

News Release



FOR IMMEDIATE RELEASE

Greater Vancouver housing market hits summer lull

VANCOUVER, B.C. – August 2, 2012 – Residential property sales in Greater Vancouver remained at a 10-year low in July, while the number of properties being listed for sale continued to edge down and prices remained relatively stable.

The Real Estate Board of Greater Vancouver (REBGV) reports that there were 2,098 residential property sales of detached, attached and apartment properties in July. That's an 18.4 per cent decline compared to the 2,571 sales in July 2011 and an 11.2 per cent decline compared to the previous month's 2,362 sales.

July sales were the lowest total for that month in the region since 2000. They were 31.2 per cent below the 10-year July sales average of 3,051.

"People appear to be cautious about making significant financial decisions right now. While our local economy appears to be quite robust, there may be some concern about the impact of international markets and the federal government's tightening of mortgage regulations," says Eugen Klein, REBGV president.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 4,802 in July, the lowest number of new listings for any month this year. This represents a 5.8 per cent decline compared to July 2011 when 5,097 properties were newly listed for sale on the Multiple Listing Service® (MLS®) and a 14.5 per cent decline compared to the 5,617 new listings reported in June 2012.

At 18,081, the total number of active residential property listings on the MLS® increased 18.8 per cent from this time last year and decreased 2.2 per cent compared to the previous month.

"With a sales-to-actives-listing ratio of 11.6 per cent, conditions have favoured buyers in our marketplace in recent months," Klein said. "That means buyers have more selection to choose from and more time to make a decision. For sellers, it's important to price properties competitively. For information on local market prices, contact your REALTOR®."

The MLS® Home Price Index (MLS® HPI) composite benchmark price for all residential properties in Greater Vancouver over the last 12 months has increased 0.6% to \$616,000 and declined 0.7% compared to last month.

Sales of detached properties on the MLS® in July 2012 reached 787, a decrease of 28.4 per cent from the 1,099 detached sales recorded in July 2011, and a 13.3 per cent decrease from the 908 units sold in July 2010. The benchmark price for detached properties increased 1.4 per cent from July 2011 to \$950,200 and declined 1.2 per cent compared to last month.

Sales of apartment properties reached 927 in July 2012, a 10.9 per cent decrease compared to the 1,040 sales in July 2011, and a decrease of 5.3 per cent compared to the 979 sales in July 2010. The benchmark price of an apartment property remains unchanged compared to July 2011 at \$374,300 and declined 0.5 per cent compared to last month.

Attached property sales in July 2012 totalled 384, an 11.1 per cent decrease compared to the 432 sales in July 2011, and a 4.3 per cent increase from the 368 attached properties sold in July 2010. The benchmark price of an attached unit decreased 0.5 per cent between July 2011 and 2012 to \$468,700 and is relatively unchanged compared to last month.

-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 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.

For more information please contact:
Jesse Lalime, Communications Coordinator
Real Estate Board of Greater Vancouver
Phone: (604) 730-3077 Fax: (604) 730-3102
E-mail: jlalime@rebgv.org

