

News Release



FOR IMMEDIATE RELEASE

Home sellers continue to outnumber buyers in Greater Vancouver's summer housing market

VANCOUVER, B.C. – September 5, 2012 – Home sale activity remained below long-term averages in the Greater Vancouver housing market in August.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales of detached, attached and apartment properties reached 1,649 in August, a 30.7 per cent decline compared to the 2,378 sales in August 2011 and a 21.4 per cent decline compared to the 2,098 sales in July 2012.

August sales were the second lowest total for the month in the region since 1998 and 39.2 per cent below the 10-year August sales average of 2,711.

“Home sales this summer have been lower than we’ve seen for most of the past ten years, yet we continue to see relative stability when it comes to prices,” Eugen Klein, REBGV president said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 4,044 in August. This represents a 13.7 per cent decline compared to August 2011 when 4,685 properties were listed for sale on the MLS® and a 15.8 per cent decline compared to the 4,802 new listings in July 2012.

“For sellers it’s critical to work with your REALTOR® to understand today’s market and to develop the best strategy for selling your home,” Klein said. “On average it’s taking about two months for a home to sell on the MLS® in Greater Vancouver today.”

At 17,567, the total number of residential property listings on the MLS® increased 13.8 per cent from this time last year and declined 2.8 per cent compared to July 2012.

“Today, our sales-to-active-listings ratio sits at 9 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 MLSLink® Housing Price Index (HPI) composite benchmark price for all residential properties in Greater Vancouver is \$609,500. This represents a decline of 0.5% compared to this time last year and a decline of 1.1% compared to last month.

Sales of detached properties on the MLS® in August 2012 reached 624, a decrease of 38.8 per cent from the 1,020 detached sales recorded in August 2011, and a 30.1 per cent decrease from the 893 units sold in August 2010. The benchmark price for detached properties increased 0.2 per cent from August 2011 to \$942,100.

Sales of apartment properties reached 725 in August 2012, a 24.1 per cent decrease compared to the 955 sales in August 2011, and a decrease of 22.5 per cent compared to the 935 sales in August 2010. The benchmark price of an apartment property decreased 0.9 per cent from August 2011 to \$370,100.

Attached property sales in August 2012 totalled 300, a 25.6 per cent decrease compared to the 403 sales in August 2011, and a 19.8 per cent decrease from the 374 attached properties sold in August 2010. The benchmark price of an attached unit decreased 1.9 per cent between August 2011 and 2012 to \$462,300.

