

News Release



Housing market sees slight changes in October

Vancouver, B.C. – November 2, 2012 – The Greater Vancouver housing market saw a slight increase in the number of home sales, a slight reduction in the number of listings, and a slight decrease in home prices in October compared to the summer months. With those changes, the sales-to-active-listings ratio increased to 11 per cent in October from 8 per cent in September.

The Real Estate Board of Greater Vancouver (REBGV) reported 1,931 residential property sales of detached, attached and apartment properties on the region's Multiple Listing Service® (MLS®) in October, a 16.7 per cent decline compared to the 2,317 sales in October 2011 and a 27.4 per cent increase compared to the 1,516 home sales in September 2012.

October sales were 28.5 per cent below the 10-year October sales average of 2,700.

“Buyer demand increased slightly in October compared to the previous few months,” Sandra Wyant, REBGV president-elect said. “Overall conditions in today's market remain in favour of buyers, with low interest rates, more choice, and less time pressure in terms of decision-making. This translates into a calmer atmosphere for those looking to buy a home and it places more onus on sellers to ensure their homes are priced to compete in today's marketplace.”

New listings for detached, attached and apartment properties in Greater Vancouver totalled 4,323 in October. This represents a 1.2 per cent decline compared to October 2011 when 4,374 properties were listed for sale on the MLS® and an 18.8 per cent decline compared to the 5,321 new listings in September 2012.

At 17,370, the total number of residential property listings on the MLS® increased 12 per cent from this time last year and declined 5.3 per cent compared to September 2012.

Since reaching a peak of \$625,100 in May, the MLS Home Price Index® (MLS HPI®) composite benchmark price for all residential properties in Greater Vancouver declined 3.4 per cent to \$603,800 in October. This represents a 0.8 per cent decline compared to last year.

“There've been modest price changes since they peaked in the spring. The largest reductions have occurred in the areas and property types that experienced the biggest price increases over the last few years,” Wyant said.

Since hitting a record high in April, the benchmark price of a detached home on the Westside of Vancouver has declined 8.6 per cent while detached homes in Richmond and West Vancouver have seen declines of 6 per cent over the same time period.

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Sales of detached properties in Greater Vancouver reached 790 in October, a decrease of 18.9 per cent from the 974 detached sales recorded in October 2011, and a 19.1 per cent decrease from the 976 units sold in October 2010. Since reaching a peak in May, the benchmark price for a detached property in Greater Vancouver has declined 4.1 per cent to \$927,500.

Sales of apartment properties reached 803 in October 2012, a 16.2 per cent decrease compared to the 958 sales in October 2011, and a decrease of 18.4 per cent compared to the 984 sales in October 2010. Since reaching a peak in May, the benchmark price for an apartment property in Greater Vancouver has declined 2.9 per cent to \$368,800.

Attached property sales in October 2012 totalled 338, an 11.5 per cent decrease compared to the 382 sales in October 2011, and a 10.3 per cent decrease from the 377 attached properties sold in October 2010. Since reaching a peak in April, the benchmark price for an attached property in Greater Vancouver has declined 2.9 per cent to \$457,700.

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The real estate industry is a key economic driver in British Columbia. In 2011, 32,390 homes changed ownership in the Board's area, generating \$1.36 billion in spin-off activity and 9,069 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$25 billion in 2011. 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.