 **realtylink™**
also available at www.realtylink.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 %
Residential / Composite	Lower Mainland	\$553,300	156.2	-0.4%	-0.4%	2.2%	1.2%	16.1%	12.1%
	Greater Vancouver	\$616,000	161.5	-0.7%	-0.9%	1.8%	0.6%	18.4%	15.8%
	Bowen Island	\$601,000	130.3	-3.8%	-3.1%	6.8%	-1.1%	3.2%	-4.6%
	Burnaby East	\$569,900	157.3	-0.3%	-0.8%	2.5%	2.1%	15.6%	12.8%
	Burnaby North	\$521,600	155.8	-1.3%	-0.8%	0.9%	-0.3%	15.2%	12.3%
	Burnaby South	\$579,600	163.4	-0.7%	-0.4%	2.3%	-1.2%	20.0%	18.3%
	Coquitlam	\$507,500	150.1	-0.8%	0.4%	3.9%	1.3%	15.4%	9.3%
	Ladner	\$550,000	153.0	-0.3%	-0.5%	4.2%	1.5%	16.8%	15.2%
	Maple Ridge	\$390,500	132.0	-0.4%	-0.2%	0.1%	-2.1%	4.1%	-2.4%
	New Westminster	\$370,200	158.9	-0.5%	-1.1%	3.3%	1.3%	13.8%	10.0%
	North Vancouver	\$654,500	148.1	-0.9%	-0.5%	2.4%	3.9%	14.7%	9.0%
	Pitt Meadows	\$375,800	136.1	-0.4%	-0.5%	0.1%	-3.1%	3.5%	-2.5%
	Port Coquitlam	\$400,500	142.2	-1.0%	-1.8%	0.1%	-1.5%	6.7%	1.8%
	Port Moody	\$512,000	141.4	-0.2%	1.9%	5.4%	2.1%	9.7%	3.4%
	Richmond	\$585,100	169.9	-0.8%	-2.4%	-0.8%	-1.5%	22.1%	23.5%
	Squamish	\$406,000	131.1	0.3%	2.0%	6.2%	4.0%	3.0%	3.2%
	Sunshine Coast	\$365,100	127.9	-1.8%	-3.5%	1.4%	-3.2%	-0.5%	-6.1%
	Tsawwassen	\$616,200	155.3	0.0%	2.0%	7.5%	3.9%	17.6%	15.4%
	Vancouver East	\$619,300	181.2	-0.4%	0.6%	4.8%	4.0%	25.3%	26.0%
	Vancouver West	\$817,100	172.2	-0.7%	-1.3%	0.5%	0.3%	21.4%	20.5%
West Vancouver	\$1,610,500	172.9	-2.1%	-1.8%	6.1%	4.9%	38.1%	20.9%	
Whistler	\$591,900	163.2	-0.4%	0.9%	7.3%	0.0%	27.5%	29.0%	
Single Family Detached	Lower Mainland	\$772,200	164.1	-0.7%	-0.5%	2.6%	2.1%	24.8%	19.6%
	Greater Vancouver	\$950,200	175.6	-1.2%	-1.4%	2.2%	1.4%	30.7%	27.1%
	Bowen Island	\$601,000	130.3	-3.8%	-3.1%	6.7%	-1.1%	3.2%	-4.6%
	Burnaby East	\$756,700	169.2	-0.5%	-1.6%	3.9%	4.9%	24.7%	23.1%
	Burnaby North	\$928,500	179.2	-2.1%	-0.4%	1.7%	2.8%	30.7%	30.3%
	Burnaby South	\$998,500	191.4	-1.5%	0.8%	5.9%	3.9%	40.8%	39.8%
	Coquitlam	\$719,900	159.5	-0.4%	1.7%	5.9%	4.3%	23.1%	17.5%
	Ladner	\$638,200	154.0	-0.3%	-1.5%	4.5%	2.1%	19.4%	16.7%
	Maple Ridge	\$463,400	131.7	-0.6%	0.0%	0.4%	-1.3%	6.3%	0.0%
	New Westminster	\$676,400	167.8	-0.9%	-1.7%	2.3%	2.6%	23.7%	22.4%
	North Vancouver	\$963,000	153.7	-1.5%	-0.2%	2.3%	5.1%	20.6%	13.9%
	Pitt Meadows	\$500,600	139.7	-0.1%	-0.6%	-1.1%	0.1%	7.8%	3.3%
	Port Coquitlam	\$561,600	150.0	-0.6%	1.1%	3.2%	2.0%	15.8%	10.7%
	Port Moody	\$852,200	157.9	1.0%	3.1%	7.7%	3.4%	22.1%	15.2%
	Richmond	\$979,800	197.3	-1.9%	-4.5%	-1.6%	-3.9%	39.0%	41.2%
	Squamish	\$502,700	135.8	0.0%	1.5%	-0.6%	2.3%	7.9%	5.8%
	Sunshine Coast	\$363,700	127.4	-1.7%	-3.6%	1.3%	-3.6%	-0.9%	-6.5%
	Tsawwassen	\$738,400	159.0	-0.3%	1.5%	7.6%	5.0%	21.6%	18.6%
	Vancouver East	\$863,200	190.6	-0.2%	1.3%	4.8%	5.5%	37.2%	37.5%
	Vancouver West	\$2,170,500	223.0	-1.5%	-3.8%	0.6%	0.0%	50.9%	48.3%
West Vancouver	\$1,909,400	181.8	-1.9%	-1.6%	6.7%	5.9%	45.2%	26.8%	
Whistler	\$838,100	124.5	1.7%	2.4%	-1.8%	-5.0%	-2.4%	-1.4%	

