

# News Release

FOR IMMEDIATE RELEASE:



## Spring months bring balance to Greater Vancouver housing market

**VANCOUVER, B.C. – June 4, 2013** – While the number of home sales in Greater Vancouver continued to trend below the 10-year average in May, the balance of sales and listings meant continued market stability this spring.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,882 on the Multiple Listing Service® (MLS®) in May 2013. This represents a one per cent increase compared to the 2,853 sales recorded in May 2012, and a 9.7 per cent increase compared to the 2,627 sales in April 2013.

Last month's sales were 19.4 per cent below the 10-year sales average for the month, while new listings for the month were 7.4 percent below the 10-year average.

“We've seen some steadying trends over the last three months,” Sandra Wyant, REBGV president said. “The number of homes listed for sale has been keeping pace with the number of property sales, leading to a balanced sales-to-listings ratio. This is having a stabilizing influence on home price activity.”

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,656 in May. This represents an 18.3 per cent decline compared to the 6,927 new listings reported in May 2012 and a 3.7 per cent decline from the 5,876 new listings in April of this year.

The total number of properties currently listed for sale on the MLS® in Greater Vancouver is 17,222, a 3.4 per cent decrease compared to May 2012 and a 2.9 per cent increase compared to April 2013.

The sales-to-active-listings ratio currently sits at 17 per cent in Greater Vancouver. This is the third straight month that this ratio has been above 15 per cent. Previous to this, May 2012 was the last time this ratio was above 15 per cent.

The MLS® Home Price Index composite benchmark price for all residential properties in Greater Vancouver is currently \$598,400. This represents a decline of 4.3 per cent compared to this time last year and an increase of 1.8 per cent compared to January 2013.

Sales of detached properties reached 1,212 in May 2013, an increase of 2.7 per cent from the 1,180 detached sales recorded in May 2012, and a 22.8 per cent decrease from the 1,570 units sold in May 2011. The benchmark price for detached properties decreased 5.2 per cent from May 2012 to \$917,200.

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Sales of apartment properties reached 1,136 in May 2013, a decline of 1.7 per cent compared to the 1,156 sales in May 2012, and a decrease of 7.5 per cent compared to the 1,228 sales in May 2011. The benchmark price of an apartment property decreased 3.7 per cent from May 2012 to \$365,600.

Attached property sales in May 2013 totalled 534, an increase of 3.3 per cent compared to the 517 sales in May 2012, and a 7.8 per cent decrease from the 579 attached properties sold in May 2011. The benchmark price of an attached unit decreased 3.2 per cent between May 2012 and 2013 to \$454,900.

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The real estate industry is a key economic driver in British Columbia. In 2012, 25,032 homes changed ownership in the Board's area generating \$1.07 billion in economic spin-off activity and creating an estimated 7,125 jobs. The total dollar value of residential sales transacted throughout the MLS® system in Greater Vancouver totalled \$18.6 billion in 2012. 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).

For more information please contact:

