

News Release



FOR IMMEDIATE RELEASE

Greater Vancouver housing market maintains a steady spring pace

VANCOUVER, B.C. – May 2, 2012 – Home sale and listing activity has maintained a consistent pace on the Multiple Listing Service® (MLS®) in Greater Vancouver in recent months, which has helped create balanced conditions for the region's housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,799 on the Multiple Listing Service® (MLS®) in April 2012. This represents a 13.2 per cent decline compared to the 3,225 sales recorded in April 2011 and a decline of 2.6 per cent compared to the 2,874 sales in March 2012.

April sales were the lowest total for the month in the region since 2001 and 16.9 per cent below the 10-year April sales average of 3,369.

"Although April sales were below what's typical for the month, we continue to see, with a sales-to-active listing ratio of nearly 17 per cent, a balanced relationship between buyer demand and seller supply in our marketplace," Eugen Klein, REBGV president said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 6,056 in April 2012. This represents a 3.6 per cent increase compared to both March 2012 when 5,843 homes were listed and April 2011 when 5,847 homes were listed for sale on the region's MLS®.

Last month's new listing total was 6.7 per cent above the 10-year average for listings in Greater Vancouver for April.

At 16,538, the total number of homes listed for sale on the region's MLS® increased 8.5 per cent in April compared to last month and increased 16 per cent from this time last year.

"Recent activity has had a stabilizing effect on home prices at the regional level, although pricing can vary depending on area and property type," Klein said "To best understand conditions within your area of interest, it's important to do your homework and consult a local REALTOR®."

The MLS® HPI benchmark price for all residential properties in Greater Vancouver currently sits at \$683,800, up 3.7 per cent compared to April 2011 and an increase of 2.8 per cent over the last three months. The benchmark price for all residential properties in the Lower Mainland is \$612,000, which is a 3.4 per cent increase compared to April 2011 and a 2.6 per cent increase compared to three months ago.

Sales of detached properties on the MLS® in April 2012 reached 1,126, a decline of 19.7 per cent from the 1,402 detached sales recorded in April 2011, and a 17.8 per cent decrease from the 1,370 units sold in April 2010. The benchmark price for detached properties increased 6.3 per cent from April 2011 to \$1,064,800.

Sales of apartment properties reached 1,190 in April 2012, a decline of 0.9 per cent compared to the 1,201 sales in April 2011, and a decrease of 22 per cent compared to the 1,526 sales in April 2010. The benchmark price of an apartment property increased 1.1 per cent from April 2011 to \$375,900.

Townhome property sales in April 2012 totalled 483, a decline of 22.3 per cent compared to the 622 sales in April 2011, and a 21.6 per cent decrease from the 616 townhome properties sold in April 2010. The benchmark price of a townhome unit increased 1.7 per cent between April 2011 and 2012 to \$487,300.

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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 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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 **realtylink**™
also available at www.realtylink.org

