

News Release



FOR IMMEDIATE RELEASE

Selection broadens and demand eases to kick off 2012 in the Greater Vancouver housing market

VANCOUVER, B.C. – February 6, 2012 – Greater Vancouver home sellers were more active than buyers in January and overall home prices, according to the new MLS® Home Price Index (MLS® HPI), continued to experience more stability and less fluctuation compared to the beginning of 2011.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 1,577 on the Multiple Listing Service® (MLS®) in January 2012. This represents a 4.9 per cent decrease compared to the 1,658 sales recorded in December 2011, a decrease of 13.3 per cent compared to the 1,819 sales in January 2011 and an 18 per cent decline from the 1,923 home sales in January 2010.

January sales in Greater Vancouver were the second lowest January total in the region since 2002, though only 146 sales below the 10-year average.

“We’re seeing trends emerge in our market that favour buyers, such as increased selection and more stability in pricing compared to this time last year,” Rosario Setticasì, REBGV president said. “Last month’s activity tells us that competition amongst home buyers was reduced in January, which means that individuals looking to purchase a home had more time to do their homework, consult with their REALTOR®, and make a decision.”

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,756 in January. This represents a 19.9 per cent increase compared to the 4,801 new listings reported in January 2011, and a 253.3 per cent increase compared to the 1,629 new listings reported in December 2011.

Last month’s new listing count was the highest January total in Greater Vancouver since 1995.

The total number of properties currently listed for sale on the Greater Vancouver MLS® is 12,544, a 12.5 per cent increase compared to December 2011 and an increase of 20.2 per cent compared to January 2011.

New MLS® Home Price Index launches in Canada

Today marks the launch of the MLS® Home Price Index (MLS® HPI), the best and purest way of determining price trends in the housing market. The MLS® HPI was pioneered by six founding partners: the real estate boards of Calgary, Fraser Valley, Greater Montreal, Greater Vancouver, and Toronto and the Canadian Real Estate Association. The partners contracted with Altus Group to develop the MLS® HPI which measures home price trends in the five major markets serviced by those boards.

The new index replaces the MLSLink Housing Price Index, which had been used by Greater Vancouver and Fraser Valley REALTORS® since the mid 1990s. MLS® HPI statistics should not be compared with previous MLSLink HPI statistics.¹

“The MLS® HPI is a national collaboration intended to give the public a more reliable and comprehensive tool to understand home price trends across the country,” Setticasì said.

The MLS® HPI benchmark price for all residential properties in Greater Vancouver currently sits at \$660,600, up 5.7 per cent compared to January 2011 and down 0.1 per cent compared to December 2011. The MLS® HPI also tracks home prices across the Lower Mainland.² The benchmark price for all residential properties in the Lower Mainland is \$593,300, an increase of 5 per cent compared to January 2011.

Sales of detached properties on the MLS® in January 2012 reached 659, a decline of 16.9 per cent from the 793 detached sales recorded in January 2011, and a 6.5 per cent decrease from the 705 units sold in January 2010. The benchmark price for detached properties increased 11.3 per cent from January 2011 to \$1,034,700.

Continued overleaf

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Sales of apartment properties reached 657 in January 2012, a decline of 7.9 per cent compared to the 713 sales in January 2011, and a decrease of 26.3 per cent compared to the 891 sales in January 2010. The benchmark price of an apartment property increased 2.4 per cent from January 2011 to \$371,500.

Attached property sales in January 2012 totalled 261, a decline of 16.6 per cent compared to the 313 sales in January 2011, and a 20.2 per cent decrease from the 327 attached properties sold in January 2010. The benchmark price of a townhome unit declined 0.5 per cent between January 2011 and 2012 to \$468,000.

Editor's notes:

1. The new MLS® HPI will be indexed to equal 100 in January 2005. The previous MLSLink HPI was indexed to 2001. Sales prior to 2005 will not be considered in the MLS® HPI. Click here to view more detailed information on the MLS® HPI.
2. The Lower Mainland includes the areas serviced by both the Real Estate Board of Greater Vancouver and the Fraser Valley Real Estate Board, and is comprised of communities from Whistler to Abbotsford.
3. Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

