

News Release



FOR IMMEDIATE RELEASE

Conditions continue to favour buyers in the Greater Vancouver housing market

VANCOUVER, B.C. – October 2, 2012 – The summer of 2012 drew to a close in September with home sale activity well below historical averages in the Greater Vancouver housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales of detached, attached and apartment properties reached 1,516 in September, a 32.5 per cent decline compared to the 2,246 sales in September 2011 and an 8.1 per cent decline compared to the 1,649 sales in August 2012.

September sales were 41.6 per cent below the 10-year September sales average of 2,597.

“There’s been a clear reduction in buyer demand in the three months since the federal government eliminated the availability of a 30-year amortization on government-insured mortgages,” Eugen Klein, REBGV president said. “This makes homes less affordable for the people of the region.”

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,321 in September. This represents a 6.3 per cent decline compared to September 2011 when 5,680 properties were listed for sale on the MLS® and a 31.6 per cent increase compared to the 4,044 new listings in August 2012.

At 18,350, the total number of residential property listings on the MLS® increased 14.1 per cent from this time last year and increased 4.5 per cent compared to August 2012.

“Today, our sales-to-active-listings ratio sits at 8 per cent, which puts us in a buyer’s market. This ratio has been declining in our market since March when it was 19 per cent,” Klein said.

The MLS HPI® composite benchmark price for all residential properties in Greater Vancouver is \$606,100. This represents a decline of 0.8 per cent compared to this time last year and a decline of 2.3 per cent over last three months.

“Prices in the region remain relatively stable overall, although we do see some reductions in the areas that have had some of the largest price increases over the last year or two,” Klein said.

Sales of detached properties on the MLS® in September 2012 reached 594, a decrease of 37.9 per cent from the 957 detached sales recorded in September 2011, and a 31.4 per cent decrease from the 866 units sold in September 2010. The benchmark price for detached properties decreased 0.5 per cent from September 2011 to \$935,600.

Sales of apartment properties reached 676 in September 2012, a 26.7 per cent decrease compared to the 922 sales in September 2011, and a decrease of 30.4 per cent compared to the 971 sales in September 2010. The benchmark price of an apartment property decreased 0.7 per cent from September 2011 to \$368,600.

Attached property sales in September 2012 totalled 246, a 33 per cent decrease compared to the 367 sales in September 2011, and a 35.8 per cent decrease from the 383 attached properties sold in September 2010. The benchmark price of an attached unit decreased 2.7 per cent between September 2011 and 2012 to \$458,600.

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The real estate industry is a key economic driver in British Columbia. In 2011, 32,390 homes changed ownership in the Board’s area, generating \$1.36 billion in spin-off activity and 9,069 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$25 billion in 2011. The Real Estate Board of Greater Vancouver is an association representing 11,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