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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	\$543,000	153.3	-0.5%	-1.9%	-2.2%	-0.2%	9.7%	8.0%
	Greater Vancouver	\$603,800	158.3	-0.4%	-2.0%	-2.9%	-0.8%	11.2%	10.9%
	Bowen Island	\$586,200	127.1	-1.0%	-2.5%	-5.4%	-1.8%	-3.4%	-7.3%
	Burnaby East	\$563,300	155.5	-0.2%	-1.1%	-2.0%	3.0%	9.8%	9.7%
	Burnaby North	\$508,500	151.9	-0.2%	-2.5%	-3.2%	-2.1%	7.7%	7.7%
	Burnaby South	\$572,100	161.3	-0.6%	-1.3%	-1.7%	-1.5%	13.3%	14.2%
	Coquitlam	\$502,800	148.7	-0.9%	-0.9%	-0.5%	0.9%	9.5%	6.1%
	Ladner	\$526,600	146.5	-2.1%	-4.2%	-4.7%	-2.8%	7.9%	7.8%
	Maple Ridge	\$392,000	132.5	0.0%	0.4%	0.2%	-0.5%	1.8%	-3.7%
	New Westminister	\$363,700	156.1	-0.8%	-1.8%	-2.8%	-0.1%	7.8%	6.0%
	North Vancouver	\$648,300	146.7	-1.3%	-0.9%	-1.4%	3.6%	8.2%	6.2%
	Pitt Meadows	\$379,700	137.5	0.1%	1.0%	0.5%	-0.6%	2.3%	-2.3%
	Port Coquitlam	\$398,800	141.6	0.1%	-0.4%	-2.2%	-0.3%	2.5%	-0.5%
	Port Moody	\$511,300	141.2	-0.1%	-0.1%	1.8%	4.7%	5.4%	1.4%
	Richmond	\$573,000	166.4	0.7%	-2.1%	-4.4%	-2.5%	13.4%	18.1%
	Squamish	\$393,000	126.9	-3.9%	-3.2%	-1.2%	3.8%	0.4%	-2.0%
	Sunshine Coast	\$365,100	127.9	-0.4%	0.0%	-3.5%	-1.3%	-2.6%	-6.6%
	Tsawwassen	\$596,800	150.4	-0.7%	-3.2%	-1.2%	-0.1%	10.8%	8.6%
	Vancouver East	\$608,000	177.9	-0.2%	-1.8%	-1.2%	1.7%	17.3%	20.8%
	Vancouver West	\$791,500	166.8	-0.2%	-3.1%	-4.4%	-2.6%	12.7%	13.0%
West Vancouver	\$1,547,200	166.1	-1.4%	-3.9%	-5.7%	0.8%	24.7%	14.9%	
Whistler	\$579,200	159.7	-2.4%	-2.1%	-1.2%	4.9%	26.0%	22.9%	
Single Family Detached	Lower Mainland	\$757,600	161.0	-0.7%	-1.9%	-2.4%	-0.1%	17.2%	15.7%
	Greater Vancouver	\$927,500	171.4	-0.9%	-2.4%	-3.8%	-1.3%	21.0%	21.9%
	Bowen Island	\$586,200	127.1	-1.0%	-2.5%	-5.4%	-1.8%	-3.4%	-7.3%
	Burnaby East	\$742,400	166.0	-1.2%	-1.9%	-3.4%	3.7%	17.3%	19.3%
	Burnaby North	\$915,500	176.7	0.5%	-1.4%	-1.8%	1.3%	23.3%	26.1%
	Burnaby South	\$988,600	189.5	-1.5%	-1.0%	-0.2%	2.4%	33.4%	35.9%
	Coquitlam	\$708,200	156.9	-0.8%	-1.6%	0.0%	2.8%	15.8%	13.9%
	Ladner	\$607,100	146.5	-2.5%	-4.9%	-6.3%	-3.7%	9.4%	9.0%
	Maple Ridge	\$466,900	132.7	-0.4%	0.8%	0.8%	1.6%	3.8%	-1.2%
	New Westminister	\$659,100	163.5	-1.9%	-2.6%	-4.2%	0.4%	15.8%	17.8%
	North Vancouver	\$945,500	150.9	-1.6%	-1.8%	-2.0%	2.2%	12.7%	10.6%
	Pitt Meadows	\$503,100	140.4	0.3%	0.5%	-0.1%	-0.6%	4.6%	2.9%
	Port Coquitlam	\$556,400	148.6	0.1%	-0.9%	0.1%	2.4%	9.5%	8.4%
	Port Moody	\$853,300	158.1	0.3%	0.1%	3.2%	6.9%	17.3%	13.5%
	Richmond	\$964,900	194.3	0.2%	-1.5%	-6.0%	-4.0%	28.8%	36.6%
	Squamish	\$494,900	133.7	-2.6%	-1.5%	-0.1%	1.0%	3.9%	3.0%
	Sunshine Coast	\$364,500	127.7	-0.2%	0.2%	-3.3%	-1.5%	-2.7%	-6.7%
	Tsawwassen	\$722,600	155.6	-0.2%	-2.1%	-0.6%	1.8%	16.2%	12.7%
	Vancouver East	\$842,300	186.0	-0.9%	-2.4%	-1.1%	1.9%	26.4%	31.7%
	Vancouver West	\$2,061,400	211.8	-1.3%	-5.0%	-8.6%	-7.7%	32.6%	36.8%
West Vancouver	\$1,823,300	173.6	-1.3%	-4.5%	-6.1%	1.9%	29.5%	20.3%	
Whistler	\$844,200	125.4	-0.5%	0.7%	3.1%	-5.5%	-3.0%	-3.8%	

