

News Release

FOR IMMEDIATE RELEASE:



Home buyer demand increases across Greater Vancouver housing market

VANCOUVER, B.C. – June 3, 2014 – An increase in home buyer demand put Greater Vancouver in the upper reaches of a balanced real estate market in May.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 3,286 on the Multiple Listing Service® (MLS®) in May 2014. This represents a 14 per cent increase compared to the 2,882 sales recorded in May 2013, and a 7.7 per cent increase compared to the 3,050 sales in April 2014.

Last month's sales were 6.5 per cent below the 10-year sales average for May of 3,514.

The sales-to-active-listings ratio currently sits at 20.4 per cent in Greater Vancouver, which is the first time that this measure has been above 20 per cent since June 2011.

"Our MLS® statistics tell us that there's more home buyer demand today than at any point over the last three years," Ray Harris, REBGV president said. "With sales surpassing the 3,000 mark in May and our sales-to-active-listing ratio exceeding 20 per cent, this is the most active marketplace we've seen since the spring of 2011,"

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,936 in May. This represents a 5 per cent increase compared to the 5,656 new listings in May 2013 and a 0.2 per cent decline from the 5,950 new listings in April. Last month's new listing count was 2 per cent below the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the MLS® system in Greater Vancouver is 16,072, a 6.7 per cent decline compared to May 2013 and a 3.6 per cent increase compared to April 2014.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$624,000. This represents a 4.3 per cent increase compared to May 2013.

“Home prices have experienced consistent yet modest increases in our region since the beginning of 2013,” Harris said.

Sales of detached properties in May 2014 reached 1,453, an increase of 19.9 per cent from the 1,212 detached sales recorded in May 2013, and a 23.1 per cent increase from the 1,180 units sold in May 2012. The benchmark price for detached properties increased 5.4 per cent from May 2013 to \$966,500.

Sales of apartment properties reached 1,286 in May 2014, an increase of 13.2 per cent compared to the 1,136 sales in May 2013, and an 11.2 per cent increase compared to the 1,156 sales in May 2012. The benchmark price of an apartment property increased 3.2 per cent from May 2013 to \$377,500.

Attached property sales in May 2014 totalled 547, a 2.4 per cent increase compared to the 534 sales in May 2013, and a 5.8 per cent increase over the 517 attached properties sold in May 2012. The benchmark price of an attached unit increased 3.1 per cent between May 2013 and 2014 to \$469,100.

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The real estate industry is a key economic driver in British Columbia. In 2013, 28,524 homes changed ownership in the Board's area, generating \$1.84 billion in economic spin-off activity and 13,977 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$22 billion in 2013. The Real Estate Board of Greater Vancouver is an association representing more than 11,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

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www.rebgv.org | [Facebook](#) | [Twitter](#)