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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	\$548,300	154.8	-0.9%	-1.8%	0.5%	0.3%	13.4%	10.1%
	Greater Vancouver	\$609,500	159.8	-1.1%	-2.5%	-0.2%	-0.5%	15.3%	13.4%
	Bowen Island	\$595,900	129.2	-0.8%	-4.7%	2.7%	-3.9%	0.5%	-5.8%
	Burnaby East	\$561,500	155.0	-1.5%	-2.2%	0.6%	1.1%	12.4%	10.6%
	Burnaby North	\$512,200	153.0	-1.8%	-2.9%	-1.2%	-2.4%	11.4%	9.6%
	Burnaby South	\$572,500	161.4	-1.2%	-1.9%	0.4%	-2.4%	16.5%	15.7%
	Coquitlam	\$505,500	149.5	-0.4%	-1.3%	2.1%	1.2%	13.1%	8.0%
	Ladner	\$548,600	152.6	-0.3%	-2.1%	0.5%	0.5%	14.8%	13.7%
	Maple Ridge	\$389,900	131.8	-0.2%	-0.6%	0.1%	-2.2%	3.0%	-3.4%
	New Westminster	\$367,000	157.5	-0.9%	-1.4%	1.4%	0.6%	11.5%	8.2%
	North Vancouver	\$654,500	148.1	0.0%	-1.4%	1.2%	4.1%	12.5%	8.3%
	Pitt Meadows	\$376,400	136.3	0.1%	-0.6%	-0.4%	-1.0%	2.8%	-2.7%
	Port Coquitlam	\$396,200	140.7	-1.1%	-3.1%	-0.8%	-2.2%	4.2%	0.0%
	Port Moody	\$513,800	141.9	0.4%	0.5%	4.1%	2.9%	8.6%	3.1%
	Richmond	\$577,200	167.6	-1.4%	-3.3%	-3.2%	-2.7%	18.1%	20.7%
	Squamish	\$406,300	131.2	0.1%	0.5%	6.1%	3.2%	3.2%	2.5%
	Sunshine Coast	\$366,200	128.3	0.3%	-0.6%	5.4%	-5.7%	-1.0%	-6.1%
	Tsawwassen	\$607,100	153.0	-1.5%	-1.0%	1.6%	0.8%	14.4%	11.9%
	Vancouver East	\$613,500	179.5	-0.9%	-0.8%	2.0%	3.2%	21.9%	23.6%
	Vancouver West	\$802,800	169.2	-1.7%	-4.5%	-1.7%	-1.9%	17.2%	16.4%
West Vancouver	\$1,600,300	171.8	-0.6%	-3.2%	2.6%	3.7%	33.8%	19.5%	
Whistler	\$588,200	162.2	-0.6%	-0.2%	5.1%	0.2%	27.3%	27.0%	
Single Family Detached	Lower Mainland	\$767,500	163.1	-0.6%	-1.6%	0.7%	1.3%	22.0%	18.2%
	Greater Vancouver	\$942,100	174.1	-0.9%	-2.6%	-0.2%	0.2%	27.1%	25.2%
	Bowen Island	\$595,900	129.2	-0.8%	-4.7%	2.7%	-3.9%	0.5%	-5.8%
	Burnaby East	\$754,400	168.7	-0.3%	-1.7%	1.9%	4.3%	22.6%	22.2%
	Burnaby North	\$913,400	176.3	-1.6%	-3.3%	0.3%	0.7%	26.6%	27.4%
	Burnaby South	\$1,005,800	192.8	0.7%	0.4%	6.1%	5.2%	39.9%	39.4%
	Coquitlam	\$715,000	158.4	-0.7%	-0.6%	3.8%	3.7%	20.2%	16.0%
	Ladner	\$637,400	153.8	-0.1%	-2.8%	1.1%	1.1%	17.6%	15.6%
	Maple Ridge	\$463,000	131.6	-0.1%	-0.6%	0.2%	-1.3%	4.9%	-0.9%
	New Westminster	\$673,200	167.0	-0.5%	-2.1%	0.4%	2.0%	21.5%	21.2%
	North Vancouver	\$956,100	152.6	-0.7%	-2.8%	0.5%	5.2%	17.6%	12.6%
	Pitt Meadows	\$495,900	138.4	-0.9%	-1.5%	-2.1%	0.3%	5.2%	2.2%
	Port Coquitlam	\$559,700	149.5	-0.3%	-0.6%	2.5%	2.0%	13.3%	9.8%
	Port Moody	\$847,900	157.1	-0.5%	0.8%	4.5%	2.9%	19.6%	13.9%
	Richmond	\$975,400	196.4	-0.5%	-4.3%	-4.3%	-3.7%	35.4%	39.5%
	Squamish	\$502,700	135.8	0.0%	-0.3%	0.9%	1.0%	6.8%	5.2%
	Sunshine Coast	\$364,800	127.8	0.3%	-0.6%	5.3%	-6.0%	-1.3%	-6.4%
	Tsawwassen	\$728,700	156.9	-1.3%	-1.4%	1.9%	2.0%	18.8%	15.4%
	Vancouver East	\$859,100	189.7	-0.5%	-0.4%	2.8%	4.8%	33.7%	36.0%
	Vancouver West	\$2,116,000	217.4	-2.5%	-5.9%	-4.0%	-3.7%	42.9%	43.0%
West Vancouver	\$1,894,700	180.4	-0.8%	-2.7%	2.9%	4.8%	40.0%	25.4%	
Whistler	\$841,500	125.0	0.4%	1.7%	-0.2%	-5.6%	-2.4%	-2.4%	