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	\$390,100	141.6	-0.6%	-2.3%	-3.1%	-2.3%	4.1%	2.4%
	Greater Vancouver	\$457,700	148.5	-0.2%	-2.4%	-2.9%	-2.0%	7.0%	7.2%
	Burnaby East	\$415,400	149.0	-1.1%	-1.5%	-1.4%	2.9%	6.9%	7.6%
	Burnaby North	\$387,800	144.6	-1.5%	-3.0%	-4.9%	-8.9%	3.7%	2.5%
	Burnaby South	\$411,900	147.8	-1.4%	-1.3%	-3.1%	-3.3%	5.9%	7.7%
	Coquitlam	\$387,900	142.5	1.2%	1.4%	1.3%	1.0%	6.2%	3.5%
	Ladner	\$450,300	149.2	0.2%	1.8%	0.0%	3.0%	7.9%	8.1%
	Maple Ridge	\$271,500	131.9	-0.3%	-2.3%	-1.2%	-5.4%	-1.3%	-7.0%
	New Westminster	\$398,200	149.6	0.9%	0.3%	-0.2%	3.9%	9.7%	9.3%
	North Vancouver	\$578,700	138.5	0.4%	-3.1%	-4.4%	-1.8%	2.7%	4.4%
	Pitt Meadows	\$322,200	139.4	-1.7%	0.2%	1.2%	1.7%	4.7%	-0.9%
	Port Coquitlam	\$370,600	141.1	1.0%	-0.6%	-3.0%	0.1%	2.5%	-0.4%
	Port Moody	\$411,300	139.0	-0.1%	-0.2%	0.8%	0.9%	3.1%	-1.1%
	Richmond	\$495,500	160.2	-0.2%	-2.1%	-2.6%	-3.6%	12.7%	17.2%
	Squamish	\$337,500	122.5	-4.6%	-4.8%	-5.5%	5.5%	-4.4%	-2.4%
	Tsawwassen	\$462,500	143.0	1.2%	0.4%	-1.4%	-3.1%	3.4%	3.6%
	Vancouver East	\$503,500	166.0	-0.3%	-4.5%	-4.2%	-1.8%	9.9%	11.2%
	Vancouver West	\$677,700	153.3	0.8%	-4.7%	-4.4%	0.5%	8.9%	11.0%
Whistler	\$437,600	133.7	-5.4%	-5.5%	-9.7%	3.4%	4.4%	6.5%	
Apartment	Lower Mainland	\$338,000	148.3	-0.1%	-1.4%	-1.6%	0.6%	2.8%	0.3%
	Greater Vancouver	\$368,800	149.1	0.1%	-1.5%	-1.8%	0.3%	3.4%	2.0%
	Burnaby East	\$366,500	139.1	3.8%	0.1%	-0.8%	3.0%	-6.4%	-9.2%
	Burnaby North	\$328,900	139.0	0.0%	-2.7%	-2.9%	-1.6%	-0.9%	-2.2%
	Burnaby South	\$373,600	150.0	0.5%	-1.3%	-2.5%	-4.0%	4.5%	4.5%
	Coquitlam	\$251,200	138.3	-2.3%	-0.6%	-2.3%	-2.3%	0.9%	-4.7%
	Ladner	\$303,800	144.0	-2.8%	-7.8%	-2.8%	-4.6%	2.6%	3.2%
	Maple Ridge	\$183,000	133.4	2.1%	3.4%	-0.3%	-1.5%	-1.9%	-10.8%
	New Westminster	\$269,700	154.2	-0.5%	-1.7%	-2.6%	-0.8%	4.9%	2.3%
	North Vancouver	\$353,700	143.6	-1.4%	0.9%	0.4%	6.9%	4.5%	1.6%
	Pitt Meadows	\$222,700	131.6	1.5%	3.2%	1.9%	-1.8%	-3.2%	-12.0%
	Port Coquitlam	\$223,200	132.3	-0.8%	0.5%	-5.0%	-4.6%	-6.6%	-11.8%
	Port Moody	\$312,700	130.3	-0.6%	-0.3%	1.0%	5.4%	-2.0%	-5.6%
	Richmond	\$340,100	144.2	1.6%	-2.8%	-3.8%	-0.4%	-1.6%	1.1%
	Squamish	\$241,900	116.4	-6.7%	-4.6%	1.1%	14.3%	-3.3%	-12.7%
	Tsawwassen	\$324,900	136.7	-2.4%	-6.9%	-2.8%	-4.9%	-2.6%	-2.1%
	Vancouver East	\$308,500	170.2	0.9%	-0.8%	-1.0%	2.6%	7.7%	9.2%
	Vancouver West	\$466,500	151.0	0.2%	-2.0%	-1.8%	0.0%	4.1%	3.1%
West Vancouver	\$611,000	133.5	-2.2%	-0.5%	-3.2%	-4.4%	3.0%	-8.3%	
Whistler	\$240,100	220.3	-0.5%	-4.3%	-0.9%	2.2%	83.0%	65.3%	

