

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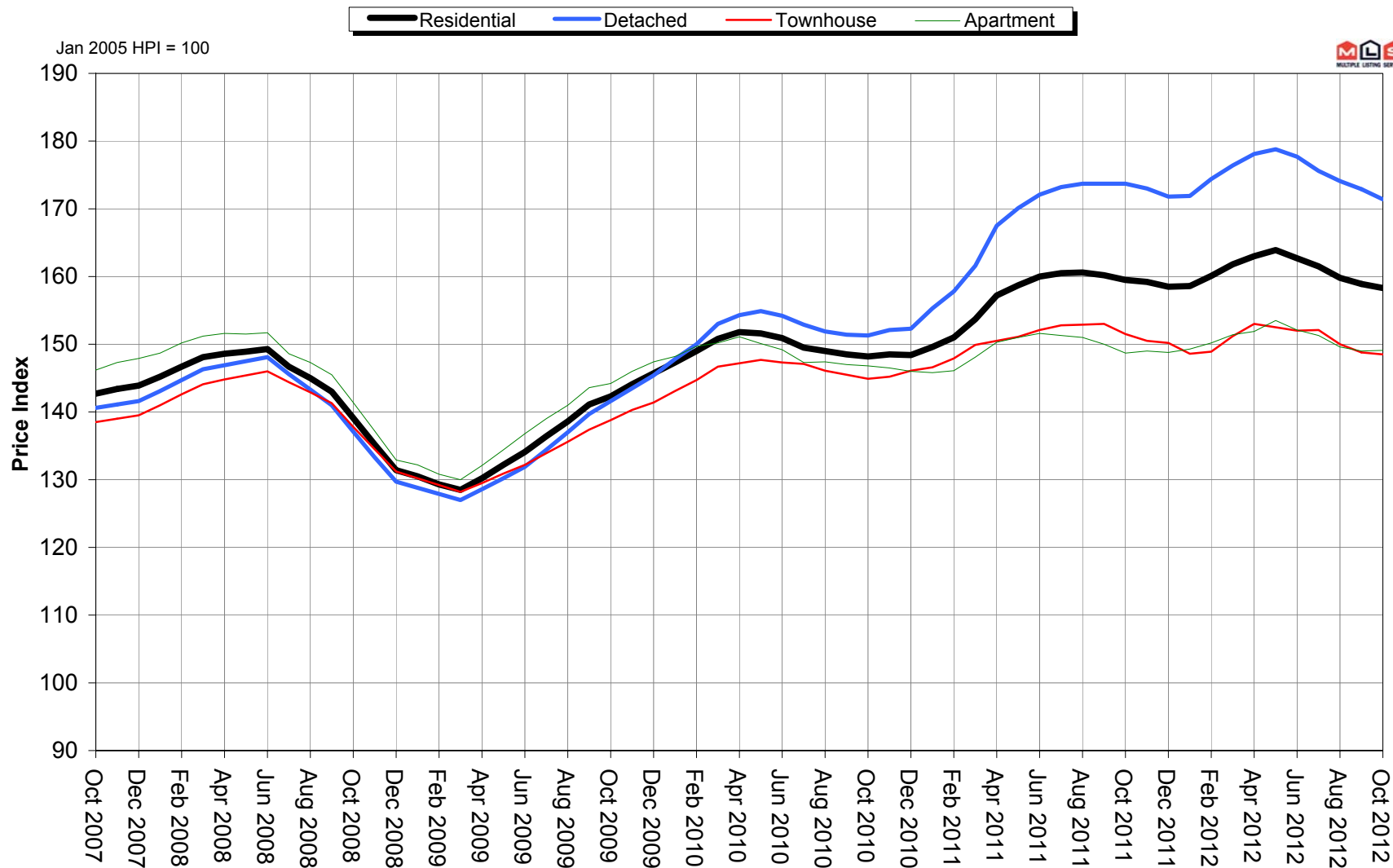
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Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend



MLS® SALES Facts



**October
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>
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	
		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	
September 2012	Number of Sales	Detached	38	67	29	1	68	12	44	21	10	54	10	30	74	86	43	7	594
		Attached	37	23	1	0	13	6	13	10	9	46	8	1	19	35	2	23	246
		Apartment	99	53	11	0	18	41	43	10	11	73	1	7	71	212	12	14	676
	Median Selling Price	Detached	\$875,500	\$692,500	\$635,000	n/a	\$483,000	n/a	\$975,000	\$538,500	n/a	\$924,400	n/a	\$418,000	\$862,500	\$2,035,000	\$1,838,000	n/a	
		Attached	\$436,500	\$442,900	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$531,500	n/a	n/a	n/a	\$669,000	n/a	\$525,000	n/a
		Apartment	\$365,000	\$288,500	n/a	n/a	n/a	\$278,000	\$371,400	n/a	n/a	\$315,500	n/a	n/a	\$347,250	\$490,875	n/a	n/a	
October 2011	Number of Sales	Detached	93	85	35	6	85	29	92	35	18	106	16	32	126	120	90	6	974
		Attached	61	30	6	0	36	7	25	19	26	63	6	0	37	45	4	17	382
		Apartment	122	57	13	0	18	67	86	24	21	94	1	5	99	327	13	11	958
	Median Selling Price	Detached	\$910,000	\$730,000	\$725,000	n/a	\$477,500	\$658,500	\$912,000	\$540,556	n/a	\$999,999	n/a	\$427,500	\$837,500	\$2,220,000	\$1,800,000	n/a	
		Attached	\$463,900	\$509,775	n/a	n/a	\$289,649	n/a	\$670,000	n/a	\$479,750	\$549,900	n/a	n/a	\$608,000	\$975,000	n/a	n/a	n/a
		Apartment	\$348,650	\$314,900	n/a	n/a	n/a	\$303,000	\$382,250	\$229,500	\$345,000	\$343,000	n/a	n/a	\$342,900	\$475,000	n/a	n/a	
Jan. - Oct. 2012 <i>Year-to-date</i>	Number of Sales	Detached	731	956	395	31	949	247	828	346	163	856	158	428	1,122	1,117	548	90	8,965
		Attached	604	342	58	1	335	108	258	197	171	642	80	37	310	466	60	199	3,868
		Apartment	1,255	605	107	0	257	663	668	245	196	966	35	48	1,026	3,020	143	137	9,371
	Median Selling Price	Detached	\$920,000	\$736,450	\$670,000	\$375,000	\$478,000	\$665,000	\$998,000	\$543,750	\$780,000	\$977,944	\$500,500	\$398,500	\$870,000	\$2,080,000	\$1,851,000	\$966,300	
		Attached	\$475,000	\$464,250	\$444,750	n/a	\$292,000	\$425,000	\$640,000	\$387,500	\$436,000	\$526,000	\$354,750	\$275,000	\$628,000	\$860,000	\$1,174,400	\$562,000	n/a
		Apartment	\$367,000	\$284,125	\$326,500	n/a	\$215,000	\$305,000	\$377,490	\$242,800	\$333,500	\$335,450	\$251,000	\$254,750	\$345,000	\$481,000	\$710,000	\$226,000	
Jan. - Oct. 2011 <i>Year-to-date</i>	Number of Sales	Detached	1,133	1,166	548	32	983	303	1,062	398	202	1,544	156	394	1,612	1,803	1,059	88	12,483
		Attached	739	470	75	1	424	117	324	204	201	896	77	37	366	654	52	138	4,775
		Apartment	1,603	615	132	0	238	761	753	253	238	1,372	31	50	1,004	3,799	184	78	11,111
	Median Selling Price	Detached	\$899,000	\$709,000	\$660,000	\$552,500	\$483,000	\$622,500	\$920,000	\$539,900	\$818,000	\$998,000	\$483,000	\$395,000	\$825,000	\$2,061,500	\$1,788,000	\$850,000	
		Attached	\$490,000	\$450,450	\$447,000	n/a	\$306,771	\$411,500	\$634,000	\$390,000	\$433,000	\$546,400	\$345,000	\$272,500	\$600,000	\$870,000	\$1,119,500	\$576,250	n/a
		Apartment	\$355,000	\$290,000	\$338,000	n/a	\$214,410	\$301,750	\$365,000	\$239,000	\$335,000	\$352,650	\$231,000	\$302,000	\$344,000	\$488,000	\$729,000	\$235,500	

