

FOR IMMEDIATE RELEASE

## Greater Vancouver housing sales on course for record-breaking year

Vancouver, B.C. December 2, 2005 - The Real Estate Board of Greater Vancouver (REBGV) reports that year-to-date sales surpass the record-setting pace set in 2003, with 38,198 units sold so far this year. This represents an increase of 10.7% compared to November 2004 when 34,497 year-to-date sales were reported, and an 8% gain over the 35,382 year-to-date sales reported in November 2003.

Total property sales for November 2005 increased by 18.3 % to 2,938 units sold compared to 2,484 sales in November 2004.

“Although we saw the seasonal dip we expect in the fall, November sales were still outstanding,” says REBGV President Georges Pahud. “More than \$1 billion worth of residential property changed hands. It’s now commonplace for Greater Vancouver to sell in that range, but it is still a huge number for our housing market.

“More than 64% of all sales last month were under the average price,” Pahud says. “Vancouver’s housing market is as strong as ever and is expected to break all previous records by year-end. Real estate continues to be a great investment.”

According to Multiple Listings Service data, sales of apartment properties were the second highest ever for a November, increasing 14 % to 1,187 sales, compared to 1,041 sales in November 2004. The benchmark price of an apartment property in Greater Vancouver, calculated by the Board’s Housing Price Index, is \$281,661 up 21 % from one year ago.

Sales of attached properties were the highest ever recorded for a November, increasing 29.1 % to 512 units sold, compared to 402 units in November 2004. The benchmark price of an attached unit is \$347,935, up 13.8 % from November 2004.

Sales of detached properties increased 18.3 % to 1,232 sales in November 2005 compared to 1,041 sales in November 2004. The benchmark price of a detached home increased to \$566,500, up 19 % from a year ago.

Bright spots in Greater Vancouver in November 2005 compared to November 2004:

### APARTMENTS:

New Westminister up 22.5% .....(87 units sold, up from 71)  
North Vancouver up 14.3% .....(80 units sold, up from 70)  
Richmond up 20.8% ..... (145 units sold, up from 120)  
Vancouver West up 24.1% ..... (417 units sold, up from 336)

### ATTACHED:

Burnaby up 59.6% .....(75 units sold, up from 47)  
Coquitlam up 54.5% .....(34 units sold, up from 22)  
Richmond up 18.8% ..... (114 units sold, up from 96)  
Vancouver West up 32.8% ..... (77 units sold, up from 58)

### DETACHED:

Burnaby up 11.6% ..... (106 units sold, up from 95)  
Coquitlam up 24.7% .....(121 units sold, up from 97)  
Maple Ridge/Pitt Meadows up 25.5% . (133 units sold, up from 106)  
New Westminister up 57.1% .....(33 units sold, up from 21)  
Port Coquitlam up 32.6% .....(57 units sold, up from 43)  
Richmond up 13% .....(139 units sold, up from 123)  
Vancouver East up 31.3% .....(214 units sold, up from 163)

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The Real Estate industry is a key economic driver in British Columbia. In 2004, dollar volume sales of homes in Greater Vancouver set a new record at more than \$13.8 billion. Based on this figure, Greater Vancouver home sales in 2004 generated over \$1 billion in related sales. The Real Estate Board of Greater Vancouver is an association representing more than 8,100 realtors. The Real Estate Board provides a variety of membership 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.realtylink.org](http://www.realtylink.org).

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# MLSLINK HOUSING PRICE INDEX