-30-

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 9,069.2 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$21 billion in 2010. The Real Estate Board of Greater Vancouver is an association representing more than 10,900 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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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	\$593,300	152.8	0.0%	-0.5%	-1.0%	5.0%	17.0%	17.1%
	Greater Vancouver	\$660,600	158.5	0.1%	-0.4%	-1.1%	5.7%	21.5%	22.1%
	Bowen Island	\$559,800	122.0	0.1%	-5.7%	-7.4%	1.2%	0.6%	-2.6%
	Burnaby East	\$585,600	153.5	-0.3%	1.7%	-0.3%	5.7%	17.9%	17.4%
	Burnaby North	\$540,900	154.4	0.8%	-0.5%	-1.2%	4.4%	19.4%	19.0%
	Burnaby South	\$567,700	159.7	-0.6%	-2.4%	-3.4%	5.3%	21.4%	24.1%
	Coquitlam	\$497,800	144.4	-0.6%	-2.0%	-2.6%	2.7%	12.4%	11.7%
	Ladner	\$523,700	146.8	-0.3%	-2.6%	-2.6%	3.5%	13.1%	17.3%
	Maple Ridge	\$390,900	131.9	0.4%	-1.0%	-2.2%	0.4%	4.6%	3.5%
	New Westminster	\$371,700	153.8	0.3%	-1.6%	-1.9%	3.6%	13.4%	13.6%
	North Vancouver	\$656,000	142.3	0.5%	1.2%	0.4%	5.3%	15.8%	14.6%
	Pitt Meadows	\$377,200	135.9	-0.7%	-1.7%	-3.2%	-0.3%	5.9%	4.1%
	Port Coquitlam	\$402,500	142.0	-0.1%	0.0%	-1.7%	2.7%	8.2%	8.4%
	Port Moody	\$482,600	134.2	-0.4%	-0.5%	-3.1%	-0.9%	4.4%	4.4%
	Richmond	\$624,400	171.2	-0.6%	0.3%	-0.7%	5.4%	28.2%	32.0%
	Squamish	\$395,100	123.5	0.6%	1.0%	-2.1%	0.7%	-4.2%	5.3%
	Sunshine Coast	\$359,500	126.1	-0.9%	-2.7%	-4.5%	3.4%	1.2%	-1.3%
	Tsawwassen	\$588,100	144.5	-2.8%	-4.0%	-3.3%	7.0%	13.6%	14.2%
	Vancouver East	\$600,600	173.1	-0.5%	-1.0%	-0.6%	8.4%	26.1%	29.7%
	Vancouver West	\$933,600	171.4	1.3%	0.5%	0.2%	7.7%	31.3%	30.2%
	West Vancouver	\$1,608,800	163.0	-1.2%	-1.1%	-1.2%	14.5%	34.8%	27.4%
Whistler	\$511,100	152.1	-0.6%	-0.1%	-6.8%	3.5%	16.6%	30.9%	
Single Family Detached	Lower Mainland	\$848,800	161.2	-0.1%	-0.2%	-0.2%	9.2%	26.6%	25.7%
	Greater Vancouver	\$1,034,700	173.8	-0.1%	-0.2%	-0.3%	11.3%	35.6%	36.2%
	Bowen Island	\$552,200	120.4	-1.0%	-5.6%	-7.9%	-0.8%	1.7%	-1.4%
	Burnaby East	\$728,800	168.4	-0.6%	1.5%	1.0%	8.6%	30.2%	32.2%
	Burnaby North	\$905,200	174.4	0.3%	-1.3%	0.6%	12.3%	35.8%	38.6%
	Burnaby South	\$947,800	180.9	0.3%	0.0%	-0.8%	15.5%	42.8%	40.1%
	Coquitlam	\$684,600	152.3	-0.5%	0.0%	-0.7%	6.1%	20.0%	19.1%
	Islands - Gulf	\$307,500	118.0	0.0%	-1.6%	-1.4%	4.7%	-0.4%	-2.7%
	Ladner	\$620,400	148.0	-1.5%	-4.0%	-4.5%	3.9%	15.9%	16.9%
	Maple Ridge	\$465,500	131.0	0.6%	-1.6%	-2.7%	1.5%	6.2%	5.2%
	New Westminster	\$655,300	169.0	0.3%	0.2%	-0.2%	7.1%	29.4%	31.7%
	North Vancouver	\$957,800	152.6	-0.6%	1.9%	1.7%	11.0%	27.2%	24.4%
	Pitt Meadows	\$507,800	140.7	2.2%	-0.8%	-0.4%	6.1%	15.1%	11.0%
	Port Coquitlam	\$549,100	147.6	0.2%	1.2%	-0.4%	5.7%	16.8%	16.9%
	Port Moody	\$784,900	144.7	-1.3%	-2.6%	-3.8%	2.1%	11.9%	14.0%
	Richmond	\$1,004,300	202.2	-0.7%	-0.9%	-2.2%	8.0%	48.7%	54.7%
	Squamish	\$501,600	132.2	-0.3%	4.4%	3.0%	6.7%	8.9%	11.6%
	Sunshine Coast	\$364,800	125.7	-0.6%	-0.7%	-2.8%	2.9%	1.5%	1.0%
	Tsawwassen	\$685,100	145.9	-4.6%	-5.0%	-5.0%	9.9%	19.0%	16.9%
	Vancouver East	\$827,500	184.1	0.7%	0.7%	1.1%	12.9%	41.3%	41.8%
	Vancouver West	\$2,204,500	229.5	1.1%	-0.2%	1.1%	21.4%	69.0%	74.1%
West Vancouver	\$1,831,500	168.3	-1.3%	1.2%	1.6%	18.2%	35.9%	33.7%	
Whistler	\$861,100	129.3	-2.0%	1.7%	-0.3%	2.9%	6.0%	9.1%	
Townhouse	Lower Mainland	\$407,300	142.6	-0.9%	-1.0%	-1.9%	0.2%	9.7%	10.5%
	Greater Vancouver	\$468,000	148.2	-0.7%	-1.2%	-2.1%	-0.5%	13.9%	15.3%
	Burnaby East	\$421,600	147.2	-2.5%	1.7%	-0.8%	1.2%	10.3%	14.2%
	Burnaby North	\$427,600	154.7	-0.8%	-2.5%	-3.4%	0.0%	19.0%	19.6%
	Burnaby South	\$429,900	151.1	-0.5%	-1.2%	-1.6%	1.3%	16.3%	19.9%
	Coquitlam	\$377,400	137.2	-0.4%	-2.8%	-4.3%	2.5%	7.6%	6.9%
	Ladner	\$452,600	148.8	1.6%	2.8%	-1.6%	-0.5%	17.9%	16.7%
	Maple Ridge	\$274,800	133.7	-0.7%	-4.1%	-3.7%	-2.8%	1.1%	1.4%
	New Westminster	\$384,200	142.5	-1.1%	-1.0%	-3.5%	-1.1%	12.9%	11.6%
	North Vancouver	\$523,800	124.4	0.6%	-6.5%	-6.3%	-1.4%	0.4%	0.1%
	Pitt Meadows	\$313,200	134.8	-4.1%	-1.7%	-9.0%	-5.9%	1.8%	3.5%
	Port Coquitlam	\$369,000	141.0	-1.3%	0.1%	-1.7%	1.5%	8.5%	7.6%
	Port Moody	\$403,600	134.0	-0.2%	-2.7%	-6.0%	-3.2%	3.5%	3.5%
	Richmond	\$502,300	162.1	-1.5%	-2.5%	-1.6%	2.4%	21.9%	26.7%
	Squamish	\$298,900	109.7	0.0%	-5.5%	-11.9%	-6.7%	-14.8%	-5.3%