| 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 | \$612,000 | 156.8 | 0.7% | 2.6% | 2.1% | 3.4% | 21.0% | 16.1% |
| | Greater Vancouver | \$683,800 | 163.0 | 0.7% | 2.8% | 2.2% | 3.7% | 25.2% | 21.1% |
| | Bowen Island | \$622,500 | 134.4 | 2.4% | 10.2% | 3.9% | 2.1% | 9.8% | 3.0% |
| | Burnaby East | \$606,500 | 158.6 | 1.0% | 3.3% | 5.1% | 4.0% | 21.9% | 17.7% |
| | Burnaby North | \$552,700 | 157.0 | 1.0% | 1.7% | 1.2% | 3.2% | 21.0% | 17.0% |
| | Burnaby South | \$584,300 | 164.1 | 0.7% | 2.8% | 0.2% | 3.5% | 26.0% | 23.1% |
| | Coquitlam | \$518,200 | 149.5 | 0.9% | 3.5% | 1.4% | 2.3% | 18.7% | 11.8% |
| | Ladner | \$550,800 | 153.7 | 0.7% | 4.7% | 2.0% | 4.3% | 19.0% | 19.5% |
| | Maple Ridge | \$390,800 | 132.3 | -0.2% | 0.3% | -0.7% | -0.9% | 6.4% | 0.8% |
| | New Westminster | \$388,800 | 160.6 | 1.6% | 4.4% | 2.8% | 4.2% | 19.1% | 15.1% |
| | North Vancouver | \$685,300 | 148.8 | 1.0% | 2.9% | 5.1% | 4.1% | 21.7% | 13.8% |
| | Pitt Meadows | \$379,300 | 136.8 | -0.5% | 0.7% | -1.1% | -1.9% | 6.4% | 1.4% |
| | Port Coquitlam | \$409,900 | 144.8 | 0.5% | 2.0% | 2.0% | 0.6% | 11.7% | 6.7% |
| | Port Moody | \$498,700 | 138.7 | 0.9% | 3.4% | 2.8% | 2.1% | 11.3% | 4.1% |
| | Richmond | \$637,200 | 174.1 | 0.5% | 1.7% | 2.0% | 1.3% | 31.0% | 30.7% |
| | Squamish | \$405,700 | 128.5 | 2.3% | 4.0% | 5.1% | 2.8% | 1.5% | 5.1% |
| | Sunshine Coast | \$379,200 | 132.6 | 3.8% | 5.2% | 2.3% | 1.0% | 6.6% | 1.1% |
| | Tsawwassen | \$619,200 | 152.3 | -0.3% | 5.4% | 1.2% | 2.5% | 18.2% | 18.0% |
| | Vancouver East | \$619,000 | 180.1 | 0.9% | 4.2% | 3.0% | 7.1% | 30.6% | 30.1% |
| | Vancouver West | \$964,400 | 174.5 | 0.3% | 1.9% | 1.9% | 4.5% | 31.9% | 27.3% |
| | West Vancouver | \$1,742,300 | 176.1 | 2.1% | 8.0% | 6.9% | 13.5% | 46.5% | 29.7% |
| | Whistler | \$533,800 | 161.7 | 2.2% | 6.3% | 6.2% | 6.8% | 26.5% | 33.0% |
| Single Family Detached | Lower Mainland | \$868,800 | 165.0 | 0.8% | 3.1% | 2.4% | 5.6% | 29.9% | 24.2% |
| | Greater Vancouver | \$1,064,800 | 178.1 | 1.0% | 3.6% | 2.5% | 6.3% | 38.5% | 34.0% |
| | Bowen Island | \$622,500 | 134.4 | 2.4% | 10.1% | 3.9% | 2.1% | 9.8% | 3.0% |
| | Burnaby East | \$755,200 | 171.9 | 1.5% | 5.5% | 7.4% | 8.2% | 34.7% | 31.5% |
| | Burnaby North | \$924,200 | 180.0 | 1.5% | 2.2% | 3.2% | 8.9% | 37.2% | 35.3% |
| | Burnaby South | \$974,200 | 189.9 | 1.9% | 5.0% | 2.6% | 8.6% | 48.4% | 44.0% |
| | Coquitlam | \$712,000 | 156.9 | 1.6% | 4.2% | 2.8% | 5.3% | 25.3% | 18.8% |
| | Ladner | \$651,200 | 156.4 | 1.0% | 6.2% | 2.8% | 8.0% | 22.5% | 22.2% |
| | Maple Ridge | \$469,100 | 131.7 | -0.1% | 0.4% | 0.8% | -0.2% | 8.7% | 2.8% |
| | New Westminster | \$676,200 | 170.7 | 1.2% | 4.1% | 4.8% | 4.5% | 32.8% | 30.5% |
| | North Vancouver | \$977,300 | 154.0 | 0.7% | 2.5% | 4.3% | 7.6% | 27.7% | 19.1% |
| | Pitt Meadows | \$506,300 | 140.5 | -0.4% | -0.5% | -0.5% | 0.8% | 12.6% | 7.2% |
| | Port Coquitlam | \$555,200 | 148.4 | 0.8% | 2.1% | 2.3% | 1.5% | 19.1% | 13.0% |
| | Port Moody | \$805,000 | 153.2 | 1.7% | 4.5% | 3.6% | 2.6% | 21.4% | 15.5% |
| | Richmond | \$1,031,400 | 206.7 | 0.2% | 3.0% | 2.1% | 0.5% | 52.0% | 53.7% |
| | Squamish | \$498,200 | 133.8 | 0.3% | -2.0% | 1.1% | 6.3% | 10.1% | 8.0% |
| | Sunshine Coast | \$377,700 | 132.1 | 3.7% | 5.0% | 1.9% | 0.6% | 6.2% | 0.8% |
| | Tsawwassen | \$726,700 | 156.6 | -0.3% | 6.0% | 2.4% | 5.6% | 23.7% | 21.2% |
| | Vancouver East | \$847,200 | 188.1 | 0.7% | 3.5% | 3.1% | 9.9% | 41.7% | 40.4% |
| | Vancouver West | \$2,268,600 | 231.7 | 1.1% | 4.6% | 1.0% | 9.9% | 67.2% | 64.1% |
| | West Vancouver | \$1,979,000 | 184.8 | 2.0% | 8.5% | 8.5% | 16.1% | 54.6% | 36.2% |
| | Whistler | \$806,100 | 121.6 | -1.1% | -4.1% | -8.4% | 0.3% | -0.2% | -1.0% |

