

News Release



July home sale activity increases in Greater Vancouver

VANCOUVER, B.C. – August 2, 2013 – Sunny weather did not slow the pace of home sale activity in July. Last month was the highest selling month of the year in Greater Vancouver and the highest selling July since 2009.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,946 on the Multiple Listing Service® (MLS®) in July 2013. This represents a 40.4 per cent increase compared to the 2,098 sales recorded in July 2012, and an 11.5 per cent increase compared to the 2,642 sales in June 2013.

Last month's sales were 0.1 per cent above the 10-year sales average for the month.

"Demand has strengthened in our market in the last few months, which can, in part, be attributed to pent-up demand from the slowdown in sales activity we saw at the end of last year," Sandra Wyant, REBGV president said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 4,854 in July. This represents a 1.1 per cent increase compared to the 4,802 new listings reported in July 2012 and a 0.4 per cent decline from the 4,874 new listings in June of this year.

The total number of properties currently listed for sale on the MLS® in Greater Vancouver is 16,618, which is an 8.1 per cent decrease compared to July 2012 and a 3.9 per cent decline from June 2013.

The sales-to-active-listings ratio rose two and-a-half percentage points between June and July to 17.7 per cent in Greater Vancouver. This is the highest this ratio has been in Greater Vancouver since April 2012.

The MLS® Home Price Index composite benchmark price for all residential properties in Greater Vancouver is currently \$601,900. This represents a decline of 2.3 per cent compared to this time last year and an increase of 2.3 per cent over the last six months.

"Home prices continue to experience considerable stability with minimal fluctuation throughout much of this year," Wyant said. "This stability in price brings greater certainty to the home buying and selling process."

Sales of detached properties reached 1,249 in July 2013, an increase of 59 per cent from the 787 detached sales recorded in July 2012, and a 13.7 per cent increase from the 1,099 units sold in

July 2011. The benchmark price for detached properties decreased 3.1 per cent from July 2012 to \$920,500.

Sales of apartment properties reached 1,210 in July 2013, an increase of 31 per cent compared to the 927 sales in July 2012, and an increase of 16.3 per cent compared to the 1,040 sales in July 2011. The benchmark price of an apartment property decreased 1.6 per cent from July 2012 to \$368,300.

Attached property sales in July 2013 totalled 487, an increase of 27 per cent compared to the 384 sales in July 2012, and a 12.7 per cent increase from the 432 attached properties sold in July 2011. The benchmark price of an attached unit decreased 2.6 per cent between July 2012 and 2013 to \$456,700.

-30-

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.

For more information please contact:

