

News Release



Greater Vancouver residential property sale and listing activity below 10-year averages in November

Vancouver, B.C. – December 4, 2012 – Over the past six months, the Greater Vancouver housing market has seen a reduction in the number of homes listed for sale, a gradual moderation in home prices and a decrease in property sales compared to historical averages.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales of detached, attached and apartment properties reached 1,686 on the region's Multiple Listing Service® (MLS®) in November, a 28.6 per cent decline compared to the 2,360 sales in November 2011 and a 12.7 per cent decline compared to the 1,931 home sales in October 2012.

November sales were 30.3 per cent below the 10-year November sales average of 2,420.

“Home sellers appear more inclined to remove their properties from the market today rather than lower prices to sell their properties. On the other hand, buyers appear to be expecting prices to moderate,” Eugen Klein, REBGV president said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 2,758 in November. This represents a 14.4 per cent decline compared to November 2011 when 3,222 properties were listed for sale on the MLS® and a 36.2 per cent decline compared to the 4,323 new listings in October 2012.

New listings were 12.9 per cent below the 10-year November average of 3,168.

At 15,689, the total number of residential property listings on the MLS® increased 13 per cent from this time last year and declined 9.7 per cent compared to October 2012. Total listings in the region have declined by nearly 3,000 properties since reaching a peak of 18,493 in June.

The region's sales-to-active-listings ratio was unchanged from October at 11 per cent.

“Home prices in Greater Vancouver have generally declined between three and five and a half per cent, depending on property type, since reaching a peak six months ago,” Klein said. “Changes in home prices vary per municipality and neighbourhood. It's good to check local market statistics with your REALTOR®.”

Since reaching a peak in May of \$625,100, the MLS® Home Price Index composite benchmark price for all residential properties in Greater Vancouver has declined 4.5 per cent to \$596,900. This represents a 1.7 per cent decline when we compared to this time last year.

Sales of detached properties in Greater Vancouver reached 629 in November, a decrease of 31.3 per cent from the 916 detached sales recorded in November 2011, and a 40.1 per cent decrease from the 1,050 units sold in November 2010. Since reaching a peak in May, the benchmark price for a detached property in Greater Vancouver has declined 5.5 per cent to \$914,500.

Sales of apartment properties reached 750 in November 2012, a 25 per cent decrease compared to the 1,000 sales in November 2011, and a decrease of 28.7 per cent compared to the 1,052 sales in November 2010. Since reaching a peak in May, the benchmark price for an apartment property in Greater Vancouver has declined 3.9 per cent to \$364,900.

Attached property sales in November 2012 totalled 307, a 30.9 per cent decrease compared to the 444 sales in November 2011, and a 24.6 per cent decrease from the 407 attached properties sold in November 2010. Since reaching a peak in April, the benchmark price for an attached property in Greater Vancouver has declined 3.6 per cent to \$454,300.

Feature Facts:

- Of the 15,689 homes currently for sale on the MLS® in Greater Vancouver, 49.6 per cent are listed for \$600,000 or less. Of those, 1,321 are detached properties, 5,039 are condominiums and 1,419 are townhomes.
- Of the 1,686 homes that sold in Greater Vancouver in November, 273 (16%) sold for \$1 million or more.

