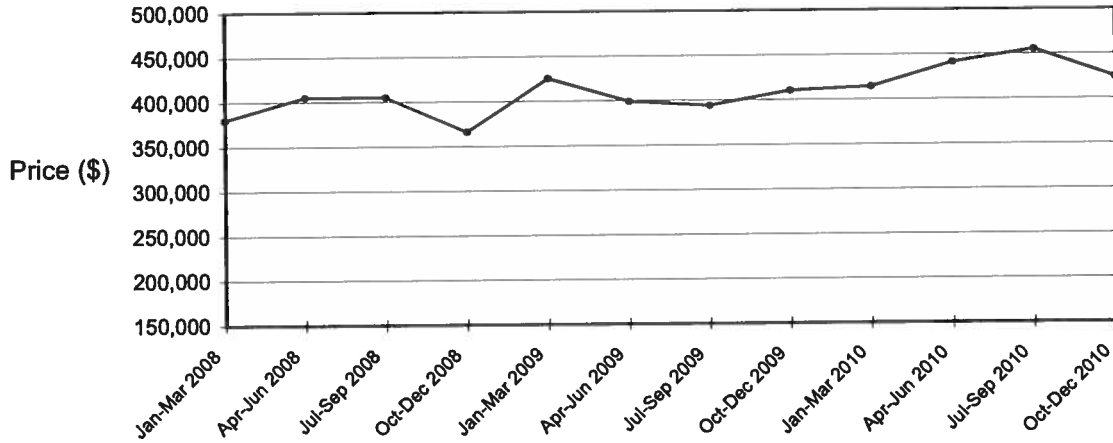
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
178	FROM: 71,000	989,000	A	205	FROM: 165,000	932,500
	TO: 1,170,000				TO: 1,060,000	
	FROM: 1,175,000	1,313,000	B		FROM: 1,060,000	1,215,000
	TO: 1,485,000				TO: 1,345,000	
	FROM: 1,485,000	1,850,000	C		FROM: 1,350,000	1,550,000
	TO: 2,288,000				TO: 1,953,000	
	FROM: 2,315,000	2,980,000	D		FROM: 1,975,000	2,580,000
	TO: 9,000,000				TO: 10,650,000	



Months with less than 20 sales are not shown.
Dec. Residential Detached Units Sold - 50

BURNABY EAST CONDOMINIUM MEDIAN SALE PRICES

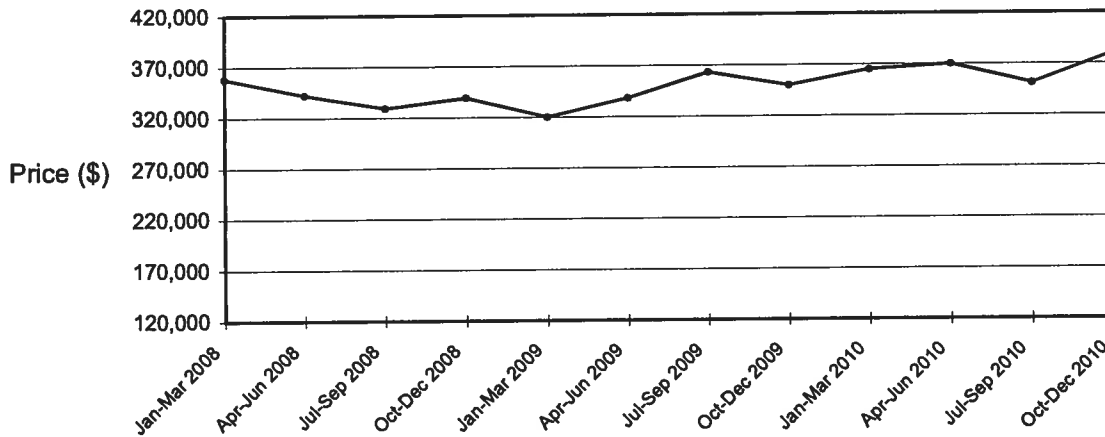
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009		
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
34	FROM: 279,500	294,000	A	67	FROM: 158,000	315,000
	TO: 340,000				TO: 363,000	
	FROM: 347,000	373,000	B		FROM: 363,000	380,000
	TO: 423,900				TO: 410,000	
	FROM: 425,000	500,000	C		FROM: 412,000	433,000
	TO: 540,000				TO: 499,000	
	FROM: 548,000	575,000	D		FROM: 525,000	555,000
	TO: 717,500				TO: 658,000	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 34