## November 2005

PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
<b>Detached</b>	Greater Vancouver	\$566,500	0.8%	\$562,767	167.3	19.0	52.3	74.0
	Burnaby	\$573,210	2.3%	\$566,387	168.7	19.4	52.5	82.2
	Coquitlam	\$503,077	2.8%	\$494,830	177.0	24.0	51.1	77.3
	South Delta	\$522,712	2.9%	\$524,294	170.8	13.2	60.7	73.2
	Maple Ridge	\$367,835	2.3%	\$361,605	167.8	15.8	43.6	67.3
	New Westminster	\$458,138	5.0%	\$449,863	188.8	19.0	73.9	101.8
	North Vancouver	\$688,844	2.2%	\$673,294	172.1	20.1	50.8	77.0
	Pitt Meadows	\$372,714	4.8%	\$372,620	153.0	8.8	40.6	52.2
	Port Coquitlam	\$404,450	3.3%	\$401,776	170.9	15.4	47.0	78.6
	Port Moody	\$547,341	6.4%	\$541,236	164.5	39.2	63.9	60.2
	Richmond	\$545,881	1.5%	\$549,821	161.2	15.4	51.5	64.5
	Squamish	\$407,341	6.3%	\$393,905	154.7	11.2	44.6	58.6
	Sunshine Coast	\$329,526	5.7%	\$336,107	187.5	14.0	74.7	91.4
	Vancouver East	\$521,040	1.6%	\$512,850	176.5	22.5	60.4	75.5
	Vancouver West	\$947,770	2.9%	\$962,255	157.3	18.7	44.5	71.7
West Vancouver	\$1,107,105	4.7%	\$1,115,629	163.1	18.6	52.1	76.6	
<b>Attached</b>	Greater Vancouver	\$347,935	0.9%	\$346,795	168.8	13.8	53.5	71.7
	Burnaby	\$345,562	1.7%	\$344,696	173.1	16.4	55.8	74.4
	Coquitlam	\$327,604	2.8%	\$322,798	176.7	16.3	53.6	81.1
	South Delta	\$337,289	6.5%	\$326,157	180.6	8.9	57.6	85.5
	Maple Ridge & Pitt Meadows	\$241,119	2.4%	\$240,203	167.3	12.0	51.6	63.3
	North Vancouver	\$450,410	3.0%	\$450,645	176.3	10.8	63.6	78.0
	Port Coquitlam	\$300,650	3.4%	\$303,434	165.3	11.6	43.0	71.0
	Port Moody	\$290,516	3.6%	\$288,491	173.4	15.3	53.2	82.9
	Richmond	\$337,509	1.7%	\$333,323	162.8	12.5	38.7	68.6
	Vancouver East	\$358,547	3.6%	\$356,262	167.6	19.3	58.9	68.0
	Vancouver West	\$505,157	3.7%	\$515,557	180.3	14.0	66.9	90.9
<b>Apartment</b>	Greater Vancouver	\$281,661	0.7%	\$279,255	183.2	21.0	60.8	86.7
	Burnaby	\$247,301	1.8%	\$249,831	184.9	19.5	58.3	81.7
	Coquitlam	\$212,136	2.7%	\$210,803	180.9	22.1	59.8	86.8
	South Delta	\$275,788	6.7%	\$263,130	179.6	17.9	56.4	87.3
	Maple Ridge & Pitt Meadows	\$183,808	5.2%	\$179,861	195.2	18.2	51.1	106.4
	New Westminster	\$208,163	2.7%	\$205,759	169.1	18.3	53.4	80.0
	North Vancouver	\$297,295	2.6%	\$294,759	189.2	22.5	74.5	89.9
	Port Coquitlam	\$185,014	2.7%	\$184,379	216.7	26.0	81.5	133.6
	Port Moody	\$245,344	4.2%	\$242,226	209.3	36.6	81.9	126.4
	Richmond	\$228,892	1.6%	\$225,544	186.0	20.5	59.7	96.7
	Vancouver East	\$228,375	2.4%	\$225,607	187.0	24.1	60.9	89.0
	Vancouver West	\$368,148	1.3%	\$364,015	187.3	21.1	62.1	92.9
	West Vancouver	\$449,760	9.4%	\$466,525	161.4	8.3	50.8	62.0

