

# News Release



FOR IMMEDIATE RELEASE

## REBGV reports increased housing demand in February

**VANCOUVER, B.C. – March 2, 2011** – Demand for detached homes continues to be strong across Greater Vancouver, with particularly high sales volumes occurring in Richmond and Vancouver Westside.

For the past two months, the number of properties listed for sale and those sold on the Multiple Listing Service® (MLS®) in Greater Vancouver outpaced the 10-year average in both categories. From a historical perspective, February's 3,097 homes sales outpace the 2,742 home-sale average recorded in the region over the last ten years.

"We saw an increase in demand across our region last month as more buyers entered the market in advance of the spring season," said Jake Moldowan, president of the Real Estate Board of Greater Vancouver (REBGV). "The intensity of this activity varied between communities. Our statistics tell us that single detached homes in Richmond and the west side of Vancouver remain the most sought after properties in our marketplace."

Between November 2010 and February 2011, the MLSLink® Housing Price Index (HPI) benchmark price of a detached home in Richmond increased \$190,739 to \$1,099,679; in Vancouver West, detached home prices increased \$222,185 to \$1,850,072. In comparison, detached home prices across the region increased \$51,762 between November 2010 and February 2011 to \$848,645.

"To effectively analyse real estate statistics for the purpose of buying or selling a home, it's critical to focus on your neighbourhood of choice because, like we see today, conditions and prices can fluctuate significantly within the same city or municipality," Moldowan said.

Looking across the region, the REBGV reports that residential property sales of detached, attached and apartment properties in Greater Vancouver reached 3,097 on the MLS® in February 2011. This represents a 70.3 per cent increase compared to the 1,819 sales recorded in January 2011, an increase of 25.2 per cent compared to the 2,473 sales in February 2010 and a 109.3 per cent increase from the 1,480 home sales in February 2009.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,693 in February 2011. This represents a 23.6 per cent increase compared to February 2010 when 4,606 properties were listed, and an 18.6 per cent increase compared to January 2011 when 4,801 homes were added to the MLS® in Greater Vancouver.

"With a sizeable increase in the number of properties coming onto the market for sale, there's a good selection out there for buyers to choose from," Moldowan said.

At 11,925, the total number of residential property listings on the MLS® increased 14.2 per cent in February compared to last month and increased 5 per cent from this time last year.

Sales of detached properties on the MLS® in February 2011 reached 1,402, an increase of 42.6 per cent from the 983 detached sales recorded in February 2010, and a 138.9 per cent increase from the 587 units sold in February 2009. The benchmark price for detached properties increased 6 per cent from February 2010 to \$848,645.

Sales of apartment properties reached 1,206 in February 2011, a 12.3 per cent increase compared to the 1,074 sales in February 2010, and an increase of 85.5 per cent compared to the 650 sales in February 2009. The benchmark price of an apartment property increased 2.2 per cent from February 2010 to \$399,397.

Attached property sales in February 2011 totalled 489, a 17.5 per cent increase compared to the 416 sales in February 2010, and a 101.2 per cent increase from the 243 attached properties sold in February 2009. The benchmark price of an attached unit increased 2.3 per cent between February 2010 and 2011 to \$507,118.

-30-

The real estate industry is a key economic driver in British Columbia. In 2010, 30,595 homes changed ownership in the Board's area, generating \$1.28 billion in spin-off activity and 8,567 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$21 billion in 2010. The Real Estate Board of Greater Vancouver is an association representing more than 10,000 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).

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# MLSLINK HOUSING PRICE INDEX