Craig Munn

Assistant Manager, Communication
Real Estate Board of Greater Vancouver
604.730.3146
cmunn@rebgv.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	\$542,300	153.1	-0.1%	0.6%	2.1%	-2.0%	4.9%	5.3%
	Greater Vancouver	\$601,900	157.8	0.0%	0.8%	2.3%	-2.3%	5.6%	7.6%
	Bowen Island	\$568,700	123.3	-2.6%	-0.5%	-0.7%	-5.4%	-8.0%	-10.5%
	Burnaby East	\$565,900	156.2	0.3%	0.9%	4.3%	-0.7%	5.2%	7.4%
	Burnaby North	\$511,600	152.8	-0.2%	0.5%	1.5%	-1.9%	4.1%	4.7%
	Burnaby South	\$571,400	161.1	0.4%	2.5%	3.7%	-1.4%	7.8%	10.5%
	Coquitlam	\$501,100	148.2	0.3%	1.0%	1.5%	-1.3%	4.7%	2.8%
	Ladner	\$528,100	146.9	0.5%	-2.4%	1.2%	-4.0%	1.1%	4.5%
	Maple Ridge	\$385,800	130.4	0.5%	-0.7%	0.0%	-1.2%	-2.8%	-7.3%
	New Westminster	\$366,300	157.2	0.5%	-0.3%	3.6%	-1.1%	4.9%	3.7%
	North Vancouver	\$647,900	146.6	-0.4%	0.8%	3.2%	-1.0%	4.2%	3.3%
	Pitt Meadows	\$383,000	138.7	0.0%	0.5%	0.6%	1.9%	-0.8%	-3.8%
	Port Coquitlam	\$391,700	139.1	-0.2%	-0.2%	-0.3%	-2.2%	-0.5%	-5.4%
	Port Moody	\$508,700	140.5	-0.1%	0.9%	2.0%	-0.6%	1.1%	-0.8%
	Richmond	\$572,000	166.1	0.2%	0.7%	2.3%	-2.2%	5.0%	11.9%
	Squamish	\$398,600	128.7	-0.3%	2.2%	2.3%	-1.8%	-2.4%	-7.5%
	Sunshine Coast	\$340,500	119.3	-2.5%	-0.8%	-4.1%	-6.7%	-10.2%	-13.6%
	Tsawwassen	\$591,200	149.0	1.6%	-0.3%	1.8%	-4.1%	2.0%	4.1%
	Vancouver East	\$609,100	178.2	0.1%	1.1%	2.7%	-1.7%	11.2%	15.9%
	Vancouver West	\$806,600	170.0	-0.5%	0.7%	3.8%	-1.3%	9.7%	14.9%
	West Vancouver	\$1,565,800	168.1	1.3%	1.1%	1.7%	-2.8%	18.2%	11.8%
	Whistler	\$456,200	108.7	1.2%	5.1%	2.3%	-6.4%	-6.0%	-20.0%
Single Family Detached	Lower Mainland	\$756,200	160.7	0.0%	0.8%	2.1%	-2.1%	9.5%	12.8%
	Greater Vancouver	\$920,500	170.1	0.1%	0.7%	2.2%	-3.1%	11.2%	16.8%
	Bowen Island	\$568,700	123.3	-2.6%	-0.5%	-0.7%	-5.4%	-8.0%	-10.5%
	Burnaby East	\$753,500	168.5	0.4%	0.7%	6.8%	-0.4%	13.8%	18.5%
	Burnaby North	\$915,500	176.7	0.2%	2.2%	2.4%	-1.4%	14.1%	21.9%
	Burnaby South	\$968,800	185.7	-0.5%	2.7%	5.1%	-3.0%	18.8%	29.1%
	Coquitlam	\$709,600	157.2	0.6%	0.6%	1.9%	-1.4%	9.9%	10.7%
	Ladner	\$614,600	148.3	0.8%	-3.5%	1.4%	-3.7%	2.3%	6.8%
	Maple Ridge	\$460,600	130.9	-0.2%	-1.1%	0.2%	-0.6%	-0.8%	-4.2%
	New Westminster	\$667,500	165.6	0.7%	0.5%	5.1%	-1.3%	10.6%	16.6%
	North Vancouver	\$943,000	150.5	-0.6%	0.3%	2.7%	-2.1%	6.7%	7.0%
	Pitt Meadows	\$505,600	141.1	0.4%	1.2%	1.8%	1.0%	0.5%	2.3%
	Port Coquitlam	\$550,400	147.0	0.7%	1.1%	0.8%	-2.0%	4.5%	3.2%
	Port Moody	\$832,800	154.3	0.9%	1.2%	2.9%	-2.3%	8.6%	7.2%
	Richmond	\$944,600	190.2	0.1%	1.3%	1.2%	-3.6%	11.0%	25.3%
	Squamish	\$492,000	132.9	0.7%	0.6%	1.5%	-2.1%	2.4%	-3.3%
	Sunshine Coast	\$338,800	118.7	-2.4%	-1.0%	-4.3%	-6.8%	-10.7%	-14.0%
	Tsawwassen	\$715,700	154.1	1.9%	-0.6%	2.8%	-3.1%	6.0%	8.2%
	Vancouver East	\$844,600	186.5	-0.2%	2.0%	3.1%	-2.2%	18.0%	27.4%
	Vancouver West	\$2,069,200	212.6	0.0%	0.2%	3.7%	-4.7%	18.0%	32.5%
	West Vancouver	\$1,862,100	177.3	2.0%	1.4%	2.6%	-2.5%	23.7%	17.0%
	Whistler	\$887,900	122.9	1.4%	0.8%	0.9%	5.9%	2.7%	-10.6%

