

News Release



FOR IMMEDIATE RELEASE

Greater Vancouver housing market maintains a steady spring pace

VANCOUVER, B.C. – May 2, 2012 – Home sale and listing activity has maintained a consistent pace on the Multiple Listing Service® (MLS®) in Greater Vancouver in recent months, which has helped create balanced conditions for the region's housing market.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,799 on the Multiple Listing Service® (MLS®) in April 2012. This represents a 13.2 per cent decline compared to the 3,225 sales recorded in April 2011 and a decline of 2.6 per cent compared to the 2,874 sales in March 2012.

April sales were the lowest total for the month in the region since 2001 and 16.9 per cent below the 10-year April sales average of 3,369.

“Although April sales were below what's typical for the month, we continue to see, with a sales-to-active listing ratio of nearly 17 per cent, a balanced relationship between buyer demand and seller supply in our marketplace,” Eugen Klein, REBGV president said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 6,056 in April 2012. This represents a 3.6 per cent increase compared to both March 2012 when 5,843 homes were listed and April 2011 when 5,847 homes were listed for sale on the region's MLS®.

Last month's new listing total was 6.7 per cent above the 10-year average for listings in Greater Vancouver for April.

At 16,538, the total number of homes listed for sale on the region's MLS® increased 8.5 per cent in April compared to last month and increased 16 per cent from this time last year.

“Recent activity has had a stabilizing effect on home prices at the regional level, although pricing can vary depending on area and property type,” Klein said “To best understand conditions within your area of interest, it's important to do your homework and consult a local REALTOR®.”

The MLS® HPI benchmark price for all residential properties in Greater Vancouver currently sits at \$683,800, up 3.7 per cent compared to April 2011 and an increase of 2.8 per cent over the last three months. The benchmark price for all residential properties in the Lower Mainland is \$612,000, which is a 3.4 per cent increase compared to April 2011 and a 2.6 per cent increase compared to three months ago.

Sales of detached properties on the MLS® in April 2012 reached 1,126, a decline of 19.7 per cent from the 1,402 detached sales recorded in April 2011, and a 17.8 per cent decrease from the 1,370 units sold in April 2010. The benchmark price for detached properties increased 6.3 per cent from April 2011 to \$1,064,800.

Sales of apartment properties reached 1,190 in April 2012, a decline of 0.9 per cent compared to the 1,201 sales in April 2011, and a decrease of 22 per cent compared to the 1,526 sales in April 2010. The benchmark price of an apartment property increased 1.1 per cent from April 2011 to \$375,900.

Townhome property sales in April 2012 totalled 483, a decline of 22.3 per cent compared to the 622 sales in April 2011, and a 21.6 per cent decrease from the 616 townhome properties sold in April 2010. The benchmark price of a townhome unit increased 1.7 per cent between April 2011 and 2012 to \$487,300.

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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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also available at www.realtylink.org

