

News Release



FOR IMMEDIATE RELEASE

Home buyer and seller activity increases in busy spring market

VANCOUVER, B.C. – May 4, 2010 –The Greater Vancouver housing market experienced increased activity in April thanks to a steady balance of home buyers and sellers entering the marketplace.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver totalled 3,512 in April 2010, the fifth highest-selling April on record. The figure represents an increase of 18.5 per cent compared to the 2,963 sales in April 2009; 9.1 per cent more than April 2008's 3,218 sales; and 3.7 per cent more than April 2007's 3,387 sales. April 2010 sales also represent a 12 per cent increase compared to last month.

"We're in the midst of another strong spring season thanks to high levels of activity on both the buyer and seller side of our market," Jake Moldowan, REBGV president said. "The number of homes coming on the market has increased significantly in recent months, which is providing a healthy level of choice for those looking to buy during this busy period."

New listings for detached, attached and apartment properties in Greater Vancouver totalled 7,648 in April 2010, a 64.5 per cent increase compared to April 2009 when 4,649 new units were listed, and a 9.2 per cent increase compared to March 2010 when 7,004 properties were added to the Multiple Listing Service® (MLS®).

At 15,901, the total number of property listings on the MLS® increased 17 per cent in April compared to last month, and is up 11 per cent compared to this time last year.

Over the last 12 months, the MLSLink® Housing Price Index (HPI) benchmark price for all residential properties in Greater Vancouver increased 18.9 per cent to \$593,419 from \$499,021 in April 2009.

"It was at this time last year when home prices in our region began their recovery from the declines that occurred during the recession period," Moldowan said.

Sales of detached properties in April 2010 reached 1,370, an increase of 15.1 per cent from the 1,190 detached sales recorded in April 2009 and a six per cent increase from the 1,293 units sold in April 2008. The benchmark price for detached properties increased 21.2 per cent from April 2009 to \$818,403.

Sales of apartment properties reached 1,526 in April 2010, an increase of 29.4 per cent compared to the 1,179 sales in April 2009 and an increase of 15.9 per cent compared to the 1,317 sales in April 2008. The benchmark price of an apartment property increased 16.9 per cent from April 2009 to \$397,779.

Attached property sales in April 2010 totalled 616, an increase of 3.7 per cent compared to the 594 sales in April 2009 and a 1.3 per cent increase from the 608 attached properties sold in April 2008. The benchmark price of an attached unit increased 16.4 per cent between April 2009 and 2010 to \$502,399.

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The Real Estate industry is a key economic driver in British Columbia. In 2009, 35,669 homes changed hands in the Board's area, generating \$1.49 billion in spin-off activity. The Real Estate Board of Greater Vancouver is an association representing more than 9,800 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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MLSLINK HOUSING PRICE INDEX