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 | \$415,598 | 145.3 | 0.9% | -0.5% | 0.4% | 3.6% | 10.5% | 13.5% |
| | Greater Vancouver | \$487,300 | 153.0 | 1.2% | 3.0% | 1.0% | 1.7% | 18.1% | 15.9% |
| | Burnaby East | \$434,000 | 151.1 | 0.5% | 2.6% | 4.4% | 0.1% | 16.0% | 13.5% |
| | Burnaby North | \$421,600 | 152.0 | -0.4% | -1.7% | -4.2% | -0.5% | 17.0% | 12.9% |
| | Burnaby South | \$433,300 | 152.5 | 2.2% | 0.9% | -0.3% | 1.1% | 18.2% | 17.3% |
| | Coquitlam | \$388,200 | 140.7 | 0.9% | 2.6% | -0.3% | 1.7% | 11.8% | 6.7% |
| | Ladner | \$454,100 | 149.2 | 0.3% | 0.3% | 3.0% | -1.0% | 15.0% | 14.6% |
| | Maple Ridge | \$274,400 | 133.5 | -0.1% | -0.1% | -4.2% | -2.1% | 3.2% | -1.2% |
| | New Westminster | \$405,700 | 149.9 | 0.5% | 5.2% | 4.1% | 2.3% | 16.5% | 14.2% |
| | North Vancouver | \$606,500 | 144.8 | 0.0% | 2.7% | 2.7% | 5.4% | 18.1% | 11.7% |
| | Pitt Meadows | \$319,000 | 137.8 | 0.3% | 2.2% | 0.5% | -4.6% | 4.7% | 1.8% |
| | Port Coquitlam | \$379,000 | 145.5 | 0.1% | 3.2% | 3.3% | 2.7% | 12.3% | 7.7% |
| | Port Moody | \$417,700 | 137.9 | 1.5% | 2.9% | 0.1% | -2.4% | 9.2% | 3.5% |
| | Richmond | \$509,900 | 164.4 | 1.2% | 1.4% | -1.1% | 1.2% | 25.0% | 25.9% |
| | Squamish | \$354,900 | 129.6 | 6.0% | 18.1% | 11.6% | 2.3% | 1.3% | 8.8% |
| | Tsawwassen | \$475,000 | 145.1 | 0.4% | 1.7% | -1.6% | -7.3% | 11.9% | 11.4% |
| | Vancouver East | \$535,700 | 173.2 | 0.9% | 5.2% | 2.4% | 6.5% | 23.9% | 23.8% |
| | Vancouver West | \$722,700 | 160.3 | 2.4% | 6.0% | 5.0% | 3.4% | 25.2% | 23.2% |
| | Whistler | \$518,300 | 148.0 | 6.1% | 20.4% | 14.5% | 4.9% | 15.7% | 24.3% |
| Apartment | Lower Mainland | \$348,900 | 150.7 | 0.4% | 2.0% | 2.2% | 1.1% | 12.9% | 8.3% |
| | Greater Vancouver | \$375,900 | 151.9 | 0.3% | 1.7% | 2.2% | 1.1% | 15.0% | 10.8% |