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 %
	Tsawwassen	\$474,800	142.7	0.3%	-3.3%	-7.9%	-7.3%	13.1%	11.9%
	Vancouver East	\$516,600	167.0	-0.9%	-0.5%	1.6%	8.7%	22.1%	22.6%
	Vancouver West	\$682,900	155.0	0.1%	6.5%	4.2%	-8.9%	24.0%	21.1%
	Whistler	\$427,000	122.9	0.7%	-4.9%	-12.4%	-6.8%	-4.5%	6.0%
Apartment	Lower Mainland	\$344,200	147.8	0.3%	0.3%	-1.4%	2.1%	9.9%	10.1%
	Greater Vancouver	\$371,500	149.3	0.3%	0.4%	-1.3%	2.4%	12.9%	12.6%
	Burnaby East	\$360,200	136.7	1.0%	1.2%	-5.6%	-1.6%	-0.7%	-3.7%
	Burnaby North	\$340,900	139.6	0.6%	-1.2%	-2.2%	-0.2%	8.1%	6.1%
	Burnaby South	\$373,300	150.3	-1.2%	-3.8%	-6.1%	-0.2%	12.5%	15.5%
	Coquitlam	\$252,100	137.8	-1.4%	-2.6%	-3.5%	-2.3%	7.0%	3.5%
	Ladner	\$305,500	147.3	-1.3%	-2.4%	-1.1%	3.3%	7.5%	16.1%
	Maple Ridge	\$181,500	132.6	0.3%	-2.1%	-0.7%	-3.8%	0.3%	-3.8%
	New Westminster	\$270,100	151.6	0.1%	-2.5%	-2.6%	2.4%	9.0%	9.1%
	North Vancouver	\$340,800	138.1	1.0%	2.8%	-0.7%	-0.2%	11.2%	9.0%
	Pitt Meadows	\$220,000	128.2	0.3%	-4.3%	-3.1%	-4.8%	-3.0%	-7.0%
	Port Coquitlam	\$233,600	137.9	0.4%	-0.6%	-2.7%	-0.4%	-0.3%	0.5%
	Port Moody	\$304,000	125.8	0.5%	1.8%	0.2%	-2.5%	-0.6%	-1.7%
	Richmond	\$354,100	149.7	-0.1%	3.4%	1.4%	4.2%	14.2%	14.6%
	Squamish	\$225,100	108.0	0.7%	6.1%	-4.1%	-15.8%	-22.2%	-4.8%
	Tsawwassen	\$332,300	138.3	-1.8%	-3.8%	-2.9%	0.7%	0.9%	9.0%
	Vancouver East	\$298,900	163.3	-0.5%	-1.6%	-2.4%	2.6%	12.2%	17.1%
	Vancouver West	\$472,600	154.0	1.3%	2.0%	-0.1%	4.8%	19.0%	16.8%
West Vancouver	\$607,200	131.8	-2.3%	-5.6%	-3.1%	-0.5%	7.2%	1.8%	
Whistler	\$237,000	221.5	-3.4%	2.7%	-10.8%	4.8%	59.5%	95.3%	

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.