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	-0.1%	0.0%	1.4%	-2.3%	-0.6%	-0.9%
	Greater Vancouver	\$456,700	148.2	-0.1%	0.3%	1.5%	-2.6%	0.7%	2.6%
	Burnaby East	\$416,500	149.4	0.3%	1.8%	4.2%	-1.3%	2.9%	3.6%
	Burnaby North	\$386,700	144.2	-1.5%	-2.6%	-0.1%	-3.3%	-4.1%	-0.8%
	Burnaby South	\$405,200	145.4	0.3%	-0.1%	-0.1%	-2.9%	-1.1%	2.8%
	Coquitlam	\$380,900	139.9	-1.1%	-0.2%	0.3%	-0.5%	0.2%	-1.0%
	Ladner	\$439,400	145.6	-1.4%	-0.8%	3.3%	-0.7%	2.3%	2.2%
	Maple Ridge	\$272,400	132.3	1.5%	0.2%	1.3%	-2.0%	-5.2%	-8.8%
	New Westminster	\$392,100	147.3	-0.9%	1.0%	4.5%	-1.3%	3.6%	3.8%
	North Vancouver	\$581,200	139.1	0.3%	-0.6%	3.3%	-2.7%	-0.9%	-0.1%
	Pitt Meadows	\$312,700	135.3	-2.9%	-2.1%	-0.6%	-2.7%	-4.0%	-6.9%
	Port Coquitlam	\$367,000	139.7	0.4%	0.4%	0.6%	-1.6%	-1.9%	-3.5%
	Port Moody	\$402,400	136.0	0.1%	-0.3%	-1.9%	-2.4%	-3.3%	-5.2%
	Richmond	\$495,500	160.2	0.4%	0.8%	2.6%	-2.1%	3.5%	10.6%
	Squamish	\$337,300	122.4	-0.1%	5.3%	-3.8%	-4.9%	-5.7%	-12.3%
	Tsawwassen	\$449,600	139.0	-1.1%	-0.6%	3.5%	-2.5%	-3.9%	-2.5%
	Vancouver East	\$517,500	170.6	0.0%	-1.0%	0.4%	-1.9%	7.9%	9.2%
	Vancouver West	\$706,400	159.8	-0.2%	0.8%	4.3%	-0.6%	6.9%	10.3%
	Whistler	\$452,600	121.9	1.2%	8.3%	-2.1%	-2.2%	8.6%	-10.2%
Apartment	Lower Mainland	\$337,100	147.9	-0.2%	0.4%	2.4%	-1.7%	0.7%	-1.6%
	Greater Vancouver	\$368,300	148.9	-0.2%	0.7%	2.8%	-1.6%	1.1%	0.2%
	Burnaby East	\$370,400	140.6	0.0%	-1.1%	0.5%	1.2%	-8.8%	-11.0%
	Burnaby North	\$331,500	140.1	-0.1%	0.1%	1.1%	-1.9%	-0.7%	-4.6%
	Burnaby South	\$379,600	152.4	0.8%	2.6%	4.2%	0.3%	4.2%	2.8%
	Coquitlam	\$248,700	136.9	0.0%	1.9%	0.8%	-1.7%	-2.4%	-8.2%
	Ladner	\$301,500	142.9	1.4%	0.3%	-1.4%	-8.5%	-4.7%	-1.4%
	Maple Ridge	\$172,700	125.9	2.3%	-0.2%	-3.1%	-2.4%	-7.6%	-18.3%
	New Westminster	\$271,700	155.3	0.6%	-0.9%	2.9%	-1.0%	2.9%	-0.3%
	North Vancouver	\$353,400	143.5	-0.4%	2.0%	3.7%	0.8%	2.4%	-0.3%
	Pitt Meadows	\$233,800	138.2	1.5%	1.4%	-0.1%	8.4%	0.6%	-10.3%
	Port Coquitlam	\$214,700	127.3	-2.4%	-3.0%	-2.9%	-3.3%	-6.9%	-17.9%
	Port Moody	\$320,400	133.5	-1.0%	1.4%	4.2%	2.1%	-1.5%	-3.0%
	Richmond	\$347,200	147.2	0.3%	0.0%	3.7%	-0.7%	-1.3%	-0.6%
	Squamish	\$262,900	126.5	-3.3%	2.7%	15.7%	3.7%	-8.9%	-10.9%
	Tsawwassen	\$320,000	134.6	1.0%	-0.2%	-2.6%	-8.4%	-9.3%	-7.1%
	Vancouver East	\$306,500	169.1	0.5%	0.5%	2.4%	-1.5%	2.5%	3.5%
	Vancouver West	\$476,100	154.1	-0.8%	0.7%	3.5%	0.0%	4.8%	6.9%
	West Vancouver	\$590,900	129.1	-2.6%	-0.4%	-2.9%	-3.8%	-6.2%	-10.8%
	Whistler	\$223,900	80.4	0.5%	3.7%	14.9%	-10.8%	-28.2%	-40.5%

HOW TO READ THE TABLE:

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)
In January 2005, the indexes are set to 100.

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

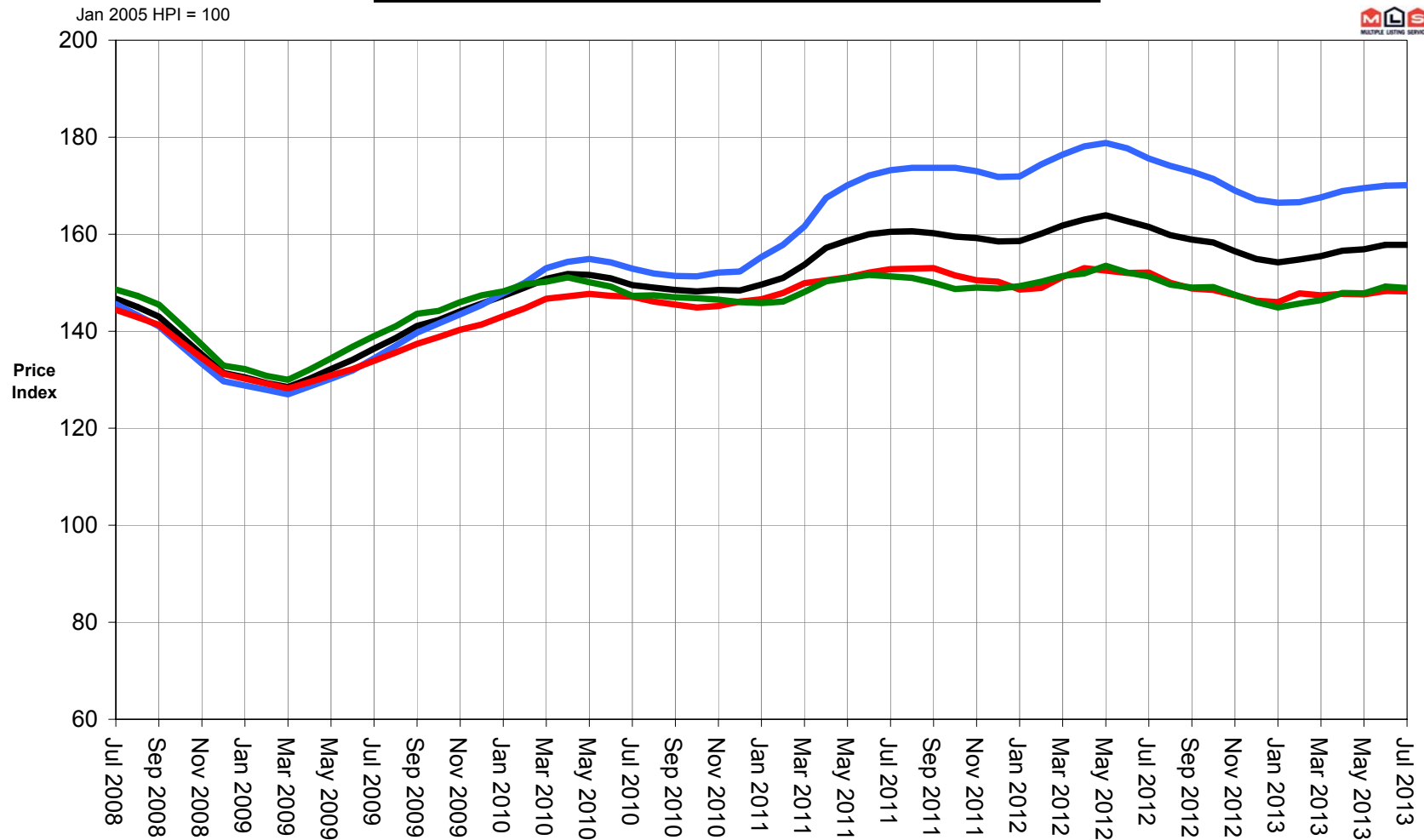
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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



Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**July
2013**

			<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>
July 2013	Number of Sales	Detached	122	119	47	3	126	34	117	54	28	146	14	56	148	130	79	26	1,249
		Attached	73	46	6	0	39	11	27	23	11	94	8	4	53	58	15	19	487
		Apartment	166	68	13	0	31	76	77	34	30	165	6	5	124	384	16	15	1,210
	Median Selling Price	Detached	\$920,000	\$671,250	\$664,000	n/a	\$513,551	\$685,750	\$948,475	\$537,450	\$814,750	\$935,500	n/a	\$385,931	\$880,000	\$2,305,000	\$1,948,000	\$872,500	
		Attached	\$479,900	\$455,029	n/a	n/a	\$295,000	n/a	\$588,000	\$403,500	n/a	\$492,827	n/a	n/a	\$616,822	\$811,500	n/a	n/a	n/a
		Apartment	\$375,000	\$307,250	n/a	n/a	\$220,000	\$304,000	\$381,250	\$217,500	\$331,000	\$320,500	n/a	n/a	\$328,000	\$488,500	n/a	n/a	
June 2013	Number of Sales	Detached	79	104	64	1	104	29	99	40	29	115	15	49	141	145	76	12	1,102
		Attached	83	53	2	0	38	9	40	29	13	72	8	3	38	63	8	13	472
		Apartment	149	67	19	0	23	61	67	23	23	121	6	5	99	386	11	8	1,068
	Median Selling Price	Detached	\$899,000	\$722,500	\$639,500	n/a	\$475,818	\$715,000	\$964,000	\$566,000	\$815,000	\$930,000	n/a	\$425,473	\$844,000	\$2,055,000	\$1,745,000	n/a	
		Attached	\$496,640	\$439,000	n/a	n/a	\$266,500	n/a	\$593,000	\$393,500	n/a	\$533,900	n/a	n/a	\$647,450	\$846,000	n/a	n/a	n/a
		Apartment	\$365,000	\$289,000	n/a	n/a	\$210,000	\$280,000	\$380,500	\$194,000	\$350,000	\$335,000	n/a	n/a	\$352,900	\$482,000	n/a	n/a	
July 2012	Number of Sales	Detached	58	67	31	3	108	23	60	44	15	60	21	47	109	83	46	12	787
		Attached	70	28	5	0	35	14	26	21	10	55	13	2	24	46	2	33	384
		Apartment	131	58	8	0	33	74	55	24	17	101	6	7	104	276	17	16	927
	Median Selling Price	Detached	\$864,000	\$729,950	\$610,000	n/a	\$487,500	\$650,000	\$1,017,500	\$537,500	n/a	\$1,010,000	\$500,000	\$377,000	\$852,500	\$2,090,000	\$1,930,000	n/a	
		Attached	\$447,000	\$502,500	n/a	n/a	\$285,000	n/a	\$615,000	\$382,000	n/a	\$493,000	n/a	n/a	\$618,000	\$814,500	n/a	n/a	n/a
		Apartment	\$333,000	\$266,900	n/a	n/a	\$193,500	\$281,000	\$356,500	\$226,000	n/a	\$328,000	n/a	n/a	\$332,500	\$450,750	n/a	n/a	
Jan. - Jul. 2013 <i>Year-to-date</i>	Number of Sales	Detached	547	673	277	18	666	171	695	232	148	738	101	282	807	944	414	93	6,806
		Attached	473	275	35	0	222	79	206	178	99	531	74	24	257	377	51	121	3,002
		Apartment	951	428	74	0	160	436	434	154	154	833	28	30	644	2,258	95	105	6,784
	Median Selling Price	Detached	\$910,000	\$705,500	\$655,000	n/a	\$480,000	\$689,900	\$947,000	\$540,000	\$786,000	\$920,000	\$490,000	\$380,000	\$865,000	\$2,130,000	\$1,850,000	\$901,500	
		Attached	\$478,000	\$438,000	\$400,000	n/a	\$300,000	\$443,000	\$625,000	\$371,000	\$440,000	\$500,400	\$367,500	\$251,950	\$622,000	\$842,000	\$1,161,000	\$491,000	n/a
		Apartment	\$360,000	\$288,000	\$324,500	n/a	\$211,500	\$287,450	\$374,500	\$227,100	\$336,000	\$338,000	\$215,000	\$294,000	\$343,000	\$475,000	\$789,000	\$254,500	
Jan. - Jul. 2012 <i>Year-to-date</i>	Number of Sales	Detached	595	763	294	24	721	192	655	266	134	663	123	305	876	852	430	64	6,957
		Attached	464	276	49	1	263	84	206	151	134	481	60	28	255	342	52	138	2,984
		Apartment	947	459	75	0	182	514	521	202	150	743	28	32	810	2,297	113	94	7,167
	Median Selling Price	Detached	\$927,000	\$743,000	\$686,500	\$426,750	\$485,000	\$670,000	\$1,015,000	\$545,000	\$780,000	\$985,000	\$495,000	\$399,000	\$878,000	\$2,065,000	\$1,852,000	\$973,800	
		Attached	\$481,500	\$464,900	\$450,000	n/a	\$292,500	\$420,000	\$652,000	\$390,500	\$467,250	\$527,444	\$350,000	\$287,500	\$625,500	\$866,839	\$1,125,000	\$566,000	n/a
		Apartment	\$367,000	\$285,000	\$335,000	n/a	\$214,750	\$309,625	\$375,300	\$239,000	\$334,000	\$340,250	\$260,000	\$233,000	\$350,000	\$480,000	\$700,000	\$235,000	