### 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



## November 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
<b>November 2005</b>	106 Detached Attached Apartment	121 34 69	43 9 7	7 0 0	133 374,450 220,000 171,000	33 432,000 n/a 199,900	115 665,000 447,000 284,500	57 373,000 295,000 168,000	28 578,000 319,250 n/a	139 510,000 392,000 219,000	21 384,000 n/a n/a	45 302,000 n/a n/a	214 528,000 346,000 215,000	121 946,500 550,500 340,000	49 1,200,000 n/a n/a	0 n/a n/a n/a	1,232 519 1,187
<b>October 2005</b>	121 99 158	136 39 77	46 11 16	3 0 0	147 365,000 227,400 159,000	26 432,450 n/a 192,450	90 630,500 477,500 285,250	58 387,500 297,450 168,500	20 518,500 337,500 n/a	134 545,000 345,000 228,000	18 364,000 n/a n/a	56 348,000 n/a n/a	190 493,950 354,500 224,000	133 975,000 509,115 352,500	55 1,193,000 n/a n/a	7 n/a n/a n/a	1,240 545 1,314
<b>November 2004</b>	95 47 142	97 22 64	36 6 16	4 0 0	106 328,750 210,500 138,000	21 380,000 n/a 175,000	108 576,250 380,500 228,000	43 316,000 245,500 143,750	19 284 288 228	123 440,499 293,150 170,000	8 380,000 n/a n/a	52 259,000 n/a n/a	163 410,000 340,000 186,950	113 891,000 420,000 282,500	52 930,500 n/a n/a	1 n/a n/a n/a	1,041 402 1,041
<b>Jan. - Nov. 2005</b>	1,431 1,009 2,064	1,586 471 865	573 97 202	65 3 5	1,720 332,000 221,750 157,000	375 416,000 289,000 183,000	1,168 643,500 422,500 267,000	638 382,000 283,900 162,250	284 520,000 310,000 229,000	1,906 490,000 321,000 215,000	227 380,000 269,000 166,000	764 300,000 183,000 198,500	2,611 480,000 353,000 207,000	1,715 899,000 523,800 330,000	706 1,050,000 770,000 490,000	25 688,000 549,000 324,500	15,804 6,366 16,028
<b>Jan. - Nov. 2004</b>	1,239 777 1,677	1,326 416 869	540 87 201	72 0 2	1,362 325,000 195,000 127,000	323 357,000 248,900 155,900	1,145 572,500 380,000 223,000	567 349,000 249,900 135,000	254 466,250 237,950 189,000	1,691 436,500 290,000 183,000	177 339,500 240,000 153,000	723 250,000 156,462 164,000	2,212 415,000 300,000 173,440	1,572 781,000 418,000 282,500	724 992,500 630,000 478,000	9 n/a n/a 341,000	13,936 5,422 15,139
<b>Year-to-date</b>	282,000 194,900	256,000 156,750	281,000 195,000	n/a	\$195,000	\$248,900	\$380,000	\$249,900	\$237,950	\$290,000	\$240,000	\$156,462	\$300,000	\$418,000	\$630,000	\$478,000	n/a