BURNABY NORTH CONDOMINIUM MEDIAN SALE PRICES

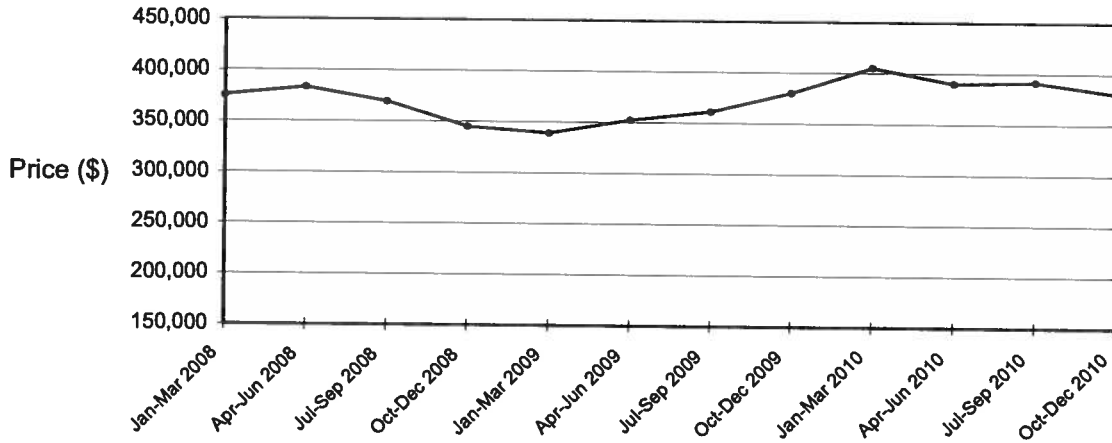
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009		
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
247	FROM: 149,900	245,000	A	374	FROM: 165,000	247,000
	TO: 295,000				TO: 288,000	
	FROM: 295,000	332,000	B		FROM: 288,000	319,900
	TO: 380,000				TO: 349,900	
	FROM: 380,000	410,000	C		FROM: 350,000	391,100
	TO: 460,000				TO: 420,000	
	FROM: 460,000	516,000	D		FROM: 420,000	482,000
	TO: 800,000				TO: 738,800	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 247

BURNABY SOUTH CONDOMINIUM MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
265	FROM:	157,500	280,000	A	FROM:	102,250	279,900
	TO:	320,000			TO:	305,000	
	FROM:	320,000	344,000	B	FROM:	305,500	345,000
	TO:	380,000			TO:	379,800	
	FROM:	384,500	428,000	C	FROM:	379,800	415,000
	TO:	480,000			TO:	456,800	
	FROM:	480,000	573,000	D	FROM:	458,000	539,900
	TO:	1,260,000			TO:	905,000	

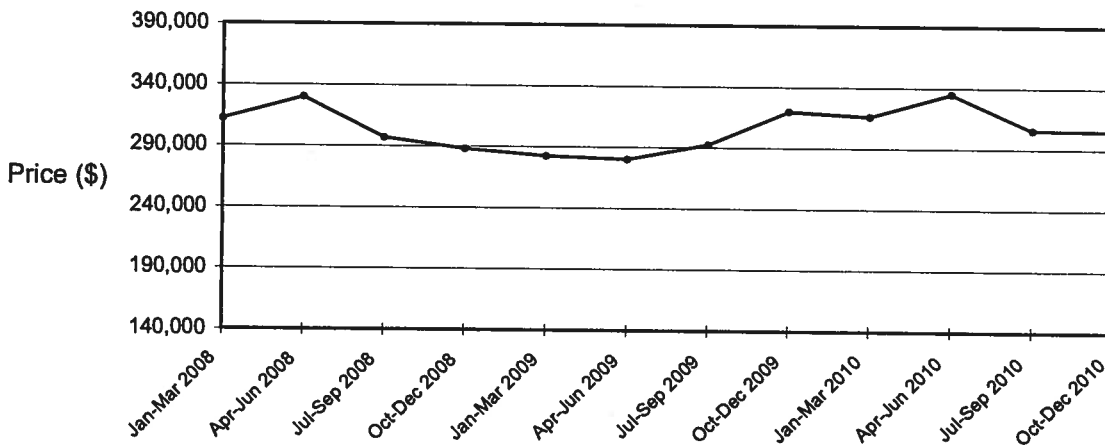


Quarters with less than 20 sales are not shown.