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



MLS® LISTINGS Facts



**July
2013**

		<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>
July 2013	Number of Listings	Detached 218	Detached 165	Detached 80	Detached 21	Detached 196	Detached 50	Detached 137	Detached 56	Detached 38	Detached 285	Detached 37	Detached 99	Detached 236	Detached 289	Detached 137	Detached 31	Detached 2,075
		Attached 106	Attached 69	Attached 13	Attached 0	Attached 76	Attached 15	Attached 44	Attached 42	Attached 19	Attached 162	Attached 9	Attached 8	Attached 83	Attached 111	Attached 16	Attached 31	Attached 804
		Apartment 302	Apartment 138	Apartment 21	Apartment 0	Apartment 38	Apartment 133	Apartment 142	Apartment 53	Apartment 31	Apartment 265	Apartment 7	Apartment 6	Apartment 167	Apartment 598	Apartment 38	Apartment 36	Apartment 1,975
	% Sales to Listings	Detached 56%	Detached 72%	Detached 59%	Detached 14%	Detached 64%	Detached 68%	Detached 85%	Detached 96%	Detached 74%	Detached 51%	Detached 38%	Detached 57%	Detached 63%	Detached 45%	Detached 58%	Detached 84%	Detached n/a
		Attached 69%	Attached 67%	Attached 46%	Attached n/a	Attached 51%	Attached 73%	Attached 61%	Attached 55%	Attached 58%	Attached 58%	Attached 89%	Attached 50%	Attached 64%	Attached 52%	Attached 94%	Attached 61%	Attached n/a
		Apartment 55%	Apartment 49%	Apartment 62%	Apartment n/a	Apartment 82%	Apartment 57%	Apartment 54%	Apartment 64%	Apartment 97%	Apartment 62%	Apartment 86%	Apartment 83%	Apartment 74%	Apartment 64%	Apartment 42%	Apartment 42%	Apartment n/a
June 2013	Number of Listings	Detached 184	Detached 178	Detached 64	Detached 11	Detached 203	Detached 52	Detached 171	Detached 51	Detached 54	Detached 241	Detached 38	Detached 129	Detached 256	Detached 254	Detached 171	Detached 30	Detached 2,087
		Attached 116	Attached 83	Attached 11	Attached 0	Attached 79	Attached 27	Attached 58	Attached 49	Attached 25	Attached 150	Attached 13	Attached 11	Attached 57	Attached 115	Attached 19	Attached 32	Attached 845
		Apartment 282	Apartment 107	Apartment 20	Apartment 0	Apartment 55	Apartment 122	Apartment 163	Apartment 54	Apartment 49	Apartment 225	Apartment 14	Apartment 6	Apartment 183	Apartment 597	Apartment 27	Apartment 38	Apartment 1,942
	% Sales to Listings	Detached 43%	Detached 58%	Detached 100%	Detached 9%	Detached 51%	Detached 56%	Detached 58%	Detached 78%	Detached 54%	Detached 48%	Detached 39%	Detached 38%	Detached 55%	Detached 57%	Detached 44%	Detached 40%	Detached n/a
		Attached 72%	Attached 64%	Attached 18%	Attached n/a	Attached 48%	Attached 33%	Attached 69%	Attached 59%	Attached 52%	Attached 48%	Attached 62%	Attached 27%	Attached 67%	Attached 55%	Attached 42%	Attached 41%	Attached n/a
		Apartment 53%	Apartment 63%	Apartment 95%	Apartment n/a	Apartment 42%	Apartment 50%	Apartment 41%	Apartment 43%	Apartment 47%	Apartment 54%	Apartment 43%	Apartment 83%	Apartment 54%	Apartment 65%	Apartment 41%	Apartment 21%	Apartment n/a
July 2012	Number of Listings	Detached 188	Detached 178	Detached 76	Detached 20	Detached 193	Detached 41	Detached 128	Detached 83	Detached 40	Detached 286	Detached 45	Detached 118	Detached 246	Detached 265	Detached 131	Detached 45	Detached 2,083
		Attached 121	Attached 57	Attached 6	Attached 0	Attached 73	Attached 17	Attached 53	Attached 38	Attached 37	Attached 127	Attached 10	Attached 6	Attached 57	Attached 94	Attached 11	Attached 35	Attached 742
		Apartment 288	Apartment 152	Apartment 27	Apartment 0	Apartment 66	Apartment 119	Apartment 139	Apartment 40	Apartment 38	Apartment 214	Apartment 7	Apartment 15	Apartment 157	Apartment 650	Apartment 32	Apartment 33	Apartment 1,977