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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    | \$539,800       | 152.4       | 0.1%             | 1.3%             | 0.3%             | -3.3%           | 3.0%            | 3.5%            |
|                         | Greater Vancouver | \$598,400       | 156.9       | 0.2%             | 1.4%             | 0.3%             | -4.3%           | 3.5%            | 5.4%            |
|                         | Bowen Island      | \$555,300       | 120.4       | -2.8%            | -4.6%            | -3.2%            | -11.2%          | -12.3%          | -12.4%          |
|                         | Burnaby East      | \$562,600       | 155.3       | 0.3%             | 1.6%             | 2.1%             | -2.0%           | 2.8%            | 5.4%            |
|                         | Burnaby North     | \$510,500       | 152.5       | 0.3%             | -0.2%            | 0.9%             | -3.2%           | 3.7%            | 3.0%            |
|                         | Burnaby South     | \$562,200       | 158.5       | 0.8%             | 1.5%             | -0.6%            | -3.7%           | 5.0%            | 7.8%            |
|                         | Coquitlam         | \$498,400       | 147.4       | 0.4%             | 0.9%             | -0.6%            | -2.7%           | 2.9%            | 0.9%            |
|                         | Ladner            | \$529,900       | 147.4       | -2.1%            | -0.9%            | 3.0%             | -5.4%           | 1.7%            | 3.9%            |
|                         | Maple Ridge       | \$385,200       | 130.2       | -0.8%            | 0.2%             | -0.9%            | -1.8%           | -4.0%           | -8.3%           |
|                         | New Westminster   | \$368,800       | 158.3       | 0.4%             | 2.3%             | 2.8%             | -0.9%           | 3.7%            | 3.6%            |
|                         | North Vancouver   | \$650,100       | 147.1       | 1.2%             | 2.4%             | 1.6%             | -2.1%           | 2.6%            | 2.1%            |
|                         | Pitt Meadows      | \$381,100       | 138.0       | 0.0%             | -0.6%            | -1.6%            | 0.7%            | -1.6%           | -5.4%           |
|                         | Port Coquitlam    | \$390,600       | 138.7       | -0.5%            | 0.5%             | -1.4%            | -4.5%           | -4.2%           | -6.6%           |
|                         | Port Moody        | \$510,200       | 140.9       | 1.2%             | 1.9%             | -0.5%            | -0.2%           | -0.1%           | -1.5%           |
|                         | Richmond          | \$568,600       | 165.1       | 0.1%             | 1.5%             | -0.2%            | -4.7%           | 3.1%            | 10.7%           |
|                         | Squamish          | \$387,100       | 125.0       | -0.7%            | -1.3%            | 0.3%             | -4.2%           | -4.4%           | -10.2%          |
|                         | Sunshine Coast    | \$333,700       | 116.9       | -2.8%            | -5.1%            | -5.5%            | -9.5%           | -14.2%          | -15.6%          |
|                         | Tsawwassen        | \$586,500       | 147.8       | -1.1%            | -0.3%            | -0.5%            | -4.4%           | 2.6%            | 1.9%            |
|                         | Vancouver East    | \$607,700       | 177.8       | 0.9%             | 2.7%             | 0.5%             | -1.7%           | 9.8%            | 14.9%           |
|                         | Vancouver West    | \$796,200       | 167.8       | -0.6%            | 1.9%             | 0.9%             | -5.3%           | 6.2%            | 9.9%            |
| West Vancouver          | \$1,568,600       | 168.4           | 1.3%        | 1.7%             | 4.5%             | -5.1%            | 16.0%           | 9.6%            |                 |
| Whistler                | \$431,900         | 102.9           | -0.5%       | -1.5%            | -4.7%            | -12.1%           | -15.2%          | -24.5%          |                 |
| Single Family Detached  | Lower Mainland    | \$753,400       | 160.1       | 0.4%             | 1.7%             | 0.5%             | -3.4%           | 8.0%            | 11.1%           |
|                         | Greater Vancouver | \$917,200       | 169.5       | 0.4%             | 1.7%             | 0.3%             | -5.2%           | 9.4%            | 14.9%           |
|                         | Bowen Island      | \$555,300       | 120.4       | -2.8%            | -4.6%            | -3.2%            | -11.2%          | -12.3%          | -12.4%          |
|                         | Burnaby East      | \$753,500       | 168.5       | 0.7%             | 3.2%             | 4.8%             | -1.8%           | 10.0%           | 16.0%           |
|                         | Burnaby North     | \$906,200       | 174.9       | 1.2%             | -0.5%            | -0.4%            | -4.1%           | 13.5%           | 17.6%           |
|                         | Burnaby South     | \$962,000       | 184.4       | 1.9%             | 4.7%             | -1.5%            | -4.0%           | 17.9%           | 27.1%           |
|                         | Coquitlam         | \$706,000       | 156.4       | 0.1%             | 1.1%             | 0.1%             | -1.8%           | 8.0%            | 8.9%            |
|                         | Ladner            | \$610,000       | 147.2       | -4.2%            | -2.5%            | 3.1%             | -7.0%           | 2.3%            | 4.7%            |
|                         | Maple Ridge       | \$462,700       | 131.5       | -0.6%            | 1.5%             | 0.8%             | -0.7%           | -2.0%           | -4.5%           |
|                         | New Westminster   | \$666,700       | 165.4       | 0.4%             | 2.3%             | 3.3%             | -3.0%           | 7.2%            | 14.3%           |
|                         | North Vancouver   | \$951,100       | 151.8       | 1.2%             | 2.9%             | 2.2%             | -3.3%           | 5.6%            | 5.7%            |
|                         | Pitt Meadows      | \$500,200       | 139.6       | 0.1%             | 0.4%             | -0.6%            | -0.6%           | -0.9%           | -0.4%           |
|                         | Port Coquitlam    | \$547,400       | 146.2       | 0.6%             | 0.3%             | -1.1%            | -2.8%           | 2.2%            | 1.5%            |
|                         | Port Moody        | \$830,600       | 153.9       | 0.9%             | 2.8%             | -0.3%            | -1.3%           | 6.1%            | 5.8%            |
|                         | Richmond          | \$937,600       | 188.8       | 0.5%             | 1.1%             | -1.9%            | -8.0%           | 9.4%            | 23.8%           |
|                         | Squamish          | \$479,400       | 129.5       | -2.0%            | -4.1%            | -0.9%            | -4.9%           | -1.7%           | -6.2%           |
|                         | Sunshine Coast    | \$332,500       | 116.5       | -2.8%            | -5.1%            | -5.6%            | -9.4%           | -14.5%          | -15.9%          |
|                         | Tsawwassen        | \$703,600       | 151.5       | -2.3%            | -0.3%            | -1.2%            | -4.8%           | 5.6%            | 4.4%            |
|                         | Vancouver East    | \$837,800       | 185.0       | 1.1%             | 3.1%             | 0.3%             | -2.8%           | 15.7%           | 25.3%           |
|                         | Vancouver West    | \$2,068,300     | 212.5       | 0.2%             | 3.4%             | 1.9%             | -8.0%           | 16.2%           | 29.9%           |
| West Vancouver          | \$1,859,000       | 177.0           | 1.3%        | 2.5%             | 4.9%             | -4.6%            | 20.8%           | 14.3%           |                 |
| Whistler                | \$868,400         | 120.2           | -1.4%       | -3.2%            | -1.0%            | 5.0%             | -2.2%           | -12.8%          |                 |