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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	\$538,100	151.9	-0.9%	-1.9%	-3.6%	-0.9%	7.6%	6.6%
	Greater Vancouver	\$596,900	156.5	-1.1%	-2.1%	-4.5%	-1.7%	8.6%	9.1%
	Bowen Island	\$573,800	124.4	-2.1%	-3.7%	-8.3%	-1.7%	-5.9%	-8.9%
	Burnaby East	\$551,000	152.1	-2.2%	-1.9%	-4.0%	0.5%	5.8%	6.7%
	Burnaby North	\$505,900	151.1	-0.5%	-1.2%	-4.1%	-2.4%	6.0%	6.6%
	Burnaby South	\$565,700	159.5	-1.1%	-1.2%	-3.1%	-1.8%	10.8%	12.8%
	Coquitlam	\$501,400	148.3	-0.3%	-0.8%	-2.1%	1.6%	8.0%	5.5%
	Ladner	\$514,400	143.1	-2.3%	-6.2%	-8.2%	-4.1%	4.5%	5.1%
	Maple Ridge	\$388,700	131.4	-0.8%	-0.3%	-0.9%	-0.2%	0.2%	-4.6%
	New Westminster	\$358,800	154.0	-1.3%	-2.2%	-3.6%	-1.2%	5.1%	4.1%
	North Vancouver	\$639,900	144.8	-1.3%	-2.2%	-3.6%	1.8%	5.6%	4.5%
	Pitt Meadows	\$387,400	140.3	2.0%	2.9%	2.3%	1.2%	3.8%	-0.3%
	Port Coquitlam	\$396,000	140.6	-0.7%	-0.1%	-3.2%	-1.1%	0.7%	-1.5%
	Port Moody	\$512,700	141.6	0.3%	-0.2%	0.3%	5.9%	4.7%	1.2%
	Richmond	\$569,900	165.5	-0.5%	-1.3%	-4.5%	-2.2%	11.1%	17.0%
	Squamish	\$385,900	124.6	-1.8%	-5.0%	-4.5%	3.3%	-1.0%	-4.2%
	Sunshine Coast	\$353,100	123.7	-3.3%	-3.6%	-4.2%	-2.1%	-6.4%	-9.5%
	Tsawwassen	\$589,300	148.5	-1.3%	-2.9%	-3.9%	-0.6%	9.0%	7.3%
	Vancouver East	\$605,000	177.0	-0.5%	-1.4%	-2.2%	1.1%	15.3%	19.6%
	Vancouver West	\$789,100	166.3	-0.3%	-1.7%	-6.1%	-3.6%	10.5%	11.5%
	West Vancouver	\$1,501,500	161.2	-3.0%	-6.2%	-9.1%	-2.4%	19.8%	11.6%
	Whistler	\$453,300	108.0	-2.2%	-6.2%	-7.8%	0.5%	-11.3%	-16.4%
Single Family Detached	Lower Mainland	\$749,600	159.3	-1.1%	-2.3%	-3.9%	-0.9%	14.8%	14.4%
	Greater Vancouver	\$914,500	169.0	-1.4%	-2.9%	-5.5%	-2.3%	17.8%	19.8%
	Bowen Island	\$573,800	124.4	-2.1%	-3.7%	-8.3%	-1.7%	-5.9%	-8.9%
	Burnaby East	\$719,100	160.8	-3.1%	-4.7%	-6.3%	0.6%	11.9%	15.3%
	Burnaby North	\$909,800	175.6	-0.6%	-0.4%	-3.7%	1.3%	21.0%	24.6%
	Burnaby South	\$976,600	187.2	-1.2%	-2.9%	-2.6%	1.5%	29.5%	34.5%
	Coquitlam	\$705,000	156.2	-0.4%	-1.4%	-1.9%	2.6%	14.1%	13.0%
	Ladner	\$591,800	142.8	-2.5%	-7.2%	-9.7%	-4.5%	5.5%	5.9%
	Maple Ridge	\$459,200	130.5	-1.7%	-0.8%	-1.4%	1.0%	1.3%	-3.1%
	New Westminster	\$645,400	160.1	-2.1%	-4.1%	-6.1%	-0.9%	11.8%	15.0%
	North Vancouver	\$931,100	148.6	-1.5%	-2.6%	-5.4%	0.3%	9.6%	8.5%
	Pitt Meadows	\$503,100	140.4	0.0%	1.4%	-0.1%	-0.8%	4.1%	2.4%
	Port Coquitlam	\$553,400	147.8	-0.5%	-1.1%	-1.7%	1.4%	7.9%	7.5%
	Port Moody	\$833,300	154.4	-2.3%	-1.7%	-1.0%	4.7%	13.4%	10.3%
	Richmond	\$955,500	192.4	-1.0%	-2.0%	-6.2%	-4.2%	25.5%	34.9%
	Squamish	\$483,800	130.7	-2.2%	-3.8%	-4.0%	-2.8%	1.5%	0.8%
	Sunshine Coast	\$352,200	123.4	-3.4%	-3.4%	-4.0%	-2.4%	-6.5%	-9.7%
	Tsawwassen	\$712,000	153.3	-1.5%	-2.3%	-3.6%	1.4%	14.1%	10.8%
	Vancouver East	\$835,100	184.4	-0.9%	-2.8%	-3.2%	0.5%	23.5%	30.0%
	Vancouver West	\$2,029,300	208.5	-1.6%	-4.1%	-9.7%	-8.4%	27.8%	33.6%
	West Vancouver	\$1,772,800	168.8	-2.8%	-6.4%	-9.0%	-1.1%	24.9%	17.0%
	Whistler	\$877,000	121.4	3.8%	4.2%	6.0%	-1.6%	-3.7%	-7.7%