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

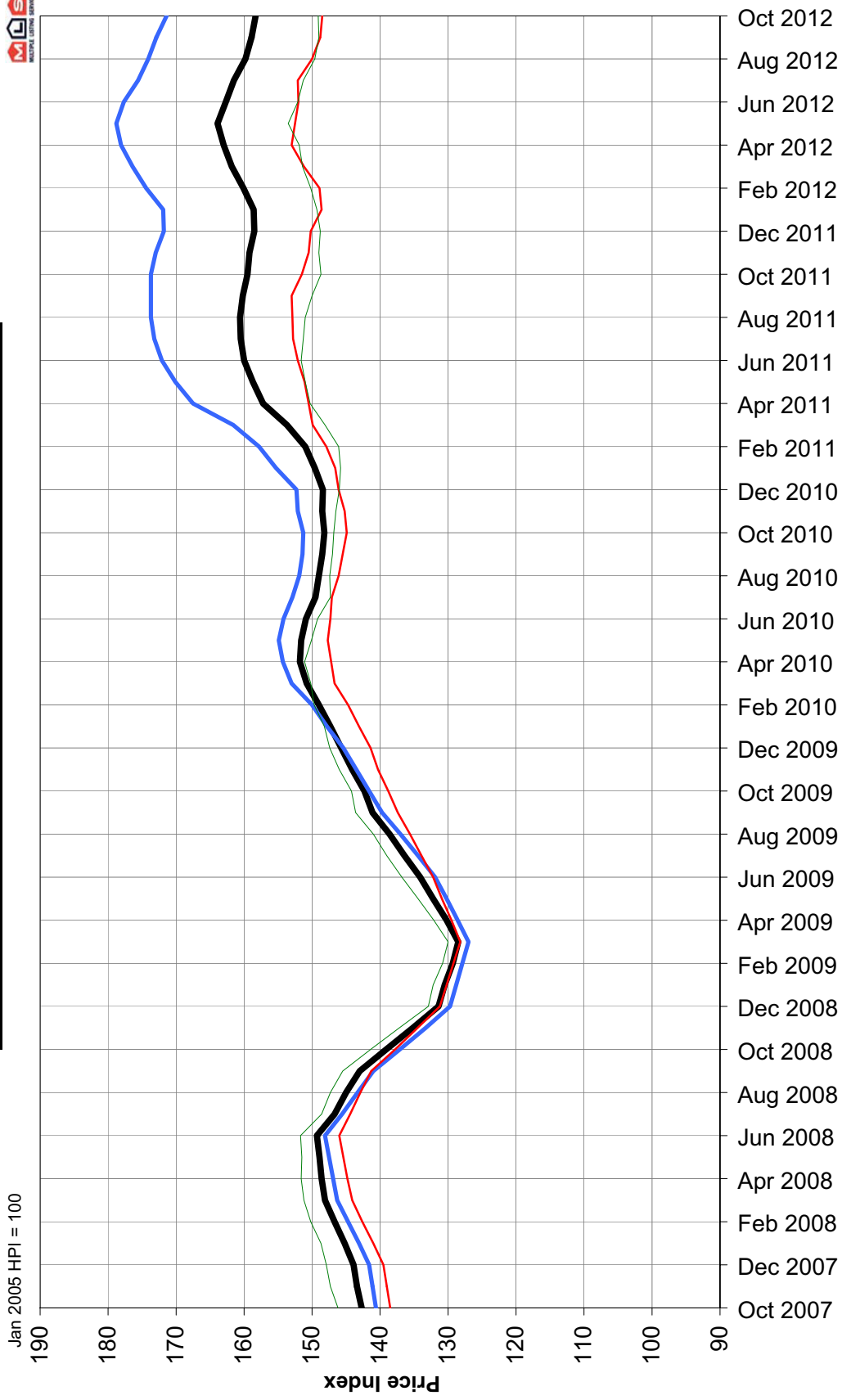
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Greater Vancouver 5 Year Trend