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.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)
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 include duplexes.
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



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	\$399,500	145.0	-0.2%	-0.8%	1.8%	-0.6%	10.2%	6.6%
	Greater Vancouver	\$468,700	152.1	0.1%	-0.6%	2.4%	-0.5%	13.6%	11.8%
	Burnaby East	\$421,800	151.3	-0.1%	0.1%	2.8%	2.0%	13.0%	10.8%
	Burnaby North	\$399,800	149.1	-0.3%	-1.9%	-3.6%	-6.9%	10.0%	7.0%
	Burnaby South	\$417,200	149.7	-1.4%	-1.8%	-0.9%	-2.5%	11.4%	11.2%
	Coquitlam	\$382,800	140.6	0.0%	-0.1%	2.5%	-2.0%	8.7%	4.3%
	Ladner	\$442,400	146.6	-2.0%	-1.7%	-1.5%	-3.0%	9.2%	10.2%
	Maple Ridge	\$277,900	135.0	0.8%	1.1%	1.0%	-2.7%	2.8%	-3.7%
	New Westminister	\$397,200	149.2	-1.0%	-0.5%	4.7%	1.0%	12.8%	10.4%
	North Vancouver	\$597,500	143.0	0.3%	-1.2%	1.4%	3.0%	11.7%	8.3%
	Pitt Meadows	\$321,500	139.1	-0.2%	0.9%	3.2%	-6.1%	5.0%	-0.9%
	Port Coquitlam	\$372,700	141.9	0.0%	-2.5%	0.6%	-1.1%	6.9%	2.6%
	Port Moody	\$412,200	139.3	0.4%	1.0%	4.0%	-2.2%	7.2%	1.7%
	Richmond	\$506,400	163.7	0.4%	-0.4%	1.0%	-0.7%	20.9%	22.9%
	Squamish	\$354,600	128.7	1.7%	-0.7%	17.3%	3.4%	0.9%	5.2%
	Tsawwassen	\$460,900	142.5	-2.4%	-1.8%	-0.1%	-8.0%	6.1%	7.1%
	Vancouver East	\$527,500	173.9	1.1%	0.4%	5.6%	4.9%	17.1%	19.0%
	Vancouver West	\$710,900	160.8	-0.3%	0.3%	6.3%	3.3%	18.8%	17.5%
Whistler	\$463,100	141.5	-1.0%	-4.4%	15.1%	0.9%	11.0%	15.7%	
Apartment	Lower Mainland	\$342,800	150.4	-0.3%	-0.2%	1.8%	0.3%	7.7%	4.4%
	Greater Vancouver	\$374,300	151.3	-0.5%	-0.4%	1.3%	0.0%	8.8%	6.5%
	Burnaby East	\$365,900	138.9	-0.1%	-0.9%	1.6%	-4.1%	-3.1%	-7.3%
	Burnaby North	\$337,900	142.8	-0.9%	-0.2%	2.3%	0.0%	6.4%	2.2%
	Burnaby South	\$378,600	152.0	-0.3%	-1.2%	1.1%	-5.1%	10.9%	8.6%
	Coquitlam	\$252,900	139.2	-2.1%	-1.7%	1.0%	-2.5%	6.2%	-1.5%
	Ladner	\$329,500	156.2	1.5%	5.4%	6.0%	4.8%	15.4%	14.4%
	Maple Ridge	\$176,900	129.0	-1.1%	-3.6%	-2.7%	-3.4%	-3.6%	-12.5%
	New Westminister	\$274,500	156.9	-0.2%	-0.9%	3.5%	0.8%	10.8%	6.2%
	North Vancouver	\$350,500	142.3	-0.5%	-0.5%	3.0%	2.3%	8.5%	3.3%
	Pitt Meadows	\$215,700	127.5	-1.2%	-1.3%	-0.5%	-3.6%	-4.7%	-13.6%
	Port Coquitlam	\$222,200	131.7	-2.5%	-5.5%	-4.5%	-7.1%	-4.8%	-10.0%
	Port Moody	\$313,700	130.7	-1.7%	1.3%	3.9%	4.1%	2.1%	-4.2%
	Richmond	\$349,800	148.3	-0.1%	-1.1%	-0.9%	0.5%	6.6%	6.9%
	Squamish	\$253,600	122.0	-1.9%	6.0%	13.0%	8.3%	-5.4%	-6.5%
	Tsawwassen	\$349,200	146.9	1.5%	4.4%	6.2%	3.2%	8.6%	7.6%
	Vancouver East	\$311,100	171.6	-0.8%	-0.2%	5.1%	2.6%	13.1%	13.6%
	Vancouver West	\$476,100	154.1	-0.2%	0.2%	0.1%	-0.1%	9.4%	9.1%
West Vancouver	\$614,200	134.2	-3.1%	-2.7%	1.8%	-1.3%	6.8%	-5.0%	
Whistler	\$250,800	230.1	-1.7%	3.5%	3.9%	-7.3%	78.4%	76.3%	