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	\$395,900	143.7	-0.9%	-1.6%	0.6%	-1.6%	7.9%	4.9%
	Greater Vancouver	\$462,300	150.0	-1.4%	-1.6%	0.7%	-1.9%	10.6%	9.5%
	Burnaby East	\$419,900	150.6	-0.5%	-0.3%	2.4%	1.3%	11.1%	9.7%
	Burnaby North	\$396,900	148.0	-0.7%	-0.3%	-4.4%	-8.3%	8.1%	5.4%
	Burnaby South	\$416,400	149.4	-0.2%	-2.0%	-0.9%	-3.2%	9.6%	9.9%
	Coquitlam	\$382,500	140.5	-0.1%	-0.1%	1.7%	-1.3%	7.3%	3.2%
	Ladner	\$449,400	148.9	1.6%	-2.0%	-2.1%	-1.6%	9.3%	10.3%
	Maple Ridge	\$274,000	133.1	-1.4%	-0.4%	1.1%	-4.5%	1.1%	-5.8%
	New Westminster	\$389,500	146.3	-1.9%	-2.0%	-0.8%	-0.5%	9.5%	7.7%
	North Vancouver	\$589,900	141.2	-1.3%	-2.0%	-1.1%	1.2%	8.3%	7.1%
	Pitt Meadows	\$321,500	139.1	0.0%	0.1%	1.9%	-2.1%	5.3%	-1.3%
	Port Coquitlam	\$364,300	138.7	-2.3%	-3.8%	-3.4%	-2.5%	3.1%	-0.7%
	Port Moody	\$408,100	137.9	-1.0%	0.3%	2.6%	-2.4%	4.7%	-0.5%
	Richmond	\$502,400	162.4	-0.8%	-1.3%	0.9%	-1.9%	17.9%	20.7%
	Squamish	\$354,600	128.7	0.0%	0.3%	15.5%	3.7%	0.8%	4.3%
	Tsawwassen	\$458,600	141.8	-0.5%	-3.7%	-3.3%	-8.8%	4.1%	5.0%
	Vancouver East	\$512,300	168.9	-2.9%	-1.3%	1.7%	1.4%	13.1%	14.4%
Vancouver West	\$688,800	155.8	-3.1%	-3.0%	2.8%	-0.5%	13.5%	13.9%	
Whistler	\$461,100	140.9	-0.4%	-3.4%	11.4%	2.4%	10.3%	14.2%	
Apartment	Lower Mainland	\$339,900	149.1	-0.9%	-1.9%	0.2%	-0.3%	5.4%	2.3%
	Greater Vancouver	\$370,100	149.6	-1.1%	-2.5%	-0.4%	-0.9%	6.1%	3.9%
	Burnaby East	\$341,400	129.6	-6.7%	-7.3%	-4.5%	-6.4%	-11.0%	-13.7%
	Burnaby North	\$330,300	139.6	-2.2%	-3.5%	-0.7%	-2.4%	2.3%	-0.6%
	Burnaby South	\$367,400	147.5	-3.0%	-3.7%	-2.8%	-8.0%	5.7%	4.2%
	Coquitlam	\$253,200	139.4	0.1%	-3.1%	-0.7%	-2.0%	4.5%	-2.4%
	Ladner	\$321,500	152.4	-2.4%	0.9%	1.8%	1.0%	10.8%	9.9%
	Maple Ridge	\$181,500	132.3	2.6%	0.2%	-1.1%	-0.8%	-1.9%	-11.0%
	New Westminster	\$271,800	155.4	-1.0%	-1.0%	1.9%	0.1%	8.4%	4.4%
	North Vancouver	\$355,600	144.4	1.5%	0.9%	2.8%	3.6%	8.0%	3.7%
	Pitt Meadows	\$221,100	130.7	2.5%	1.1%	1.0%	-0.7%	-3.0%	-12.1%
	Port Coquitlam	\$220,000	130.4	-1.0%	-6.1%	-3.0%	-7.9%	-6.3%	-11.7%
	Port Moody	\$321,600	134.0	2.5%	0.5%	5.0%	7.1%	3.2%	-2.0%
	Richmond	\$340,300	144.3	-2.7%	-3.2%	-4.6%	-2.1%	1.7%	2.9%
	Squamish	\$256,500	123.4	1.1%	2.7%	10.6%	9.6%	-2.1%	-6.1%
	Tsawwassen	\$342,100	143.9	-2.0%	0.7%	2.1%	-0.6%	4.7%	3.7%
	Vancouver East	\$307,200	169.5	-1.2%	-1.1%	1.3%	2.0%	10.0%	10.8%
Vancouver West	\$470,900	152.4	-1.1%	-3.6%	-0.6%	-1.0%	6.8%	5.7%	
West Vancouver	\$613,300	134.0	-0.1%	-5.6%	-0.6%	-2.1%	6.1%	-6.6%	
Whistler	\$247,400	227.0	-1.3%	0.6%	-0.1%	-6.6%	80.2%	72.8%	