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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	\$545,900	154.1	-0.5%	-1.8%	-1.0%	-0.1%	11.2%	8.8%
	Greater Vancouver	\$606,100	158.9	-0.6%	-2.3%	-1.8%	-0.8%	12.6%	11.9%
	Bowen Island	\$592,200	128.4	-0.6%	-5.2%	-2.1%	-1.9%	-2.0%	-6.8%
	Burnaby East	\$564,400	155.8	0.5%	-1.3%	-0.8%	2.1%	11.5%	10.6%
	Burnaby North	\$509,500	152.2	-0.5%	-3.5%	-2.1%	-2.3%	9.2%	8.4%
	Burnaby South	\$575,700	162.3	0.6%	-1.4%	-0.4%	-0.8%	15.4%	15.1%
	Coquitlam	\$507,500	150.1	0.4%	-0.8%	1.4%	2.2%	11.7%	7.6%
	Ladner	\$537,800	149.6	-2.0%	-2.5%	-2.0%	-1.6%	11.0%	10.3%
	Maple Ridge	\$392,000	132.5	0.5%	0.0%	-0.1%	-0.5%	2.6%	-3.7%
	New Westminster	\$366,500	157.3	-0.1%	-1.5%	-0.5%	-0.9%	10.0%	7.4%
	North Vancouver	\$656,700	148.6	0.3%	-0.5%	0.9%	4.5%	10.8%	8.0%
	Pitt Meadows	\$379,400	137.4	0.8%	0.5%	-0.1%	-0.4%	2.8%	-2.3%
	Port Coquitlam	\$398,500	141.5	0.6%	-1.5%	-1.8%	-1.1%	3.4%	-0.1%
	Port Moody	\$512,000	141.4	-0.4%	-0.2%	2.9%	3.3%	6.6%	1.9%
	Richmond	\$569,200	165.3	-1.4%	-3.4%	-4.6%	-3.6%	14.2%	17.9%
	Squamish	\$409,100	132.1	0.7%	1.1%	5.2%	5.0%	4.0%	2.4%
	Sunshine Coast	\$366,500	128.4	0.1%	-1.4%	0.5%	-3.5%	-1.7%	-6.4%
	Tsawwassen	\$600,800	151.4	-1.0%	-2.5%	-0.9%	-0.3%	11.9%	9.2%
	Vancouver East	\$609,400	178.3	-0.7%	-2.0%	-0.1%	2.0%	19.0%	21.6%
	Vancouver West	\$792,900	167.1	-1.2%	-3.6%	-3.9%	-3.1%	13.1%	14.2%
	West Vancouver	\$1,568,600	168.4	-2.0%	-4.6%	-2.3%	3.0%	27.9%	16.5%
	Whistler	\$593,700	163.7	0.9%	-0.1%	3.5%	2.2%	29.0%	26.9%
Single Family Detached	Lower Mainland	\$763,300	162.2	-0.6%	-1.9%	-0.9%	0.6%	19.4%	16.9%
	Greater Vancouver	\$935,600	172.9	-0.7%	-2.7%	-2.0%	-0.5%	23.8%	23.4%
	Bowen Island	\$592,200	128.4	-0.6%	-5.2%	-2.1%	-1.9%	-2.0%	-6.8%
	Burnaby East	\$751,300	168.0	-0.4%	-1.2%	-0.8%	4.5%	20.4%	21.0%
	Burnaby North	\$910,900	175.8	-0.3%	-4.0%	-0.8%	0.2%	24.2%	26.2%
	Burnaby South	\$1,003,700	192.4	-0.2%	-1.0%	3.3%	4.2%	37.8%	37.8%
	Coquitlam	\$713,600	158.1	-0.2%	-1.2%	2.3%	3.6%	17.9%	15.2%
	Ladner	\$622,500	150.2	-2.3%	-2.8%	-3.0%	-0.9%	13.4%	12.1%
	Maple Ridge	\$468,700	133.2	1.2%	0.5%	1.1%	1.1%	5.0%	-0.5%
	New Westminster	\$672,000	166.7	-0.2%	-1.6%	-1.2%	1.8%	19.8%	20.4%
	North Vancouver	\$961,200	153.4	0.5%	-1.7%	0.3%	5.2%	15.9%	12.9%
	Pitt Meadows	\$501,700	140.0	1.2%	0.1%	-0.8%	1.6%	4.9%	3.2%
	Port Coquitlam	\$556,000	148.5	-0.7%	-1.6%	0.9%	1.4%	10.5%	8.7%
	Port Moody	\$851,100	157.7	0.4%	0.9%	4.7%	5.3%	18.3%	13.7%
	Richmond	\$962,900	193.9	-1.3%	-3.6%	-6.0%	-4.2%	30.7%	36.7%
	Squamish	\$508,300	137.3	1.1%	1.1%	2.9%	4.1%	6.8%	5.7%
	Sunshine Coast	\$365,400	128.0	0.2%	-1.2%	0.5%	-3.8%	-1.9%	-6.6%
	Tsawwassen	\$724,000	155.9	-0.6%	-2.3%	-0.8%	1.6%	16.8%	13.0%
	Vancouver East	\$850,000	187.7	-1.1%	-1.7%	0.5%	3.2%	29.4%	33.6%
	Vancouver West	\$2,088,700	214.6	-1.3%	-5.2%	-6.3%	-6.5%	37.2%	39.7%
	West Vancouver	\$1,847,400	175.9	-2.5%	-5.1%	-2.9%	4.0%	32.4%	21.9%
	Whistler	\$848,200	126.0	0.8%	2.9%	2.5%	-5.3%	-2.2%	-3.1%

