

# News Release

FOR IMMEDIATE RELEASE:



## Housing market activity follows 10-year August averages

**VANCOUVER, B.C. – September 3, 2014** – The Metro Vancouver housing market experienced steady home sale, listing, and pricing trends for the month of August.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,771 on the Multiple Listing Service® (MLS®) in August 2014. This represents a 10.2 per cent increase compared to the 2,514 sales recorded in August 2013, and a 9.5 per cent decline compared to the 3,061 sales in July 2014.

“Activity this summer has been strong but not unusual for our region,” Ray Harris, REBGV president said. “The volume of home sales has been higher than we’ve seen in the last three years, yet below the record-breaking levels of the past decade.”

Last month’s sales were 4.3 per cent above the 10-year sales average for August of 2,658.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver\* is currently \$631,600. This represents a 5 per cent increase compared to August 2013.

“Broadly speaking, home prices in the region are continuing to experience modest, incremental gains,” Harris said.

New listings for detached, attached and apartment properties in Metro Vancouver totalled 3,940 in August. This represents a 5.9 per cent decline compared to the 4,186 new listings in August 2013 and a 20 per cent decline from the 4,925 new listings in July. Last month’s new listing total was 8.4 per cent below the region’s 10-year new listing average for the month.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 14,768, a 7.9 per cent decline compared to August 2013 and a 5.4 per cent decrease compared to July 2014.

Sales of detached properties in August 2014 reached 1,158, an increase of 10.1 per cent from the 1,052 detached sales recorded in August 2013, and an 85.6 per cent increase from the 624 units sold in August 2012. The benchmark price for detached properties increased 6.6 per cent from August 2013 to \$984,300.

Sales of apartment properties reached 1,126 in August 2014, an increase of 10.6 per cent compared to the 1,018 sales in August 2013, and a 55.3 per cent increase compared to the 725 sales in August 2012. The benchmark price of an apartment property increased 3.6 per cent from August 2013 to \$379,200.

Attached property sales in August 2014 totalled 487, a 9.7 per cent increase compared to the 444 sales in August 2013, and a 62.3 per cent increase over the 300 attached properties sold in August 2012. The benchmark price of an attached unit increased 3.9 per cent between August 2013 and 2014 to \$474,900.

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

The real estate industry is a key economic driver in British Columbia. In 2013, 28,524 homes changed ownership in the Board's area, generating \$1.84 billion in economic spin-off activity and 13,977 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$22 billion in 2013. The Real Estate Board of Greater Vancouver is an association representing more than 11,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit [www.rebgv.org](http://www.rebgv.org).