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* 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	\$389,500	141.4	-0.1%	-1.6%	-3.2%	-2.0%	3.1%	1.9%
	Greater Vancouver	\$454,300	147.4	-0.7%	-1.7%	-3.3%	-2.1%	5.1%	6.0%
	Burnaby East	\$414,000	148.5	-0.3%	-1.4%	-1.7%	1.8%	4.7%	7.0%
	Burnaby North	\$385,300	143.7	-0.6%	-2.9%	-3.2%	-8.6%	2.1%	2.0%
	Burnaby South	\$415,800	149.2	0.9%	-0.1%	-2.1%	-1.2%	5.8%	8.7%
	Coquitlam	\$388,700	142.8	0.2%	1.6%	1.5%	5.1%	5.2%	3.5%
	Ladner	\$434,600	144.0	-3.5%	-3.3%	-5.2%	-0.9%	4.0%	3.6%
	Maple Ridge	\$270,700	131.5	-0.3%	-1.2%	-1.6%	-3.5%	-2.7%	-6.9%
	New Westminster	\$383,900	144.2	-3.6%	-1.4%	-3.4%	-1.5%	4.5%	5.0%
	North Vancouver	\$575,700	137.8	-0.5%	-2.4%	-4.4%	-3.1%	0.8%	3.1%
	Pitt Meadows	\$332,100	143.7	3.1%	3.3%	3.4%	3.8%	6.9%	2.6%
	Port Coquitlam	\$370,100	140.9	-0.1%	1.6%	-2.3%	-0.3%	1.4%	-0.8%
	Port Moody	\$413,400	139.7	0.5%	1.3%	1.6%	2.7%	2.7%	-0.9%
	Richmond	\$492,500	159.2	-0.6%	-2.0%	-3.3%	-3.3%	10.5%	15.7%
	Squamish	\$328,200	119.1	-2.8%	-7.5%	-7.2%	13.2%	-7.1%	-5.9%
	Tsawwassen	\$447,600	138.4	-3.2%	-2.4%	-6.0%	-6.8%	0.0%	-0.4%
	Vancouver East	\$499,600	164.7	-0.8%	-2.5%	-3.7%	-3.1%	8.6%	10.4%
	Vancouver West	\$679,000	153.6	0.2%	-1.4%	-4.4%	-1.9%	7.9%	10.3%
	Whistler	\$443,600	119.5	1.4%	-3.8%	-7.0%	17.9%	1.4%	-3.7%
Apartment	Lower Mainland	\$334,600	146.8	-1.0%	-1.5%	-3.4%	-0.5%	0.6%	-1.2%
	Greater Vancouver	\$364,900	147.5	-1.1%	-1.4%	-3.9%	-1.0%	1.0%	0.1%
	Burnaby East	\$357,500	135.7	-2.4%	4.7%	-2.9%	-1.5%	-9.2%	-13.1%
	Burnaby North	\$327,700	138.5	-0.4%	-0.8%	-4.2%	-2.2%	-2.3%	-3.1%
	Burnaby South	\$367,600	147.6	-1.6%	0.1%	-3.7%	-4.7%	2.0%	2.4%
	Coquitlam	\$251,100	138.2	-0.1%	-0.9%	-3.9%	-1.8%	-0.4%	-5.3%
	Ladner	\$302,100	143.2	-0.6%	-6.0%	-5.2%	-5.0%	1.5%	3.5%
	Maple Ridge	\$186,800	136.2	2.1%	2.9%	3.2%	0.4%	0.0%	-8.6%
	New Westminster	\$267,500	152.9	-0.8%	-1.6%	-2.6%	-1.4%	2.8%	0.8%
	North Vancouver	\$349,000	141.7	-1.3%	-1.9%	-1.0%	5.6%	2.3%	-0.1%
	Pitt Meadows	\$232,700	137.5	4.5%	5.2%	6.3%	2.7%	1.0%	-7.7%
	Port Coquitlam	\$220,000	130.4	-1.4%	0.0%	-6.1%	-5.2%	-8.9%	-13.6%
	Port Moody	\$320,600	133.6	2.5%	-0.3%	0.2%	9.2%	-0.5%	-3.7%
	Richmond	\$339,600	144.0	-0.1%	-0.2%	-3.4%	0.2%	-2.8%	0.5%
	Squamish	\$241,100	116.0	-0.3%	-6.0%	-3.4%	16.2%	-1.4%	-13.6%
	Tsawwassen	\$323,500	136.1	-0.4%	-5.4%	-4.8%	-5.2%	-3.5%	-1.7%
	Vancouver East	\$308,300	170.1	-0.1%	0.4%	-0.8%	3.1%	6.5%	8.4%
	Vancouver West	\$468,400	151.6	0.4%	-0.5%	-4.1%	-1.0%	2.8%	2.3%
	West Vancouver	\$590,400	129.0	-3.4%	-3.7%	-9.1%	-8.1%	-2.4%	-11.4%
	Whistler	\$227,000	81.5	-5.5%	-8.2%	-7.7%	-0.5%	-33.7%	-38.4%

