

VANCOUVER WEST HOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	134	297	402	45%	3	\$2,315,276	\$1,835,600
	February	242	360	463	67%	2	\$2,357,534	\$1,870,700
	March	279	424	525	66%	2	\$2,256,600	\$1,914,500
	April	214	358	590	60%	3	\$2,351,234	\$2,051,700
	May	228	338	599	67%	3	\$2,444,419	\$2,085,800
	June	213	328	603	65%	3	\$2,499,927	\$2,135,400
	July	139	279	632	50%	5	\$2,410,701	\$2,169,500
	August	130	270	643	48%	5	\$2,494,938	\$2,196,700
	September	104	386	823	27%	8	\$2,407,014	\$2,233,700
	October	120	296	827	41%	7	\$2,351,148	\$2,232,700
	November	121	164	705	74%	6	\$2,354,629	\$2,215,200
	December	62	89	558	70%	9	\$2,790,934	\$2,119,800
			1,986	3,589		55%		
2012	January	86	476	796	18%	9	\$2,485,787	\$2,156,800
	February	177	319	777	55%	4	\$2,646,953	\$2,204,500
	March	152	336	854	45%	6	\$2,401,066	\$2,229,800
	April	130	395	949	33%	7	\$2,258,146	\$2,255,100
	May	122	456	1,067	27%	9	\$2,236,888	\$2,248,300
	June	102	325	1,078	31%	11	\$2,401,547	\$2,203,500
	July	83	265	1,038	31%	13	\$2,397,045	\$2,170,500
	August	75	221	995	34%	13	\$2,859,945	\$2,116,000
	September	86	323	1,043	27%	12	\$2,259,214	\$2,088,700
	October	104	226	960	46%	9	\$2,510,313	\$2,061,400
	November	77	159	846	48%	11	\$2,190,320	\$2,029,300
	December	49	96	697	51%	14	\$2,152,485	\$2,004,000
			1,243	3,597		35%		
2013	January	83	330	771	25%	9	\$2,345,838	\$1,995,300
	February	104	317	890	33%	9	\$2,877,809	\$2,001,100
	March	151	275	892	55%	6	\$2,408,779	\$2,026,400
	April	144	335	943	43%	7	\$2,519,534	\$2,064,400
	May	187	325	938	58%	5	\$2,511,322	\$2,068,300
	June	145	254	923	57%	6	\$2,369,798	\$2,070,200
	July	130	289	907	45%	7	\$2,790,651	\$2,069,200
	August	133	229	872	58%	7	\$2,778,414	\$2,079,900
	September	154	335	918	46%	6	\$2,478,176	\$2,089,700
	October	179	227	830	79%	5	\$2,308,420	\$2,086,800
	November	140	171	730	82%	5	\$2,553,757	\$2,095,500
	December	53	72	685	74%		\$3,036,036	As of Dec15
			1,603	3,159				

Average Price: Total dollar volume of sales divided by the total number of units sold.

Benchmark Price: Price for a typical property within the Greater Vancouver Board, with the qualities and characteristics of this property staying constant over time.

Month's Supply: 0-5 is a Seller's Market, 5-7 is a Balanced Market, Above 7 is a Buyer's Market

Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

VANCOUVER WEST TOWNHOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	36	124	219	29%	6	\$1,006,013	\$651,600
	February	77	116	222	66%	3	\$938,104	\$655,600
	March	90	169	258	53%	3	\$933,683	\$678,200
	April	95	121	242	79%	3	\$974,967	\$685,700
	May	70	145	273	48%	4	\$915,155	\$682,100
	June	70	121	289	58%	4	\$853,997	\$680,400
	July	62	93	266	67%	4	\$934,100	\$688,300
	August	57	112	254	51%	4	\$1,026,417	\$692,300
	September	52	130	296	40%	6	\$994,932	\$681,200
	October	45	94	288	48%	6	\$956,886	\$674,600
	November	48	89	283	54%	6	\$872,683	\$692,300
	December	31	26	209	119%	7	\$854,592	\$684,300
		733	1,340		55%			
2012	January	26	126	233	21%	9	\$959,188	\$668,400
	February	47	128	269	37%	6	\$876,416	\$670,200
	March	68	128	302	53%	4	\$981,355	\$691,900
	April	60	132	333	45%	6	\$1,072,747	\$708,700
	May	49	159	358	31%	7	\$908,451	\$710,000
	June	46	128	362	36%	8	\$1,001,008	\$713,100
	July	46	94	340	49%	7	\$844,164	\$710,900
	August	40	86	326	47%	8	\$984,662	\$688,800
	September	35	134	354	26%	10	\$749,668	\$672,400
	October	49	115	338	43%	7	\$942,383	\$677,700
	November	40	67	305	60%	8	\$866,500	\$679,000
	December	30	25	230	120%	8	\$899,191	\$663,600
		536	1,322		41%			
2013	January	29	109	235	27%	8	\$1,000,040	\$677,300
	February	38	105	271	36%	7	\$859,473	\$700,300
	March	58	82	265	71%	5	\$950,184	\$702,900
	April	61	140	298	44%	5	\$916,005	\$700,700
	May	70	110	298	64%	4	\$949,751	\$696,300
	June	63	115	305	55%	5	\$899,164	\$708,200
	July	58	111	298	52%	5	\$878,633	\$706,400
	August	47	73	270	64%	6	\$1,044,515	\$696,300
	September	55	120	279	46%	5	\$1,192,339	\$703,800
	October	53	92	251	58%	5	\$920,873	\$709,100
	November	54	56	215	96%	4	\$848,444	\$705,100
	December	17	15	187	113%		\$904,244 As of Dec15	
		603	1,128					

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Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

VANCOUVER WEST CONDOS

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	226	684	1,362	33%	6	\$646,322	\$454,200
	February	404	782	1,558	52%	4	\$624,553	\$457,600
	March	581	994	1,698	58%	3	\$653,406	\$471,800
	April	451	756	1,766	60%	4	\$646,430	\$470,200
	May	441	788	1,776	56%	4	\$627,639	\$475,200
	June	374	817	1,917	46%	5	\$629,027	\$477,300
	July	341	724	1,941	47%	6	\$623,801	\$476,400
	August	337	627	1,836	54%	5	\$630,356	\$475,000
	September	317	785	1,970	40%	6	\$660,158	\$471,500
	October	327	631	1,889	52%	6	\$629,215	\$466,500
	November	360	496	1,707	73%	5	\$578,277	\$473,000
	December	262	218	1,315	120%	5	\$641,105	\$469,600
		4,421	8,302		53%			
2012	January	211	775	1,506	27%	7	\$638,814	\$475,800
	February	323	806	1,761	40%	5	\$682,778	\$473,600
	March	394	750	1,892	53%	5	\$600,512	\$477,300
	April	360	839	2,090	43%	6	\$616,995	\$475,200
	May	402	988	2,276	41%	6	\$627,335	\$488,500
	June	331	756	2,344	44%	7	\$602,256	\$477,000
	July	276	650	2,260	42%	8	\$575,053	\$476,100
	August	247	517	2,088	48%	8	\$633,569	\$470,900
	September	212	686	2,158	31%	10	\$657,319	\$465,600
	October	264	667	2,091	40%	8	\$599,669	\$466,500
	November	241	387	1,928	62%	8	\$601,116	\$468,400
	December	156	153	1,527	102%	10	\$578,828	\$463,500
		3,417	7,974		43%			
2013	January	200	682	1,540	29%	8	\$592,285	\$460,000
	February	253	646	1,728	39%	7	\$589,689	\$461,900
	March	324	616	1,779	53%	5	\$653,645	\$464,100
	April	315	743	1,922	42%	6	\$571,995	\$472,700
	May	396	700	1,906	57%	5	\$615,467	\$467,500
	June	386	597	1,848	65%	5	\$725,203	\$480,100
	July	384	598	1,768	64%	5	\$627,943	\$476,100
	August	335	556	1,703	60%	5	\$657,676	\$469,300
	September	344	706	1,758	49%	5	\$582,973	\$475,200
	October	345	577	1,689	60%	5	\$591,450	\$466,500
	November	293	442	1,571	66%	5	\$605,610	\$471,500
	December	140	159	1,475	88%		\$642,659 As of Dec15	
		3,715	7,022					

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Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