## February 2011

| PROPERTY TYPE      | AREA                       | BENCHMARK PRICE | PRICE RANGE (+/-) | 3 MONTH AVG BENCHMARK PRICE | PRICE INDEX | 1 YEAR CHANGE % | 3 YEAR CHANGE % | 5 YEAR CHANGE % |
|--------------------|----------------------------|-----------------|-------------------|-----------------------------|-------------|-----------------|-----------------|-----------------|
| <b>Residential</b> | Greater Vancouver          | \$605,544       | 0.6%              | \$589,473                   | 255.76      | 4.1             | 7.7             | 38.5            |
| <b>Detached</b>    | Greater Vancouver          | \$848,645       | 1.1%              | \$818,853                   | 250.6       | 6.0             | 11.5            | 41.7            |
|                    | Burnaby                    | \$847,864       | 2.1%              | \$823,519                   | 249.6       | 9.5             | 11.0            | 43.9            |
|                    | Coquitlam                  | \$708,297       | 5.4%              | \$683,797                   | 249.2       | -1.6            | 8.5             | 36.8            |
|                    | South Delta                | \$686,384       | 3.6%              | \$661,097                   | 224.3       | 3.3             | 4.3             | 28.7            |
|                    | Maple Ridge                | \$437,803       | 3.0%              | \$435,424                   | 199.7       | -1.0            | -4.5            | 16.7            |
|                    | New Westminister           | \$600,266       | 4.0%              | \$589,144                   | 247.4       | 4.6             | 1.4             | 18.0            |
|                    | North Vancouver            | \$923,263       | 2.3%              | \$887,760                   | 230.6       | 0.8             | 4.7             | 27.1            |
|                    | Pitt Meadows               | \$539,746       | 6.7%              | \$509,576                   | 221.5       | 3.4             | 5.5             | 32.5            |
|                    | Port Coquitlam             | \$558,606       | 4.6%              | \$544,209                   | 236.1       | -2.1            | 0.4             | 31.0            |
|                    | Port Moody                 | \$746,726       | 12.9%             | \$695,552                   | 224.5       | 19.1            | 3.4             | 39.0            |
|                    | Richmond                   | \$1,099,679     | 1.8%              | \$1,034,880                 | 324.7       | 25.1            | 42.1            | 88.2            |
|                    | Squamish                   | \$523,671       | 9.7%              | \$528,725                   | 198.9       | -0.8            | -10.0           | 21.7            |
|                    | Sunshine Coast             | \$392,914       | 6.3%              | \$388,120                   | 223.5       | -8.8            | -8.2            | 6.8             |
|                    | Vancouver East             | \$777,210       | 2.1%              | \$755,907                   | 263.2       | 6.5             | 13.3            | 41.1            |
|                    | Vancouver West             | \$1,850,072     | 2.0%              | \$1,755,258                 | 307.0       | 11.0            | 27.3            | 75.6            |
|                    | West Vancouver             | \$1,512,979     | 4.1%              | \$1,456,065                 | 222.9       | 2.2             | 2.5             | 28.0            |
| <b>Attached</b>    | Greater Vancouver          | \$507,118       | 0.8%              | \$497,709                   | 246.0       | 2.3             | 7.4             | 39.3            |
|                    | Burnaby                    | \$505,287       | 1.5%              | \$494,574                   | 253.1       | 5.2             | 9.3             | 40.4            |
|                    | Coquitlam                  | \$454,968       | 2.4%              | \$438,513                   | 245.4       | 3.6             | 6.8             | 33.1            |
|                    | South Delta                | \$477,668       | 6.8%              | \$474,509                   | 255.8       | -7.7            | 4.7             | 41.0            |
|                    | Maple Ridge & Pitt Meadows | \$295,056       | 2.6%              | \$301,071                   | 204.7       | -7.2            | -4.8            | 18.1            |
|                    | North Vancouver            | \$607,985       | 2.4%              | \$598,741                   | 237.9       | 0.4             | -1.9            | 30.4            |
|                    | Port Coquitlam             | \$400,248       | 2.8%              | \$402,477                   | 220.1       | -3.9            | 1.7             | 25.0            |
|                    | Port Moody                 | \$414,456       | 3.7%              | \$411,989                   | 247.3       | 1.8             | 1.6             | 32.0            |
|                    | Richmond                   | \$548,782       | 1.4%              | \$533,658                   | 264.6       | 7.5             | 19.1            | 54.9            |
|                    | Vancouver East             | \$538,702       | 3.1%              | \$536,352                   | 251.9       | 3.3             | 6.7             | 43.5            |
|                    | Vancouver West             | \$805,288       | 2.6%              | \$765,825                   | 287.4       | 5.1             | 11.1            | 51.6            |
| <b>Apartment</b>   | Greater Vancouver          | \$399,397       | 0.6%              | \$392,482                   | 259.8       | 2.2             | 3.2             | 34.4            |
|                    | Burnaby                    | \$358,753       | 1.1%              | \$355,851                   | 268.2       | 1.7             | 4.8             | 35.3            |
|                    | Coquitlam                  | \$300,679       | 2.1%              | \$297,383                   | 256.4       | 3.3             | -1.1            | 31.3            |
|                    | South Delta                | \$344,493       | 4.9%              | \$346,049                   | 224.4       | -3.3            | 1.1             | 27.2            |
|                    | Maple Ridge & Pitt Meadows | \$230,999       | 3.3%              | \$228,740                   | 245.3       | -6.7            | -11.4           | 18.4            |
|                    | New Westminister           | \$301,921       | 2.0%              | \$298,270                   | 245.3       | 1.3             | 0.3             | 33.5            |
|                    | North Vancouver            | \$389,857       | 2.1%              | \$379,803                   | 248.1       | 1.5             | -1.0            | 25.9            |
|                    | Port Coquitlam             | \$249,726       | 2.7%              | \$251,665                   | 292.5       | -3.2            | -3.5            | 28.4            |
|                    | Port Moody                 | \$288,869       | 2.9%              | \$293,838                   | 246.5       | -3.1            | -5.3            | 16.0            |
|                    | Richmond                   | \$351,962       | 1.2%              | \$348,140                   | 286.1       | 6.0             | 12.2            | 43.6            |
|                    | Vancouver East             | \$340,277       | 2.0%              | \$331,518                   | 278.6       | 3.1             | 3.3             | 44.2            |
|                    | Vancouver West             | \$514,129       | 1.1%              | \$504,299                   | 261.5       | 1.6             | 3.2             | 33.1            |
|                    | West Vancouver             | \$702,701       | 8.2%              | \$632,186                   | 252.1       | 16.8            | 16.2            | 44.6            |