In January 2005, the indexes are set to 100

Key: ** = Sales sample too small; Price information not reported.

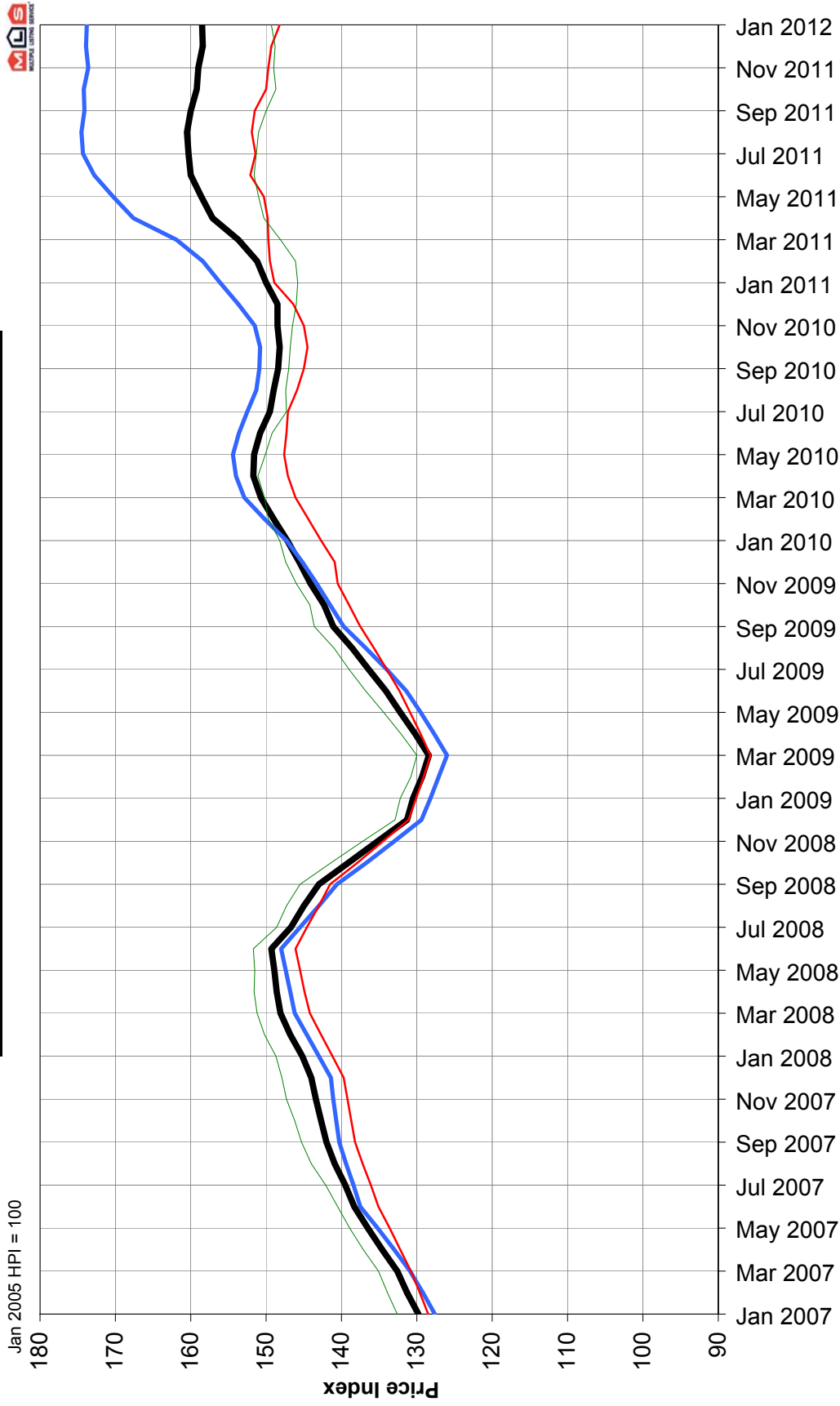
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HOME PRICE INDEX