VANCOUVER EAST HOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales To Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	99	198	345	50%	3	\$786,940	\$713,800
	February	165	283	415	58%	3	\$815,993	\$741,800
	March	227	335	464	68%	2	\$833,071	\$754,900
	April	171	291	528	59%	3	\$861,245	\$774,800
	May	211	269	497	78%	2	\$875,377	\$793,400
	June	180	246	480	73%	3	\$873,740	\$807,400
	July	144	287	543	50%	4	\$879,956	\$818,300
	August	148	287	555	52%	4	\$871,678	\$819,700
	September	141	277	611	51%	4	\$904,170	\$823,800
	October	126	199	576	63%	5	\$880,554	\$826,500
	November	112	152	501	74%	4	\$874,887	\$830,500
	December	95	75	388	127%	4	\$879,197	\$827,800
		1,819	2,899		63%			
2012	January	93	235	416	40%	4	\$911,099	\$823,300
	February	125	248	461	50%	4	\$910,995	\$835,500
	March	155	271	503	57%	3	\$943,549	\$845,500
	April	135	270	549	50%	4	\$924,563	\$851,800
	May	152	340	607	45%	4	\$925,507	\$862,200
	June	107	288	694	37%	6	\$906,412	\$865,000
	July	109	246	729	44%	7	\$875,131	\$863,200
	August	79	200	710	40%	9	\$902,054	\$859,100
	September	74	250	746	30%	10	\$906,427	\$850,000
	October	93	215	692	43%	7	\$870,298	\$842,300
	November	91	111	594	82%	7	\$923,053	\$835,100
	December	54	62	480	87%	9	\$890,672	\$829,200
		1,267	2,736		46%			
2013	January	56	187	464	30%	8	\$876,503	\$819,200
	February	77	219	544	35%	7	\$908,408	\$812,900
	March	94	208	577	45%	6	\$946,959	\$823,300
	April	132	290	651	46%	5	\$919,001	\$828,300
	May	159	249	651	64%	4	\$957,628	\$837,800
	June	141	256	665	55%	5	\$903,927	\$845,900
	July	148	236	630	63%	4	\$934,402	\$844,600
	August	142	209	610	68%	4	\$948,562	\$849,100
	September	147	232	584	63%	4	\$954,174	\$850,500
	October	118	189	553	61%	5	\$934,200	\$850,500
	November	116	140	487	83%	4	\$1,001,036	\$855,900
	December	51	44	427	116%		\$983,836	As of Dec15
		1,379	2,459					

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Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

VANCOUVER EAST TOWNHOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	19	57	110	33%	6	\$598,014	\$474,400
	February	38	65	130	58%	3	\$607,721	\$474,100
	March	58	70	124	83%	2	\$621,845	\$498,100
	April	47	55	111	85%	2	\$584,583	\$493,200
	May	38	73	122	52%	3	\$620,794	\$499,900
	June	34	59	123	58%	4	\$578,832	\$495,300
	July	40	57	122	70%	3	\$570,165	\$502,900
	August	23	42	118	55%	5	\$562,052	\$505,000
	September	32	83	152	39%	5	\$605,078	\$512,900
	October	37	47	143	79%	4	\$610,810	\$512,900
	November	30	43	116	70%	4	\$579,611	\$515,700
	December	15	6	90	250%	6	\$590,928	\$500,500
			411	657				
2012	January	14	44	100	32%	7	\$589,520	\$499,600
	February	39	64	117	61%	3	\$616,015	\$503,800
	March	41	88	142	47%	3	\$602,792	\$520,500
	April	52	101	169	51%	3	\$633,770	\$525,400
	May	50	77	163	65%	3	\$621,672	\$519,000
	June	35	65	151	54%	4	\$622,941	\$521,700
	July	24	57	154	42%	6	\$611,962	\$527,500
	August	15	45	154	33%	10	\$632,410	\$512,300
	September	19	78	178	24%	9	\$608,939	\$505,000
	October	21	70	177	30%	8	\$641,780	\$503,500
	November	35	52	161	67%	5	\$593,208	\$499,600
	December	17	14	133	121%	8	\$655,500	\$512,600
			362	755	48%			
2013	January	27	64	132	42%	5	\$574,788	\$515,400
	February	21	73	165	29%	8	\$649,402	\$511,700
	March	29	57	155	51%	5	\$603,101	\$507,200
	April	37	89	184	42%	5	\$661,487	\$522,600
	May	52	100	198	52%	4	\$584,439	\$518,100
	June	38	57	196	67%	5	\$634,598	\$517,500
	July	53	83	189	64%	4	\$605,510	\$517,500
	August	42	43	171	98%	4	\$577,615	\$516,600
	September	42	99	192	42%	5	\$659,762	\$523,500
	October	51	64	170	80%	3	\$636,972	\$507,800
	November	45	49	147	92%	3	\$630,006	\$525,100
	December	19	17	134	112%		\$580,236 As of Dec15	
			456	795				