**HOW TO READ THE TABLE:**

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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In January 2005, the indexes are set to 100.  
Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not 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    | \$389,300       | 141.3       | -0.2%            | 0.1%             | -0.1%            | -3.2%           | -1.3%           | -1.7%           |
|                | Greater Vancouver | \$454,900       | 147.6       | -0.1%            | -0.1%            | 0.1%             | -3.2%           | -0.1%           | 1.5%            |
|                | Burnaby East      | \$408,500       | 146.5       | -0.2%            | 0.6%             | -1.3%            | -3.0%           | 0.5%            | 1.1%            |
|                | Burnaby North     | \$395,500       | 147.5       | -0.4%            | -0.3%            | 2.6%             | -0.7%           | 0.0%            | 0.3%            |
|                | Burnaby South     | \$403,800       | 144.9       | -0.5%            | -2.0%            | -2.9%            | -4.9%           | -1.2%           | 1.5%            |
|                | Coquitlam         | \$382,200       | 140.4       | 0.1%             | -0.6%            | -1.7%            | -0.2%           | -0.1%           | -1.7%           |
|                | Ladner            | \$454,500       | 150.6       | 2.6%             | 4.5%             | 4.6%             | -0.9%           | 3.5%            | 4.9%            |
|                | Maple Ridge       | \$267,600       | 130.0       | -1.6%            | -2.0%            | -1.1%            | -2.8%           | -7.0%           | -11.6%          |
|                | New Westminister  | \$393,700       | 147.9       | 1.4%             | 3.1%             | 2.6%             | -0.9%           | 3.4%            | 3.6%            |
|                | North Vancouver   | \$580,800       | 139.0       | -0.6%            | -0.9%            | 0.9%             | -3.5%           | -2.9%           | -1.1%           |
|                | Pitt Meadows      | \$318,700       | 137.9       | -0.2%            | -0.6%            | -4.0%            | -0.8%           | -2.6%           | -5.8%           |
|                | Port Coquitlam    | \$362,800       | 138.1       | -0.7%            | -0.6%            | -2.0%            | -4.2%           | -3.2%           | -5.2%           |
|                | Port Moody        | \$401,800       | 135.8       | -0.4%            | -2.4%            | -2.8%            | -1.2%           | -3.6%           | -5.8%           |
|                | Richmond          | \$492,500       | 159.2       | 0.2%             | 0.8%             | 0.0%             | -3.3%           | 2.2%            | 10.1%           |
|                | Squamish          | \$323,500       | 117.4       | 1.0%             | -1.9%            | -1.4%            | -8.5%           | -8.2%           | -15.7%          |
|                | Tsawwassen        | \$465,400       | 143.9       | 2.9%             | 4.9%             | 4.0%             | -2.2%           | -1.4%           | 0.2%            |
|                | Vancouver East    | \$518,100       | 170.8       | -0.9%            | 1.2%             | 3.7%             | -0.2%           | 7.5%            | 8.6%            |
| Vancouver West | \$696,300         | 157.5           | -0.6%       | -0.6%            | 2.5%             | -1.9%            | 3.6%            | 7.1%            |                 |
| Whistler       | \$429,200         | 115.6           | 2.7%        | -0.6%            | -3.3%            | -10.0%           | 2.6%            | -14.9%          |                 |
| Apartment      | Lower Mainland    | \$335,300       | 147.1       | -0.1%            | 1.2%             | 0.2%             | -3.2%           | -1.7%           | -3.8%           |
|                | Greater Vancouver | \$365,600       | 147.8       | -0.1%            | 1.4%             | 0.2%             | -3.7%           | -1.5%           | -2.4%           |
|                | Burnaby East      | \$374,600       | 142.2       | 0.0%             | 1.4%             | 4.8%             | 1.7%            | -9.0%           | -10.7%          |
|                | Burnaby North     | \$330,500       | 139.7       | -0.2%            | -0.3%            | 0.9%             | -3.4%           | -2.3%           | -5.8%           |
|                | Burnaby South     | \$371,300       | 149.1       | 0.3%             | 0.9%             | 1.0%             | -2.7%           | 0.0%            | -0.3%           |
|                | Coquitlam         | \$246,700       | 135.8       | 1.1%             | 1.0%             | -1.7%            | -5.6%           | -4.4%           | -10.4%          |
|                | Ladner            | \$306,100       | 145.1       | 1.8%             | -0.5%            | 1.3%             | -4.0%           | -1.6%           | 0.0%            |
|                | Maple Ridge       | \$171,000       | 124.7       | -1.1%            | -3.6%            | -8.4%            | -5.5%           | -8.2%           | -20.0%          |
|                | New Westminister  | \$274,600       | 157.0       | 0.2%             | 2.2%             | 2.7%             | 0.0%            | 2.3%            | 0.3%            |
|                | North Vancouver   | \$352,200       | 143.0       | 1.6%             | 2.6%             | 0.9%             | -0.1%           | 0.4%            | -1.8%           |
|                | Pitt Meadows      | \$230,300       | 136.1       | -0.1%            | -1.7%            | -1.0%            | 5.3%            | -1.3%           | -12.6%          |
|                | Port Coquitlam    | \$217,100       | 128.7       | -1.9%            | 1.7%             | -1.3%            | -7.3%           | -13.3%          | -17.7%          |
|                | Port Moody        | \$324,500       | 135.2       | 2.7%             | 4.6%             | 1.2%             | 1.4%            | -2.4%           | -3.3%           |
|                | Richmond          | \$346,000       | 146.7       | -0.3%            | 3.1%             | 1.9%             | -1.5%           | -3.7%           | -1.8%           |
|                | Squamish          | \$250,700       | 120.6       | -2.1%            | 6.9%             | 4.0%             | 0.4%            | -9.0%           | -14.5%          |
|                | Tsawwassen        | \$325,200       | 136.8       | 1.4%             | -1.7%            | 0.5%             | -4.3%           | -6.0%           | -5.7%           |
|                | Vancouver East    | \$308,700       | 170.3       | 1.2%             | 2.3%             | 0.1%             | -0.6%           | 2.3%            | 3.6%            |
| Vancouver West | \$467,500         | 151.3           | -1.1%       | 1.2%             | -0.2%            | -4.3%            | 0.7%            | 0.9%            |                 |
| West Vancouver | \$606,900         | 132.6           | 2.3%        | -2.4%            | 2.8%             | -6.6%            | -5.0%           | -10.6%          |                 |
| Whistler       | \$209,700         | 75.3            | -2.8%       | 3.0%             | -7.6%            | -14.7%           | -40.2%          | -44.5%          |                 |