| | Burnaby East | \$369,300 | 140.2 | 1.6% | 2.6% | 3.8% | 2.0% | 1.5% | -4.2% |
| | Burnaby North | \$351,100 | 143.1 | 0.9% | 2.5% | 1.3% | -0.3% | 11.2% | 5.9% |
| | Burnaby South | \$382,100 | 153.8 | -0.3% | 2.3% | -1.6% | 0.1% | 16.5% | 13.8% |
| | Coquitlam | \$259,800 | 141.6 | 0.0% | 2.8% | 0.1% | -2.9% | 11.7% | 3.0% |
| | Ladner | \$307,900 | 148.2 | -0.5% | 0.6% | -1.8% | -2.6% | 10.2% | 15.1% |
| | Maple Ridge | \$183,400 | 133.8 | -1.2% | 0.9% | -1.3% | -0.9% | 1.5% | -5.6% |
| | New Westminster | \$281,700 | 158.3 | 1.9% | 4.4% | 1.8% | 4.2% | 15.0% | 10.6% |
| | North Vancouver | \$353,100 | 143.0 | 1.9% | 3.5% | 6.5% | -1.1% | 15.2% | 8.1% |
| | Pitt Meadows | \$221,800 | 129.2 | -1.4% | 0.8% | -3.6% | -2.6% | -2.0% | -8.9% |
| | Port Coquitlam | \$236,100 | 139.3 | 0.4% | 1.0% | 0.4% | -2.5% | 2.5% | -2.0% |
| | Port Moody | \$312,400 | 129.0 | 0.0% | 2.5% | 4.4% | 5.1% | 5.7% | -3.7% |
| | Richmond | \$354,700 | 149.9 | 0.1% | 0.1% | 3.5% | 1.0% | 14.2% | 12.0% |
| | Squamish | \$240,600 | 115.1 | 4.1% | 6.6% | 13.1% | -5.3% | -14.6% | -6.3% |
| | Tsawwassen | \$338,200 | 140.7 | -0.5% | 1.7% | -2.2% | -4.3% | 4.6% | 9.2% |
| | Vancouver East | \$314,800 | 171.9 | 1.2% | 5.3% | 3.6% | 4.0% | 18.7% | 19.0% |
| | Vancouver West | \$470,800 | 153.8 | -0.5% | -0.1% | 1.9% | 1.1% | 17.5% | 12.7% |
| | West Vancouver | \$636,100 | 137.9 | 3.0% | 4.6% | -1.2% | -1.6% | 12.3% | 1.6% |
| | Whistler | \$237,700 | 222.4 | -1.1% | 0.4% | 3.2% | 4.0% | 65.1% | 81.0% |

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In January 2005, the indexes are set to 100.

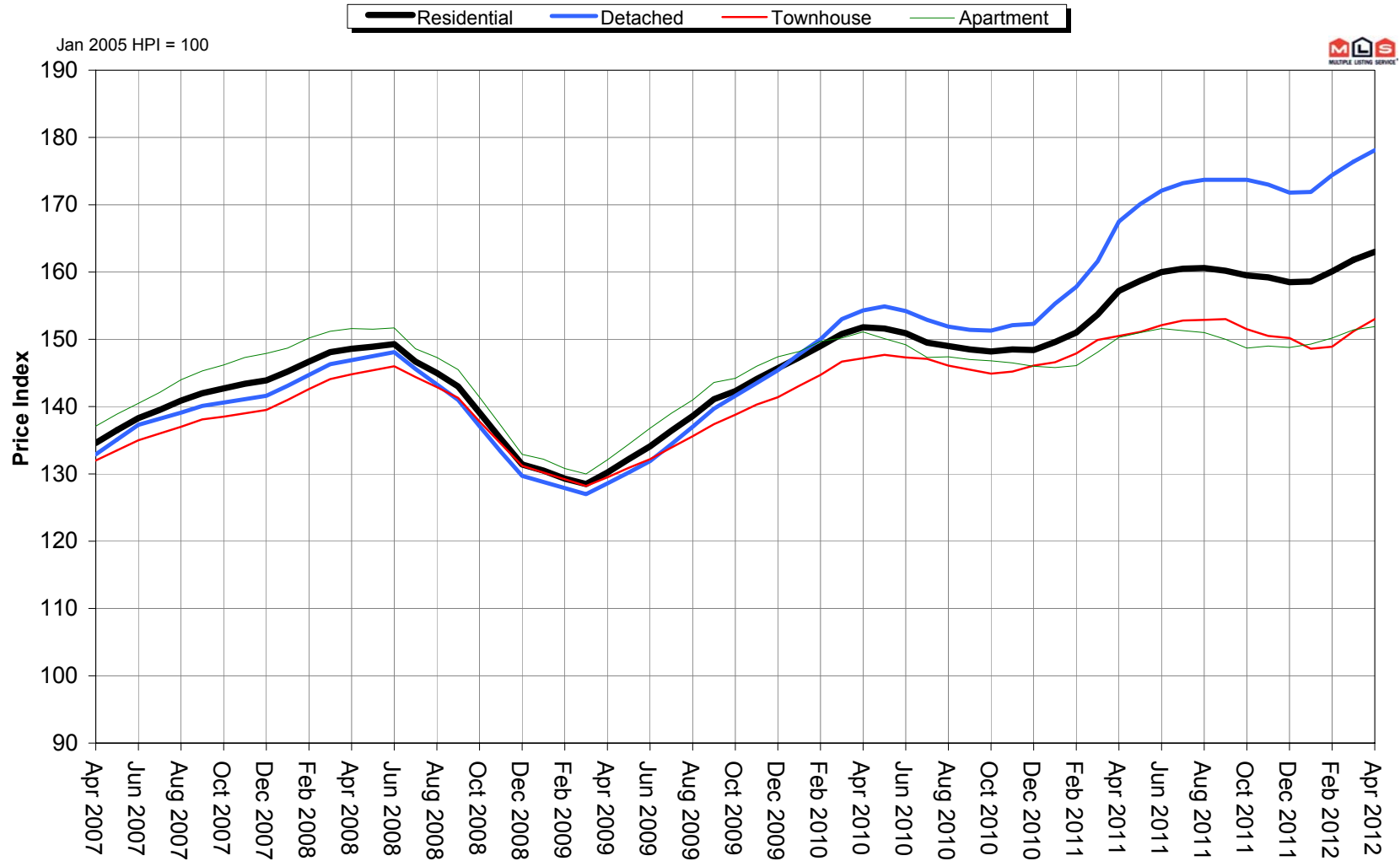
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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