| 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 | \$558,600 | 157.7 | 0.6% | 2.1% | 3.2% | 3.5% | 3.1% | 20.4% |
| | Greater Vancouver | \$624,000 | 163.6 | 0.8% | 2.4% | 3.5% | 4.3% | 3.1% | 23.8% |
| | Bowen Island | \$583,900 | 126.6 | 2.2% | 4.9% | 3.3% | 5.1% | -2.6% | 2.8% |
| | Burnaby East | \$586,500 | 161.9 | 0.6% | 1.9% | 2.8% | 4.2% | 5.4% | 22.5% |
| | Burnaby North | \$538,300 | 160.8 | 1.7% | 3.5% | 3.5% | 5.4% | 4.4% | 22.2% |
| | Burnaby South | \$589,500 | 166.2 | 1.0% | 2.4% | 3.2% | 4.9% | 2.8% | 25.8% |
| | Coquitlam | \$523,000 | 154.7 | 1.2% | 2.0% | 4.0% | 5.0% | 4.7% | 21.9% |
| | Ladner | \$537,400 | 149.5 | 0.5% | 0.4% | 3.2% | 1.4% | 0.0% | 15.7% |
| | Maple Ridge | \$389,300 | 131.6 | 0.8% | 1.3% | 1.2% | 1.1% | -2.2% | 5.3% |
| | New Westminster | \$373,700 | 160.4 | 0.1% | 2.0% | 2.7% | 1.3% | 3.8% | 17.6% |
| | North Vancouver | \$670,400 | 151.7 | 0.9% | 3.5% | 2.8% | 3.1% | 5.9% | 21.8% |
| | Pitt Meadows | \$391,800 | 141.9 | 0.1% | -0.8% | -0.4% | 2.8% | 1.0% | 9.6% |
| | Port Coquitlam | \$408,100 | 144.9 | 1.5% | 1.9% | 2.1% | 4.5% | 0.4% | 10.9% |
| | Port Moody | \$534,100 | 147.5 | 1.3% | 2.5% | 4.5% | 4.7% | 7.2% | 17.2% |
| | Richmond | \$584,400 | 169.7 | -0.1% | 1.7% | 2.8% | 2.8% | -1.6% | 26.1% |
| | Squamish | \$404,800 | 130.7 | 2.4% | 7.4% | 3.7% | 4.6% | 4.6% | 2.9% |
| | Sunshine Coast | \$354,500 | 124.2 | 2.0% | 5.0% | 4.0% | 6.2% | -3.7% | -1.4% |
| | Tsawwassen | \$606,700 | 152.9 | 1.0% | 1.3% | 4.9% | 3.5% | 2.5% | 17.9% |
| | Vancouver East | \$642,200 | 187.9 | 0.6% | 3.2% | 4.2% | 5.7% | 9.8% | 34.2% |
| | Vancouver West | \$847,000 | 178.5 | 1.0% | 2.4% | 5.2% | 6.4% | 5.6% | 31.4% |
| West Vancouver | \$1,673,800 | 179.7 | 1.4% | 4.9% | 3.6% | 6.7% | 12.7% | 48.4% | |
| Whistler | \$446,600 | 106.4 | 2.5% | 4.5% | -0.5% | 3.4% | -6.9% | -15.2% | |
| Single Family Detached | Lower Mainland | \$787,800 | 167.4 | 0.7% | 2.8% | 3.9% | 4.6% | 5.7% | 30.6% |
| | Greater Vancouver | \$966,500 | 178.6 | 1.0% | 3.6% | 4.5% | 5.4% | 5.0% | 37.2% |
| | Bowen Island | \$583,900 | 126.6 | 2.2% | 4.9% | 3.3% | 5.1% | -2.6% | 2.8% |
| | Burnaby East | \$770,500 | 172.3 | 0.0% | 2.6% | 3.1% | 2.3% | 7.8% | 31.8% |
| | Burnaby North | \$978,200 | 188.8 | 2.1% | 5.5% | 6.7% | 7.9% | 10.4% | 41.8% |
| | Burnaby South | \$1,007,400 | 193.1 | 0.9% | 2.3% | 2.9% | 4.7% | 5.9% | 47.4% |
| | Coquitlam | \$749,700 | 166.1 | 1.7% | 3.9% | 5.6% | 6.2% | 9.9% | 31.5% |
| | Ladner | \$623,700 | 150.5 | 1.1% | 1.0% | 2.9% | 2.2% | 1.5% | 18.0% |
| | Maple Ridge | \$467,900 | 133.0 | 1.1% | 2.1% | 1.4% | 1.1% | 0.0% | 9.2% |
| | New Westminster | \$678,800 | 168.4 | 0.7% | 2.4% | 2.5% | 1.8% | 3.3% | 28.4% |
| | North Vancouver | \$994,400 | 158.7 | 1.3% | 4.8% | 4.0% | 4.5% | 8.9% | 29.2% |
| | Pitt Meadows | \$506,700 | 141.4 | 1.1% | 1.3% | 0.6% | 1.3% | 0.8% | 12.0% |
| | Port Coquitlam | \$572,100 | 152.8 | 1.3% | 2.9% | 3.9% | 4.5% | 4.0% | 21.5% |
| | Port Moody | \$903,500 | 167.4 | 1.8% | 4.6% | 5.4% | 8.8% | 10.4% | 32.1% |
| | Richmond | \$967,400 | 194.8 | 0.5% | 3.5% | 4.1% | 3.2% | -5.5% | 41.8% |
| | Squamish | \$526,800 | 142.3 | 2.5% | 9.0% | 6.8% | 9.9% | 12.0% | 15.7% |
| | Sunshine Coast | \$352,800 | 123.6 | 2.1% | 4.9% | 4.1% | 6.1% | -4.3% | -1.9% |
| | Tsawwassen | \$742,100 | 159.8 | 1.1% | 2.0% | 5.4% | 5.5% | 6.3% | 24.7% |
| | Vancouver East | \$904,800 | 199.8 | 0.4% | 3.4% | 5.7% | 8.0% | 14.0% | 48.7% |
| | Vancouver West | \$2,229,800 | 229.1 | 1.3% | 3.9% | 6.4% | 7.8% | 6.9% | 62.4% |
| West Vancouver | \$2,009,200 | 191.3 | 1.9% | 5.7% | 4.2% | 8.1% | 15.8% | 58.8% | |
| Whistler | \$942,100 | 130.4 | 1.0% | 5.8% | 5.1% | 8.5% | 15.7% | 8.1% | |

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)
In January 2005, the indexes are set to 100.
Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



