

MLSLINK HOUSING PRICE INDEX

December 2005

PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
Detached	Greater Vancouver	\$567,417	1.0%	\$565,993	167.6	18.5	51.9	73.5
	Burnaby	\$556,878	2.3%	\$566,508	163.9	19.6	45.4	74.4
	Coquitlam	\$506,686	3.3%	\$500,606	178.2	21.7	53.5	71.3
	South Delta	\$503,877	4.3%	\$513,384	164.6	11.6	42.3	64.8
	Maple Ridge	\$374,021	2.8%	\$366,449	170.6	16.5	47.8	76.2
	New Westminster	\$457,678	6.0%	\$453,604	188.6	23.8	66.6	86.8
	North Vancouver	\$691,290	2.6%	\$682,040	172.7	19.6	50.0	78.3
	Pitt Meadows	\$367,895	6.0%	\$374,360	151.0	3.2	51.0	46.2
	Port Coquitlam	\$409,126	5.9%	\$405,201	172.9	8.6	48.3	76.3
	Port Moody	\$565,080	7.5%	\$552,994	169.9	39.0	58.8	50.7
	Richmond	\$551,120	1.6%	\$551,445	162.7	16.6	49.1	69.0
	Squamish	\$420,306	6.4%	\$400,626	159.7	11.9	48.4	118.3
	Sunshine Coast	\$343,716	7.3%	\$337,468	195.5	23.8	73.5	98.7
	Vancouver East	\$522,979	2.0%	\$519,079	177.1	21.6	62.9	83.7
	Vancouver West	\$955,027	3.1%	\$960,455	158.5	16.4	43.4	63.4
West Vancouver	\$1,076,603	5.7%	\$1,110,344	158.6	19.4	58.9	82.2	
Attached	Greater Vancouver	\$351,970	1.0%	\$349,307	170.7	13.7	54.7	79.5
	Burnaby	\$337,746	1.7%	\$342,905	169.2	13.5	49.4	75.4
	Coquitlam	\$330,725	3.3%	\$325,821	178.4	19.8	58.7	86.3
	South Delta	\$313,553	6.3%	\$324,840	167.9	9.2	49.1	78.4
	Maple Ridge & Pitt Meadows	\$240,026	2.2%	\$240,958	166.5	14.6	53.0	62.2
	North Vancouver	\$459,959	3.4%	\$455,123	180.0	15.4	57.3	90.9
	Port Coquitlam	\$312,986	3.7%	\$307,112	172.1	13.0	48.0	75.2
	Port Moody	\$294,359	4.3%	\$294,077	175.7	10.5	51.4	81.1
	Richmond	\$344,006	1.8%	\$338,099	165.9	14.9	47.4	71.3
	Vancouver East	\$359,884	3.9%	\$360,141	168.3	7.0	63.5	85.5
	Vancouver West	\$530,392	3.9%	\$516,421	189.3	12.3	70.2	112.1
Apartment	Greater Vancouver	\$282,079	0.8%	\$281,559	183.5	19.7	58.0	90.0
	Burnaby	\$251,997	1.8%	\$250,305	188.4	21.5	64.4	90.0
	Coquitlam	\$211,324	3.2%	\$212,499	180.2	19.8	56.1	92.4
	South Delta	\$267,456	7.6%	\$269,487	174.2	20.2	37.5	78.3
	Maple Ridge & Pitt Meadows	\$185,698	5.0%	\$182,367	197.2	23.0	59.3	115.6
	New Westminister	\$215,032	2.9%	\$209,699	174.7	19.3	57.5	84.5
	North Vancouver	\$292,518	2.7%	\$295,096	186.1	18.8	69.1	80.8
	Port Coquitlam	\$190,303	3.0%	\$186,067	222.9	28.2	81.9	147.3
	Port Moody	\$243,647	5.7%	\$244,418	207.9	36.2	98.8	135.0
	Richmond	\$228,220	1.7%	\$227,895	185.5	18.5	60.1	97.0
	Vancouver East	\$230,574	2.6%	\$228,177	188.8	24.6	69.0	92.9
	Vancouver West	\$364,033	1.4%	\$366,573	185.2	17.3	52.9	98.6
	West Vancouver	\$505,358	9.2%	\$475,153	181.3	22.1	49.0	83.9