— Residential
— Detached
— Townhouse
— Apartment



MLS® SALES Facts



October 2012

	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
October 2012	56 Detached Attached Apartment	68 20 52	34 3 10	4 0 0	89 29 30	26 9 50	78 25 56	32 19 15	7 11 14	79 61 85	14 4 3	46 5 5	93 21 70	104 49 264	51 2 12	9 22 15	790 338 803
	Median Selling Price	\$710,000 \$450,000 \$256,900	\$639,000 n/a n/a	n/a n/a n/a	\$457,000 \$275,250 \$202,450	\$610,000 n/a \$299,950	\$918,500 \$615,000 \$405,000	\$514,000 n/a n/a	n/a n/a n/a	\$1,038,000 \$507,000 \$325,000	n/a n/a n/a	\$356,250 n/a n/a	\$825,000 \$622,000 \$310,000	\$2,182,500 \$843,000 \$482,450	\$1,758,000 n/a n/a	n/a \$602,500 n/a	n/a n/a n/a
September 2012	38 Attached Apartment	67 23 53	29 1 11	1 0 0	68 13 18	12 6 41	44 13 43	21 10 10	10 9 11	54 46 73	10 8 1	30 1 7	74 19 71	86 35 212	43 2 12	7 23 14	594 246 676
	Median Selling Price	\$875,500 \$436,500 \$365,000	\$635,000 n/a n/a	n/a n/a n/a	\$483,000 n/a n/a	n/a n/a \$278,000	\$975,000 n/a \$371,400	\$538,500 n/a n/a	n/a n/a n/a	\$924,400 \$531,500 \$315,500	n/a n/a n/a	\$418,000 n/a n/a	\$862,500 n/a \$347,250	\$2,035,000 \$669,000 \$490,875	\$1,838,000 n/a n/a	n/a \$525,000 n/a	n/a n/a n/a
October 2011	93 Attached Apartment	61 57	35 6 13	6 0 0	85 36 18	29 7 67	92 25 86	35 19 24	18 26 21	106 63 94	16 6 1	32 0 5	126 37 99	120 45 327	90 4 13	6 17 11	974 382 958
	Median Selling Price	\$910,000 \$463,900 \$348,650	\$725,000 n/a n/a	n/a n/a n/a	\$477,500 \$289,649 n/a	\$658,500 n/a \$303,000	\$912,000 \$670,000 \$382,250	\$540,556 n/a \$229,500	n/a \$479,750 \$345,000	\$999,999 \$549,900 \$343,000	n/a n/a n/a	\$427,500 n/a n/a	\$837,500 \$608,000 \$342,900	\$2,220,000 \$975,000 \$475,000	\$1,800,000 n/a n/a	n/a n/a n/a	n/a n/a n/a
Jan. - Oct. 2012	731 Attached Apartment	956 342 605	395 58 107	31 1 0	949 335 257	247 108 663	828 258 668	346 197 245	163 171 196	856 642 966	158 80 35	428 37 48	1,122 310 1,026	1,117 466 3,020	548 60 143	90 199 137	8,965 3,868 9,371
	Median Selling Price	\$920,000 \$475,000 \$367,000	\$670,000 \$444,750 \$326,500	\$375,000 n/a n/a	\$478,000 \$292,000 \$215,000	\$665,000 \$425,000 \$305,000	\$998,000 \$640,000 \$377,450	\$543,750 \$387,500 \$242,800	\$780,000 \$436,000 \$333,500	\$977,944 \$526,000 \$335,450	\$500,500 \$364,750 \$251,000	\$398,500 \$275,000 \$254,750	\$870,000 \$628,000 \$345,000	\$2,080,000 \$860,000 \$481,000	\$1,851,000 \$1,174,400 \$710,000	\$966,300 \$662,000 \$226,000	n/a n/a n/a
Jan. - Oct. 2011	1,133 Attached Apartment	739 615	548 75 132	32 1 0	983 424 238	303 117 761	1,062 324 753	398 204 253	202 201 238	1,544 896 1,372	156 77 31	394 37 50	1,612 366 1,004	1,803 654 3,799	1,059 52 184	88 138 78	12,483 4,775 11,111
	Median Selling Price	\$899,000 \$490,000 \$355,000	\$660,000 \$447,000 \$338,000	\$552,500 n/a n/a	\$483,000 \$306,771 \$214,410	\$622,500 \$411,500 \$301,750	\$920,000 \$634,000 \$365,000	\$539,900 \$390,000 \$239,000	\$818,000 \$433,000 \$335,000	\$998,000 \$546,400 \$352,650	\$483,000 \$345,000 \$231,000	\$395,000 \$272,500 \$302,000	\$825,000 \$600,000 \$344,000	\$2,061,500 \$870,000 \$488,000	\$1,788,000 \$1,119,500 \$729,000	\$850,000 \$576,250 \$235,500	n/a n/a n/a