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	\$612,000	156.8	0.7%	2.6%	2.1%	3.4%	21.0%	16.1%
	Greater Vancouver	\$683,800	163.0	0.7%	2.8%	2.2%	3.7%	25.2%	21.1%
	Bowen Island	\$622,500	134.4	2.4%	10.2%	3.9%	2.1%	9.8%	3.0%
	Burnaby East	\$606,500	158.6	1.0%	3.3%	5.1%	4.0%	21.9%	17.7%
	Burnaby North	\$552,700	157.0	1.0%	1.7%	1.2%	3.2%	21.0%	17.0%
	Burnaby South	\$584,300	164.1	0.7%	2.8%	0.2%	3.5%	26.0%	23.1%
	Coquitlam	\$518,200	149.5	0.9%	3.5%	1.4%	2.3%	18.7%	11.8%
	Ladner	\$550,800	153.7	0.7%	4.7%	2.0%	4.3%	19.0%	19.5%
	Maple Ridge	\$390,800	132.3	-0.2%	0.3%	-0.7%	-0.9%	6.4%	0.8%
	New Westminster	\$388,800	160.6	1.6%	4.4%	2.8%	4.2%	19.1%	15.1%
	North Vancouver	\$685,300	148.8	1.0%	2.9%	5.1%	4.1%	21.7%	13.8%
	Pitt Meadows	\$379,300	136.8	-0.5%	0.7%	-1.1%	-1.9%	6.4%	1.4%
	Port Coquitlam	\$409,900	144.8	0.5%	2.0%	2.0%	0.6%	11.7%	6.7%
	Port Moody	\$498,700	138.7	0.9%	3.4%	2.8%	2.1%	11.3%	4.1%
	Richmond	\$637,200	174.1	0.5%	1.7%	2.0%	1.3%	31.0%	30.7%
	Squamish	\$405,700	128.5	2.3%	4.0%	5.1%	2.8%	1.5%	5.1%
	Sunshine Coast	\$379,200	132.6	3.8%	5.2%	2.3%	1.0%	6.6%	1.1%
	Tsawwassen	\$619,200	152.3	-0.3%	5.4%	1.2%	2.5%	18.2%	18.0%
	Vancouver East	\$619,000	180.1	0.9%	4.2%	3.0%	7.1%	30.6%	30.1%
	Vancouver West	\$964,400	174.5	0.3%	1.9%	1.9%	4.5%	31.9%	27.3%
West Vancouver	\$1,742,300	176.1	2.1%	8.0%	6.9%	13.5%	46.5%	29.7%	
Whistler	\$533,800	161.7	2.2%	6.3%	6.2%	6.8%	26.5%	33.0%	
Single Family Detached	Lower Mainland	\$868,800	165.0	0.8%	3.1%	2.4%	5.6%	29.9%	24.2%
	Greater Vancouver	\$1,064,800	178.1	1.0%	3.6%	2.5%	6.3%	38.5%	34.0%
	Bowen Island	\$622,500	134.4	2.4%	10.1%	3.9%	2.1%	9.8%	3.0%
	Burnaby East	\$755,200	171.9	1.5%	5.5%	7.4%	8.2%	34.7%	31.5%
	Burnaby North	\$924,200	180.0	1.5%	2.2%	3.2%	8.9%	37.2%	35.3%
	Burnaby South	\$974,200	189.9	1.9%	5.0%	2.6%	8.6%	48.4%	44.0%
	Coquitlam	\$712,000	156.9	1.6%	4.2%	2.8%	5.3%	25.3%	18.8%
	Ladner	\$651,200	156.4	1.0%	6.2%	2.8%	8.0%	22.5%	22.2%
	Maple Ridge	\$469,100	131.7	-0.1%	0.4%	0.8%	-0.2%	8.7%	2.8%
	New Westminster	\$676,200	170.7	1.2%	4.1%	4.8%	4.5%	32.8%	30.5%
	North Vancouver	\$977,300	154.0	0.7%	2.5%	4.3%	7.6%	27.7%	19.1%
	Pitt Meadows	\$506,300	140.5	-0.4%	-0.5%	-0.5%	0.8%	12.6%	7.2%
	Port Coquitlam	\$555,200	148.4	0.8%	2.1%	2.3%	1.5%	19.1%	13.0%
	Port Moody	\$805,000	153.2	1.7%	4.5%	3.6%	2.6%	21.4%	15.5%
	Richmond	\$1,031,400	206.7	0.2%	3.0%	2.1%	0.5%	52.0%	53.7%
	Squamish	\$498,200	133.8	0.3%	-2.0%	1.1%	6.3%	10.1%	8.0%
	Sunshine Coast	\$377,700	132.1	3.7%	5.0%	1.9%	0.6%	6.2%	0.8%
	Tsawwassen	\$726,700	156.6	-0.3%	6.0%	2.4%	5.6%	23.7%	21.2%
	Vancouver East	\$847,200	188.1	0.7%	3.5%	3.1%	9.9%	41.7%	40.4%
	Vancouver West	\$2,268,600	231.7	1.1%	4.6%	1.0%	9.9%	67.2%	64.1%
West Vancouver	\$1,979,000	184.8	2.0%	8.5%	8.5%	16.1%	54.6%	36.2%	
Whistler	\$806,100	121.6	-1.1%	-4.1%	-8.4%	0.3%	-0.2%	-1.0%	