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VANCOUVER EAST CONDOS

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	74	173	327	43%	4	\$368,039	\$288,400
	February	116	187	366	62%	3	\$360,788	\$293,600
	March	162	233	391	70%	2	\$363,421	\$291,100
	April	102	186	433	55%	4	\$375,864	\$299,600
	May	100	198	449	51%	4	\$351,825	\$303,300
	June	110	202	474	54%	4	\$363,359	\$304,500
	July	90	173	476	52%	5	\$343,919	\$303,300
	August	69	169	476	41%	7	\$368,246	\$301,100
	September	82	227	533	36%	7	\$382,298	\$301,400
	October	99	170	520	58%	5	\$337,852	\$300,700
	November	101	115	453	88%	4	\$346,990	\$299,100
	December	51	62	382	82%	7	\$376,301	\$297,600
			1,156	2,095		55%		
2012	January	68	175	392	39%	6	\$360,414	\$296,000
	February	102	236	473	43%	5	\$370,374	\$303,400
	March	138	279	560	49%	4	\$380,238	\$307,800
	April	152	219	565	69%	4	\$393,142	\$311,600
	May	110	277	613	40%	6	\$360,227	\$310,700
	June	136	231	603	59%	4	\$363,107	\$313,400
	July	104	157	544	66%	5	\$366,979	\$311,100
	August	75	144	516	52%	7	\$350,473	\$307,200
	September	71	213	580	33%	8	\$357,755	\$305,600
	October	70	154	571	45%	8	\$335,536	\$308,500
	November	69	102	522	68%	8	\$374,984	\$308,300
	December	53	51	419	104%	8	\$344,439	\$303,400
			1,148	2,238		51%		
2013	January	57	193	441	30%	8	\$353,460	\$299,400
	February	67	157	477	43%	7	\$376,558	\$301,600
	March	99	196	492	51%	5	\$377,018	\$304,900
	April	77	243	594	32%	8	\$348,975	\$305,100
	May	121	208	599	58%	5	\$371,949	\$308,700
	June	99	183	573	54%	6	\$359,398	\$305,100
	July	124	167	528	74%	4	\$355,535	\$306,500
	August	94	141	485	67%	5	\$341,846	\$304,000
	September	90	235	520	38%	6	\$378,830	\$300,200
	October	121	191	513	63%	4	\$382,537	\$306,900
	November	119	149	472	80%	4	\$380,650	\$310,300
	December	54	28	416	193%		\$386,444 As of Dec15	
			1,122	2,091				

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NORTH VANCOUVER HOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	46	138	216	33%	5	\$977,682	\$844,600
	February	111	198	274	56%	2	\$999,489	\$853,400
	March	134	201	310	67%	2	\$1,012,468	\$869,100
	April	133	193	341	69%	3	\$1,047,550	\$896,600
	May	149	202	343	74%	2	\$1,108,549	\$912,900
	June	153	199	321	77%	2	\$1,032,892	\$914,800
	July	92	133	309	69%	3	\$1,013,791	\$916,000
	August	73	109	276	67%	4	\$963,890	\$902,900
	September	79	204	352	39%	4	\$1,082,505	\$913,500
	October	92	116	329	79%	4	\$1,000,844	\$924,800
	November	76	74	268	103%	4	\$1,096,840	\$927,900
	December	53	32	175	166%	3	\$1,100,878	\$943,600
		1,191	1,799		66%			
2012	January	57	144	213	40%	4	\$1,024,918	\$941,700
	February	103	184	255	56%	2	\$1,086,759	\$951,800
	March	121	198	288	61%	2	\$1,109,272	\$958,700
	April	118	205	333	58%	3	\$1,139,944	\$964,900
	May	123	252	402	49%	3	\$1,080,221	\$983,700
	June	73	176	433	41%	6	\$1,068,165	\$977,400
	July	60	128	406	47%	7	\$1,157,564	\$963,000
	August	51	119	396	43%	8	\$1,170,007	\$956,100
	September	44	222	481	20%	11	\$995,100	\$961,200
	October	78	135	451	58%	6	\$1,073,834	\$945,500
	November	60	87	389	69%	6	\$1,044,838	\$931,100
	December	32	29	275	110%	9	\$1,046,390	\$908,500
		920	1,879		49%			
2013	January	52	172	318	30%	6	\$983,330	\$917,900
	February	76	177	375	43%	5	\$1,155,924	\$924,200
	March	113	188	400	60%	4	\$1,093,046	\$936,100
	April	119	262	479	45%	4	\$1,085,266	\$939,900
	May	119	211	497	56%	4	\$1,024,865	\$951,100
	June	99	171	485	58%	5	\$1,046,764	\$948,600
	July	117	137	418	85%	4	\$1,095,171	\$943,000
	August	76	100	362	76%	5	\$1,102,776	\$953,000
	September	78	202	404	39%	5	\$1,056,320	\$953,600
	October	103	145	372	71%	4	\$1,161,243	\$950,500
	November	83	95	324	87%	4	\$1,089,367	\$956,100
	December	35	23	270	152%		\$1,082,004	As of Dec15
		1,070	1,883					

