


## 자유당의 부동산 관련 정책은?

새롭게 들어서는 정부의 부동산과 관련한  
공약내용을 요약해 보면 다음과 같다.

- 사회기반시설을 위해 앞으로  
10년간 200억 달러를 투자할 것이며  
이에따른 부분적 계획으로 알맞은  
가격의 주택보급과 노인주거 시설을  
건설하거나 재단장하는데 주력
  - 만기가 되어가는 조합주택 (co-op  
housing) 의 기간을 갱신
  - 노숙자들을 위해 안정된 주거지 보급에  
재정지원
- 
- 연방정부 소유의 땅을 주정부나 개별도시들과 파트너십 관계를 맺어 토지의 용도나 목적을  
변경해 활용할 계획
  - 적정한 가격의 렌트용 빌딩에 투자되는 새로운 자본에 대해 GST 100% 환급
  - 렌트용 건물을 증축하거나 개축하는 부문에 1억 2천 5백만 달러의 세금 인센티브 지원
  - 확실한 주택정책 결정을 위해 면밀한 인구조사 시스템을 재도입하고 이를 통해 정확한 최신의  
정보를 정책에 활용할 예정
  - 효율적인 에너지 사용을 위해 녹색 사회기반시설 가속화
  - 유해오염물 대기방출기준 목표치 하향 설정
  - 클린테크놀로지에 투자를 늘리고 녹색일자리를 마련할 계획
  - 보다 개선된 환경검토과정 시스템을 도입하고 화석연료에 대한 정부지원금은 중단
  - 직장을 옮기거나, 배우자와 사별하거나, 이혼을 하거나, 연로한 가족을 모셔야 하는 이유등으로  
주택을 매입하는 경우에는 RRSP를 해약하여 다운페이먼트에 사용하게 하는 현대화된 플랜을  
도입
  - 사회기반시설 확충을 위해 2016-17년 2017-18년 회계년도에 각각 50억 달러 지출
  - 우편물 도어-투-도어 배달서비스 재개
  - CMHC를 통해 주택보급 건설에 금융지원 활성화
  - 부동산가격 과열지역은 투기우려가 있는지 검토할 예정이고, 주택을 마련하는데 부동산  
가격이 적정한 범위내에 있도록 정책기반 수립
  - 스몰비즈니스 세금을 11%에서 9%로 내림

- \$44,700-\$89,401 의 과세등급 (tax bracket)에 들어가는 중산층의 세율을 22%에서 20.5%로 내림
- \$200,000 이상 소득자는 새로운 세율 33%의 과세등급 마련
- 앞으로 10 년간 200 억달러 교통기반시설 확충에 투자
- 출퇴근시간에 시버스 (SeaBus)는 매 10 분 간격으로 운행
- 교통이 복잡한 브로드웨이에 도심내 고속 수송체제 마련
- 써리에 경전철 도입. 끝.

참고자료 REBGV

# News Release



FOR IMMEDIATE RELEASE:

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## **Metro Vancouver home buyers push October sales above long-term averages**

**VANCOUVER, B.C. – November 3, 2015** – Home buyers remain active across Metro Vancouver despite a reduced supply of homes for sale.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in \*Metro Vancouver reached 3,646 on the Multiple Listing Service® (MLS®) in October 2015. This represents a 19.3 per cent increase compared to the 3,057 sales recorded in October 2014, and a 9 per cent increase compared to the 3,345 sales in September 2015.

Last month's sales were 36.2 per cent above the 10-year sales average for the month.

“Home sales are more than one-third above what's typical for this time of year yet the supply of homes for sale is the lowest we've seen in five years,” Darcy McLeod, REBGV president said. “This activity has created favourable market conditions for anyone considering selling their home today.”

New listings for detached, attached and apartment properties in Metro Vancouver totalled 4,126 in October. This represents an 8 per cent decline compared to the 4,487 new listings reported in October 2014.

The total number of properties listed for sale on the real estate board's MLS® is 9,569, a 30 per cent decline compared to October 2014 and an 11.4 per cent decline compared to September 2015.

This is the lowest active listing total in Metro Vancouver since December 2010.

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$736,000. This represents a 15.3 per cent increase compared to October 2014.

The sales-to-active-listings ratio in October was 38.1 per cent. Generally, analysts say that downward pressure on home prices occurs when the ratio declines below the 12 per cent mark, while home prices often experience upward pressure when it reaches 20 per cent, or higher, in a particular community for a sustained period of time.

Sales of detached properties in October 2015 reached 1,437, an increase of 13.1 per cent from

the 1,271 detached sales recorded in October 2014, and a 34.7 per cent increase from the 1,067 units sold in October 2013. The benchmark price for a detached property in Metro Vancouver increased 20.1 per cent from October 2014 to \$1,197,600.

Sales of apartment properties reached 1,543 in October 2015, an increase of 21.7 per cent compared to the 1,268 sales in October 2014, and an increase of 40.5 per cent compared to the 1,098 sales in October 2013. The benchmark price of an apartment property increased 11.4 per cent from October 2014 to \$425,800.

Attached property sales in October 2015 totalled 666, an increase of 28.6 per cent compared to the 518 sales in October 2014, and a 34.3 per cent increase from the 496 attached properties sold in October 2013. The benchmark price of an attached unit increased 9.3 per cent between October 2014 and 2015 to \$526,700.

**\*Editor's Note:** Areas covered by Real Estate Board of Greater Vancouver include: Whistler, Sunshine Coast, Squamish, West Vancouver, North Vancouver, Vancouver, Burnaby, New Westminster, Richmond, Port Moody, Port Coquitlam, Coquitlam, New Westminster, Pitt Meadows, Maple Ridge, and South Delta.

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The real estate industry is a key economic driver in British Columbia. In 2014, 33,116 homes changed ownership in the Board's area, generating \$2.136 billion in economic spin-off activity and an estimated 16,227 jobs. The total dollar value of residential sales transacted through the MLS® system in Metro Vancouver totalled \$27.3 billion in 2014. The Real Estate Board of Greater Vancouver is an association representing nearly 12,000 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](http://www.rebgv.org).