April 2010

PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
Residential	Greater Vancouver	\$593,419	0.6%	\$586,588	250.64	18.9	15.3	56.6
Detached	Greater Vancouver	\$818,403	1.3%	\$806,514	241.7	21.2	17.7	57.8
	Burnaby	\$791,994	2.0%	\$790,146	233.1	18.1	14.5	55.2
	Coquitlam	\$719,299	6.9%	\$707,323	253.0	21.8	17.6	60.0
	South Delta	\$698,066	3.5%	\$675,615	228.1	15.6	15.5	48.6
	Maple Ridge	\$469,545	2.5%	\$456,486	214.2	15.3	9.6	39.4
	New Westminster	\$600,653	3.6%	\$594,169	247.6	11.7	13.9	46.0
	North Vancouver	\$938,235	2.4%	\$927,168	234.4	19.9	14.7	49.1
	Pitt Meadows	\$541,599	6.5%	\$528,888	222.3	4.1	17.2	46.7
	Port Coquitlam	\$575,915	4.1%	\$561,535	243.4	15.4	19.2	50.2
	Port Moody	\$778,751	11.8%	\$665,006	234.1	-0.1	5.7	44.7
	Richmond	\$915,679	1.8%	\$897,948	270.3	34.2	32.5	83.6
	Squamish	\$489,321	6.7%	\$511,723	185.9	-4.9	3.9	19.2
	Sunshine Coast	\$427,864	5.0%	\$422,177	243.4	-1.5	5.7	34.7
	Vancouver East	\$746,677	2.0%	\$736,859	252.9	22.8	18.9	63.8
	Vancouver West	\$1,675,881	2.2%	\$1,666,652	278.1	35.4	30.9	87.3
	West Vancouver	\$1,400,447	4.2%	\$1,440,626	206.3	24.3	-1.3	26.5
Attached	Greater Vancouver	\$502,399	0.7%	\$497,053	243.7	16.4	16.2	54.2
	Burnaby	\$493,368	1.3%	\$486,734	247.2	15.8	17.9	56.2
	Coquitlam	\$452,598	2.2%	\$445,673	244.1	19.0	15.7	50.1
	South Delta	\$466,097	7.2%	\$477,500	249.6	3.5	19.2	49.4
	Maple Ridge & Pitt Meadows	\$319,704	2.1%	\$315,435	221.8	9.2	7.4	40.9
	North Vancouver	\$628,406	2.2%	\$614,489	245.9	18.7	12.4	50.9
	Port Coquitlam	\$407,503	2.6%	\$410,118	224.1	11.4	10.6	45.5
	Port Moody	\$413,887	3.3%	\$407,630	247.0	15.2	11.3	49.4
	Richmond	\$513,420	1.4%	\$511,228	247.6	19.5	22.4	63.8
	Vancouver East	\$550,950	2.7%	\$533,197	257.6	15.3	18.8	60.6
	Vancouver West	\$775,953	2.5%	\$770,924	276.9	21.0	17.7	57.1
Apartment	Greater Vancouver	\$397,779	0.5%	\$394,728	258.8	16.9	12.0	56.5
	Burnaby	\$355,121	1.1%	\$353,026	265.4	15.4	13.0	56.0
	Coquitlam	\$294,860	1.8%	\$293,844	251.4	16.3	6.9	52.5
	South Delta	\$364,462	4.9%	\$359,571	237.4	14.9	16.4	55.7
	Maple Ridge & Pitt Meadows	\$254,845	3.2%	\$250,041	270.6	10.1	2.0	57.3
	New Westminster	\$302,950	1.8%	\$298,881	246.1	13.3	7.8	55.4
	North Vancouver	\$390,383	1.9%	\$394,289	248.4	14.9	5.4	47.3
	Port Coquitlam	\$252,385	1.8%	\$255,038	295.6	11.7	5.5	55.1
	Port Moody	\$306,550	2.8%	\$302,211	261.6	9.9	4.1	52.7
	Richmond	\$337,834	1.1%	\$335,735	274.6	18.2	16.1	63.5
	Vancouver East	\$338,483	1.8%	\$333,853	277.1	14.9	14.9	68.9
	Vancouver West	\$512,252	0.9%	\$509,116	260.6	19.0	13.8	55.0
	West Vancouver	\$727,384	9.2%	\$660,215	261.0	31.1	10.6	48.5

HOW TO READ THE TABLE:

BENCHMARK PRICE: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

PRICE RANGE: Expressed as a + or - percentage of the benchmark price, there is a 90% probability the sale price of a benchmark house is within the interval.