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| Property Type           | Area              | Benchmark Price | Price Index | 1 Month Change % | 3 Month Change % | 6 Month Change % | 1 Year Change % | 3 Year Change % | 5 Year Change % |
|-------------------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Residential / Composite | Lower Mainland    | \$563,900       | 159.2       | 0.5%             | 1.0%             | 3.1%             | 4.0%            | 3.1%            | 16.6%           |
|                         | Greater Vancouver | \$631,600       | 165.6       | 0.5%             | 1.2%             | 3.7%             | 5.0%            | 3.1%            | 19.5%           |
|                         | Bowen Island      | \$589,000       | 127.7       | -0.9%            | 0.9%             | 5.8%             | 5.7%            | -5.0%           | -0.7%           |
|                         | Burnaby East      | \$589,100       | 162.6       | -1.5%            | 0.4%             | 2.3%             | 3.9%            | 6.1%            | 17.9%           |
|                         | Burnaby North     | \$540,700       | 161.5       | -0.4%            | 0.4%             | 4.0%             | 4.6%            | 3.1%            | 17.5%           |
|                         | Burnaby South     | \$596,200       | 168.1       | 0.7%             | 1.1%             | 3.6%             | 4.4%            | 1.6%            | 21.4%           |
|                         | Coquitlam         | \$530,200       | 156.8       | 1.2%             | 1.4%             | 3.4%             | 6.2%            | 6.1%            | 18.6%           |
|                         | Ladner            | \$548,900       | 152.7       | 0.7%             | 2.1%             | 2.6%             | 3.5%            | 0.5%            | 14.9%           |
|                         | Maple Ridge       | \$392,300       | 132.6       | 0.3%             | 0.8%             | 2.1%             | 1.1%            | -1.6%           | 3.6%            |
|                         | New Westminster   | \$377,000       | 161.8       | 0.1%             | 0.9%             | 2.9%             | 2.2%            | 3.3%            | 14.5%           |
|                         | North Vancouver   | \$680,600       | 154.0       | 0.7%             | 1.5%             | 5.0%             | 4.8%            | 8.3%            | 17.0%           |
|                         | Pitt Meadows      | \$390,700       | 141.5       | -1.9%            | -0.3%            | -1.1%            | 1.2%            | 2.8%            | 6.7%            |
|                         | Port Coquitlam    | \$412,900       | 146.6       | 1.7%             | 1.2%             | 3.1%             | 4.8%            | 1.9%            | 8.6%            |
|                         | Port Moody        | \$543,100       | 150.0       | 1.2%             | 1.7%             | 4.2%             | 5.5%            | 8.8%            | 14.8%           |
|                         | Richmond          | \$593,700       | 172.4       | 0.2%             | 1.6%             | 3.3%             | 3.7%            | 0.1%            | 21.5%           |
|                         | Squamish          | \$419,600       | 135.5       | 2.0%             | 3.7%             | 11.3%            | 5.4%            | 6.6%            | 6.6%            |
|                         | Sunshine Coast    | \$359,600       | 126.0       | 1.0%             | 1.4%             | 6.5%             | 7.0%            | -7.4%           | -2.8%           |
|                         | Tsawwassen        | \$610,700       | 153.9       | 0.3%             | 0.7%             | 1.9%             | 3.0%            | 1.4%            | 15.1%           |
|                         | Vancouver East    | \$649,000       | 189.9       | 0.3%             | 1.1%             | 4.3%             | 6.7%            | 9.1%            | 29.0%           |
|                         | Vancouver West    | \$856,900       | 180.6       | 0.7%             | 1.2%             | 3.6%             | 7.1%            | 4.7%            | 25.1%           |
| West Vancouver          | \$1,694,300       | 181.9           | -0.6%       | 1.2%             | 6.2%             | 7.5%             | 9.8%            | 41.7%           |                 |
| Whistler                | \$470,500         | 112.1           | 2.9%        | 5.4%             | 10.1%            | 3.8%             | -7.9%           | -10.2%          |                 |
| Single Family Detached  | Lower Mainland    | \$798,600       | 169.7       | 0.3%             | 1.4%             | 4.2%             | 5.3%            | 5.4%            | 26.9%           |
|                         | Greater Vancouver | \$984,300       | 181.9       | 0.4%             | 1.8%             | 5.5%             | 6.6%            | 4.7%            | 32.8%           |
|                         | Bowen Island      | \$589,000       | 127.7       | -0.9%            | 0.9%             | 5.8%             | 5.7%            | -5.0%           | -0.7%           |
|                         | Burnaby East      | \$775,000       | 173.3       | -2.1%            | 0.6%             | 3.2%             | 2.9%            | 7.1%            | 25.9%           |
|                         | Burnaby North     | \$978,700       | 188.9       | -0.5%            | 0.1%             | 5.5%             | 5.1%            | 7.9%            | 35.6%           |
|                         | Burnaby South     | \$1,020,900     | 195.7       | 0.1%             | 1.3%             | 3.7%             | 5.2%            | 6.8%            | 42.0%           |
|                         | Coquitlam         | \$759,200       | 168.2       | 1.1%             | 1.3%             | 5.3%             | 6.9%            | 10.2%           | 27.6%           |
|                         | Ladner            | \$637,400       | 153.8       | 0.8%             | 2.2%             | 3.2%             | 3.6%            | 1.1%            | 17.6%           |
|                         | Maple Ridge       | \$476,700       | 135.5       | 0.5%             | 1.9%             | 4.0%             | 2.9%            | 1.7%            | 8.1%            |
|                         | New Westminster   | \$682,800       | 169.4       | -1.2%            | 0.6%             | 3.0%             | 2.3%            | 3.4%            | 23.3%           |
|                         | North Vancouver   | \$1,020,100     | 162.8       | 1.0%             | 2.6%             | 7.5%             | 7.0%            | 12.2%           | 25.4%           |
|                         | Pitt Meadows      | \$521,700       | 145.6       | 0.5%             | 3.0%             | 4.3%             | 2.6%            | 5.5%            | 10.7%           |
|                         | Port Coquitlam    | \$582,900       | 155.7       | 1.6%             | 1.9%             | 4.8%             | 5.6%            | 6.2%            | 18.0%           |
|                         | Port Moody        | \$901,300       | 167.0       | 0.7%             | -0.2%            | 4.3%             | 6.9%            | 9.4%            | 27.2%           |
|                         | Richmond          | \$994,200       | 200.2       | 0.5%             | 2.8%             | 6.3%             | 5.2%            | -1.9%           | 38.1%           |
|                         | Squamish          | \$539,700       | 145.8       | 0.5%             | 2.5%             | 11.6%            | 8.1%            | 8.4%            | 14.6%           |
|                         | Sunshine Coast    | \$357,700       | 125.3       | 1.0%             | 1.4%             | 6.4%             | 6.8%            | -7.9%           | -3.2%           |
|                         | Tsawwassen        | \$744,000       | 160.2       | 0.4%             | 0.3%             | 2.3%             | 4.3%            | 4.2%            | 21.3%           |
|                         | Vancouver East    | \$936,500       | 206.8       | 0.5%             | 3.5%             | 7.0%             | 10.3%           | 14.3%           | 45.7%           |
|                         | Vancouver West    | \$2,282,400     | 234.5       | 0.4%             | 2.4%             | 6.4%             | 9.7%            | 3.9%            | 54.2%           |
| West Vancouver          | \$2,018,600       | 192.2           | -0.8%       | 0.5%             | 6.2%             | 8.4%             | 11.6%           | 49.1%           |                 |
| Whistler                | \$960,100         | 132.9           | 0.6%        | 1.9%             | 7.8%             | 6.6%             | 7.7%            | 6.5%            |                 |

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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