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® SALES Facts



December 2005

	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
December 2005	81 Detached Attached Apartment	76 25 37	22 7 5	4 0 0	97 50 29	21 11 69	67 29 66	41 20 26	17 17 6	116 86 141	14 9 1	25 3 7	135 29 134	102 65 360	37 5 11	6 3 5	861 438 1,033
	Median Selling Price	\$491,000 \$366,500 \$225,000	\$470,450 n/a n/a	n/a n/a n/a	\$389,720 \$246,750 \$175,000	\$420,000 n/a \$232,500	\$651,000 \$482,000 \$270,000	\$410,000 \$310,450 \$172,500	n/a n/a n/a	\$534,000 \$346,000 \$229,900	n/a n/a n/a	\$324,500 n/a n/a	\$479,000 \$410,000 \$239,500	\$870,000 \$575,700 \$345,000	\$974,000 n/a n/a	n/a n/a n/a	n/a n/a n/a
November 2005	106 Detached Attached Apartment	121 34 69	43 9 7	7 0 0	133 40 26	33 15 87	115 38 80	57 23 40	28 24 14	139 114 145	21 15 9	45 5 2	214 34 141	121 77 417	49 8 13	0 8 4	1,232 519 1,187
	Median Selling Price	\$482,000 \$322,000 \$195,000	\$455,000 n/a n/a	n/a n/a n/a	\$374,450 \$220,000 \$171,000	\$432,000 n/a \$199,900	\$655,000 \$447,000 \$284,500	\$373,000 \$295,000 \$188,000	\$578,000 \$319,250 n/a	\$510,000 \$352,000 \$219,000	\$364,000 n/a n/a	\$302,000 n/a n/a	\$528,000 \$346,000 \$215,000	\$946,500 \$550,500 \$340,000	\$1,200,000 n/a n/a	n/a n/a n/a	n/a n/a n/a
December 2004	79 Detached Attached Apartment	88 22 44	27 3 9	2 1 2	58 31 12	14 8 56	66 21 70	32 20 21	8 15 11	106 95 114	14 6 1	31 11 4	141 31 91	103 46 318	50 7 17	1 2 2	820 369 886
	Median Selling Price	\$399,900 \$280,000 \$162,400	\$434,000 n/a n/a	n/a n/a n/a	\$326,750 \$190,000 n/a	n/a n/a \$171,000	\$544,900 \$368,000 \$227,250	\$342,000 \$285,750 \$147,000	n/a n/a n/a	\$430,000 \$306,000 \$170,000	n/a n/a n/a	\$257,250 n/a n/a	\$429,000 \$347,650 \$186,500	\$805,000 \$492,450 \$279,750	\$850,000 n/a n/a	n/a n/a n/a	n/a n/a n/a
Jan. - Dec. 2005	1,512 Detached Attached Apartment	1,682 496 892	595 104 207	69 3 5	1,817 602 287	396 124 1,265	1,235 484 1,163	679 381 446	311 315 234	2,022 1,453 2,170	241 146 48	789 78 39	2,746 551 1,996	1,817 858 5,835	743 76 224	31 45 50	16,665 6,804 17,061
	Median Selling Price	\$520,000 \$317,000 \$190,450	\$450,000 \$304,500 \$245,000	\$318,000 n/a n/a	\$354,800 \$223,250 \$158,000	\$416,000 \$290,000 \$184,650	\$643,500 \$427,500 \$267,000	\$382,750 \$284,250 \$163,000	\$525,000 \$309,950 \$229,000	\$492,000 \$322,800 \$215,500	\$383,000 \$269,500 \$165,500	\$303,307 \$184,000 \$214,018	\$480,000 \$355,000 \$209,000	\$890,000 \$525,000 \$330,303	\$1,050,000 \$811,197 \$490,000	\$690,000 \$539,000 \$314,000	n/a n/a n/a
Jan. - Dec. 2004	1,318 Detached Attached Apartment	1,414 438 913	567 90 210	74 1 4	1,439 566 232	337 110 891	1,213 383 1,093	599 327 440	282 270 193	1,797 1,227 1,984	191 117 50	754 92 43	2,353 437 1,704	1,675 778 6,266	774 90 184	10 18 27	14,777 5,791 16,025
	Median Selling Price	\$410,000 \$258,000 \$157,000	\$415,000 \$280,000 \$196,000	\$249,000 n/a n/a	\$325,000 \$195,000 \$129,450	\$357,000 \$249,900 \$156,900	\$571,500 \$380,000 \$224,500	\$348,594 \$252,000 \$136,000	\$465,000 \$239,900 \$189,500	\$436,000 \$291,000 \$182,500	\$344,000 \$238,500 \$152,500	\$250,000 \$158,882 \$163,250	\$415,000 \$301,671 \$174,000	\$782,000 \$420,000 \$282,000	\$920,000 \$624,953 \$450,000	n/a n/a \$341,000	n/a 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