Greater Vancouver 5 Year Trend



MLS® SALES Facts



**April
2012**

| | | | <i>Burnaby</i> | <i>Coquitlam</i> | <i>Delta - South</i> | <i>Islands - Gulf</i> | <i>Maple Ridge/Pitt Meadows</i> | <i>New Westminster</i> | <i>North Vancouver</i> | <i>Port Coquitlam</i> | <i>Port Moody/Belcarra</i> | <i>Richmond</i> | <i>Squamish</i> | <i>Sunshine Coast</i> | <i>Vancouver East</i> | <i>Vancouver West</i> | <i>West Vancouver/Howe Sound</i> | <i>Whistler/Pemberton</i> | <i>TOTALS</i> |
|--|-------------------------------------|-----------|----------------|------------------|----------------------|-----------------------|---------------------------------|------------------------|------------------------|-----------------------|----------------------------|-----------------|-----------------|-----------------------|-----------------------|-----------------------|----------------------------------|---------------------------|---------------|
| April 2012 | Number of Sales | Detached | 94 | 119 | 42 | 5 | 102 | 29 | 118 | 56 | 20 | 114 | 16 | 57 | 135 | 130 | 83 | 6 | 1,126 |
| | | Attached | 74 | 53 | 10 | 0 | 31 | 17 | 30 | 20 | 24 | 71 | 11 | 4 | 52 | 60 | 10 | 16 | 483 |
| | | Apartment | 159 | 84 | 11 | 0 | 29 | 73 | 83 | 38 | 31 | 121 | 5 | 4 | 152 | 360 | 20 | 20 | 1,190 |
| | Median Selling Price | Detached | \$923,500 | \$775,000 | \$727,500 | n/a | \$467,645 | \$649,000 | \$1,078,500 | \$563,700 | \$761,000 | \$974,000 | n/a | \$390,000 | \$896,000 | \$2,050,000 | \$1,833,500 | n/a | |
| | | Attached | \$468,000 | \$455,000 | n/a | n/a | \$307,861 | n/a | \$599,500 | \$417,495 | \$476,500 | \$519,000 | n/a | n/a | \$657,250 | \$886,889 | n/a | n/a | n/a |
| | | Apartment | \$381,000 | \$288,000 | n/a | n/a | \$216,000 | \$310,000 | \$374,000 | \$228,500 | \$352,500 | \$341,000 | n/a | n/a | \$365,000 | \$485,000 | \$915,000 | \$229,500 | |
| March 2012 | Number of Sales | Detached | 95 | 154 | 66 | 0 | 112 | 28 | 121 | 36 | 16 | 104 | 15 | 40 | 155 | 152 | 78 | 11 | 1,183 |
| | | Attached | 73 | 46 | 4 | 0 | 42 | 11 | 40 | 28 | 24 | 87 | 8 | 3 | 41 | 68 | 9 | 16 | 500 |
| | | Apartment | 164 | 84 | 15 | 0 | 21 | 74 | 91 | 37 | 20 | 118 | 2 | 5 | 138 | 394 | 17 | 11 | 1,191 |
| | Median Selling Price | Detached | \$883,800 | \$750,000 | \$724,500 | n/a | \$494,750 | \$691,500 | \$1,017,500 | \$528,500 | n/a | \$943,000 | n/a | \$415,000 | \$916,500 | \$2,050,000 | \$1,855,000 | n/a | |
| | | Attached | \$508,000 | \$441,950 | n/a | n/a | \$309,750 | n/a | \$672,500 | \$425,000 | \$485,950 | \$550,000 | n/a | n/a | \$659,000 | \$909,000 | n/a | n/a | n/a |
| | | Apartment | \$356,500 | \$285,000 | n/a | n/a | \$219,900 | \$302,500 | \$410,000 | \$224,900 | \$350,500 | \$346,000 | n/a | n/a | \$369,900 | \$482,000 | n/a | n/a | |
| April 2011 | Number of Sales | Detached | 150 | 143 | 48 | 2 | 89 | 39 | 133 | 43 | 23 | 143 | 18 | 33 | 171 | 214 | 141 | 12 | 1,402 |
| | | Attached | 98 | 63 | 9 | 1 | 56 | 11 | 48 | 24 | 24 | 108 | 17 | 7 | 47 | 95 | 4 | 10 | 622 |
| | | Apartment | 155 | 72 | 12 | 0 | 26 | 80 | 68 | 27 | 26 | 134 | 6 | 5 | 102 | 451 | 31 | 6 | 1,201 |
| | Median Selling Price | Detached | \$910,000 | \$725,500 | \$688,500 | n/a | \$474,500 | \$615,000 | \$950,000 | \$544,100 | \$827,200 | \$940,500 | n/a | \$388,000 | \$820,000 | \$2,060,000 | \$1,910,000 | n/a | |
| | | Attached | \$493,888 | \$469,900 | n/a | n/a | \$311,368 | n/a | \$640,000 | \$385,000 | \$412,000 | \$545,000 | n/a | n/a | \$590,000 | \$890,000 | n/a | n/a | n/a |
| | | Apartment | \$358,800 | \$300,000 | n/a | n/a | \$210,000 | \$323,000 | \$371,500 | \$247,000 | \$335,500 | \$349,900 | n/a | n/a | \$346,000 | \$485,000 | \$785,000 | n/a | |
| Jan. - Apr. 2012 <i>Year-to-date</i> | Number of Sales | Detached | 353 | 474 | 163 | 7 | 369 | 101 | 399 | 141 | 73 | 426 | 57 | 152 | 508 | 545 | 268 | 33 | 4,069 |
| | | Attached | 249 | 156 | 26 | 1 | 136 | 42 | 120 | 83 | 79 | 290 | 28 | 16 | 146 | 201 | 32 | 63 | 1,668 |
| | | Apartment | 524 | 286 | 40 | 0 | 94 | 268 | 304 | 120 | 90 | 436 | 17 | 15 | 460 | 1,288 | 64 | 52 | 4,058 |
| | Median Selling Price | Detached | \$908,000 | \$750,500 | \$720,000 | n/a | \$479,000 | \$678,000 | \$1,030,000 | \$543,000 | \$756,000 | \$988,000 | \$490,000 | \$392,975 | \$888,500 | \$2,100,000 | \$1,875,000 | 1,005,000 | |
| | | Attached | \$486,900 | \$452,500 | \$432,250 | n/a | \$296,750 | \$423,500 | \$667,250 | \$408,959 | \$471,500 | \$529,500 | \$341,250 | n/a | \$635,000 | \$880,000 | \$976,000 | \$562,000 | n/a |
| | | Apartment | \$373,700 | \$289,450 | \$333,500 | n/a | \$221,950 | \$301,000 | \$385,000 | \$233,000 | \$332,500 | \$343,000 | n/a | n/a | \$360,000 | \$482,000 | \$710,000 | \$225,000 | |
| Jan. - Apr. 2011 <i>Year-to-date</i> | Number of Sales | Detached | 491 | 463 | 260 | 7 | 385 | 117 | 424 | 165 | 78 | 818 | 59 | 132 | 662 | 869 | 431 | 31 | 5,392 |
| | | Attached | 315 | 206 | 31 | 1 | 172 | 46 | 149 | 88 | 79 | 424 | 33 | 18 | 162 | 298 | 23 | 42 | 2,087 |
| | | Apartment | 617 | 246 | 50 | 0 | 95 | 304 | 300 | 102 | 106 | 669 | 14 | 14 | 454 | 1,662 | 83 | 26 | 4,742 |
| | Median Selling Price | Detached | \$868,000 | \$700,000 | \$639,000 | n/a | \$474,450 | \$600,000 | \$920,000 | \$531,500 | \$832,000 | \$998,400 | \$450,000 | \$388,000 | \$791,800 | \$2,029,000 | \$1,642,500 | \$930,000 | |
| | | Attached | \$488,000 | \$459,900 | \$452,000 | n/a | \$314,301 | \$414,450 | \$627,000 | \$384,450 | \$417,000 | \$538,444 | \$368,147 | n/a | \$603,500 | \$883,100 | \$1,125,000 | \$588,750 | n/a |
| | | Apartment | \$350,450 | \$283,500 | \$331,000 | n/a | \$217,000 | \$310,000 | \$360,000 | \$236,500 | \$345,000 | \$352,500 | n/a | n/a | \$341,000 | \$485,000 | \$730,000 | \$233,750 | |