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

MLS® LISTINGS Facts



**October
2012**

<div> REAL ESTATE BOARD OF GREATER VANCOUVER</div> <div>October 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
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%	
		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%	
September 2012	Number of Listings	Detached	208	221	70	8	205	50	222	72	38	248	32	86	250	324	193	26	2,253
		Attached	115	58	20	0	48	26	92	52	38	152	18	10	79	134	24	30	896
		Apartment	292	156	24	0	45	140	191	48	66	206	12	10	213	686	40	43	2,172
	% Sales to Listings	Detached	18%	30%	41%	13%	33%	24%	20%	29%	26%	22%	31%	35%	30%	27%	22%	27%	
		Attached	32%	40%	5%	n/a	27%	23%	14%	19%	24%	30%	44%	10%	24%	26%	8%	77%	n/a
		Apartment	34%	34%	46%	n/a	40%	29%	23%	21%	17%	35%	8%	70%	33%	31%	30%	33%	
October 2011	Number of Listings	Detached	140	167	37	8	202	38	116	52	33	216	38	69	199	296	149	26	1,786
		Attached	93	64	6	3	56	13	52	35	20	140	12	8	47	94	15	38	696
		Apartment	223	134	22	0	43	116	140	75	43	199	26	4	170	631	20	36	1,882
	% Sales to Listings	Detached	66%	51%	95%	75%	42%	76%	79%	67%	55%	49%	42%	46%	63%	41%	60%	23%	
		Attached	66%	47%	100%	0%	64%	54%	48%	54%	130%	45%	50%	0%	79%	48%	27%	45%	n/a
		Apartment	55%	43%	59%	n/a	42%	58%	61%	32%	49%	47%	4%	125%	58%	52%	65%	31%	
Jan. - Oct. 2012 <i>Year-to-date*</i>	Number of Listings	Detached	2,009	1,956	750	128	2,137	456	1,763	683	429	3,113	426	1,154	2,563	3,343	1,590	306	22,806
		Attached	1,294	708	118	2	674	229	601	379	351	1,540	217	102	690	1,230	161	358	8,654
		Apartment	3,106	1,476	248	0	573	1,502	1,642	560	496	2,646	184	115	2,085	7,434	363	351	22,781
	% Sales to Listings	Detached	36%	49%	53%	24%	44%	54%	47%	51%	38%	27%	37%	37%	44%	33%	34%	29%	
		Attached	47%	48%	49%	50%	50%	47%	43%	52%	49%	42%	37%	36%	45%	38%	37%	56%	n/a
		Apartment	40%	41%	43%	n/a	45%	44%	41%	44%	40%	37%	19%	42%	49%	41%	39%	39%	
Jan. - Oct. 2011 <i>Year-to-date*</i>	Number of Listings	Detached	1,906	2,009	809	146	2,079	443	1,693	652	426	3,448	421	1,103	2,672	3,336	1,847	286	23,276
		Attached	1,281	776	120	3	695	192	561	352	373	1,765	179	86	608	1,225	111	416	8,743
		Apartment	2,871	1,364	230	10	565	1,414	1,574	660	560	2,830	228	163	1,918	7,588	342	352	22,669
	% Sales to Listings	Detached	59%	58%	68%	22%	47%	68%	63%	61%	47%	45%	37%	36%	60%	54%	57%	31%	
		Attached	58%	61%	63%	33%	61%	61%	58%	58%	54%	51%	43%	43%	60%	53%	47%	33%	n/a
		Apartment	56%	45%	57%	0%	42%	54%	48%	38%	43%	48%	14%	31%	52%	50%	54%	22%	