**December
2005**

	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
December 2005	66 Detached of Attached Listings Apartment	45 12 37	23 5 4	5 0 0	74 31 16	15 3 36	36 24 37	28 13 25	9 10 11	72 60 89	9 16 6	21 0 4	119 14 95	75 37 260	35 1 7	17 29 16	649 323 763
	% Sales to Listings	123% 116% 113%	96% 140% 125%	80% n/a n/a	131% 161% 181%	140% 367% 192%	186% 121% 178%	146% 154% 104%	189% 170% 55%	161% 143% 158%	156% 56% 17%	119% n/a 175%	113% 207% 141%	136% 176% 138%	106% 500% 157%	35% 10% 31%	n/a
November 2005	110 82 135	116 33 63	48 13 10	8 0 0	124 48 45	35 9 104	104 40 82	48 29 29	39 39 48	125 113 179	30 14 5	67 10 7	180 47 160	133 95 500	58 11 38	19 21 18	1,244 604 1,423
	% Sales to Listings	96% 91% 99%	90% 69% 70%	88% n/a n/a	107% 83% 58%	94% 167% 84%	111% 95% 98%	119% 79% 138%	72% 62% 29%	111% 101% 81%	70% 107% 180%	67% 50% 29%	119% 72% 88%	91% 81% 83%	84% 73% 34%	0% 38% 22%	n/a
December 2004	64 38 129	86 26 40	26 5 3	13 2 1	50 9 8	19 5 46	45 12 73	33 17 22	13 20 13	96 63 91	15 3 0	36 4 6	133 53 70	57 18 233	29 3 9	9 10 9	724 288 753
	% Sales to Listings	123% 132% 88%	104% 60% 300%	15% 50% 200%	116% 344% 150%	74% 160% 122%	147% 175% 96%	97% 118% 95%	62% 75% 85%	110% 151% 125%	93% 200% n/a	86% 275% 67%	106% 58% 130%	181% 256% 136%	172% 233% 189%	11% 20% 22%	n/a
Jan. - Dec. 2005	1,986 1,353 2,600	2,103 639 1,054	741 135 205	114 4 12	2,213 703 393	525 147 1,311	1,510 572 1,279	861 422 514	435 368 307	2,471 1,721 2,503	450 214 89	1,040 95 67	3,409 638 2,186	2,476 1,126 7,068	1,077 103 380	202 209 183	21,613 8,449 20,151
Year-to-date*	% Sales to Listings	76% 80% 85%	80% 77% 101%	61% 75% 42%	82% 86% 73%	75% 84% 96%	82% 85% 91%	79% 90% 87%	71% 86% 76%	82% 84% 87%	54% 68% 54%	76% 82% 58%	81% 86% 91%	73% 76% 83%	69% 74% 59%	15% 22% 27%	n/a
Jan. - Dec. 2004	2,371 1,176 2,496	2,410 582 1,114	733 118 223	169 12 15	2,101 646 289	498 129 1,299	1,670 535 1,421	938 516 477	400 387 296	2,799 1,652 2,616	370 176 64	1,073 109 84	4,069 641 2,367	2,690 1,207 7,965	1,214 136 239	103 93 135	23,608 8,115 21,100
Year-to-date*	% Sales to Listings	56% 70% 72%	77% 76% 94%	44% 8% 27%	68% 91% 80%	68% 85% 69%	73% 72% 77%	64% 63% 92%	66% 70% 65%	64% 74% 76%	52% 66% 78%	70% 84% 51%	58% 68% 72%	62% 64% 79%	64% 66% 77%	10% 19% 20%	n/a