| Property Type | Area | Benchmark Price | Price Index | 1 Month Change % | 3 Month Change % | 6 Month Change % | 1 Year Change % | 3 Year Change % | 5 Year Change % |
|----------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Townhouse | Lower Mainland | \$395,600 | 143.6 | 0.3% | 1.1% | 2.1% | 1.6% | -0.8% | 11.2% |
| | Greater Vancouver | \$469,100 | 152.2 | 1.0% | 2.4% | 2.4% | 3.1% | 0.7% | 16.3% |
| | Burnaby East | \$422,400 | 151.5 | 0.7% | 0.5% | 1.1% | 3.4% | 1.1% | 15.4% |
| | Burnaby North | \$412,400 | 153.8 | 2.0% | 2.9% | 2.8% | 4.3% | 0.1% | 16.4% |
| | Burnaby South | \$425,300 | 152.6 | 2.1% | 4.8% | 4.8% | 5.3% | 1.1% | 16.7% |
| | Coquitlam | \$390,700 | 143.5 | 0.7% | 3.0% | 3.3% | 2.2% | 1.6% | 13.3% |
| | Ladner | \$450,900 | 149.4 | -3.4% | -2.7% | 0.9% | -0.8% | -1.4% | 14.0% |
| | Maple Ridge | \$277,700 | 134.9 | 1.2% | 2.2% | 7.0% | 3.8% | -1.7% | 3.7% |
| | New Westminister | \$403,300 | 151.5 | -1.5% | 1.9% | 2.9% | 2.4% | 3.1% | 16.6% |
| | North Vancouver | \$602,900 | 144.3 | 0.5% | 2.3% | 4.6% | 3.8% | 4.1% | 16.3% |
| | Pitt Meadows | \$328,200 | 142.0 | 0.9% | 1.4% | 2.7% | 3.0% | -2.5% | 7.4% |
| | Port Coquitlam | \$373,000 | 142.0 | 2.0% | 0.6% | -0.8% | 2.8% | 0.2% | 9.0% |
| | Port Moody | \$411,900 | 139.2 | 0.7% | 2.8% | 3.6% | 2.5% | -1.6% | 9.4% |
| | Richmond | \$508,500 | 164.4 | -1.1% | 0.1% | 2.4% | 3.3% | 0.8% | 24.3% |
| | Squamish | \$354,100 | 128.5 | 4.6% | 6.6% | 2.0% | 9.5% | 3.0% | 0.7% |
| | Tsawwassen | \$453,400 | 140.2 | -2.8% | -2.5% | 1.2% | -2.6% | -10.6% | 7.0% |
| | Vancouver East | \$527,200 | 173.8 | 3.4% | 5.7% | 0.4% | 1.8% | 5.5% | 21.0% |
| | Vancouver West | \$726,800 | 164.4 | 2.4% | 4.2% | 3.1% | 4.4% | 6.5% | 25.9% |
| Whistler | \$468,100 | 126.1 | 4.2% | 5.5% | -0.3% | 9.1% | 1.4% | 4.8% | |
| Apartment | Lower Mainland | \$343,300 | 150.6 | 0.6% | 1.3% | 2.4% | 2.4% | 0.6% | 11.1% |
| | Greater Vancouver | \$377,500 | 152.6 | 0.5% | 1.1% | 2.6% | 3.2% | 1.1% | 13.5% |
| | Burnaby East | \$409,700 | 155.5 | -0.4% | 0.4% | 2.0% | 9.4% | 8.9% | 11.4% |
| | Burnaby North | \$344,700 | 145.7 | 1.3% | 2.2% | 1.6% | 4.3% | 1.7% | 11.7% |
| | Burnaby South | \$386,000 | 155.0 | 0.9% | 1.6% | 2.4% | 4.0% | -0.1% | 16.3% |
| | Coquitlam | \$254,100 | 139.9 | 0.5% | -2.2% | 1.1% | 3.0% | -4.1% | 9.5% |
| | Ladner | \$307,200 | 145.6 | 2.6% | 1.7% | 7.8% | 0.3% | -3.4% | 8.8% |
| | Maple Ridge | \$165,700 | 120.8 | -1.8% | -4.3% | -8.6% | -3.1% | -12.0% | -8.7% |
| | New Westminister | \$277,800 | 158.8 | 0.1% | 1.9% | 2.7% | 1.1% | 4.0% | 14.5% |
| | North Vancouver | \$353,700 | 143.6 | 0.3% | 1.8% | 0.3% | 0.4% | 1.1% | 13.6% |
| | Pitt Meadows | \$241,100 | 142.5 | -1.6% | -4.2% | -3.5% | 4.7% | 6.2% | 7.7% |
| | Port Coquitlam | \$229,900 | 136.3 | 1.3% | 1.6% | 2.1% | 5.9% | -4.8% | -0.2% |
| | Port Moody | \$330,500 | 137.7 | 1.5% | 0.1% | 3.8% | 1.8% | 10.2% | 10.9% |
| | Richmond | \$351,200 | 148.9 | -0.3% | 0.3% | 1.3% | 1.5% | 0.1% | 11.3% |
| | Squamish | \$207,000 | 99.6 | -2.4% | 1.5% | -5.8% | -17.4% | -18.6% | -25.3% |
| | Tsawwassen | \$320,000 | 134.6 | 1.8% | -0.1% | 5.2% | -1.6% | -6.5% | 0.6% |
| | Vancouver East | \$320,300 | 176.7 | 0.3% | 2.7% | 3.2% | 3.8% | 5.6% | 20.1% |
| | Vancouver West | \$493,700 | 159.8 | 0.9% | 1.4% | 4.7% | 5.6% | 3.9% | 18.5% |
| West Vancouver | \$585,900 | 128.0 | -0.7% | 0.2% | 0.7% | -3.5% | -6.0% | 3.4% | |
| Whistler | \$184,600 | 66.3 | 3.0% | 4.4% | -3.1% | -12.0% | -14.0% | -50.6% | |