2010 Fourth Quarter, Units Sold - 265

COQUITLAM CONDOMINIUM MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
246	FROM:	120,000	210,500	A	FROM:	101,000	210,000
	TO:	252,851			TO:	252,000	
	FROM:	253,000	275,000	B	FROM:	253,000	286,500
	TO:	305,000			TO:	320,000	
	FROM:	305,000	330,000	C	FROM:	320,100	354,000
	TO:	382,000			TO:	414,900	
	FROM:	383,000	459,500	D	FROM:	415,000	509,900
	TO:	678,000			TO:	649,900	

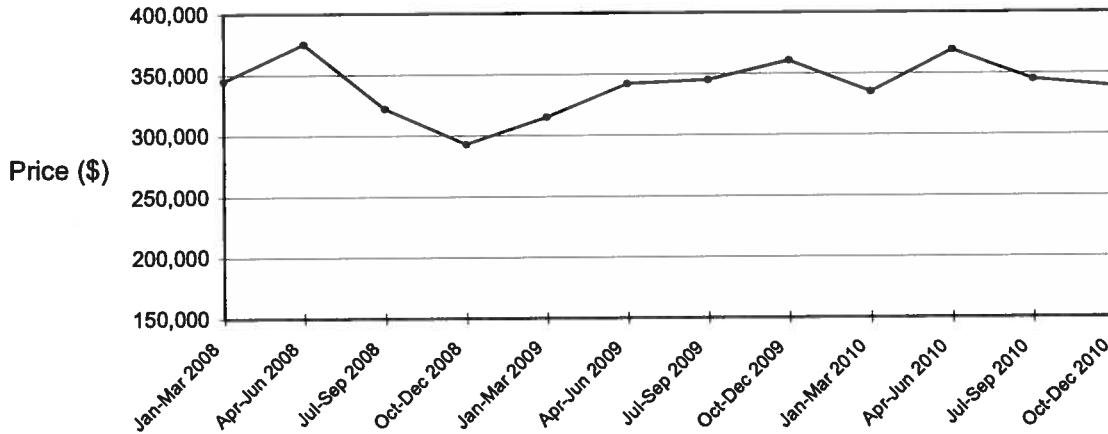


Quarters with less than 20 sales are not shown.

2010 Fourth Quarter, Units Sold - 246

SOUTH DELTA CONDOMINIUM MEDIAN SALE PRICES

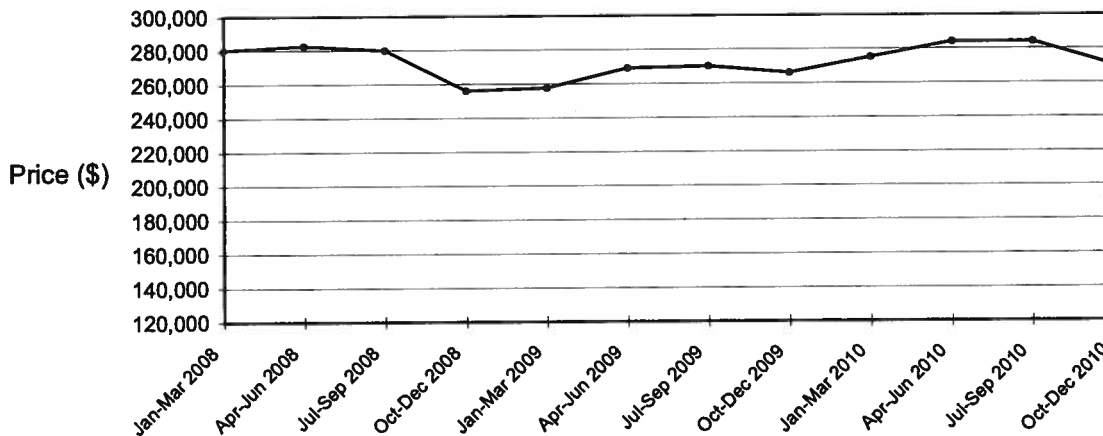
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
58	FROM:	180,000	A	69	FROM:	185,000	263,000
	TO:	284,800			TO:	300,000	
	FROM:	297,500	B		FROM:	302,000	325,000
	TO:	339,000			TO:	360,600	
	FROM:	341,500	C		FROM:	365,000	403,000
	TO:	446,000			TO:	428,000	
	FROM:	451,000	D		FROM:	429,000	511,700
	TO:	740,000			TO:	775,000	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 58