### 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

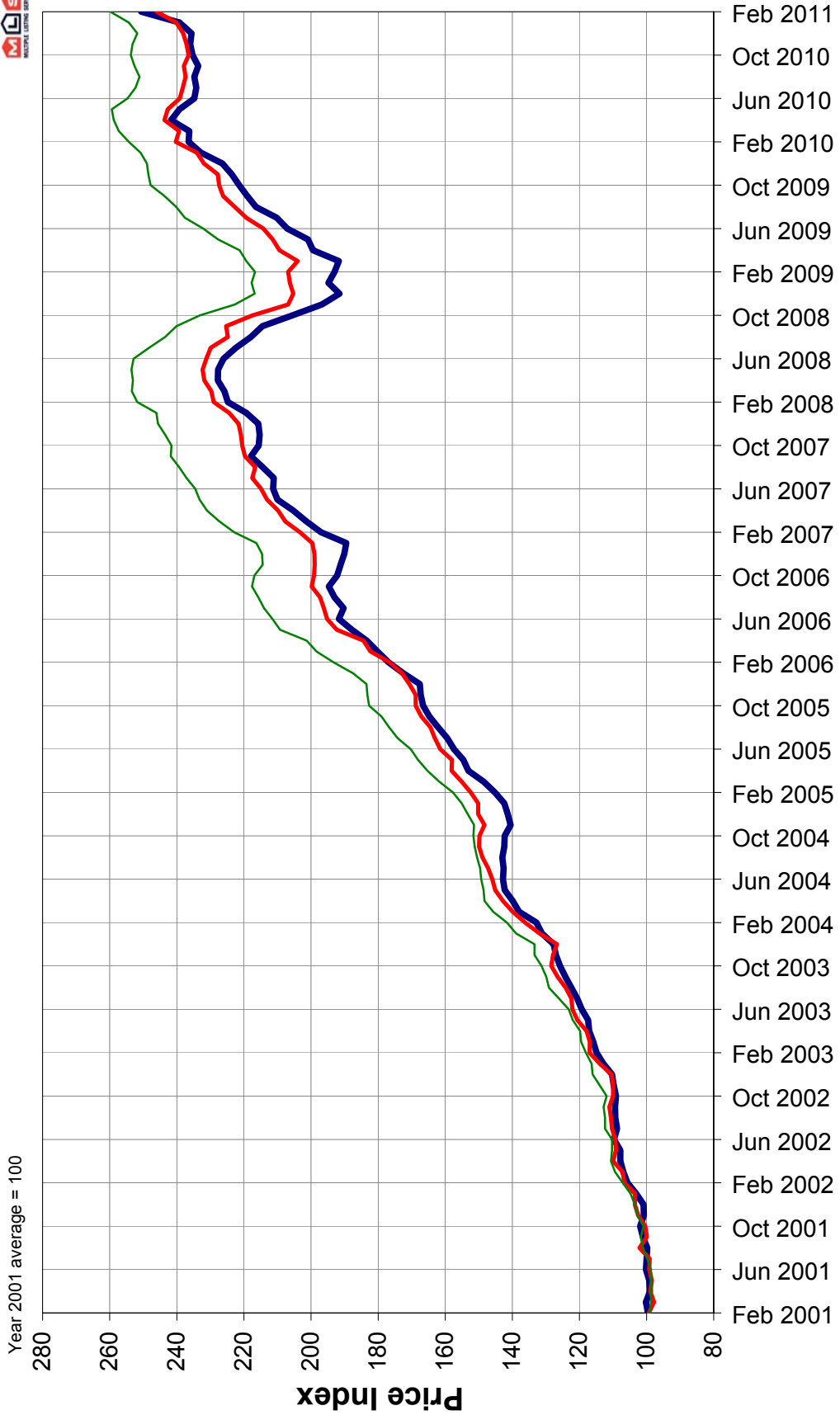
Key: \* = Sales sample too small; Price information not reported.