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.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

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 include duplexes.

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

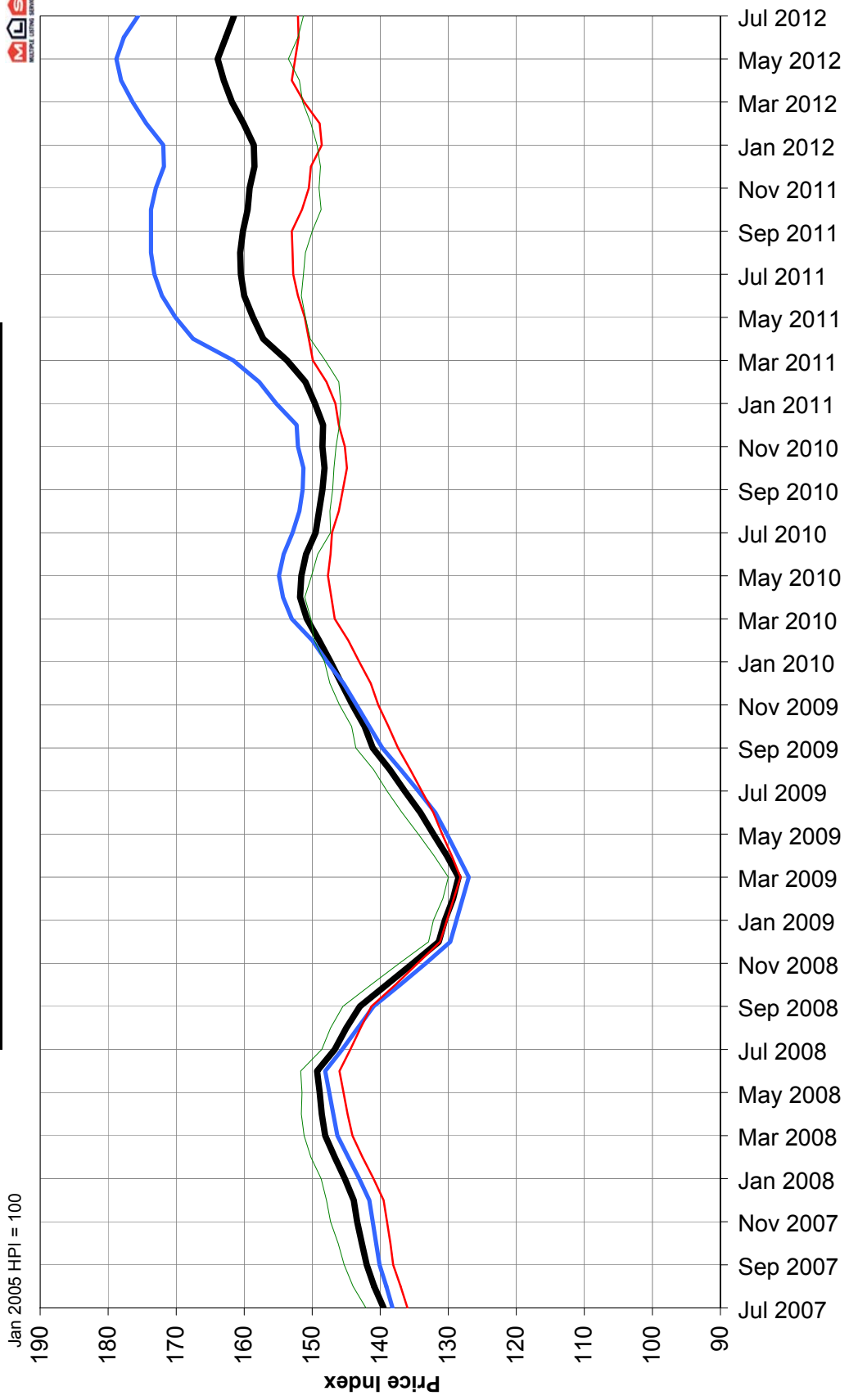
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



