

# News Release



## Balanced conditions continue in the Greater Vancouver housing market

**VANCOUVER, B.C. – November 4, 2013** – Home buyer and seller activity continues to mirror historical averages in the Greater Vancouver housing market. These trends have helped keep the region in a balanced state for the last nine months.

The Real Estate Board of Greater Vancouver reports that residential property sales in Greater Vancouver reached 2,661 on the Multiple Listing Service® (MLS®) in October 2013. This is a 37.8 per cent increase compared to the 1,931 sales recorded in October 2012, and a 7.2 per cent increase from the 2,483 sales recorded in September 2013.

New listings for attached, detached and apartment properties in Greater Vancouver totaled 4,315 in October 2013. This represents a 0.2 per cent decline from the 4,323 new listings reported in October 2012, and a decrease of 14.2 per cent compared to the 5,030 new listings reported in September of this year.

Last month's sales were 2.8 per cent above the 10-year sales average for the month, while new listings for the month were 1.9 per cent below the 10-year average.

"We continue to see fairly typical activity when it comes to monthly home sale and listing totals," Sandra Wyant, REBGV president said. "Today's activity is helping to keep us in balanced market territory, which means that prices tend to experience minimal fluctuation."

The total number of properties currently listed for sale on the MLS® in Greater Vancouver is 15,257, a decline of 12.2 per cent compared to this time last year, and a decline of 5.3 per cent compared to September 2013.

The sales-to-active-listings ratio is currently at 17.4 per cent in Greater Vancouver.

The MLS® Home Price Index composite benchmark price for all residential properties in Greater Vancouver is \$600,700. This represents a 0.5 per cent decline compared to this time last year.

Sales of detached properties reached 1,067 in October 2013, an increase of 35.1 per cent from the 790 detached sales recorded in October 2012 and a 9.5 per cent increase from the 974 units sold in October 2011. The benchmark price for detached properties decreased 0.5 per cent from October 2012 to \$922,600.

Sales of apartment properties reached 1,098 in October 2013, an increase of 36.7 per cent compared to the 803 apartment sales recorded in October 2012, and an increase of 14.6 per cent compared to the 958 sales in October 2011. The benchmark price of an apartment property decreased 0.9 per cent from October 2012 to \$365,600.

Attached property sales totaled 496, an increase of 46.7 per cent compared to the 338 attached property sales recorded in 2012 and a 29.8 per cent increase compared to the 382 attached property sales recorded in October 2011. The benchmark price of an attached property is \$458,000, which is virtually unchanged from October 2012.