MAPLE RIDGE CONDOMINIUM MEDIAN SALE PRICES

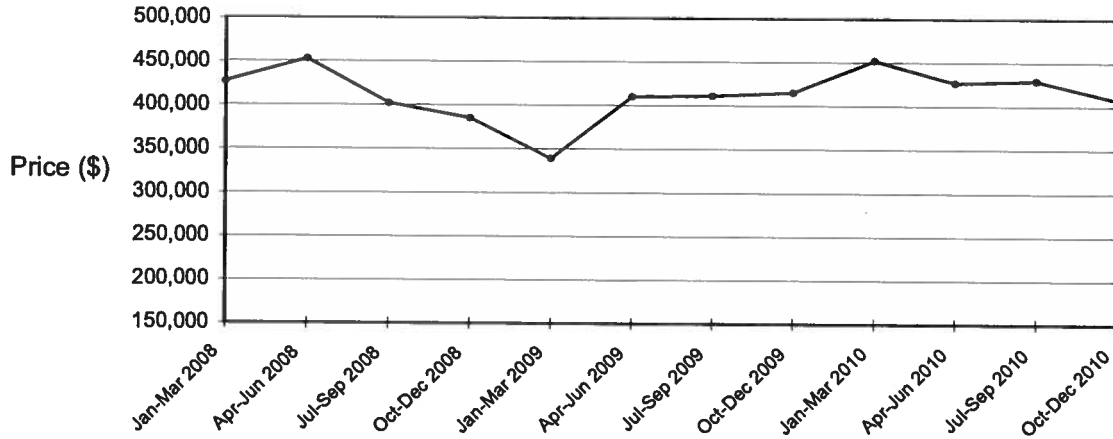
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
144	FROM:	85,000	A	219	FROM:	95,000	190,000
	TO:	225,000			TO:	222,500	
	FROM:	227,000	B		FROM:	225,000	247,500
	TO:	270,000			TO:	266,000	
	FROM:	270,000	C		FROM:	267,000	285,000
	TO:	310,000			TO:	319,900	
	FROM:	310,000	D		FROM:	320,000	365,000
	TO:	578,000			TO:	539,900	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 144

NORTH VANCOUVER CONDOMINIUM MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
255	FROM:	154,750	265,000	A	FROM:	168,000	276,900
	TO:	310,000			TO:	325,000	
	FROM:	310,000	367,000	B	FROM:	327,500	370,000
	TO:	407,000			TO:	415,000	
	FROM:	408,000	468,000	C	FROM:	415,000	473,000
	TO:	544,500			TO:	548,000	
	FROM:	548,000	629,000	D	FROM:	552,500	655,000
	TO:	1,250,000			TO:	880,000	

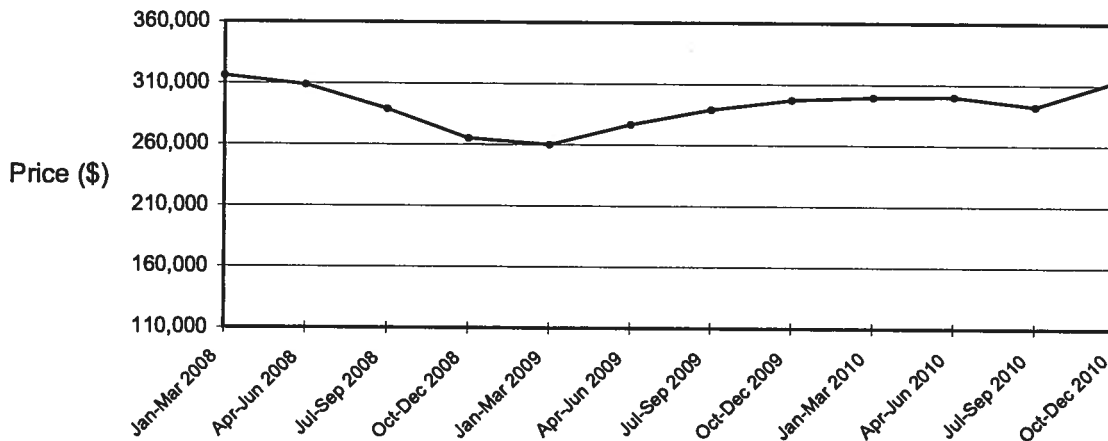


Quarters with less than 20 sales are not shown.