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

# MLS® LISTINGS Facts



**November  
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/Hove Sound	Whistler/Pemberton	TOTALS
<b>November 2005</b>	110	116	48	8	124	35	104	48	39	125	30	67	180	133	58	19	1,244
	Detached	Attached	Apartment														
	82	33	13	0	48	9	40	29	39	113	14	10	47	95	11	21	604
	135	63	10	0	45	104	82	29	48	179	5	7	160	500	38	18	1,423
	96%	104%	90%	88%	107%	94%	111%	119%	72%	111%	70%	67%	119%	91%	84%	0%	n/a
	91%	103%	69%	n/a	83%	167%	95%	79%	62%	101%	107%	50%	72%	81%	73%	38%	n/a
	99%	110%	70%	n/a	58%	84%	98%	138%	29%	81%	180%	29%	88%	83%	34%	22%	n/a
<b>October 2005</b>	152	163	62	8	146	47	128	85	34	200	33	72	253	184	87	16	1,670
	Detached	Attached	Apartment														
	111	84	16	0	45	23	62	32	29	146	15	17	48	96	8	14	746
	206	90	11	0	53	77	117	42	17	169	4	0	156	640	23	20	1,625
	80%	83%	74%	38%	101%	55%	70%	68%	59%	67%	55%	78%	75%	72%	63%	44%	n/a
	89%	46%	69%	n/a	84%	30%	74%	66%	93%	86%	93%	29%	83%	69%	63%	14%	n/a
	77%	86%	145%	n/a	43%	103%	74%	79%	94%	104%	100%	n/a	97%	74%	57%	25%	n/a
<b>November 2004</b>	121	151	38	8	168	27	89	51	24	179	22	56	224	124	53	11	1,346
	Detached	Attached	Apartment														
	71	34	5	0	45	12	29	28	49	131	12	7	47	82	25	10	587
	195	70	10	0	25	70	97	24	28	167	5	4	145	432	21	8	1,301
	79%	64%	95%	50%	63%	78%	121%	84%	79%	69%	36%	93%	73%	91%	98%	9%	n/a
	66%	65%	120%	n/a	80%	67%	103%	82%	63%	73%	42%	71%	57%	71%	20%	30%	n/a
	73%	91%	160%	n/a	96%	101%	72%	133%	39%	72%	40%	25%	94%	78%	76%	0%	n/a
<b>Jan. - Nov. 2005</b>	1,920	2,058	718	109	2,139	510	1,474	833	426	2,399	441	1,019	3,290	2,401	1,042	185	20,964
	Detached	Attached	Apartment														
	1,285	627	130	4	672	144	548	409	358	1,661	198	95	624	1,089	102	180	8,126
	2,480	1,017	201	12	377	1,275	1,242	489	296	2,414	83	63	2,091	6,808	373	167	19,388
	75%	77%	80%	60%	80%	74%	79%	77%	69%	79%	51%	75%	79%	71%	68%	14%	n/a
	79%	75%	75%	75%	82%	78%	83%	88%	83%	82%	69%	79%	84%	73%	70%	23%	n/a
	83%	84%	100%	42%	68%	94%	88%	86%	77%	84%	57%	51%	89%	80%	57%	27%	n/a
<b>Jan. - Nov. 2004</b>	2,307	2,324	707	156	2,039	479	1,625	905	387	2,703	355	1,037	3,936	2,633	1,185	94	22,872
	Detached	Attached	Apartment														
	1,138	556	113	10	637	124	523	499	367	1,589	173	105	588	1,189	133	83	7,827
	2,367	1,074	220	14	281	1,253	1,348	455	283	2,525	64	78	2,297	7,732	230	126	20,347
	54%	57%	76%	46%	67%	67%	70%	63%	66%	63%	50%	70%	56%	60%	61%	10%	n/a
	68%	75%	77%	0%	87%	82%	89%	62%	69%	71%	64%	77%	69%	62%	62%	19%	n/a
	71%	81%	91%	14%	78%	67%	76%	92%	64%	74%	77%	50%	70%	77%	73%	20%	n/a