	% Sales to Listings	Detached 31%	Detached 38%	Detached 41%	Detached 15%	Detached 56%	Detached 56%	Detached 47%	Detached 53%	Detached 38%	Detached 21%	Detached 47%	Detached 40%	Detached 44%	Detached 31%	Detached 35%	Detached 27%	Detached n/a
		Attached 58%	Attached 49%	Attached 83%	Attached n/a	Attached 48%	Attached 82%	Attached 49%	Attached 55%	Attached 27%	Attached 43%	Attached 130%	Attached 33%	Attached 42%	Attached 49%	Attached 18%	Attached 94%	Attached n/a
		Apartment 45%	Apartment 38%	Apartment 30%	Apartment n/a	Apartment 50%	Apartment 62%	Apartment 40%	Apartment 60%	Apartment 45%	Apartment 47%	Apartment 86%	Apartment 47%	Apartment 66%	Apartment 42%	Apartment 53%	Apartment 48%	Apartment n/a
Jan. - Jul. 2013 <i>Year-to-date*</i>	Number of Listings	Detached 1,420	Detached 1,329	Detached 564	Detached 101	Detached 1,430	Detached 335	Detached 1,318	Detached 430	Detached 336	Detached 1,959	Detached 285	Detached 823	Detached 1,645	Detached 2,125	Detached 1,191	Detached 216	Detached 15,507
		Attached 854	Attached 570	Attached 92	Attached 1	Attached 483	Attached 135	Attached 400	Attached 337	Attached 216	Attached 994	Attached 142	Attached 82	Attached 523	Attached 773	Attached 112	Attached 195	Attached 5,909
		Apartment 2,032	Apartment 1,016	Apartment 179	Apartment 0	Apartment 407	Apartment 934	Apartment 1,072	Apartment 384	Apartment 326	Apartment 1,758	Apartment 99	Apartment 60	Apartment 1,347	Apartment 4,582	Apartment 226	Apartment 222	Apartment 14,644
	% Sales to Listings	Detached 39%	Detached 51%	Detached 49%	Detached 18%	Detached 47%	Detached 51%	Detached 53%	Detached 54%	Detached 44%	Detached 38%	Detached 35%	Detached 34%	Detached 49%	Detached 44%	Detached 35%	Detached 43%	Detached n/a
		Attached 55%	Attached 48%	Attached 38%	Attached 0%	Attached 46%	Attached 59%	Attached 52%	Attached 53%	Attached 46%	Attached 53%	Attached 52%	Attached 29%	Attached 49%	Attached 49%	Attached 46%	Attached 62%	Attached n/a
		Apartment 47%	Apartment 42%	Apartment 41%	Apartment n/a	Apartment 39%	Apartment 47%	Apartment 40%	Apartment 40%	Apartment 47%	Apartment 47%	Apartment 28%	Apartment 50%	Apartment 48%	Apartment 49%	Apartment 42%	Apartment 47%	Apartment n/a
Jan. - Jul. 2012 <i>Year-to-date*</i>	Number of Listings	Detached 1,510	Detached 1,451	Detached 564	Detached 102	Detached 1,578	Detached 334	Detached 1,287	Detached 504	Detached 319	Detached 2,421	Detached 328	Detached 894	Detached 1,898	Detached 2,572	Detached 1,154	Detached 222	Detached 17,138
		Attached 992	Attached 526	Attached 77	Attached 1	Attached 493	Attached 169	Attached 425	Attached 258	Attached 264	Attached 1,133	Attached 161	Attached 69	Attached 496	Attached 895	Attached 112	Attached 259	Attached 6,330
		Apartment 2,339	Apartment 1,080	Apartment 177	Apartment 0	Apartment 438	Apartment 1,126	Apartment 1,216	Apartment 436	Apartment 372	Apartment 2,023	Apartment 143	Apartment 89	Apartment 1,574	Apartment 5,564	Apartment 260	Apartment 248	Apartment 17,085
	% Sales to Listings	Detached 39%	Detached 53%	Detached 52%	Detached 24%	Detached 46%	Detached 57%	Detached 51%	Detached 53%	Detached 42%	Detached 27%	Detached 38%	Detached 34%	Detached 46%	Detached 33%	Detached 37%	Detached 29%	Detached n/a
		Attached 47%	Attached 52%	Attached 64%	Attached 100%	Attached 53%	Attached 50%	Attached 48%	Attached 59%	Attached 51%	Attached 42%	Attached 37%	Attached 41%	Attached 51%	Attached 38%	Attached 46%	Attached 53%	Attached n/a
		Apartment 40%	Apartment 43%	Apartment 42%	Apartment n/a	Apartment 42%	Apartment 46%	Apartment 43%	Apartment 46%	Apartment 40%	Apartment 37%	Apartment 20%	Apartment 36%	Apartment 51%	Apartment 41%	Apartment 43%	Apartment 38%	Apartment n/a