| Property Type | Area              | Benchmark Price | Price Index | 1 Month Change % | 3 Month Change % | 6 Month Change % | 1 Year Change % | 3 Year Change % | 5 Year Change % |
|---------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Townhouse     | Lower Mainland    | \$399,200       | 144.9       | 0.3%             | 0.9%             | 2.0%             | 2.3%            | -0.8%           | 8.8%            |
|               | Greater Vancouver | \$474,900       | 154.1       | 0.5%             | 1.2%             | 3.6%             | 3.9%            | 0.8%            | 13.6%           |
|               | Burnaby East      | \$426,900       | 153.1       | -0.4%            | 1.1%             | 1.5%             | 2.5%            | 3.0%            | 13.0%           |
|               | Burnaby North     | \$407,900       | 152.1       | -1.2%            | -1.1%            | 1.8%             | 4.4%            | -5.8%           | 11.1%           |
|               | Burnaby South     | \$422,800       | 151.7       | -0.9%            | -0.6%            | 4.2%             | 3.6%            | -1.7%           | 11.3%           |
|               | Coquitlam         | \$389,800       | 143.2       | 1.4%             | -0.2%            | 2.8%             | 1.8%            | 0.6%            | 9.4%            |
|               | Ladner            | \$461,400       | 152.9       | 0.3%             | 2.3%             | -0.4%            | 5.2%            | 1.1%            | 12.3%           |
|               | Maple Ridge       | \$272,600       | 132.4       | 2.2%             | -1.9%            | 0.3%             | -0.2%           | -5.0%           | 0.5%            |
|               | New Westminister  | \$412,400       | 154.9       | -0.5%            | 2.2%             | 4.2%             | 5.8%            | 5.4%            | 15.9%           |
|               | North Vancouver   | \$604,600       | 144.7       | 0.4%             | 0.3%             | 2.6%             | 3.3%            | 3.7%            | 11.0%           |
|               | Pitt Meadows      | \$326,300       | 141.2       | 0.1%             | -0.6%            | 0.8%             | 4.2%            | -0.6%           | 6.9%            |
|               | Port Coquitlam    | \$384,800       | 146.5       | 2.8%             | 3.2%             | 3.8%             | 5.5%            | 3.0%            | 8.9%            |
|               | Port Moody        | \$421,700       | 142.5       | 1.9%             | 2.4%             | 5.2%             | 3.8%            | 0.8%            | 8.2%            |
|               | Richmond          | \$511,600       | 165.4       | -0.7%            | 0.6%             | 0.7%             | 3.1%            | -0.1%           | 20.0%           |
|               | Squamish          | \$370,600       | 134.5       | 4.0%             | 4.7%             | 11.6%            | 10.0%           | 8.4%            | 5.3%            |
|               | Tsawwassen        | \$464,100       | 143.5       | 1.2%             | 2.4%             | -0.2%            | 3.5%            | -7.7%           | 5.4%            |
|               | Vancouver East    | \$543,300       | 179.1       | 3.2%             | 3.0%             | 8.9%             | 5.2%            | 7.6%            | 19.9%           |
|               | Vancouver West    | \$744,000       | 168.3       | -1.9%            | 2.4%             | 6.7%             | 6.9%            | 7.5%            | 22.6%           |
|               | Whistler          | \$495,600       | 133.5       | 3.0%             | 5.9%             | 11.7%            | 8.7%            | 10.1%           | 12.4%           |
| Apartment     | Lower Mainland    | \$344,200       | 151.0       | 0.7%             | 0.3%             | 1.6%             | 2.4%            | 1.0%            | 6.7%            |
|               | Greater Vancouver | \$379,200       | 153.3       | 0.7%             | 0.5%             | 1.6%             | 3.6%            | 1.5%            | 8.7%            |
|               | Burnaby East      | \$410,200       | 155.7       | -0.8%            | 0.1%             | 0.5%             | 8.2%            | 12.5%           | 6.9%            |
|               | Burnaby North     | \$348,700       | 147.4       | -0.1%            | 1.2%             | 3.4%             | 4.7%            | 3.0%            | 8.1%            |
|               | Burnaby South     | \$391,500       | 157.2       | 1.3%             | 1.4%             | 3.0%             | 3.8%            | -2.0%           | 12.6%           |
|               | Coquitlam         | \$259,600       | 142.9       | 1.6%             | 2.1%             | -0.1%            | 6.2%            | 0.5%            | 7.1%            |
|               | Ladner            | \$312,700       | 148.2       | 0.5%             | 1.8%             | 3.6%             | 0.7%            | -1.8%           | 7.8%            |
|               | Maple Ridge       | \$162,500       | 118.5       | -3.7%            | -1.9%            | -6.1%            | -6.8%           | -11.1%          | -12.1%          |
|               | New Westminister  | \$279,500       | 159.8       | 0.8%             | 0.6%             | 2.5%             | 1.7%            | 2.9%            | 11.4%           |
|               | North Vancouver   | \$354,600       | 144.0       | 0.1%             | 0.3%             | 2.1%             | 1.5%            | 3.3%            | 7.7%            |
|               | Pitt Meadows      | \$233,200       | 137.8       | -5.4%            | -3.3%            | -7.3%            | -1.6%           | 4.7%            | 2.2%            |
|               | Port Coquitlam    | \$225,900       | 133.9       | 0.5%             | -1.8%            | -0.2%            | 3.1%            | -5.4%           | -3.8%           |
|               | Port Moody        | \$340,100       | 141.7       | 1.2%             | 2.9%             | 3.0%             | 5.0%            | 13.3%           | 9.2%            |
|               | Richmond          | \$354,200       | 150.2       | 0.5%             | 0.9%             | 1.1%             | 2.0%            | 1.9%            | 5.8%            |
|               | Squamish          | \$227,000       | 109.2       | 6.0%             | 9.6%             | 11.3%            | -8.4%           | -3.0%           | -13.3%          |
|               | Tsawwassen        | \$324,200       | 136.4       | -0.5%            | 1.3%             | 1.2%             | -1.2%           | -5.7%           | -0.8%           |
|               | Vancouver East    | \$313,400       | 172.9       | -0.4%            | -2.2%            | 0.5%             | 3.1%            | 4.1%            | 12.2%           |
|               | Vancouver West    | \$495,900       | 160.5       | 1.5%             | 0.4%             | 1.8%             | 5.7%            | 4.3%            | 12.5%           |
|               | West Vancouver    | \$633,900       | 138.5       | 0.9%             | 8.2%             | 8.5%             | 2.7%            | 1.2%            | 9.7%            |
| Whistler      | \$204,400         | 73.4            | 7.0%        | 10.7%            | 15.6%            | -3.7%            | -22.8%          | -43.9%          |                 |