# MLS® Housing Price Index - Greater Vancouver 10 Year Trend



— Detached — Attached — Apartment



# MLS® SALES Facts



## February 2011

|                         | 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                |
|-------------------------|--|--------------------------------------|----------------------------------|------------------------|--------------------------------------|---------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|--|-------------------------|-----------------------------|--------------------------------------|--|-----------------------------------|-------------------------|-----------------------|
| <b>February 2011</b>    | 105<br>Detached<br>74<br>Attached<br>160<br>Apartment  | 108<br>688,500<br>448,700<br>281,750 | 73<br>626,000<br>n/a<br>n/a      | 3<br>n/a<br>n/a<br>n/a | 106<br>469,900<br>294,857<br>227,900 | 30<br>576,756<br>n/a<br>292,000 | 111<br>903,800<br>639,000<br>380,000 | 40<br>532,500<br>373,000<br>n/a     | 18<br>n/a<br>425,000<br>349,000     | 251<br>1,030,000<br>537,400<br>347,951 | 15<br>n/a<br>n/a<br>n/a | 39<br>386,000<br>n/a<br>n/a | 165<br>798,000<br>571,000<br>338,500 | 242<br>2,089,000<br>875,000<br>486,000 | 92<br>1,519,444<br>n/a<br>n/a     | 4<br>n/a<br>n/a<br>n/a  | 1,402<br>489<br>1,206 |
| <b>January 2011</b>     | 76<br>Detached<br>40<br>Attached<br>111<br>Apartment   | 65<br>684,000<br>494,900<br>278,000  | 30<br>588,000<br>n/a<br>n/a      | 2<br>n/a<br>n/a<br>n/a | 66<br>457,943<br>298,819<br>n/a      | 12<br>n/a<br>n/a<br>315,000     | 46<br>897,500<br>540,000<br>349,000  | 22<br>503,933<br>n/a<br>n/a         | 7<br>n/a<br>n/a<br>n/a              | 162<br>1,021,500<br>517,500<br>341,500 | 5<br>n/a<br>n/a<br>n/a  | 16<br>n/a<br>n/a<br>n/a     | 99<br>750,000<br>n/a<br>332,500      | 134<br>2,030,000<br>821,000<br>478,800 | 46<br>1,405,000<br>n/a<br>n/a     | 5<br>n/a<br>n/a<br>n/a  | 793<br>313<br>713     |
| <b>February 2010</b>    | 77<br>Detached<br>62<br>Attached<br>144<br>Apartment   | 94<br>662,000<br>450,500<br>282,500  | 38<br>667,000<br>n/a<br>335,000  | 0<br>n/a<br>n/a<br>n/a | 85<br>497,000<br>307,500<br>254,333  | 21<br>629,100<br>n/a<br>292,800 | 78<br>871,750<br>611,000<br>375,000  | 40<br>495,000<br>n/a<br>240,000     | 10<br>n/a<br>n/a<br>360,000         | 154<br>822,500<br>482,500<br>348,000   | 10<br>n/a<br>n/a<br>n/a | 33<br>425,000<br>n/a<br>n/a | 145<br>750,000<br>586,000<br>333,500 | 130<br>1,688,000<br>804,500<br>488,750 | 60<br>1,425,000<br>n/a<br>n/a     | 8<br>n/a<br>n/a<br>n/a  | 983<br>416<br>1,074   |
| <b>Jan. - Feb. 2011</b> | 181<br>Detached<br>114<br>Attached<br>271<br>Apartment | 173<br>662,000<br>450,500<br>282,500 | 103<br>667,000<br>n/a<br>335,000 | 5<br>n/a<br>n/a<br>n/a | 172<br>497,000<br>307,500<br>254,333 | 42<br>629,100<br>n/a<br>292,800 | 157<br>871,750<br>611,000<br>375,000 | 62<br>495,000<br>n/a<br>240,000     | 25<br>n/a<br>n/a<br>360,000         | 413<br>822,500<br>482,500<br>348,000   | 20<br>n/a<br>n/a<br>n/a | 55<br>425,000<br>n/a<br>n/a | 264<br>750,000<br>586,000<br>333,500 | 376<br>1,688,000<br>804,500<br>488,750 | 138<br>1,425,000<br>n/a<br>n/a    | 9<br>n/a<br>n/a<br>n/a  | 2,195<br>802<br>1,919 |
| <b>Year-to-date</b>     | 145<br>Detached<br>118<br>Attached<br>256<br>Apartment | 160<br>657,000<br>480,950<br>265,000 | 54<br>634,000<br>n/a<br>331,000  | 1<br>n/a<br>n/a<br>n/a | 157<br>487,500<br>312,000<br>238,250 | 31<br>625,000<br>n/a<br>300,000 | 118<br>880,000<br>615,000<br>389,450 | 65<br>503,000<br>406,000<br>246,450 | 23<br>735,111<br>435,000<br>340,000 | 267<br>831,500<br>460,000<br>329,950   | 19<br>n/a<br>n/a<br>n/a | 60<br>425,000<br>n/a<br>n/a | 257<br>720,000<br>577,000<br>330,500 | 232<br>1,710,000<br>805,000<br>465,000 | 86<br>1,500,000<br>n/a<br>703,000 | 13<br>n/a<br>n/a<br>n/a | 1,688<br>743<br>1,965 |
| <b>Jan. - Feb. 2010</b> | 145<br>Detached<br>118<br>Attached<br>256<br>Apartment | 160<br>657,000<br>480,950<br>265,000 | 54<br>634,000<br>n/a<br>331,000  | 1<br>n/a<br>n/a<br>n/a | 157<br>487,500<br>312,000<br>238,250 | 31<br>625,000<br>n/a<br>300,000 | 118<br>880,000<br>615,000<br>389,450 | 65<br>503,000<br>406,000<br>246,450 | 23<br>735,111<br>435,000<br>340,000 | 267<br>831,500<br>460,000<br>329,950   | 19<br>n/a<br>n/a<br>n/a | 60<br>425,000<br>n/a<br>n/a | 257<br>720,000<br>577,000<br>330,500 | 232<br>1,710,000<br>805,000<br>465,000 | 86<br>1,500,000<br>n/a<br>703,000 | 13<br>n/a<br>n/a<br>n/a | 1,688<br>743<br>1,965 |
| <b>Year-to-date</b>     | 342,000  | 265,000                              | 331,000                          | n/a                    | 238,250                              | 292,900                         | 389,450                              | 246,450                             | 340,000                             | 329,950                                | n/a                     | n/a                         | 330,500                              | 465,000                                | 650,000                           | n/a                     | n/a                   |