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Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

NORTH VANCOUVER TOWNHOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	22	49	87	45%	4	\$609,954	\$551,100
	February	36	62	103	58%	3	\$636,169	\$560,300
	March	43	76	117	57%	3	\$650,195	\$568,600
	April	48	57	111	84%	2	\$639,920	\$574,100
	May	34	62	112	55%	3	\$627,105	\$579,100
	June	41	59	113	69%	3	\$662,234	\$579,900
	July	17	37	113	46%	7	\$657,235	\$580,300
	August	23	38	117	61%	5	\$617,817	\$582,800
	September	35	69	118	51%	3	\$622,795	\$577,000
	October	25	52	128	48%	5	\$670,342	\$589,100
	November	45	24	97	188%	2	\$704,091	\$594,100
	December	17	10	66	170%	4	\$611,729	\$586,600
		386	595		65%			
2012	January	26	61	87	43%	3	\$714,865	\$589,100
	February	24	47	100	51%	4	\$730,522	\$596,200
	March	40	54	91	74%	2	\$660,788	\$605,000
	April	30	81	130	37%	4	\$641,835	\$605,000
	May	39	71	141	55%	4	\$708,764	\$602,100
	June	21	58	151	36%	7	\$635,604	\$595,800
	July	26	53	128	49%	5	\$656,569	\$597,500
	August	14	33	122	42%	9	\$656,528	\$589,900
	September	13	92	164	14%	13	\$654,723	\$576,200
	October	25	51	171	49%	7	\$629,132	\$578,700
	November	25	30	151	83%	6	\$618,220	\$575,700
	December	24	6	94	400%	4	\$630,726	\$566,100
		307	637		48%			
2013	January	16	53	103	30%	6	\$612,406	\$562,400
	February	27	51	120	53%	4	\$709,980	\$585,800
	March	31	44	122	70%	4	\$653,616	\$584,100
	April	34	73	141	47%	4	\$654,012	\$584,400
	May	31	77	168	40%	5	\$635,398	\$580,800
	June	40	58	155	69%	4	\$614,922	\$579,500
	July	27	44	147	61%	5	\$605,611	\$581,200
	August	38	38	121	100%	3	\$681,430	\$585,300
	September	28	64	133	44%	5	\$693,477	\$579,100
	October	39	60	127	65%	3	\$663,000	\$575,700
	November	24	35	116	69%	5	\$615,429	\$576,600
	December	13	10	105	130%		\$709,992 As of Dec15	
		348	607					

Average Price: Total dollar volume of sales divided by the total number of units sold.

Benchmark Price: Price for a typical property within the Greater Vancouver Board, with the qualities and characteristics of this property staying constant over time.

