News Release

REAL ESTATE BOARD OF GREATER VANCOUVER

FOR IMMEDIATE RELEASE

Spring activity remains balanced in the Greater Vancouver housing market

VANCOUVER, B.C. – June 4, 2012 – The number of properties listed for sale continued to increase in the Greater Vancouver housing market in May. The number of sales decreased year over year, but remained relatively constant compared to recent months.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,853 on the Multiple Listing Service® (MLS®) in May 2012. This represents a 15.5 per cent decline compared to the 3,377 sales recorded in May 2011.

May sales were the lowest total for the month in the region since 2001 and 21.1 per cent below the 10-year May sales average of 3,617. However, sales have been constant throughout the spring months, with 2,874 sales in March and 2,799 sales in April.

"Home sellers have outpaced buyers in recent months, however, there continues to be an overall balance between supply and demand in our marketplace," Eugen Klein, REBGV president said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 6,927 in May 2012. This represents a 16.8 per cent increase compared to May 2011 when 5,931 homes were listed for sale and a 14.4 per cent increase compared to April 2012 when 6,056 homes were listed for sale on the region's MLS®.

Last month's new listing total was 15.3 per cent above the 10-year average for listings in Greater Vancouver for May.

At 17,835, the total number of homes listed for sale on the region's MLS® increased 7.9 per cent in May compared to last month and increased 21 per cent from this time last year.

"Our sales-to-active-listing ratio sits at 16 per cent, which is indicative of balanced market conditions," Klein said. "As a result of this stability, home prices at the regional level have seen little fluctuation over the last six month."

The MLS® HPI benchmark price* for all residential properties in Greater Vancouver currently sits at $625,100, up 3.3 per cent compared to May 2011 and up 2.4 per cent over the last three months. The benchmark price for all residential properties in the Lower Mainland** is $558,300, which is a 3 per cent increase compared to May 2011 and a 2.3 per cent increase compared to three months ago.

Sales of detached properties on the MLS® in May 2012 reached 1,180, a decline of 24.8 per cent from the 1,570 detached sales recorded in May 2011, and a 6.1 per cent decrease from the 1,256 units sold in May 2010. The benchmark price for detached properties increased 5.1 per cent from May 2011 to $967,500.

Sales of apartment properties reached 1,156 in May 2012, a decline of 5.9 per cent compared to the 1,228 sales in May 2011, and a decrease of 14.6 per cent compared to the 1,354 sales in May 2010.The benchmark price of an apartment property increased 1.7 per cent from May 2011 to $379,700.

Townhome property sales in May 2012 totalled 517, a decline of 10.7 per cent compared to the 579 sales in May 2011, and a 5.3 per cent decrease from the 546 townhome properties sold in May 2010. The benchmark price of a townhome unit increased 0.9 per cent between May 2011 and 2012 to $470,000.

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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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***Editor's Note:** Benchmark prices underwent a re-calculation this month in order to more accurately reflect trends measured by the MLS® Home Price Index. There were no changes to the calculation of index values.

This re-calculation involved aggregating benchmark prices using the sales weighted approach for the reference period (i.e. January 2005) and thereafter linking movements in aggregate benchmark prices to their corresponding MLS® HPI.

The methodology, available at **www.homepriceindex.ca**, will be updated later this week.

**Lower Mainland: Includes areas covered by the Real Estate Board of Greater Vancouver and the Fraser Valley Real Estate Board.

Spotlight on Greater Vancouver home prices:

- **Detached**

Home price measure	**May 2012**	**1 month change %**	**6 month change %**	**1 year change %**
MLS® HPI benchmark price	$967,500	+0.4%	+3.4%	+5.1%
Average price	$1,073,018	-4%	-5.4%	-12.2%
Median price	$847,750	-3.7%	-0.03%	-5.4%

- **Townhome**

Home price measure	May 2012	1 month change %	6 month change %	1 year change %
MLS® HPI benchmark price	$470,000	-0.3%	+1.3%	+0.9%
Average price	$551,445	-4.9%	-2.1%	-0.2%
Median price	$505,000	-0.8%	-0.6%	+2.5%

- **Condominium**

Home price measure	**May 2012**	**1 month change %**	**6 month change %**	**1 year change %**
MLS® HPI benchmark price	$379,700	+1.1%	+3%	+1.7%
Average price	$460,761	+3.4%	+6.7%	-1.1%
Median price	$379,950	+1.3%	+4.1%	-1.3%