For more information please contact:

**Jesse Lalime**

Communication Coordinator

Real Estate Board of Greater Vancouver

604.730.3077

[jlalime@rebgv.org](mailto:jlalime@rebgv.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 %	10 Year Change %
Residential / Composite	Lower Mainland	\$647,700	182.6	1.8%	4.8%	8.9%	14.1%	19.5%	26.7%	66.6%
	Greater Vancouver	\$736,000	192.6	1.9%	5.1%	9.4%	15.3%	22.1%	30.4%	75.1%
	Bowen Island	\$644,800	139.8	0.4%	5.0%	8.3%	9.6%	10.0%	3.6%	24.5%
	Burnaby East	\$684,000	188.8	1.0%	3.4%	7.6%	14.2%	21.4%	30.2%	71.3%
	Burnaby North	\$625,200	187.9	1.7%	5.0%	9.5%	15.8%	23.9%	31.4%	71.8%
	Burnaby South	\$687,400	194.3	2.5%	5.7%	9.7%	14.8%	20.6%	32.4%	77.1%
	Coquitlam	\$623,700	184.5	2.4%	6.0%	10.3%	15.9%	24.1%	32.5%	70.8%
	Ladner	\$653,900	181.9	0.4%	3.3%	10.0%	17.1%	24.2%	28.6%	68.7%
	Maple Ridge	\$433,000	146.3	1.2%	3.2%	6.8%	10.1%	10.4%	12.6%	37.6%
	New Westminster	\$427,600	182.1	1.6%	4.7%	8.7%	11.4%	16.6%	22.5%	64.4%
	North Vancouver	\$781,400	176.3	1.7%	4.0%	5.9%	13.4%	20.3%	27.8%	61.9%
	Pitt Meadows	\$425,500	155.7	0.4%	0.8%	3.0%	7.2%	12.8%	16.4%	46.2%
	Port Coquitlam	\$471,500	167.1	1.9%	4.2%	8.9%	13.8%	18.1%	20.6%	54.0%
	Port Moody	\$626,400	173.2	2.4%	4.7%	9.6%	15.0%	22.7%	27.1%	57.7%
	Richmond	\$695,800	201.6	2.3%	5.8%	10.8%	16.8%	21.2%	26.5%	84.8%
	Squamish	\$463,000	150.9	1.0%	3.3%	6.0%	10.4%	18.4%	14.9%	41.2%
	Sunshine Coast	\$382,500	134.0	-0.7%	1.1%	6.1%	7.6%	4.8%	1.4%	17.2%
	Tsawwassen	\$754,900	189.1	1.2%	4.3%	12.2%	20.9%	25.4%	36.6%	72.5%
	Vancouver East	\$772,900	226.4	2.2%	5.5%	11.1%	17.9%	27.3%	43.1%	102.7%
	Vancouver West	\$1,004,500	211.7	2.1%	5.9%	9.5%	15.7%	26.9%	36.9%	88.3%
	West Vancouver	\$2,045,400	219.5	0.7%	4.6%	10.6%	21.3%	32.2%	59.2%	99.0%
	Whistler	\$535,400	124.4	1.1%	3.1%	6.5%	9.4%	15.7%	11.0%	17.7%
Single Family Detached	Lower Mainland	\$949,700	201.7	1.5%	4.7%	10.3%	17.7%	25.3%	39.1%	85.7%
	Greater Vancouver	\$1,197,600	220.9	1.5%	4.9%	11.0%	20.1%	28.8%	46.0%	103.4%
	Bowen Island	\$644,800	139.8	0.4%	5.0%	8.3%	9.6%	10.0%	3.6%	24.5%
	Burnaby East	\$958,800	214.4	1.8%	5.0%	11.9%	20.7%	29.2%	46.6%	95.4%
	Burnaby North	\$1,235,400	238.9	2.0%	5.6%	13.2%	24.3%	35.2%	57.7%	118.8%
	Burnaby South	\$1,243,300	238.0	1.8%	3.7%	8.7%	18.5%	25.5%	57.3%	119.0%
	Coquitlam	\$923,000	204.5	2.3%	5.5%	11.7%	20.4%	30.3%	44.9%	90.6%
	Ladner	\$793,200	191.4	0.7%	5.3%	11.9%	21.8%	30.6%	36.3%	77.1%
	Maple Ridge	\$530,000	151.0	1.0%	3.9%	8.5%	11.3%	13.8%	18.2%	43.1%
	New Westminster	\$836,800	207.6	1.3%	5.1%	11.5%	19.2%	27.0%	40.1%	90.1%
	North Vancouver	\$1,231,200	196.0	1.6%	4.8%	8.2%	18.1%	30.0%	42.5%	82.3%
	Pitt Meadows	\$583,200	164.4	0.7%	3.1%	8.0%	11.2%	16.1%	22.0%	55.8%
	Port Coquitlam	\$710,100	189.4	2.2%	5.4%	12.7%	21.3%	27.5%	35.8%	76.4%
	Port Moody	\$1,079,200	199.3	2.4%	5.2%	12.0%	18.9%	26.0%	42.6%	84.5%
	Richmond	\$1,241,000	248.9	2.6%	6.5%	12.7%	22.9%	28.1%	44.2%	127.5%
	Squamish	\$620,400	164.9	0.5%	3.6%	8.8%	13.5%	23.1%	29.5%	50.3%
	Sunshine Coast	\$380,200	133.2	-0.7%	1.1%	6.1%	7.5%	4.3%	0.9%	16.5%
	Tsawwassen	\$954,400	205.5	2.7%	7.0%	15.4%	26.2%	32.1%	48.9%	85.8%
	Vancouver East	\$1,175,400	259.8	1.2%	5.3%	12.4%	23.3%	39.7%	65.8%	137.9%
	Vancouver West	\$2,773,000	284.7	1.1%	4.5%	11.3%	20.1%	34.4%	57.6%	161.7%
	West Vancouver	\$2,451,900	233.1	0.2%	3.9%	9.6%	21.3%	34.3%	66.6%	111.3%
	Whistler	\$1,060,500	146.8	1.7%	3.5%	6.3%	13.2%	19.7%	19.3%	37.3%