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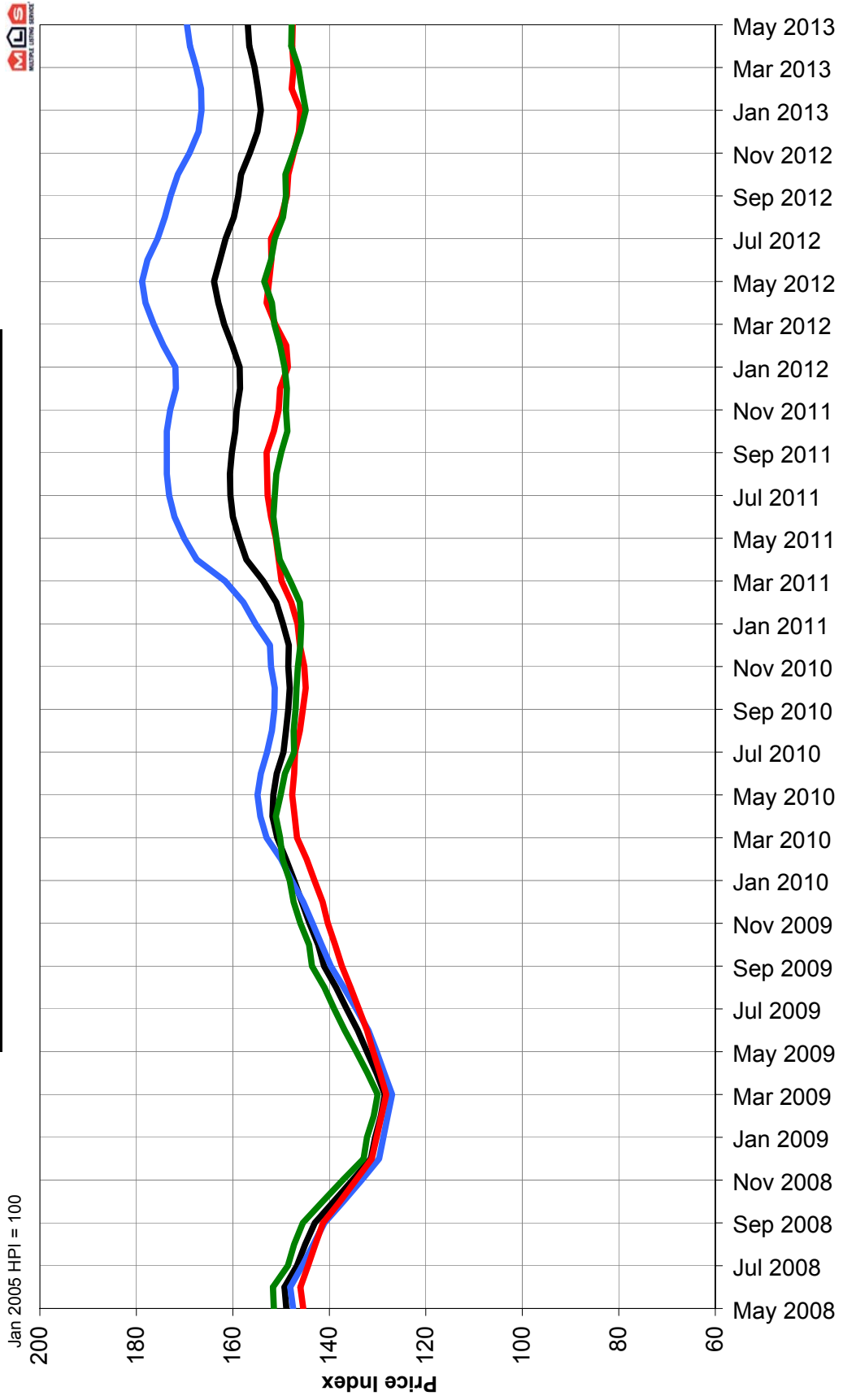
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend