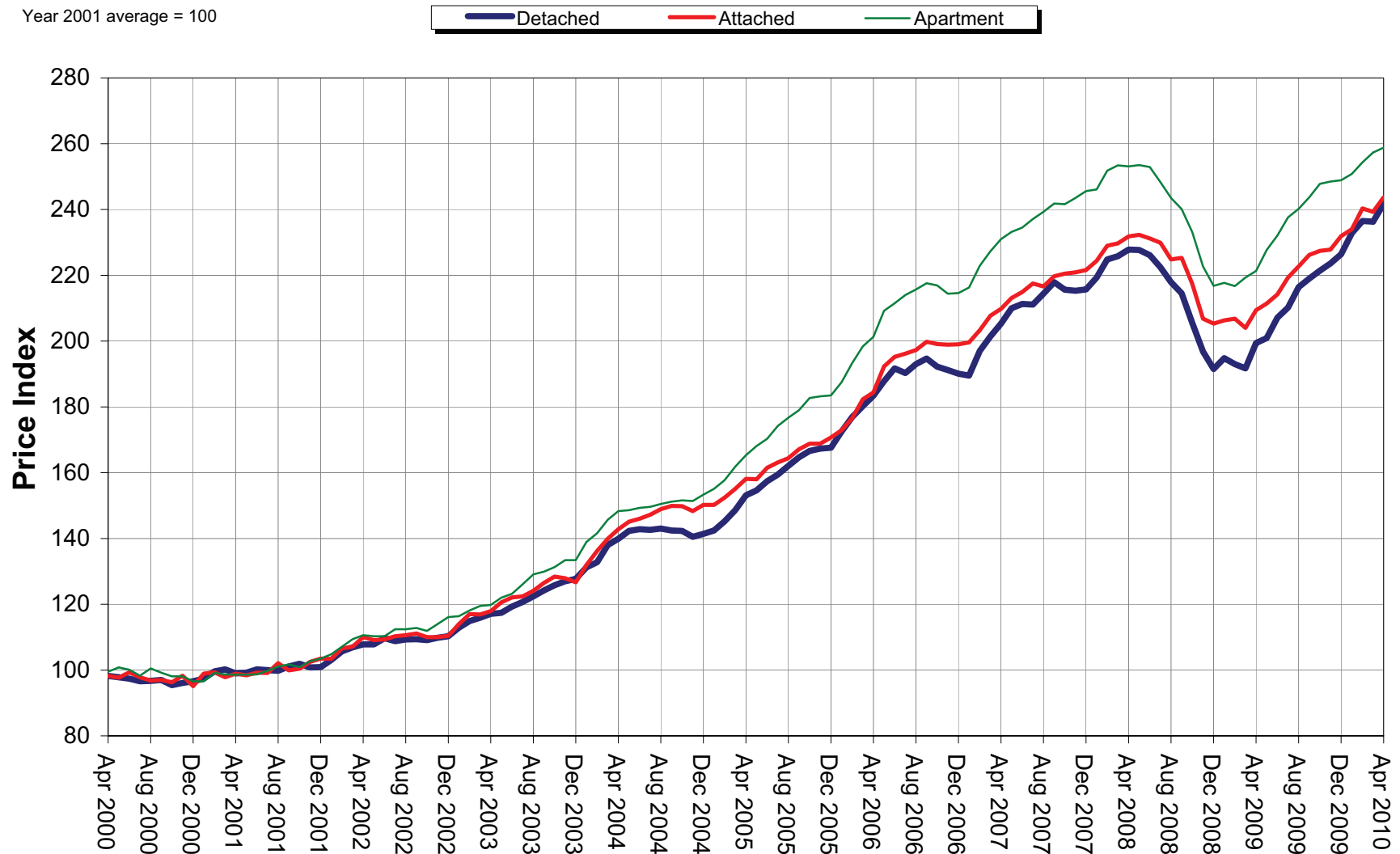
PRICE INDEX: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.

In Year 2001, the indexes are averaged to 100

Key: * = Sales sample too small; Price information not reported.