Greater Vancouver
5 Year Trend



Residential Detached Townhouse Apartment



MLS® SALES Facts



**July
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
July 2012	Number of Sales	67	31	3	108	23	60	44	15	60	21	47	109	83	46	12	787
	Median Selling Price	\$864,000	\$610,000	n/a	\$487,500	\$650,000	\$1,017,500	\$537,500	n/a	\$1,010,000	\$500,000	\$377,000	\$852,500	\$2,090,000	\$1,930,000	n/a	n/a
		\$729,950	n/a	n/a	\$285,000	n/a	\$615,000	\$382,000	n/a	\$493,000	n/a	n/a	\$618,000	\$814,500	n/a	\$670,000	n/a
June 2012	Number of Sales	83	41	6	108	37	73	33	11	76	28	61	107	102	47	7	921
	Median Selling Price	\$990,000	\$664,000	n/a	\$491,750	\$650,000	\$975,000	\$558,000	n/a	\$912,000	\$482,000	\$402,500	\$855,000	\$1,879,000	\$1,835,000	n/a	n/a
		\$508,000	n/a	n/a	\$288,000	n/a	\$630,000	\$385,137	n/a	\$545,000	n/a	n/a	\$658,000	\$900,450	n/a	n/a	n/a
July 2011	Number of Sales	95	50	2	109	28	92	40	13	123	17	48	144	139	86	13	1,099
	Median Selling Price	\$875,500	\$709,500	n/a	\$500,000	\$657,000	\$905,500	\$570,000	n/a	\$985,000	n/a	\$401,000	\$848,500	\$2,037,500	\$1,865,000	n/a	n/a
		\$528,000	n/a	n/a	\$314,633	n/a	n/a	n/a	n/a	\$561,000	n/a	n/a	\$586,750	\$820,500	n/a	n/a	n/a
Jan. - Jul. 2012	Number of Sales	595	294	24	721	192	655	266	134	663	123	305	876	852	430	64	6,957
	Median Selling Price	\$927,000	\$686,500	\$426,750	\$485,000	\$670,000	\$1,015,000	\$545,000	\$780,000	\$985,000	\$485,000	\$399,000	\$878,000	\$2,065,000	\$1,852,000	\$973,800	n/a
		\$481,500	\$450,000	n/a	\$292,500	\$420,000	\$652,000	\$390,500	\$467,250	\$527,444	\$350,000	\$287,500	\$625,500	\$866,839	\$1,125,000	\$566,000	n/a
Jan. - Jul. 2011	Number of Sales	870	433	18	713	222	818	302	150	1,234	110	277	1,197	1,449	818	58	9,532
	Median Selling Price	\$885,000	\$653,500	n/a	\$480,750	\$620,000	\$921,500	\$540,250	\$829,000	\$990,000	\$485,000	\$390,000	\$811,500	\$2,050,000	\$1,750,000	\$815,000	n/a
		\$490,000	\$439,000	n/a	\$310,000	\$409,000	\$630,000	\$385,000	\$433,000	\$548,000	\$341,847	\$267,500	\$600,500	\$850,500	\$1,114,000	\$577,500	n/a
Year-to-date	Number of Sales	3,552,000	\$333,000	n/a	\$214,410	\$300,000	\$369,000	\$241,000	\$336,000	\$353,000	\$231,000	\$305,000	\$344,800	\$488,000	\$760,000	\$245,000	n/a
	Median Selling Price	\$710,500	\$653,500	n/a	\$480,750	\$620,000	\$921,500	\$540,250	\$829,000	\$990,000	\$485,000	\$390,000	\$811,500	\$2,050,000	\$1,750,000	\$815,000	n/a
		\$450,500	\$439,000	n/a	\$310,000	\$409,000	\$630,000	\$385,000	\$433,000	\$548,000	\$341,847	\$267,500	\$600,500	\$850,500	\$1,114,000	\$577,500	n/a