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



MLS® LISTINGS Facts



**April
2012**

| <div><div>REAL ESTATE BOARD OF GREATER VANCOUVER</div></div> <div>April 2012</div> | | | 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 |
|--|---------------------|-----------|---------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| April 2012 | Number of Listings | Detached | 246 | 210 | 78 | 26 | 193 | 52 | 205 | 74 | 49 | 350 | 48 | 135 | 270 | 395 | 184 | 33 | 2,548 |
| | | Attached | 159 | 72 | 10 | 0 | 61 | 33 | 81 | 32 | 28 | 182 | 18 | 6 | 101 | 132 | 19 | 37 | 971 |
| | | Apartment | 374 | 147 | 26 | 0 | 63 | 166 | 197 | 72 | 55 | 287 | 20 | 9 | 219 | 839 | 38 | 25 | 2,537 |
| | % Sales to Listings | Detached | 38% | 57% | 54% | 19% | 53% | 56% | 58% | 76% | 41% | 33% | 33% | 42% | 50% | 33% | 45% | 18% | |
| | | Attached | 47% | 74% | 100% | n/a | 51% | 52% | 37% | 63% | 86% | 39% | 61% | 67% | 51% | 45% | 53% | 43% | n/a |
| | | Apartment | 43% | 57% | 42% | n/a | 46% | 44% | 42% | 53% | 56% | 42% | 25% | 44% | 69% | 43% | 53% | 80% | |
| March 2012 | Number of Listings | Detached | 210 | 214 | 98 | 11 | 198 | 52 | 198 | 71 | 42 | 326 | 36 | 143 | 271 | 336 | 158 | 25 | 2,389 |
| | | Attached | 166 | 85 | 8 | 0 | 92 | 25 | 54 | 40 | 37 | 163 | 18 | 10 | 88 | 128 | 20 | 36 | 970 |
| | | Apartment | 336 | 170 | 23 | 0 | 65 | 167 | 177 | 72 | 57 | 292 | 15 | 6 | 279 | 750 | 39 | 36 | 2,484 |
| | % Sales to Listings | Detached | 45% | 72% | 67% | 0% | 57% | 54% | 61% | 51% | 38% | 32% | 42% | 28% | 57% | 45% | 49% | 44% | |
| | | Attached | 44% | 54% | 50% | n/a | 46% | 44% | 74% | 70% | 65% | 53% | 44% | 30% | 47% | 53% | 45% | 44% | n/a |
| | | Apartment | 49% | 49% | 65% | n/a | 32% | 44% | 51% | 51% | 35% | 40% | 13% | 83% | 49% | 53% | 44% | 31% | |
| April 2011 | Number of Listings | Detached | 193 | 225 | 81 | 16 | 210 | 45 | 193 | 71 | 39 | 408 | 48 | 130 | 291 | 358 | 200 | 38 | 2,546 |
| | | Attached | 136 | 77 | 9 | 0 | 84 | 20 | 57 | 39 | 41 | 239 | 23 | 18 | 55 | 121 | 9 | 52 | 980 |
| | | Apartment | 283 | 120 | 23 | 0 | 65 | 145 | 188 | 52 | 50 | 322 | 11 | 60 | 186 | 756 | 36 | 24 | 2,321 |
| | % Sales to Listings | Detached | 78% | 64% | 59% | 13% | 42% | 87% | 69% | 61% | 59% | 35% | 38% | 25% | 59% | 60% | 71% | 32% | |
| | | Attached | 72% | 82% | 100% | n/a | 67% | 55% | 84% | 62% | 59% | 45% | 74% | 39% | 85% | 79% | 44% | 19% | n/a |
| | | Apartment | 55% | 60% | 52% | n/a | 40% | 55% | 36% | 52% | 52% | 42% | 55% | 8% | 55% | 60% | 86% | 25% | |
| Jan. - Apr. 2012 Year-to-date* | Number of Listings | Detached | 835 | 811 | 321 | 45 | 862 | 184 | 731 | 248 | 181 | 1,441 | 167 | 502 | 1,024 | 1,526 | 652 | 109 | 9,639 |
| | | Attached | 586 | 303 | 39 | 1 | 285 | 97 | 243 | 138 | 144 | 684 | 77 | 37 | 297 | 514 | 64 | 133 | 3,642 |
| | | Apartment | 1,322 | 647 | 107 | 0 | 240 | 671 | 728 | 277 | 212 | 1,226 | 85 | 39 | 909 | 3,170 | 159 | 134 | 9,926 |
| | % Sales to Listings | Detached | 42% | 58% | 51% | 16% | 43% | 55% | 55% | 57% | 40% | 30% | 34% | 30% | 50% | 36% | 41% | 30% | |
| | | Attached | 42% | 51% | 67% | 100% | 48% | 43% | 49% | 60% | 55% | 42% | 36% | 43% | 49% | 39% | 50% | 47% | n/a |
| | | Apartment | 40% | 44% | 37% | n/a | 39% | 40% | 42% | 43% | 42% | 36% | 20% | 38% | 51% | 41% | 40% | 39% | |
| Jan. - Apr. 2011 Year-to-date* | Number of Listings | Detached | 726 | 807 | 393 | 59 | 816 | 188 | 730 | 273 | 175 | 1,680 | 186 | 497 | 1,107 | 1,439 | 703 | 88 | 9,867 |
| | | Attached | 526 | 327 | 51 | 0 | 338 | 83 | 244 | 154 | 143 | 743 | 92 | 50 | 247 | 530 | 44 | 162 | 3,734 |
| | | Apartment | 1,163 | 563 | 83 | 2 | 267 | 603 | 666 | 264 | 244 | 1,235 | 91 | 80 | 779 | 3,216 | 151 | 130 | 9,537 |
| | % Sales to Listings | Detached | 68% | 57% | 66% | 12% | 47% | 62% | 58% | 60% | 45% | 49% | 32% | 27% | 60% | 60% | 61% | 35% | |
| | | Attached | 60% | 63% | 61% | n/a | 51% | 55% | 61% | 57% | 55% | 57% | 36% | 36% | 66% | 56% | 52% | 26% | n/a |
| | | Apartment | 53% | 44% | 60% | 0% | 36% | 50% | 45% | 39% | 43% | 54% | 15% | 18% | 58% | 52% | 55% | 20% | |