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MLS® HOME PRICE INDEX *

May 2012

REAL ESTATE BOARD OF GREATER VANCOUVER

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	$558,300	157.6	0.5%	2.3%	2.8%	3.0%	20.3%	15.3%
	Greater Vancouver	$625,100	163.9	0.6%	2.4%	3.0%	3.3%	24.0%	20.1%
	Bowen Island	$625,500	135.6	0.9%	7.8%	7.2%	4.3%	10.1%	1.8%
	Burnaby East	$574,200	158.5	-0.1%	2.9%	4.7%	3.2%	19.9%	15.9%
	Burnaby North	$527,600	157.6	0.4%	1.8%	1.8%	2.3%	19.8%	15.9%
	Burnaby South	$583,800	164.6	0.3%	2.4%	1.3%	1.8%	24.6%	21.9%
	Coquitlam	$512,200	151.5	1.3%	3.5%	3.8%	2.5%	19.4%	12.2%
	Ladner	$560,100	155.8	1.4%	2.6%	4.4%	4.2%	20.6%	19.8%
	Maple Ridge	$392,300	132.6	0.2%	0.7%	0.8%	-1.5%	6.1%	-0.1%
	New Westminster	$372,100	159.7	-0.6%	2.8%	2.5%	3.3%	17.1%	12.9%
	North Vancouver	$663,800	150.2	0.9%	2.6%	5.6%	4.9%	20.6%	13.1%
	Pitt Meadows	$378,600	137.1	0.2%	0.2%	-1.2%	-2.4%	5.9%	0.1%
	Port Coquitlam	$408,900	145.2	0.3%	2.4%	2.2%	0.6%	11.2%	5.8%
	Port Moody	$511,300	141.2	1.8%	3.6%	5.6%	2.6%	12.2%	4.9%
	Richmond	$596,800	173.3	-0.5%	0.1%	2.4%	0.5%	28.8%	28.7%
	Squamish	$404,200	130.5	1.6%	5.6%	8.2%	4.4%	2.8%	5.1%
	Sunshine Coast	$368,500	129.1	-2.6%	6.1%	2.2%	0.1%	2.5%	-3.2%
	Tsawwassen	$613,500	154.6	1.5%	2.7%	3.5%	3.6%	19.2%	18.1%
	Vancouver East	$618,300	180.9	0.4%	2.8%	3.4%	5.7%	29.2%	28.8%
	Vancouver West	$840,300	177.1	1.5%	2.9%	2.7%	4.8%	30.4%	27.0%
	West Vancouver	$1,652,400	177.4	0.7%	6.0%	7.4%	11.2%	46.5%	27.7%
	Whistler	$589,700	162.6	0.6%	5.3%	12.3%	10.2%	26.8%	31.8%
Single Family Detached	Lower Mainland	$779,800	165.7	0.4%	2.3%	3.0%	4.6%	29.3%	23.1%
	Greater Vancouver	$967,500	178.8	0.4%	2.5%	3.4%	5.1%	37.3%	32.3%
	Bowen Island	$625,500	135.6	0.9%	7.8%	7.2%	4.3%	10.1%	1.8%
	Burnaby East	$767,400	171.6	-0.2%	3.6%	7.3%	7.4%	31.3%	28.3%
	Burnaby North	$944,500	182.3	1.3%	3.7%	5.1%	6.6%	37.0%	35.2%
	Burnaby South	$1,002,100	192.1	1.2%	5.7%	4.1%	5.4%	46.6%	43.7%
	Coquitlam	$719,000	159.3	1.5%	4.4%	4.6%	5.4%	26.1%	19.3%
	Ladner	$655,600	158.2	1.2%	4.0%	5.7%	6.7%	24.1%	22.2%
	Maple Ridge	$465,800	132.4	0.5%	0.8%	2.5%	-0.5%	8.7%	2.4%
	New Westminster	$687,300	170.5	-0.1%	2.5%	5.5%	4.6%	30.0%	27.6%
	North Vancouver	$983,700	157.0	1.9%	3.4%	6.0%	7.8%	27.9%	19.0%
	Pitt Meadows	$503,500	140.5	0.0%	-0.6%	-0.7%	0.1%	11.3%	5.6%
	Port Coquitlam	$563,100	150.4	1.3%	3.2%	3.2%	2.4%	19.6%	13.0%
	Port Moody	$841,400	155.9	1.8%	3.7%	5.7%	2.8%	23.0%	15.9%
	Richmond	$1,019,100	205.2	-0.7%	0.0%	2.1%	-0.5%	49.3%	50.2%
	Squamish	$504,200	136.2	1.8%	1.2%	1.3%	7.2%	10.7%	8.4%
	Sunshine Coast	$367,100	128.6	-2.6%	5.9%	1.7%	-0.4%	2.1%	-3.5%
	Tsawwassen	$738,900	159.1	1.6%	3.4%	5.2%	5.9%	24.2%	21.7%
	Vancouver East	$862,200	190.4	1.2%	3.2%	3.8%	8.7%	41.7%	40.1%
	Vancouver West	$2,248,300	231.0	-0.3%	2.0%	1.5%	7.8%	63.7%	59.4%
	West Vancouver	$1,948,200	185.5	0.4%	5.8%	8.7%	12.3%	53.9%	33.2%
	Whistler	$827,400	122.9	1.1%	-1.9%	-7.2%	1.7%	-1.2%	-0.6%

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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 included duplexes.