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



MLS® LISTINGS Facts



**July
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
July 2012	Number of Listings	178	76	20	193	41	128	83	40	286	45	118	246	265	131	45	2,083
	% Sales to Listings	31%	41%	15%	56%	56%	47%	53%	38%	21%	47%	40%	44%	31%	35%	27%	n/a
June 2012	Number of Listings	216	69	19	249	56	176	69	50	311	51	106	288	325	169	29	2,380
	% Sales to Listings	58%	83%	n/a	48%	82%	49%	55%	27%	43%	130%	33%	42%	49%	18%	94%	n/a
July 2011	Number of Listings	38%	30%	n/a	50%	62%	40%	60%	45%	47%	86%	47%	66%	42%	53%	48%	2,335
	% Sales to Listings	51%	59%	32%	43%	66%	41%	48%	22%	24%	55%	58%	37%	31%	28%	24%	n/a
Jan. - Jul. 2012 Year-to-date*	Number of Listings	205	74	13	212	35	133	54	34	292	46	112	287	279	161	40	2,156
	% Sales to Listings	60%	40%	n/a	74%	87%	46%	46%	16%	59%	11%	0%	70%	67%	83%	29%	n/a
Jan. - Jul. 2011 Year-to-date*	Number of Listings	1,510	564	102	1,578	334	1,287	504	319	2,421	328	894	1,998	2,572	1,154	222	17,138
	% Sales to Listings	47%	64%	100%	53%	50%	48%	59%	51%	42%	37%	34%	46%	38%	37%	29%	n/a
Jan. - Jul. 2011 Year-to-date*	Number of Listings	1,370	635	108	1,468	323	1,264	471	305	2,642	315	855	1,909	2,384	1,365	201	17,065
	% Sales to Listings	64%	68%	17%	49%	69%	65%	64%	49%	47%	35%	32%	63%	61%	60%	29%	n/a
Year-to-date*	Number of Listings	121	6	0	73	17	53	38	37	127	10	6	57	94	11	35	742
	% Sales to Listings	288	27	0	66	119	139	40	38	214	7	15	157	650	32	33	1,977