Month's Supply: 0-5 is a Seller's Market, 5-7 is a Balanced Market, Above 7 is a Buyer's Market

Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

NORTH VANCOUVER CONDOS

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	34	132	299	26%	9	\$369,033	\$342,800
	February	85	189	362	45%	4	\$382,756	\$336,700
	March	113	157	365	72%	3	\$389,348	\$343,100
	April	68	188	436	36%	6	\$411,945	\$356,100
	May	69	170	470	41%	7	\$401,765	\$350,000
	June	110	156	444	71%	4	\$426,957	\$344,000
	July	77	146	425	53%	6	\$399,793	\$342,600
	August	63	100	393	63%	6	\$400,393	\$343,300
	September	48	196	457	24%	10	\$412,625	\$342,600
	October	86	140	443	61%	5	\$394,572	\$330,700
	November	80	89	378	90%	5	\$397,858	\$330,500
	December	62	49	300	127%	5	\$397,941	\$336,700
		895	1,712		52%			
2012	January	48	174	348	28%	7	\$399,903	\$340,100
	February	82	180	411	46%	5	\$394,334	\$345,800
	March	91	177	434	51%	5	\$439,509	\$345,500
	April	83	197	490	42%	6	\$405,078	\$352,200
	May	93	187	501	50%	5	\$400,151	\$352,400
	June	69	162	504	43%	7	\$395,827	\$352,200
	July	55	139	477	40%	9	\$382,816	\$350,500
	August	48	99	441	48%	9	\$381,529	\$355,600
	September	43	191	488	23%	11	\$393,076	\$358,800
	October	56	136	464	41%	8	\$451,399	\$353,700
	November	59	81	407	73%	7	\$390,741	\$349,000
	December	34	43	311	79%	9	\$383,170	\$339,100
		761	1,766		43%			
2013	January	38	141	333	27%	9	\$413,057	\$340,800
	February	52	147	372	35%	7	\$385,594	\$343,300
	March	62	148	416	42%	7	\$409,361	\$342,800
	April	71	181	460	39%	6	\$405,318	\$346,500
	May	67	150	467	45%	7	\$449,831	\$352,200
	June	67	163	479	41%	7	\$415,289	\$354,900
	July	77	142	450	54%	6	\$429,160	\$353,400
	August	64	126	440	51%	7	\$375,406	\$349,500
	September	57	166	465	34%	8	\$404,520	\$350,500
	October	77	160	456	48%	6	\$436,452	\$350,000
	November	88	111	410	79%	5	\$441,319	\$352,700
	December	39	53	386	74%		\$417,736 As of Dec15	
		759	1,688					

Average Price: Total dollar volume of sales divided by the total number of units sold.

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Month's Supply: 0-5 is a Seller's Market, 5-7 is a Balanced Market, Above 7 is a Buyer's Market

Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

WEST VANCOUVER HOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	46	130	311	35%	7	\$1,840,658	\$1,522,900
	February	92	174	355	53%	4	\$1,875,115	\$1,549,100
	March	152	199	368	76%	2	\$2,020,304	\$1,608,000
	April	141	200	385	71%	3	\$2,234,553	\$1,672,000
	May	167	264	429	63%	3	\$2,194,791	\$1,735,000
	June	134	237	468	57%	3	\$2,337,518	\$1,770,700
	July	86	161	457	53%	5	\$2,219,447	\$1,802,200
	August	80	144	434	56%	5	\$2,638,418	\$1,808,600
	September	71	189	486	38%	7	\$2,019,833	\$1,776,000
	October	90	149	456	60%	5	\$2,271,600	\$1,788,600
	November	66	93	401	71%	6	\$2,390,554	\$1,791,700
	December	38	35	319	109%	8	\$1,775,942	\$1,805,400
		1,163	1,975		59%			
2012	January	39	185	385	21%	10	\$2,258,816	\$1,789,600
	February	68	125	392	54%	6	\$2,366,611	\$1,841,100
	March	78	158	426	49%	5	\$2,420,185	\$1,903,100
	April	83	184	475	45%	6	\$2,230,971	\$1,940,900
	May	69	202	513	34%	7	\$2,291,285	\$1,948,200
	June	47	169	548	28%	12	\$2,421,744	\$1,946,100
	July	46	131	533	35%	12	\$2,393,641	\$1,909,400
	August	24	109	531	22%	22	\$2,925,188	\$1,894,700
	September	43	193	569	22%	13	\$2,408,615	\$1,847,400
	October	51	134	551	38%	11	\$2,263,011	\$1,823,300
	November	32	72	502	44%	16	\$1,957,906	\$1,772,800
	December	29	40	398	73%	14	\$2,469,353	\$1,778,100
		609	1,702		36%			
2013	January	38	155	405	25%	11	\$2,459,421	\$1,814,900
	February	31	174	499	18%	16	\$2,197,225	\$1,813,800
	March	58	141	516	41%	9	\$2,106,284	\$1,810,700
	April	61	202	585	30%	10	\$2,420,192	\$1,835,900
	May	71	211	627	34%	9	\$2,261,640	\$1,859,000
	June	76	171	625	44%	8	\$2,168,035	\$1,826,400
	July	79	137	604	58%	8	\$2,390,145	\$1,862,100
	August	75	119	553	63%	7	\$2,343,828	\$1,862,100
	September	71	184	563	39%	8	\$2,517,138	\$1,850,600
	October	80	151	535	53%	7	\$2,298,607	\$1,878,900
	November	77	86	449	90%	6	\$2,303,763	\$1,928,300
	December	28	32	407	88%		\$2,183,982	As of Dec15
		745	1,763					