# MLS® SALES Facts



**May  
2013**

|                                     | 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>May 2013</b>                     | Number of Sales      | 107       | 54            | 4              | 117                      | 33              | 119             | 46             | 23                  | 127       | 20        | 53             | 159            | 187            | 71                        | 6                  | 1,212  |
|                                     | Median Selling Price | \$900,500 | \$675,000     | \$683,000      | \$482,000                | \$706,250       | \$936,101       | \$534,000      | \$748,800           | \$985,000 | \$484,200 | \$385,000      | \$909,000      | \$2,100,000    | \$1,797,750               | n/a                | n/a    |
| <b>April 2013</b>                   | Number of Sales      | 78        | 115           | 36             | 107                      | 25              | 119             | 33             | 29                  | 109       | 22        | 38             | 132            | 144            | 61                        | 11                 | 1,064  |
|                                     | Median Selling Price | \$477,500 | \$448,950     | n/a            | \$306,000                | n/a             | \$595,000       | \$395,000      | \$470,000           | \$500,800 | n/a       | n/a            | \$566,500      | \$829,500      | n/a                       | \$472,250          | n/a    |
| <b>May 2012</b>                     | Number of Sales      | 163       | 62            | 9              | 29                       | 64              | 67              | 21             | 19                  | 143       | 3         | 3              | 121            | 396            | 19                        | 17                 | 1,136  |
|                                     | Median Selling Price | \$331,000 | \$289,800     | n/a            | \$199,900                | \$291,850       | \$380,000       | \$221,250      | n/a                 | \$338,800 | n/a       | n/a            | \$336,000      | \$463,000      | n/a                       | n/a                | n/a    |
| <b>Jan. - May 2013 Year-to-date</b> | Number of Sales      | 86        | 107           | 54             | 117                      | 33              | 119             | 46             | 23                  | 127       | 20        | 53             | 159            | 187            | 71                        | 6                  | 1,180  |
|                                     | Median Selling Price | \$965,000 | \$735,000     | \$659,000      | \$485,000                | \$715,000       | \$980,000       | \$559,500      | \$780,000           | \$985,000 | \$475,000 | \$440,000      | \$885,000      | \$1,998,000    | \$1,838,000               | n/a                | n/a    |
| <b>Jan. - May 2012 Year-to-date</b> | Number of Sales      | 346       | 450           | 166            | 436                      | 108             | 479             | 138            | 91                  | 477       | 72        | 177            | 518            | 669            | 259                       | 55                 | 4,455  |
|                                     | Median Selling Price | \$467,000 | \$483,000     | n/a            | \$290,450                | n/a             | \$671,400       | \$360,000      | \$466,650           | \$518,000 | n/a       | n/a            | \$612,000      | \$850,000      | n/a                       | \$472,250          | n/a    |
| <b>Jan. - May 2012 Year-to-date</b> | Number of Sales      | 317       | 176           | 27             | 145                      | 59              | 139             | 126            | 75                  | 365       | 58        | 17             | 166            | 256            | 28                        | 89                 | 2,043  |
|                                     | Median Selling Price | \$379,000 | \$286,125     | n/a            | \$214,500                | \$324,000       | \$367,800       | \$267,500      | \$332,000           | \$355,000 | n/a       | n/a            | \$337,898      | \$483,000      | n/a                       | n/a                | n/a    |
| <b>Jan. - May 2012 Year-to-date</b> | Number of Sales      | 454       | 595           | 222            | 505                      | 132             | 522             | 189            | 108                 | 527       | 74        | 197            | 660            | 667            | 337                       | 45                 | 5,249  |
|                                     | Median Selling Price | \$920,000 | \$748,000     | \$705,000      | \$483,000                | \$681,500       | \$1,016,750     | \$545,000      | \$760,000           | \$986,500 | \$500,000 | \$400,000      | \$888,000      | \$2,090,000    | \$1,852,000               | \$1,100,000        | n/a    |
| <b>Jan. - May 2012 Year-to-date</b> | Number of Sales      | 321       | 203           | 34             | 184                      | 61              | 159             | 104            | 108                 | 367       | 43        | 20             | 196            | 250            | 44                        | 90                 | 2,185  |
|                                     | Median Selling Price | \$483,000 | \$460,000     | \$449,750      | \$295,000                | \$425,000       | \$669,000       | \$394,000      | \$470,250           | \$525,000 | \$349,500 | \$311,700      | \$625,500      | \$873,250      | \$1,000,000               | \$538,500          | n/a    |
| <b>Jan. - May 2012 Year-to-date</b> | Number of Sales      | 684       | 354           | 52             | 123                      | 355             | 397             | 157            | 115                 | 529       | 20        | 21             | 570            | 1,690          | 83                        | 64                 | 5,214  |
|                                     | Median Selling Price | \$376,000 | \$288,500     | \$333,500      | \$219,000                | \$308,000       | \$380,000       | \$240,000      | \$332,000           | \$344,900 | \$260,000 | \$227,000      | \$355,000      | \$482,000      | \$715,000                 | \$227,000          | n/a    |