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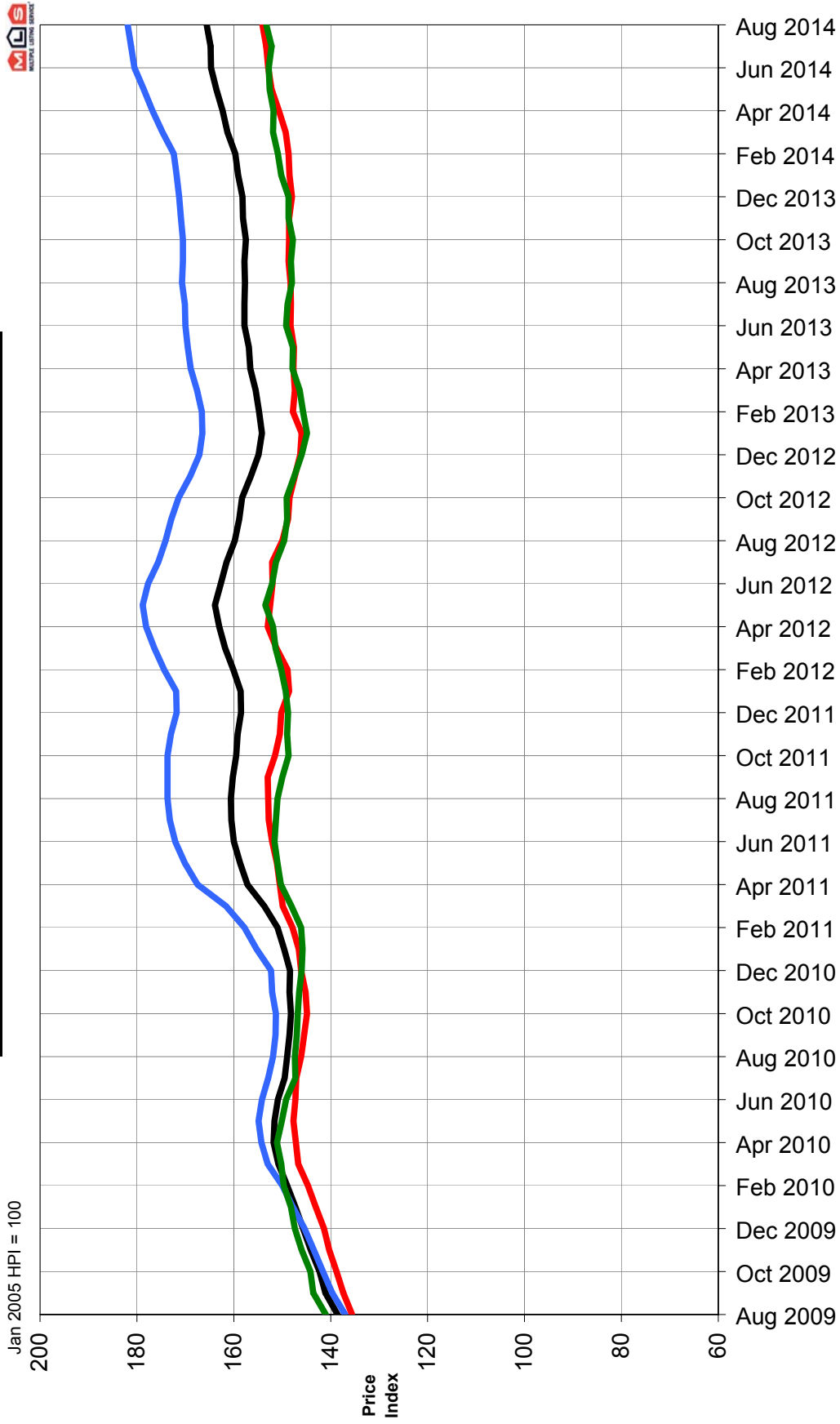
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend



# MLS® LISTINGS Facts



**August  
2014**

|                         | Burnaby  | Coquitlam | Delta - South | Islands - Gulf | Maple Ridge/Pitt Meadows | New Westminster | North Vancouver | Port Coquitlam | Port Moody/Belcarra | Richmond | Squamish | Sunshine Coast | Vancouver East | Vancouver West | West Vancouver/Howe Sound | Whistler/Pemberton | TOTALS |
|-------------------------|----------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| <b>August 2014</b>      | 136      | 138       | 52            | 14             | 168                      | 20              | 103             | 51             | 36                  | 204      | 23       | 82             | 216            | 210            | 101                       | 32                 | 1,586  |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 84       | 56        | 6             | 0              | 46                       | 10              | 28              | 37             | 11                  | 136      | 21       | 8              | 36             | 80             | 11                        | 33                 | 603    |
|                         | 246      | 88        | 20            | 0              | 40                       | 104             | 116             | 46             | 29                  | 266      | 20       | 10             | 188            | 540            | 29                        | 29                 | 1,751  |
|                         | 81%      | 80%       | 110%          | 57%            | 61%                      | 145%            | 96%             | 86%            | 61%                 | 66%      | 96%      | 66%            | 71%            | 60%            | 71%                       | 47%                | n/a    |
|                         | 76%      | 77%       | 100%          | n/a            | 91%                      | 50%             | 75%             | 86%            | 136%                | 81%      | 76%      | 88%            | 89%            | 73%            | 45%                       | 94%                | n/a    |
|                         | 68%      | 83%       | 85%           | n/a            | 55%                      | 66%             | 66%             | 63%            | 62%                 | 45%      | 50%      | 90%            | 64%            | 68%            | 45%                       | 83%                | n/a    |
| <b>July 2014</b>        | 210      | 167       | 79            | 17             | 217                      | 46              | 129             | 56             | 39                  | 315      | 38       | 111            | 253            | 268            | 156                       | 25                 | 2,126  |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 110      | 55        | 10            | 0              | 53                       | 18              | 48              | 56             | 20                  | 171      | 22       | 19             | 56             | 116            | 12                        | 48                 | 814    |
|                         | 252      | 112       | 31            | 0              | 36                       | 144             | 165             | 67             | 34                  | 261      | 8        | 7              | 189            | 613            | 34                        | 32                 | 1,985  |
|                         | 54%      | 72%       | 80%           | 24%            | 73%                      | 70%             | 87%             | 80%            | 72%                 | 50%      | 79%      | 50%            | 67%            | 53%            | 44%                       | 80%                | n/a    |
|                         | 72%      | 82%       | 50%           | n/a            | 85%                      | 22%             | 77%             | 39%            | 105%                | 57%      | 86%      | 0%             | 89%            | 59%            | 42%                       | 63%                | n/a    |
|                         | 61%      | 75%       | 58%           | n/a            | 75%                      | 53%             | 45%             | 54%            | 76%                 | 57%      | 138%     | 43%            | 72%            | 62%            | 50%                       | 47%                | n/a    |
| <b>August 2013</b>      | 198      | 177       | 57            | 11             | 197                      | 45              | 100             | 50             | 25                  | 226      | 27       | 95             | 209            | 229            | 119                       | 27                 | 1,792  |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 106      | 53        | 16            | 0              | 72                       | 9               | 38              | 30             | 32                  | 142      | 14       | 8              | 43             | 73             | 14                        | 26                 | 676    |
|                         | 226      | 104       | 27            | 0              | 57                       | 111             | 126             | 58             | 36                  | 201      | 8        | 11             | 141            | 556            | 29                        | 27                 | 1,718  |
|                         | 53%      | 56%       | 72%           | 9%             | 49%                      | 51%             | 76%             | 76%            | 96%                 | 60%      | 41%      | 44%            | 68%            | 58%            | 63%                       | 37%                | n/a    |
|                         | 52%      | 66%       | 69%           | n/a            | 33%                      | 100%            | 100%            | 107%           | 69%                 | 66%      | 43%      | 50%            | 98%            | 64%            | 64%                       | 62%                | n/a    |
|                         | 76%      | 57%       | 52%           | n/a            | 44%                      | 62%             | 51%             | 40%            | 42%                 | 54%      | 38%      | 27%            | 67%            | 60%            | 41%                       | 78%                | n/a    |
| <b>Jan. - Aug. 2014</b> | 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 |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 880      | 508       | 82            | 2              | 545                      | 119             | 425             | 354            | 209                 | 1,209    | 158      | 81             | 539            | 867            | 104                       | 277                | 6,359  |
|                         | 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 |
|                         | 50%      | 63%       | 63%           | 27%            | 56%                      | 66%             | 66%             | 76%            | 57%                 | 50%      | 62%      | 40%            | 64%            | 50%            | 43%                       | 43%                | n/a    |
|                         | 61%      | 70%       | 63%           | 0%             | 61%                      | 55%             | 63%             | 66%            | 80%                 | 60%      | 66%      | 38%            | 65%            | 52%            | 49%                       | 69%                | n/a    |
|                         | 56%      | 49%       | 61%           | n/a            | 50%                      | 48%             | 44%             | 43%            | 61%                 | 44%      | 62%      | 44%            | 57%            | 54%            | 44%                       | 56%                | n/a    |
| <b>Jan. - Aug. 2013</b> | 1,618    | 1,506     | 621           | 112            | 1,627                    | 380             | 1,418           | 480            | 361                 | 2,185    | 312      | 918            | 1,854          | 2,354          | 1,310                     | 243                | 17,299 |
|                         | Detached | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 960      | 623       | 108           | 1              | 555                      | 144             | 438             | 367            | 248                 | 1,136    | 156      | 90             | 566            | 846            | 126                       | 221                | 6,585  |
|                         | 2,258    | 1,120     | 206           | 0              | 464                      | 1,045           | 1,198           | 442            | 362                 | 1,959    | 107      | 71             | 1,488          | 5,138          | 255                       | 249                | 16,362 |
|                         | 40%      | 51%       | 51%           | 17%            | 47%                      | 51%             | 54%             | 56%            | 48%                 | 40%      | 36%      | 35%            | 51%            | 46%            | 37%                       | 42%                | n/a    |
|                         | 55%      | 50%       | 43%           | 0%             | 44%                      | 61%             | 56%             | 57%            | 49%                 | 55%      | 51%      | 31%            | 52%            | 50%            | 48%                       | 62%                | n/a    |
|                         | 50%      | 43%       | 43%           | n/a            | 40%                      | 48%             | 42%             | 40%            | 47%                 | 48%      | 29%      | 46%            | 50%            | 50%            | 42%                       | 51%                | n/a    |