-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](http://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](mailto: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	\$540,900	152.7	-0.3%	-0.3%	0.3%	-0.4%	5.7%	10.2%
	Greater Vancouver	\$600,700	157.5	-0.2%	-0.2%	0.6%	-0.5%	6.3%	13.2%
	Bowen Island	\$574,300	124.5	-0.5%	1.0%	0.5%	-2.0%	-7.8%	-5.9%
	Burnaby East	\$569,100	157.1	1.0%	0.6%	1.5%	1.0%	8.3%	14.3%
	Burnaby North	\$523,300	156.3	0.3%	2.3%	2.8%	2.9%	9.3%	13.3%
	Burnaby South	\$571,400	161.1	-0.4%	0.0%	2.5%	-0.1%	9.8%	15.9%
	Coquitlam	\$500,400	148.0	0.5%	-0.1%	0.8%	-0.5%	6.3%	8.4%
	Ladner	\$525,900	146.3	-1.1%	-0.4%	-2.8%	-0.1%	3.5%	9.1%
	Maple Ridge	\$386,100	130.5	-0.5%	0.1%	-0.6%	-1.5%	0.5%	-2.9%
	New Westminster	\$365,600	156.9	-0.5%	-0.2%	-0.5%	0.5%	5.6%	8.8%
	North Vancouver	\$647,900	146.6	-0.3%	0.0%	0.8%	-0.1%	6.2%	10.5%
	Pitt Meadows	\$389,100	140.9	0.4%	1.6%	2.1%	2.5%	5.3%	3.8%
	Port Coquitlam	\$395,700	140.5	0.9%	1.0%	0.8%	-0.8%	1.5%	0.8%
	Port Moody	\$513,400	141.8	0.4%	0.9%	1.9%	0.4%	4.0%	4.4%
	Richmond	\$568,200	165.0	-0.1%	-0.7%	0.1%	-0.8%	3.4%	16.7%
	Squamish	\$392,100	126.6	1.9%	-1.6%	0.6%	-0.2%	-2.8%	-6.7%
	Sunshine Coast	\$344,500	120.7	0.5%	1.2%	0.3%	-5.6%	-8.6%	-9.8%
	Tsawwassen	\$584,900	147.4	-0.7%	-1.1%	-1.4%	-2.0%	6.3%	10.5%
	Vancouver East	\$609,700	178.4	0.5%	0.1%	1.2%	0.3%	12.8%	22.1%
	Vancouver West	\$800,000	168.6	-1.0%	-0.8%	-0.1%	1.1%	9.1%	20.4%
	West Vancouver	\$1,588,200	170.5	0.7%	1.4%	2.6%	2.6%	23.6%	26.6%
	Whistler	\$446,200	106.3	3.0%	-2.2%	2.8%	-3.7%	-8.0%	-19.7%
Single Family Detached	Lower Mainland	\$757,200	160.9	-0.1%	0.1%	0.9%	-0.1%	11.0%	18.8%
	Greater Vancouver	\$922,600	170.5	0.0%	0.2%	0.9%	-0.5%	12.7%	24.4%
	Bowen Island	\$574,300	124.5	-0.5%	1.0%	0.5%	-2.0%	-7.8%	-5.9%
	Burnaby East	\$757,600	169.4	1.4%	0.5%	1.3%	2.0%	15.9%	28.1%
	Burnaby North	\$930,500	179.6	-1.2%	1.6%	3.9%	1.6%	18.7%	32.1%
	Burnaby South	\$967,700	185.5	-0.3%	-0.1%	2.5%	-2.1%	22.7%	35.8%
	Coquitlam	\$709,600	157.2	0.6%	0.0%	0.6%	0.2%	11.4%	16.6%
	Ladner	\$612,100	147.7	-1.6%	-0.4%	-3.8%	0.8%	5.2%	11.6%
	Maple Ridge	\$462,000	131.3	0.1%	0.3%	-0.8%	-1.1%	2.7%	0.1%
	New Westminster	\$666,300	165.3	0.5%	-0.2%	0.4%	1.1%	11.5%	24.1%
	North Vancouver	\$950,500	151.7	-0.3%	0.8%	1.1%	0.5%	10.2%	16.4%
	Pitt Meadows	\$508,800	142.0	-0.4%	0.6%	1.9%	1.1%	5.5%	9.7%
	Port Coquitlam	\$550,400	147.0	0.4%	0.0%	1.1%	-1.1%	5.4%	9.5%
	Port Moody	\$856,000	158.6	1.0%	2.8%	4.0%	0.3%	13.4%	16.4%
	Richmond	\$924,200	186.1	-1.1%	-2.2%	-0.9%	-4.2%	7.8%	29.0%
	Squamish	\$501,600	135.5	2.8%	2.0%	2.6%	1.3%	6.5%	1.4%
	Sunshine Coast	\$342,800	120.1	0.6%	1.2%	0.2%	-6.0%	-9.0%	-10.2%
	Tsawwassen	\$712,000	153.3	-0.3%	-0.5%	-1.1%	-1.5%	11.1%	17.3%
	Vancouver East	\$850,500	187.8	0.0%	0.7%	2.7%	1.0%	19.8%	35.2%
	Vancouver West	\$2,086,800	214.4	-0.1%	0.8%	1.1%	1.2%	18.7%	45.3%
	West Vancouver	\$1,878,900	178.9	1.5%	0.9%	2.3%	3.1%	27.8%	32.6%
	Whistler	\$900,900	124.7	2.6%	1.5%	2.3%	6.7%	6.3%	-7.8%