Greater Vancouver 5 Year Trend



MLS® SALES Facts



January 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
January 2012	Number of Sales	74	17	1	53	13	57	23	14	89	13	22	93	86	39	6	659
	Median Selling Price	\$920,000	n/a	n/a	\$470,000	n/a	\$938,000	\$522,000	n/a	\$978,888	n/a	\$362,950	\$851,000	\$2,095,000	\$2,071,080	n/a	n/a
	Number of Sales	40	3	1	26	7	26	14	9	52	2	2	14	26	3	14	261
December 2011	Median Selling Price	\$470,000	n/a	n/a	\$301,500	n/a	\$714,500	n/a	n/a	\$508,500	n/a	n/a	n/a	\$843,250	n/a	n/a	n/a
	Number of Sales	67	5	0	25	52	48	18	15	72	1	2	68	211	10	14	657
	Median Selling Price	\$350,500	n/a	n/a	\$226,000	\$292,700	\$392,500	n/a	n/a	\$330,000	n/a	n/a	\$333,000	\$460,000	n/a	n/a	n/a
January 2011	Number of Sales	65	18	0	72	6	53	16	14	62	12	23	95	62	38	10	630
	Median Selling Price	\$895,000	n/a	n/a	\$490,000	n/a	\$982,000	n/a	n/a	\$965,000	n/a	\$370,000	\$823,500	\$2,075,000	\$1,600,000	n/a	n/a
	Number of Sales	40	7	0	21	6	17	16	18	41	7	1	15	31	0	13	254
January 2011	Median Selling Price	\$478,950	n/a	n/a	\$286,000	n/a	n/a	n/a	n/a	\$499,000	n/a	n/a	n/a	\$750,000	n/a	n/a	n/a
	Number of Sales	111	9	0	37	62	62	18	18	75	6	2	51	262	11	13	774
	Median Selling Price	\$322,175	n/a	n/a	\$205,900	\$295,000	\$380,000	n/a	n/a	\$346,000	n/a	n/a	\$320,500	\$474,000	n/a	n/a	n/a
Jan. - Jan. 2012	Number of Sales	76	30	2	66	12	46	22	7	162	5	16	99	134	46	5	793
	Median Selling Price	\$796,500	\$588,000	n/a	\$457,943	n/a	\$897,500	\$503,933	n/a	\$1,021,500	n/a	n/a	\$750,000	\$2,030,000	\$1,405,000	n/a	n/a
	Number of Sales	40	3	1	26	7	22	17	15	74	2	2	19	36	5	7	313
Year-to-date	Median Selling Price	\$494,900	n/a	n/a	\$298,819	n/a	\$540,000	n/a	n/a	\$517,500	n/a	n/a	n/a	\$821,000	n/a	n/a	n/a
	Number of Sales	67	4	0	10	45	48	18	13	124	2	3	74	226	8	7	713
	Median Selling Price	\$362,500	n/a	n/a	n/a	\$315,000	\$349,000	n/a	n/a	\$341,500	n/a	n/a	\$332,500	\$478,800	n/a	n/a	n/a
Jan. - Jan. 2011	Number of Sales	59	17	1	53	13	57	23	14	89	13	22	93	86	39	6	659
	Median Selling Price	\$920,000	n/a	n/a	\$470,000	n/a	\$938,000	\$522,000	n/a	\$978,888	n/a	\$362,950	\$851,000	\$2,095,000	\$2,071,080	n/a	n/a
	Number of Sales	40	3	0	26	7	26	14	9	52	2	2	14	26	3	14	261
Year-to-date	Median Selling Price	\$470,000	n/a	n/a	\$301,500	n/a	\$714,500	n/a	n/a	\$508,500	n/a	n/a	n/a	\$843,250	n/a	n/a	n/a
	Number of Sales	67	5	0	25	52	48	18	15	72	1	2	68	211	10	14	657
	Median Selling Price	\$350,500	n/a	n/a	\$226,000	\$292,700	\$392,500	n/a	n/a	\$330,000	n/a	n/a	\$333,000	\$460,000	n/a	n/a	n/a
Jan. - Jan. 2011	Number of Sales	76	30	2	66	12	46	22	7	162	5	16	99	134	46	5	793
	Median Selling Price	\$796,500	\$588,000	n/a	\$457,943	n/a	\$897,500	\$503,933	n/a	\$1,021,500	n/a	n/a	\$750,000	\$2,030,000	\$1,405,000	n/a	n/a
	Number of Sales	40	3	0	26	7	22	17	15	74	2	2	19	36	5	7	313
Year-to-date	Median Selling Price	\$494,900	n/a	n/a	\$298,819	n/a	\$540,000	n/a	n/a	\$517,500	n/a	n/a	n/a	\$821,000	n/a	n/a	n/a
	Number of Sales	67	4	0	10	45	48	18	13	124	2	3	74	226	8	7	713
	Median Selling Price	\$362,500	n/a	n/a	n/a	\$315,000	\$349,000	n/a	n/a	\$341,500	n/a	n/a	\$332,500	\$478,800	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