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

MLS® MULTIPLE LISTING SERVICE® *

MLS® HOME PRICE INDEX *

May 2012

REAL ESTATE BOARD OF GREATER VANCOUVER

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	$470,000	152.5	-0.3%	2.4%	1.3%	0.9%	16.5%	14.2%
	Burnaby East	$421,000	151.0	-0.1%	2.7%	3.5%	0.7%	15.0%	12.4%
	Burnaby North	$398,200	148.5	-2.3%	-4.1%	-5.5%	-3.3%	12.4%	8.8%
	Burnaby South	$424,700	152.4	-0.1%	1.1%	0.9%	0.9%	16.5%	15.7%
	Coquitlam	$383,000	140.7	0.0%	1.9%	3.5%	-0.4%	11.0%	6.0%
	Ladner	$458,400	151.9	1.8%	-0.1%	4.5%	0.3%	16.0%	16.3%
	Maple Ridge	$275,200	133.7	0.1%	1.5%	-1.9%	-2.6%	2.8%	-2.5%
	New Westminster	$397,500	149.3	-0.4%	1.2%	2.0%	1.6%	14.9%	12.3%
	North Vancouver	$602,100	144.1	-0.5%	1.0%	1.3%	4.0%	16.1%	10.2%
	Pitt Meadows	$321,200	139.0	0.9%	1.8%	0.4%	-4.6%	5.1%	1.0%
	Port Coquitlam	$378,800	144.2	-0.9%	0.4%	2.1%	1.8%	10.7%	6.0%
	Port Moody	$406,900	137.5	-0.3%	2.3%	1.1%	-2.8%	8.1%	2.4%
	Richmond	$509,200	164.6	0.1%	2.2%	-0.1%	0.9%	24.4%	25.4%
	Squamish	$353,500	128.3	-1.0%	15.2%	22.0%	2.8%	0.5%	6.7%
	Tsawwassen	$476,100	147.2	1.4%	0.4%	-0.9%	-6.2%	12.4%	12.7%
	Vancouver East	$519,000	171.1	-1.2%	3.0%	0.6%	3.8%	19.2%	20.3%
	Vancouver West	$710,000	160.6	0.2%	5.9%	2.6%	4.1%	23.0%	20.5%
	Whistler	$477,100	145.8	-1.5%	15.3%	26.8%	3.4%	14.3%	21.3%
Apartment	Lower Mainland	$346,500	152.0	0.9%	2.2%	3.1%	1.5%	12.1%	7.8%
	Greater Vancouver	$379,700	153.5	1.1%	2.2%	3.0%	1.7%	14.2%	10.5%
	Burnaby East	$368,300	139.8	-0.3%	3.0%	1.5%	-2.1%	0.1%	-5.5%
	Burnaby North	$342,100	144.6	1.0%	2.8%	2.1%	0.9%	10.9%	5.5%
	Burnaby South	$381,600	153.2	-0.4%	0.9%	-1.1%	-1.2%	14.9%	12.0%
	Coquitlam	$261,200	143.8	1.6%	2.4%	2.2%	-1.4%	12.5%	3.8%
	Ladner	$318,800	151.1	2.0%	0.9%	0.2%	0.2%	12.9%	14.8%
	Maple Ridge	$181,100	132.0	-1.3%	-1.3%	-2.7%	-3.8%	-0.2%	-8.3%
	New Westminster	$274,600	157.0	-0.8%	3.0%	1.3%	2.8%	13.2%	8.4%
	North Vancouver	$352,400	143.1	0.1%	1.9%	6.6%	0.7%	13.2%	6.6%
	Pitt Meadows	$218,800	129.3	0.1%	-0.1%	-3.4%	-3.7%	-2.3%	-10.2%
	Port Coquitlam	$234,100	138.8	-0.4%	3.2%	0.9%	-3.1%	1.6%	-3.3%
	Port Moody	$319,900	133.3	3.3%	4.5%	9.0%	6.6%	7.3%	-1.3%
	Richmond	$351,400	149.0	-0.6%	-1.5%	3.7%	0.2%	11.4%	10.0%
	Squamish	$249,600	120.1	4.3%	7.6%	20.3%	-1.8%	-9.9%	-4.8%
	Tsawwassen	$339,700	142.9	1.6%	1.4%	-0.5%	-0.8%	6.8%	8.6%
	Vancouver East	$310,700	171.4	-0.3%	2.4%	3.9%	2.5%	16.5%	16.8%
	Vancouver West	$488,500	158.1	2.8%	3.1%	3.3%	2.8%	17.3%	14.2%
	West Vancouver	$649,500	141.9	2.9%	5.3%	1.1%	4.2%	14.6%	3.3%
	Whistler	$246,000	225.7	1.5%	-0.7%	7.8%	14.6%	69.3%	78.8%