**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	\$389,500	141.4	-0.1%	-0.1%	-0.1%	-0.1%	0.8%	3.0%
	Greater Vancouver	\$458,000	148.6	-0.1%	0.3%	0.6%	0.1%	2.6%	7.8%
	Burnaby East	\$422,100	151.4	1.1%	1.3%	3.1%	1.6%	6.2%	8.1%
	Burnaby North	\$407,300	151.9	1.7%	5.3%	2.6%	5.0%	4.9%	10.1%
	Burnaby South	\$413,300	148.3	0.3%	2.0%	1.9%	0.3%	4.1%	9.4%
	Coquitlam	\$376,800	138.4	-0.2%	-1.1%	-1.3%	-2.9%	2.4%	2.7%
	Ladner	\$443,300	146.9	1.5%	0.9%	0.1%	-1.5%	1.5%	8.7%
	Maple Ridge	\$268,400	130.4	-2.1%	-1.4%	-1.3%	-1.1%	-3.4%	-5.9%
	New Westminster	\$394,300	148.1	0.1%	0.5%	1.5%	-1.0%	3.6%	9.3%
	North Vancouver	\$575,700	137.8	-0.6%	-0.9%	-1.5%	-0.5%	0.7%	3.9%
	Pitt Meadows	\$316,400	136.9	0.1%	1.2%	-0.9%	-1.8%	3.1%	-1.4%
	Port Coquitlam	\$372,200	141.7	1.6%	1.4%	1.9%	0.4%	1.7%	3.1%
	Port Moody	\$401,600	135.7	0.3%	-0.2%	-0.5%	-2.4%	-1.4%	-2.0%
	Richmond	\$494,900	160.0	-0.6%	-0.1%	0.7%	-0.1%	3.5%	14.4%
	Squamish	\$342,800	124.4	2.7%	1.6%	7.1%	1.6%	0.1%	-6.5%
	Tsawwassen	\$443,100	137.0	0.7%	-1.4%	-2.1%	-4.2%	-5.8%	1.3%
	Vancouver East	\$507,800	167.4	-3.0%	-1.9%	-2.8%	0.8%	7.0%	12.9%
	Vancouver West	\$709,100	160.4	0.8%	0.4%	1.2%	4.6%	6.9%	19.2%
	Whistler	\$466,300	125.6	2.9%	3.0%	11.5%	6.5%	10.3%	-2.7%
Apartment	Lower Mainland	\$334,400	146.7	-0.5%	-0.8%	-0.4%	-1.1%	0.7%	2.3%
	Greater Vancouver	\$365,600	147.8	-0.3%	-0.7%	-0.1%	-0.9%	0.7%	4.5%
	Burnaby East	\$378,000	143.5	1.0%	2.1%	0.9%	3.2%	-0.9%	-3.6%
	Burnaby North	\$337,900	142.8	0.9%	1.9%	2.0%	2.7%	4.0%	2.5%
	Burnaby South	\$378,300	151.9	-0.5%	-0.3%	2.2%	1.3%	4.3%	7.6%
	Coquitlam	\$248,300	136.7	0.7%	-0.1%	1.8%	-1.2%	-1.1%	-2.6%
	Ladner	\$293,700	139.2	-2.1%	-2.6%	-2.3%	-3.3%	-1.3%	-0.6%
	Maple Ridge	\$175,000	127.6	-0.5%	1.4%	1.2%	-4.3%	-3.4%	-11.0%
	New Westminster	\$271,100	155.0	-1.0%	-0.2%	-1.1%	0.5%	3.7%	4.2%
	North Vancouver	\$350,000	142.1	-0.1%	-1.0%	1.0%	-1.0%	2.5%	5.2%
	Pitt Meadows	\$241,300	142.6	1.6%	3.2%	4.6%	8.4%	6.9%	-0.5%
	Port Coquitlam	\$218,900	129.8	0.8%	2.0%	-1.1%	-1.9%	-4.7%	-11.8%
	Port Moody	\$319,900	133.3	-0.1%	-0.1%	1.3%	2.3%	0.3%	0.2%
	Richmond	\$349,100	148.0	1.4%	0.5%	0.5%	2.6%	-2.1%	5.8%
	Squamish	\$219,900	105.8	-2.7%	-16.4%	-14.1%	-9.1%	-27.0%	-25.0%
	Tsawwassen	\$311,200	130.9	-2.5%	-2.7%	-3.0%	-4.2%	-5.7%	-6.6%
	Vancouver East	\$306,900	169.3	2.2%	0.1%	0.6%	-0.5%	4.8%	9.2%
	Vancouver West	\$466,500	151.0	-1.8%	-2.0%	-1.3%	0.0%	3.4%	9.2%
	West Vancouver	\$610,100	133.3	-4.2%	3.3%	2.9%	-0.1%	3.3%	0.0%
	Whistler	\$188,800	67.8	2.7%	-15.7%	-12.5%	-21.3%	-39.1%	-49.2%