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

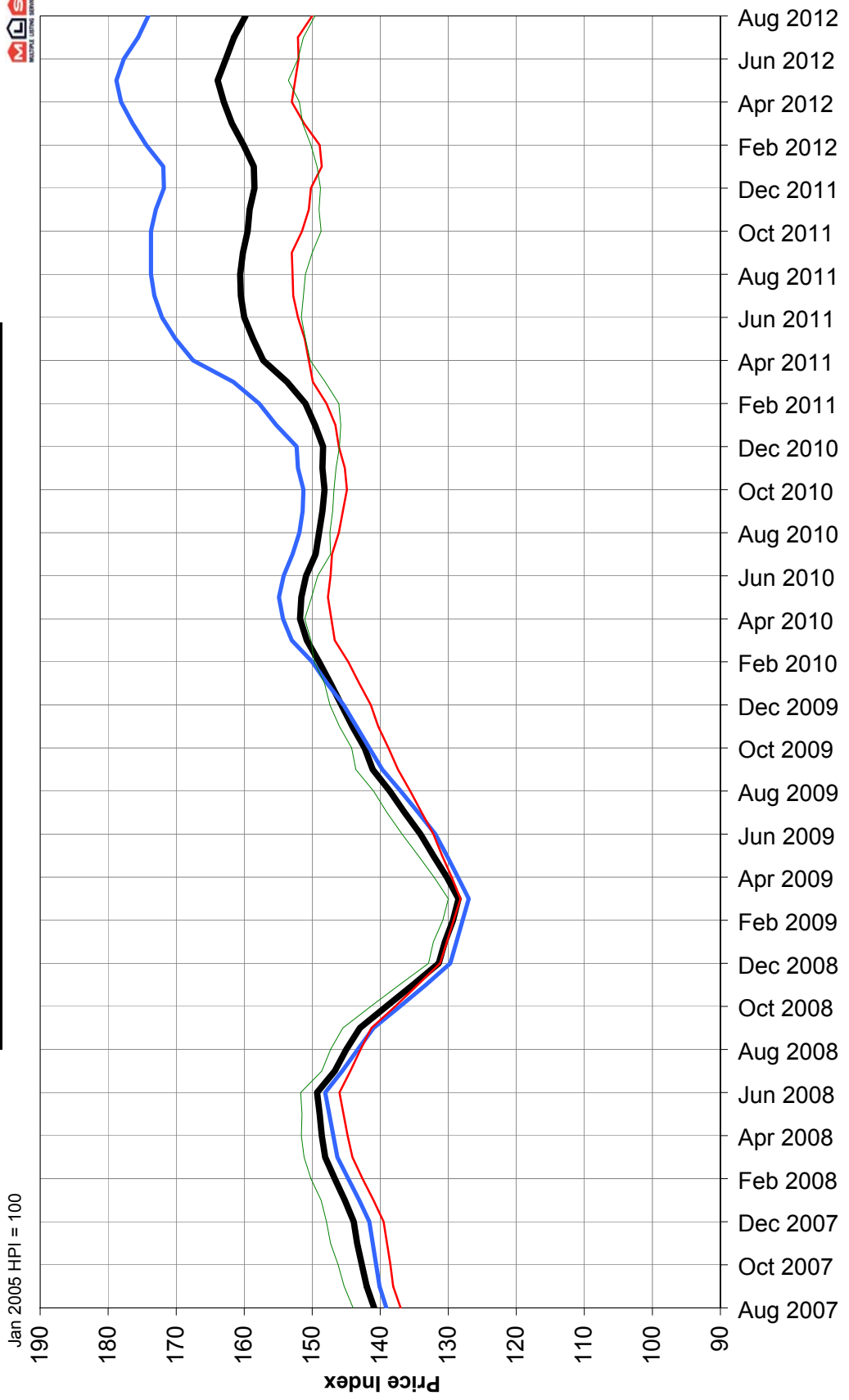
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Greater Vancouver 5 Year Trend