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Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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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 %	10 Year Change %
Townhouse	Lower Mainland	\$433,800	157.0	1.6%	2.9%	5.8%	7.8%	11.0%	12.1%	45.5%
	Greater Vancouver	\$526,700	170.2	1.6%	3.0%	6.8%	9.3%	14.9%	17.8%	57.0%
	Burnaby East	\$439,100	157.5	-1.5%	-3.4%	-0.7%	2.5%	5.7%	10.4%	45.6%
	Burnaby North	\$437,600	163.2	-0.9%	-0.7%	3.8%	6.6%	12.9%	12.7%	49.5%
	Burnaby South	\$457,100	164.0	1.9%	4.1%	7.4%	10.5%	11.0%	15.2%	53.1%
	Coquitlam	\$445,300	163.6	2.9%	6.4%	9.4%	10.5%	14.9%	21.3%	50.6%
	Ladner	\$514,000	170.3	2.5%	1.7%	8.1%	10.3%	14.1%	17.7%	58.4%
	Maple Ridge	\$303,800	147.6	2.5%	4.0%	6.7%	11.6%	11.9%	9.3%	36.8%
	New Westminster	\$440,300	165.4	0.5%	-1.5%	3.7%	5.1%	10.6%	15.7%	53.4%
	North Vancouver	\$670,200	160.4	1.6%	3.2%	7.2%	9.7%	15.8%	17.2%	47.7%
	Pitt Meadows	\$364,700	157.8	1.1%	0.8%	3.5%	10.9%	13.2%	18.8%	47.5%
	Port Coquitlam	\$416,400	157.9	2.7%	3.7%	6.3%	8.0%	12.2%	13.0%	44.9%
	Port Moody	\$479,100	161.9	3.5%	5.5%	10.3%	10.9%	16.5%	17.7%	47.0%
	Richmond	\$573,800	185.5	1.2%	4.0%	8.4%	11.0%	15.8%	20.0%	72.6%
	Squamish	\$381,300	138.4	-2.1%	-0.2%	2.3%	5.3%	13.0%	11.3%	35.6%
	Tsawwassen	\$504,700	166.8	2.7%	1.0%	6.9%	12.6%	12.2%	14.9%	55.2%
	Vancouver East	\$602,700	198.7	4.1%	5.6%	9.1%	9.9%	19.7%	27.0%	75.1%
	Vancouver West	\$830,700	187.9	2.1%	2.7%	6.0%	8.2%	22.6%	25.2%	72.1%
	Whistler	\$520,200	139.1	-2.2%	-1.2%	2.8%	6.3%	14.0%	18.9%	36.0%
Apartment	Lower Mainland	\$383,000	167.2	2.6%	6.2%	7.9%	10.8%	13.6%	15.5%	49.4%
	Greater Vancouver	\$425,800	171.2	2.6%	6.2%	8.0%	11.4%	15.9%	17.6%	52.9%
	Burnaby East	\$471,000	178.8	3.7%	9.0%	5.8%	13.7%	28.5%	23.5%	55.6%
	Burnaby North	\$381,900	161.4	2.1%	6.3%	7.2%	10.1%	16.1%	17.6%	47.0%
	Burnaby South	\$443,300	178.0	3.2%	7.9%	10.8%	13.2%	18.7%	22.3%	60.1%
	Coquitlam	\$291,700	160.6	2.9%	7.1%	8.4%	10.3%	16.1%	16.2%	47.5%
	Ladner	\$336,900	159.7	-3.0%	-2.7%	4.7%	7.3%	10.9%	13.3%	48.7%
	Maple Ridge	\$164,600	118.9	-0.4%	-2.6%	-4.2%	-0.4%	-10.9%	-9.9%	10.2%
	New Westminster	\$306,600	174.6	1.9%	5.3%	8.0%	8.9%	13.2%	16.7%	56.5%
	North Vancouver	\$381,600	155.3	2.2%	3.5%	2.6%	8.4%	8.2%	12.0%	40.8%
	Pitt Meadows	\$242,000	143.0	-1.1%	-3.1%	-4.3%	-1.0%	8.7%	7.2%	32.5%
	Port Coquitlam	\$244,900	145.2	1.0%	3.1%	5.6%	7.9%	9.8%	6.6%	32.2%
	Port Moody	\$376,300	156.8	1.7%	3.2%	5.7%	12.3%	20.3%	18.0%	40.9%
	Richmond	\$381,300	161.0	2.5%	5.6%	8.1%	9.6%	11.7%	6.6%	46.6%
	Squamish	\$293,000	141.1	4.7%	7.6%	7.4%	12.6%	18.2%	-4.9%	33.0%
	Tsawwassen	\$343,600	144.9	-3.5%	-4.0%	3.4%	6.1%	6.8%	4.5%	34.9%
	Vancouver East	\$350,400	193.3	3.5%	6.1%	10.0%	11.9%	13.6%	19.6%	67.9%
	Vancouver West	\$570,600	184.7	2.7%	7.7%	8.9%	14.0%	22.3%	26.4%	62.0%
	West Vancouver	\$724,100	158.2	4.2%	8.9%	15.8%	18.1%	18.5%	22.6%	43.2%
	Whistler	\$292,800	96.0	5.3%	9.6%	13.7%	14.3%	25.7%	0.0%	-11.1%

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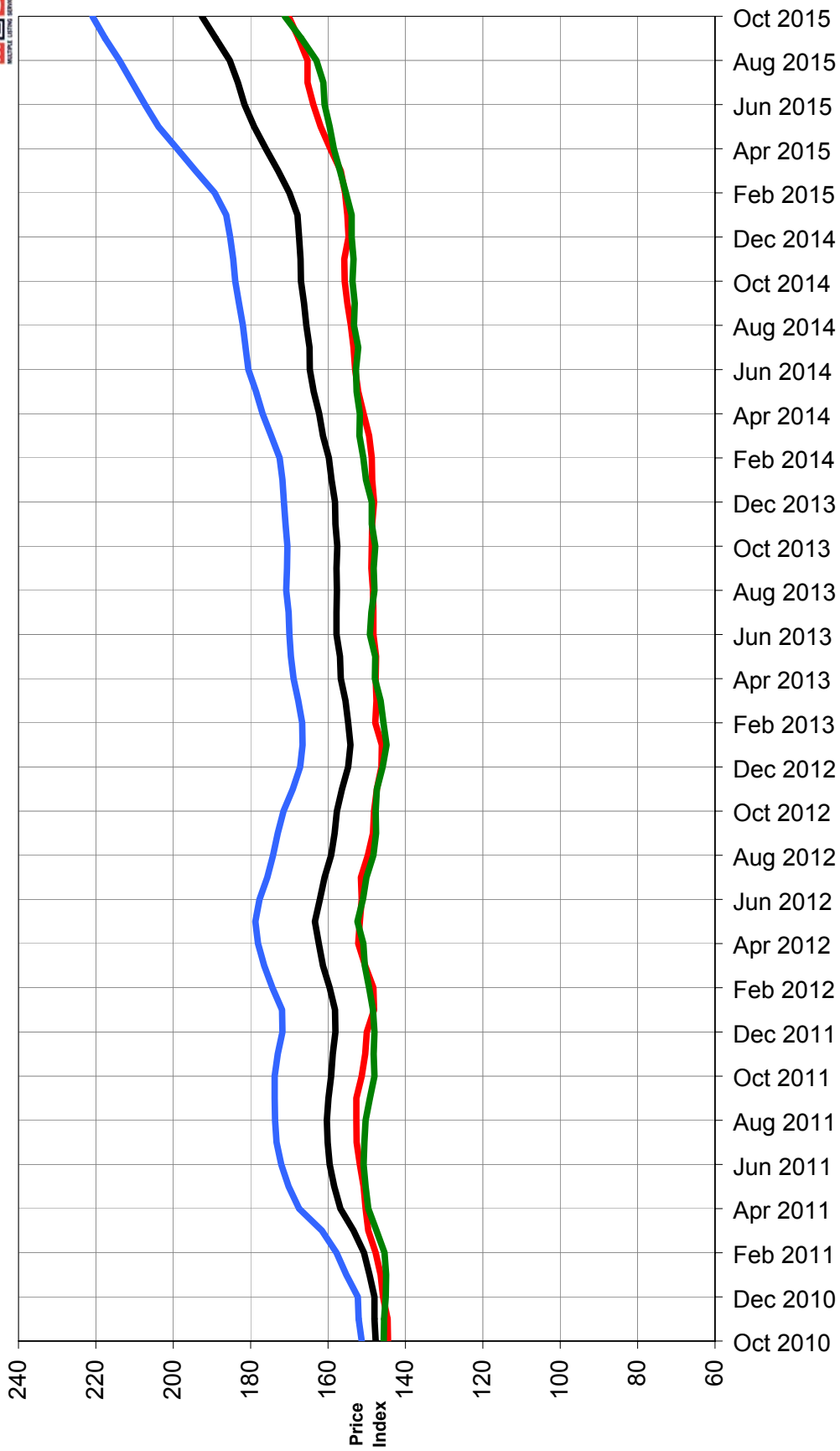
Lower Mainland includes areas serviced by both Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board.