**January
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
January 2012	181 Detached 120 Attached 307 Apartment	171 43% 81 27% 135 36% 33% 27% 22% 66 38 103 98% 105% 101%	70 24% 13 23% 36 14% 17 3 10 106% 233% 90%	5 20% 1 100% 0 n/a 6 0 0 0% n/a n/a	255 21% 56 46% 58 43% 55 15 18 131% 140% 206%	38 34% 21 33% 161 32% 10 2 58 60% 300% 107%	144 40% 61 43% 174 28% 32 10 49 166% 170% 127%	39 59% 28 50% 54 33% 16 12 22 100% 133% 82%	46 30% 44 20% 45 33% 11 9 10 127% 200% 180%	470 19% 195 27% 348 21% 85 55 102 73% 75% 74%	43 30% 18 11% 32 3% 12 8 10 100% 88% 60%	99 22% 11 18% 15 13% 25 4 12 92% 25% 17%	235 40% 44 32% 175 39% 75 6 62 127% 250% 82%	476 18% 126 21% 775 27% 89 26 218 70% 119% 120%	185 21% 13 23% 39 26% 35 5 8 109% 0% 138%	33 18% 40 35% 40 35% 26 24 34 38% 54% 38%	2,490 872 2,394 n/a 622 237 770 n/a 1,923 776 2,102 n/a 2,490 872 2,394 n/a 1,923 776 2,102 n/a
December 2011	124 Detached 116 Attached 256 Apartment	161 40% 72 53% 122 32% 135 43% 171 32% 181 33% 120 33% 307 22%	74 41% 14 21% 16 25% 7 3 10 106% 233% 90%	10 20% 0 n/a 2 0% 5 1 0 0% n/a n/a	189 35% 64 41% 75 27% 189 13% 64 41% 206% 140% 206%	45 27% 17 41% 164 27% 38 21 161 60% 300% 107%	138 33% 49 45% 132 26% 144 40% 61 43% 174 28% 144 33% 174 32% 181 33% 120 33% 307 22%	58 38% 33 52% 67 19% 16 12 22 100% 133% 82%	35 20% 25 60% 68 19% 11 9 10 127% 200% 180%	325 50% 135 55% 248 50% 85 55 102 73% 75% 74%	43 12% 10 20% 27 7% 12 8 10 100% 88% 60%	84 19% 13 15% 5 60% 25 4 12 92% 25% 17%	198 50% 57 33% 173 43% 75 6 62 127% 250% 82%	297 45% 124 29% 684 33% 89 26 218 70% 119% 120%	130 35% 15 33% 28 29% 35 5 8 109% 0% 138%	12 42% 32 22% 35 20% 26 24 34 38% 54% 38%	1,923 776 2,102 n/a 1,923 776 2,102 n/a
January 2011	61% Detached 34% Attached 43% Apartment	40% 53% 32% 40% 171 32% 181 33% 120 33% 307 22%	41% 21% 25% 41% 16 25% 7 3 10 106% 233% 90%	20% n/a 0% n/a 2 0% 5 1 0 0% n/a n/a	35% 41% 13% 27% 189 13% 64 41% 206% 140% 206%	27% 41% 27% 60% 164 27% 38 21 161 60% 300% 107%	33% 45% 26% 40% 132 26% 144 40% 61 43% 174 28% 144 33% 174 32% 181 33% 120 33% 307 22%	38% 52% 19% 100% 67 19% 16 12 22 100% 133% 82%	20% 60% 19% 127% 68 19% 11 9 10 127% 200% 180%	50% 55% 50% 73% 248 50% 85 55 102 73% 75% 74%	12% 20% 7% 100% 27 7% 12 8 10 100% 88% 60%	19% 15% 60% 19% 5 60% 25 4 12 92% 25% 17%	43% 33% 43% 82% 173 43% 75 6 62 127% 250% 82%	45% 29% 33% 70% 684 33% 89 26 218 70% 119% 120%	35% 33% 29% 109% 28 29% 35 5 8 109% 0% 138%	42% 22% 20% 38% 35 22% 26 24 34 38% 54% 38%	n/a n/a n/a n/a 1,923 776 2,102 n/a
Jan. - Jan. 2012 Year-to-date*	33% Detached 33% Attached 22% Apartment	43% 27% 36% 43% 135 36% 33% 27% 22% 66 38 103 98% 105% 101%	24% 23% 14% 14% 17 3 10 106% 233% 90%	20% 100% n/a n/a 6 0 0 0% n/a n/a	21% 46% 43% 32% 58 43% 55 15 18 131% 140% 206%	34% 33% 32% 32% 161 32% 10 2 58 60% 300% 107%	40% 43% 28% 40% 174 28% 32 10 49 166% 170% 127%	59% 50% 33% 33% 54 33% 16 12 22 100% 133% 82%	30% 20% 33% 33% 45 33% 11 9 10 127% 200% 180%	19% 27% 21% 21% 348 21% 85 55 102 73% 75% 74%	30% 11% 3% 3% 32 3% 12 8 10 100% 88% 60%	22% 18% 13% 13% 15 13% 25 4 12 92% 25% 17%	40% 32% 39% 39% 175 39% 75 6 62 127% 250% 82%	18% 21% 27% 27% 775 27% 89 26 218 70% 119% 120%	21% 23% 26% 26% 39 26% 35 5 8 109% 0% 138%	18% 35% 35% 35% 40 35% 26 24 34 38% 54% 38%	n/a n/a n/a n/a 1,923 776 2,102 n/a
Jan. - Jan. 2011 Year-to-date*	61% Detached 34% Attached 43% Apartment	40% 53% 32% 40% 132 26% 144 40% 61 43% 174 28% 144 33% 174 32% 181 33% 120 33% 307 22%	41% 21% 25% 41% 16 25% 7 3 10 106% 233% 90%	20% n/a 0% n/a 2 0% 5 1 0 0% n/a n/a	35% 41% 13% 27% 189 13% 64 41% 206% 140% 206%	27% 41% 27% 60% 164 27% 38 21 161 60% 300% 107%	33% 45% 26% 40% 132 26% 144 40% 61 43% 174 28% 144 33% 174 32% 181 33% 120 33% 307 22%	38% 52% 19% 100% 67 19% 16 12 22 100% 133% 82%	20% 60% 19% 127% 68 19% 11 9 10 127% 200% 180%	50% 55% 50% 73% 248 50% 85 55 102 73% 75% 74%	12% 20% 7% 100% 27 7% 12 8 10 100% 88% 60%	19% 15% 60% 19% 5 60% 25 4 12 92% 25% 17%	43% 33% 43% 82% 173 43% 75 6 62 127% 250% 82%	45% 29% 33% 70% 684 33% 89 26 218 70% 119% 120%	35% 33% 29% 109% 28 29% 35 5 8 109% 0% 138%	42% 22% 20% 38% 35 22% 26 24 34 38% 54% 38%	n/a n/a n/a n/a 1,923 776 2,102 n/a