MLS® Housing Price Index - Greater Vancouver 10 Year Trend

Year 2001 average = 100



MLS® SALES Facts



**April
2010**


			<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>
April 2010	Number of Sales	Detached	127	96	61	4	131	41	121	42	26	178	28	57	168	193	91	6	1,370
		Attached	98	59	8	0	46	10	51	28	28	116	14	9	41	88	7	13	616
		Apartment	203	90	14	0	25	96	104	42	31	207	8	5	144	539	14	4	1,526
	Median Selling Price	Detached	\$769,000	\$685,000	\$635,000	n/a	\$490,000	\$565,000	\$890,000	\$572,850	\$728,750	\$795,000	\$539,500	\$415,000	\$750,000	\$1,698,000	\$1,545,000	n/a	
		Attached	\$487,450	\$468,000	n/a	n/a	\$320,500	n/a	\$645,000	\$378,450	\$510,000	\$476,500	n/a	n/a	\$581,000	\$762,250	n/a	n/a	n/a
		Apartment	\$345,000	\$279,250	n/a	n/a	\$232,000	\$299,450	\$371,000	\$237,000	\$362,000	\$325,000	n/a	n/a	\$320,500	\$450,750	n/a	n/a	
March 2010	Number of Sales	Detached	126	112	44	3	118	29	95	45	30	222	11	39	174	208	72	8	1,336
		Attached	75	32	8	0	50	11	43	34	19	149	8	2	41	64	6	7	549
		Apartment	170	63	13	0	38	87	73	40	27	200	8	4	120	387	18	4	1,252
	Median Selling Price	Detached	\$773,000	\$640,500	\$622,500	n/a	\$492,000	\$656,100	\$889,000	\$545,000	\$875,000	\$848,000	n/a	\$400,000	\$770,000	\$1,745,000	\$1,465,000	n/a	
		Attached	\$460,000	\$465,950	n/a	n/a	\$304,000	n/a	\$639,500	\$386,500	n/a	\$499,500	n/a	n/a	\$555,000	\$819,500	n/a	n/a	n/a
		Apartment	\$340,000	\$283,000	n/a	n/a	\$232,000	\$274,000	\$369,000	\$232,750	\$375,000	\$338,000	n/a	n/a	\$331,500	\$484,250	n/a	n/a	
April 2009	Number of Sales	Detached	96	104	56	1	127	31	109	49	18	135	11	31	167	193	59	3	1,190
		Attached	88	36	11	0	48	9	49	39	24	132	5	3	38	98	3	11	594
		Apartment	162	59	8	0	16	79	84	41	26	162	3	5	97	418	13	6	1,179
	Median Selling Price	Detached	\$640,000	\$535,250	\$596,400	n/a	\$440,000	\$485,250	\$750,000	\$460,000	n/a	\$660,000	n/a	\$380,000	\$607,300	\$1,300,000	\$1,200,000	n/a	
		Attached	\$420,000	\$407,000	n/a	n/a	\$299,250	n/a	\$570,000	\$380,000	\$375,000	\$422,000	n/a	n/a	\$467,500	\$628,000	n/a	n/a	n/a
		Apartment	\$317,000	\$247,000	n/a	n/a	n/a	\$280,000	\$337,000	\$231,000	\$325,900	\$285,000	n/a	n/a	\$274,000	\$398,000	n/a	n/a	
Jan. - Apr. 2010 <i>Year-to-date</i>	Number of Sales	Detached	398	368	159	8	406	101	334	152	79	667	58	156	599	633	249	27	4,394
		Attached	291	151	23	0	169	38	149	87	76	418	31	20	154	236	26	39	1,908
		Apartment	629	264	55	0	105	303	297	132	105	703	29	16	466	1,566	56	17	4,743
	Median Selling Price	Detached	\$773,000	\$660,000	\$635,000	n/a	\$489,000	\$619,900	\$885,000	\$532,500	\$785,000	\$826,500	\$537,000	\$415,000	\$743,000	\$1,726,000	\$1,459,500	\$920,000	
		Attached	\$470,000	\$472,500	\$419,000	n/a	\$310,000	\$418,250	\$635,000	\$386,000	\$474,000	\$480,000	\$400,000	\$272,500	\$570,800	\$794,500	\$1,029,000	\$505,500	n/a
		Apartment	\$342,000	\$273,050	\$321,000	n/a	\$232,000	\$293,000	\$375,000	\$237,000	\$352,500	\$328,300	\$265,500	n/a	\$328,750	\$465,000	\$685,000	n/a	
Jan. - Apr. 2009 <i>Year-to-date</i>	Number of Sales	Detached	242	257	164	3	306	61	236	122	47	352	30	89	420	483	143	11	2,966
		Attached	219	80	21	0	106	28	94	86	65	281	17	11	86	210	4	30	1,338
		Apartment	408	171	36	0	54	234	210	96	77	431	9	10	259	1,114	36	21	3,166
	Median Selling Price	Detached	\$637,500	\$534,500	\$576,000	n/a	\$435,000	\$490,000	\$725,000	\$457,950	\$645,000	\$655,250	\$465,400	\$369,000	\$609,500	\$1,220,000	\$1,200,000	n/a	
		Attached	\$415,500	\$373,000	\$399,900	n/a	\$283,500	\$343,900	\$507,500	\$359,950	\$388,000	\$410,000	n/a	n/a	\$462,250	\$606,500	n/a	\$380,000	n/a
		Apartment	\$310,000	\$245,000	\$307,500	n/a	\$205,000	\$260,000	\$317,000	\$220,500	\$302,500	\$279,000	n/a	n/a	\$278,950	\$398,000	\$460,000	\$270,000	