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



MLS® LISTINGS Facts



**October
2012**

	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/Hove Sound	Whistler/Pemberton	TOTALS
October 2012	136 Detached	139 Attached	54 Apartment	7 Apartment	175 Apartment	42 Apartment	135 Apartment	49 Apartment	37 Apartment	210 Apartment	34 Apartment	77 Apartment	215 Apartment	226 Apartment	134 Apartment	21 Apartment	1,691
	100 Attached	67 Apartment	12 Apartment	0 Apartment	57 Apartment	18 Apartment	51 Apartment	48 Apartment	20 Apartment	122 Apartment	22 Apartment	5 Apartment	70 Apartment	115 Apartment	15 Apartment	32 Apartment	754
	214 Attached	127 Apartment	26 Apartment	0 Apartment	45 Apartment	125 Apartment	136 Apartment	46 Apartment	29 Apartment	211 Apartment	18 Apartment	7 Apartment	154 Apartment	667 Apartment	40 Apartment	33 Apartment	1,878
	41%	49%	63%	57%	51%	62%	58%	65%	19%	38%	41%	60%	43%	48%	38%	43%	n/a
	58%	30%	25%	n/a	51%	50%	49%	40%	55%	50%	18%	100%	43%	13%	69%	45%	n/a
	57%	41%	38%	n/a	67%	40%	41%	33%	48%	40%	17%	71%	45%	30%	45%	45%	n/a
September 2012	208 Detached	221 Attached	70 Apartment	8 Apartment	205 Apartment	50 Apartment	222 Apartment	72 Apartment	38 Apartment	248 Apartment	32 Apartment	86 Apartment	250 Apartment	324 Apartment	193 Apartment	26 Apartment	2,253
	115 Attached	58 Apartment	20 Apartment	0 Apartment	48 Apartment	26 Apartment	92 Apartment	52 Apartment	38 Apartment	152 Apartment	18 Apartment	10 Apartment	79 Apartment	134 Apartment	24 Apartment	30 Apartment	896
	292 Attached	156 Apartment	24 Apartment	0 Apartment	45 Apartment	140 Apartment	191 Apartment	48 Apartment	66 Apartment	206 Apartment	12 Apartment	10 Apartment	213 Apartment	686 Apartment	40 Apartment	43 Apartment	2,172
	18%	30%	41%	13%	33%	24%	20%	29%	26%	22%	31%	35%	30%	27%	22%	27%	n/a
	32%	40%	5%	n/a	27%	23%	14%	19%	24%	30%	44%	10%	24%	26%	8%	77%	n/a
	34%	34%	46%	n/a	40%	29%	23%	21%	17%	35%	8%	70%	33%	31%	30%	33%	n/a
October 2011	140 Detached	167 Attached	37 Apartment	8 Apartment	202 Apartment	38 Apartment	116 Apartment	52 Apartment	33 Apartment	216 Apartment	38 Apartment	69 Apartment	199 Apartment	296 Apartment	149 Apartment	26 Apartment	1,786
	93 Attached	64 Apartment	6 Apartment	3 Apartment	56 Apartment	13 Apartment	52 Apartment	35 Apartment	20 Apartment	140 Apartment	12 Apartment	8 Apartment	47 Apartment	94 Apartment	15 Apartment	38 Apartment	696
	223 Attached	134 Apartment	22 Apartment	0 Apartment	43 Apartment	116 Apartment	140 Apartment	75 Apartment	43 Apartment	199 Apartment	26 Apartment	4 Apartment	170 Apartment	631 Apartment	20 Apartment	36 Apartment	1,882
	66%	51%	95%	75%	42%	76%	79%	67%	55%	49%	42%	46%	41%	60%	23%	23%	n/a
	66%	47%	100%	0%	64%	54%	48%	54%	130%	45%	50%	0%	79%	48%	27%	45%	n/a
	55%	43%	59%	n/a	42%	58%	61%	32%	49%	47%	4%	125%	58%	52%	31%	31%	n/a
Jan. - Oct. 2012	2,009 Detached	1,956 Attached	750 Apartment	128 Apartment	2,137 Apartment	456 Apartment	1,763 Apartment	683 Apartment	429 Apartment	3,113 Apartment	426 Apartment	1,154 Apartment	2,563 Apartment	3,343 Apartment	1,590 Apartment	306 Apartment	22,806
	1,284 Attached	708 Apartment	118 Apartment	2 Apartment	674 Apartment	229 Apartment	601 Apartment	379 Apartment	351 Apartment	1,540 Apartment	217 Apartment	102 Apartment	690 Apartment	1,230 Apartment	161 Apartment	358 Apartment	8,654
	3,106 Attached	1,476 Apartment	248 Apartment	0 Apartment	573 Apartment	1,502 Apartment	1,642 Apartment	560 Apartment	496 Apartment	2,646 Apartment	184 Apartment	115 Apartment	2,085 Apartment	7,434 Apartment	363 Apartment	351 Apartment	22,781
	36%	49%	53%	24%	44%	54%	47%	51%	38%	27%	37%	44%	33%	34%	29%	n/a	
	47%	48%	49%	50%	50%	47%	43%	52%	49%	42%	37%	45%	38%	37%	56%	n/a	
	40%	41%	43%	n/a	45%	44%	41%	44%	40%	37%	19%	42%	41%	39%	39%	n/a	
Jan. - Oct. 2011	1,906 Detached	2,009 Attached	809 Apartment	146 Apartment	2,079 Apartment	443 Apartment	1,693 Apartment	652 Apartment	426 Apartment	3,448 Apartment	421 Apartment	1,103 Apartment	2,672 Apartment	3,336 Apartment	1,847 Apartment	286 Apartment	23,276
	1,281 Attached	776 Apartment	120 Apartment	3 Apartment	695 Apartment	192 Apartment	561 Apartment	352 Apartment	373 Apartment	1,765 Apartment	179 Apartment	86 Apartment	608 Apartment	1,225 Apartment	111 Apartment	416 Apartment	8,743
	2,871 Attached	1,364 Apartment	230 Apartment	10 Apartment	565 Apartment	1,414 Apartment	1,574 Apartment	660 Apartment	560 Apartment	2,930 Apartment	228 Apartment	163 Apartment	1,918 Apartment	7,588 Apartment	342 Apartment	352 Apartment	22,669
	59%	58%	68%	22%	47%	68%	63%	61%	47%	45%	37%	36%	54%	57%	31%	n/a	
	58%	61%	63%	33%	61%	61%	58%	58%	54%	51%	43%	43%	53%	47%	33%	n/a	
	56%	45%	57%	0%	42%	54%	48%	38%	43%	48%	14%	31%	50%	54%	22%	n/a	