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



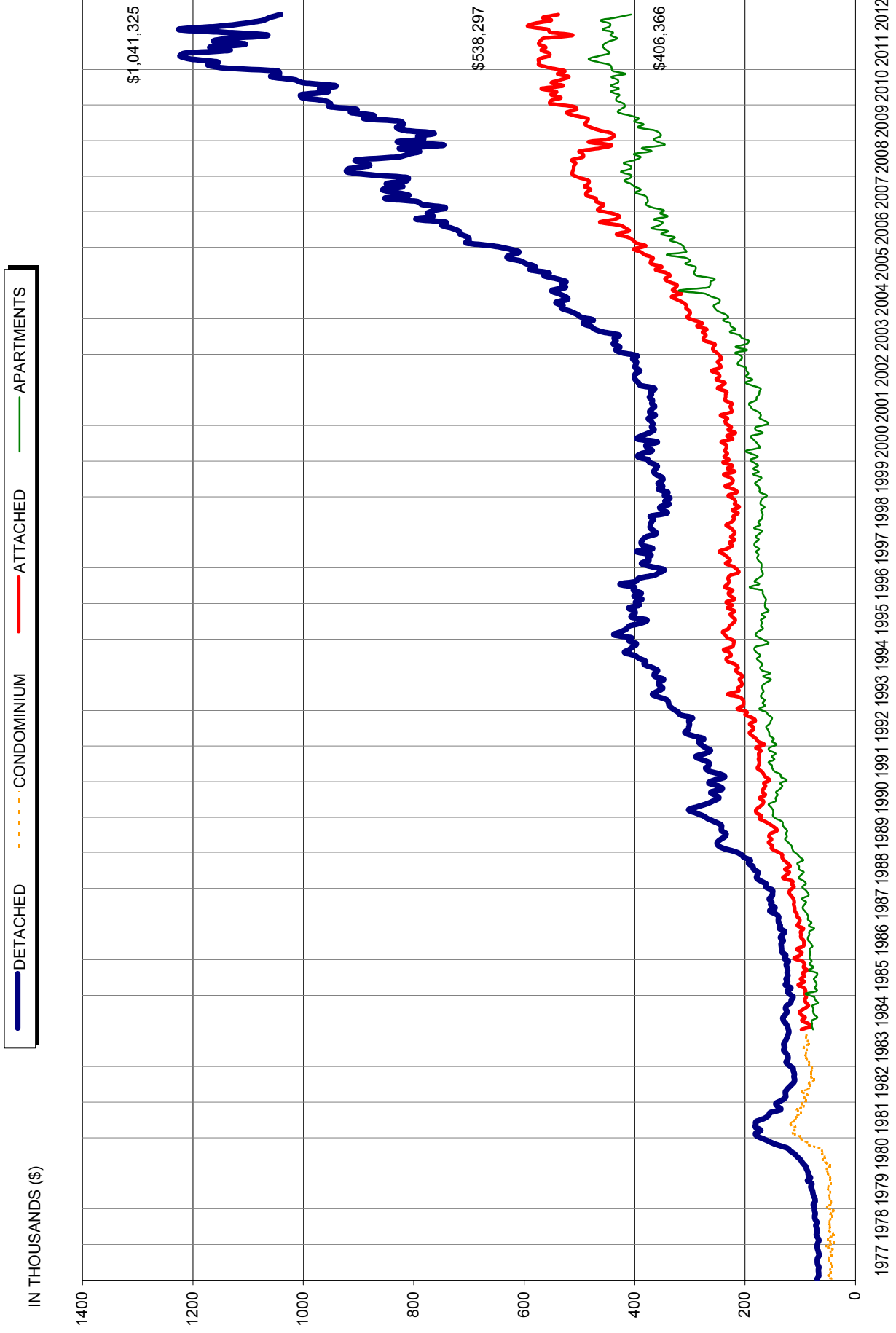
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2011	2 Jun 2012	3 Jul 2012	Col. 2 & 3 Percentage Variance	5 Jul 2011	6 Jun 2012	7 Jul 2012	Col. 6 & 7 Percentage Variance	9 May 2011 - Jul 2011	10 May 2012 - Jul 2012	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	205	216	188	-13.0	95	83	58	-30.1	379	242	-36.1
ATTACHED	121	131	121	-7.6	72	73	70	-4.1	248	215	-13.3
APARTMENTS	293	348	288	-17.2	165	132	131	-0.8	558	423	-24.2
COQUITLAM											
DETACHED	179	197	178	-9.6	100	101	67	-33.7	400	289	-27.8
ATTACHED	80	80	57	-28.8	46	45	28	-37.8	171	120	-29.8
APARTMENTS	113	127	152	19.7	62	47	58	23.4	206	173	-16.0
DELTA											
DETACHED	74	69	76	10.1	50	41	31	-24.4	173	131	-24.3
ATTACHED	15	15	6	-60.0	6	10	5	-50.0	20	23	15.0
APARTMENTS	25	17	27	58.8	9	15	8	-46.7	41	35	-14.6
MAPLE RIDGE/PITT MEADOWS											
DETACHED	212	249	193	-22.5	109	108	108	0.0	328	352	7.3
ATTACHED	57	55	73	32.7	42	44	35	-20.5	155	127	-18.1
APARTMENTS	54	57	66	15.8	21	26	33	26.9	79	88	11.4
NORTH VANCOUVER											
DETACHED	133	176	128	-27.3	92	73	60	-17.8	394	256	-35.0
ATTACHED	37	58	53	-8.6	17	21	26	23.8	92	86	-6.5
APARTMENTS	146	162	139	-14.2	77	69	55	-20.3	256	217	-15.2
NEW WESTMINSTER											
DETACHED	35	56	41	-26.8	28	37	23	-37.8	105	91	-13.3
ATTACHED	15	29	17	-41.4	13	9	14	55.6	49	42	-14.3
APARTMENTS	138	155	119	-23.2	69	85	74	-12.9	256	246	-3.9
PORT MOODY/BELCARRA											
DETACHED	34	50	40	-20.0	13	11	15	36.4	72	61	-15.3
ATTACHED	50	41	37	-9.8	8	16	10	-37.5	58	55	-5.2
APARTMENTS	50	62	38	-38.7	21	18	17	-5.6	73	60	-17.8
PORT COQUITLAM											
DETACHED	54	69	83	20.3	40	33	44	33.3	137	125	-8.8