2010 Fourth Quarter, Units Sold - 255

NEW WESTMINSTER CONDOMINIUM MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
202	FROM:	116,000	200,000	A	FROM:	122,500	210,000
	TO:	248,000			TO:	244,500	
	FROM:	249,900	280,000	B	FROM:	244,900	278,000
	TO:	313,000			TO:	297,000	
	FROM:	313,000	330,500	C	FROM:	297,000	320,000
	TO:	365,900			TO:	348,000	
	FROM:	366,666	387,000	D	FROM:	349,900	386,000
	TO:	690,000			TO:	748,000	

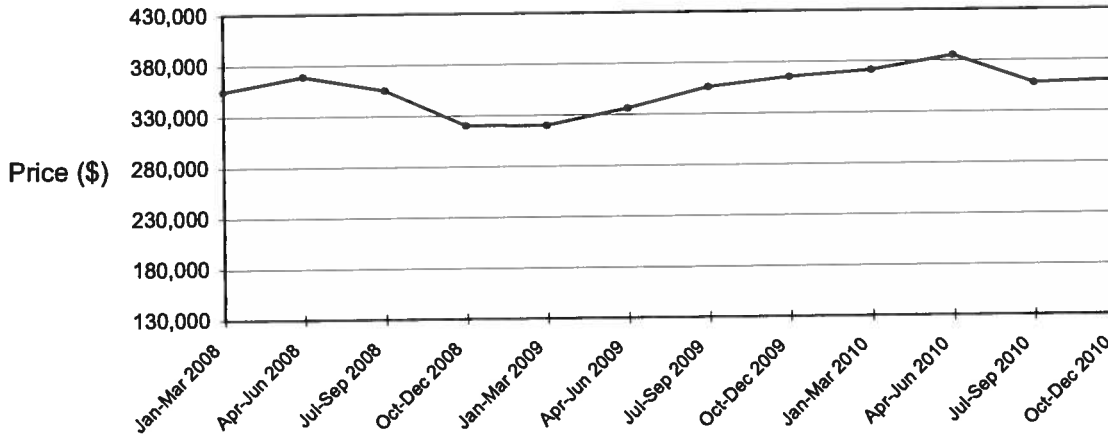


Quarters with less than 20 sales are not shown.

2010 Fourth Quarter, Units Sold - 202

PORT MOODY CONDOMINIUM MEDIAN SALE PRICES

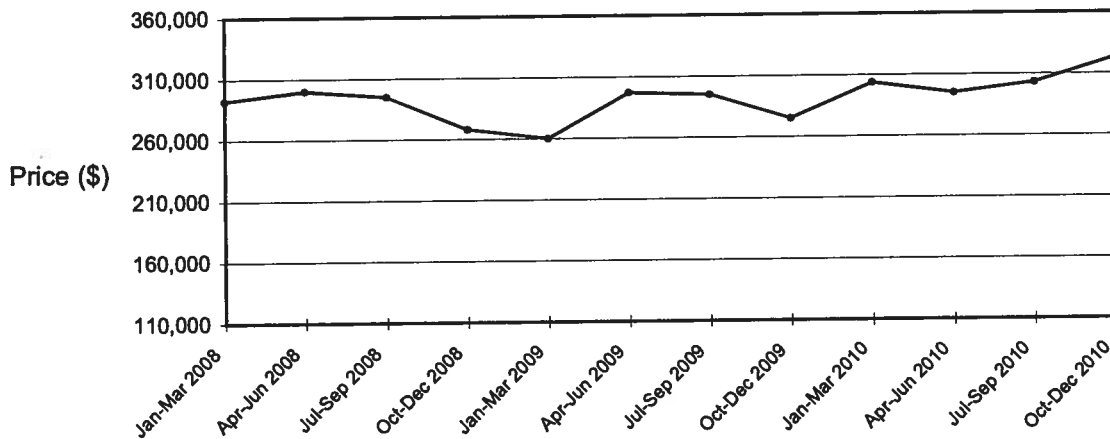
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
105	FROM:	139,900	A	141	FROM:	192,000	270,000
	TO:	314,000			TO:	318,000	
	FROM:	315,000	B		FROM:	320,000	346,800
	TO:	360,000			TO:	365,000	
	FROM:	363,000	C		FROM:	372,000	405,000
	TO:	419,000			TO:	460,000	
	FROM:	425,000	D		FROM:	463,000	505,000
	TO:	755,000			TO:	840,000	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 105