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# Greater Vancouver 5 Year Trend

Jan 2005 HPI = 100

Residential Detached Townhouse Apartment





# MLS® SALES Facts

**October  
2015**

	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>October 2015</b>	<b>Number of Sales</b>	113	58	4	159	25	130	46	42	194	27	61	149	163	116	22	1,437
	<b>Median Selling Price</b>	\$1,305,000	\$950,000	\$981,750	\$572,250	\$922,500	\$1,448,800	\$700,000	\$1,155,000	\$1,369,000	\$698,000	\$455,000	\$1,288,000	\$2,910,000	\$2,700,000	\$998,500	666
	<b>Median Selling Price</b>	\$575,000	\$623,000	n/a	\$325,000	n/a	\$822,500	\$414,500	n/a	\$620,000	\$454,500	n/a	\$799,900	\$1,049,900	n/a	\$550,000	n/a
<b>September 2015</b>	<b>Number of Sales</b>	86	126	58	154	30	107	42	19	176	33	77	144	125	67	23	1,272
	<b>Median Selling Price</b>	\$1,270,000	\$950,765	\$915,000	\$587,000	\$799,000	\$1,356,250	\$705,300	n/a	\$1,368,000	\$755,000	\$432,500	\$1,288,000	\$2,868,250	\$2,600,000	\$975,000	544
	<b>Median Selling Price</b>	\$565,000	\$593,000	n/a	\$314,950	n/a	\$685,000	\$434,900	n/a	\$596,000	n/a	n/a	\$794,000	\$1,110,000	n/a	\$566,000	n/a
<b>October 2014</b>	<b>Number of Sales</b>	115	115	62	116	32	91	46	31	165	26	59	164	155	71	22	1,271
	<b>Median Selling Price</b>	\$1,100,000	\$788,000	\$737,000	\$522,500	\$771,500	\$1,105,000	\$566,000	\$1,000,000	\$1,115,250	\$558,500	\$379,000	\$995,000	\$2,510,000	\$2,200,000	\$912,500	518
	<b>Median Selling Price</b>	\$499,500	\$519,000	n/a	\$305,488	n/a	\$640,000	\$407,000	n/a	\$533,000	\$384,900	n/a	\$634,257	\$925,000	n/a	\$477,500	n/a
<b>Jan. - Oct. 2015</b>	<b>Number of Sales</b>	1,378	1,381	603	1,549	323	1,301	512	294	1,995	294	626	1,677	1,733	921	172	14,804
	<b>Median Selling Price</b>	\$1,242,750	\$890,000	\$869,000	\$549,900	\$815,000	\$1,300,000	\$661,062	\$980,500	\$1,238,000	\$659,000	\$410,000	\$1,201,500	\$2,790,000	\$2,398,000	\$1,113,750	6,243
	<b>Median Selling Price</b>	\$535,900	\$517,000	\$509,000	\$318,950	\$464,640	\$689,000	\$419,000	\$450,000	\$575,000	\$425,000	\$268,750	\$735,000	\$950,000	\$1,200,000	\$665,000	n/a
<b>Year-to-date</b>	<b>Number of Sales</b>	2,004	994	229	314	919	1,102	446	291	1,707	147	70	1,596	4,668	180	261	14,928
	<b>Median Selling Price</b>	\$391,800	\$325,000	\$365,750	\$213,500	\$309,000	\$402,000	\$246,000	\$385,000	\$355,450	\$265,000	\$263,750	\$380,000	\$529,000	\$785,000	\$279,000	n/a
	<b>Median Selling Price</b>	\$1,014	\$772,500	\$700,000	\$495,000	\$705,000	\$1,075,000	\$568,500	\$880,000	\$1,034,000	\$540,000	\$375,000	\$965,000	\$2,360,000	\$2,100,000	\$1,050,000	12,148
<b>Jan. - Oct. 2014</b>	<b>Number of Sales</b>	651	424	74	403	80	331	293	195	933	149	35	432	572	66	247	4,885
	<b>Median Selling Price</b>	\$1,010,000	\$480,000	\$428,500	\$302,000	\$429,900	\$659,000	\$390,000	\$435,000	\$535,000	\$365,000	\$239,950	\$652,500	\$874,500	\$1,081,500	\$577,000	11,451
	<b>Median Selling Price</b>	\$375,000	\$297,000	\$335,000	\$215,275	\$308,250	\$381,450	\$242,000	\$358,500	\$350,000	\$217,500	\$249,000	\$345,000	\$490,000	\$719,500	\$253,900	n/a

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



# MLS® LISTINGS Facts



**October  
2015**

	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>October 2015</b>	<b>Number of Listings</b>	115	49	9	151	40	102	42	27	194	34	62	179	215	153	18	1,549
	<b>% Sales to Listings</b>	98%	118%	44%	105%	63%	127%	110%	156%	100%	79%	98%	83%	76%	76%	122%	718
<b>September 2015</b>	<b>Number of Listings</b>	190	65	7	175	28	192	57	43	264	26	71	216	309	202	29	2,062
	<b>% Sales to Listings</b>	75%	138%	n/a	59%	93%	96%	67%	133%	65%	127%	42%	96%	87%	69%	81%	768
<b>October 2014</b>	<b>Number of Listings</b>	176	54	3	161	31	121	39	31	217	35	107	179	219	141	29	1,684
	<b>% Sales to Listings</b>	65%	115%	33%	72%	103%	75%	118%	100%	76%	74%	55%	92%	71%	50%	76%	732
<b>Jan. - Oct. 2015</b>	<b>Number of Listings</b>	2,007	692	98	1,924	408	1,676	610	412	2,820	363	1,004	2,402	2,902	1,831	291	21,220
	<b>% Sales to Listings</b>	69%	87%	46%	81%	79%	78%	84%	71%	71%	81%	62%	70%	60%	50%	59%	8,080
<b>Year-to-date*</b>	<b>Number of Listings</b>	3,046	287	0	576	1,472	1,633	724	390	3,049	173	110	2,183	6,669	320	372	22,536
	<b>% Sales to Listings</b>	77%	90%	0%	79%	71%	83%	77%	81%	79%	80%	60%	78%	69%	79%	80%	n/a
<b>Jan. - Oct. 2014</b>	<b>Number of Listings</b>	1,984	789	132	1,992	453	1,693	538	404	2,721	373	1,141	2,300	3,028	1,609	286	21,206
	<b>% Sales to Listings</b>	51%	68%	30%	58%	67%	65%	79%	64%	54%	64%	44%	67%	52%	44%	51%	7,932
<b>Year-to-date*</b>	<b>Number of Listings</b>	2,777	250	0	569	1,420	1,703	697	390	2,882	141	139	2,209	6,808	332	365	22,024
	<b>% Sales to Listings</b>	59%	73%	0%	59%	52%	62%	67%	76%	62%	74%	37%	62%	53%	51%	75%	n/a