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	\$392,600	142.5	-0.8%	-1.9%	-1.5%	-2.5%	5.7%	3.3%
	Greater Vancouver	\$458,600	148.8	-0.8%	-2.1%	-1.6%	-2.7%	8.3%	7.7%
	Burnaby East	\$419,900	150.6	0.0%	-0.5%	0.1%	1.8%	9.8%	9.0%
	Burnaby North	\$393,700	146.8	-0.8%	-1.8%	-3.8%	-8.0%	6.2%	3.8%
	Burnaby South	\$417,800	149.9	0.3%	-1.3%	0.5%	-2.3%	8.4%	9.3%
	Coquitlam	\$383,300	140.8	0.2%	0.1%	1.0%	-1.6%	6.2%	2.5%
	Ladner	\$449,400	148.9	0.0%	-0.5%	0.1%	-2.2%	7.7%	8.6%
	Maple Ridge	\$272,400	132.3	-0.6%	-1.2%	-1.0%	-4.4%	0.2%	-7.2%
	New Westminster	\$394,800	148.3	1.4%	-1.6%	-0.6%	0.1%	9.9%	8.6%
	North Vancouver	\$576,200	137.9	-2.3%	-3.3%	-4.8%	-0.1%	3.8%	4.5%
	Pitt Meadows	\$327,700	141.8	1.9%	1.7%	3.2%	-1.3%	7.6%	0.3%
	Port Coquitlam	\$367,000	139.7	0.7%	-1.6%	-3.9%	-1.5%	2.5%	-1.1%
	Port Moody	\$411,900	139.2	0.9%	0.3%	2.4%	-0.9%	4.3%	-0.8%
	Richmond	\$496,500	160.5	-1.2%	-1.5%	-1.2%	-4.0%	14.4%	18.2%
	Squamish	\$353,800	128.4	-0.2%	1.5%	5.0%	2.1%	0.4%	3.1%
	Tsawwassen	\$457,000	141.3	-0.4%	-3.2%	-2.2%	-9.2%	2.2%	3.1%
	Vancouver East	\$505,000	166.5	-1.4%	-3.2%	-3.0%	-1.5%	10.8%	11.4%
	Vancouver West	\$672,400	152.1	-2.4%	-5.7%	-2.8%	-1.3%	9.1%	11.1%
	Whistler	\$462,400	141.3	0.3%	-1.2%	1.3%	2.5%	10.5%	13.5%
Apartment	Lower Mainland	\$338,500	148.5	-0.4%	-1.6%	-1.1%	0.0%	3.3%	1.0%
	Greater Vancouver	\$368,600	149.0	-0.4%	-2.0%	-1.6%	-0.7%	3.8%	2.5%
	Burnaby East	\$353,000	134.0	3.4%	-3.7%	-2.9%	-3.0%	-9.4%	-10.8%
	Burnaby North	\$328,900	139.0	-0.4%	-3.5%	-2.0%	-2.0%	0.3%	-1.6%
	Burnaby South	\$371,800	149.3	1.2%	-2.0%	-3.2%	-4.5%	5.0%	4.3%
	Coquitlam	\$257,200	141.6	1.6%	-0.4%	0.0%	1.9%	4.4%	-1.9%
	Ladner	\$312,700	148.2	-2.8%	-3.7%	-0.5%	-2.9%	6.1%	5.2%
	Maple Ridge	\$179,100	130.6	-1.3%	0.2%	-3.5%	-2.1%	-3.9%	-12.9%
	New Westminster	\$271,000	154.9	-0.3%	-1.5%	-0.3%	-2.1%	6.7%	3.3%
	North Vancouver	\$358,800	145.7	0.9%	1.9%	3.8%	4.7%	6.9%	3.5%
	Pitt Meadows	\$219,500	129.7	-0.8%	0.5%	-1.1%	-1.0%	-4.6%	-13.5%
	Port Coquitlam	\$225,000	133.4	2.3%	-1.3%	-3.9%	-4.4%	-4.8%	-10.5%
	Port Moody	\$314,600	131.1	-2.2%	-1.4%	1.6%	4.5%	-0.4%	-4.4%
	Richmond	\$334,700	141.9	-1.7%	-4.4%	-5.3%	-2.5%	-2.0%	0.0%
	Squamish	\$259,200	124.7	1.1%	0.2%	12.7%	15.2%	1.2%	-5.8%
	Tsawwassen	\$333,000	140.1	-2.6%	-3.2%	-0.9%	-3.8%	0.3%	-0.6%
	Vancouver East	\$305,600	168.6	-0.5%	-2.5%	-0.7%	1.4%	7.7%	8.8%
	Vancouver West	\$465,600	150.7	-1.1%	-2.4%	-2.5%	-1.2%	3.3%	3.9%
	West Vancouver	\$624,800	136.5	1.9%	-1.4%	1.9%	-2.0%	7.4%	-6.2%
	Whistler	\$241,400	221.5	-2.4%	-5.3%	-1.5%	-4.7%	79.8%	67.3%