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



Listing & Sales Activity Summary

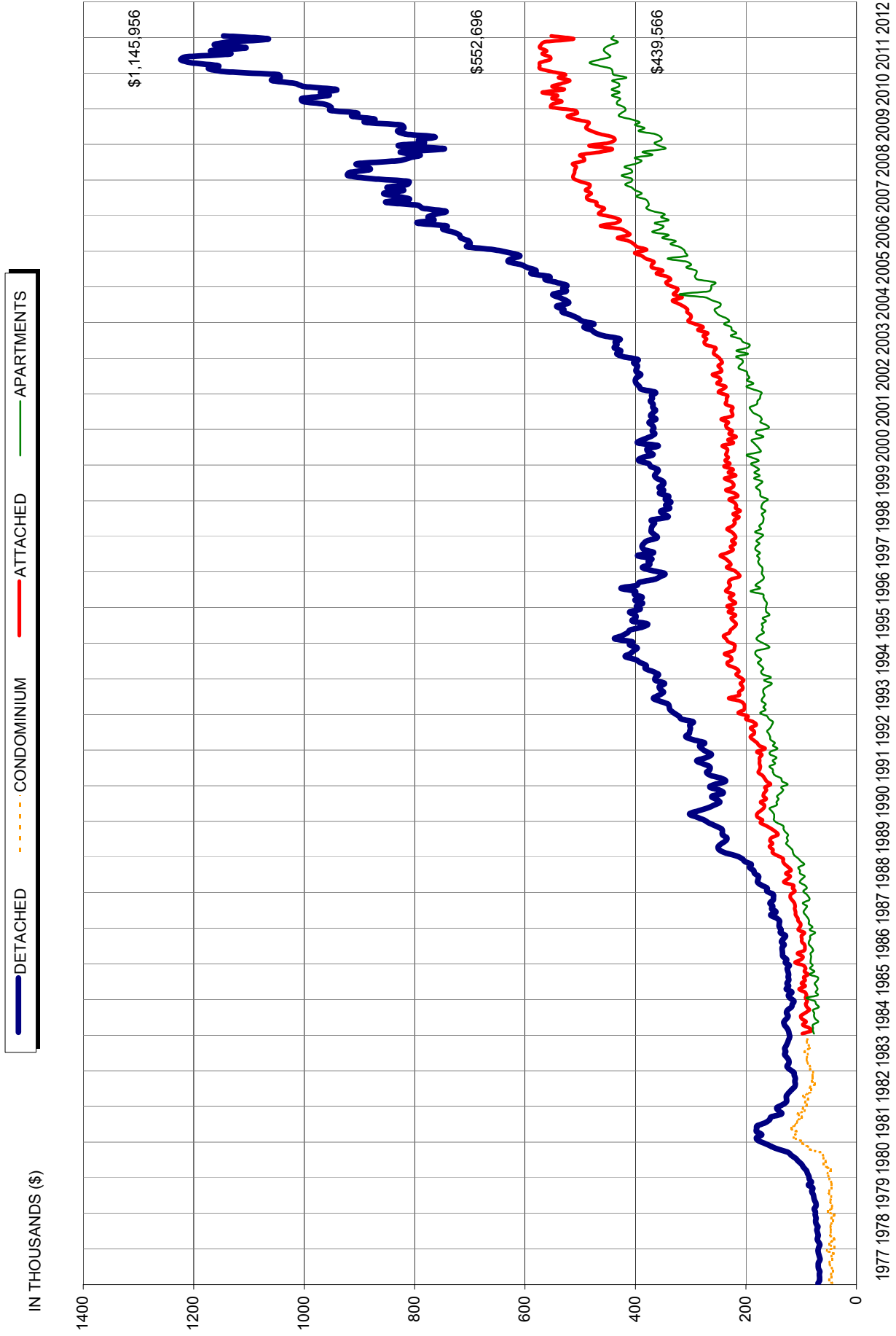
Listings

Sales

	1 Jan 2011	2 Dec 2011	3 Jan 2012	Col. 2 & 3 Percentage Variance	5 Jan 2011	6 Dec 2011	7 Jan 2012	Col. 6 & 7 Percentage Variance	9 Nov 2010 - Jan 2011	10 Nov 2011 - Jan 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	124	66	181	174.2	76	65	59	-9.2	243	208	-14.4
ATTACHED	116	38	120	215.8	40	40	40	0.0	149	162	8.7
APARTMENTS	256	103	307	198.1	111	104	67	-35.6	361	291	-19.4
COQUITLAM											
DETACHED	161	62	171	175.8	65	84	74	-11.9	209	247	18.2
ATTACHED	72	20	81	305.0	38	21	22	4.8	103	75	-27.2
APARTMENTS	122	54	135	150.0	39	44	49	11.4	140	148	5.7
DELTA											
DETACHED	74	17	70	311.8	30	18	17	-5.6	94	61	-35.1
ATTACHED	14	3	13	333.3	3	7	3	-57.1	9	15	66.7
APARTMENTS	16	10	36	260.0	4	9	5	-44.4	31	22	-29.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	189	55	255	363.6	66	72	53	-26.4	213	218	2.3
ATTACHED	64	15	56	273.3	26	21	26	23.8	88	87	-1.1
APARTMENTS	75	18	58	222.2	10	37	25	-32.4	46	100	117.4
NORTH VANCOUVER											
DETACHED	138	32	144	350.0	46	53	57	7.5	178	186	4.5
ATTACHED	49	10	61	510.0	22	17	26	52.9	58	88	51.7
APARTMENTS	132	49	174	255.1	34	62	48	-22.6	152	190	25.0
NEW WESTMINSTER											
DETACHED	45	10	38	280.0	12	6	13	116.7	71	39	-45.1
ATTACHED	17	2	21	950.0	7	6	7	16.7	12	22	83.3
APARTMENTS	164	58	161	177.6	45	62	52	-16.1	174	177	1.7
PORT MOODY/BELCARRA											
DETACHED	35	11	46	318.2	7	14	14	0.0	41	46	12.2
ATTACHED	25	9	44	388.9	15	18	9	-50.0	42	54	28.6
APARTMENTS	68	10	45	350.0	13	18	15	-16.7	57	56	-1.8
PORT COQUITLAM											
DETACHED	58	16	39	143.8	22	16	23	43.8	85	78	-8.2