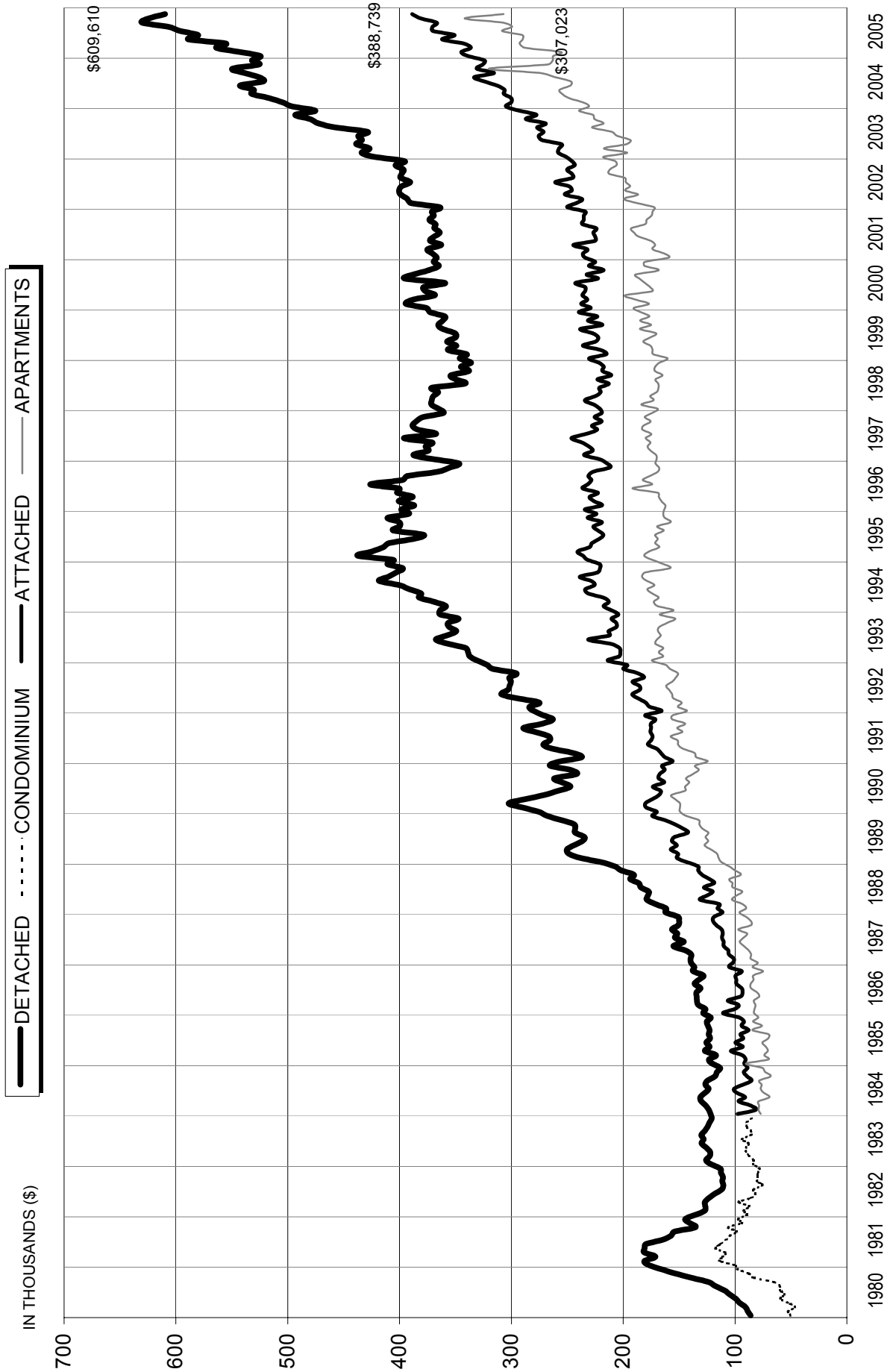
\* Year-to-date listings represent a cumulative total of listings rather than total active listings.