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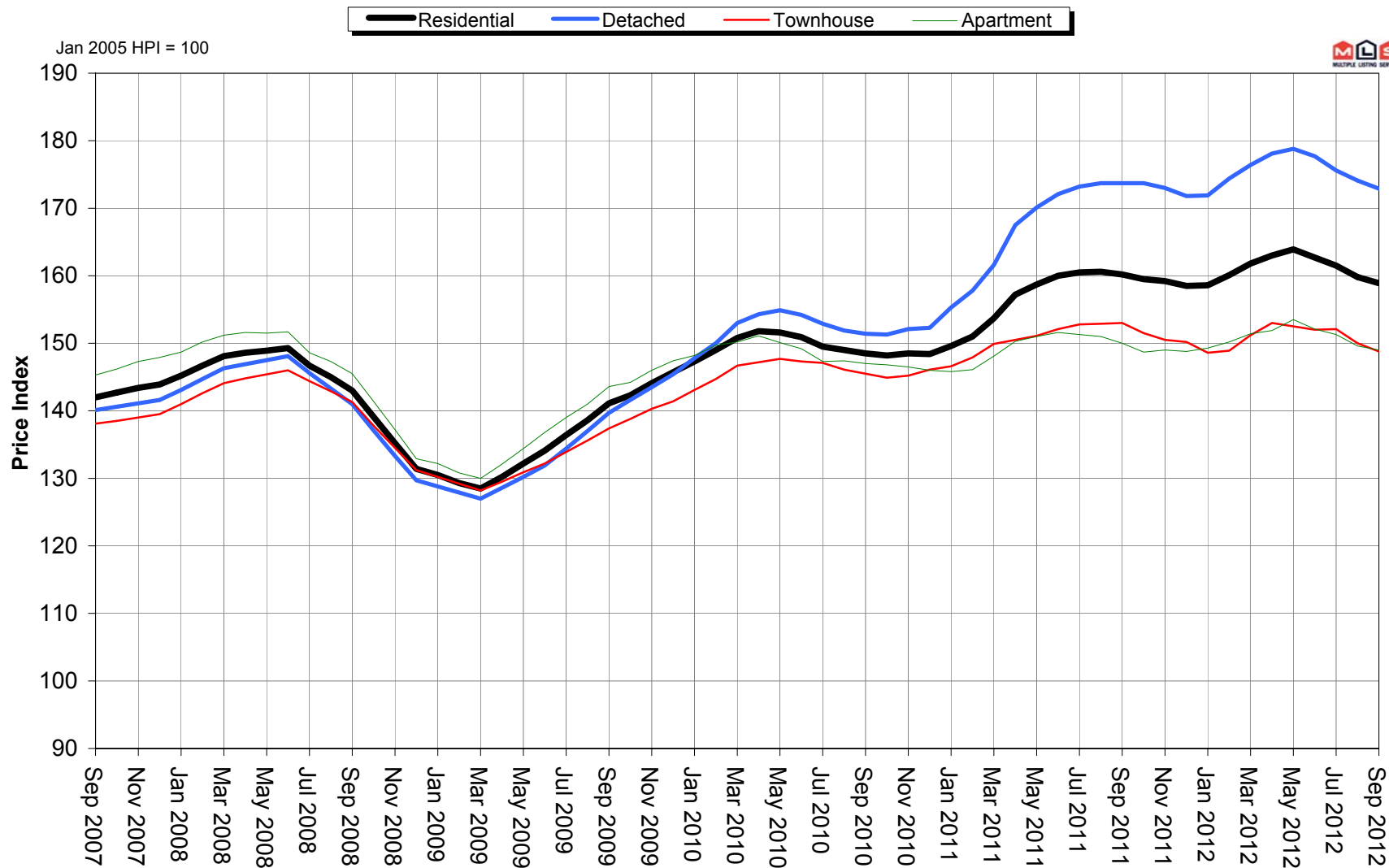
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Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend



MLS® SALES Facts



**September
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>
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	
August 2012	Number of Sales	Detached	42	58	38	2	71	17	51	27	12	60	11	47	79	75	24	10	624
		Attached	45	23	5	0	30	9	14	17	17	54	8	3	15	40	4	16	300
		Apartment	87	41	11	0	27	58	48	18	21	65	3	4	75	247	6	14	725
	Median Selling Price	Detached	\$934,500	\$719,000	\$689,500	n/a	\$456,000	n/a	\$1,060,000	\$568,500	n/a	\$937,500	n/a	\$410,000	\$867,500	\$2,030,000	\$1,958,000	n/a	
		Attached	\$435,000	\$455,000	n/a	n/a	\$277,500	n/a	n/a	n/a	n/a	\$533,750	n/a	n/a	n/a	\$916,250	n/a	n/a	n/a
		Apartment	\$360,900	\$279,000	n/a	n/a	\$233,600	\$308,250	\$360,000	n/a	\$342,000	\$341,000	n/a	n/a	\$310,000	\$495,500	n/a	n/a	
September 2011	Number of Sales	Detached	74	106	32	6	77	29	79	35	15	109	17	46	141	104	71	16	957
		Attached	49	17	7	0	30	9	35	24	14	63	6	6	32	52	3	20	367
		Apartment	137	55	10	0	22	68	48	25	22	104	1	6	82	317	11	14	922
	Median Selling Price	Detached	\$1,006,500	\$690,000	\$676,000	n/a	\$488,000	\$635,000	\$950,000	\$536,000	n/a	\$1,025,000	n/a	\$377,500	\$885,000	\$2,012,500	\$1,830,000	n/a	
		Attached	\$495,000	n/a	n/a	n/a	\$305,771	n/a	\$649,000	\$407,000	n/a	\$559,000	n/a	n/a	\$600,000	\$900,000	n/a	\$550,000	n/a
		Apartment	\$350,000	\$270,500	n/a	n/a	\$215,975	\$312,500	\$367,500	\$237,000	\$329,000	\$348,500	n/a	n/a	\$340,000	\$474,000	n/a	n/a	
Jan. - Sep. 2012 <i>Year-to-date</i>	Number of Sales	Detached	675	888	361	27	860	221	750	314	156	777	144	382	1,029	1,013	497	81	8,175
		Attached	546	322	55	1	306	99	233	178	160	581	76	32	289	417	58	177	3,530
		Apartment	1,133	553	97	0	227	613	612	230	182	881	32	43	956	2,756	131	122	8,568
	Median Selling Price	Detached	\$925,000	\$736,450	\$683,388	\$407,000	\$481,000	\$680,000	\$1,010,000	\$545,000	\$780,000	\$975,000	\$497,500	\$400,000	\$875,000	\$2,060,000	\$1,865,000	\$960,000	
		Attached	\$470,000	\$464,700	\$440,000	n/a	\$292,250	\$425,000	\$644,000	\$390,000	\$441,000	\$528,500	\$352,000	\$287,500	\$628,000	\$865,000	\$1,154,400	\$550,000	n/a
		Apartment	\$366,000	\$285,000	\$336,388	n/a	\$216,000	\$307,500	\$373,500	\$242,400	\$334,000	\$339,450	\$254,500	\$247,000	\$347,500	\$480,500	\$710,000	\$227,500	
Jan. - Sep. 2011 <i>Year-to-date</i>	Number of Sales	Detached	1,040	1,081	513	26	898	274	970	363	184	1,438	140	362	1,486	1,683	969	82	11,509
		Attached	678	440	69	1	388	110	299	185	175	833	71	37	329	609	48	121	4,393
		Apartment	1,481	558	119	0	220	694	667	229	217	1,278	30	45	905	3,472	171	67	10,153
	Median Selling Price	Detached	\$898,000	\$708,000	\$657,000	\$620,500	\$485,000	\$620,000	\$920,500	\$539,450	\$828,100	\$995,250	\$485,000	\$394,000	\$820,000	\$2,060,000	\$1,780,000	\$837,500	
		Attached	\$491,000	\$450,000	\$447,000	n/a	\$309,900	\$415,700	\$630,000	\$385,000	\$419,000	\$546,000	\$355,000	\$272,500	\$600,000	\$865,000	\$1,107,000	\$575,000	n/a
		Apartment	\$355,850	\$288,000	\$334,000	n/a	\$214,410	\$301,000	\$365,000	\$239,900	\$335,000	\$353,000	\$230,500	\$305,000	\$344,400	\$488,000	\$735,000	\$242,000	