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	\$415,598	145.3	0.9%	-0.5%	0.4%	3.6%	10.5%	13.5%
	Greater Vancouver	\$487,300	153.0	1.2%	3.0%	1.0%	1.7%	18.1%	15.9%
	Burnaby East	\$434,000	151.1	0.5%	2.6%	4.4%	0.1%	16.0%	13.5%
	Burnaby North	\$421,600	152.0	-0.4%	-1.7%	-4.2%	-0.5%	17.0%	12.9%
	Burnaby South	\$433,300	152.5	2.2%	0.9%	-0.3%	1.1%	18.2%	17.3%
	Coquitlam	\$388,200	140.7	0.9%	2.6%	-0.3%	1.7%	11.8%	6.7%
	Ladner	\$454,100	149.2	0.3%	0.3%	3.0%	-1.0%	15.0%	14.6%
	Maple Ridge	\$274,400	133.5	-0.1%	-0.1%	-4.2%	-2.1%	3.2%	-1.2%
	New Westminster	\$405,700	149.9	0.5%	5.2%	4.1%	2.3%	16.5%	14.2%
	North Vancouver	\$606,500	144.8	0.0%	2.7%	2.7%	5.4%	18.1%	11.7%
	Pitt Meadows	\$319,000	137.8	0.3%	2.2%	0.5%	-4.6%	4.7%	1.8%
	Port Coquitlam	\$379,000	145.5	0.1%	3.2%	3.3%	2.7%	12.3%	7.7%
	Port Moody	\$417,700	137.9	1.5%	2.9%	0.1%	-2.4%	9.2%	3.5%
	Richmond	\$509,900	164.4	1.2%	1.4%	-1.1%	1.2%	25.0%	25.9%
	Squamish	\$354,900	129.6	6.0%	18.1%	11.6%	2.3%	1.3%	8.8%
	Tsawwassen	\$475,000	145.1	0.4%	1.7%	-1.6%	-7.3%	11.9%	11.4%
	Vancouver East	\$535,700	173.2	0.9%	5.2%	2.4%	6.5%	23.9%	23.8%
Vancouver West	\$722,700	160.3	2.4%	6.0%	5.0%	3.4%	25.2%	23.2%	
Whistler	\$518,300	148.0	6.1%	20.4%	14.5%	4.9%	15.7%	24.3%	
Apartment	Lower Mainland	\$348,900	150.7	0.4%	2.0%	2.2%	1.1%	12.9%	8.3%
	Greater Vancouver	\$375,900	151.9	0.3%	1.7%	2.2%	1.1%	15.0%	10.8%
	Burnaby East	\$369,300	140.2	1.6%	2.6%	3.8%	2.0%	1.5%	-4.2%
	Burnaby North	\$351,100	143.1	0.9%	2.5%	1.3%	-0.3%	11.2%	5.9%
	Burnaby South	\$382,100	153.8	-0.3%	2.3%	-1.6%	0.1%	16.5%	13.8%
	Coquitlam	\$259,800	141.6	0.0%	2.8%	0.1%	-2.9%	11.7%	3.0%
	Ladner	\$307,900	148.2	-0.5%	0.6%	-1.8%	-2.6%	10.2%	15.1%
	Maple Ridge	\$183,400	133.8	-1.2%	0.9%	-1.3%	-0.9%	1.5%	-5.6%
	New Westminster	\$281,700	158.3	1.9%	4.4%	1.8%	4.2%	15.0%	10.6%
	North Vancouver	\$353,100	143.0	1.9%	3.5%	6.5%	-1.1%	15.2%	8.1%
	Pitt Meadows	\$221,800	129.2	-1.4%	0.8%	-3.6%	-2.6%	-2.0%	-8.9%
	Port Coquitlam	\$236,100	139.3	0.4%	1.0%	0.4%	-2.5%	2.5%	-2.0%
	Port Moody	\$312,400	129.0	0.0%	2.5%	4.4%	5.1%	5.7%	-3.7%
	Richmond	\$354,700	149.9	0.1%	0.1%	3.5%	1.0%	14.2%	12.0%
	Squamish	\$240,600	115.1	4.1%	6.6%	13.1%	-5.3%	-14.6%	-6.3%
	Tsawwassen	\$338,200	140.7	-0.5%	1.7%	-2.2%	-4.3%	4.6%	9.2%
	Vancouver East	\$314,800	171.9	1.2%	5.3%	3.6%	4.0%	18.7%	19.0%
Vancouver West	\$470,800	153.8	-0.5%	-0.1%	1.9%	1.1%	17.5%	12.7%	
West Vancouver	\$636,100	137.9	3.0%	4.6%	-1.2%	-1.6%	12.3%	1.6%	
Whistler	\$237,700	222.4	-1.1%	0.4%	3.2%	4.0%	65.1%	81.0%	