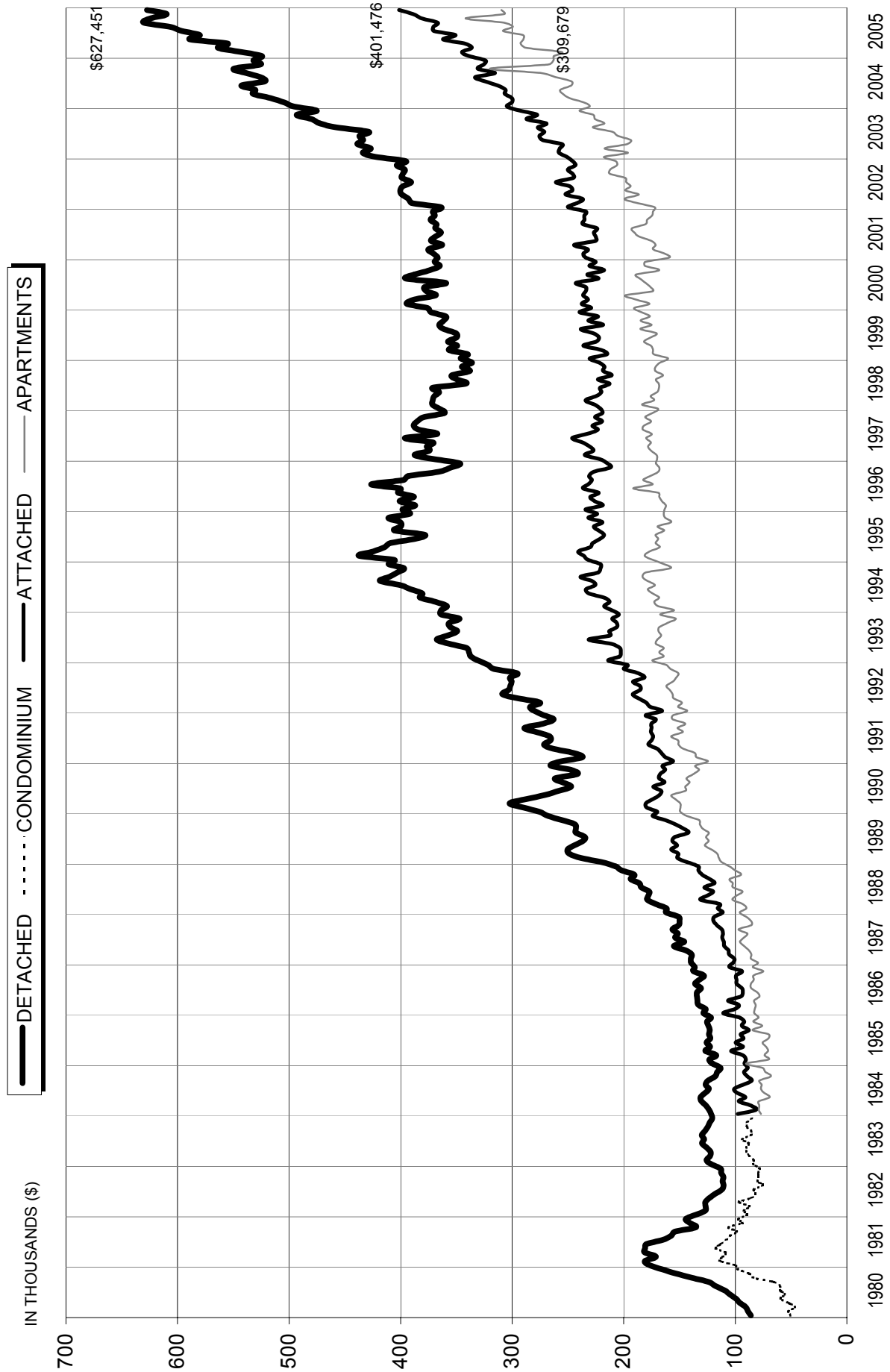
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Real Estate Board of Greater Vancouver

Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2004	2 Nov 2005	3 Dec 2005	Col. 2 & 3 Percentage Variance	5 Dec 2004	6 Nov 2005	7 Dec 2005	Col. 6 & 7 Percentage Variance	9 Oct 2004 - Dec 2004	10 Oct 2005 - Dec 2005	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	64	110	66	-40.0	79	106	81	-23.6	271	308	13.7
ATTACHED	38	82	68	-17.1	50	75	79	5.3	163	253	55.2
APARTMENTS	129	135	120	-11.1	114	133	136	2.3	388	427	10.1
COQUITLAM											
DETACHED	86	116	45	-61.2	88	121	76	-37.2	288	333	15.6
ATTACHED	26	33	12	-63.6	22	34	25	-26.5	71	98	38.0
APARTMENTS	40	63	37	-41.3	44	69	37	-46.4	177	183	3.4
DELTA											
DETACHED	26	48	23	-52.1	27	43	22	-48.8	105	111	5.7
ATTACHED	5	13	5	-61.5	3	9	7	-22.2	15	27	80.0
APARTMENTS	3	10	4	-60.0	9	7	5	-28.6	35	28	-20.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	62	124	74	-40.3	77	133	97	-27.1	272	377	38.6
ATTACHED	9	48	31	-35.4	31	40	50	25.0	108	128	18.5
APARTMENTS	8	45	16	-64.4	12	26	29	11.5	49	78	59.2
NORTH VANCOUVER											
DETACHED	45	104	36	-65.4	66	115	67	-41.7	261	272	4.2
ATTACHED	12	40	24	-40.0	21	38	29	-23.7	83	113	36.1
APARTMENTS	73	82	37	-54.9	70	80	66	-17.5	234	233	-0.4
NEW WESTMINSTER											
DETACHED	19	35	15	-57.1	14	33	21	-36.4	63	80	27.0
ATTACHED	5	9	3	-66.7	8	15	11	-26.7	27	33	22.2
APARTMENTS	46	104	36	-65.4	56	87	69	-20.7	194	235	21.1
PORT MOODY/BELCARRA											
DETACHED	13	39	9	-76.9	8	28	17	-39.3	42	65	54.8
ATTACHED	20	39	10	-74.4	15	24	17	-29.2	68	68	0.0
APARTMENTS	13	48	11	-77.1	11	14	6	-57.1	40	36	-10.0
PORT COQUITLAM											
DETACHED	33	48	28	-41.7	32	57	41	-28.1	116	156	34.5
ATTACHED	17	29	13	-55.2	20	23	20	-13.0	67	64	-4.5
APARTMENTS	22	29	25	-13.8	21	40	26	-35.0	85	99	16.5
RICHMOND											
DETACHED	96	125	72	-42.4	106	139	116	-16.5	350	389	11.1
ATTACHED	63	113	60	-46.9	95	114	86	-24.6	275	325	18.2
APARTMENTS	91	179	89	-50.3	114	145	141	-2.8	395	461	16.7
SUNSHINE COAST											
DETACHED	36	67	21	-68.7	31	45	25	-44.4	131	126	-3.8
ATTACHED	4	10	0	-100.0	11	5	3	-40.0	18	13	-27.8
APARTMENTS	6	7	4	-42.9	4	2	7	250.0	9	14	55.6
SQUAMISH											
DETACHED	15	30	9	-70.0	14	21	14	-33.3	35	53	51.4
ATTACHED	3	14	16	14.3	6	15	9	-40.0	22	38	72.7
APARTMENTS	0	5	6	20.0	1	9	1	-88.9	7	14	100.0
VANCOUVER EAST											
DETACHED	133	180	119	-33.9	141	214	135	-36.9	475	539	13.5
ATTACHED	53	47	14	-70.2	31	34	29	-14.7	93	103	10.8
APARTMENTS	70	160	95	-40.6	91	141	134	-5.0	359	427	18.9
VANCOUVER WEST											
DETACHED	57	133	75	-43.6	103	121	102	-15.7	335	356	6.3
ATTACHED	18	95	37	-61.1	46	77	65	-15.6	167	208	24.6
APARTMENTS	233	500	260	-48.0	318	417	360	-13.7	1172	1248	6.5
WHISTLER											
DETACHED	9	19	17	-10.5	1	0	6	600.0	3	13	333.3
ATTACHED	10	21	29	38.1	2	8	3	-62.5	7	13	85.7
APARTMENTS	9	18	16	-11.1	2	4	5	25.0	5	14	180.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	29	58	35	-39.7	50	49	37	-24.5	155	141	-9.0
ATTACHED	3	11	1	-90.9	7	8	5	-37.5	17	18	5.9
APARTMENTS	9	38	7	-81.6	17	13	11	-15.4	46	37	-19.6
GRAND TOTALS											
DETACHED	723	1236	644	-47.9	837	1225	857	-30.0	2902	3319	14.4
ATTACHED	286	604	323	-46.5	368	519	438	-15.6	1201	1502	25.1
APARTMENTS	752	1423	763	-46.4	884	1187	1033	-13.0	3195	3534	10.6

Real Estate Board of Greater Vancouver Average Price Graph January 1980 to December 2005



NOTE: From 1980 - 1984 condominium averages were not separated into attached & apartment.