ATTACHED	37	43	38	-11.6	17	26	21	-19.2	58	68	17.2
APARTMENTS	52	51	40	-21.6	21	21	24	14.3	79	82	3.8
RICHMOND											
DETACHED	292	311	286	-8.0	123	76	60	-21.1	416	237	-43.0
ATTACHED	149	145	127	-12.4	88	59	55	-6.8	277	191	-31.0
APARTMENTS	281	276	214	-22.5	135	113	101	-10.6	409	307	-24.9
SUNSHINE COAST											
DETACHED	112	106	118	11.3	48	61	47	-23.0	145	153	5.5
ATTACHED	6	14	6	-57.1	0	6	2	-66.7	11	12	9.1
APARTMENTS	15	4	15	275.0	7	4	7	75.0	23	17	-26.1
SQUAMISH											
DETACHED	46	51	45	-11.8	17	28	21	-25.0	51	66	29.4
ATTACHED	19	34	10	-70.6	2	4	13	225.0	22	32	45.5
APARTMENTS	27	35	7	-80.0	0	2	6	200.0	11	11	0.0
VANCOUVER EAST											
DETACHED	287	288	246	-14.6	144	107	109	1.9	535	368	-31.2
ATTACHED	57	65	57	-12.3	40	35	24	-31.4	112	109	-2.7
APARTMENTS	173	231	157	-32.0	90	136	104	-23.5	300	350	16.7
VANCOUVER WEST											
DETACHED	279	325	265	-18.5	139	102	83	-18.6	580	307	-47.1
ATTACHED	93	128	94	-26.6	62	46	46	0.0	202	141	-30.2
APARTMENTS	724	756	650	-14.0	341	331	276	-16.6	1156	1009	-12.7
WHISTLER											
DETACHED	40	29	45	55.2	13	7	12	71.4	27	31	14.8
ATTACHED	48	50	35	-30.0	14	15	33	120.0	41	75	82.9
APARTMENTS	35	28	33	17.9	4	14	16	14.3	24	42	75.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	161	169	131	-22.5	86	47	46	-2.1	387	162	-58.1
ATTACHED	6	14	11	-21.4	5	6	2	-66.7	20	20	0.0
APARTMENTS	25	26	32	23.1	18	13	17	30.8	63	49	-22.2
GRAND TOTALS											
DETACHED	2143	2361	2063	-12.6	1097	915	784	-14.3	4129	2871	-30.5
ATTACHED	790	902	742	-17.7	432	415	384	-7.5	1536	1316	-14.3
APARTMENTS	2151	2335	1977	-15.3	1040	1026	927	-9.6	3534	3109	-12.0



REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to July 2012



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