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

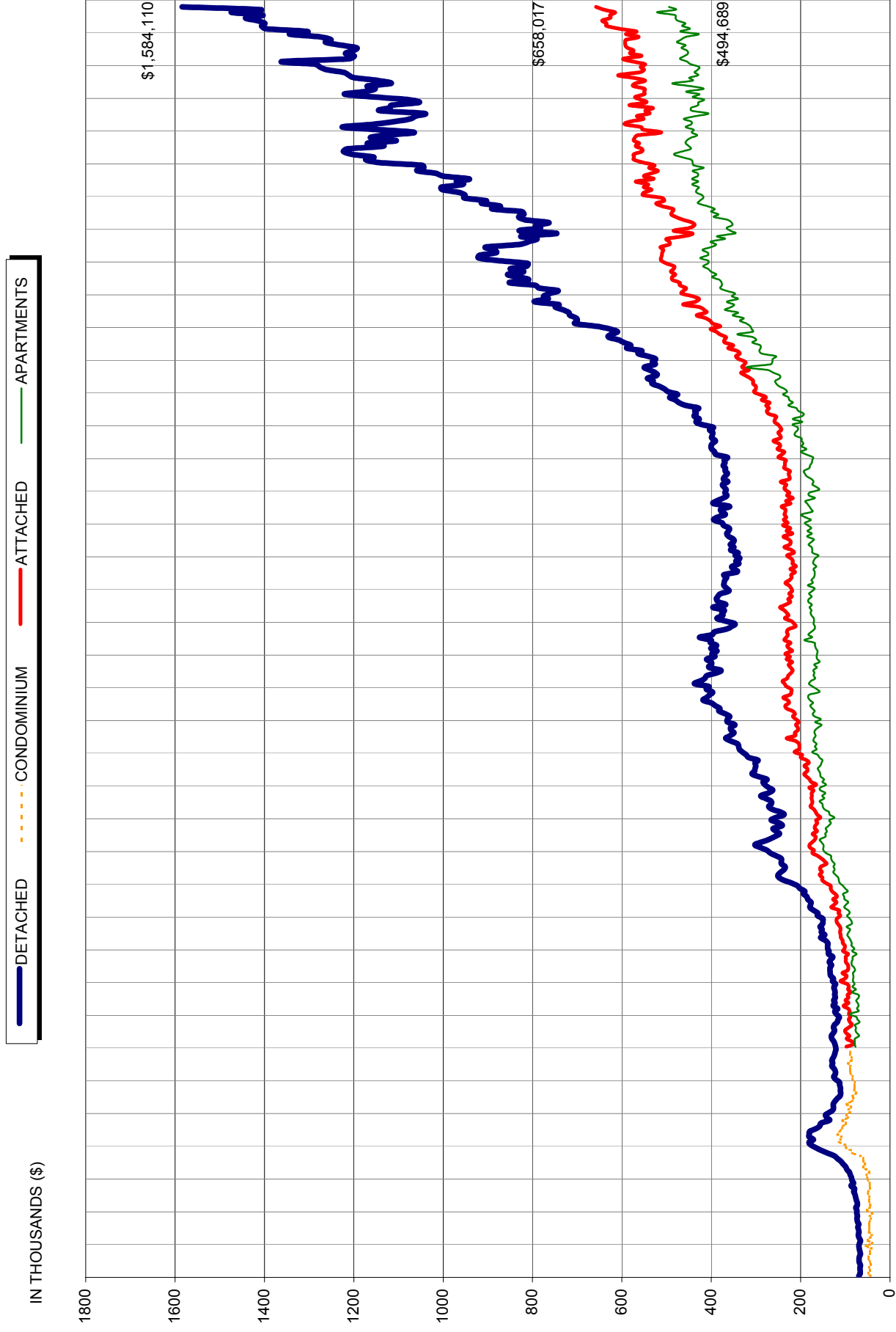
# Listing & Sales Activity Summary

## Listings

## Sales

	1 Oct 2014	2 Sep 2015	3 Oct 2015	Col. 2 & 3 Percentage Variance	5 Oct 2014	6 Sep 2015	7 Oct 2015	Col. 6 & 7 Percentage Variance	9 Aug 2014 - Oct 2014	10 Aug 2015 - Oct 2015	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	176	190	159	-16.3	115	86	128	48.8	328	338	3.0
ATTACHED	106	97	104	7.2	60	77	94	22.1	181	246	35.9
APARTMENTS	290	238	298	25.2	177	221	223	0.9	500	659	31.8
<b>COQUITLAM</b>											
DETACHED	141	188	115	-38.8	115	126	113	-10.3	352	343	-2.6
ATTACHED	57	67	35	-47.8	32	48	54	12.5	113	160	41.6
APARTMENTS	138	126	136	7.9	70	114	104	-8.8	217	310	42.9
<b>DELTA</b>											
DETACHED	54	65	49	-24.6	62	58	58	0.0	176	159	-9.7
ATTACHED	9	8	8	0.0	12	6	9	50.0	28	30	7.1
APARTMENTS	25	34	24	-29.4	16	21	33	57.1	49	77	57.1
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	161	175	151	-13.7	116	154	159	3.2	342	464	35.7
ATTACHED	79	89	65	-27.0	41	69	81	17.4	113	213	88.5
APARTMENTS	44	48	34	-29.2	20	39	20	-48.7	77	84	9.1
<b>NORTH VANCOUVER</b>											
DETACHED	121	192	102	-46.9	91	107	130	21.5	282	332	17.7
ATTACHED	44	38	56	47.4	40	37	36	-2.7	84	101	20.2
APARTMENTS	156	160	128	-20.0	85	111	123	10.8	243	330	35.8
<b>NEW WESTMINSTER</b>											
DETACHED	31	28	40	42.9	32	30	25	-16.7	91	87	-4.4
ATTACHED	22	17	17	0.0	6	19	11	-42.1	19	41	115.8
APARTMENTS	118	127	126	-0.8	68	80	117	46.3	204	282	38.2
<b>PORT MOODY/BELCARRA</b>											
DETACHED	31	43	27	-37.2	31	19	42	121.1	96	90	-6.3
ATTACHED	19	21	27	28.6	13	11	17	54.5	42	44	4.8
APARTMENTS	32	41	27	-34.1	35	37	36	-2.7	84	103	22.6
<b>PORT COQUITLAM</b>											
DETACHED	39	57	42	-26.3	46	42	46	9.5	122	141	15.6
ATTACHED	45	46	32	-30.4	35	31	32	3.2	90	105	16.7
APARTMENTS	72	41	63	53.7	29	37	42	13.5	90	120	33.3
<b>RICHMOND</b>											
DETACHED	217	264	194	-26.5	165	176	194	10.2	449	551	22.7
ATTACHED	122	153	138	-9.8	99	84	132	57.1	323	310	-4.0
APARTMENTS	276	265	248	-6.4	139	194	161	-17.0	379	533	40.6
<b>SUNSHINE COAST</b>											
DETACHED	107	71	62	-12.7	59	77	61	-20.8	178	200	12.4
ATTACHED	7	10	11	10.0	2	4	8	100.0	11	16	45.5
APARTMENTS	24	26	12	-53.8	10	9	5	-44.4	21	20	-4.8
<b>SQUAMISH</b>											
DETACHED	35	26	34	30.8	26	33	27	-18.2	73	84	15.1
ATTACHED	28	19	35	84.2	23	15	28	86.7	60	59	-1.7
APARTMENTS	18	14	15	7.1	12	19	19	0.0	33	47	42.4
<b>VANCOUVER EAST</b>											
DETACHED	179	216	179	-17.1	164	144	149	3.5	463	431	-6.9
ATTACHED	71	55	62	12.7	49	48	52	8.3	116	137	18.1
APARTMENTS	216	200	160	-20.0	125	157	154	-1.9	324	438	35.2
<b>VANCOUVER WEST</b>											
DETACHED	219	309	215	-30.4	155	125	163	30.4	452	436	-3.5
ATTACHED	89	113	93	-17.7	68	51	78	52.9	181	205	13.3
APARTMENTS	597	635	523	-17.6	431	433	457	5.5	1217	1416	16.4
<b>WHISTLER/PEMBERTON</b>											
DETACHED	29	29	18	-37.9	22	23	22	-4.3	58	64	10.3
ATTACHED	26	25	26	4.0	32	36	25	-30.6	88	100	13.6
APARTMENTS	32	35	36	2.9	29	32	29	-9.4	88	89	1.1
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	141	202	153	-24.3	71	67	116	73.1	223	266	19.3
ATTACHED	8	9	9	0.0	6	8	9	12.5	20	21	5.0
APARTMENTS	33	26	29	11.5	22	25	20	-20.0	56	58	3.6
<b>GRAND TOTALS</b>											
DETACHED	1681	2055	1540	-25.1	1270	1267	1433	13.1	3685	3986	8.2
ATTACHED	732	767	718	-6.4	518	544	666	22.4	1469	1788	21.7
APARTMENTS	2071	2016	1859	-7.8	1268	1529	1543	0.9	3582	4566	27.5