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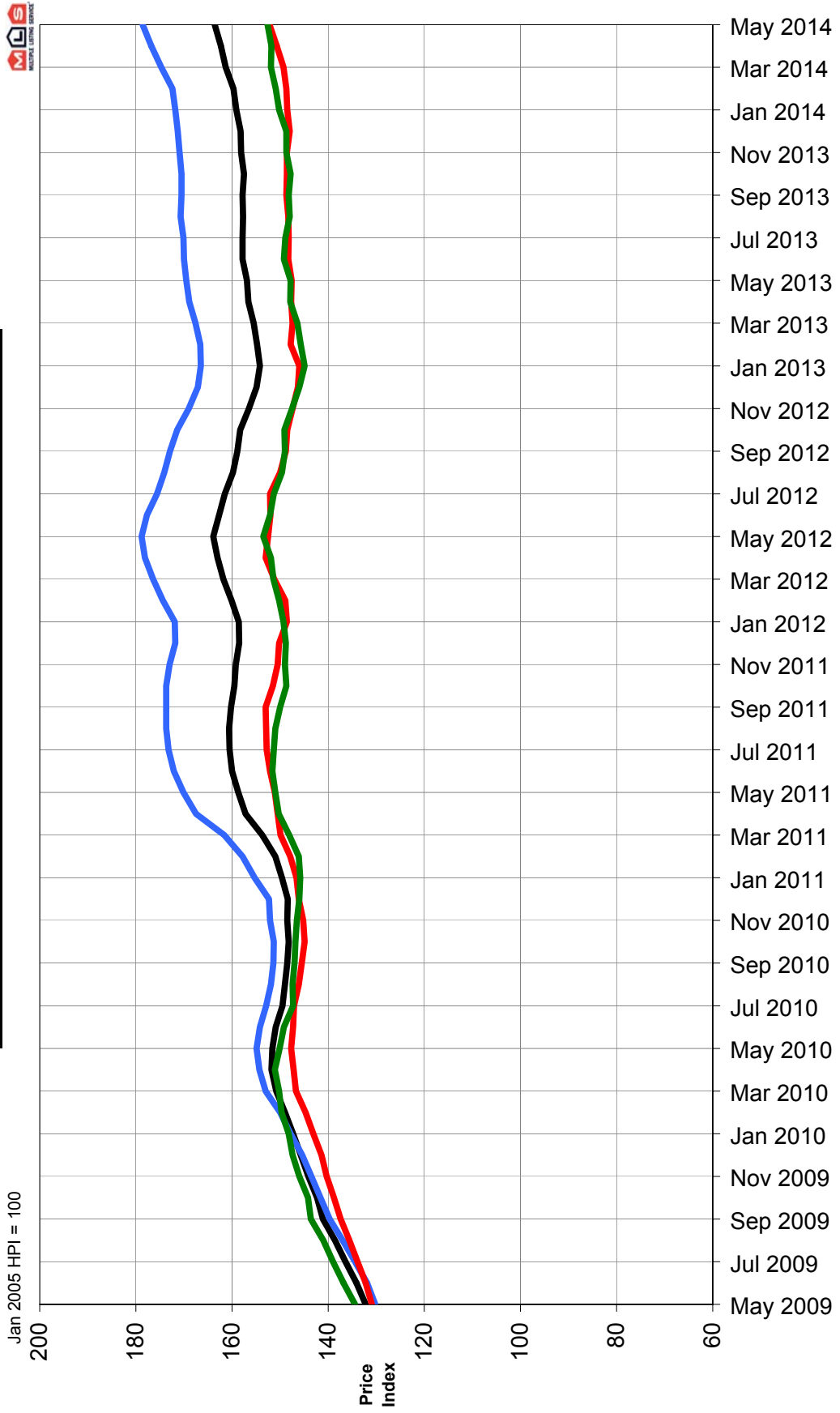
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