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

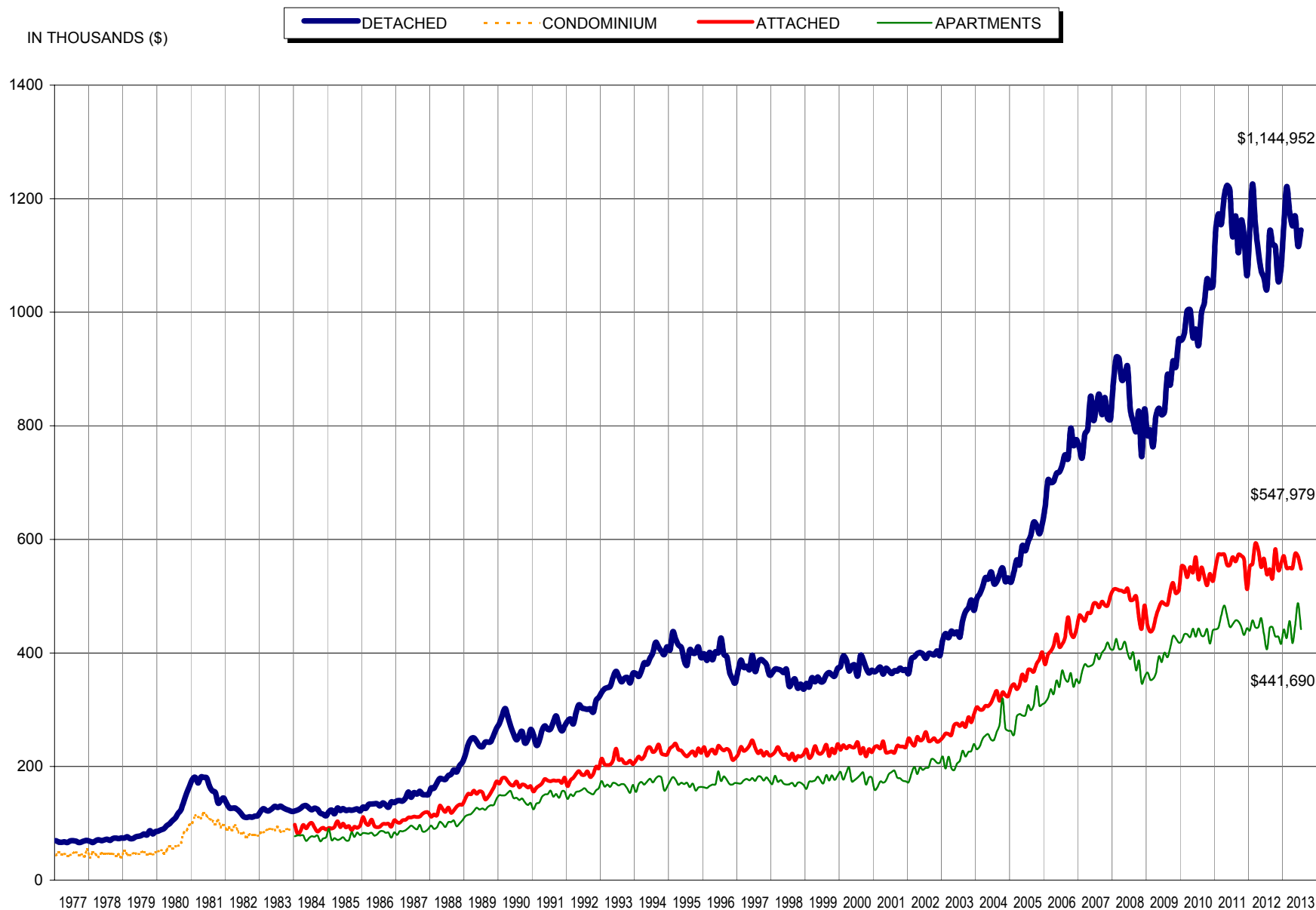


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2012	2 Jun 2013	3 Jul 2013	Col. 2 & 3 Percentage Variance	5 Jul 2012	6 Jun 2013	7 Jul 2013	Col. 6 & 7 Percentage Variance	9 May 2012 - Jul 2012	10 May 2013 - Jul 2013	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	188	184	218	18.5	58	79	122	54.4	242	287	18.6
ATTACHED	121	116	106	-8.6	70	83	73	-12.0	215	249	15.8
APARTMENTS	288	282	302	7.1	131	149	166	11.4	423	478	13.0
COQUITLAM											
DETACHED	178	178	165	-7.3	67	104	119	14.4	289	330	14.2
ATTACHED	57	83	69	-16.9	28	53	46	-13.2	120	134	11.7
APARTMENTS	152	107	138	29.0	58	67	68	1.5	173	197	13.9
DELTA											
DETACHED	76	64	80	25.0	31	64	47	-26.6	131	165	26.0
ATTACHED	6	11	13	18.2	5	2	6	200.0	23	13	-43.5
APARTMENTS	27	20	21	5.0	8	19	13	-31.6	35	41	17.1
MAPLE RIDGE/PITT MEADOWS											
DETACHED	193	203	196	-3.4	108	104	126	21.2	352	347	-1.4
ATTACHED	73	79	76	-3.8	35	38	39	2.6	127	110	-13.4
APARTMENTS	66	55	38	-30.9	33	23	31	34.8	88	83	-5.7
NORTH VANCOUVER											
DETACHED	128	171	137	-19.9	60	99	117	18.2	256	335	30.9
ATTACHED	53	58	44	-24.1	26	40	27	-32.5	86	98	14.0
APARTMENTS	139	163	142	-12.9	55	67	77	14.9	217	211	-2.8
NEW WESTMINSTER											
DETACHED	41	52	50	-3.8	23	29	34	17.2	91	96	5.5
ATTACHED	17	27	15	-44.4	14	9	11	22.2	42	34	-19.0
APARTMENTS	119	122	133	9.0	74	61	76	24.6	246	201	-18.3
PORT MOODY/BELCARRA											
DETACHED	40	54	38	-29.6	15	29	28	-3.4	61	80	31.1
ATTACHED	37	25	19	-24.0	10	13	11	-15.4	55	48	-12.7
APARTMENTS	38	49	31	-36.7	17	23	30	30.4	60	72	20.0
PORT COQUITLAM											
DETACHED	83	51	56	9.8	44	40	54	35.0	125	140	12.0