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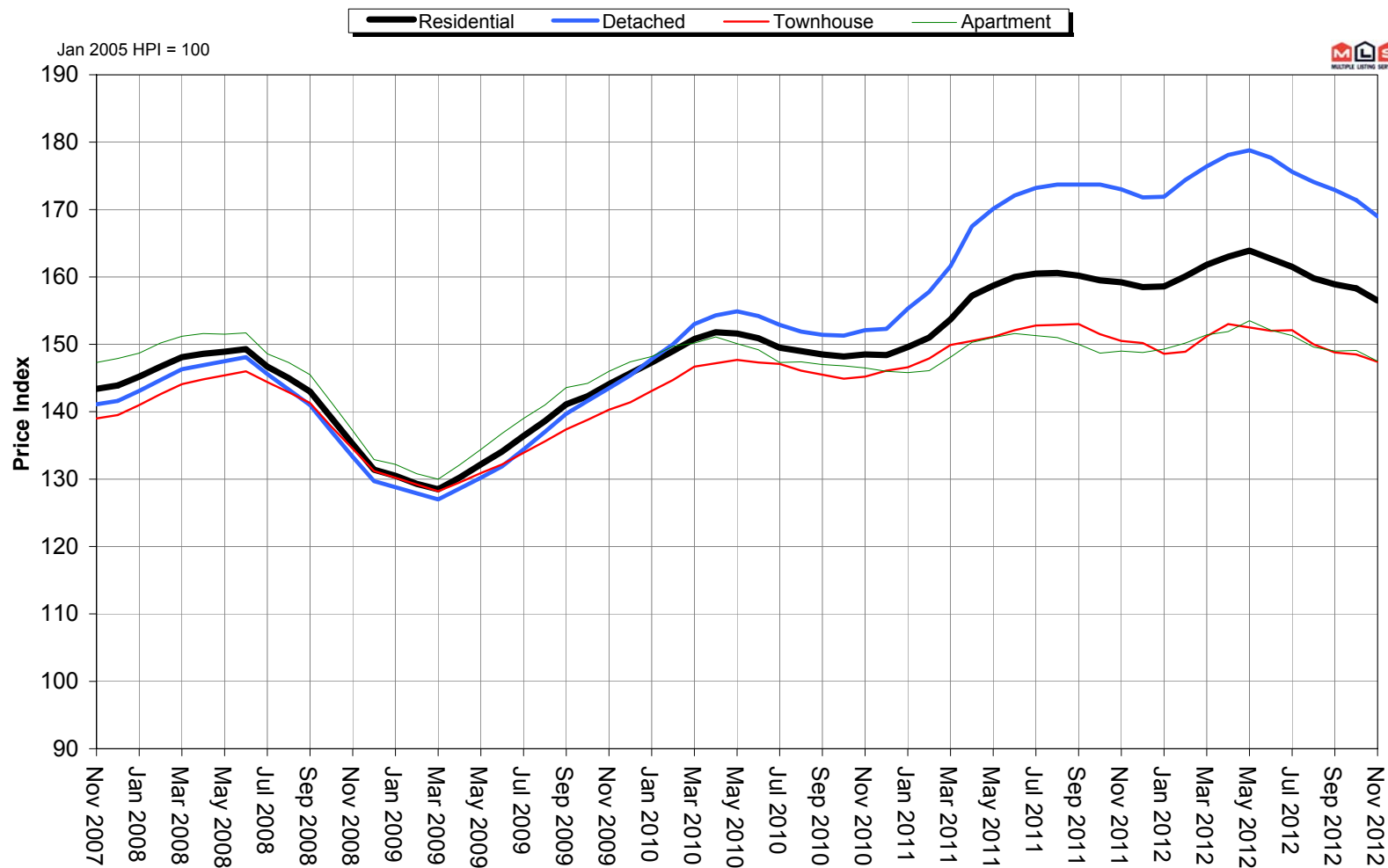
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend



MLS® SALES Facts



**November
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/Hoqu Sound</i>	<i>Whistler/Pemberton</i>	<i>TOTALS</i>
November 2012	Number of Sales	Detached	49	60	24	1	58	11	60	22	15	76	13	30	91	77	32	10	629
		Attached	34	22	4	0	16	15	25	16	15	50	12	0	35	40	3	20	307
		Apartment	102	40	13	0	32	54	59	21	12	81	7	4	69	241	8	7	750
	Median Selling Price	Detached	\$845,000	\$725,000	\$633,500	n/a	\$475,750	n/a	\$905,000	\$499,000	n/a	\$1,070,000	n/a	\$365,000	\$869,000	\$1,878,000	\$1,432,500	n/a	n/a
		Attached	\$490,000	\$434,950	n/a	n/a	n/a	n/a	\$605,000	n/a	n/a	\$494,750	n/a	n/a	\$598,000	\$908,500	n/a	\$512,000	n/a
		Apartment	\$361,000	\$273,250	n/a	n/a	\$259,950	\$278,500	\$375,000	\$217,000	n/a	\$320,000	n/a	n/a	\$339,800	\$468,500	n/a	n/a	n/a
October 2012	Number of Sales	Detached	56	68	34	4	89	26	78	32	7	79	14	46	93	104	51	9	790
		Attached	58	20	3	0	29	9	25	19	11	61	4	5	21	49	2	22	338
		Apartment	122	52	10	0	30	50	56	15	14	85	3	5	70	264	12	15	803
	Median Selling Price	Detached	\$860,000	\$710,000	\$639,000	n/a	\$457,000	\$610,000	\$918,500	\$514,000	n/a	\$1,038,000	n/a	\$356,250	\$825,000	\$2,182,500	\$1,758,000	n/a	n/a
		Attached	\$526,000	\$450,000	n/a	n/a	\$275,250	n/a	\$615,000	n/a	n/a	\$507,000	n/a	n/a	\$622,000	\$843,000	n/a	\$602,500	n/a
		Apartment	\$377,500	\$256,900	n/a	n/a	\$202,450	\$299,950	\$405,000	n/a	n/a	\$325,000	n/a	n/a	\$310,000	\$482,450	n/a	n/a	n/a
November 2011	Number of Sales	Detached	84	89	26	2	93	20	76	39	18	101	20	34	112	121	66	15	916
		Attached	82	32	5	0	40	9	45	17	27	76	6	3	30	48	8	16	444
		Apartment	120	55	8	0	38	63	80	23	23	95	3	1	101	360	14	16	1,000
	Median Selling Price	Detached	\$895,000	\$700,000	\$650,000	n/a	\$470,900	\$712,000	\$962,000	\$583,000	n/a	\$948,500	\$536,000	\$369,250	\$851,000	\$2,155,500	\$1,822,500	n/a	n/a
		Attached	\$470,000	\$533,000	n/a	n/a	\$291,298	n/a	\$671,200	n/a	\$426,000	\$530,000	n/a	n/a	\$585,000	\$778,500	n/a	n/a	n/a
		Apartment	\$355,000	\$319,000	n/a	n/a	\$248,250	\$301,000	\$349,858	\$220,000	\$322,500	\$336,500	n/a	n/a	\$320,000	\$465,000	n/a	n/a	n/a
Jan. - Nov. 2012 Year-to-date	Number of Sales	Detached	780	1,016	419	32	1,007	258	888	368	178	932	171	458	1,213	1,194	580	100	9,594
		Attached	638	364	62	1	351	123	283	213	186	692	92	37	345	506	63	219	4,175
		Apartment	1,357	645	120	0	289	717	727	266	208	1,047	42	52	1,095	3,261	151	144	10,121
	Median Selling Price	Detached	\$918,000	\$735,000	\$669,800	\$362,500	\$478,000	\$662,133	\$988,900	\$542,500	\$780,000	\$980,000	\$500,000	\$397,400	\$870,000	\$2,072,750	\$1,847,500	\$966,300	n/a
		Attached	\$476,000	\$463,750	\$450,000	n/a	\$292,500	\$425,000	\$638,000	\$383,274	\$433,750	\$520,000	\$357,627	\$275,000	\$625,000	\$862,500	\$1,190,000	\$550,000	n/a
		Apartment	\$367,000	\$283,000	\$325,750	n/a	\$216,000	\$303,650	\$376,000	\$241,250	\$333,500	\$335,000	\$259,000	\$270,500	\$345,000	\$480,000	\$710,000	\$229,000	n/a
Jan. - Nov. 2011 Year-to-date	Number of Sales	Detached	1,217	1,255	574	34	1,076	323	1,138	437	220	1,645	176	428	1,724	1,924	1,125	103	13,399
		Attached	821	502	80	1	464	126	369	221	228	972	83	40	396	702	60	154	5,219
		Apartment	1,723	670	140	0	276	824	833	276	261	1,467	34	51	1,105	4,159	198	94	12,111
	Median Selling Price	Detached	\$898,500	\$708,150	\$660,000	\$595,000	\$481,759	\$630,000	\$923,500	\$545,000	\$792,500	\$992,500	\$485,000	\$395,000	\$825,000	\$2,075,000	\$1,795,000	\$855,000	n/a
		Attached	\$490,000	\$455,500	\$443,000	n/a	\$304,706	\$410,750	\$639,000	\$390,000	\$432,500	\$545,000	\$355,000	\$272,750	\$600,000	\$865,000	\$1,119,500	\$567,500	n/a
		Apartment	\$355,000	\$292,500	\$335,500	n/a	\$215,500	\$301,500	\$365,000	\$237,250	\$335,000	\$351,000	\$232,500	\$304,000	\$342,700	\$485,000	\$732,500	\$238,000	n/a