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



# MLS® SALES Facts



**August  
2014**

|                         | Burnaby              | Coquitlam   | Delta - South | Islands - Gulf | Maple Ridge/Pitt Meadows | New Westminster | North Vancouver | Port Coquitlam | Port Moody/Belcarra | Richmond    | Squamish  | Sunshine Coast | Vancouver East | Vancouver West | West Vancouver/Howe Sound | Whistler/Pemberton | TOTALS |
|-------------------------|----------------------|-------------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|-------------|-----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| <b>August 2014</b>      | Number of Sales      | 111         | 57            | 8              | 103                      | 29              | 99              | 44             | 22                  | 132         | 22        | 54             | 154            | 126            | 72                        | 15                 | 1,158  |
|                         | Median Selling Price | \$1,049,000 | \$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                | n/a    |
|                         |                      | 64          | 43            | 0              | \$312,900                | n/a             | \$699,000       | \$394,000      | n/a                 | \$551,000   | n/a       | n/a            | \$699,900      | \$890,000      | n/a                       | \$620,000          | 487    |
| <b>July 2014</b>        | Number of Sales      | 167         | 17            | 0              | \$202,250                | \$307,000       | \$400,000       | \$240,550      | n/a                 | \$349,000   | n/a       | 9              | 108            | 369            | 13                        | 24                 | 1,126  |
|                         | Median Selling Price | \$366,600   | n/a           | n/a            | n/a                      | \$307,000       | \$400,000       | \$240,550      | n/a                 | \$349,000   | n/a       | n/a            | \$355,000      | \$477,900      | n/a                       | \$260,250          | n/a    |
|                         |                      | 113         | 63            | 4              | 158                      | 32              | 112             | 45             | 28                  | 159         | 30        | 55             | 170            | 143            | 69                        | 20                 | 1,322  |
| <b>August 2013</b>      | Number of Sales      | 104         | 41            | 1              | 97                       | 23              | 76              | 38             | 24                  | 136         | 11        | 42             | 142            | 133            | 75                        | 10                 | 1,052  |
|                         | 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    |
|                         |                      | 55          | 11            | 0              | \$292,000                | n/a             | \$680,000       | \$423,000      | \$460,000           | \$532,860   | n/a       | n/a            | \$639,000      | \$865,000      | n/a                       | \$612,000          | 527    |
| <b>August 2013</b>      | Number of Sales      | 172         | 14            | 0              | \$194,900                | \$317,000       | \$375,000       | \$246,000      | \$384,500           | \$356,450   | n/a       | 3              | 94             | 335            | 17                        | 15                 | 1,212  |
|                         | Median Selling Price | \$379,000   | n/a           | n/a            | \$194,900                | \$317,000       | \$375,000       | \$246,000      | \$384,500           | \$356,450   | n/a       | n/a            | \$360,000      | \$490,000      | n/a                       | n/a                | n/a    |
|                         |                      | 104         | 41            | 1              | 97                       | 23              | 76              | 38             | 24                  | 136         | 11        | 42             | 142            | 133            | 75                        | 10                 | 1,052  |
| <b>Jan. - Aug. 2014</b> | Number of Sales      | 796         | 421           | 33             | 916                      | 242             | 914             | 346            | 186                 | 1,139       | 188       | 376            | 1,224          | 1,241          | 561                       | 103                | 9,607  |
|                         | Median Selling Price | \$899,000   | \$696,000     | n/a            | \$483,000                | \$680,500       | \$1,021,000     | \$549,250      | \$1,004,000         | \$960,000   | n/a       | \$422,500      | \$905,000      | \$2,160,800    | \$1,819,000               | n/a                | n/a    |
|                         |                      | 534         | 52            | 0              | \$277,000                | n/a             | \$644,750       | \$356,850      | \$399,950           | \$520,000   | n/a       | n/a            | \$589,500      | \$790,000      | n/a                       | n/a                | n/a    |
| <b>Jan. - Aug. 2013</b> | Number of Sales      | 1,209       | 121           | 0              | \$187,700                | \$285,000       | \$369,000       | \$239,525      | n/a                 | \$343,000   | n/a       | n/a            | \$322,900      | \$482,500      | n/a                       | 164                | 8,995  |
|                         | Median Selling Price | \$372,000   | \$332,500     | n/a            | \$187,700                | \$285,000       | \$369,000       | \$239,525      | n/a                 | \$343,000   | n/a       | n/a            | \$322,900      | \$482,500      | n/a                       | \$247,500          | n/a    |
|                         |                      | 796         | 421           | 33             | 916                      | 242             | 914             | 346            | 186                 | 1,139       | 188       | 376            | 1,224          | 1,241          | 561                       | 103                | 9,607  |
| <b>Year-to-date</b>     | Number of Sales      | 651         | 318           | 19             | 763                      | 194             | 771             | 270            | 172                 | 874         | 112       | 324            | 949            | 1,077          | 489                       | 103                | 7,858  |
|                         | Median Selling Price | \$910,000   | \$663,500     | n/a            | \$480,000                | \$688,200       | \$952,000       | \$541,500      | \$792,500           | \$927,000   | \$497,500 | \$385,000      | \$870,000      | \$2,130,000    | \$1,850,000               | \$916,000          | n/a    |
|                         |                      | 528         | 310           | 0              | 246                      | 88              | 244             | 210            | 121                 | 625         | 80        | 28             | 299            | 424            | 60                        | 137                | 3,446  |
| <b>Jan. - Aug. 2013</b> | Number of Sales      | 1,123       | 88            | 0              | 185                      | 505             | 498             | 177            | 169                 | 942         | 31        | 33             | 738            | 2,593          | 107                       | 126                | 7,802  |
|                         | Median Selling Price | \$480,000   | \$407,500     | n/a            | \$300,000                | \$443,000       | \$625,000       | \$369,400      | \$425,500           | \$501,000   | \$362,887 | \$248,700      | \$615,000      | \$840,500      | \$1,200,000               | \$500,000          | n/a    |
|                         |                      | 651         | 318           | 19             | 763                      | 194             | 771             | 270            | 172                 | 874         | 112       | 324            | 949            | 1,077          | 489                       | 103                | 7,858  |
| <b>Year-to-date</b>     | Number of Sales      | 289,400     | \$326,500     | n/a            | \$205,000                | \$285,000       | \$373,500       | \$229,750      | \$336,000           | \$338,400   | \$215,000 | \$294,500      | \$340,500      | \$475,000      | \$797,500                 | \$244,500          | n/a    |
|                         | Median Selling Price | \$707,250   | \$663,500     | n/a            | \$480,000                | \$688,200       | \$952,000       | \$541,500      | \$792,500           | \$927,000   | \$497,500 | \$385,000      | \$870,000      | \$2,130,000    | \$1,850,000               | \$916,000          | n/a    |
|                         |                      | 289,400     | \$326,500     | n/a            | \$205,000                | \$285,000       | \$373,500       | \$229,750      | \$336,000           | \$338,400   | \$215,000 | \$294,500      | \$340,500      | \$475,000      | \$797,500                 | \$244,500          | n/a    |