Average Price: Total dollar volume of sales divided by the total number of units sold.

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Month's Supply: 0-5 is a Seller's Market, 5-7 is a Balanced Market, Above 7 is a Buyer's Market

Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

RICHMOND HOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	162	325	414	50%	3	\$1,146,122	\$927,200
	February	251	395	512	64%	2	\$1,173,978	\$961,500
	March	262	552	709	47%	3	\$1,124,096	\$1,006,600
	April	143	408	872	35%	6	\$1,046,292	\$1,021,100
	May	135	344	924	39%	7	\$1,102,788	\$1,024,000
	June	158	326	887	48%	6	\$1,126,756	\$1,026,000
	July	123	292	895	42%	7	\$1,132,035	\$1,020,100
	August	95	251	831	38%	9	\$1,123,412	\$1,013,100
	September	109	339	927	32%	9	\$1,260,846	\$1,005,700
	October	106	216	865	49%	8	\$1,181,770	\$1,005,700
	November	101	155	773	65%	8	\$1,062,879	\$997,700
	December	62	85	645	73%	10	\$1,102,804	\$1,003,700
		1,707	3,688		46%			
2012	January	89	470	841	19%	9	\$1,099,691	\$996,200
	February	119	295	875	40%	7	\$1,121,508	\$1,019,100
	March	104	326	982	32%	9	\$1,146,881	\$1,024,000
	April	114	350	1,058	33%	9	\$1,107,867	\$1,026,500
	May	101	383	1,131	26%	11	\$1,146,080	\$1,019,100
	June	76	311	1,182	24%	16	\$1,126,723	\$998,700
	July	60	286	1,171	21%	20	\$1,093,853	\$979,800
	August	60	234	1,159	26%	19	\$1,136,251	\$975,400
	September	54	248	1,157	22%	21	\$1,130,566	\$962,900
	October	79	210	1,058	38%	13	\$1,151,921	\$964,900
	November	76	139	933	55%	12	\$1,145,876	\$955,500
	December	44	82	815	54%	19	\$1,154,045	\$938,100
		976	3,334		29%			
2013	January	63	355	846	18%	13	\$950,655	\$933,100
	February	89	245	922	36%	10	\$1,007,221	\$927,200
	March	89	225	934	40%	10	\$1,028,988	\$938,100
	April	109	306	993	36%	9	\$1,118,494	\$932,700
	May	127	302	1,039	42%	8	\$1,221,196	\$937,600
	June	115	241	1,023	48%	9	\$1,093,914	\$943,600
	July	146	285	1,018	51%	7	\$1,095,912	\$944,600
	August	136	226	973	60%	7	\$1,090,454	\$945,100
	September	127	265	969	48%	8	\$1,125,162	\$934,600
	October	120	190	886	63%	7	\$1,213,123	\$924,200
	November	109	161	802	68%	7	\$1,153,906	\$929,700
	December	35	59	755	59%		\$1,141,325 As of Dec15	
		1,265	2,860					

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Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