— Residential
 — Detached
 — Townhouse
 — Apartment



MLS® SALES Facts



**August
2012**

	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
August 2012	Number of Sales	58	38	2	71	17	51	27	12	60	11	47	79	75	24	10	624
	Median Selling Price	\$934,500	\$719,000	\$689,500	\$456,000	n/a	\$1,060,000	\$568,500	n/a	\$937,500	n/a	\$410,000	\$867,500	\$2,030,000	\$1,998,000	n/a	n/a
	Number of Sales	45	23	5	30	9	14	17	17	54	8	3	15	40	4	16	300
July 2012	Median Selling Price	\$435,000	\$455,000	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
	Number of Sales	87	41	11	27	58	48	18	21	65	3	4	75	247	6	14	725
	Median Selling Price	\$360,900	\$279,000	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	n/a
August 2011	Number of Sales	58	67	31	108	23	60	44	15	60	21	47	109	83	46	12	787
	Median Selling Price	\$864,000	\$729,950	\$610,000	\$487,500	\$650,000	\$1,017,500	\$537,500	n/a	\$1,010,000	\$500,000	\$377,000	\$852,500	\$2,090,000	\$1,930,000	n/a	n/a
	Number of Sales	70	28	5	35	14	26	21	10	55	13	2	24	46	2	33	384
August 2011	Median Selling Price	\$447,000	\$502,500	n/a	\$285,000	n/a	\$615,000	\$382,000	n/a	\$493,000	n/a	n/a	\$618,000	\$814,500	n/a	\$670,000	n/a
	Number of Sales	131	58	8	33	74	55	24	17	101	6	7	104	276	17	16	927
	Median Selling Price	\$333,000	\$266,900	n/a	\$193,500	\$281,000	\$356,500	\$226,000	n/a	\$328,000	n/a	n/a	\$332,500	\$450,750	n/a	n/a	n/a
Jan. - Aug. 2012	Number of Sales	96	112	48	108	23	73	26	19	95	13	39	148	130	80	8	1,020
	Median Selling Price	\$917,000	\$705,750	\$670,000	\$495,329	\$619,900	\$880,000	\$526,000	n/a	\$1,020,000	n/a	\$399,000	\$830,000	\$2,199,000	\$2,090,000	n/a	n/a
	Number of Sales	66	46	11	31	6	23	15	24	69	10	2	23	57	2	18	403
Jan. - Aug. 2011	Median Selling Price	\$499,500	\$437,000	n/a	\$290,000	n/a	\$599,000	n/a	\$399,250	\$530,000	n/a	n/a	\$558,500	\$938,800	n/a	n/a	n/a
	Number of Sales	1,034	500	86	209	572	569	220	171	808	31	36	885	2,544	119	108	7,892
	Median Selling Price	\$390,000	\$253,000	n/a	\$214,450	\$290,943	\$355,000	\$222,000	n/a	\$347,150	n/a	n/a	\$355,000	\$508,250	n/a	n/a	n/a
Jan. - Aug. 2011	Number of Sales	637	821	332	792	209	706	293	146	723	134	352	955	927	454	74	7,581
	Median Selling Price	\$927,000	\$740,000	\$686,500	\$480,000	\$672,000	\$1,015,500	\$545,000	\$780,000	\$980,000	\$500,000	\$399,500	\$876,500	\$2,075,500	\$1,867,500	\$973,800	n/a
	Number of Sales	509	299	54	293	93	220	188	151	535	68	31	270	382	56	154	3,284
Year-to-date	Median Selling Price	\$472,000	\$464,900	\$433,277	\$292,000	\$425,000	\$650,000	\$390,000	\$447,500	\$528,500	\$350,000	\$286,500	\$626,000	\$867,839	\$1,154,400	\$572,500	n/a
	Number of Sales	3,366,570	\$285,000	\$336,000	\$216,000	\$308,875	\$375,000	\$240,750	\$334,000	\$340,500	\$258,000	\$238,000	\$348,700	\$480,000	\$700,000	\$229,000	n/a
	Number of Sales	966	975	481	821	245	891	328	169	1,329	123	316	1,345	1,579	898	66	10,552
Jan. - Aug. 2011	Median Selling Price	\$888,000	\$710,000	\$655,000	\$484,250	\$619,950	\$920,000	\$540,000	\$832,000	\$992,500	\$490,000	\$395,000	\$816,000	\$2,060,000	\$1,775,000	\$837,500	n/a
	Number of Sales	629	423	62	358	101	264	161	161	770	65	31	297	557	45	101	4,026
	Median Selling Price	\$490,000	\$450,000	\$448,500	\$309,900	\$409,000	\$628,250	\$385,000	\$423,000	\$545,000	\$350,000	\$287,500	\$600,000	\$860,000	\$1,100,000	\$577,500	n/a
Year-to-date	Number of Sales	1,344	503	109	198	626	619	204	195	1,174	29	39	823	3,155	160	53	9,231
	Median Selling Price	\$356,000	\$288,500	\$332,000	\$214,410	\$299,000	\$365,000	\$239,950	\$335,000	\$353,000	\$230,000	\$318,500	\$345,000	\$489,000	\$745,000	\$242,500	n/a