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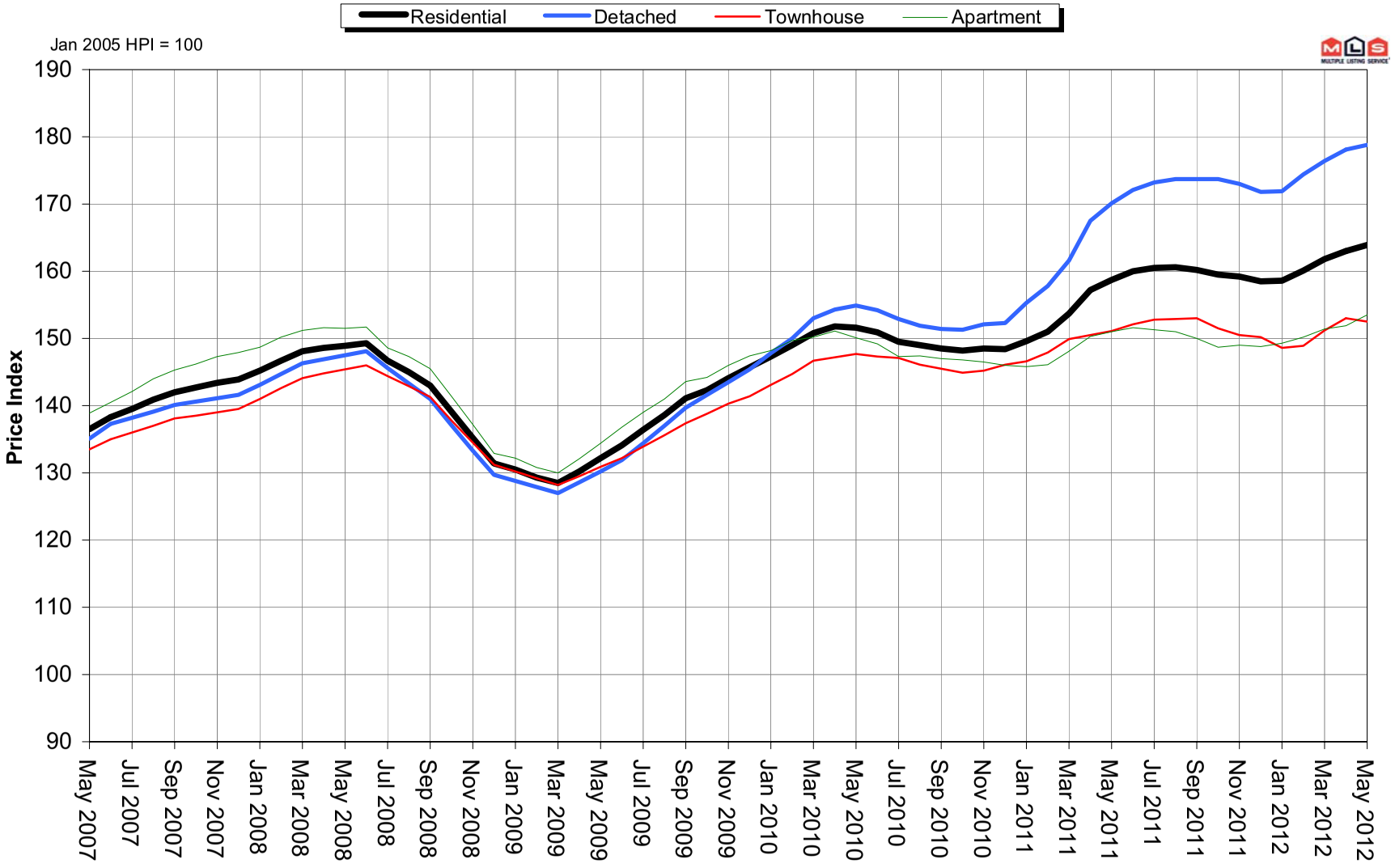
MLS® MULTIPLE LISTING SERVICE® *