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



# MLS® LISTINGS Facts



## February 2011

|                         | 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 |
|-------------------------|---------------------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| <b>February 2011</b>    | 188                 | 189       | 101           | 13             | 200                      | 38              | 198             | 64             | 48                  | 395      | 50       | 128            | 283            | 360            | 174                       | 22                 | 2,451  |
|                         | Detached            | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 130                 | 92        | 8             | 0              | 96                       | 22              | 62              | 40             | 41                  | 155      | 16       | 8              | 65             | 116            | 13                        | 34                 | 898    |
|                         | 286                 | 153       | 17            | 0              | 51                       | 141             | 189             | 79             | 62                  | 297      | 16       | 9              | 187            | 782            | 41                        | 34                 | 2,344  |
|                         | % Sales to Listings |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    | n/a    |
|                         | 56%                 | 57%       | 72%           | 23%            | 53%                      | 79%             | 56%             | 63%            | 38%                 | 64%      | 30%      | 30%            | 58%            | 67%            | 53%                       | 18%                | n/a    |
|                         | 57%                 | 54%       | 88%           | n/a            | 33%                      | 41%             | 58%             | 50%            | 51%                 | 65%      | 38%      | 75%            | 58%            | 66%            | 23%                       | 29%                | n/a    |
|                         | 56%                 | 40%       | 100%          | n/a            | 49%                      | 57%             | 45%             | 24%            | 44%                 | 61%      | 19%      | 33%            | 62%            | 52%            | 44%                       | 18%                | n/a    |
| <b>January 2011</b>     | 124                 | 161       | 74            | 10             | 189                      | 45              | 138             | 58             | 35                  | 325      | 43       | 84             | 198            | 297            | 130                       | 12                 | 1,923  |
|                         | Detached            | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 116                 | 72        | 14            | 0              | 64                       | 17              | 49              | 33             | 25                  | 135      | 10       | 13             | 57             | 124            | 15                        | 32                 | 776    |
|                         | 256                 | 122       | 16            | 2              | 75                       | 164             | 132             | 67             | 68                  | 248      | 27       | 5              | 173            | 684            | 28                        | 35                 | 2,102  |
|                         | % Sales to Listings |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    | n/a    |
|                         | 61%                 | 40%       | 41%           | 20%            | 35%                      | 27%             | 33%             | 38%            | 20%                 | 50%      | 12%      | 19%            | 50%            | 45%            | 35%                       | 42%                | n/a    |
|                         | 34%                 | 53%       | 21%           | n/a            | 41%                      | 41%             | 45%             | 52%            | 60%                 | 55%      | 20%      | 15%            | 33%            | 29%            | 33%                       | 22%                | n/a    |
|                         | 43%                 | 32%       | 25%           | 0%             | 13%                      | 27%             | 26%             | 19%            | 19%                 | 50%      | 7%       | 60%            | 43%            | 33%            | 29%                       | 20%                | n/a    |
| <b>February 2010</b>    | 161                 | 187       | 81            | 12             | 184                      | 31              | 117             | 65             | 39                  | 268      | 27       | 128            | 249            | 220            | 110                       | 22                 | 1,901  |
|                         | Detached            | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 105                 | 61        | 10            | 0              | 66                       | 13              | 47              | 42             | 34                  | 133      | 13       | 11             | 50             | 86             | 17                        | 22                 | 710    |
|                         | 268                 | 139       | 23            | 0              | 62                       | 148             | 114             | 61             | 64                  | 286      | 12       | 11             | 152            | 601            | 29                        | 25                 | 1,995  |
|                         | % Sales to Listings |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    | n/a    |
|                         | 48%                 | 50%       | 47%           | 0%             | 46%                      | 68%             | 67%             | 62%            | 26%                 | 57%      | 37%      | 26%            | 58%            | 59%            | 55%                       | 36%                | n/a    |
|                         | 59%                 | 56%       | 60%           | n/a            | 73%                      | 54%             | 64%             | 43%            | 53%                 | 61%      | 23%      | 64%            | 72%            | 63%            | 35%                       | 27%                | n/a    |
|                         | 54%                 | 42%       | 91%           | n/a            | 39%                      | 49%             | 57%             | 51%            | 39%                 | 54%      | 25%      | 45%            | 74%            | 57%            | 52%                       | 8%                 | n/a    |
| <b>Jan. - Feb. 2011</b> | 312                 | 350       | 175           | 23             | 389                      | 83              | 336             | 122            | 83                  | 720      | 93       | 212            | 481            | 657            | 304                       | 34                 | 4,374  |
|                         | Detached            | Attached  | Apartment     |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                         | 246                 | 164       | 22            | 0              | 160                      | 39              | 111             | 73             | 66                  | 290      | 26       | 21             | 122            | 240            | 28                        | 66                 | 1,674  |
|                         | 542                 | 275       | 33            | 2              | 126                      | 305             | 321             | 146            | 130                 | 545      | 43       | 14             | 360            | 1,466          | 69                        | 69                 | 4,446  |
|                         | % Sales to Listings |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    | n/a    |
|                         | 58%                 | 49%       | 59%           | 22%            | 44%                      | 51%             | 47%             | 51%            | 30%                 | 57%      | 22%      | 26%            | 55%            | 57%            | 45%                       | 26%                | n/a    |
|                         | 46%                 | 54%       | 45%           | n/a            | 36%                      | 41%             | 52%             | 51%            | 55%                 | 60%      | 31%      | 38%            | 47%            | 47%            | 29%                       | 26%                | n/a    |
| <b>Year-to-date*</b>    | 50%                 | 36%       | 64%           | 0%             | 28%                      | 41%             | 37%             | 22%            | 31%                 | 56%      | 12%      | 43%            | 53%            | 43%            | 38%                       | 19%                | n/a    |
|                         | 335                 | 345       | 144           | 25             | 383                      | 71              | 242             | 134            | 84                  | 506      | 65       | 243            | 499            | 464            | 252                       | 51                 | 3,843  |
|                         | 213                 | 112       | 18            | 0              | 122                      | 25              | 93              | 72             | 52                  | 260      | 35       | 33             | 112            | 198            | 29                        | 63                 | 1,437  |
|                         | 545                 | 267       | 47            | 2              | 177                      | 317             | 291             | 136            | 136                 | 577      | 27       | 33             | 365            | 1,416          | 77                        | 60                 | 4,473  |
|                         | % Sales to Listings |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    | n/a    |
|                         | 43%                 | 46%       | 38%           | 4%             | 41%                      | 44%             | 49%             | 49%            | 27%                 | 53%      | 29%      | 25%            | 52%            | 50%            | 34%                       | 25%                | n/a    |
|                         | 55%                 | 54%       | 39%           | n/a            | 60%                      | 68%             | 59%             | 35%            | 56%                 | 59%      | 26%      | 27%            | 64%            | 42%            | 45%                       | 30%                | n/a    |
| <b>Year-to-date*</b>    | 47%                 | 42%       | 60%           | 0%             | 24%                      | 38%             | 41%             | 37%            | 35%                 | 51%      | 48%      | 21%            | 55%            | 45%            | 31%                       | 15%                | n/a    |