# Real Estate Board of Greater Vancouver

## Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Nov 2004	2 Oct 2005	3 Nov 2005	Col. 2 & 3 Percentage Variance	5 Nov 2004	6 Oct 2005	7 Nov 2005	Col. 6 & 7 Percentage Variance	9 Sep 2004 - Nov 2004	10 Sep 2005 - Nov 2005	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	121	152	110	-27.6	95	121	106	-12.4	292	343	17.5
ATTACHED	71	111	82	-26.1	47	99	75	-24.2	176	295	67.6
APARTMENTS	195	206	135	-34.5	142	158	133	-15.8	464	473	1.9
<b>COQUITLAM</b>											
DETACHED	151	163	116	-28.8	97	136	121	-11.0	314	390	24.2
ATTACHED	34	84	33	-60.7	22	39	34	-12.8	83	109	31.3
APARTMENTS	70	90	63	-30.0	64	77	69	-10.4	212	218	2.8
<b>DELTA</b>											
DETACHED	38	62	48	-22.6	36	46	43	-6.5	115	148	28.7
ATTACHED	5	16	13	-18.8	6	11	9	-18.2	19	32	68.4
APARTMENTS	10	11	10	-9.1	16	16	7	-56.3	37	36	-2.7
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	168	146	124	-15.1	106	147	133	-9.5	285	442	55.1
ATTACHED	45	45	48	6.7	36	38	40	5.3	105	141	34.3
APARTMENTS	25	53	45	-15.1	24	23	26	13.0	61	81	32.8
<b>NORTH VANCOUVER</b>											
DETACHED	89	128	104	-18.8	108	90	115	27.8	285	305	7.0
ATTACHED	29	62	40	-35.5	30	46	38	-17.4	93	118	26.9
APARTMENTS	97	117	82	-29.9	70	87	80	-8.0	241	245	1.7
<b>NEW WESTMINSTER</b>											
DETACHED	27	47	35	-25.5	21	26	33	26.9	76	92	21.1
ATTACHED	12	23	9	-60.9	8	7	15	114.3	23	30	30.4
APARTMENTS	70	77	104	35.1	71	79	87	10.1	223	263	17.9
<b>PORT MOODY/BELCARRA</b>											
DETACHED	24	34	39	14.7	19	20	28	40.0	58	75	29.3
ATTACHED	49	29	39	34.5	31	27	24	-11.1	74	82	10.8
APARTMENTS	28	17	48	182.4	11	16	14	-12.5	49	54	10.2
<b>PORT COQUITLAM</b>											
DETACHED	51	85	48	-43.5	43	58	57	-1.7	135	176	30.4
ATTACHED	28	32	29	-9.4	23	21	23	9.5	71	77	8.5
APARTMENTS	24	42	29	-31.0	32	33	40	21.2	98	114	16.3
<b>RICHMOND</b>											
DETACHED	179	200	125	-37.5	123	134	139	3.7	378	433	14.6
ATTACHED	131	146	113	-22.6	96	125	114	-8.8	267	349	30.7
APARTMENTS	167	169	179	5.9	120	175	145	-17.1	443	465	5.0
<b>SUNSHINE COAST</b>											
DETACHED	56	72	67	-6.9	52	56	45	-19.6	180	170	-5.6
ATTACHED	7	17	10	-41.2	5	5	5	0.0	13	15	15.4
APARTMENTS	4	0	7	700.0	1	5	2	-60.0	11	12	9.1
<b>SQUAMISH</b>											
DETACHED	22	33	30	-9.1	8	18	21	16.7	40	56	40.0
ATTACHED	12	15	14	-6.7	5	14	15	7.1	24	41	70.8
APARTMENTS	5	4	5	25.0	2	4	9	125.0	12	15	25.0
<b>VANCOUVER EAST</b>											
DETACHED	224	253	180	-28.9	163	190	214	12.6	493	633	28.4
ATTACHED	47	48	47	-2.1	27	40	34	-15.0	84	123	46.4
APARTMENTS	145	156	160	2.6	136	152	141	-7.2	413	442	7.0
<b>VANCOUVER WEST</b>											
DETACHED	124	184	133	-27.7	113	133	121	-9.0	357	414	16.0
ATTACHED	82	96	95	-1.0	58	66	77	16.7	172	208	20.9
APARTMENTS	432	640	500	-21.9	336	471	417	-11.5	1327	1363	2.7
<b>WHISTLER</b>											
DETACHED	11	16	19	18.8	1	7	0	-100.0	2	14	600.0
ATTACHED	10	14	21	50.0	3	2	8	300.0	7	17	142.9
APARTMENTS	8	20	18	-10.0	0	5	4	-20.0	7	17	142.9
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	53	87	58	-33.3	52	55	49	-10.9	167	178	6.6
ATTACHED	25	8	11	37.5	5	5	8	60.0	14	19	35.7
APARTMENTS	21	23	38	65.2	16	13	13	0.0	44	42	-4.5
<b>GRAND TOTALS</b>											
DETACHED	<b>1338</b>	<b>1662</b>	<b>1236</b>	<b>-25.6</b>	<b>1037</b>	<b>1237</b>	<b>1225</b>	<b>-1.0</b>	<b>3177</b>	<b>3869</b>	<b>21.8</b>
ATTACHED	<b>587</b>	<b>746</b>	<b>604</b>	<b>-19.0</b>	<b>402</b>	<b>545</b>	<b>519</b>	<b>-4.8</b>	<b>1225</b>	<b>1656</b>	<b>35.2</b>
APARTMENTS	<b>1301</b>	<b>1625</b>	<b>1423</b>	<b>-12.4</b>	<b>1041</b>	<b>1314</b>	<b>1187</b>	<b>-9.7</b>	<b>3642</b>	<b>3840</b>	<b>5.4</b>

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



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