**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)

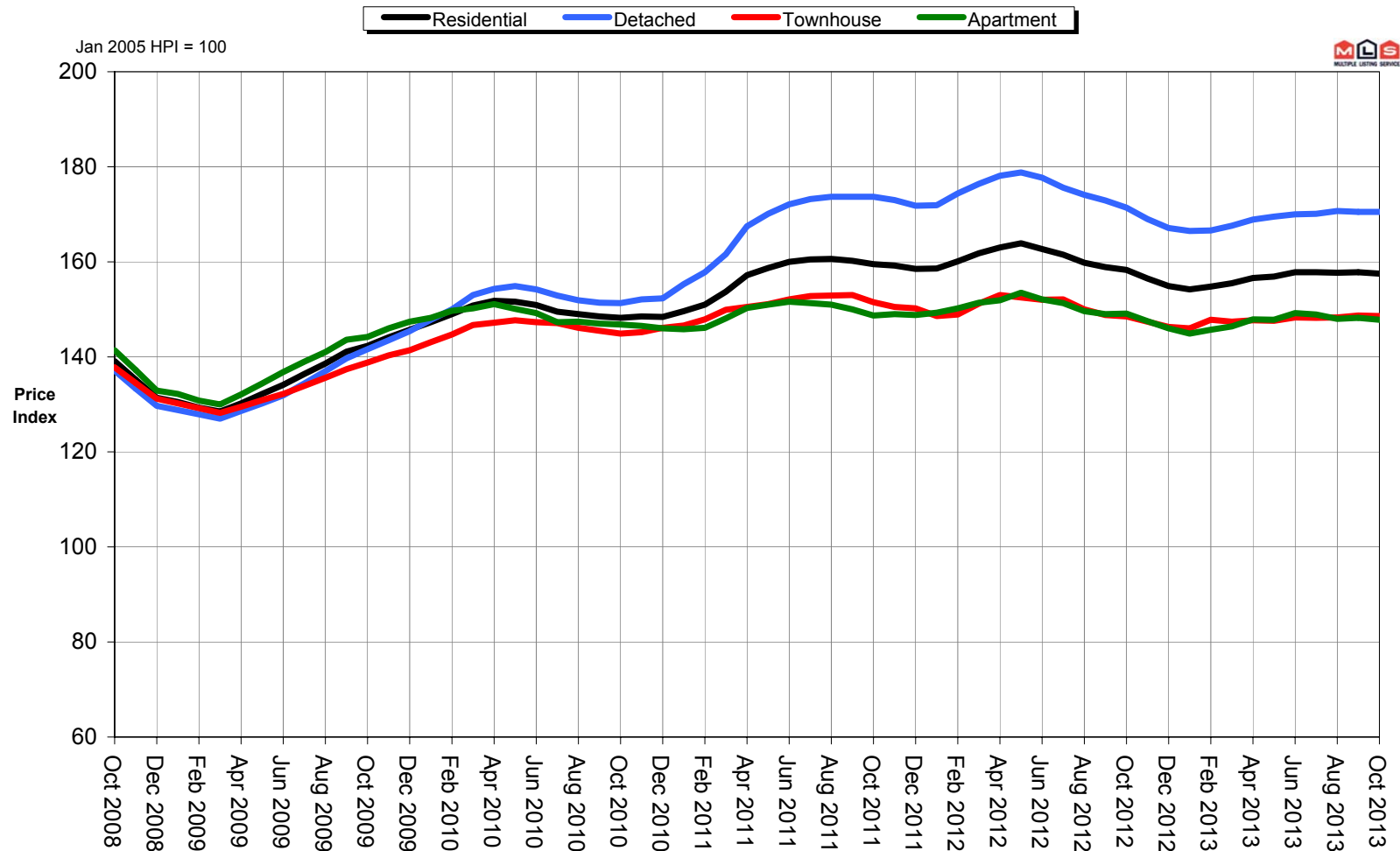
In January 2005, the indexes are set to 100.