## Residential Average Sale Prices - January 1977 to October 2015



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 2013 2014 2015

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



Presented by:  
**Jaedong (Jay) Choi**  
 Royal Pacific Tri-Cities Rlty  
 Phone: 604-790-1035  
<http://www.choijaedong.com>  
[choijaedong@gmail.com](mailto:choijaedong@gmail.com)



**Sold**  
**R2004667**

Board: V  
 Apartment/Condo

**1107 651 NOOTKA WAY**

Port Moody  
 Port Moody Centre  
 V3H 0A1

Residential Attached

**\$348,800 (LP)**

**\$344,500 (SP)**



Sold Date: **10/1/2015** Frontage (feet): Approx. Year Built: **2008**  
 Meas. Type: **Feet** Frontage (metres): Age: **7**  
 Depth / Size (ft.): Bedrooms: **2** Zoning: **APT**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$1,799.53**  
 Flood Plain: Full Baths: **2** For Tax Year: **2015**  
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 Exposure: **Northeast** Maint. Fee: **\$279.92** P.I.D.: **027-448-282**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View: **Yes: WATER & MTNS**  
 Complex / Subdiv: **SAHALEE**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Single**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development: **176** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS2804 LT 70 DL 233 LD 36**

Amenities: **Club House, Elevator, Garden, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 13'			x			x
Main	Kitchen	7'6 x 8'2			x			x
Main	Master Bedroom	10'11 x 10'11			x			x
Main	Bedroom	11'6 x 8'2			x			x
Main	Dining Room	7' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>803</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>803 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>803 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

**Sahalee by Polygon. Well-designed open floor plan and bright inside. Water & mountain views thru huge windows. Gourmet kitchen with gas range, S/S fridge and granite kitchen countertops. Enjoy the resort style amenities of the Canoe Club with outdoor pool, billiards, guest suites, spa, dance room, music room, lounge, tennis, gym and more. Walking distance to shops, new skytrain, restaurants, pubs & coffee houses at Newport Village and the new Suterbrook Village. Enjoy the outdoors at Rocky Point Park complete with biking trails and the Boathouse Restaurant. Rental allowed. Pets allowed two dogs or two cats; or one dog and one cat.**



Presented by:  
**Jaedong (Jay) Choi**  
 Royal Pacific Tri-Cities Rlty  
 Phone: 604-790-1035  
<http://www.choijaedong.com>  
[choijaedong@gmail.com](mailto:choijaedong@gmail.com)



**Sold**  
**V1133705**

Board: V  
 Apartment/Condo

# 104 1196 PIPELINE ROAD

Coquitlam  
 North Coquitlam  
 V3B 7Z6

Residential Attached

**\$413,800 (LP)**

**\$405,000 (SP)**



Sold Date: **10/14/2015** Frontage (feet):  
 Meas. Type: Frontage (metres):  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00** Bedrooms: **3**  
 Flood Plain: Bathrooms: **2**  
 Approval Req?: Full Baths: **2**  
 Exposure: **Southeast** Half Baths: **0**  
 Maint. Fee: **\$374.20**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **ASCENT**  
 Mgmt. Co's Phone: **604-431-1800**  
 View: **Yes: GARDEN**  
 Complex / Subdiv: **THE HUDSON**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **End Unit, Ground Level Unit**

Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage Underbuilding**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Power of Attorney, Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **PL LMS3256 LT 3 LD 36 SEC 11 TWP 39 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 13'			x			x
Main	Kitchen	10'9 x 9'1			x			x
Main	Dining Room	10'9 x 9'2			x			x
Main	Master Bedroom	13'2 x 11'4			x			x
Main	Bedroom	11'5 x 10'			x			x
Main	Bedroom	10'1 x 8'9			x			x
Main	Laundry	8'1 x 5'			x			x
Main	Foyer	11' x 5'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,336</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,336 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>1,336 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

**Beautiful ground level 3-bedroom 2-bath condo with huge covered Patio! Bright & spacious South East facing corner unit with excellent floor plan provides a lot of fresh air and privacy. Viewing awesome green garden and courtyards. Features are laminated floors throughout, 2 side-by-side parking stalls, oversized storage locker and separate entrance. Bosa built quality building with amazing spa-like facilities, well maintained. Walking distance to all amenities: shopping malls, schools, parks & transit.**





Presented by:  
**Jaedong (Jay) Choi**

Royal Pacific Tri-Cities Rlty  
Phone: 604-790-1035  
<http://www.choijaedong.com>  
[choijaedong@gmail.com](mailto:choijaedong@gmail.com)