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

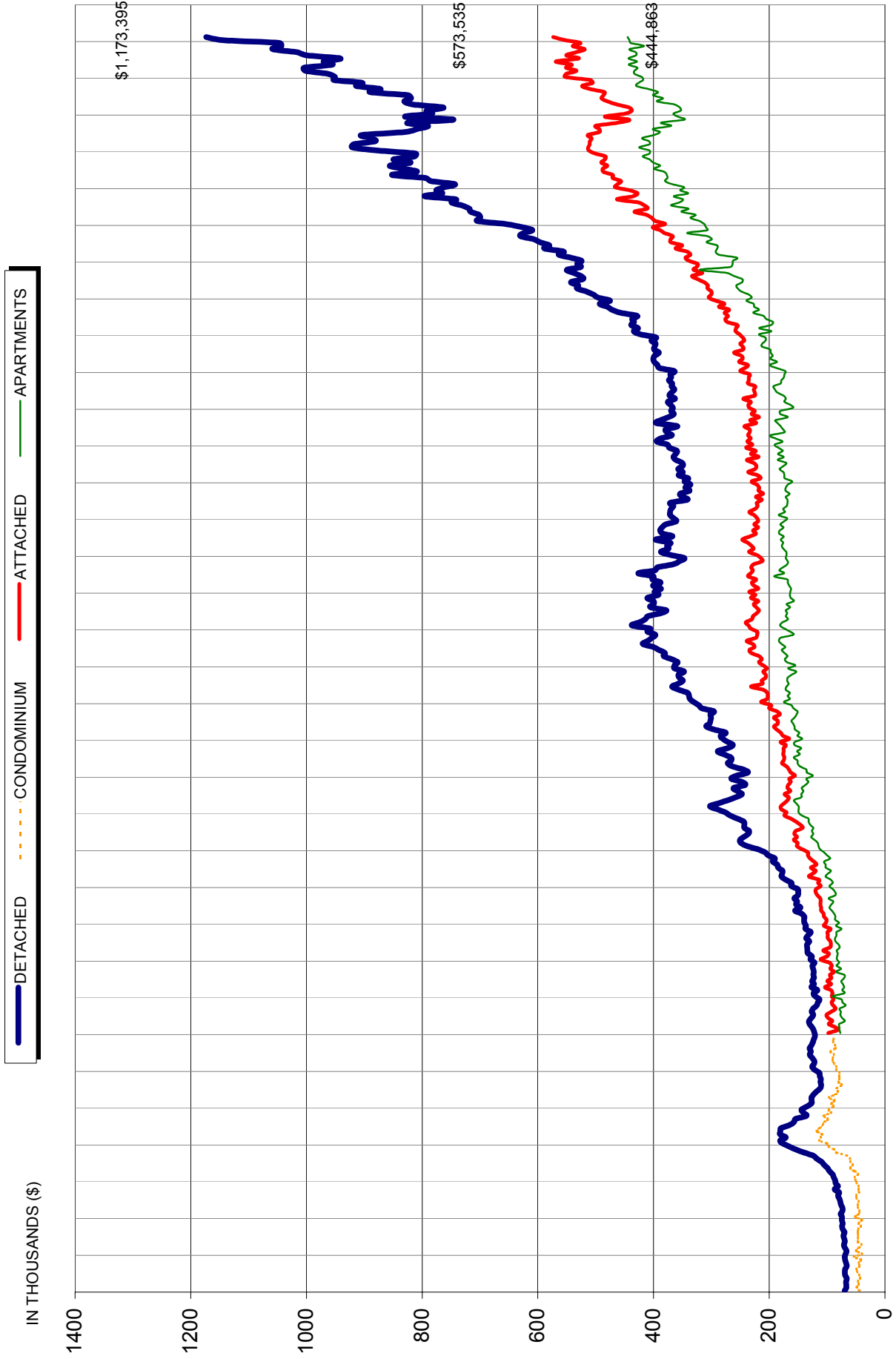


# Listing & Sales Activity Summary

|                                  | <u>Listings</u>  |                  |                  |                                      | <u>Sales</u>     |                  |                  |                                      |                             |                              |                                       |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
|                                  | 1<br>Feb<br>2010 | 2<br>Jan<br>2011 | 3<br>Feb<br>2011 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Feb<br>2010 | 6<br>Jan<br>2011 | 7<br>Feb<br>2011 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Dec 2009 -<br>Feb 2010 | 10<br>Dec 2010 -<br>Feb 2011 | Col. 9 & 10<br>Percentage<br>Variance |
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 161              | 124              | 188              | 51.6                                 | 77               | 76               | 105              | 38.2                                 | 243                         | 255                          | 4.9                                   |
| ATTACHED                         | 105              | 116              | 130              | 12.1                                 | 62               | 40               | 74               | 85.0                                 | 194                         | 163                          | -16.0                                 |
| APARTMENTS                       | 288              | 256              | 286              | 11.7                                 | 144              | 111              | 160              | 44.1                                 | 410                         | 381                          | -7.1                                  |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 187              | 161              | 189              | 17.4                                 | 94               | 65               | 108              | 66.2                                 | 238                         | 234                          | -1.7                                  |
| ATTACHED                         | 61               | 72               | 92               | 27.8                                 | 34               | 38               | 50               | 31.6                                 | 87                          | 119                          | 36.8                                  |
| APARTMENTS                       | 139              | 122              | 153              | 25.4                                 | 58               | 39               | 61               | 56.4                                 | 156                         | 148                          | -5.1                                  |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 81               | 74               | 101              | 36.5                                 | 38               | 30               | 73               | 143.3                                | 81                          | 127                          | 56.8                                  |
| ATTACHED                         | 10               | 14               | 8                | -42.9                                | 6                | 3                | 7                | 133.3                                | 14                          | 12                           | -14.3                                 |
| APARTMENTS                       | 23               | 16               | 17               | 6.3                                  | 21               | 4                | 17               | 325.0                                | 39                          | 28                           | -28.2                                 |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 184              | 189              | 200              | 5.8                                  | 85               | 66               | 106              | 60.6                                 | 238                         | 236                          | -0.8                                  |
| ATTACHED                         | 66               | 64               | 96               | 50.0                                 | 48               | 26               | 32               | 23.1                                 | 126                         | 87                           | -31.0                                 |
| APARTMENTS                       | 62               | 75               | 51               | -32.0                                | 24               | 10               | 25               | 150.0                                | 60                          | 55                           | -8.3                                  |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 117              | 138              | 198              | 43.5                                 | 78               | 46               | 111              | 141.3                                | 184                         | 206                          | 12.0                                  |
| ATTACHED                         | 47               | 49               | 62               | 26.5                                 | 30               | 22               | 36               | 63.6                                 | 78                          | 72                           | -7.7                                  |