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



# Listing & Sales Activity Summary

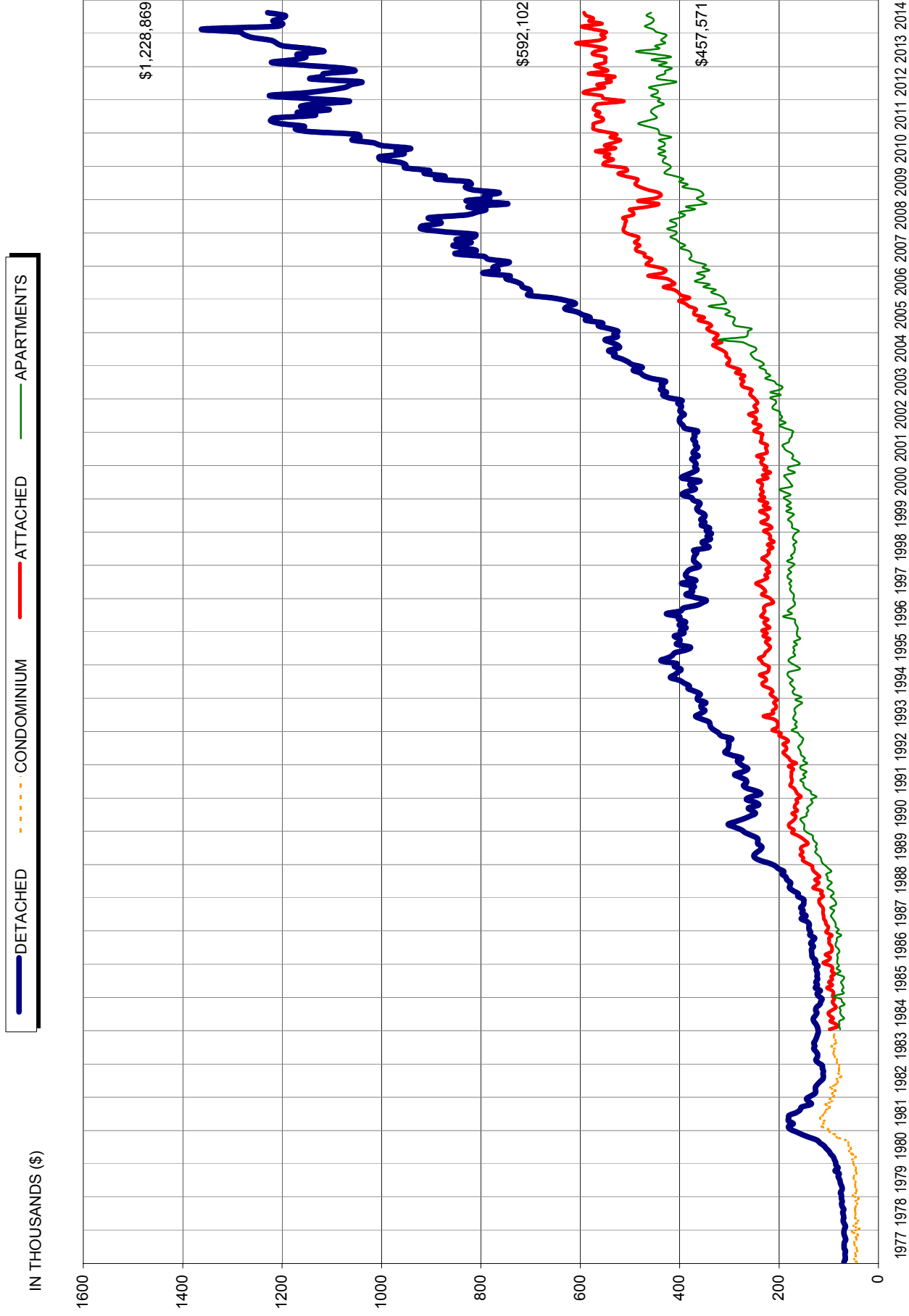
## Listings

## Sales

|                                  | 1<br>Aug<br>2013 | 2<br>Jul<br>2014 | 3<br>Aug<br>2014 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Aug<br>2013 | 6<br>Jul<br>2014 | 7<br>Aug<br>2014 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Jun 2013 -<br>Aug 2013 | 10<br>Jun 2014 -<br>Aug 2014 | Col. 9 & 10<br>Percentage<br>Variance |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 198              | 210              | 136              | -35.2                                | 104              | 113              | 110              | -2.7                                 | 305                         | 335                          | 9.8                                   |
| ATTACHED                         | 106              | 110              | 84               | -23.6                                | 55               | 79               | 64               | -19.0                                | 211                         | 242                          | 14.7                                  |
| APARTMENTS                       | 226              | 252              | 246              | -2.4                                 | 172              | 154              | 167              | 8.4                                  | 487                         | 511                          | 4.9                                   |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 177              | 167              | 138              | -17.4                                | 99               | 121              | 111              | -8.3                                 | 322                         | 378                          | 17.4                                  |
| ATTACHED                         | 53               | 55               | 56               | 1.8                                  | 35               | 45               | 43               | -4.4                                 | 134                         | 149                          | 11.2                                  |
| APARTMENTS                       | 104              | 112              | 88               | -21.4                                | 59               | 84               | 73               | -13.1                                | 194                         | 214                          | 10.3                                  |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 57               | 79               | 52               | -34.2                                | 41               | 63               | 57               | -9.5                                 | 152                         | 190                          | 25.0                                  |
| ATTACHED                         | 16               | 10               | 6                | -40.0                                | 11               | 5                | 6                | 20.0                                 | 19                          | 16                           | -15.8                                 |
| APARTMENTS                       | 27               | 31               | 20               | -35.5                                | 14               | 18               | 17               | -5.6                                 | 46                          | 45                           | -2.2                                  |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 197              | 217              | 168              | -22.6                                | 97               | 158              | 103              | -34.8                                | 327                         | 395                          | 20.8                                  |
| ATTACHED                         | 72               | 53               | 46               | -13.2                                | 24               | 45               | 42               | -6.7                                 | 101                         | 138                          | 36.6                                  |
| APARTMENTS                       | 57               | 36               | 40               | 11.1                                 | 25               | 27               | 22               | -18.5                                | 79                          | 87                           | 10.1                                  |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 100              | 129              | 103              | -20.2                                | 76               | 112              | 99               | -11.6                                | 292                         | 346                          | 18.5                                  |
| ATTACHED                         | 38               | 48               | 28               | -41.7                                | 38               | 37               | 21               | -43.2                                | 105                         | 105                          | 0.0                                   |
| APARTMENTS                       | 126              | 165              | 116              | -29.7                                | 64               | 75               | 77               | 2.7                                  | 208                         | 246                          | 18.3                                  |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 45               | 46               | 20               | -56.5                                | 23               | 32               | 29               | -9.4                                 | 86                          | 109                          | 26.7                                  |
| ATTACHED                         | 9                | 18               | 10               | -44.4                                | 9                | 4                | 5                | 25.0                                 | 29                          | 18                           | -37.9                                 |
| APARTMENTS                       | 111              | 144              | 104              | -27.8                                | 69               | 76               | 69               | -9.2                                 | 206                         | 223                          | 8.3                                   |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 25               | 39               | 36               | -7.7                                 | 24               | 28               | 22               | -21.4                                | 81                          | 86                           | 6.2                                   |
| ATTACHED                         | 32               | 20               | 11               | -45.0                                | 22               | 21               | 15               | -28.6                                | 46                          | 62                           | 34.8                                  |
| APARTMENTS                       | 36               | 34               | 29               | -14.7                                | 15               | 26               | 18               | -30.8                                | 68                          | 68                           | 0.0                                   |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 50               | 56               | 51               | -8.9                                 | 38               | 45               | 44               | -2.2                                 | 132                         | 137                          | 3.8                                   |
| ATTACHED                         | 30               | 56               | 37               | -33.9                                | 32               | 22               | 32               | 45.5                                 | 84                          | 97                           | 15.5                                  |