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

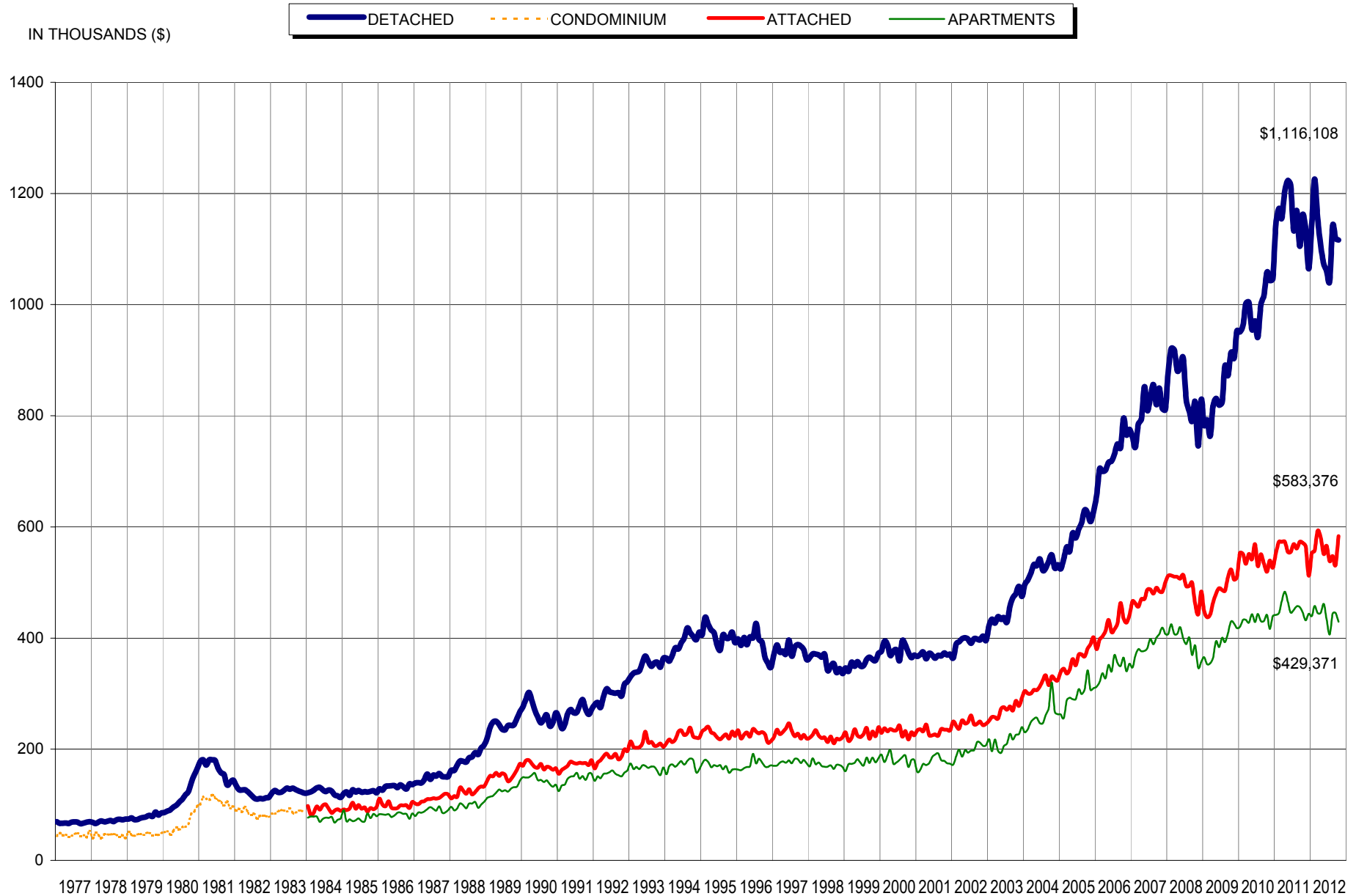
Listing & Sales Activity Summary

Listings

Sales

	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.