ATTACHED	33	12	28	133.3	17	16	14	-12.5	65	47	-27.7
APARTMENTS	67	22	54	145.5	13	18	18	0.0	51	59	15.7
RICHMOND											
DETACHED	325	85	470	452.9	162	62	89	43.5	452	252	-44.2
ATTACHED	135	55	195	254.5	74	41	52	26.8	227	169	-25.6
APARTMENTS	248	102	348	241.2	124	75	72	-4.0	410	242	-41.0
SUNSHINE COAST											
DETACHED	84	25	99	296.0	16	23	22	-4.3	82	79	-3.7
ATTACHED	13	4	11	175.0	2	1	2	100.0	12	6	-50.0
APARTMENTS	5	12	15	25.0	3	2	2	0.0	7	5	-28.6
SQUAMISH											
DETACHED	43	12	43	258.3	5	12	13	8.3	31	45	45.2
ATTACHED	10	8	18	125.0	2	7	2	-71.4	9	15	66.7
APARTMENTS	27	10	32	220.0	2	6	1	-83.3	13	10	-23.1
VANCOUVER EAST											
DETACHED	198	75	235	213.3	99	95	93	-2.1	317	300	-5.4
ATTACHED	57	6	44	633.3	19	15	14	-6.7	72	59	-18.1
APARTMENTS	173	62	175	182.3	74	51	68	33.3	225	220	-2.2
VANCOUVER WEST											
DETACHED	297	89	476	434.8	134	62	86	38.7	411	269	-34.5
ATTACHED	124	26	126	384.6	36	31	26	-16.1	138	105	-23.9
APARTMENTS	684	218	775	255.5	226	262	211	-19.5	847	833	-1.7
WHISTLER											
DETACHED	12	26	33	26.9	5	10	6	-40.0	14	31	121.4
ATTACHED	32	24	40	66.7	7	13	14	7.7	37	43	16.2
APARTMENTS	35	34	40	17.6	7	13	14	7.7	25	43	72.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	130	35	185	428.6	46	38	39	2.6	165	143	-13.3
ATTACHED	15	5	13	160.0	5	0	3	300.0	18	11	-38.9
APARTMENTS	28	8	39	387.5	8	11	10	-9.1	37	35	-5.4
GRAND TOTALS											
DETACHED	1913	616	2485	303.4	791	630	658	4.4	2606	2202	-15.5
ATTACHED	776	237	871	267.5	313	254	260	2.4	1039	958	-7.8
APARTMENTS	2100	770	2394	210.9	713	774	657	-15.1	2576	2431	-5.6



Residential Average Sale Prices - January 1977 to January 2012



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