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

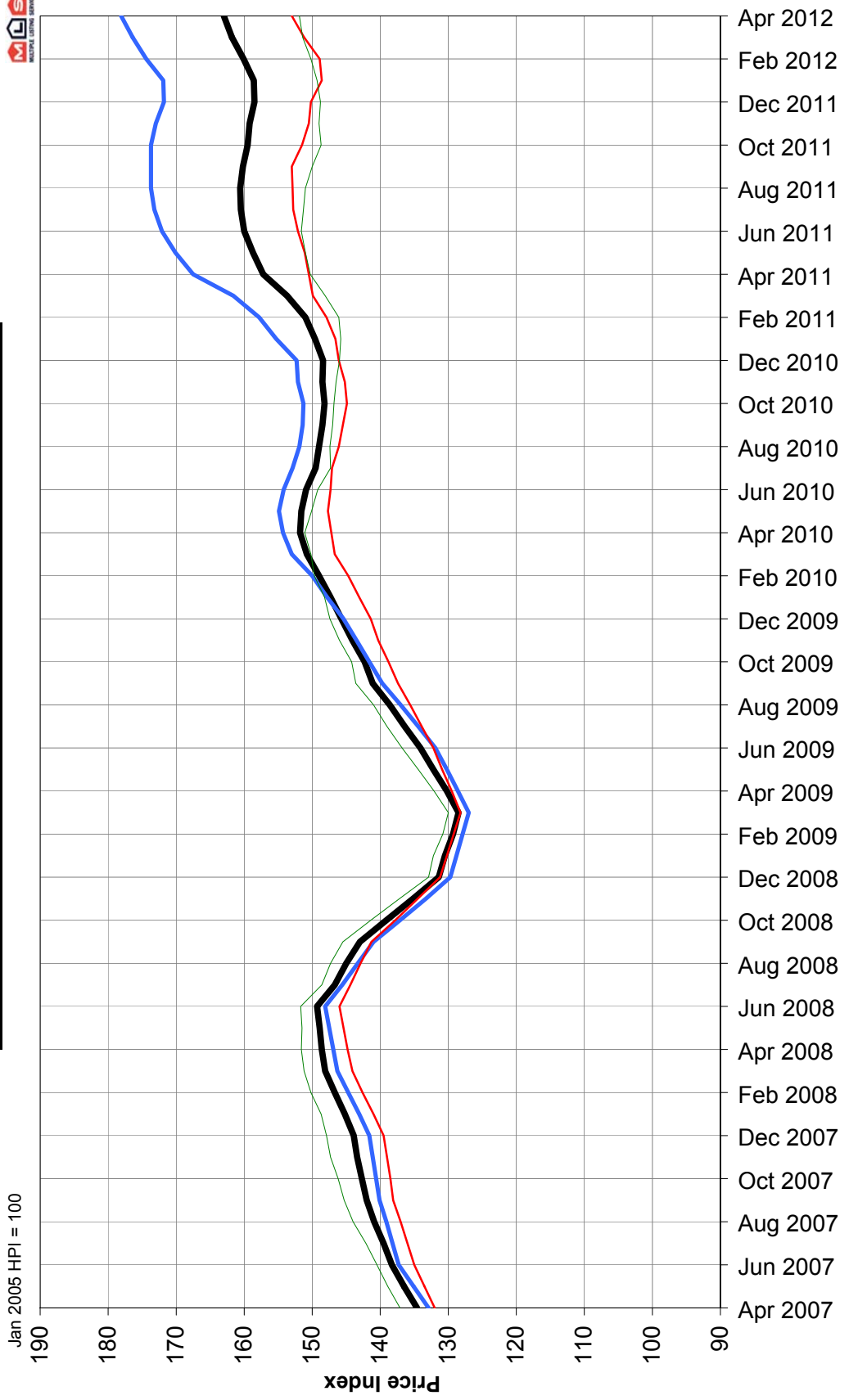
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Greater Vancouver
5 Year Trend