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



MLS® LISTINGS Facts



**August
2012**

	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/Hove Sound	Whistler/Pemberton	TOTALS
August 2012	155	145	62	11	179	30	119	58	35	234	32	97	200	221	109	37	1,724
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	87	57	9	1	76	16	33	21	29	133	16	18	45	86	10	37	674
	261	113	21	0	45	111	99	30	29	206	11	9	144	517	23	27	1,646
	27%	40%	61%	18%	40%	57%	43%	47%	34%	26%	34%	48%	40%	34%	22%	27%	n/a
	52%	40%	56%	0%	39%	56%	42%	81%	59%	41%	50%	17%	33%	47%	40%	43%	n/a
	33%	36%	52%	n/a	60%	52%	48%	60%	72%	32%	27%	44%	52%	48%	26%	52%	n/a
July 2012	188	178	76	20	193	41	128	83	40	286	45	118	246	265	131	45	2,083
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	121	57	6	0	73	17	53	38	37	127	10	6	57	94	11	35	742
	288	152	27	0	66	119	139	40	38	214	7	15	157	650	32	33	1,977
	31%	38%	41%	15%	56%	56%	47%	53%	38%	21%	47%	40%	44%	31%	35%	27%	n/a
	58%	49%	83%	n/a	48%	82%	49%	55%	27%	43%	130%	33%	42%	49%	18%	94%	n/a
	45%	38%	30%	n/a	50%	62%	40%	60%	45%	47%	86%	47%	68%	42%	53%	48%	n/a
August 2011	182	185	64	18	202	42	109	56	41	251	33	97	287	270	144	38	2,019
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	124	52	8	0	58	14	38	25	50	165	14	4	42	112	6	31	743
	258	114	24	0	54	116	100	66	40	244	16	15	169	627	28	52	1,923
	53%	61%	75%	11%	53%	55%	67%	46%	46%	38%	39%	40%	52%	48%	56%	21%	n/a
	53%	88%	138%	n/a	53%	43%	61%	60%	48%	42%	71%	50%	55%	51%	33%	58%	n/a
	66%	45%	75%	n/a	44%	57%	63%	35%	40%	39%	25%	13%	41%	54%	50%	6%	n/a
Jan. - Aug. 2012	1,665	1,596	626	113	1,757	364	1,406	562	354	2,655	360	991	2,098	2,793	1,263	259	18,862
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	1,079	583	86	2	569	185	458	279	293	1,266	177	87	541	981	122	296	7,004
	2,600	1,193	198	0	483	1,237	1,315	466	401	2,229	154	98	1,718	6,081	283	275	18,731
	38%	51%	53%	23%	45%	57%	50%	52%	41%	27%	37%	36%	46%	33%	36%	29%	n/a
	47%	51%	63%	50%	51%	50%	48%	60%	52%	42%	39%	36%	50%	39%	46%	52%	n/a
	40%	42%	43%	n/a	43%	46%	43%	47%	43%	36%	20%	37%	52%	42%	42%	39%	n/a
Jan. - Aug. 2011	1,552	1,635	699	126	1,670	365	1,373	527	346	2,893	348	952	2,196	2,654	1,509	239	19,084
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	1,047	632	98	0	588	159	440	280	317	1,476	159	75	478	1,001	84	338	7,172
	2,369	1,086	181	10	480	1,157	1,238	511	449	2,332	181	128	1,521	6,172	288	285	18,388
	62%	60%	69%	16%	49%	67%	65%	62%	49%	46%	35%	33%	61%	59%	60%	28%	n/a
	60%	67%	63%	n/a	61%	64%	60%	58%	51%	52%	41%	41%	62%	56%	54%	30%	n/a
	57%	46%	60%	0%	41%	54%	50%	40%	43%	50%	16%	30%	54%	51%	56%	19%	n/a