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



# MLS® SALES Facts



**October  
2013**

			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 2013	Number of Sales	Detached	80	108	30	4	112	18	103	35	20	120	17	39	116	179	80	6	1,067
		Attached	68	51	7	0	40	16	39	24	18	72	14	3	51	53	11	29	496
		Apartment	162	66	12	0	33	63	77	19	22	132	4	9	121	345	18	15	1,098
October 2013	Median Selling Price	Detached	\$1,044,000	\$725,500	\$668,750	n/a	\$480,000	n/a	\$1,042,000	\$520,000	\$882,500	\$1,058,571	n/a	\$378,000	\$872,000	\$2,049,000	\$2,100,000	n/a	
		Attached	\$465,450	\$446,000	n/a	n/a	\$316,000	n/a	\$675,000	\$396,850	n/a	\$524,000	n/a	n/a	\$633,000	\$855,000	n/a	\$475,000	n/a
		Apartment	\$362,500	\$292,000	n/a	n/a	\$223,000	\$310,000	\$361,000	n/a	\$353,750	\$348,400	n/a	n/a	\$355,000	\$470,000	n/a	n/a	
September 2013	Number of Sales	Detached	85	82	27	6	91	25	78	31	18	127	26	41	147	154	71	14	1,023
		Attached	66	35	7	0	39	10	28	20	20	69	7	5	42	55	7	32	442
		Apartment	158	61	10	0	27	60	57	21	26	122	5	3	90	344	14	20	1,018
September 2013	Median Selling Price	Detached	\$930,000	\$749,000	\$680,000	n/a	\$483,800	\$664,000	\$964,000	\$549,000	n/a	\$952,000	\$528,250	\$388,000	\$910,000	\$2,194,000	\$2,195,000	n/a	
		Attached	\$500,400	\$428,000	n/a	n/a	\$293,000	n/a	\$649,250	\$352,700	\$445,000	\$540,000	n/a	n/a	\$639,500	\$938,000	n/a	\$714,500	n/a
		Apartment	\$367,900	\$309,000	n/a	n/a	\$268,400	\$310,000	\$360,000	\$218,500	\$333,500	\$342,500	n/a	n/a	\$330,500	\$455,450	n/a	\$207,500	
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
October 2012	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	\$475,000	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	
Jan. - Oct. 2013 Year-to-date	Number of Sales	Detached	816	962	375	29	966	237	952	336	210	1,121	155	404	1,212	1,410	640	123	9,948
		Attached	662	396	60	0	325	114	311	254	159	766	101	36	392	532	78	198	4,384
		Apartment	1,443	614	110	0	245	628	632	217	217	1,196	40	45	949	3,282	139	161	9,918
Jan. - Oct. 2012 Year-to-date	Median Selling Price	Detached	\$920,000	\$710,000	\$664,000	\$447,500	\$480,000	\$686,000	\$965,500	\$539,940	\$800,000	\$945,000	\$507,000	\$385,000	\$874,500	\$2,130,000	\$1,900,000	\$942,500	
		Attached	\$479,950	\$438,500	\$402,500	n/a	\$301,000	\$429,900	\$635,000	\$371,000	\$425,900	\$509,250	\$362,887	\$237,500	\$622,000	\$850,000	\$1,217,869	\$530,000	n/a
		Apartment	\$365,000	\$289,900	\$324,500	n/a	\$212,000	\$289,450	\$370,000	\$229,750	\$336,000	\$339,000	\$214,750	\$279,450	\$343,000	\$472,000	\$750,000	\$239,000	
Jan. - Oct. 2012 Year-to-date	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
Jan. - Oct. 2012 Year-to-date	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	