PORT COQUITLAM CONDOMINIUM MEDIAN SALE PRICES

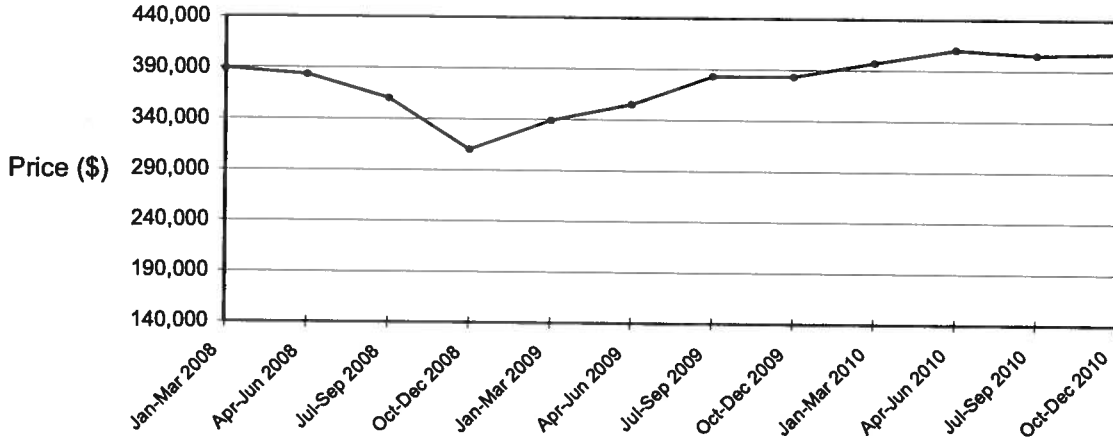
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
131	FROM:	77,000	A	184	FROM:	116,512	199,900
	TO:	233,500			TO:	216,000	
	FROM:	235,000	B		FROM:	219,900	240,000
	TO:	323,000			TO:	275,000	
	FROM:	324,900	C		FROM:	277,000	305,000
	TO:	366,500			TO:	355,500	
	FROM:	370,000	D		FROM:	357,530	405,000
	TO:	720,000			TO:	587,000	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 131

RICHMOND CONDOMINIUM MEDIAN SALE PRICES

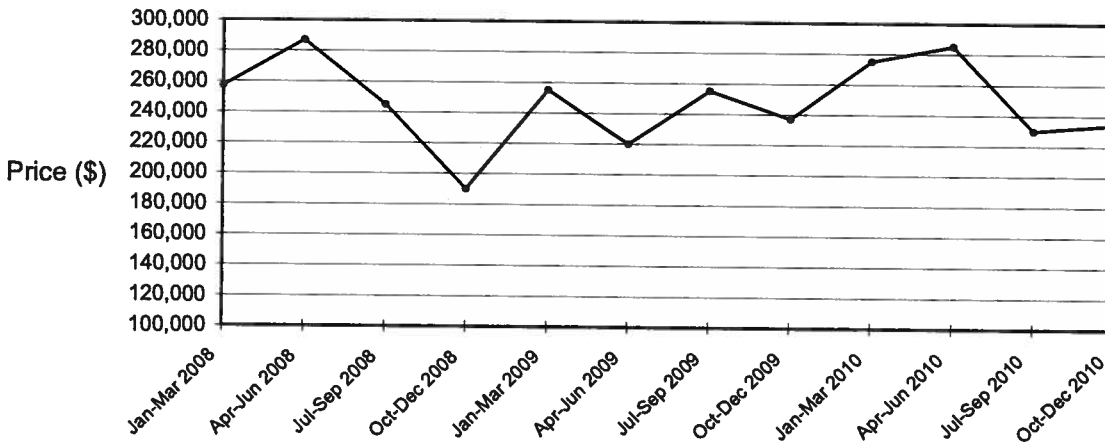
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
658	FROM:	70,000	255,000	A	FROM:	97,000	236,000
	TO:	310,000			TO:	286,000	
	FROM:	311,800	355,000	B	FROM:	286,000	335,000
	TO:	406,900			TO:	382,888	
	FROM:	408,000	438,000	C	FROM:	383,000	414,900
	TO:	495,000			TO:	458,000	
	FROM:	496,000	559,900	D	FROM:	458,000	515,000
	TO:	1,000,000			TO:	1,208,000	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 658