MLS® HOME PRICE INDEX

Greater Vancouver
5 Year Trend

REAL ESTATE BOARD OF GREATER VANCOUVER



MLS® SALES Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

May 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
May 2012	Number of Sales	Detached	101	121	59	8	136	31	123	48	35	101	17	45	152	122	69	12	1,180
		Attached	72	47	8	0	48	19	39	21	29	77	15	4	50	49	12	27	517
		Apartment	160	68	12	0	29	87	93	37	25	93	3	6	110	402	19	12	1,156
	Median Selling Price	Detached	$965,000	$735,000	$659,000	n/a	$485,000	$715,000	$990,000	$559,500	$780,000	$985,000	n/a	$440,000	$888,000	$1,998,000	$1,838,000	n/a	
		Attached	$467,000	$483,000	n/a	n/a	$290,450	n/a	$671,400	$360,000	$466,650	$518,000	n/a	n/a	$612,000	$850,000	n/a	$455,000	n/a
		Apartment	$379,000	$286,125	n/a	n/a	$214,500	$324,000	$367,800	$267,500	$332,000	$355,000	n/a	n/a	$337,898	$483,000	n/a	n/a	
April 2012	Number of Sales	Detached	94	119	42	5	102	29	118	56	20	114	16	57	135	130	83	6	1,126
		Attached	74	53	10	0	31	17	30	20	24	71	11	4	52	60	10	16	483
		Apartment	159	84	11	0	29	73	83	38	31	121	5	4	152	360	20	20	1,190
	Median Selling Price	Detached	$923,500	$775,000	$727,500	n/a	$467,645	$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	
		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	$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	
May 2011	Number of Sales	Detached	164	153	61	4	96	41	149	60	28	135	23	44	211	228	167	6	1,570
		Attached	84	78	5	0	65	19	34	21	22	103	10	6	38	70	7	17	579
		Apartment	197	61	16	0	23	74	69	38	25	135	5	7	100	441	27	10	1,228
	Median Selling Price	Detached	$910,000	$730,000	$659,900	n/a	$498,750	$666,400	$959,000	$551,050	$816,000	$990,000	$500,000	$403,950	$843,500	$2,050,000	$1,910,000	n/a	
		Attached	$497,500	$449,900	n/a	n/a	$302,000	n/a	$622,500	$374,000	$472,000	$565,000	n/a	n/a	$619,000	$797,500	n/a	n/a	n/a
		Apartment	$348,000	$310,000	n/a	n/a	$212,000	$307,500	$381,000	$270,000	$335,000	$377,000	n/a	n/a	$342,450	$500,000	$845,000	n/a	
Jan. - May. 2012 *Year-to-date*	Number of Sales	Detached	454	595	222	15	505	132	522	189	108	527	74	197	660	667	337	45	5,249
		Attached	321	203	34	1	184	61	159	104	108	367	43	20	196	250	44	90	2,185
		Apartment	684	354	52	0	123	355	397	157	115	529	20	21	570	1,690	83	64	5,214
	Median Selling Price	Detached	$920,000	$748,000	$705,000	n/a	$483,000	$681,500	$1,016,750	$545,000	$760,000	$986,500	$500,000	$400,000	$888,000	$2,090,000	$1,852,000	$1,100,000	
		Attached	$483,000	$460,000	$449,750	n/a	$295,000	$425,000	$669,000	$394,000	$470,250	$525,000	$349,500	$311,700	$625,500	$873,250	$1,000,000	$538,500	n/a
		Apartment	$376,000	$288,500	$333,500	n/a	$219,000	$308,000	$380,000	$240,000	$332,000	$344,900	$260,000	$227,000	$355,000	$482,000	$715,000	$227,000	
Jan. - May. 2011 *Year-to-date*	Number of Sales	Detached	655	616	321	11	481	158	573	225	106	953	82	176	873	1,097	598	37	6,962
		Attached	399	284	36	1	237	65	183	109	101	527	43	24	200	368	30	59	2,666
		Apartment	814	307	66	0	118	378	369	140	131	804	19	21	554	2,103	110	36	5,970
	Median Selling Price	Detached	$881,750	$706,300	$648,000	n/a	$475,350	$615,000	$931,000	$535,750	$830,000	$995,500	$475,750	$399,500	$800,000	$2,042,500	$1,700,000	$930,000	
		Attached	$489,500	$450,450	$444,500	n/a	$309,900	$406,000	$625,000	$383,900	$419,000	$539,900	$357,627	$266,250	$606,021	$870,000	$1,138,500	$600,000	n/a
		Apartment	$349,000	$287,700	$331,000	n/a	$214,700	$310,000	$365,000	$243,750	$345,000	$354,000	n/a	$271,000	$341,000	$488,000	$745,000	$238,750	