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



MLS® LISTINGS Facts



**November
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>
November 2012	Number of Listings	Detached	99	94	25	9	92	18	87	22	19	139	24	50	111	159	72	20	1,040
		Attached	69	35	2	0	48	7	30	35	18	93	12	15	52	67	5	20	508
		Apartment	158	81	13	0	49	81	81	32	24	145	3	5	102	387	17	32	1,210
	% Sales to Listings	Detached	49%	64%	96%	11%	63%	61%	69%	100%	79%	55%	54%	60%	82%	48%	44%	50%	n/a
		Attached	49%	63%	200%	n/a	33%	214%	83%	46%	83%	54%	100%	0%	67%	60%	60%	100%	n/a
		Apartment	65%	49%	100%	n/a	65%	67%	73%	66%	50%	56%	233%	80%	68%	62%	47%	22%	n/a
October 2012	Number of Listings	Detached	136	139	54	7	175	42	135	49	37	210	34	77	215	226	134	21	1,691
		Attached	100	67	12	0	57	18	51	48	20	122	22	5	70	115	15	32	754
		Apartment	214	127	26	0	45	125	136	46	29	211	18	7	154	667	40	33	1,878
	% Sales to Listings	Detached	41%	49%	63%	57%	51%	62%	58%	65%	19%	38%	41%	60%	43%	46%	38%	43%	n/a
		Attached	58%	30%	25%	n/a	51%	50%	49%	40%	55%	50%	18%	100%	30%	43%	13%	69%	n/a
		Apartment	57%	41%	38%	n/a	67%	40%	41%	33%	48%	40%	17%	71%	45%	40%	30%	45%	n/a
November 2011	Number of Listings	Detached	103	124	26	8	125	23	74	38	29	155	26	59	152	164	93	28	1,227
		Attached	80	48	5	1	36	8	24	26	22	104	19	2	43	89	4	34	545
		Apartment	184	99	14	0	75	77	89	25	33	178	7	6	115	496	18	34	1,450
	% Sales to Listings	Detached	82%	72%	100%	25%	74%	87%	103%	103%	62%	65%	77%	58%	74%	74%	71%	54%	n/a
		Attached	103%	67%	100%	0%	111%	113%	188%	65%	123%	73%	32%	150%	70%	54%	200%	47%	n/a
		Apartment	65%	56%	57%	n/a	51%	82%	90%	92%	70%	53%	43%	17%	88%	73%	78%	47%	n/a
Jan. - Nov. 2012 <i>Year-to-date*</i>	Number of Listings	Detached	2,108	2,050	775	137	2,229	474	1,850	705	448	3,252	450	1,204	2,674	3,502	1,662	326	23,846
		Attached	1,363	743	120	2	722	236	631	414	369	1,633	229	117	742	1,297	166	378	9,162
		Apartment	3,264	1,557	261	0	622	1,583	1,723	592	520	2,791	187	120	2,187	7,821	380	383	23,991
	% Sales to Listings	Detached	37%	50%	54%	23%	45%	54%	48%	52%	40%	29%	38%	38%	45%	34%	35%	31%	n/a
		Attached	47%	49%	52%	50%	49%	52%	45%	51%	50%	42%	40%	32%	46%	39%	38%	58%	n/a
		Apartment	42%	41%	46%	n/a	46%	45%	42%	45%	40%	38%	22%	43%	50%	42%	40%	38%	n/a
Jan. - Nov. 2011 <i>Year-to-date*</i>	Number of Listings	Detached	2,009	2,133	835	154	2,204	466	1,767	690	455	3,603	447	1,162	2,824	3,500	1,940	314	24,503
		Attached	1,361	824	125	4	731	200	585	378	395	1,869	198	88	651	1,314	115	450	9,288
		Apartment	3,055	1,463	244	10	640	1,491	1,663	685	593	3,008	235	169	2,033	8,084	360	386	24,119
	% Sales to Listings	Detached	61%	59%	69%	22%	49%	69%	64%	63%	48%	46%	39%	37%	61%	55%	58%	33%	n/a
		Attached	60%	61%	64%	25%	63%	63%	63%	58%	58%	52%	42%	45%	61%	53%	52%	34%	n/a
		Apartment	56%	46%	57%	0%	43%	55%	50%	40%	44%	49%	14%	30%	54%	51%	55%	24%	n/a