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

MLS® LISTINGS Facts



**April
2010**

<div><div>REAL ESTATE BOARD OF GREATER VANCOUVER</div></div>																			
April 2010			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/Hoqu Sound	Whistler/Pemberton	TOTALS
April 2010	Number of Listings	Detached	275	280	118	17	293	69	275	117	63	385	49	162	408	424	195	39	3,169
		Attached	174	111	19	0	86	10	90	42	48	230	27	10	117	194	25	47	1,230
		Apartment	428	186	44	0	58	172	216	71	91	396	23	3	306	1,163	42	50	3,249
	% Sales to Listings	Detached	46%	34%	52%	24%	45%	59%	44%	36%	41%	46%	57%	35%	41%	46%	47%	15%	
		Attached	56%	53%	42%	n/a	53%	100%	57%	67%	58%	50%	52%	90%	35%	45%	28%	28%	n/a
		Apartment	47%	48%	32%	n/a	43%	56%	48%	59%	34%	52%	35%	167%	47%	46%	33%	8%	
March 2010	Number of Listings	Detached	248	230	96	23	241	68	211	95	52	372	54	151	331	370	179	33	2,754
		Attached	143	90	19	0	91	16	79	49	38	243	25	12	63	175	14	49	1,106
		Apartment	400	172	17	0	56	197	203	82	71	393	15	15	276	1,168	41	38	3,144
	% Sales to Listings	Detached	51%	49%	46%	13%	49%	43%	45%	47%	58%	60%	20%	26%	53%	56%	40%	24%	
		Attached	52%	36%	42%	n/a	55%	69%	54%	69%	50%	61%	32%	17%	65%	37%	43%	14%	n/a
		Apartment	43%	37%	76%	n/a	68%	44%	36%	49%	38%	51%	53%	27%	43%	33%	44%	11%	
April 2009	Number of Listings	Detached	153	205	99	19	194	34	150	55	44	213	38	107	242	266	124	19	1,962
		Attached	121	51	8	0	54	21	70	40	46	169	28	8	81	121	14	33	865
		Apartment	223	94	17	0	43	114	118	60	50	263	39	29	175	552	28	17	1,822
	% Sales to Listings	Detached	63%	51%	57%	5%	65%	91%	73%	89%	41%	63%	29%	29%	69%	73%	48%	16%	
		Attached	73%	71%	138%	n/a	89%	43%	70%	98%	52%	78%	18%	38%	47%	81%	21%	33%	n/a
		Apartment	73%	63%	47%	n/a	37%	69%	71%	68%	52%	62%	8%	17%	55%	76%	46%	35%	
Jan. - Apr. 2010 Year-to-date*	Number of Listings	Detached	858	855	358	65	917	208	728	346	199	1,263	168	556	1,238	1,258	626	123	9,766
		Attached	530	313	56	0	299	51	262	163	138	733	87	55	292	567	68	159	3,773
		Apartment	1,373	625	108	2	291	686	710	289	298	1,366	65	51	947	3,747	160	148	10,866
	% Sales to Listings	Detached	46%	43%	44%	12%	44%	49%	46%	44%	40%	53%	35%	28%	48%	50%	40%	22%	
		Attached	55%	48%	41%	n/a	57%	75%	57%	53%	55%	57%	36%	36%	53%	42%	38%	25%	n/a
		Apartment	46%	42%	51%	0%	36%	44%	42%	46%	35%	51%	45%	31%	49%	42%	35%	11%	
Jan. - Apr. 2009 Year-to-date*	Number of Listings	Detached	562	638	337	49	759	147	530	216	164	762	122	375	799	869	412	80	6,821
		Attached	441	217	40	1	262	65	218	153	154	502	76	26	212	490	41	129	3,027
		Apartment	811	355	73	2	170	464	447	189	184	814	80	46	641	2,327	104	95	6,802
	% Sales to Listings	Detached	43%	40%	49%	6%	40%	41%	45%	56%	29%	46%	25%	24%	53%	56%	35%	14%	
		Attached	50%	37%	53%	0%	40%	43%	43%	56%	42%	56%	22%	42%	41%	43%	10%	23%	n/a
		Apartment	50%	48%	49%	0%	32%	50%	47%	51%	42%	53%	11%	22%	40%	48%	35%	22%	