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



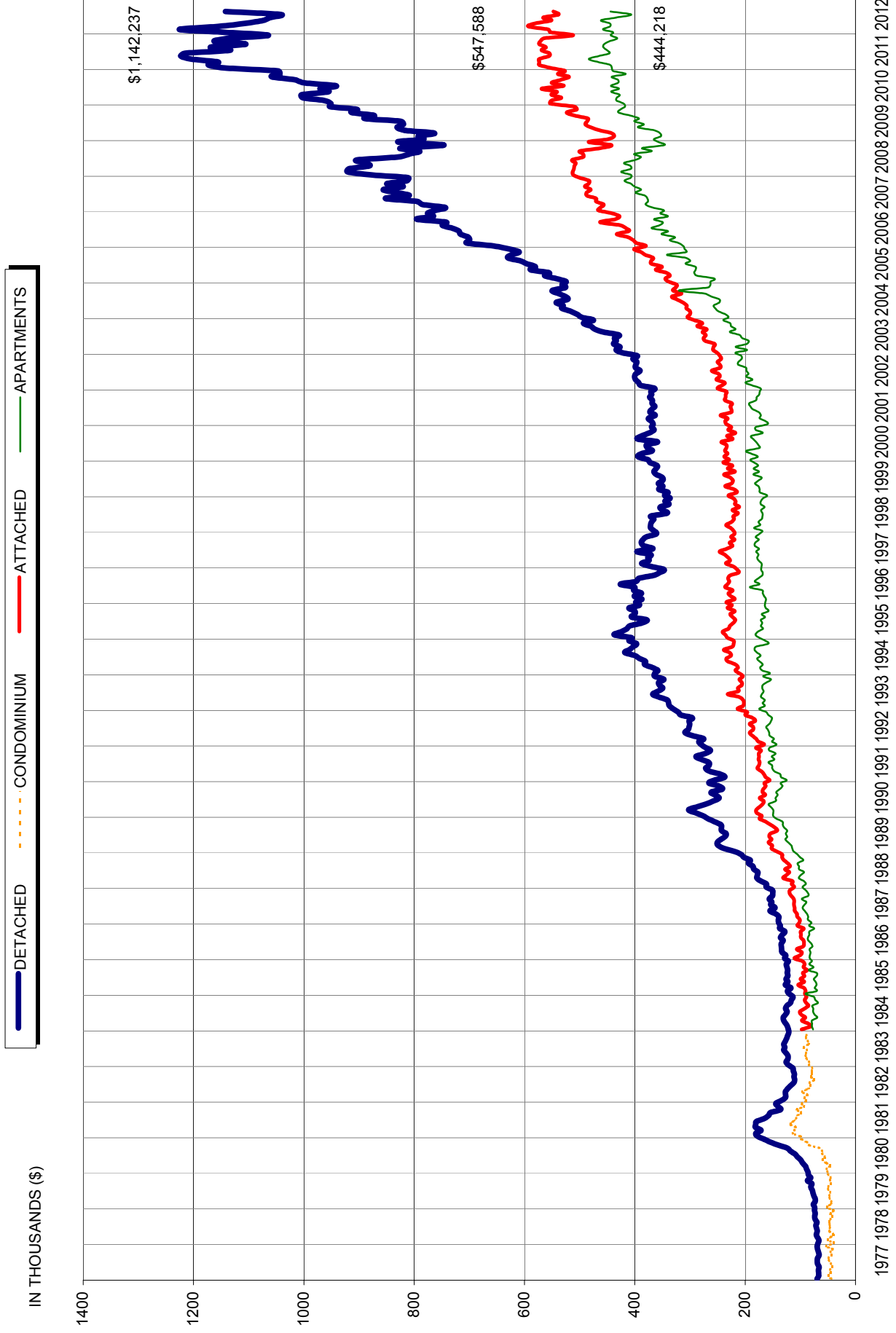
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Aug 2011	2 Jul 2012	3 Aug 2012	Col. 2 & 3 Percentage Variance	5 Aug 2011	6 Jul 2012	7 Aug 2012	Col. 6 & 7 Percentage Variance	9 Jun 2011 - Aug 2011	10 Jun 2012 - Aug 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	182	188	155	-17.6	96	58	42	-27.6	311	183	-41.2
ATTACHED	124	121	87	-28.1	66	70	45	-35.7	230	188	-18.3
APARTMENTS	258	288	261	-9.4	169	131	87	-33.6	530	350	-34.0
COQUITLAM											
DETACHED	185	178	145	-18.5	112	67	58	-13.4	359	226	-37.0
ATTACHED	52	57	57	0.0	46	28	23	-17.9	139	96	-30.9
APARTMENTS	114	152	113	-25.7	51	58	41	-29.3	196	146	-25.5
DELTA											
DETACHED	64	76	62	-18.4	48	31	38	22.6	160	110	-31.3
ATTACHED	8	6	9	50.0	11	5	5	0.0	26	20	-23.1
APARTMENTS	24	27	21	-22.2	18	8	11	37.5	43	34	-20.9
MAPLE RIDGE/PITT MEADOWS											
DETACHED	202	193	179	-7.3	108	108	71	-34.3	340	287	-15.6
ATTACHED	58	73	76	4.1	31	35	30	-14.3	121	109	-9.9
APARTMENTS	54	66	45	-31.8	24	33	27	-18.2	80	86	7.5
NORTH VANCOUVER											
DETACHED	109	128	119	-7.0	73	60	51	-15.0	318	184	-42.1
ATTACHED	38	53	33	-37.7	23	26	14	-46.2	81	61	-24.7
APARTMENTS	100	139	99	-28.8	63	55	48	-12.7	250	172	-31.2
NEW WESTMINSTER											
DETACHED	42	41	30	-26.8	23	23	17	-26.1	87	77	-11.5
ATTACHED	14	17	16	-5.9	6	14	9	-35.7	36	32	-11.1
APARTMENTS	116	119	111	-6.7	66	74	58	-21.6	248	217	-12.5
PORT MOODY/BELCARRA											
DETACHED	41	40	35	-12.5	19	15	12	-20.0	63	38	-39.7
ATTACHED	50	37	29	-21.6	24	10	17	70.0	60	43	-28.3
APARTMENTS	40	38	29	-23.7	16	17	21	23.5	64	56	-12.5
PORT COQUITLAM											
DETACHED	56	83	58	-30.1	26	44	27	-38.6	103	104	1.0