Greater Vancouver 5 Year Trend



MLS® SALES Facts



**May
2014**

| | 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 |
|-------------------------------------|----------------------|-------------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|-----------|-----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| May 2014 | Number of Sales | 139 | 71 | 4 | 150 | 28 | 145 | 48 | 29 | 160 | 27 | 64 | 172 | 203 | 82 | 6 | 1,453 |
| | Median Selling Price | \$1,055,000 | \$718,500 | n/a | \$504,750 | \$765,900 | \$1,007,500 | \$577,500 | \$888,000 | \$970,000 | \$629,000 | \$437,500 | \$950,000 | \$2,295,125 | \$2,262,500 | n/a | n/a |
| | | \$545,000 | n/a | n/a | \$309,200 | n/a | \$659,000 | \$395,000 | \$515,000 | \$538,950 | n/a | n/a | \$679,000 | \$874,500 | n/a | \$508,500 | n/a |
| April 2014 | Number of Sales | 107 | 57 | 4 | 110 | 43 | 141 | 60 | 28 | 129 | 24 | 52 | 181 | 158 | 76 | 14 | 1,336 |
| | Median Selling Price | \$1,044,500 | \$670,000 | n/a | \$488,888 | \$685,000 | \$1,145,000 | \$571,000 | \$833,000 | \$998,000 | \$549,250 | \$345,750 | \$915,000 | \$2,275,000 | \$1,920,000 | n/a | n/a |
| | | \$495,000 | n/a | n/a | \$290,189 | n/a | \$670,000 | \$389,000 | \$422,750 | \$520,000 | n/a | n/a | \$640,000 | \$798,000 | n/a | \$507,500 | n/a |
| May 2013 | Number of Sales | 86 | 54 | 4 | 117 | 33 | 119 | 46 | 23 | 127 | 20 | 53 | 159 | 187 | 71 | 6 | 1,212 |
| | Median Selling Price | \$900,500 | \$683,000 | n/a | \$482,000 | \$706,250 | \$936,101 | \$534,000 | \$748,800 | \$985,000 | \$484,200 | \$385,000 | \$909,000 | \$2,100,000 | \$1,797,750 | n/a | n/a |
| | | \$477,500 | n/a | n/a | \$306,000 | n/a | \$595,000 | \$395,000 | \$470,000 | \$500,800 | n/a | n/a | \$586,500 | \$829,500 | n/a | \$472,250 | n/a |
| Jan. - May 2014 Year-to-date | Number of Sales | 461 | 231 | 14 | 521 | 133 | 588 | 209 | 100 | 682 | 105 | 200 | 723 | 797 | 326 | 52 | 5,665 |
| | Median Selling Price | \$1,015,500 | \$675,000 | n/a | \$489,142 | \$700,000 | \$1,075,000 | \$589,000 | \$889,000 | \$990,000 | \$545,000 | \$372,272 | \$938,000 | \$2,348,000 | \$2,110,000 | \$1,250,000 | n/a |
| | | \$513,400 | \$445,000 | n/a | \$302,000 | \$411,250 | \$665,000 | \$382,500 | \$419,500 | \$525,000 | \$346,250 | n/a | \$655,500 | \$825,000 | \$1,280,000 | \$567,500 | n/a |
| Jan. - May 2013 Year-to-date | Number of Sales | 346 | 166 | 14 | 436 | 108 | 479 | 138 | 91 | 477 | 72 | 177 | 518 | 669 | 259 | 55 | 4,455 |
| | Median Selling Price | \$912,900 | \$659,950 | n/a | \$473,000 | \$687,950 | \$945,000 | \$534,000 | \$770,000 | \$918,000 | \$486,500 | \$370,000 | \$865,500 | \$2,104,000 | \$1,850,000 | \$969,500 | n/a |
| | | \$477,000 | \$395,000 | n/a | \$307,000 | \$449,900 | \$632,500 | \$363,500 | \$440,000 | \$498,944 | \$373,151 | n/a | \$618,582 | \$851,000 | \$1,225,000 | \$495,000 | n/a |
| | \$355,900 | \$282,500 | n/a | \$212,000 | \$290,000 | \$370,000 | \$240,500 | \$336,000 | \$339,950 | n/a | \$264,900 | \$342,500 | \$469,900 | \$807,250 | \$225,000 | \$253,000 | n/a |