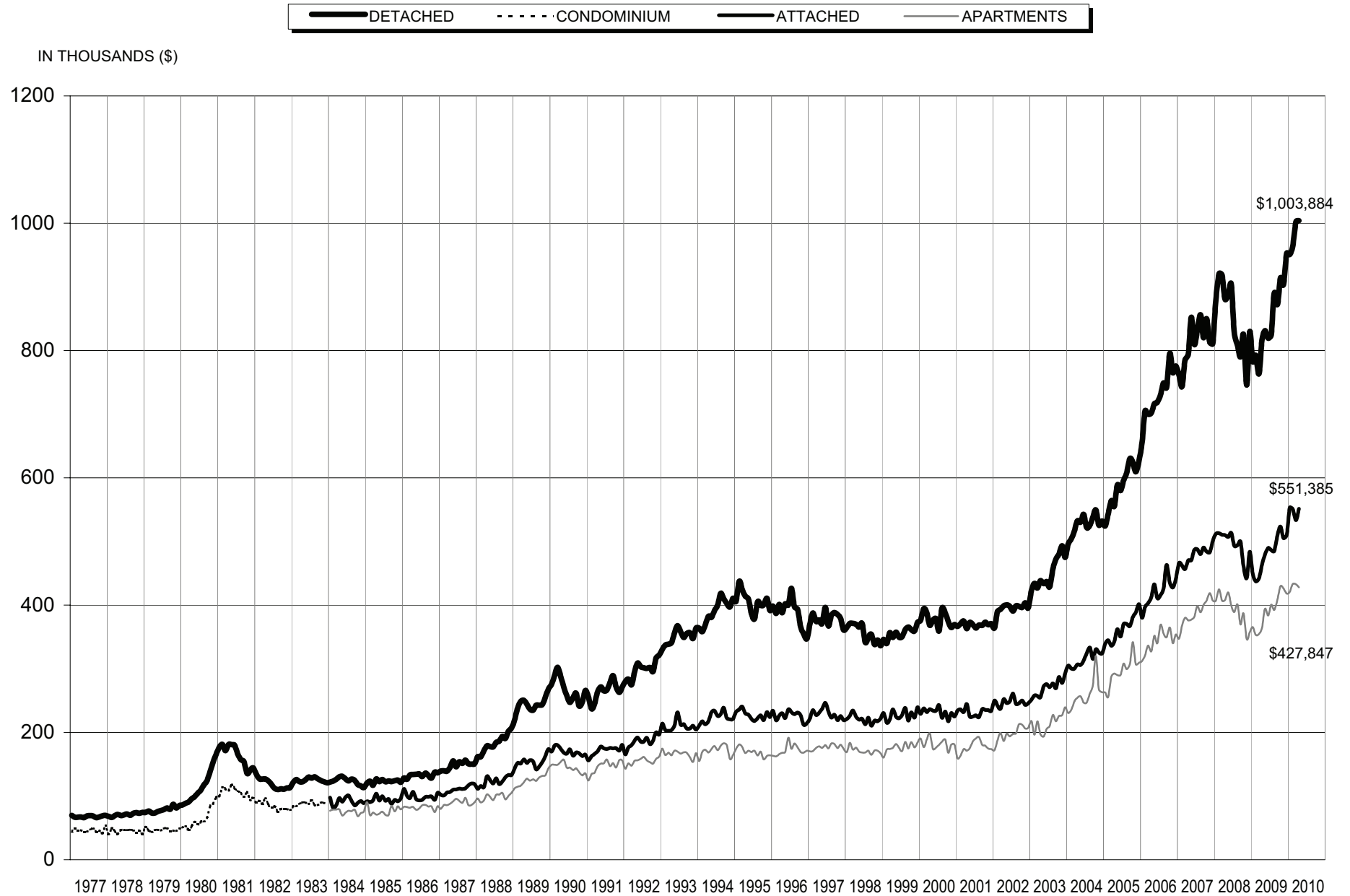
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Real Estate Board of Greater Vancouver

Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2009	2 Mar 2010	3 Apr 2010	Col. 2 & 3 Percentage Variance	5 Apr 2009	6 Mar 2010	7 Apr 2010	Col. 6 & 7 Percentage Variance	9 Feb 2009 - Apr 2009	10 Feb 2010 - Apr 2010	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	153	248	275	10.9	96	126	127	0.8	213	330	54.9
ATTACHED	121	143	174	21.7	88	75	98	30.7	201	235	16.9
APARTMENTS	223	400	428	7.0	162	170	203	19.4	366	517	41.3
COQUITLAM											
DETACHED	205	230	280	21.7	104	112	96	-14.3	230	302	31.3
ATTACHED	51	90	111	23.3	36	32	59	84.4	73	125	71.2
APARTMENTS	94	172	186	8.1	59	63	90	42.9	139	211	51.8
DELTA											
DETACHED	99	96	118	22.9	56	44	61	38.6	151	143	-5.3
ATTACHED	8	19	19	0.0	11	8	8	0.0	20	22	10.0
APARTMENTS	17	17	44	158.8	8	13	14	7.7	34	48	41.2
MAPLE RIDGE/PITT MEADOWS											
DETACHED	194	241	293	21.6	127	118	131	11.0	268	334	24.6
ATTACHED	54	91	86	-5.5	48	50	46	-8.0	93	144	54.8
APARTMENTS	43	56	58	3.6	16	38	25	-34.2	43	87	102.3
NORTH VANCOUVER											
DETACHED	150	211	275	30.3	109	95	121	27.4	224	294	31.3
ATTACHED	70	79	90	13.9	49	43	51	18.6	90	124	37.8
APARTMENTS	118	203	216	6.4	84	73	104	42.5	187	242	29.4
NEW WESTMINSTER											
DETACHED	34	68	69	1.5	31	29	41	41.4	55	91	65.5
ATTACHED	21	16	10	-37.5	9	11	10	-9.1	23	28	21.7
APARTMENTS	114	197	172	-12.7	79	87	96	10.3	210	256	21.9
PORT MOODY/BELCARRA											
DETACHED	44	52	63	21.2	18	30	26	-13.3	45	66	46.7
ATTACHED	46	38	48	26.3	24	19	28	47.4	59	65	10.2
APARTMENTS	50	71	91	28.2	26	27	31	14.8	67	83	23.9
PORT COQUITLAM											
DETACHED	55	95	117	23.2	49	45	42	-6.7	111	127	14.4
ATTACHED	40	49	42	-14.3	39	34	28	-17.6	81	80	-1.2
APARTMENTS	60	82	71	-13.4	41	40	42	5.0	86	113	31.4
RICHMOND											
DETACHED	213	372	385	3.5	135	222	178	-19.8	322	554	72.0
ATTACHED	169	243	230	-5.3	132	149	116	-22.1	268	346	29.1
APARTMENTS	263	393	396	0.8	162	200	207	3.5	375	561	49.6
SUNSHINE COAST											
DETACHED	107	151	162	7.3	31	39	57	46.2	81	129	59.3
ATTACHED	8	12	10	-16.7	3	2	9	350.0	9	18	100.0
APARTMENTS	29	15	3	-80.0	5	4	5	25.0	10	14	40.0
SQUAMISH											
DETACHED	38	54	49	-9.3	11	11	28	154.5	26	49	88.5
ATTACHED	28	25	27	8.0	5	8	14	75.0	15	25	66.7
APARTMENTS	39	15	23	53.3	3	8	8	0.0	6	19	216.7
VANCOUVER EAST											
DETACHED	242	331	408	23.3	167	174	168	-3.4	378	487	28.8
ATTACHED	81	63	117	85.7	38	41	41	0.0	75	118	57.3
APARTMENTS	175	276	306	10.9	97	120	144	20.0	237	376	58.6
VANCOUVER WEST											
DETACHED	266	370	424	14.6	193	208	193	-7.2	437	531	21.5
ATTACHED	121	175	194	10.9	98	64	88	37.5	196	206	5.1
APARTMENTS	552	1168	1163	-0.4	418	387	539	39.3	997	1268	27.2
WHISTLER											
DETACHED	19	33	39	18.2	3	8	6	-25.0	10	22	120.0
ATTACHED	33	49	47	-4.1	11	7	13	85.7	23	26	13.0
APARTMENTS	17	38	50	31.6	6	4	4	0.0	15	10	-33.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	124	179	195	8.9	59	72	91	26.4	121	223	84.3
ATTACHED	14	14	25	78.6	3	6	7	16.7	3	19	533.3
APARTMENTS	28	41	42	2.4	13	18	14	-22.2	33	47	42.4
GRAND TOTALS											
DETACHED	1943	2731	3152	15.4	1189	1333	1366	2.5	2672	3682	37.8
ATTACHED	865	1106	1230	11.2	594	549	616	12.2	1229	1581	28.6
APARTMENTS	1822	3144	3249	3.3	1179	1252	1526	21.9	2805	3852	37.3

Real Estate Board of Greater Vancouver Average Price Graph January 1977 to April 2010



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