SUNSHINE COAST CONDOMINIUM MEDIAN SALE PRICES

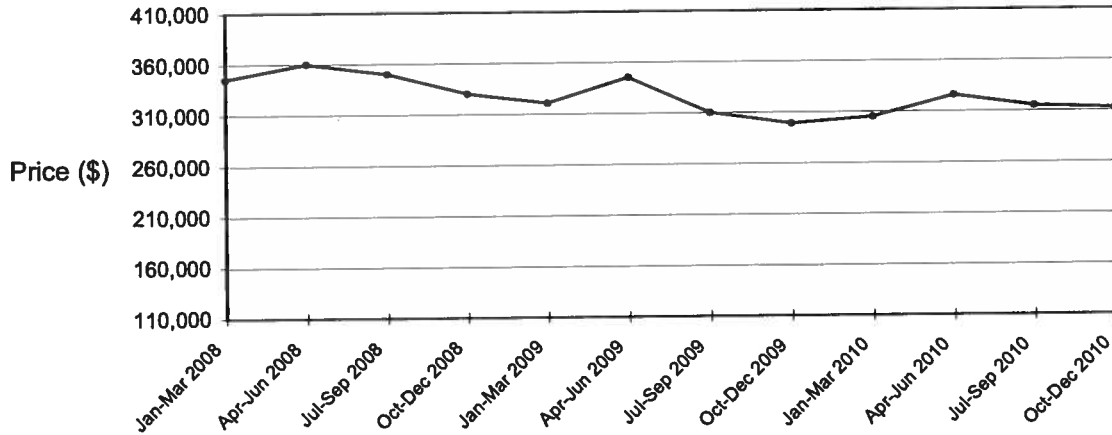
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009			
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
23	FROM:	185,000	200,000	A	FROM:	166,500	174,000
	TO:	216,000			TO:	204,000	
	FROM:	216,500	222,518	B	FROM:	219,000	232,500
	TO:	234,000			TO:	237,000	
	FROM:	240,000	277,000	C	FROM:	242,000	265,000
	TO:	298,500			TO:	284,000	
	FROM:	310,000	315,000	D	FROM:	292,500	375,000
	TO:	382,000			TO:	499,000	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 23

SQUAMISH CONDOMINIUM MEDIAN SALE PRICES

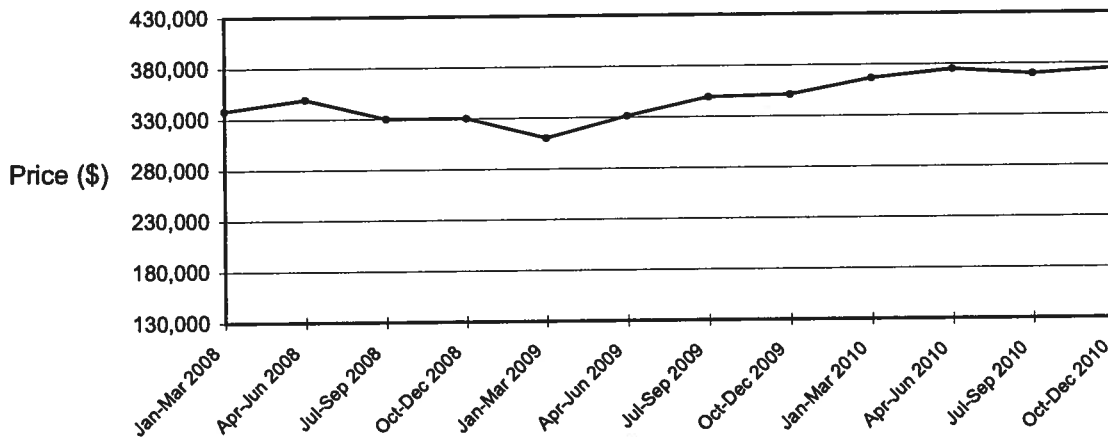
OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009		
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
31	FROM:	125,000	A	64	FROM:	168,000
	TO:	255,500			TO:	250,000
	FROM:	259,000	B		FROM:	257,000
	TO:	312,500			TO:	298,800
	FROM:	314,999	C		FROM:	300,000
	TO:	377,000			TO:	370,000
	FROM:	412,000	D		FROM:	379,000
	TO:	569,000			TO:	540,000



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 31

VANCOUVER (EAST) CONDOMINIUM MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010				OCT. 1, - DEC. 31, 2009		
TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN
321	FROM:	140,000	A	532	FROM:	128,000
	TO:	299,900			TO:	285,000
	FROM:	302,900	B		FROM:	285,300
	TO:	374,850			TO:	351,000
	FROM:	375,000	C		FROM:	353,000
	TO:	510,000			TO:	438,000
	FROM:	510,500	D		FROM:	439,900
	TO:	1,157,500			TO:	899,000