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



# MLS® LISTINGS Facts



**May  
2013**

|                                      | 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>May 2013</b>                      | Number of Listings  | 234       | 211           | 93             | 17                       | 196             | 46              | 211            | 72                  | 42       | 302      | 53             | 131            | 249            | 325                       | 211                | 49     | 2,442  |
|                                      | % Sales to Listings | 37%       | 51%           | 58%            | 24%                      | 60%             | 72%             | 56%            | 64%                 | 55%      | 42%      | 38%            | 40%            | 64%            | 58%                       | 34%                | 12%    | n/a    |
| <b>April 2013</b>                    | Number of Listings  | 225       | 222           | 87             | 17                       | 221             | 58              | 262            | 69                  | 64       | 306      | 39             | 148            | 290            | 335                       | 202                | 36     | 2,581  |
|                                      | % Sales to Listings | 53%       | 52%           | 50%            | 0%                       | 63%             | 74%             | 47%            | 66%                 | 41%      | 69%      | 100%           | 25%            | 42%            | 44%                       | 63%                | 72%    | n/a    |
| <b>May 2012</b>                      | Number of Listings  | 271       | 265           | 98             | 18                       | 274             | 53              | 252            | 104                 | 48       | 383      | 65             | 168            | 340            | 456                       | 202                | 39     | 3,036  |
|                                      | % Sales to Listings | 47%       | 44%           | 46%            | n/a                      | 39%             | 48%             | 50%            | 54%                 | 42%      | 58%      | 19%            | 33%            | 40%            | 41%                       | 52%                | 66%    | n/a    |
| <b>Jan. - May 2013 Year-to-date*</b> | Number of Listings  | 1,018     | 986           | 420            | 69                       | 1,031           | 233             | 1,010          | 323                 | 244      | 1,433    | 210            | 595            | 1,153          | 1,582                     | 883                | 155    | 11,345 |
|                                      | % Sales to Listings | 34%       | 46%           | 40%            | 20%                      | 42%             | 46%             | 47%            | 43%                 | 37%      | 33%      | 34%            | 30%            | 45%            | 42%                       | 29%                | 35%    | n/a    |
| <b>Jan. - May 2012 Year-to-date*</b> | Number of Listings  | 1,106     | 1,076         | 419            | 63                       | 1,136           | 237             | 983            | 352                 | 229      | 1,824    | 232            | 670            | 1,364          | 1,982                     | 854                | 148    | 12,675 |
|                                      | % Sales to Listings | 41%       | 55%           | 53%            | 24%                      | 44%             | 56%             | 53%            | 54%                 | 47%      | 29%      | 32%            | 29%            | 48%            | 34%                       | 39%                | 30%    | 4,686  |
| <b>Year-to-date*</b>                 |                     | 40%       | 44%           | 39%            | n/a                      | 39%             | 42%             | 43%            | 46%                 | 42%      | 35%      | 20%            | 30%            | 41%            | 41%                       | 41%                | 34%    | n/a    |