| APARTMENTS                       | 58               | 67               | 46               | -31.3                                | 23               | 36               | 29               | -19.4                                | 80                          | 103                          | 28.8                                  |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 226              | 315              | 204              | -35.2                                | 136              | 159              | 132              | -17.0                                | 397                         | 457                          | 15.1                                  |
| ATTACHED                         | 142              | 171              | 136              | -20.5                                | 94               | 97               | 110              | 13.4                                 | 260                         | 320                          | 23.1                                  |
| APARTMENTS                       | 201              | 261              | 266              | 1.9                                  | 109              | 150              | 121              | -19.3                                | 395                         | 412                          | 4.3                                   |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 95               | 111              | 82               | -26.1                                | 42               | 55               | 54               | -1.8                                 | 147                         | 176                          | 19.7                                  |
| ATTACHED                         | 8                | 19               | 8                | -57.9                                | 4                | 0                | 7                | 700.0                                | 11                          | 15                           | 36.4                                  |
| APARTMENTS                       | 11               | 7                | 10               | 42.9                                 | 3                | 3                | 9                | 200.0                                | 13                          | 20                           | 53.8                                  |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 27               | 38               | 23               | -39.5                                | 11               | 30               | 22               | -26.7                                | 40                          | 83                           | 107.5                                 |
| ATTACHED                         | 14               | 22               | 21               | -4.5                                 | 6                | 19               | 16               | -15.8                                | 22                          | 55                           | 150.0                                 |
| APARTMENTS                       | 8                | 8                | 20               | 150.0                                | 3                | 11               | 10               | -9.1                                 | 15                          | 27                           | 80.0                                  |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 209              | 253              | 216              | -14.6                                | 142              | 170              | 154              | -9.4                                 | 431                         | 501                          | 16.2                                  |
| ATTACHED                         | 43               | 56               | 36               | -35.7                                | 42               | 50               | 32               | -36.0                                | 133                         | 132                          | -0.8                                  |
| APARTMENTS                       | 141              | 189              | 168              | -11.1                                | 94               | 137              | 108              | -21.2                                | 317                         | 390                          | 23.0                                  |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 229              | 268              | 210              | -21.6                                | 133              | 143              | 126              | -11.9                                | 408                         | 444                          | 8.8                                   |
| ATTACHED                         | 73               | 116              | 80               | -31.0                                | 47               | 68               | 58               | -14.7                                | 168                         | 197                          | 17.3                                  |
| APARTMENTS                       | 556              | 613              | 540              | -11.9                                | 335              | 383              | 369              | -3.7                                 | 1105                        | 1194                         | 8.1                                   |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 27               | 25               | 32               | 28.0                                 | 10               | 20               | 15               | -25.0                                | 48                          | 51                           | 6.3                                   |
| ATTACHED                         | 26               | 48               | 33               | -31.3                                | 16               | 30               | 31               | 3.3                                  | 48                          | 85                           | 77.1                                  |
| APARTMENTS                       | 27               | 32               | 29               | -9.4                                 | 21               | 15               | 24               | 60.0                                 | 44                          | 55                           | 25.0                                  |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 119              | 156              | 101              | -35.3                                | 75               | 69               | 72               | 4.3                                  | 230                         | 235                          | 2.2                                   |
| ATTACHED                         | 14               | 12               | 11               | -8.3                                 | 9                | 5                | 5                | 0.0                                  | 32                          | 19                           | -40.6                                 |
| APARTMENTS                       | 29               | 34               | 29               | -14.7                                | 12               | 17               | 13               | -23.5                                | 39                          | 51                           | 30.8                                  |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | <b>1781</b>      | <b>2109</b>      | <b>1572</b>      | <b>-25.5</b>                         | <b>1051</b>      | <b>1318</b>      | <b>1150</b>      | <b>-12.7</b>                         | <b>3398</b>                 | <b>3923</b>                  | <b>15.5</b>                           |
| ATTACHED                         | <b>676</b>       | <b>814</b>       | <b>603</b>       | <b>-25.9</b>                         | <b>444</b>       | <b>527</b>       | <b>487</b>       | <b>-7.6</b>                          | <b>1403</b>                 | <b>1650</b>                  | <b>17.6</b>                           |
| APARTMENTS                       | <b>1718</b>      | <b>1985</b>      | <b>1751</b>      | <b>-11.8</b>                         | <b>1018</b>      | <b>1212</b>      | <b>1126</b>      | <b>-7.1</b>                          | <b>3296</b>                 | <b>3646</b>                  | <b>10.6</b>                           |



## Residential Average Sale Prices - January 1977 to August 2014



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