| APARTMENTS                       | 114              | 132              | 189              | 43.2                                 | 65               | 34               | 85               | 150.0                                | 206                         | 165                          | -19.9                                 |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 31               | 45               | 38               | -15.6                                | 21               | 12               | 30               | 150.0                                | 52                          | 67                           | 28.8                                  |
| ATTACHED                         | 13               | 17               | 22               | 29.4                                 | 7                | 7                | 9                | 28.6                                 | 24                          | 16                           | -33.3                                 |
| APARTMENTS                       | 148              | 164              | 141              | -14.0                                | 73               | 45               | 81               | 80.0                                 | 197                         | 187                          | -5.1                                  |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 39               | 35               | 48               | 37.1                                 | 10               | 7                | 18               | 157.1                                | 39                          | 42                           | 7.7                                   |
| ATTACHED                         | 34               | 25               | 41               | 64.0                                 | 18               | 15               | 21               | 40.0                                 | 44                          | 50                           | 13.6                                  |
| APARTMENTS                       | 64               | 68               | 62               | -8.8                                 | 25               | 13               | 27               | 107.7                                | 73                          | 54                           | -26.0                                 |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 65               | 58               | 64               | 10.3                                 | 40               | 22               | 40               | 81.8                                 | 98                          | 91                           | -7.1                                  |
| ATTACHED                         | 42               | 33               | 40               | 21.2                                 | 18               | 17               | 20               | 17.6                                 | 39                          | 63                           | 61.5                                  |
| APARTMENTS                       | 61               | 67               | 79               | 17.9                                 | 31               | 13               | 19               | 46.2                                 | 81                          | 46                           | -43.2                                 |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 268              | 325              | 395              | 21.5                                 | 154              | 162              | 251              | 54.9                                 | 387                         | 543                          | 40.3                                  |
| ATTACHED                         | 133              | 135              | 155              | 14.8                                 | 81               | 74               | 100              | 35.1                                 | 264                         | 246                          | -6.8                                  |
| APARTMENTS                       | 286              | 248              | 297              | 19.8                                 | 154              | 124              | 181              | 46.0                                 | 448                         | 441                          | -1.6                                  |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 128              | 84               | 128              | 52.4                                 | 33               | 16               | 39               | 143.8                                | 91                          | 87                           | -4.4                                  |
| ATTACHED                         | 11               | 13               | 8                | -38.5                                | 7                | 2                | 6                | 200.0                                | 16                          | 12                           | -25.0                                 |
| APARTMENTS                       | 11               | 5                | 9                | 80.0                                 | 5                | 3                | 3                | 0.0                                  | 12                          | 7                            | -41.7                                 |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 27               | 43               | 50               | 16.3                                 | 10               | 5                | 15               | 200.0                                | 35                          | 31                           | -11.4                                 |