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



# MLS® LISTINGS Facts



**October  
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>
<b>October 2013</b>	<b>Number of Listings</b>	Detached	134	125	54	10	147	44	145	55	26	190	30	88	189	227	151	21	1,636
		Attached	106	69	10	0	56	16	60	48	29	96	13	5	64	92	8	37	709
		Apartment	226	124	24	0	60	150	160	68	42	249	12	18	191	577	29	40	1,970
	<b>% Sales to Listings</b>	Detached	60%	86%	56%	40%	76%	41%	71%	64%	77%	63%	57%	44%	61%	79%	53%	29%	n/a
		Attached	64%	74%	70%	n/a	71%	100%	65%	50%	62%	75%	108%	60%	80%	58%	138%	78%	n/a
		Apartment	72%	53%	50%	n/a	55%	42%	48%	28%	52%	53%	33%	50%	63%	60%	62%	38%	n/a
<b>September 2013</b>	<b>Number of Listings</b>	Detached	211	159	50	4	178	48	202	59	42	265	34	75	232	335	184	24	2,102
		Attached	111	50	14	0	58	20	64	23	23	149	7	11	99	120	17	38	804
		Apartment	259	125	20	0	82	128	166	54	42	232	12	5	235	706	39	19	2,124
	<b>% Sales to Listings</b>	Detached	40%	52%	54%	150%	51%	52%	39%	53%	43%	48%	76%	55%	63%	46%	39%	58%	n/a
		Attached	59%	70%	50%	n/a	67%	50%	44%	87%	87%	46%	100%	45%	42%	46%	41%	84%	n/a
		Apartment	61%	49%	50%	n/a	33%	47%	34%	39%	62%	53%	42%	60%	38%	49%	36%	105%	n/a
<b>October 2012</b>	<b>Number of Listings</b>	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
	<b>% Sales to Listings</b>	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
<b>Jan. - Oct. 2013</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	1,963	1,790	725	126	1,952	472	1,765	594	429	2,640	376	1,081	2,275	2,916	1,645	288	21,037
		Attached	1,177	742	132	1	669	180	562	438	300	1,381	176	106	729	1,058	151	296	8,098
		Apartment	2,743	1,369	250	0	606	1,323	1,524	564	446	2,440	131	94	1,914	6,421	323	308	20,456
	<b>% Sales to Listings</b>	Detached	42%	54%	52%	23%	49%	50%	54%	57%	49%	42%	41%	37%	53%	48%	39%	43%	n/a
		Attached	56%	53%	45%	0%	49%	63%	55%	58%	53%	55%	57%	34%	54%	50%	52%	67%	n/a
		Apartment	53%	45%	44%	n/a	40%	47%	41%	38%	49%	49%	31%	48%	50%	51%	43%	52%	n/a
<b>Jan. - Oct. 2012</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	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
	<b>% Sales to Listings</b>	Detached	36%	49%	53%	24%	44%	54%	47%	51%	38%	27%	37%	37%	44%	33%	34%	29%	n/a
		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%	n/a