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



MLS® LISTINGS Facts



**May
2014**

| | 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 |
|--------------------------------------|---|-------------------|---------------------|-------------------|--------------------------|-------------------|---------------------|-------------------|---------------------|-----------------------|-------------------|-------------------|-----------------------|-----------------------|---------------------------|--------------------|---------------------------|
| May 2014 | 254 Detached of Attached Listings | 207 131 141 | 101 13 19 | 17 0 0 | 217 70 70 | 61 14 142 | 197 73 205 | 67 49 78 | 47 26 48 | 331 165 367 | 43 22 21 | 144 6 13 | 285 83 241 | 346 121 765 | 198 14 36 | 49 42 28 | 2,564 893 2,479 |
| | 49% 58% 53% | 67% 66% 60% | 70% 131% 137% | 24% n/a n/a | 69% 63% 46% | 46% 86% 46% | 74% 59% 44% | 72% 59% 37% | 62% 104% 75% | 48% 58% 40% | 63% 64% 43% | 44% 33% 69% | 60% 57% 61% | 59% 52% 53% | 41% 57% 44% | 12% 60% 82% | n/a |
| April 2014 | 235 137 293 | 232 65 157 | 94 10 28 | 28 1 0 | 249 100 84 | 59 12 165 | 259 56 191 | 65 53 71 | 47 37 39 | 287 163 305 | 39 16 15 | 142 8 13 | 264 75 257 | 363 128 769 | 198 18 47 | 23 29 34 | 2,574 908 2,468 |
| | 46% 55% 55% | 66% 65% 41% | 61% 110% 57% | 14% 0% n/a | 44% 55% 36% | 73% 92% 47% | 54% 70% 38% | 92% 62% 39% | 60% 76% 87% | 45% 55% 38% | 62% 63% 60% | 37% 13% 31% | 71% 73% 45% | 44% 51% 53% | 38% 39% 34% | 61% 69% 76% | n/a |
| May 2013 | 234 142 324 | 211 87 154 | 93 18 30 | 17 0 0 | 196 72 70 | 46 17 152 | 211 77 150 | 72 50 58 | 42 39 59 | 302 147 275 | 53 28 16 | 131 14 9 | 249 100 208 | 325 111 700 | 211 13 28 | 49 35 31 | 2,442 950 2,264 |
| | 37% 65% 50% | 51% 40% 40% | 58% 28% 30% | 24% n/a n/a | 60% 46% 41% | 72% 82% 42% | 56% 40% 45% | 64% 42% 36% | 55% 62% 32% | 42% 71% 52% | 42% 71% 52% | 40% 36% 33% | 64% 52% 58% | 58% 63% 57% | 34% 62% 68% | 12% 57% 55% | n/a |
| Jan. - May 2014 Year-to-date* | 1,052 547 1,384 | 981 332 731 | 459 55 118 | 69 2 0 | 1,040 391 345 | 259 75 731 | 982 295 921 | 289 218 376 | 200 146 214 | 1,459 749 1,500 | 213 102 75 | 634 36 61 | 1,193 378 1,150 | 1,896 553 3,586 | 875 68 178 | 139 162 183 | 11,550 4,109 11,553 |
| | 44% 53% 50% | 55% 62% 42% | 50% 65% 64% | 20% 0% n/a | 50% 50% 44% | 51% 64% 44% | 58% 55% 38% | 70% 63% 36% | 50% 73% 59% | 244 172 246 | 47% 53% 39% | 49% 49% 55% | 61% 57% 52% | 47% 46% 49% | 37% 47% 38% | 37% 66% 60% | n/a |
| Jan. - May 2013 Year-to-date* | 1,018 632 1,448 | 986 418 771 | 420 68 138 | 69 1 0 | 1,031 328 314 | 233 93 679 | 1,010 298 767 | 323 246 277 | 244 172 246 | 1,433 682 1,268 | 210 120 78 | 595 63 48 | 1,153 383 997 | 1,582 547 3,387 | 883 77 161 | 155 132 148 | 11,345 4,260 10,727 |
| | 34% 50% 44% | 46% 42% 38% | 40% 40% 30% | 20% 0% n/a | 42% 44% 34% | 46% 63% 44% | 47% 47% 38% | 43% 51% 35% | 37% 44% 41% | 33% 54% 43% | 34% 48% 21% | 30% 27% 42% | 45% 43% 42% | 42% 47% 44% | 29% 36% 42% | 35% 67% 55% | n/a |