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

MLS® MULTIPLE LISTING SERVICE®

MLS® LISTINGS Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

May 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
May 2012	Number of Listings	Detached	271	265	98	18	274	53	252	104	48	383	65	168	340	456	202	39	3,036
		Attached	154	86	17	0	80	26	71	39	42	177	40	12	77	159	23	41	1,044
		Apartment	381	154	26	0	75	181	187	68	60	307	16	31	277	988	43	53	2,847
	% Sales to Listings	Detached	37%	46%	60%	44%	50%	58%	49%	46%	73%	26%	26%	27%	45%	27%	34%	31%	
		Attached	47%	55%	47%	n/a	60%	73%	55%	54%	69%	44%	38%	33%	65%	31%	52%	66%	n/a
		Apartment	42%	44%	46%	n/a	39%	48%	50%	54%	42%	30%	19%	19%	40%	41%	44%	23%	
April 2012	Number of Listings	Detached	246	210	78	26	193	52	205	74	49	350	48	135	270	395	184	33	2,548
		Attached	159	72	10	0	61	33	81	32	28	182	18	6	101	132	19	37	971
		Apartment	374	147	26	0	63	166	197	72	55	287	20	9	219	839	38	25	2,537
	% Sales to Listings	Detached	38%	57%	54%	19%	53%	56%	58%	76%	41%	33%	33%	42%	50%	33%	45%	18%	
		Attached	47%	74%	100%	n/a	51%	52%	37%	63%	86%	39%	61%	67%	51%	45%	53%	43%	n/a
		Apartment	43%	57%	42%	n/a	46%	44%	42%	53%	56%	42%	25%	44%	69%	43%	53%	80%	
May 2011	Number of Listings	Detached	221	219	94	18	219	45	202	74	44	344	39	142	269	338	264	30	2,562
		Attached	151	92	10	0	70	19	62	36	35	203	12	7	73	145	17	37	969
		Apartment	334	141	19	8	54	168	170	57	59	296	26	11	198	788	40	31	2,400
	% Sales to Listings	Detached	74%	70%	65%	22%	44%	91%	74%	81%	64%	39%	59%	31%	78%	67%	63%	20%	
		Attached	56%	85%	50%	n/a	93%	100%	55%	58%	63%	51%	83%	86%	52%	48%	41%	46%	n/a
		Apartment	59%	43%	84%	0%	43%	44%	41%	67%	42%	46%	19%	64%	51%	56%	68%	32%	
Jan. - May. 2012 *Year-to-date**	Number of Listings	Detached	1,106	1,076	419	63	1,136	237	983	352	229	1,824	232	670	1,364	1,982	854	148	12,675
		Attached	740	389	56	1	365	123	314	177	186	861	117	49	374	673	87	174	4,686
		Apartment	1,703	801	133	0	315	852	915	345	272	1,533	101	70	1,186	4,158	202	187	12,773
	% Sales to Listings	Detached	41%	55%	53%	24%	44%	56%	53%	54%	47%	29%	32%	29%	48%	34%	39%	30%	
		Attached	43%	52%	61%	100%	50%	50%	51%	59%	58%	43%	37%	41%	52%	37%	51%	52%	n/a
		Apartment	40%	44%	39%	n/a	39%	42%	43%	46%	42%	35%	20%	30%	48%	41%	41%	34%	
Jan. - May. 2011 *Year-to-date**	Number of Listings	Detached	947	1,026	487	77	1,035	233	932	347	219	2,024	225	639	1,376	1,777	967	118	12,429
		Attached	677	419	61	0	408	102	306	190	178	946	104	57	320	675	61	199	4,703
		Apartment	1,497	704	102	10	321	771	836	321	303	1,531	117	91	977	4,004	191	161	11,937
	% Sales to Listings	Detached	69%	60%	66%	14%	46%	68%	61%	65%	48%	47%	36%	28%	63%	62%	62%	31%	
		Attached	59%	68%	59%	n/a	58%	64%	60%	57%	57%	56%	41%	42%	63%	55%	49%	30%	n/a
		Apartment	54%	44%	65%	0%	37%	49%	44%	44%	43%	53%	16%	23%	57%	53%	58%	22%	