Residential Detached Townhouse Apartment



MLS® SALES Facts



**April
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
April 2012	94	119	42	5	102	29	118	56	20	114	16	57	135	130	83	6	1,126
	Detached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	74	53	10	0	31	17	30	20	24	71	11	4	52	60	10	16	483
	159	84	11	0	29	73	83	38	31	121	5	4	152	360	20	20	1,190
	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median
	\$923,500	\$775,000	\$727,500	n/a	\$487,645	\$649,000	\$1,078,500	\$563,700	\$761,000	\$974,000	n/a	\$390,000	\$896,000	\$2,050,000	\$1,833,500	n/a	n/a
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$468,000	\$455,000	n/a	n/a	\$307,861	n/a	\$599,500	\$417,495	\$476,500	\$519,000	n/a	n/a	\$657,250	\$886,889	n/a	n/a	n/a
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	\$381,000	\$288,000	n/a	n/a	\$216,000	\$310,000	\$374,000	\$228,500	\$352,500	\$341,000	n/a	n/a	\$365,000	\$485,000	\$915,000	\$229,500	\$229,500
March 2012	95	154	66	0	112	28	121	36	16	104	15	40	155	152	78	11	1,183
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	73	46	4	0	42	11	40	28	24	87	8	3	41	68	9	16	500
	164	84	15	0	21	74	91	37	20	118	2	5	138	394	17	11	1,191
	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median
	\$883,800	\$750,000	\$724,500	n/a	\$494,750	\$691,500	\$1,017,500	\$528,500	n/a	\$943,000	n/a	\$415,000	\$916,500	\$2,050,000	\$1,855,000	n/a	n/a
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$508,000	\$441,950	n/a	n/a	\$309,750	n/a	\$672,500	\$425,000	\$485,950	\$550,000	n/a	n/a	\$669,000	\$909,000	n/a	n/a	n/a
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	\$356,500	\$285,000	n/a	n/a	\$219,900	\$302,500	\$410,000	\$224,900	\$350,500	\$346,000	n/a	n/a	\$369,900	\$482,000	n/a	n/a	n/a
April 2011	150	143	48	2	89	39	133	43	23	143	18	33	171	214	141	12	1,402
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	98	63	9	1	56	11	48	24	24	108	17	7	47	95	4	10	622
	155	72	12	0	26	80	68	27	26	134	6	5	102	451	31	6	1,201
	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median
	\$910,000	\$725,500	\$688,500	n/a	\$474,500	\$615,000	\$950,000	\$544,100	\$827,200	\$940,500	n/a	\$388,000	\$820,000	\$2,060,000	\$1,910,000	n/a	n/a
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$493,888	\$469,900	n/a	n/a	\$311,368	n/a	\$640,000	\$385,000	\$412,000	\$545,000	n/a	n/a	\$590,000	\$890,000	n/a	n/a	n/a
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	\$358,800	\$300,000	n/a	n/a	\$210,000	\$323,000	\$371,500	\$247,000	\$335,500	\$349,900	n/a	n/a	\$346,000	\$485,000	\$785,000	n/a	n/a
Jan. - Apr. 2012	353	474	163	7	369	101	399	141	73	426	57	152	508	545	268	33	4,069
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	249	156	26	1	136	42	120	83	79	290	28	16	146	201	32	63	1,668
	524	286	40	0	94	268	304	120	90	436	17	15	460	1,288	64	52	4,058
	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median
	\$908,000	\$750,000	\$720,000	n/a	\$479,000	\$678,000	\$1,030,000	\$543,000	\$756,000	\$988,000	\$480,000	\$392,975	\$888,500	\$2,100,000	\$1,875,000	\$1,005,000	n/a
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$486,900	\$452,500	\$432,250	n/a	\$296,750	\$423,500	\$667,250	\$408,959	\$471,500	\$529,500	n/a	n/a	\$635,000	\$880,000	\$976,000	\$662,000	n/a
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	\$373,700	\$269,450	\$333,500	n/a	\$221,950	\$301,000	\$385,000	\$233,000	\$332,500	\$343,000	n/a	n/a	\$360,000	\$482,000	\$710,000	\$225,000	\$225,000
Jan. - Apr. 2011	491	463	260	7	385	117	424	165	78	818	59	132	662	869	431	31	5,392
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	315	206	31	1	172	46	149	88	79	424	33	18	162	298	23	42	2,087
	617	246	50	0	95	304	300	102	106	669	14	14	454	1,662	83	26	4,742
	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median	Median
	\$868,000	\$700,000	\$639,000	n/a	\$474,450	\$600,000	\$920,000	\$531,500	\$832,000	\$998,400	\$450,000	\$388,000	\$791,800	\$2,029,000	\$1,642,500	\$930,000	\$930,000
	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	\$488,000	\$459,900	\$452,000	n/a	\$314,301	\$414,450	\$627,000	\$384,450	\$417,000	\$538,444	\$368,147	n/a	\$603,500	\$883,100	\$1,125,000	\$688,750	\$688,750
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	\$350,450	\$283,500	\$331,000	n/a	\$217,000	\$310,000	\$360,000	\$236,500	\$345,000	\$352,500	n/a	n/a	\$341,000	\$485,000	\$730,000	\$233,750	\$233,750