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

MLS® LISTINGS Facts



**September
2012**

<div> REAL ESTATE BOARD OF GREATER VANCOUVER</div> <div>September 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
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%	n/a
		Attached	32%	40%	5%	n/a	27%	23%	14%	19%	24%	30%	44%	10%	24%	26%	8%	77%	
		Apartment	34%	34%	46%	n/a	40%	29%	23%	21%	17%	35%	8%	70%	33%	31%	30%	33%	
August 2012	Number of Listings	Detached	155	145	62	11	179	30	119	58	35	234	32	97	200	221	109	37	1,724
		Attached	87	57	9	1	76	16	33	21	29	133	16	18	45	86	10	37	674
		Apartment	261	113	21	0	45	111	99	30	29	206	11	9	144	517	23	27	1,646
	% Sales to Listings	Detached	27%	40%	61%	18%	40%	57%	43%	47%	34%	26%	34%	48%	40%	34%	22%	27%	n/a
		Attached	52%	40%	56%	0%	39%	56%	42%	81%	59%	41%	50%	17%	33%	47%	40%	43%	
		Apartment	33%	36%	52%	n/a	60%	52%	48%	60%	72%	32%	27%	44%	52%	48%	26%	52%	
September 2011	Number of Listings	Detached	214	207	73	12	207	40	204	73	47	339	35	82	277	386	189	21	2,406
		Attached	141	80	16	0	51	20	69	37	36	149	8	3	83	130	12	40	875
		Apartment	279	144	27	0	42	141	196	74	68	299	21	31	227	785	34	31	2,399
	% Sales to Listings	Detached	35%	51%	44%	50%	37%	73%	39%	48%	32%	32%	49%	56%	51%	27%	38%	76%	n/a
		Attached	35%	21%	44%	n/a	59%	45%	51%	65%	39%	42%	75%	200%	39%	40%	25%	50%	
		Apartment	49%	38%	37%	n/a	52%	48%	24%	34%	32%	35%	5%	19%	36%	40%	32%	45%	
Jan. - Sep. 2012 Year-to-date*	Number of Listings	Detached	1,873	1,817	696	121	1,962	414	1,628	634	392	2,903	392	1,077	2,348	3,117	1,456	285	21,115
		Attached	1,194	641	106	2	617	211	550	331	331	1,418	195	97	620	1,115	146	326	7,900
		Apartment	2,892	1,349	222	0	528	1,377	1,506	514	467	2,435	166	108	1,931	6,767	323	318	20,903
	% Sales to Listings	Detached	36%	49%	52%	22%	44%	53%	46%	50%	40%	27%	37%	35%	44%	32%	34%	28%	n/a
		Attached	46%	50%	52%	50%	50%	47%	42%	54%	48%	41%	39%	33%	47%	37%	40%	54%	
		Apartment	39%	41%	44%	n/a	43%	45%	41%	45%	39%	36%	19%	40%	50%	41%	41%	38%	
Jan. - Sep. 2011 Year-to-date*	Number of Listings	Detached	1,766	1,842	772	138	1,877	405	1,577	600	393	3,232	383	1,034	2,473	3,040	1,698	260	21,490
		Attached	1,188	712	114	0	639	179	509	317	353	1,625	167	78	561	1,131	96	378	8,047
		Apartment	2,648	1,230	208	10	522	1,298	1,434	585	517	2,631	202	159	1,748	6,957	322	316	20,787
	% Sales to Listings	Detached	59%	59%	66%	19%	48%	68%	62%	61%	47%	44%	37%	35%	60%	55%	57%	32%	n/a
		Attached	57%	62%	61%	n/a	61%	61%	59%	58%	50%	51%	43%	47%	59%	54%	50%	32%	
		Apartment	56%	45%	57%	0%	42%	53%	47%	39%	42%	49%	15%	28%	52%	50%	53%	21%	