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

MLS® MULTIPLE LISTING SERVICE®

REAL ESTATE BOARD OF GREATER VANCOUVER

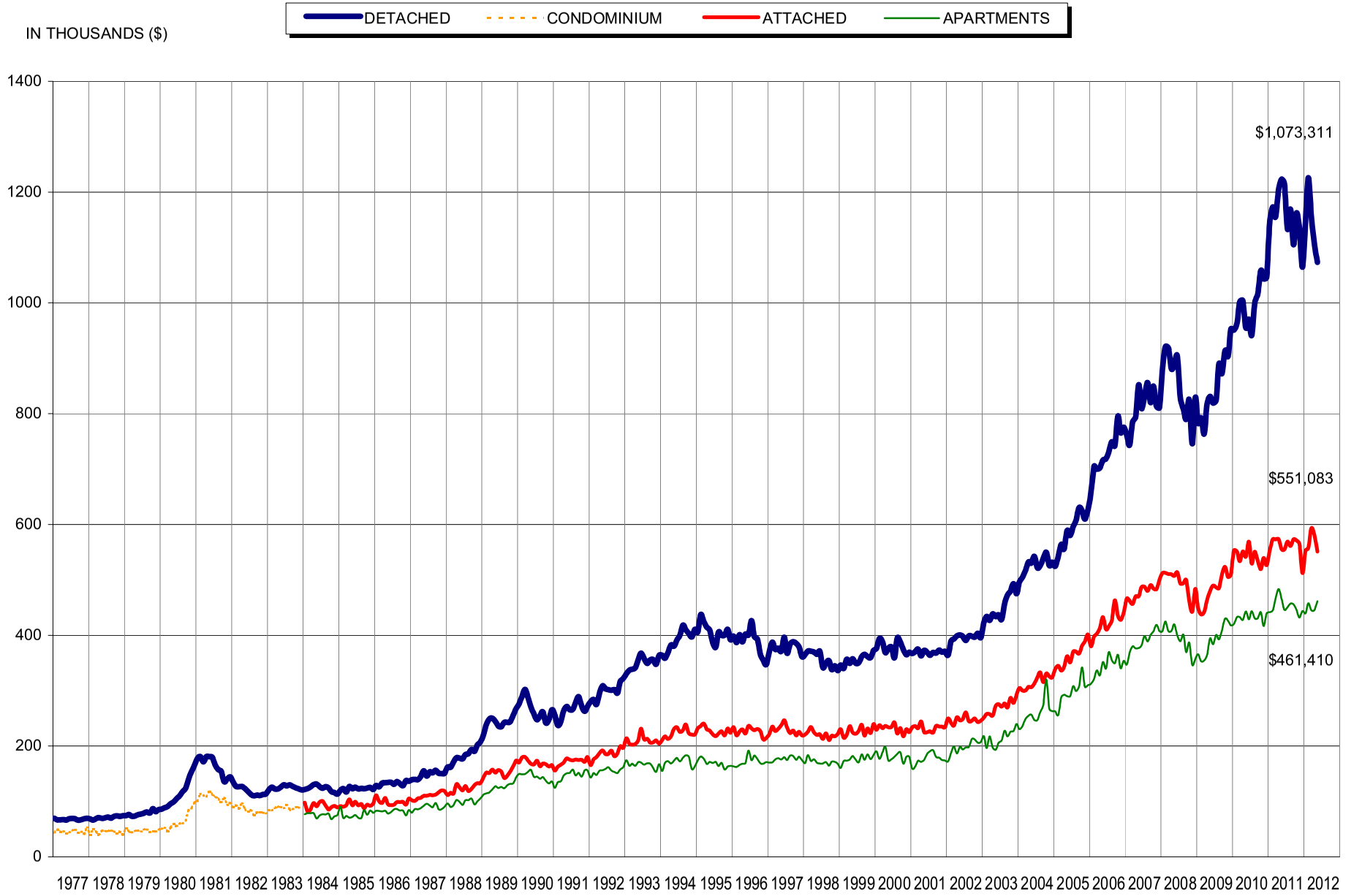
Listing & Sales Activity Summary

MLS MULTIPLE LISTING SERVICE

	Listings				Sales						
	1 May 2011	2 Apr 2012	3 May 2012	Col. 2 & 3 Percentage Variance	5 May 2011	6 Apr 2012	7 May 2012	Col. 6 & 7 Percentage Variance	9 Mar 2011 - May 2011	10 Mar 2012 - May 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	221	246	271	10.2	164	94	101	7.4	474	290	-38.8
ATTACHED	151	159	154	-3.1	84	74	72	-2.7	285	219	-23.2
APARTMENTS	334	374	381	1.9	197	159	160	0.6	543	483	-11.0
COQUITLAM											
DETACHED	219	210	265	26.2	153	119	121	1.7	443	394	-11.1
ATTACHED	92	72	86	19.4	78	53	47	-11.3	196	146	-25.5
APARTMENTS	141	147	154	4.8	61	84	68	-19.0	207	236	14.0
DELTA											
DETACHED	94	78	98	25.6	61	42	59	40.5	218	167	-23.4
ATTACHED	10	10	17	70.0	5	10	8	-20.0	26	22	-15.4
APARTMENTS	19	26	26	0.0	16	11	12	9.1	45	38	-15.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	219	193	274	42.0	96	102	136	33.3	309	350	13.3
ATTACHED	70	61	80	31.1	65	31	48	54.8	179	121	-32.4
APARTMENTS	54	63	75	19.0	23	29	29	0.0	83	79	-4.8
NORTH VANCOUVER											
DETACHED	202	205	252	22.9	149	118	123	4.2	416	362	-13.0
ATTACHED	62	81	71	-12.3	34	30	39	30.0	125	109	-12.8
APARTMENTS	170	197	187	-5.1	69	83	93	12.0	250	267	6.8
NEW WESTMINSTER											
DETACHED	45	52	53	1.9	41	29	31	6.9	116	88	-24.1
ATTACHED	19	33	26	-21.2	19	17	19	11.8	49	47	-4.1
APARTMENTS	168	166	181	9.0	74	73	87	19.2	252	234	-7.1
PORT MOODY/BELCARRA											
DETACHED	44	49	48	-2.0	28	20	35	75.0	81	71	-12.3
ATTACHED	35	28	42	50.0	22	24	29	20.8	65	77	18.5
APARTMENTS	59	55	60	9.1	25	31	25	-19.4	91	76	-16.5
PORT COQUITLAM											
DETACHED	74	74	104	40.5	60	56	48	-14.3	163	140	-14.1
ATTACHED	36	32	39	21.9	21	20	21	5.0	72	69	-4.2