**Sold**  
**V1131161**

Board: V  
Apartment/Condo

**1406 2982 BURLINGTON DRIVE**

Coquitlam  
North Coquitlam  
V3B 0B3

Residential Attached

**\$498,800 (LP)**

**\$479,000 (SP)**



Sold Date: **9/24/2015** Frontage (feet):      Approx. Year Built: **2009**  
Meas. Type:      Frontage (metres):      Age: **6**  
Depth / Size (ft.):      Bedrooms: **2**      Zoning: **APT**  
Lot Area (sq.ft.): **0.00**      Bathrooms: **2**      Gross Taxes: **\$2,748.00**  
Flood Plain:      Full Baths: **2**      For Tax Year: **2014**  
Approval Req?:      Half Baths: **0**      Tax Inc. Utilities?: **No**  
Exposure:      Maint. Fee: **\$385.66**      P.I.D.: **027-843-068**  
If new, GST/HST inc?:  
Mgmt. Co's Name: **AWM ALLIANCE**  
Mgmt. Co's Phone: **604-685-3227**  
View: **Yes: MOUNTAINS**  
Complex / Subdiv: **EDGEMONT BY BOSA**  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1**      Covered Parking: **1**      Parking Access:  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd:      :  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**  
Legal: **PL BCS3348 LT 80 DL 386 LD 36 GROUP 1 STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	11'10 x 10'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Master Bedroom	17'6 x 10'			x			x
Main	Bedroom	11'6 x 11'			x			x
Main	Den	9' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,175</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,175 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,175 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

**Edgemont by Bosa. BIG BALCONY UNIT. Well kept SE corne2 bedrooms, 1 den with 2 full baths unit has panoramic VIEWS! Features are gourmet kitchen, granite countertops, gas stove and S/S appliances. Walking distance to Coquitlam Town Centre,**



Presented by:  
**Jaedong (Jay) Choi**  
 Royal Pacific Tri-Cities Rlty  
 Phone: 604-790-1035  
<http://www.choijaedong.com>  
[choijaedong@gmail.com](mailto:choijaedong@gmail.com)



**Sold**  
**V1142766**

Board: V  
 Apartment/Condo

# 1707 1010 RICHARDS STREET

Vancouver West  
 Yaletown  
 V6B 1G2

Residential Attached

**\$598,800 (LP)**

**\$598,800 (SP)**



Sold Date: **9/20/2015** Frontage (feet): Approx. Year Built: **2003**  
 Meas. Type: Frontage (metres): Age: **12**  
 Depth / Size (ft.): Bedrooms: **2** Zoning: **DDS**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$1,637.00**  
 Flood Plain: Full Baths: **2** For Tax Year: **2015**  
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 Exposure: **South** Maint. Fee: **\$342.69** P.I.D.: **025-769-014**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**  
 Mgmt. Co's Phone: **604-684-6291**  
 View: **Yes: CITY**  
 Complex / Subdiv: **THE GALLERY**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Electric**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Locker: **N**  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS552 LT 130 DL 541 LD 36 UNDIV 69/10071 SHARE IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Dining Room	10' x 6'			x			x
Main	Master Bedroom	9' x 9'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Other	7' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>741</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>741 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allowed</b>			6				
Grand Total: <b>741 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

**TWO-BEDROOM/TWO-BATH** South facing corner unit. Unique floor plan featuring a bedroom at each end of the main living area for privacy. Kitchen boasts of stainless steel appliances, gas stove, granite counters and separate glass in eating area or solarium. The Gallery located in the heart of Yaletown with partial water views, steps to your favorite restaurants, Downtown shops, water-walk. Fully equipped amenities - jacuzzi spa, billiards room, gym, rec-centre, large insuite storage area.





Presented by:  
**Jaedong (Jay) Choi**  
 Royal Pacific Tri-Cities Rlty  
 Phone: 604-790-1035  
<http://www.choijaedong.com>  
[choijaedong@gmail.com](mailto:choijaedong@gmail.com)



**Sold**  
**R2004703**

Board: V  
 Apartment/Condo

## 2001 295 GUILDFORD WAY

Port Moody  
 North Shore Pt Moody  
 V3H 5N3

Residential Attached

**\$788,800 (LP)**

**\$788,800 (SP)**



Sold Date: **10/18/2015** Frontage (feet):  
 Meas. Type: Frontage (metres):  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00** Bedrooms: **2**  
 Flood Plain: Bathrooms: **2**  
 Approval Req?: Full Baths: **2**  
 Exposure: **West** Half Baths: **0**  
 If new, GST/HST inc?: Maint. Fee: **\$438.17**  
 Approx. Year Built: **2007**  
 Age: **8**  
 Zoning: **MF**  
 Gross Taxes: **\$3,497.81**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **026-941-961**  
 Mgmt. Co's Name: **CROSSROADS MAGT**  
 Mgmt. Co's Phone: **778-578-4445**  
 View: **Yes: WATER**  
 Complex / Subdiv: **THE BENTLEY**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development: **137**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS2176 LT 130 DL 470 LD 36**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'			x			x
Main	Kitchen	15' x 8'7			x			x
Main	Dining Room	9' x 13'			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	14' x 11'6			x			x
Main	Den	11'6 x 9'6			x			x
Main	Storage	9'6 x 5'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,555</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,555 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,555 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

**VIEW!! Waterview Sub-Penthouse at the Bently in beautiful Port Moody. Features are 2 bedrms, 1 den (can be 3rd bedrm), 2 full bath rooms, 1 huge insuite storage, 2 side-by-side parkings, 1 under building private storage locker, 2 balconies, hardwood floor, granite countertops, and s/s appliances. The parking and storage is very close to the elevator. Walking distance to new skytrain, shops, community centre, and Rocky Point Park & Trails.**



Presented by:  
**Jaedong (Jay) Choi**  
 Royal Pacific Tri-Cities Rlty  
 Phone: 604-790-1035  
<http://www.choijaedong.com>  
[choijaedong@gmail.com](mailto:choijaedong@gmail.com)



**Sold**  
**V1138712**

Board: V  
 House/Single Family

## 848 ROCHESTER AVENUE

Coquitlam  
 Coquitlam West  
 V3K 2W2

Residential Detached

**\$1,100,000 (LP)**

**\$1,000,000 (SP)**



Sold Date: <b>9/18/2015</b>	Frontage (feet): <b>68.00</b>	Approx. Year Built: <b>9999</b>
Depth / Size (ft.): <b>190</b>	Bedrooms: <b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>12,920.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$4,216.00</b>
Rear Yard Exp:	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Approval Req?:		Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:		P.I.D.: <b>009-706-232</b>

View: **Yes: VALLEY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
 Parking: **DetachedGrge/Carport**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP12396 LT 5 DL 108 LD 36**

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6" x 12'			x			x
Main	Kitchen	16' x 11'			x			x
Main	Eating Area	10' x 7'7"			x			x
Main	Master Bedroom	10' x 11'			x			x
Main	Master Bedroom	12' x 9'3"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,010</b>	# of Rooms:	<b>5</b>	Bath		Floor	<b># of Pieces</b>	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2					Workshop/Shed:
Finished Floor (Basement):	<b>1,010</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>2,020 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Full, Partly Finished</b>	6					
Grand Total:	<b>2,020 sq. ft.</b>			7					
				8					

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Royal LePage - Brookside Rlty.**

**GREAT PLACE TOW BUILD YOUR DREAM HOME! Massive 68' x 190' South sloping lot with rear lane access is super desirable Coquitlam West location. Awesome address in area of multi-million dollar new homes. Current home is 2 bedrooms, plus partially finished bull basement, with newer furnace and hot water tank. CALL NOW, THIS IS THE ONE YOU'VE BEEN WAITING FOR!**