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

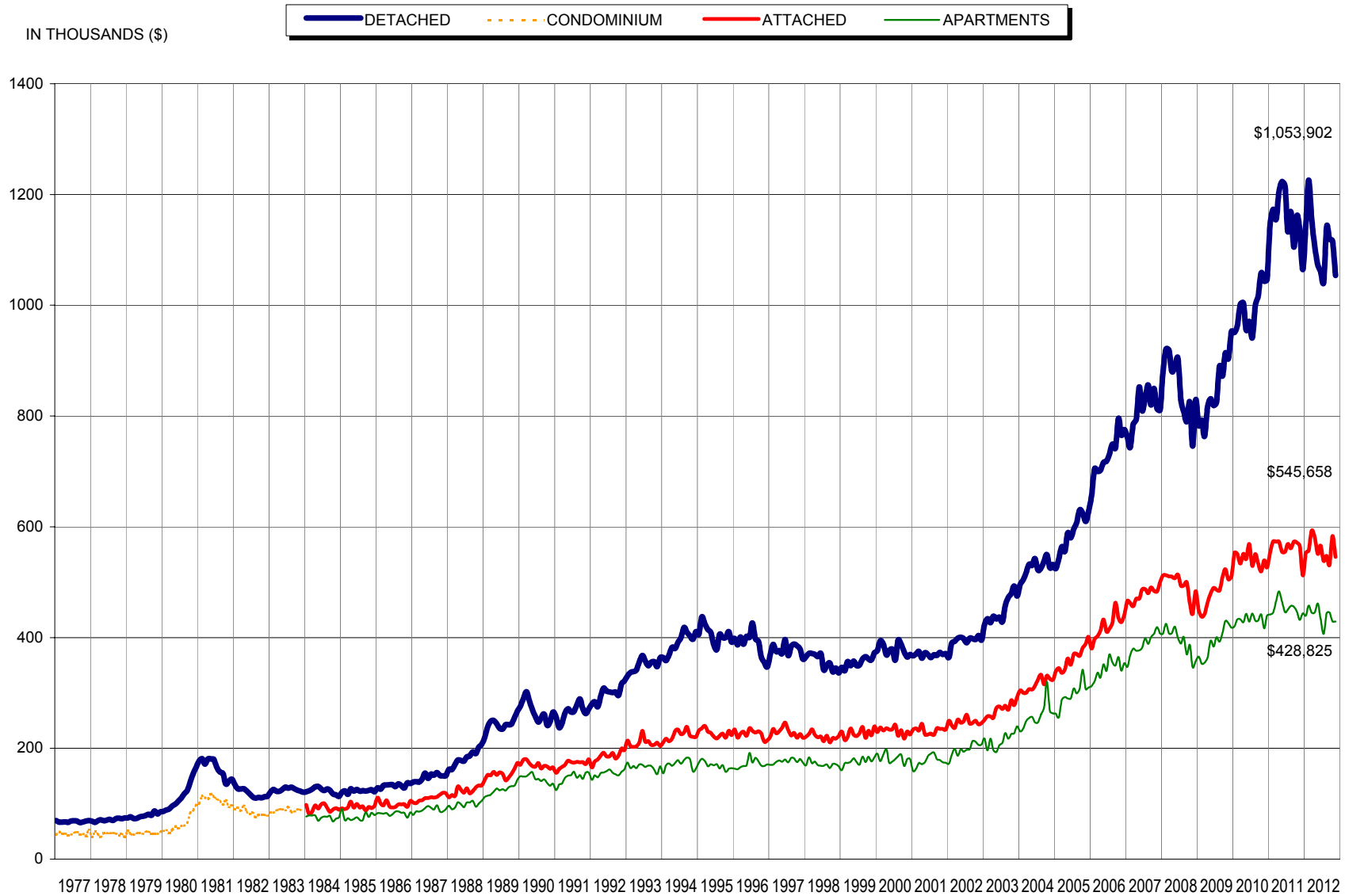


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Nov 2011	2 Oct 2012	3 Nov 2012	Col. 2 & 3 Percentage Variance	5 Nov 2011	6 Oct 2012	7 Nov 2012	Col. 6 & 7 Percentage Variance	9 Sep 2011 - Nov 2011	10 Sep 2012 - Nov 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	103	136	99	-27.2	84	56	49	-12.5	251	143	-43.0
ATTACHED	80	100	69	-31.0	82	58	34	-41.4	192	129	-32.8
APARTMENTS	184	214	158	-26.2	120	122	102	-16.4	379	323	-14.8
COQUITLAM											
DETACHED	124	139	94	-32.4	89	68	60	-11.8	280	195	-30.4
ATTACHED	48	67	35	-47.8	32	20	22	10.0	79	65	-17.7
APARTMENTS	99	127	81	-36.2	55	52	40	-23.1	167	145	-13.2
DELTA											
DETACHED	26	54	25	-53.7	26	34	24	-29.4	93	87	-6.5
ATTACHED	5	12	2	-83.3	5	3	4	33.3	18	8	-55.6
APARTMENTS	14	26	13	-50.0	8	10	13	30.0	31	34	9.7
MAPLE RIDGE/PITT MEADOWS											
DETACHED	125	175	92	-47.4	93	89	58	-34.8	255	215	-15.7
ATTACHED	36	57	48	-15.8	40	29	16	-44.8	106	58	-45.3
APARTMENTS	75	45	49	8.9	38	30	32	6.7	78	80	2.6
NORTH VANCOUVER											
DETACHED	74	135	87	-35.6	76	78	60	-23.1	247	182	-26.3
ATTACHED	24	51	30	-41.2	45	25	25	0.0	105	63	-40.0
APARTMENTS	89	136	81	-40.4	80	56	59	5.4	214	158	-26.2
NEW WESTMINSTER											
DETACHED	23	42	18	-57.1	20	26	11	-57.7	78	49	-37.2
ATTACHED	8	18	7	-61.1	9	9	15	66.7	25	30	20.0
APARTMENTS	77	125	81	-35.2	63	50	54	8.0	198	145	-26.8
PORT MOODY/BELCARRA											
DETACHED	29	37	19	-48.6	18	7	15	114.3	51	32	-37.3
ATTACHED	22	20	18	-10.0	27	11	15	36.4	67	35	-47.8
APARTMENTS	33	29	24	-17.2	23	14	12	-14.3	66	37	-43.9
PORT COQUITLAM											
DETACHED	38	49	22	-55.1	39	32	22	-31.3	109	75	-31.2