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

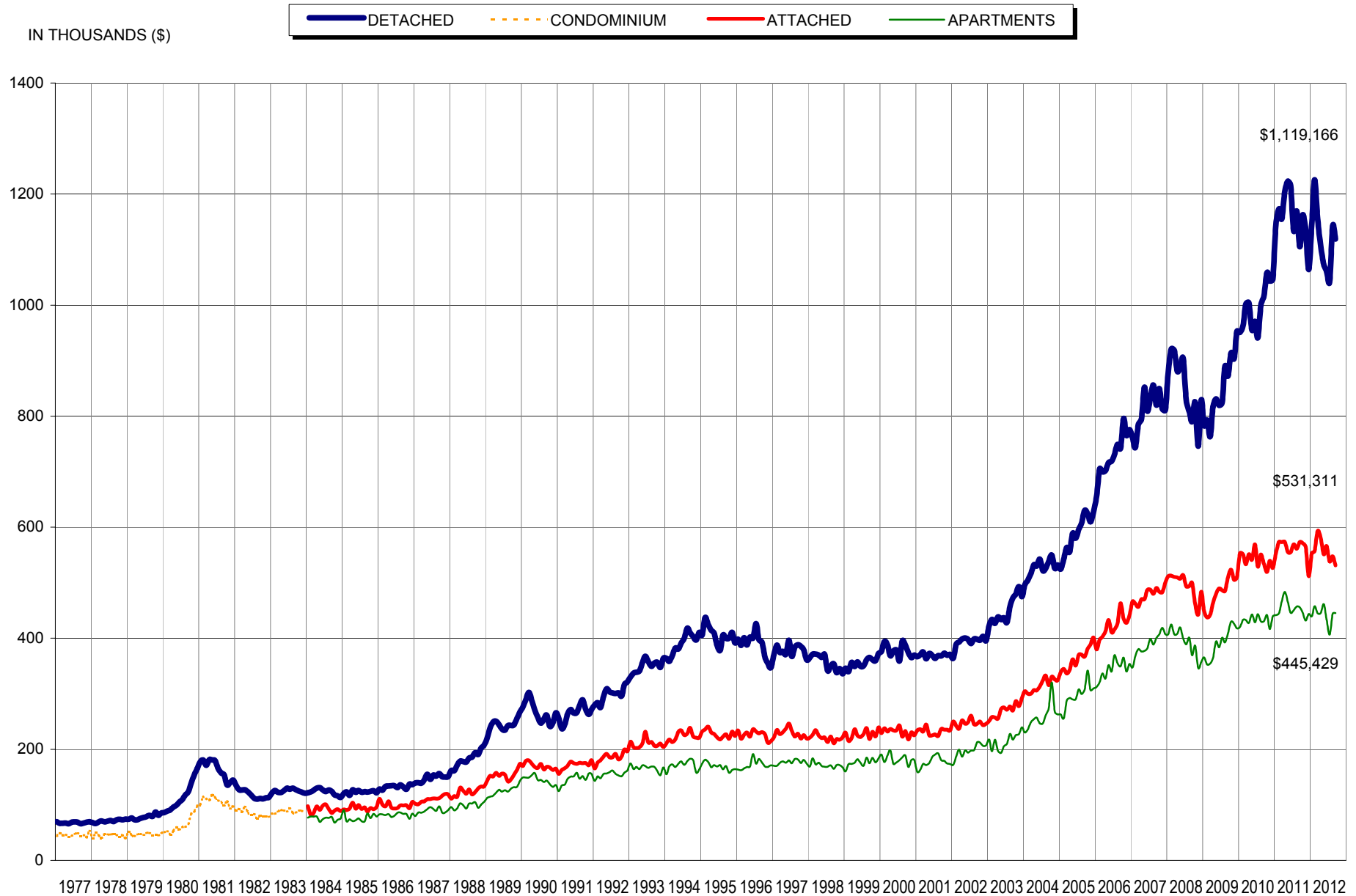
Listing & Sales Activity Summary

Listings

Sales

	1 Sep 2011	2 Aug 2012	3 Sep 2012	Col. 2 & 3 Percentage Variance	5 Sep 2011	6 Aug 2012	7 Sep 2012	Col. 6 & 7 Percentage Variance	9 Jul 2011 - Sep 2011	10 Jul 2012 - Sep 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	214	155	208	34.2	74	42	38	-9.5	265	138	-47.9
ATTACHED	141	87	115	32.2	49	45	37	-17.8	187	152	-18.7
APARTMENTS	279	261	292	11.9	137	87	99	13.8	471	317	-32.7
COQUITLAM											
DETACHED	207	145	221	52.4	106	58	67	15.5	318	192	-39.6
ATTACHED	80	57	58	1.8	17	23	23	0.0	109	74	-32.1
APARTMENTS	144	113	156	38.1	55	41	53	29.3	168	152	-9.5
DELTA											
DETACHED	73	62	70	12.9	32	38	29	-23.7	130	98	-24.6
ATTACHED	16	9	20	122.2	7	5	1	-80.0	24	11	-54.2
APARTMENTS	27	21	24	14.3	10	11	11	0.0	37	30	-18.9
MAPLE RIDGE/PITT MEADOWS											
DETACHED	207	179	205	14.5	77	71	68	-4.2	294	247	-16.0
ATTACHED	51	76	48	-36.8	30	30	13	-56.7	103	78	-24.3
APARTMENTS	42	45	45	0.0	22	27	18	-33.3	67	78	16.4
NORTH VANCOUVER											
DETACHED	204	119	222	86.6	79	51	44	-13.7	244	155	-36.5
ATTACHED	69	33	92	178.8	35	14	13	-7.1	75	53	-29.3
APARTMENTS	196	99	191	92.9	48	48	43	-10.4	188	146	-22.3
NEW WESTMINSTER											
DETACHED	40	30	50	66.7	29	17	12	-29.4	80	52	-35.0
ATTACHED	20	16	26	62.5	9	9	6	-33.3	28	29	3.6
APARTMENTS	141	111	140	26.1	68	58	41	-29.3	203	173	-14.8
PORT MOODY/BELCARRA											
DETACHED	47	35	38	8.6	15	12	10	-16.7	47	37	-21.3
ATTACHED	36	29	38	31.0	14	17	9	-47.1	46	36	-21.7
APARTMENTS	68	29	66	127.6	22	21	11	-47.6	59	49	-16.9
PORT COQUITLAM											
DETACHED	73	58	72	24.1	35	27	21	-22.2	101	92	-8.9