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

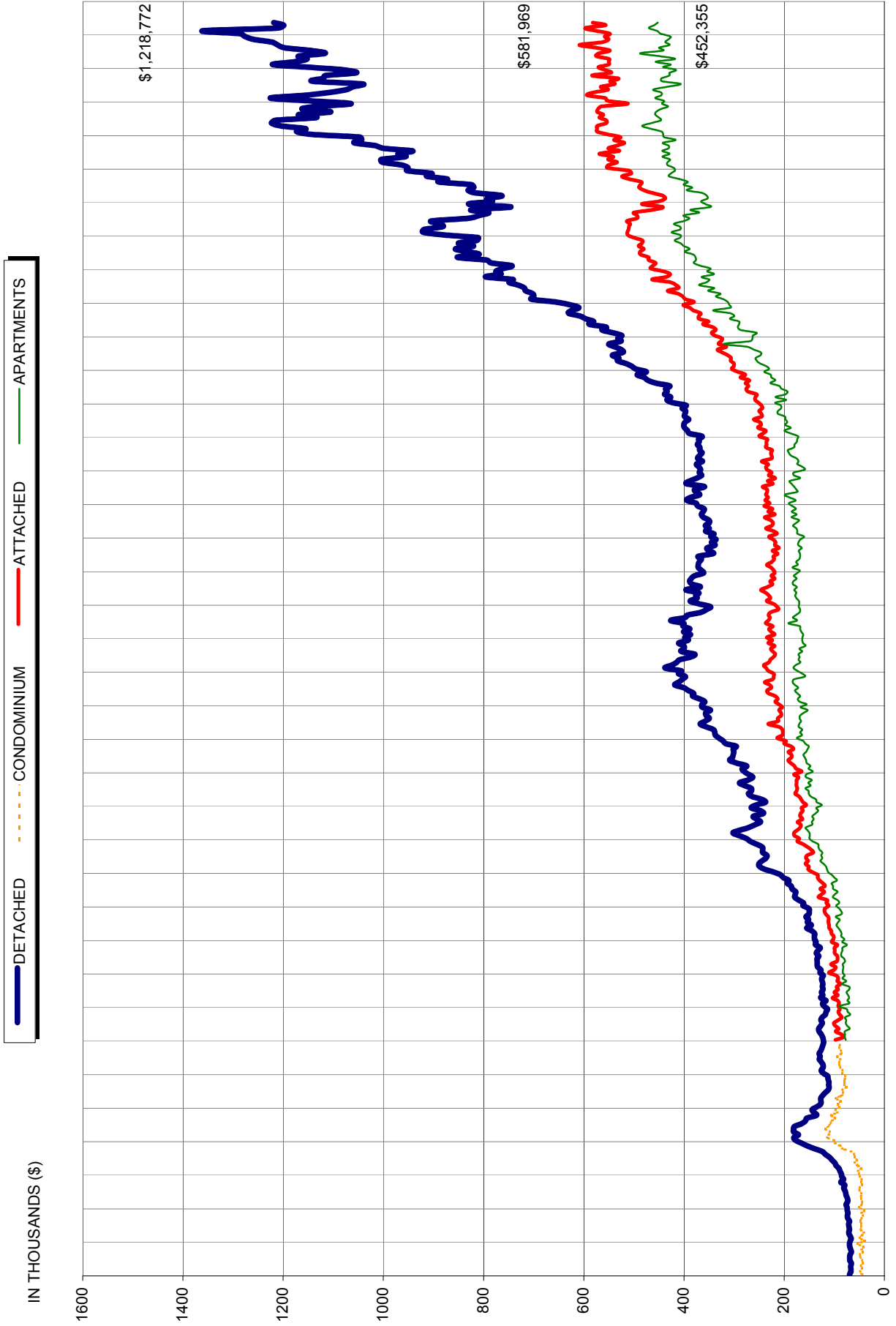


Listing & Sales Activity Summary

| | <u>Listings</u> | | | | <u>Sales</u> | | | | | | |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
| | 1 May 2013 | 2 Apr 2014 | 3 May 2014 | Col. 2 & 3 Percentage Variance | 5 May 2013 | 6 Apr 2014 | 7 May 2014 | Col. 6 & 7 Percentage Variance | 9 Mar 2013 - May 2013 | 10 Mar 2014 - May 2014 | Col. 9 & 10 Percentage Variance |
| BURNABY | | | | % | | | | % | | | % |
| DETACHED | 234 | 235 | 254 | 8.1 | 86 | 107 | 125 | 16.8 | 240 | 321 | 33.8 |
| ATTACHED | 142 | 137 | 118 | -13.9 | 93 | 76 | 69 | -9.2 | 232 | 204 | -12.1 |
| APARTMENTS | 324 | 293 | 305 | 4.1 | 163 | 160 | 163 | 1.9 | 455 | 461 | 1.3 |
| COQUITLAM | | | | | | | | | | | |
| DETACHED | 211 | 232 | 207 | -10.8 | 107 | 152 | 139 | -8.6 | 325 | 389 | 19.7 |
| ATTACHED | 87 | 65 | 77 | 18.5 | 35 | 42 | 51 | 21.4 | 117 | 129 | 10.3 |
| APARTMENTS | 154 | 157 | 141 | -10.2 | 62 | 64 | 85 | 32.8 | 206 | 211 | 2.4 |
| DELTA | | | | | | | | | | | |
| DETACHED | 93 | 94 | 101 | 7.4 | 54 | 57 | 71 | 24.6 | 124 | 163 | 31.5 |
| ATTACHED | 18 | 10 | 13 | 30.0 | 5 | 11 | 17 | 54.5 | 18 | 32 | 77.8 |
| APARTMENTS | 30 | 28 | 19 | -32.1 | 9 | 16 | 26 | 62.5 | 31 | 57 | 83.9 |
| MAPLE RIDGE/PITT MEADOWS | | | | | | | | | | | |
| DETACHED | 196 | 249 | 217 | -12.9 | 117 | 110 | 150 | 36.4 | 315 | 373 | 18.4 |
| ATTACHED | 72 | 100 | 70 | -30.0 | 33 | 55 | 44 | -20.0 | 110 | 135 | 22.7 |
| APARTMENTS | 70 | 84 | 70 | -16.7 | 29 | 30 | 32 | 6.7 | 74 | 98 | 32.4 |
| NORTH VANCOUVER | | | | | | | | | | | |
| DETACHED | 211 | 259 | 197 | -23.9 | 119 | 141 | 145 | 2.8 | 351 | 420 | 19.7 |
| ATTACHED | 77 | 56 | 73 | 30.4 | 31 | 39 | 43 | 10.3 | 96 | 107 | 11.5 |
| APARTMENTS | 150 | 191 | 205 | 7.3 | 67 | 73 | 90 | 23.3 | 200 | 232 | 16.0 |
| NEW WESTMINSTER | | | | | | | | | | | |
| DETACHED | 46 | 59 | 61 | 3.4 | 33 | 43 | 28 | -34.9 | 81 | 92 | 13.6 |
| ATTACHED | 17 | 12 | 14 | 16.7 | 14 | 11 | 12 | 9.1 | 42 | 30 | -28.6 |
| APARTMENTS | 152 | 165 | 142 | -13.9 | 64 | 77 | 66 | -14.3 | 197 | 205 | 4.1 |
| PORT MOODY/BELCARRA | | | | | | | | | | | |
| DETACHED | 42 | 47 | 47 | 0.0 | 23 | 28 | 29 | 3.6 | 69 | 71 | 2.9 |
| ATTACHED | 39 | 37 | 26 | -29.7 | 24 | 28 | 27 | -3.6 | 58 | 75 | 29.3 |
| APARTMENTS | 59 | 39 | 48 | 23.1 | 19 | 34 | 36 | 5.9 | 66 | 89 | 34.8 |
| PORT COQUITLAM | | | | | | | | | | | |
| DETACHED | 72 | 65 | 67 | 3.1 | 46 | 60 | 48 | -20.0 | 100 | 148 | 48.0 |