ATTACHED	25	38	21	-44.7	15	21	17	-19.0	52	64	23.1
APARTMENTS	66	40	30	-25.0	23	24	18	-25.0	64	63	-1.6
RICHMOND											
DETACHED	251	286	234	-18.2	95	60	60	0.0	376	196	-47.9
ATTACHED	165	127	133	4.7	69	55	54	-1.8	243	168	-30.9
APARTMENTS	244	214	206	-3.7	96	101	65	-35.6	370	279	-24.6
SUNSHINE COAST											
DETACHED	97	118	97	-17.8	39	47	47	0.0	140	155	10.7
ATTACHED	4	6	18	200.0	2	2	3	50.0	7	11	57.1
APARTMENTS	15	15	9	-40.0	2	7	4	-42.9	18	15	-16.7
SQUAMISH											
DETACHED	33	45	32	-28.9	13	21	11	-47.6	41	60	46.3
ATTACHED	14	10	16	60.0	10	13	8	-38.5	22	25	13.6
APARTMENTS	16	7	11	57.1	4	6	3	-50.0	10	11	10.0
VANCOUVER EAST											
DETACHED	287	246	200	-18.7	148	109	79	-27.5	472	295	-37.5
ATTACHED	42	57	45	-21.1	23	24	15	-37.5	97	74	-23.7
APARTMENTS	169	157	144	-8.3	69	104	75	-27.9	269	315	17.1
VANCOUVER WEST											
DETACHED	270	265	221	-16.6	130	83	75	-9.6	482	260	-46.1
ATTACHED	112	94	86	-8.5	57	46	40	-13.0	189	132	-30.2
APARTMENTS	627	650	517	-20.5	337	276	247	-10.5	1052	854	-18.8
WHISTLER											
DETACHED	38	45	37	-17.8	8	12	10	-16.7	29	29	0.0
ATTACHED	31	35	37	5.7	18	33	16	-51.5	42	64	52.4
APARTMENTS	52	33	27	-18.2	3	16	14	-12.5	17	44	158.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	144	131	109	-16.8	80	46	24	-47.8	300	117	-61.0
ATTACHED	6	11	10	-9.1	2	2	4	100.0	15	12	-20.0
APARTMENTS	28	32	23	-28.1	14	17	6	-64.7	50	36	-28.0
GRAND TOTALS											
DETACHED	2001	2063	1713	-17.0	1018	784	622	-20.7	3581	2321	-35.2
ATTACHED	743	742	673	-9.3	403	384	300	-21.9	1360	1099	-19.2
APARTMENTS	1923	1977	1646	-16.7	955	927	725	-21.8	3261	2678	-17.9



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to August 2012



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