ATTACHED	37	21	52	147.6	24	17	10	-41.2	56	48	-14.3
APARTMENTS	74	30	48	60.0	25	18	10	-44.4	69	52	-24.6
RICHMOND											
DETACHED	339	234	248	6.0	109	60	54	-10.0	327	174	-46.8
ATTACHED	149	133	152	14.3	63	54	46	-14.8	220	155	-29.5
APARTMENTS	299	206	206	0.0	104	65	73	12.3	335	239	-28.7
SUNSHINE COAST											
DETACHED	82	97	86	-11.3	46	47	30	-36.2	133	124	-6.8
ATTACHED	3	18	10	-44.4	6	3	1	-66.7	8	6	-25.0
APARTMENTS	31	9	10	11.1	6	4	7	75.0	15	18	20.0
SQUAMISH											
DETACHED	35	32	32	0.0	17	11	10	-9.1	47	42	-10.6
ATTACHED	8	16	18	12.5	6	8	8	0.0	18	29	61.1
APARTMENTS	21	11	12	9.1	1	3	1	-66.7	5	10	100.0
VANCOUVER EAST											
DETACHED	277	200	250	25.0	141	79	74	-6.3	433	262	-39.5
ATTACHED	83	45	79	75.6	32	15	19	26.7	95	58	-38.9
APARTMENTS	227	144	213	47.9	82	75	71	-5.3	241	250	3.7
VANCOUVER WEST											
DETACHED	386	221	324	46.6	104	75	86	14.7	373	244	-34.6
ATTACHED	130	86	134	55.8	52	40	35	-12.5	171	121	-29.2
APARTMENTS	785	517	686	32.7	317	247	212	-14.2	995	735	-26.1
WHISTLER											
DETACHED	21	37	26	-29.7	16	10	7	-30.0	37	29	-21.6
ATTACHED	40	37	30	-18.9	20	16	23	43.8	52	72	38.5
APARTMENTS	31	27	43	59.3	14	14	14	0.0	21	44	109.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	189	109	193	77.1	71	24	43	79.2	237	113	-52.3
ATTACHED	12	10	24	140.0	3	4	2	-50.0	10	8	-20.0
APARTMENTS	34	23	40	73.9	11	6	12	100.0	43	35	-18.6
GRAND TOTALS											
DETACHED	2394	1713	2245	31.1	951	622	593	-4.7	3066	1999	-34.8
ATTACHED	875	673	896	33.1	367	300	246	-18.0	1202	930	-22.6
APARTMENTS	2399	1646	2172	32.0	922	725	676	-6.8	2917	2328	-20.2

Residential Average Sale Prices - January 1977 to September 2012



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