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

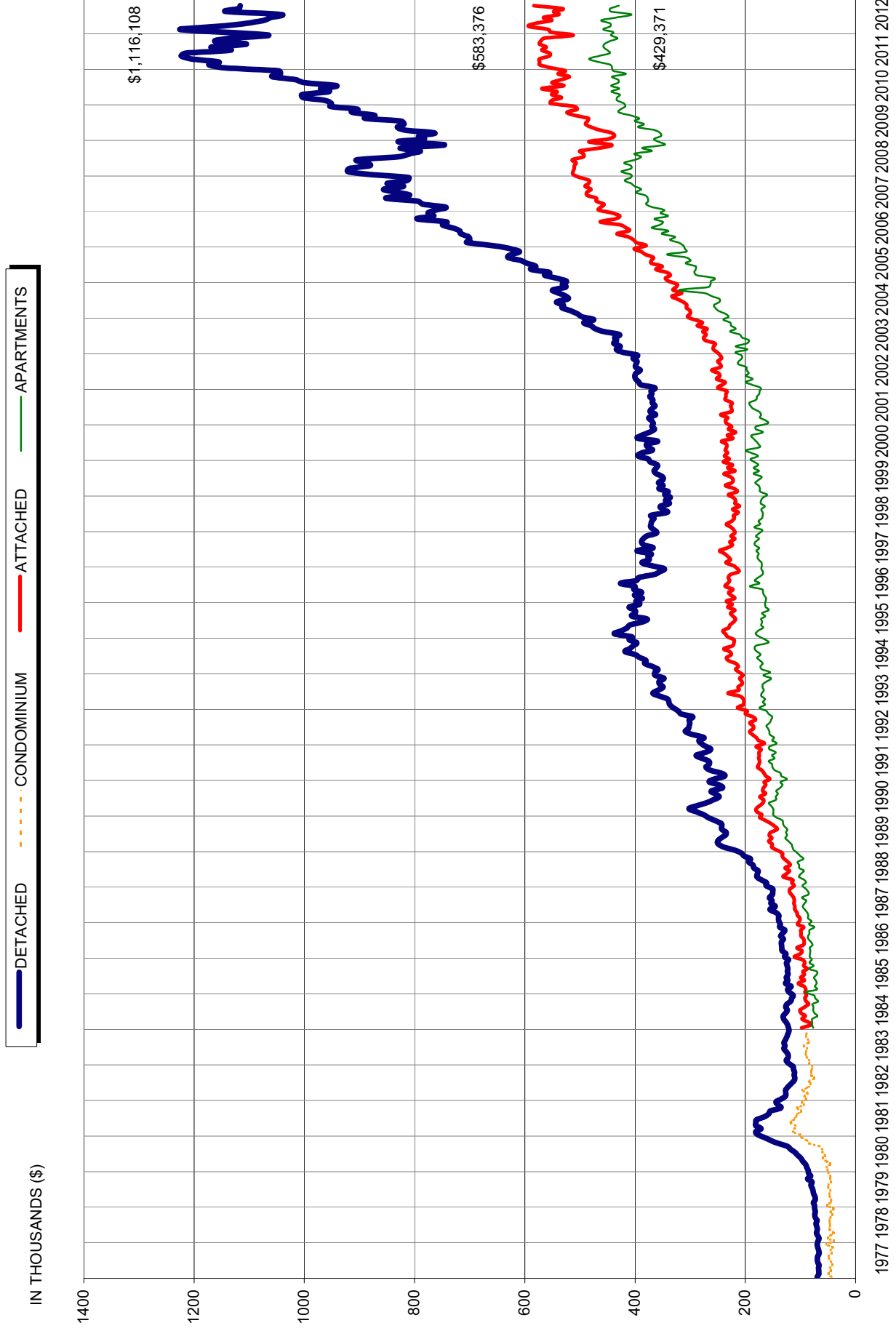


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Oct 2011	2 Sep 2012	3 Oct 2012	Col. 2 & 3 Percentage Variance	5 Oct 2011	6 Sep 2012	7 Oct 2012	Col. 6 & 7 Percentage Variance	9 Aug 2011 - Oct 2011	10 Aug 2012 - Oct 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	140	208	136	-34.6	93	38	56	47.4	263	136	-48.3
ATTACHED	93	115	100	-13.0	61	37	58	56.8	176	140	-20.5
APARTMENTS	223	292	214	-26.7	122	99	122	23.2	428	308	-28.0
COQUITLAM											
DETACHED	167	221	139	-37.1	85	67	68	1.5	303	193	-36.3
ATTACHED	64	58	67	15.5	30	23	20	-13.0	93	66	-29.0
APARTMENTS	134	156	127	-18.6	57	53	52	-1.9	163	146	-10.4
DELTA											
DETACHED	37	70	54	-22.9	35	29	34	17.2	115	101	-12.2
ATTACHED	6	20	12	-40.0	6	1	3	200.0	24	9	-62.5
APARTMENTS	22	24	26	8.3	13	11	10	-9.1	41	32	-22.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	202	205	175	-14.6	85	68	89	30.9	270	228	-15.6
ATTACHED	56	48	57	18.8	36	13	29	123.1	97	72	-25.8
APARTMENTS	43	45	45	0.0	18	18	30	66.7	64	75	17.2
NORTH VANCOUVER											
DETACHED	116	222	135	-39.2	92	44	78	77.3	244	173	-29.1
ATTACHED	52	92	51	-44.6	25	13	25	92.3	83	52	-37.3
APARTMENTS	140	191	136	-28.8	86	43	56	30.2	197	147	-25.4
NEW WESTMINSTER											
DETACHED	38	50	42	-16.0	29	12	26	116.7	81	55	-32.1
ATTACHED	13	26	18	-30.8	7	6	9	50.0	22	24	9.1
APARTMENTS	116	140	125	-10.7	67	41	50	22.0	201	149	-25.9
PORT MOODY/BELCARRA											
DETACHED	33	38	37	-2.6	18	10	7	-30.0	52	29	-44.2
ATTACHED	20	38	20	-47.4	26	9	11	22.2	64	37	-42.2
APARTMENTS	43	66	29	-56.1	21	11	14	27.3	59	46	-22.0
PORT COQUITLAM											
DETACHED	52	72	49	-31.9	35	21	32	52.4	96	80	-16.7