APARTMENTS	57	72	68	-5.6	38	38	37	-2.6	108	112	3.7
RICHMOND											
DETACHED	344	350	383	9.4	135	114	101	-11.4	540	319	-40.9
ATTACHED	203	182	177	-2.7	103	71	77	8.5	353	235	-33.4
APARTMENTS	296	287	307	7.0	135	121	93	-23.1	499	332	-33.5
SUNSHINE COAST											
DETACHED	142	135	168	24.4	44	57	45	-21.1	121	142	17.4
ATTACHED	7	6	12	100.0	6	4	4	0.0	16	11	-31.3
APARTMENTS	11	9	31	244.4	7	4	6	50.0	15	15	0.0
SQUAMISH											
DETACHED	39	48	65	35.4	23	16	17	6.3	62	48	-22.6
ATTACHED	12	18	40	122.2	10	11	15	36.4	35	34	-2.9
APARTMENTS	26	20	16	-20.0	5	5	3	-40.0	14	10	-28.6
VANCOUVER EAST											
DETACHED	269	270	340	25.9	211	135	152	12.6	609	442	-27.4
ATTACHED	73	101	77	-23.8	38	52	50	-3.8	143	143	0.0
APARTMENTS	198	219	277	26.5	100	152	110	-27.6	364	400	9.9
VANCOUVER WEST											
DETACHED	338	395	456	15.4	228	130	122	-6.2	721	404	-44.0
ATTACHED	145	132	159	20.5	70	60	49	-18.3	255	177	-30.6
APARTMENTS	788	839	988	17.8	441	360	402	11.7	1473	1156	-21.5
WHISTLER											
DETACHED	30	33	39	18.2	6	6	12	100.0	28	29	3.6
ATTACHED	37	37	41	10.8	17	16	27	68.8	42	59	40.5
APARTMENTS	31	25	53	112.0	10	20	12	-40.0	23	43	87.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	264	184	202	9.8	167	83	69	-16.9	460	230	-50.0
ATTACHED	17	19	23	21.1	7	10	12	20.0	22	31	40.9
APARTMENTS	40	38	43	13.2	27	20	19	-5.0	84	56	-33.3
GRAND TOTALS											
DETACHED	**2544**	**2522**	**3018**	**19.7**	**1566**	**1121**	**1172**	**4.5**	**4761**	**3476**	**-27.0**
ATTACHED	**969**	**971**	**1044**	**7.5**	**579**	**483**	**517**	**7.0**	**1863**	**1500**	**-19.5**
APARTMENTS	**2392**	**2537**	**2847**	**12.2**	**1228**	**1190**	**1156**	**-2.9**	**4051**	**3537**	**-12.7**

REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to May 2012



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

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