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



MLS® LISTINGS Facts



**April
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
April 2012	246	210	78	26	193	52	205	74	49	350	48	135	270	395	184	33	2,548
	159	72	10	0	61	33	81	32	28	182	18	6	101	132	19	37	971
	374	147	26	0	63	166	197	72	55	287	20	9	219	839	38	25	2,537
	38%	57%	54%	19%	53%	56%	58%	76%	41%	33%	33%	42%	50%	33%	45%	18%	n/a
	47%	74%	100%	n/a	51%	52%	37%	63%	86%	39%	61%	67%	51%	45%	53%	43%	n/a
	43%	57%	42%	n/a	46%	44%	42%	53%	56%	42%	25%	44%	69%	43%	53%	80%	n/a
March 2012	210	214	98	11	198	52	198	71	42	326	36	143	271	336	158	25	2,389
	166	85	8	0	92	25	54	40	37	163	18	10	88	128	20	36	970
	336	170	23	0	65	167	177	72	57	292	15	6	279	750	39	36	2,484
	45%	72%	67%	0%	57%	54%	61%	51%	38%	32%	42%	28%	57%	45%	49%	44%	n/a
	44%	54%	50%	n/a	46%	44%	74%	70%	65%	53%	44%	30%	47%	53%	45%	44%	n/a
	49%	49%	65%	n/a	32%	44%	51%	51%	35%	40%	13%	83%	49%	53%	44%	31%	n/a
April 2011	193	225	81	16	210	45	193	71	39	408	48	130	291	358	200	38	2,546
	136	77	9	0	84	20	57	39	41	239	23	18	55	121	9	52	980
	283	120	23	0	65	145	188	52	50	322	11	60	186	756	36	24	2,321
	78%	64%	59%	13%	42%	87%	69%	61%	59%	35%	38%	25%	59%	60%	71%	32%	n/a
	72%	82%	100%	n/a	67%	55%	84%	62%	59%	45%	74%	39%	85%	79%	44%	19%	n/a
	55%	60%	52%	n/a	40%	55%	38%	52%	52%	42%	55%	8%	55%	60%	86%	25%	n/a
Jan. - Apr. 2012	835	811	321	45	862	184	731	248	181	1,441	167	502	1,024	1,526	652	109	9,639
	586	303	39	1	285	97	243	138	144	684	77	37	297	514	64	133	3,642
	1,322	647	107	0	240	671	728	277	212	1,226	85	39	909	3,170	159	134	9,926
	42%	58%	51%	16%	43%	55%	55%	57%	40%	30%	34%	30%	50%	36%	41%	30%	n/a
	42%	51%	67%	100%	48%	43%	49%	60%	55%	42%	36%	43%	49%	39%	50%	47%	n/a
	40%	44%	37%	n/a	39%	40%	42%	43%	42%	36%	20%	38%	51%	41%	40%	39%	n/a
Jan. - Apr. 2011	726	807	393	59	816	188	730	273	175	1,680	186	497	1,107	1,439	703	88	9,867
	526	327	51	0	338	83	244	154	143	743	92	50	247	530	44	162	3,734
	1,163	563	83	2	267	603	666	264	244	1,235	91	80	779	3,216	151	130	9,537
	68%	57%	66%	12%	47%	62%	58%	60%	45%	49%	32%	27%	60%	60%	61%	35%	n/a
	60%	63%	61%	n/a	51%	55%	61%	57%	55%	57%	36%	36%	66%	56%	52%	26%	n/a
Year-to-date*	53%	44%	60%	0%	36%	50%	45%	39%	43%	54%	15%	18%	58%	52%	55%	20%	n/a