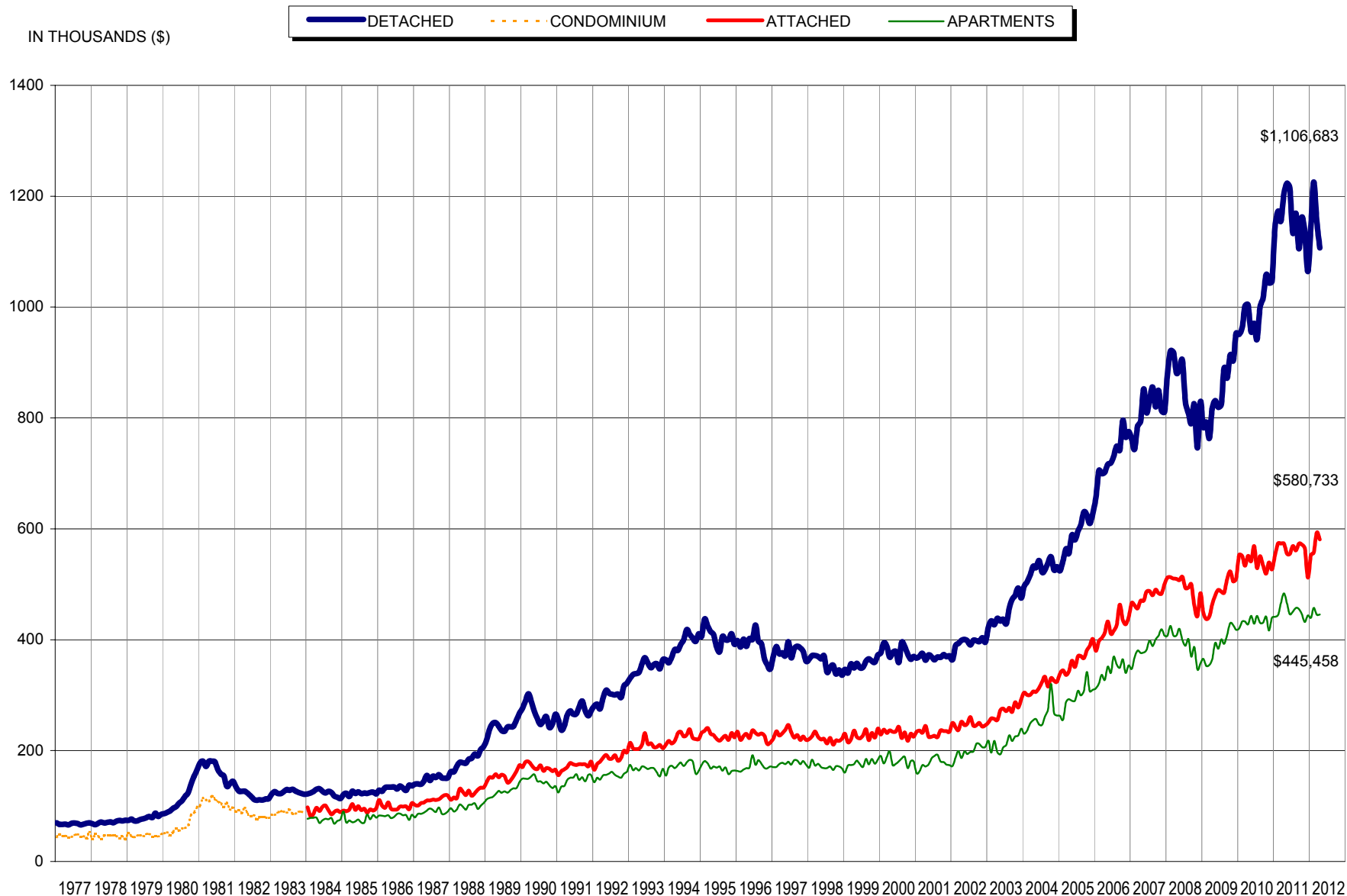
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Listing & Sales Activity Summary