| ATTACHED | 50 | 53 | 49 | -7.5 | 21 | 33 | 29 | -12.1 | 91 | 87 | -4.4 |
| APARTMENTS | 58 | 71 | 78 | 9.9 | 21 | 28 | 29 | 3.6 | 68 | 93 | 36.8 |
| RICHMOND | | | | | | | | | | | |
| DETACHED | 302 | 287 | 331 | 15.3 | 127 | 129 | 160 | 24.0 | 325 | 424 | 30.5 |
| ATTACHED | 147 | 163 | 165 | 1.2 | 105 | 89 | 96 | 7.9 | 272 | 260 | -4.4 |
| APARTMENTS | 275 | 305 | 367 | 20.3 | 143 | 116 | 148 | 27.6 | 408 | 383 | -6.1 |
| SUNSHINE COAST | | | | | | | | | | | |
| DETACHED | 131 | 142 | 144 | 1.4 | 53 | 52 | 64 | 23.1 | 128 | 149 | 16.4 |
| ATTACHED | 14 | 8 | 6 | -25.0 | 5 | 1 | 2 | 100.0 | 12 | 8 | -33.3 |
| APARTMENTS | 9 | 13 | 13 | 0.0 | 3 | 4 | 9 | 125.0 | 17 | 18 | 5.9 |
| SQUAMISH | | | | | | | | | | | |
| DETACHED | 53 | 39 | 43 | 10.3 | 20 | 24 | 27 | 12.5 | 53 | 75 | 41.5 |
| ATTACHED | 28 | 16 | 22 | 37.5 | 18 | 10 | 14 | 40.0 | 47 | 38 | -19.1 |
| APARTMENTS | 16 | 15 | 21 | 40.0 | 3 | 9 | 9 | 0.0 | 12 | 25 | 108.3 |
| VANCOUVER EAST | | | | | | | | | | | |
| DETACHED | 249 | 254 | 285 | 12.2 | 159 | 181 | 172 | -5.0 | 385 | 513 | 33.2 |
| ATTACHED | 100 | 75 | 83 | 10.7 | 52 | 55 | 47 | -14.5 | 118 | 141 | 19.5 |
| APARTMENTS | 208 | 257 | 241 | -6.2 | 121 | 115 | 148 | 28.7 | 297 | 397 | 33.7 |
| VANCOUVER WEST | | | | | | | | | | | |
| DETACHED | 325 | 363 | 346 | -4.7 | 187 | 158 | 203 | 28.5 | 482 | 508 | 5.4 |
| ATTACHED | 111 | 128 | 121 | -5.5 | 70 | 65 | 63 | -3.1 | 189 | 176 | -6.9 |
| APARTMENTS | 700 | 769 | 765 | -0.5 | 396 | 404 | 406 | 0.5 | 1035 | 1183 | 14.3 |
| WHISTLER/PEMBERTON | | | | | | | | | | | |
| DETACHED | 49 | 23 | 49 | 113.0 | 6 | 14 | 6 | -57.1 | 29 | 32 | 10.3 |
| ATTACHED | 35 | 29 | 42 | 44.8 | 20 | 20 | 25 | 25.0 | 53 | 66 | 24.5 |
| APARTMENTS | 31 | 34 | 28 | -17.6 | 17 | 26 | 23 | -11.5 | 54 | 69 | 27.8 |
| WEST VANCOUVER/HOWE SOUND | | | | | | | | | | | |
| DETACHED | 211 | 198 | 198 | 0.0 | 71 | 76 | 82 | 7.9 | 190 | 219 | 15.3 |
| ATTACHED | 13 | 18 | 14 | -22.2 | 8 | 7 | 8 | 14.3 | 22 | 20 | -9.1 |
| APARTMENTS | 28 | 47 | 36 | -23.4 | 19 | 16 | 16 | 0.0 | 50 | 43 | -14.0 |
| GRAND TOTALS | | | | | | | | | | | |
| DETACHED | 2425 | 2546 | 2547 | 0.0 | 1208 | 1332 | 1449 | 8.8 | 3197 | 3897 | 21.9 |
| ATTACHED | 950 | 907 | 893 | -1.5 | 534 | 542 | 547 | 0.9 | 1477 | 1508 | 2.1 |
| APARTMENTS | 2264 | 2468 | 2479 | 0.4 | 1136 | 1172 | 1286 | 9.7 | 3170 | 3564 | 12.4 |



Residential Average Sale Prices - January 1977 to May 2014



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