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



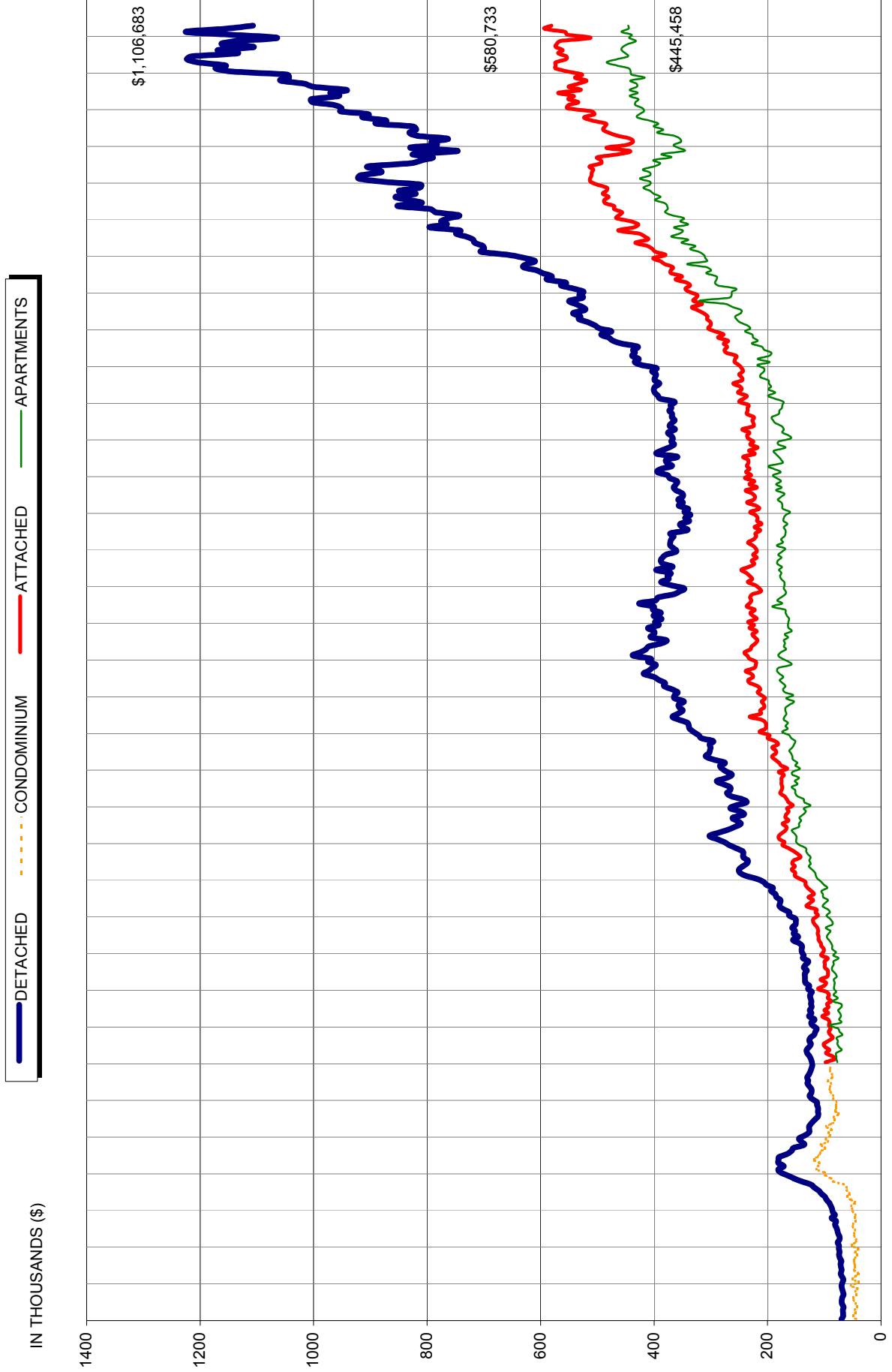
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2011	2 Mar 2012	3 Apr 2012	Col. 2 & 3 Percentage Variance	5 Apr 2011	6 Mar 2012	7 Apr 2012	Col. 6 & 7 Percentage Variance	9 Feb 2011 - Apr 2011	10 Feb 2012 - Apr 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	193	210	246	17.1	150	95	94	-1.1	415	294	-29.2
ATTACHED	136	166	159	-4.2	98	73	74	1.4	275	209	-24.0
APARTMENTS	283	336	374	11.3	155	164	159	-3.0	506	457	-9.7
COQUITLAM											
DETACHED	225	214	210	-1.9	143	154	119	-22.7	398	400	0.5
ATTACHED	77	85	72	-15.3	63	46	53	15.2	168	134	-20.2
APARTMENTS	120	170	147	-13.5	72	84	84	0.0	207	237	14.5
DELTA											
DETACHED	81	98	78	-20.4	48	66	42	-36.4	230	146	-36.5
ATTACHED	9	8	10	25.0	9	4	10	150.0	28	23	-17.9
APARTMENTS	23	23	26	13.0	12	15	11	-26.7	46	35	-23.9
MAPLE RIDGE/PITT MEADOWS											
DETACHED	210	198	193	-2.5	89	112	102	-8.9	319	316	-0.9
ATTACHED	84	92	61	-33.7	56	42	31	-26.2	146	110	-24.7
APARTMENTS	65	65	63	-3.1	26	21	29	38.1	85	69	-18.8
NORTH VANCOUVER											
DETACHED	193	198	205	3.5	133	121	118	-2.5	378	342	-9.5
ATTACHED	57	54	81	50.0	48	40	30	-25.0	127	94	-26.0
APARTMENTS	188	177	197	11.3	68	91	83	-8.8	266	256	-3.8
NEW WESTMINSTER											
DETACHED	45	52	52	0.0	39	28	29	3.6	105	88	-16.2
ATTACHED	20	25	33	32.0	11	11	17	54.5	39	35	-10.3
APARTMENTS	145	167	166	-0.6	80	74	73	-1.4	259	216	-16.6
PORT MOODY/BELCARRA											
DETACHED	39	42	49	16.7	23	16	20	25.0	71	59	-16.9
ATTACHED	41	37	28	-24.3	24	24	24	0.0	64	70	9.4
APARTMENTS	50	57	55	-3.5	26	20	31	55.0	93	75	-19.4
PORT COQUITLAM											
DETACHED	71	71	74	4.2	43	36	56	55.6	143	118	-17.5
ATTACHED	39	40	32	-20.0	24	28	20	-28.6	71	69	-2.8