Presented by:  
**Jaedong (Jay) Choi**  
 Royal Pacific Tri-Cities Rlty  
 Phone: 604-790-1035  
<http://www.choijaedong.com>  
[choijaedong@gmail.com](mailto:choijaedong@gmail.com)



**Sold**  
**R2004165**

Board: V  
 House/Single Family

### 641 MADORE AVENUE

Coquitlam  
 Coquitlam West  
 V3K 3B1

Residential Detached

**\$1,148,000 (LP)**

**\$1,200,000 (SP)**



Sold Date: <b>10/5/2015</b>	Frontage (feet): <b>82.00</b>	Approx. Year Built: <b>1963</b>
Depth / Size (ft.): <b>124</b>	Bedrooms: <b>3</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>10,168.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Full Baths: <b>0</b>	Gross Taxes: <b>\$4,684.05</b>
Rear Yard Exp: <b>North</b>	Half Baths: <b>2</b>	For Tax Year: <b>2015</b>
Approval Req?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>009-340-904</b>

View: :  
 Complex / Subdiv:  
 Services Connected: **Unknown**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL NWP24294 LT 21 DL 3 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'6	Above	Other	18' x 7'			x
Main	Kitchen	13' x 9'			x			x
Main	Dining Room	11' x 11'			x			x
Main	Family Room	21' x 13'8			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	12' x 9'6			x			x
Main	Bedroom	11' x 9'			x			x
Above	Recreation	17'1 x 14'			x			x
Above	Living Room	24' x 13'8			x			
Above	Laundry	13'6 x 9'			x			

Finished Floor (Main): **1,600**  
 Finished Floor (Above): **1,100**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,700 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **2,700 sq. ft.**

# of Rooms: **11**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **3**  
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>2</b>	<b>Yes</b>
2	<b>Below</b>	<b>2</b>	<b>No</b>
3			
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Macdonald Realty Westmar**

**Location! Location! Best Location in Center Coquitlam! Huge lot with lane access, 82x124 , Walking distance to Lougheed Shopping Mall, Sky Train, Bus Stop & Vancouver Golf Course. Over 10,000 sq.ft. close to 1/4 acre. Potential for duplex zoning. home has great potential. Vaulted ceiling in living + dining room. Feature corner f/p, original HW floors on main floor, huge deck off dining room. another deck off family room. A perfect house to live in or build your dream house later. Open house Saturday October 3 2-4pm. Sunday October 4 2-4pm. Any offers will be presented on Monday after 6pm.**



Presented by:  
**Jaedong (Jay) Choi**  
 Royal Pacific Tri-Cities Rlty  
 Phone: 604-790-1035  
<http://www.choijaedong.com>  
[choijaedong@gmail.com](mailto:choijaedong@gmail.com)



**Sold**  
**R2006394**

Board: V  
 House/Single Family

## 258 CHESTNUT PLACE

Port Moody  
 Heritage Woods PM  
 V3H 5G3

Residential Detached

**\$1,298,800 (LP)**

**\$1,298,800 (SP)**



Sold Date: **10/15/2015** Frontage (feet): **0.00** Approx. Year Built: **2000**  
 Depth / Size (ft.): Bedrooms: **5** Age: **15**  
 Lot Area (sq.ft.): **6,705.00** Bathrooms: **4** Zoning: **SFD**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$5,589.75**  
 Rear Yard Exp: Half Baths: **1** For Tax Year: **2015**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **024-068-586**

View: **Yes: CITIES**  
 Complex / Subdiv: **HERITAGE WOODS**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Tile - Concrete**

Reno. Year: **2012**  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **PL LMP37085 LT 1 DL 348 LD 37**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 17'3	Bsmt	Kitchen	9' x 13'			x
Main	Kitchen	12'2 x 14'4	Bsmt	Living Room	17' x 22'			x
Main	Dining Room	15'2 x 13'4	Bsmt	Dining Room	8' x 14'			x
Main	Den	10'4 x 11'6	Bsmt	Storage	10' x 9'			x
Above	Master Bedroom	17'8 x 13'6	Bsmt	Walk-In Closet	6' x 6'			x
Above	Bedroom	13' x 9'6						x
Above	Bedroom	13'10 x 9'6						x
Above	Bedroom	10'6 x 12'0						x
Above	Den	6'8 x 8'6						x
Bsmt	Bedroom	13' x 12'6						x

Finished Floor (Main): **1,306**  
 Finished Floor (Above): **1,198**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,250**  
 Finished Floor (Total): **3,754 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **3,754 sq. ft.**

# of Rooms: **15**  
 # of Kitchens: **2**  
 # of Levels: **3**  
 Suite: **Unauthorized Suite**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **1** Beds not in Basement: **4**  
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4	Bsmt	4	Yes
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

**VIEWS & RENOVATED** beautiful house on Heritage Woods PM. The South facing 3 level home is very bright and well maintained. Upgrades include new appliances, kitchen countertops, cabinets, bathrooms, lights, laminate hardwood floors, fence, landscaping, furnace, hot water tank & many more. Upstairs has spacious 4 bedrooms with 2 baths. The master bedroom has a panoramic view with vaulted ceiling and nicely decorated fireplace. On main that has a den, living room, kitchen and dining room open to a huge deck that overlooks the beautiful garden below. Walkout basement can be a mortgage helper that has kitchen and separate entrance. School catchment: Aspenwood Elem, Eagle Mt Mid, Heritage Woods Sec.

# MOVING CHECKLIST ✓



## Send Change of Address Cards To

- ☐ Post Office
- ☐ Friends

- ☐ Relatives
- ☐ Other \_\_\_\_\_

## Make Arrangements with Moving Co.

- ☐ Make Arrangements with Moving Co.
- ☐ Other \_\_\_\_\_

- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

## Utilities & Services

- ☐ Electric
- ☐ Gas
- ☐ Water
- ☐ Telephone
- ☐ Cell Phone

- ☐ Cable TV or Satellite Provider
- ☐ Internet Provider
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

## Professional Services

- ☐ Doctor
- ☐ Dentist
- ☐ Optometrist
- ☐ Lawyer or Notary Public

- ☐ Pharmacy
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

## Business Accounts and Services

- ☐ Banks
- ☐ Finance Companies
- ☐ Loan Institutions
- ☐ Pension Plans
- ☐ Credit Card Companies

- ☐ Department Store Charge Accounts
- ☐ Insurance Agencies
- ☐ Reward Programs (Airmiles, etc.)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

## Government Offices

- ☐ Income Tax
- ☐ Family Allowance
- ☐ Old Age Security
- ☐ Canada Pension Plan
- ☐ Unemployment Insurance

- ☐ Medical Services Plan (MSP)
- ☐ Vehicle Registration (ICBC)
- ☐ Driver's License or BCID
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

## Local Offices and Organizations

- ☐ Schools
- ☐ Library
- ☐ Property Tax
- ☐ Civic Organizations

- ☐ Clubs and Affiliations
- ☐ Sporting and Recreational Activities
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

## Publications

- ☐ Newspapers
- ☐ Magazines
- ☐ Mail Order
- ☐ Book Club

- ☐ Music Club
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_