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



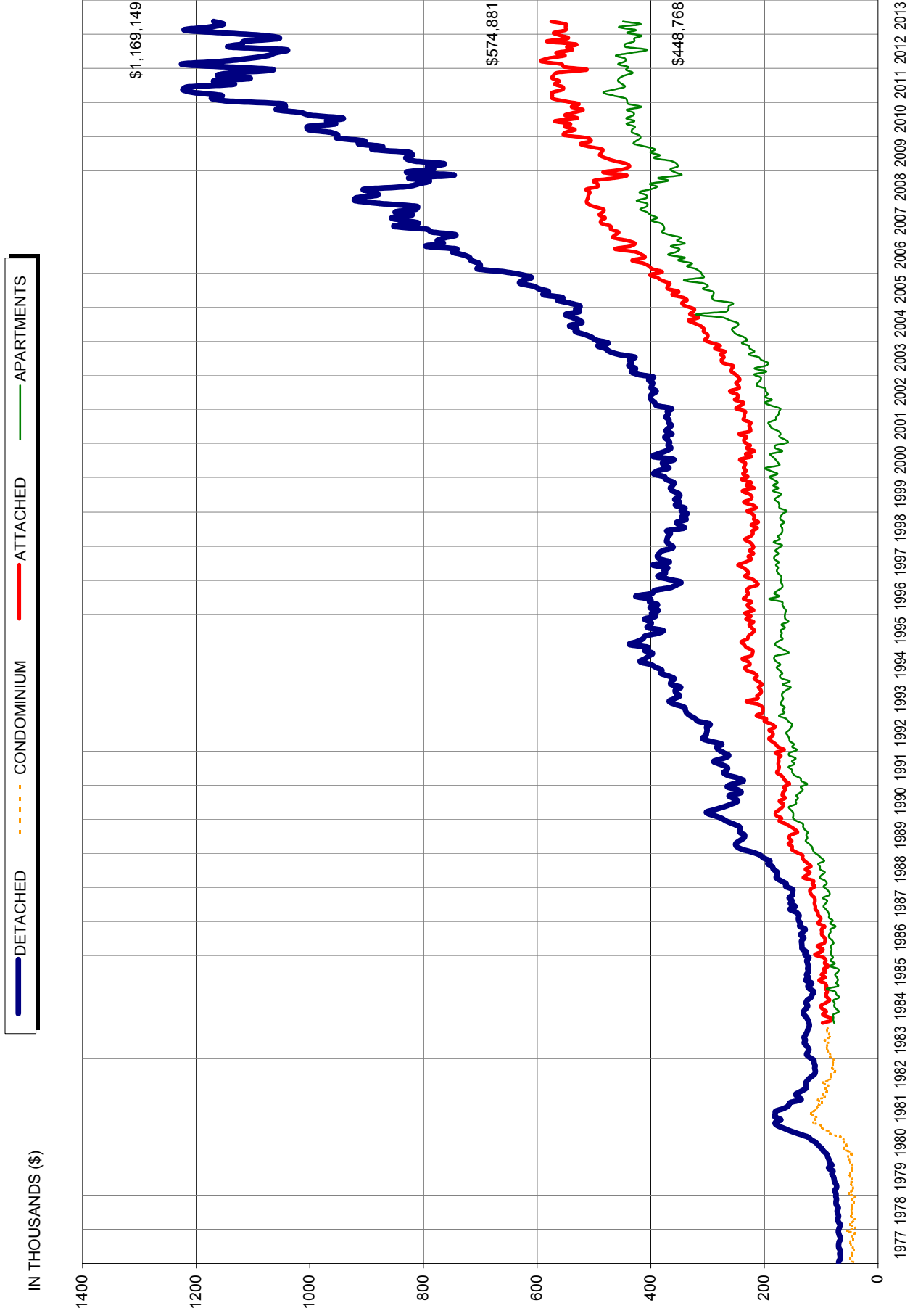
# Listing & Sales Activity Summary

|                                  | <u>Listings</u>  |                  |                  |                                      | <u>Sales</u>     |                  |                  |                                      |                             |                              |                                       |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
|                                  | 1<br>May<br>2012 | 2<br>Apr<br>2013 | 3<br>May<br>2013 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>May<br>2012 | 6<br>Apr<br>2013 | 7<br>May<br>2013 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Mar 2012 -<br>May 2012 | 10<br>Mar 2013 -<br>May 2013 | Col. 9 & 10<br>Percentage<br>Variance |
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 271              | 225              | 234              | 4.0                                  | 101              | 78               | 86               | 10.3                                 | 290                         | 240                          | -17.2                                 |
| ATTACHED                         | 154              | 140              | 142              | 1.4                                  | 72               | 74               | 93               | 25.7                                 | 219                         | 232                          | 5.9                                   |
| APARTMENTS                       | 381              | 297              | 324              | 9.1                                  | 160              | 156              | 163              | 4.5                                  | 483                         | 455                          | -5.8                                  |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 265              | 222              | 211              | -5.0                                 | 121              | 115              | 107              | -7.0                                 | 394                         | 325                          | -17.5                                 |
| ATTACHED                         | 86               | 83               | 87               | 4.8                                  | 47               | 43               | 35               | -18.6                                | 146                         | 117                          | -19.9                                 |
| APARTMENTS                       | 154              | 147              | 154              | 4.8                                  | 68               | 77               | 62               | -19.5                                | 236                         | 206                          | -12.7                                 |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 98               | 87               | 93               | 6.9                                  | 59               | 36               | 54               | 50.0                                 | 167                         | 124                          | -25.7                                 |
| ATTACHED                         | 17               | 12               | 18               | 50.0                                 | 8                | 6                | 5                | -16.7                                | 22                          | 18                           | -18.2                                 |
| APARTMENTS                       | 26               | 30               | 30               | 0.0                                  | 12               | 9                | 9                | 0.0                                  | 38                          | 31                           | -18.4                                 |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 274              | 221              | 196              | -11.3                                | 136              | 107              | 117              | 9.3                                  | 350                         | 315                          | -10.0                                 |
| ATTACHED                         | 80               | 71               | 72               | 1.4                                  | 48               | 45               | 33               | -26.7                                | 121                         | 110                          | -9.1                                  |
| APARTMENTS                       | 75               | 97               | 70               | -27.8                                | 29               | 26               | 29               | 11.5                                 | 79                          | 74                           | -6.3                                  |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 252              | 262              | 211              | -19.5                                | 123              | 119              | 119              | 0.0                                  | 362                         | 351                          | -3.0                                  |
| ATTACHED                         | 71               | 73               | 77               | 5.5                                  | 39               | 34               | 31               | -8.8                                 | 109                         | 96                           | -11.9                                 |
| APARTMENTS                       | 187              | 181              | 150              | -17.1                                | 93               | 71               | 67               | -5.6                                 | 267                         | 200                          | -25.1                                 |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 53               | 58               | 46               | -20.7                                | 31               | 25               | 33               | 32.0                                 | 88                          | 81                           | -8.0                                  |
| ATTACHED                         | 26               | 19               | 17               | -10.5                                | 19               | 14               | 14               | 0.0                                  | 47                          | 42                           | -10.6                                 |
| APARTMENTS                       | 181              | 148              | 152              | 2.7                                  | 87               | 79               | 64               | -19.0                                | 234                         | 197                          | -15.8                                 |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 48               | 64               | 42               | -34.4                                | 35               | 29               | 23               | -20.7                                | 71                          | 69                           | -2.8                                  |
| ATTACHED                         | 42               | 39               | 39               | 0.0                                  | 29               | 16               | 24               | 50.0                                 | 77                          | 58                           | -24.7                                 |
| APARTMENTS                       | 60               | 57               | 59               | 3.5                                  | 25               | 24               | 19               | -20.8                                | 76                          | 66                           | -13.2                                 |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 104              | 69               | 72               | 4.3                                  | 48               | 33               | 46               | 39.4                                 | 140                         | 100                          | -28.6                                 |
| ATTACHED                         | 39               | 58               | 50               | -13.8                                | 21               | 38               | 21               | -44.7                                | 69                          | 91                           | 31.9                                  |