APARTMENTS	52	72	72	0.0	27	37	38	2.7	89	102	14.6
RICHMOND											
DETACHED	408	326	350	7.4	143	104	114	9.6	656	337	-48.6
ATTACHED	239	163	182	11.7	108	87	71	-18.4	350	238	-32.0
APARTMENTS	322	292	287	-1.7	134	118	121	2.5	545	364	-33.2
SUNSHINE COAST											
DETACHED	130	143	135	-5.6	33	40	57	42.5	116	130	12.1
ATTACHED	18	10	6	-40.0	7	3	4	33.3	16	14	-12.5
APARTMENTS	60	6	9	50.0	5	5	4	-20.0	11	13	18.2
SQUAMISH											
DETACHED	48	36	48	33.3	18	15	16	6.7	54	44	-18.5
ATTACHED	23	18	18	0.0	17	8	11	37.5	31	26	-16.1
APARTMENTS	11	15	20	33.3	6	2	5	150.0	12	16	33.3
VANCOUVER EAST											
DETACHED	291	271	270	-0.4	171	155	135	-12.9	563	415	-26.3
ATTACHED	55	88	101	14.8	47	41	52	26.8	143	132	-7.7
APARTMENTS	186	279	219	-21.5	102	138	152	10.1	380	392	3.2
VANCOUVER WEST											
DETACHED	358	336	395	17.6	214	152	130	-14.5	735	459	-37.6
ATTACHED	121	128	132	3.1	95	68	60	-11.8	262	175	-33.2
APARTMENTS	756	750	839	11.9	451	394	360	-8.6	1436	1077	-25.0
WHISTLER											
DETACHED	38	25	33	32.0	12	11	6	-45.5	26	27	3.8
ATTACHED	52	36	37	2.8	10	16	16	0.0	35	49	40.0
APARTMENTS	24	36	25	-30.6	6	11	20	81.8	19	38	100.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	200	158	184	16.5	141	78	83	6.4	385	229	-40.5
ATTACHED	9	20	19	-5.0	4	9	10	11.1	18	29	61.1
APARTMENTS	36	39	38	-2.6	31	17	20	17.6	75	54	-28.0
GRAND TOTALS											
DETACHED	2530	2378	2522	6.1	1400	1183	1121	-5.2	4594	3404	-25.9
ATTACHED	980	970	971	0.1	621	500	483	-3.4	1773	1407	-20.6
APARTMENTS	2321	2484	2537	2.1	1201	1191	1190	-0.1	4029	3401	-15.6



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to April 2012



1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012

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