ATTACHED	26	48	35	-27.1	17	19	16	-15.8	60	45	-25.0
APARTMENTS	25	46	32	-30.4	23	15	21	40.0	72	46	-36.1
RICHMOND											
DETACHED	155	210	139	-33.8	101	79	76	-3.8	316	209	-33.9
ATTACHED	104	122	93	-23.8	76	61	50	-18.0	202	157	-22.3
APARTMENTS	178	211	145	-31.3	95	85	81	-4.7	293	239	-18.4
SUNSHINE COAST											
DETACHED	59	77	50	-35.1	34	46	30	-34.8	112	106	-5.4
ATTACHED	2	5	15	200.0	3	5	0	-100.0	9	6	-33.3
APARTMENTS	6	7	5	-28.6	1	5	4	-20.0	12	16	33.3
SQUAMISH											
DETACHED	26	34	24	-29.4	20	14	13	-7.1	53	37	-30.2
ATTACHED	19	22	12	-45.5	6	4	12	200.0	18	24	33.3
APARTMENTS	7	18	3	-83.3	3	3	7	133.3	5	11	120.0
VANCOUVER EAST											
DETACHED	152	215	111	-48.4	112	93	91	-2.2	379	258	-31.9
ATTACHED	43	70	52	-25.7	30	21	35	66.7	99	75	-24.2
APARTMENTS	115	154	102	-33.8	101	70	69	-1.4	282	210	-25.5
VANCOUVER WEST											
DETACHED	164	226	159	-29.6	121	104	77	-26.0	345	267	-22.6
ATTACHED	89	115	67	-41.7	48	49	40	-18.4	145	124	-14.5
APARTMENTS	496	667	387	-42.0	360	264	241	-8.7	1004	717	-28.6
WHISTLER											
DETACHED	28	21	20	-4.8	15	9	10	11.1	37	26	-29.7
ATTACHED	34	32	20	-37.5	16	22	20	-9.1	53	65	22.6
APARTMENTS	34	33	32	-3.0	16	15	7	-53.3	41	36	-12.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	93	134	72	-46.3	66	51	32	-37.3	227	126	-44.5
ATTACHED	4	15	5	-66.7	8	2	3	50.0	15	7	-53.3
APARTMENTS	18	40	17	-57.5	14	12	8	-33.3	38	32	-15.8
GRAND TOTALS											
DETACHED	1219	1684	1031	-38.8	914	786	628	-20.1	2833	2007	-29.2
ATTACHED	544	754	508	-32.6	444	338	307	-9.2	1193	891	-25.3
APARTMENTS	1450	1878	1210	-35.6	1000	803	750	-6.6	2880	2229	-22.6



Residential Average Sale Prices - January 1977 to November 2012



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