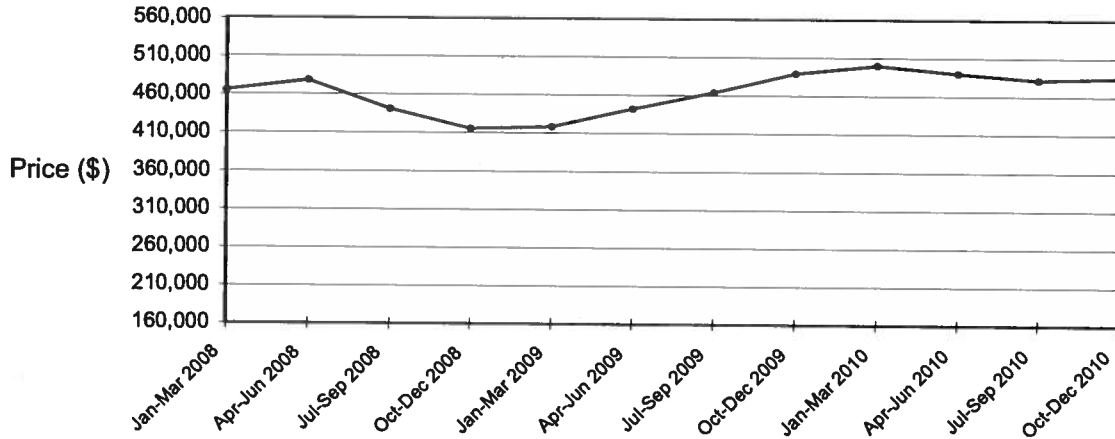
Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 321

VANCOUVER (WEST) CONDOMINIUM MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
1,115	FROM:	168,000	325,000	A	FROM:	169,000	338,000
	TO:	379,000			TO:	385,000	
	FROM:	379,000	425,000	B	FROM:	385,500	428,000
	TO:	484,500			TO:	489,000	
	FROM:	485,000	556,000	C	FROM:	489,000	570,000
	TO:	695,000			TO:	695,000	
	FROM:	695,000	935,000	D	FROM:	695,000	928,000
	TO:	5,370,000			TO:	5,360,000	



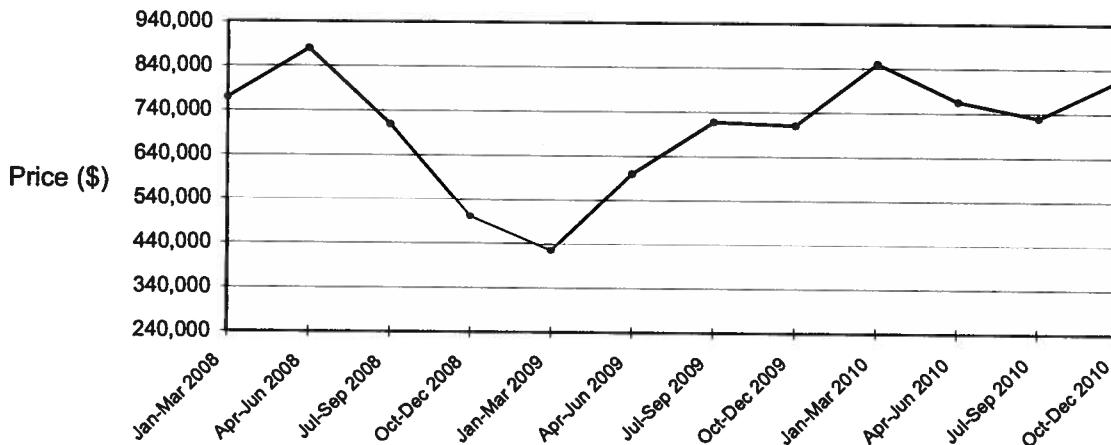
Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 1115

WEST VANCOUVER CONDOMINIUM MEDIAN SALE PRICES

OCT. 1, - DEC. 31, 2010

OCT. 1, - DEC. 31, 2009

TOTAL UNITS	SALE PRICE RANGE	MEDIAN	PRICE GROUP	TOTAL UNITS	SALE PRICE RANGE	MEDIAN	
64	FROM:	220,374	410,000	A	FROM:	207,500	332,000
	TO:	505,000			TO:	467,000	
	FROM:	525,000	695,000	B	FROM:	485,000	550,000
	TO:	815,000			TO:	710,000	
	FROM:	849,000	960,000	C	FROM:	714,000	780,000
	TO:	1,134,705			TO:	1,100,000	
	FROM:	1,200,000	1,300,000	D	FROM:	1,165,000	1,417,000
	TO:	2,275,000			TO:	3,900,000	



Quarters with less than 20 sales are not shown.
2010 Fourth Quarter, Units Sold - 64