| | <u>Listings</u> | | | | <u>Sales</u> | | | | | | |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| | 1 Apr 2011 | 2 Mar 2012 | 3 Apr 2012 | Col. 2 & 3 Percentage Variance | 5 Apr 2011 | 6 Mar 2012 | 7 Apr 2012 | Col. 6 & 7 Percentage Variance | 9 Feb 2011 - Apr 2011 | 10 Feb 2012 - Apr 2012 | Col. 9 & 10 Percentage Variance |
| BURNABY | | | | % | | | | % | | | % |
| DETACHED | 193 | 210 | 246 | 17.1 | 150 | 95 | 94 | -1.1 | 415 | 294 | -29.2 |
| ATTACHED | 136 | 166 | 159 | -4.2 | 98 | 73 | 74 | 1.4 | 275 | 209 | -24.0 |
| APARTMENTS | 283 | 336 | 374 | 11.3 | 155 | 164 | 159 | -3.0 | 506 | 457 | -9.7 |
| COQUITLAM | | | | | | | | | | | |
| DETACHED | 225 | 214 | 210 | -1.9 | 143 | 154 | 119 | -22.7 | 398 | 400 | 0.5 |
| ATTACHED | 77 | 85 | 72 | -15.3 | 63 | 46 | 53 | 15.2 | 168 | 134 | -20.2 |
| APARTMENTS | 120 | 170 | 147 | -13.5 | 72 | 84 | 84 | 0.0 | 207 | 237 | 14.5 |
| DELTA | | | | | | | | | | | |
| DETACHED | 81 | 98 | 78 | -20.4 | 48 | 66 | 42 | -36.4 | 230 | 146 | -36.5 |
| ATTACHED | 9 | 8 | 10 | 25.0 | 9 | 4 | 10 | 150.0 | 28 | 23 | -17.9 |
| APARTMENTS | 23 | 23 | 26 | 13.0 | 12 | 15 | 11 | -26.7 | 46 | 35 | -23.9 |
| MAPLE RIDGE/PITT MEADOWS | | | | | | | | | | | |
| DETACHED | 210 | 198 | 193 | -2.5 | 89 | 112 | 102 | -8.9 | 319 | 316 | -0.9 |
| ATTACHED | 84 | 92 | 61 | -33.7 | 56 | 42 | 31 | -26.2 | 146 | 110 | -24.7 |
| APARTMENTS | 65 | 65 | 63 | -3.1 | 26 | 21 | 20 | -38.1 | 85 | 60 | -30.6 |
| NORTH VANCOUVER | | | | | | | | | | | |
| DETACHED | 193 | 198 | 205 | 3.5 | 133 | 121 | 118 | -2.5 | 378 | 342 | -9.5 |
| ATTACHED | 57 | 54 | 81 | 50.0 | 48 | 40 | 30 | -25.0 | 127 | 94 | -26.0 |
| APARTMENTS | 188 | 177 | 197 | 11.3 | 68 | 91 | 83 | -8.8 | 266 | 256 | -3.8 |
| NEW WESTMINSTER | | | | | | | | | | | |
| DETACHED | 45 | 52 | 52 | 0.0 | 39 | 28 | 29 | 3.6 | 105 | 88 | -16.2 |
| ATTACHED | 20 | 25 | 33 | 32.0 | 11 | 11 | 17 | 54.5 | 39 | 35 | -10.3 |
| APARTMENTS | 145 | 167 | 166 | -0.6 | 80 | 74 | 73 | -1.4 | 259 | 216 | -16.6 |
| PORT MOODY/BELCARRA | | | | | | | | | | | |
| DETACHED | 39 | 42 | 49 | 16.7 | 23 | 16 | 20 | 25.0 | 71 | 59 | -16.9 |
| ATTACHED | 41 | 37 | 28 | -24.3 | 24 | 24 | 24 | 0.0 | 64 | 70 | 9.4 |
| APARTMENTS | 50 | 57 | 55 | -3.5 | 26 | 20 | 31 | 55.0 | 93 | 75 | -19.4 |
| PORT COQUITLAM | | | | | | | | | | | |
| DETACHED | 71 | 71 | 74 | 4.2 | 43 | 36 | 56 | 55.6 | 143 | 118 | -17.5 |
| ATTACHED | 39 | 40 | 32 | -20.0 | 24 | 28 | 20 | -28.6 | 71 | 69 | -2.8 |
| APARTMENTS | 52 | 72 | 72 | 0.0 | 27 | 37 | 38 | 2.7 | 89 | 102 | 14.6 |
| RICHMOND | | | | | | | | | | | |
| DETACHED | 408 | 326 | 350 | 7.4 | 143 | 104 | 114 | 9.6 | 656 | 337 | -48.6 |
| ATTACHED | 239 | 163 | 182 | 11.7 | 108 | 87 | 71 | -18.4 | 350 | 238 | -32.0 |
| APARTMENTS | 322 | 292 | 287 | -1.7 | 134 | 118 | 121 | 2.5 | 545 | 364 | -33.2 |
| SUNSHINE COAST | | | | | | | | | | | |
| DETACHED | 130 | 143 | 135 | -5.6 | 33 | 40 | 57 | 42.5 | 116 | 130 | 12.1 |
| ATTACHED | 18 | 10 | 6 | -40.0 | 7 | 3 | 4 | 33.3 | 16 | 14 | -12.5 |
| APARTMENTS | 60 | 6 | 9 | 50.0 | 5 | 5 | 4 | -20.0 | 11 | 13 | 18.2 |
| SQUAMISH | | | | | | | | | | | |
| DETACHED | 48 | 36 | 48 | 33.3 | 18 | 15 | 16 | 6.7 | 54 | 44 | -18.5 |
| ATTACHED | 23 | 18 | 18 | 0.0 | 17 | 8 | 11 | 37.5 | 31 | 26 | -16.1 |
| APARTMENTS | 11 | 15 | 20 | 33.3 | 6 | 2 | 5 | 150.0 | 12 | 16 | 33.3 |
| VANCOUVER EAST | | | | | | | | | | | |
| DETACHED | 291 | 271 | 270 | -0.4 | 171 | 155 | 135 | -12.9 | 563 | 415 | -26.3 |
| ATTACHED | 55 | 88 | 101 | 14.8 | 47 | 41 | 52 | 26.8 | 143 | 132 | -7.7 |
| APARTMENTS | 186 | 279 | 219 | -21.5 | 102 | 138 | 152 | 10.1 | 380 | 392 | 3.2 |
| VANCOUVER WEST | | | | | | | | | | | |
| DETACHED | 358 | 336 | 395 | 17.6 | 214 | 152 | 130 | -14.5 | 735 | 459 | -37.6 |
| ATTACHED | 121 | 128 | 132 | 3.1 | 95 | 68 | 60 | -11.8 | 262 | 175 | -33.2 |
| APARTMENTS | 756 | 750 | 839 | 11.9 | 451 | 394 | 360 | -8.6 | 1436 | 1077 | -25.0 |
| WHISTLER | | | | | | | | | | | |
| DETACHED | 38 | 25 | 33 | 32.0 | 12 | 11 | 6 | -45.5 | 26 | 27 | 3.8 |
| ATTACHED | 52 | 36 | 37 | 2.8 | 10 | 16 | 16 | 0.0 | 35 | 49 | 40.0 |
| APARTMENTS | 24 | 36 | 25 | -30.6 | 6 | 11 | 20 | 81.8 | 19 | 38 | 100.0 |
| WEST VANCOUVER/HOWE SOUND | | | | | | | | | | | |
| DETACHED | 200 | 158 | 184 | 16.5 | 141 | 78 | 83 | 6.4 | 385 | 229 | -40.5 |
| ATTACHED | 9 | 20 | 19 | -5.0 | 4 | 9 | 10 | 11.1 | 18 | 29 | 61.1 |
| APARTMENTS | 36 | 39 | 38 | -2.6 | 31 | 17 | 20 | 17.6 | 75 | 54 | -28.0 |
| GRAND TOTALS | | | | | | | | | | | |
| DETACHED | 2530 | 2378 | 2522 | 6.1 | 1400 | 1183 | 1121 | -5.2 | 4594 | 3404 | -25.9 |
| ATTACHED | 980 | 970 | 971 | 0.1 | 621 | 500 | 483 | -3.4 | 1773 | 1407 | -20.6 |
| APARTMENTS | 2321 | 2484 | 2537 | 2.1 | 1201 | 1191 | 1190 | -0.1 | 4029 | 3401 | -15.6 |



Residential Average Sale Prices - January 1977 to April 2012



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