| APARTMENTS                       | 68               | 56               | 58               | 3.6                                  | 37               | 24               | 21               | -12.5                                | 112                         | 68                           | -39.3                                 |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 383              | 306              | 302              | -1.3                                 | 101              | 109              | 127              | 16.5                                 | 319                         | 325                          | 1.9                                   |
| ATTACHED                         | 177              | 135              | 147              | 8.9                                  | 77               | 93               | 105              | 12.9                                 | 235                         | 272                          | 15.7                                  |
| APARTMENTS                       | 307              | 257              | 275              | 7.0                                  | 93               | 148              | 143              | -3.4                                 | 332                         | 408                          | 22.9                                  |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 168              | 148              | 131              | -11.5                                | 45               | 38               | 53               | 39.5                                 | 142                         | 128                          | -9.9                                  |
| ATTACHED                         | 12               | 12               | 14               | 16.7                                 | 4                | 3                | 5                | 66.7                                 | 11                          | 12                           | 9.1                                   |
| APARTMENTS                       | 31               | 13               | 9                | -30.8                                | 6                | 7                | 3                | -57.1                                | 15                          | 17                           | 13.3                                  |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 65               | 39               | 53               | 35.9                                 | 17               | 22               | 20               | -9.1                                 | 48                          | 53                           | 10.4                                  |
| ATTACHED                         | 40               | 19               | 28               | 47.4                                 | 15               | 19               | 18               | -5.3                                 | 34                          | 47                           | 38.2                                  |
| APARTMENTS                       | 16               | 17               | 16               | -5.9                                 | 3                | 5                | 3                | -40.0                                | 10                          | 12                           | 20.0                                  |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 340              | 290              | 249              | -14.1                                | 152              | 132              | 159              | 20.5                                 | 442                         | 385                          | -12.9                                 |
| ATTACHED                         | 77               | 89               | 100              | 12.4                                 | 50               | 37               | 52               | 40.5                                 | 143                         | 118                          | -17.5                                 |
| APARTMENTS                       | 277              | 243              | 208              | -14.4                                | 110              | 77               | 121              | 57.1                                 | 400                         | 297                          | -25.8                                 |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 456              | 335              | 325              | -3.0                                 | 122              | 144              | 187              | 29.9                                 | 404                         | 482                          | 19.3                                  |
| ATTACHED                         | 159              | 140              | 111              | -20.7                                | 49               | 61               | 70               | 14.8                                 | 177                         | 189                          | 6.8                                   |
| APARTMENTS                       | 988              | 743              | 700              | -5.8                                 | 402              | 315              | 396              | 25.7                                 | 1156                        | 1035                         | -10.5                                 |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 39               | 36               | 49               | 36.1                                 | 12               | 11               | 6                | -45.5                                | 29                          | 29                           | 0.0                                   |
| ATTACHED                         | 41               | 25               | 35               | 40.0                                 | 27               | 18               | 20               | 11.1                                 | 59                          | 53                           | -10.2                                 |
| APARTMENTS                       | 53               | 35               | 31               | -11.4                                | 12               | 18               | 17               | -5.6                                 | 43                          | 54                           | 25.6                                  |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 202              | 202              | 211              | 4.5                                  | 69               | 61               | 71               | 16.4                                 | 230                         | 190                          | -17.4                                 |
| ATTACHED                         | 23               | 16               | 13               | -18.8                                | 12               | 10               | 8                | -20.0                                | 31                          | 22                           | -29.0                                 |
| APARTMENTS                       | 43               | 42               | 28               | -33.3                                | 19               | 16               | 19               | 18.8                                 | 56                          | 50                           | -10.7                                 |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | <b>3018</b>      | <b>2564</b>      | <b>2425</b>      | <b>-5.4</b>                          | <b>1172</b>      | <b>1059</b>      | <b>1208</b>      | <b>14.1</b>                          | <b>3476</b>                 | <b>3197</b>                  | <b>-8.0</b>                           |
| ATTACHED                         | <b>1044</b>      | <b>931</b>       | <b>950</b>       | <b>2.0</b>                           | <b>517</b>       | <b>511</b>       | <b>534</b>       | <b>4.5</b>                           | <b>1500</b>                 | <b>1477</b>                  | <b>-1.5</b>                           |
| APARTMENTS                       | <b>2847</b>      | <b>2363</b>      | <b>2264</b>      | <b>-4.2</b>                          | <b>1156</b>      | <b>1052</b>      | <b>1136</b>      | <b>8.0</b>                           | <b>3537</b>                 | <b>3170</b>                  | <b>-10.4</b>                          |





# Residential Average Sale Prices - January 1977 to May 2013



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