| ATTACHED                         | 13               | 10               | 16               | 60.0                                 | 3                | 2                | 6                | 200.0                                | 19                          | 10                           | -47.4                                 |
| APARTMENTS                       | 12               | 27               | 16               | -40.7                                | 3                | 2                | 3                | 50.0                                 | 20                          | 9                            | -55.0                                 |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 249              | 198              | 283              | 42.9                                 | 145              | 99               | 165              | 66.7                                 | 378                         | 349                          | -7.7                                  |
| ATTACHED                         | 50               | 57               | 65               | 14.0                                 | 36               | 19               | 38               | 100.0                                | 101                         | 71                           | -29.7                                 |
| APARTMENTS                       | 152              | 173              | 187              | 8.1                                  | 112              | 74               | 116              | 56.8                                 | 328                         | 249                          | -24.1                                 |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 220              | 297              | 360              | 21.2                                 | 130              | 134              | 242              | 80.6                                 | 365                         | 492                          | 34.8                                  |
| ATTACHED                         | 86               | 124              | 116              | -6.5                                 | 54               | 36               | 77               | 113.9                                | 146                         | 159                          | 8.9                                   |
| APARTMENTS                       | 601              | 684              | 782              | 14.3                                 | 342              | 226              | 404              | 78.8                                 | 1037                        | 899                          | -13.3                                 |
| <b>WHISTLER</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 22               | 12               | 22               | 83.3                                 | 8                | 5                | 4                | -20.0                                | 20                          | 11                           | -45.0                                 |
| ATTACHED                         | 22               | 32               | 34               | 6.3                                  | 6                | 7                | 10               | 42.9                                 | 34                          | 31                           | -8.8                                  |
| APARTMENTS                       | 25               | 35               | 34               | -2.9                                 | 2                | 7                | 6                | -14.3                                | 18                          | 23                           | 27.8                                  |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 110              | 130              | 174              | 33.8                                 | 60               | 46               | 92               | 100.0                                | 135                         | 188                          | 39.3                                  |
| ATTACHED                         | 17               | 15               | 13               | -13.3                                | 6                | 5                | 3                | -40.0                                | 16                          | 10                           | -37.5                                 |
| APARTMENTS                       | 29               | 28               | 41               | 46.4                                 | 15               | 8                | 18               | 125.0                                | 34                          | 38                           | 11.8                                  |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | <b>1889</b>      | <b>1913</b>      | <b>2438</b>      | <b>27.4</b>                          | <b>983</b>       | <b>791</b>       | <b>1399</b>      | <b>76.9</b>                          | <b>2584</b>                 | <b>2959</b>                  | <b>14.5</b>                           |
| ATTACHED                         | <b>710</b>       | <b>776</b>       | <b>898</b>       | <b>15.7</b>                          | <b>416</b>       | <b>313</b>       | <b>489</b>       | <b>56.2</b>                          | <b>1202</b>                 | <b>1121</b>                  | <b>-6.7</b>                           |
| APARTMENTS                       | <b>1995</b>      | <b>2100</b>      | <b>2344</b>      | <b>11.6</b>                          | <b>1074</b>      | <b>713</b>       | <b>1206</b>      | <b>69.1</b>                          | <b>3119</b>                 | <b>2730</b>                  | <b>-12.5</b>                          |



## Residential Average Sale Prices - January 1977 to February 2011



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