ATTACHED	38	49	42	-14.3	21	29	23	-20.7	68	73	7.4
APARTMENTS	40	54	53	-1.9	24	23	34	47.8	82	78	-4.9
RICHMOND											
DETACHED	286	241	285	18.3	60	115	146	27.0	237	388	63.7
ATTACHED	127	150	162	8.0	55	72	94	30.6	191	271	41.9
APARTMENTS	214	225	265	17.8	101	121	165	36.4	307	429	39.7
SUNSHINE COAST											
DETACHED	118	129	99	-23.3	47	49	56	14.3	153	158	3.3
ATTACHED	6	11	8	-27.3	2	3	4	33.3	12	12	0.0
APARTMENTS	15	6	6	0.0	7	5	5	0.0	17	13	-23.5
SQUAMISH											
DETACHED	45	38	37	-2.6	21	15	14	-6.7	66	49	-25.8
ATTACHED	10	13	9	-30.8	13	8	8	0.0	32	34	6.3
APARTMENTS	7	14	7	-50.0	6	6	6	0.0	11	15	36.4
VANCOUVER EAST											
DETACHED	246	256	236	-7.8	109	141	148	5.0	368	448	21.7
ATTACHED	57	57	83	45.6	24	38	53	39.5	109	143	31.2
APARTMENTS	157	183	167	-8.7	104	99	124	25.3	350	344	-1.7
VANCOUVER WEST											
DETACHED	265	254	289	13.8	83	145	130	-10.3	307	462	50.5
ATTACHED	94	115	111	-3.5	46	63	58	-7.9	141	191	35.5
APARTMENTS	650	597	598	0.2	276	386	384	-0.5	1009	1166	15.6
WHISTLER/PEMBERTON											
DETACHED	45	30	31	3.3	12	12	26	116.7	31	44	41.9
ATTACHED	35	32	31	-3.1	33	13	19	46.2	75	52	-30.7
APARTMENTS	22	29	26	-5.2	16	9	15	87.5	42	40	-4.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	131	171	137	-19.9	46	76	79	3.9	162	226	39.5
ATTACHED	11	19	16	-15.8	2	8	15	87.5	20	31	55.0
APARTMENTS	32	27	38	40.7	17	11	16	45.5	49	46	-6.1
GRAND TOTALS											
DETACHED	2063	2076	2054	-1.1	784	1101	1246	13.2	2871	3555	23.8
ATTACHED	742	845	804	-4.9	384	472	487	3.2	1316	1493	13.4
APARTMENTS	1977	1942	1975	1.7	927	1068	1210	13.3	3109	3414	9.8



Residential Average Sale Prices - January 1977 to July 2013



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