ATTACHED	35	52	48	-7.7	19	10	19	90.0	58	46	-20.7
APARTMENTS	75	48	46	-4.2	24	10	15	50.0	72	43	-40.3
RICHMOND											
DETACHED	216	248	210	-15.3	106	54	79	46.3	310	193	-37.7
ATTACHED	140	152	122	-19.7	63	46	61	32.6	195	161	-17.4
APARTMENTS	199	206	211	2.4	94	73	85	16.4	294	223	-24.1
SUNSHINE COAST											
DETACHED	69	86	77	-10.5	32	30	46	53.3	117	123	5.1
ATTACHED	8	10	5	-50.0	0	1	5	400.0	8	9	12.5
APARTMENTS	4	10	7	-30.0	5	7	5	-28.6	13	16	23.1
SQUAMISH											
DETACHED	38	32	34	6.3	16	10	14	40.0	46	35	-23.9
ATTACHED	12	18	22	22.2	6	8	4	-50.0	22	20	-9.1
APARTMENTS	26	12	18	50.0	1	1	3	200.0	6	7	16.7
VANCOUVER EAST											
DETACHED	199	250	215	-14.0	126	74	93	25.7	415	246	-40.7
ATTACHED	47	79	70	-11.4	37	19	21	10.5	92	55	-40.2
APARTMENTS	170	213	154	-27.7	99	71	70	-1.4	250	216	-13.6
VANCOUVER WEST											
DETACHED	296	324	226	-30.2	120	86	104	20.9	354	265	-25.1
ATTACHED	94	134	115	-14.2	45	35	49	40.0	154	124	-19.5
APARTMENTS	631	686	667	-2.8	327	212	264	24.5	981	723	-26.3
WHISTLER											
DETACHED	26	26	21	-19.2	6	7	9	28.6	30	26	-13.3
ATTACHED	38	30	32	6.7	17	23	22	-4.3	55	61	10.9
APARTMENTS	36	43	33	-23.3	11	14	15	7.1	28	43	53.6
WEST VANCOUVER/HOWE SOUND											
DETACHED	149	193	134	-30.6	90	43	51	18.6	241	118	-51.0
ATTACHED	15	24	15	-37.5	4	2	2	0.0	9	8	-11.1
APARTMENTS	20	40	40	0.0	13	12	12	0.0	38	30	-21.1
GRAND TOTALS											
DETACHED	1778	2245	1684	-25.0	968	593	786	32.5	2937	2001	-31.9
ATTACHED	693	896	754	-15.8	382	246	338	37.4	1152	884	-23.3
APARTMENTS	1882	2172	1878	-13.5	958	676	803	18.8	2835	2204	-22.3



Residential Average Sale Prices - January 1977 to October 2012



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