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

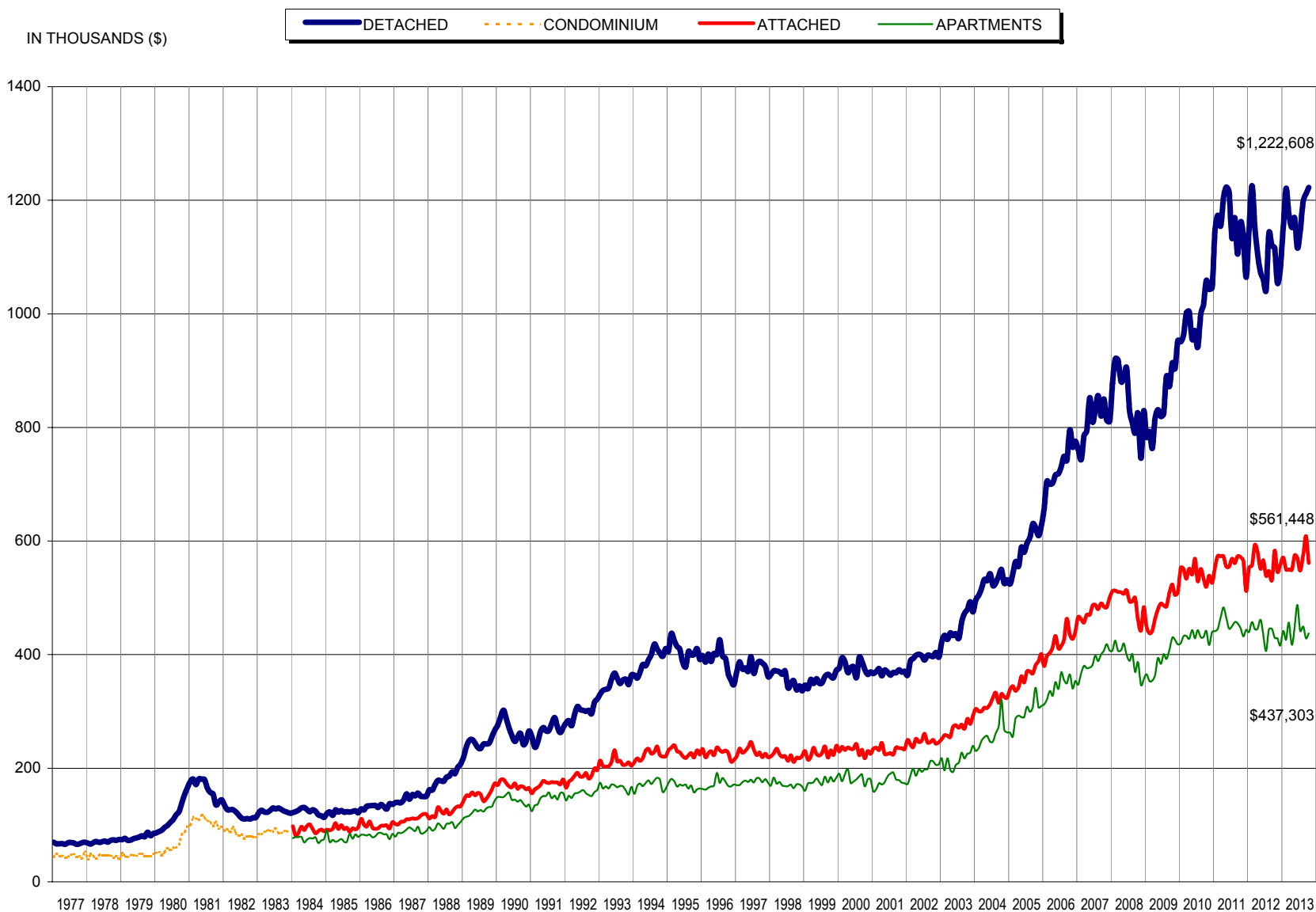
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Oct 2012	2 Sep 2013	3 Oct 2013	Col. 2 & 3 Percentage Variance	5 Oct 2012	6 Sep 2013	7 Oct 2013	Col. 6 & 7 Percentage Variance	9 Aug 2012 - Oct 2012	10 Aug 2013 - Oct 2013	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				%				%			%
DETACHED	136	211	134	-36.5	56	85	80	-5.9	136	269	97.8
ATTACHED	100	111	106	-4.5	58	66	68	3.0	140	189	35.0
APARTMENTS	214	259	226	-12.7	122	158	162	2.5	308	492	59.7
<b>COQUITLAM</b>											
DETACHED	139	159	125	-21.4	68	82	108	31.7	193	289	49.7
ATTACHED	67	50	69	38.0	20	35	51	45.7	66	121	83.3
APARTMENTS	127	125	124	-0.8	52	61	66	8.2	146	186	27.4
<b>DELTA</b>											
DETACHED	54	50	54	8.0	34	27	30	11.1	101	98	-3.0
ATTACHED	12	14	10	-28.6	3	7	7	0.0	9	25	177.8
APARTMENTS	26	20	24	20.0	10	10	12	20.0	32	36	12.5
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	175	178	147	-17.4	89	91	112	23.1	228	300	31.6
ATTACHED	57	58	56	-3.4	29	39	40	2.6	72	103	43.1
APARTMENTS	45	82	60	-26.8	30	27	33	22.2	75	85	13.3
<b>NORTH VANCOUVER</b>											
DETACHED	135	202	145	-28.2	78	78	103	32.1	173	257	48.6
ATTACHED	51	64	60	-6.3	25	28	39	39.3	52	105	101.9
APARTMENTS	136	166	160	-3.6	56	57	77	35.1	147	198	34.7
<b>NEW WESTMINSTER</b>											
DETACHED	42	48	44	-8.3	26	25	18	-28.0	55	66	20.0
ATTACHED	18	20	16	-20.0	9	10	16	60.0	24	35	45.8
APARTMENTS	125	128	150	17.2	50	60	63	5.0	149	192	28.9
<b>PORT MOODY/BELCARRA</b>											
DETACHED	37	42	26	-38.1	7	18	20	11.1	29	62	113.8
ATTACHED	20	23	29	26.1	11	20	18	-10.0	37	60	62.2
APARTMENTS	29	42	42	0.0	14	26	22	-15.4	46	63	37.0
<b>PORT COQUITLAM</b>											
DETACHED	49	59	55	-6.8	32	31	35	12.9	80	104	30.0
ATTACHED	48	23	48	108.7	19	20	24	20.0	46	76	65.2
APARTMENTS	46	54	68	25.9	15	21	19	-9.5	43	63	46.5
<b>RICHMOND</b>											
DETACHED	210	265	190	-28.3	79	127	120	-5.5	193	383	98.4
ATTACHED	122	149	96	-35.6	61	69	72	4.3	161	235	46.0
APARTMENTS	211	232	249	7.3	85	122	132	8.2	223	363	62.8
<b>SUNSHINE COAST</b>											
DETACHED	77	75	88	17.3	46	41	39	-4.9	123	122	-0.8
ATTACHED	5	11	5	-54.5	5	5	3	-40.0	9	12	33.3
APARTMENTS	7	5	18	260.0	5	3	9	200.0	16	15	-6.3
<b>SQUAMISH</b>											
DETACHED	34	34	30	-11.8	14	26	17	-34.6	35	54	54.3
ATTACHED	22	7	13	85.7	4	7	14	100.0	20	27	35.0
APARTMENTS	18	12	12	0.0	3	5	4	-20.0	7	12	71.4
<b>VANCOUVER EAST</b>											
DETACHED	215	232	189	-18.5	93	147	116	-21.1	246	405	64.6
ATTACHED	70	99	64	-35.4	21	42	51	21.4	55	135	145.5
APARTMENTS	154	235	191	-18.7	70	90	121	34.4	216	305	41.2
<b>VANCOUVER WEST</b>											
DETACHED	226	335	227	-32.2	104	154	179	16.2	265	466	75.8
ATTACHED	115	120	92	-23.3	49	55	53	-3.6	124	155	25.0
APARTMENTS	667	706	577	-18.3	264	344	345	0.3	723	1024	41.6
<b>WHISTLER/PEMBERTON</b>											
DETACHED	21	24	21	-12.5	9	14	6	-57.1	26	30	15.4
ATTACHED	32	38	37	-2.6	22	32	29	-9.4	61	77	26.2
APARTMENTS	33	19	40	110.5	15	20	15	-25.0	43	56	30.2
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	134	184	151	-17.9	51	71	80	12.7	118	226	91.5
ATTACHED	15	17	8	-52.9	2	7	11	57.1	8	27	237.5
APARTMENTS	40	39	29	-25.6	12	14	18	28.6	30	44	46.7
<b>GRAND TOTALS</b>											
DETACHED	1684	2098	1626	-22.5	786	1017	1063	4.5	2001	3131	56.5
ATTACHED	754	804	709	-11.8	338	442	496	12.2	884	1382	56.3
APARTMENTS	1878	2124	1970	-7.3	803	1018	1098	7.9	2204	3134	42.2





## Residential Average Sale Prices - January 1977 to October 2013



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