RICHMOND TOWNHOUSES

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	74	135	197	55%	3	\$525,545	\$489,700
	February	100	155	231	65%	2	\$539,428	\$493,700
	March	142	214	280	66%	2	\$553,006	\$496,500
	April	108	239	372	45%	3	\$545,263	\$502,400
	May	103	203	436	51%	4	\$555,017	\$504,500
	June	86	216	493	40%	6	\$570,663	\$509,800
	July	88	149	473	59%	5	\$555,957	\$509,800
	August	69	165	483	42%	7	\$528,937	\$511,900
	September	63	149	485	42%	8	\$539,486	\$517,200
	October	63	140	478	45%	8	\$546,433	\$514,100
	November	76	104	398	73%	5	\$551,044	\$509,500
	December	41	55	341	75%	8	\$491,112	\$508,900
			1,013	1,924		53%		
2012	January	52	195	386	27%	7	\$511,251	\$501,400
	February	80	144	395	56%	5	\$534,334	\$498,000
	March	87	163	428	53%	5	\$545,718	\$502,400
	April	71	182	472	39%	7	\$530,072	\$508,400
	May	77	177	493	44%	6	\$528,401	\$509,200
	June	59	145	517	41%	9	\$552,394	\$504,200
	July	55	127	507	43%	9	\$496,046	\$506,400
	August	54	133	505	41%	9	\$527,407	\$502,400
	September	46	152	517	30%	11	\$520,621	\$496,500
	October	61	122	465	50%	8	\$510,906	\$495,500
	November	50	93	428	54%	9	\$487,678	\$492,500
	December	40	45	371	89%	9	\$521,581	\$488,100
			732	1,678		44%		
2013	January	43	141	355	30%	8	\$508,420	\$482,900
	February	50	133	406	38%	8	\$517,820	\$488,700
	March	74	126	423	59%	6	\$503,507	\$487,800
	April	93	135	419	69%	5	\$506,974	\$491,500
	May	105	147	413	71%	4	\$519,290	\$492,500
	June	72	150	436	48%	6	\$520,855	\$493,700
	July	94	162	442	58%	5	\$504,945	\$495,500
	August	84	142	428	66%	5	\$511,341	\$496,200
	September	69	149	448	46%	6	\$528,122	\$497,700
	October	72	96	420	75%	6	\$500,983	\$494,900
	November	75	100	372	75%	5	\$536,997	\$496,500
	December	23	36	347	64%		\$449,213 As of Dec15	
			864	1,517				

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Sales to Listings Ratio: The percentage of Units Listed in a month and sold during that month (Units Sold divided by Units Listed)

RICHMOND CONDOS

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	124	248	516	50%	4	\$354,018	\$338,900
	February	181	297	574	61%	3	\$349,731	\$338,900
	March	230	368	622	63%	3	\$377,804	\$338,000
	April	134	322	739	42%	6	\$363,405	\$350,000
	May	135	296	798	46%	6	\$376,961	\$350,700
	June	139	276	832	50%	6	\$362,572	\$349,100
	July	135	281	856	48%	6	\$381,310	\$348,100
	August	96	244	848	39%	9	\$350,023	\$347,600
	September	104	299	925	35%	9	\$355,747	\$343,200
	October	94	199	875	47%	9	\$361,354	\$341,200
	November	95	178	807	53%	8	\$340,328	\$338,900
	December	75	102	688	74%	9	\$346,873	\$353,300
		1,542	3,110		50%			
2012	January	72	348	755	21%	10	\$353,605	\$357,100
	February	125	299	835	42%	7	\$356,336	\$356,600
	March	118	292	937	40%	8	\$368,446	\$353,300
	April	121	287	981	42%	8	\$356,761	\$353,500
	May	93	307	1,039	30%	11	\$362,846	\$351,400
	June	113	276	1,071	41%	9	\$346,205	\$350,000
	July	101	214	1,020	47%	10	\$339,724	\$349,800
	August	65	206	993	32%	15	\$354,384	\$340,300
	September	73	206	960	35%	13	\$324,991	\$334,700
	October	85	211	910	40%	11	\$340,497	\$340,100
	November	81	145	838	56%	10	\$344,329	\$339,600
	December	54	94	750	57%	14	\$359,485	\$334,000
		1,101	2,885		38%			
2013	January	59	262	723	23%	12	\$397,494	\$334,700
	February	80	240	813	33%	10	\$327,200	\$335,600
	March	117	234	840	50%	7	\$351,177	\$338,200
	April	148	257	839	58%	6	\$351,318	\$347,200
	May	143	275	855	52%	6	\$344,367	\$346,000
	June	121	225	857	54%	7	\$347,075	\$346,200
	July	165	265	833	62%	5	\$327,237	\$347,200
	August	109	201	817	54%	7	\$344,993	\$347,400
	September	122	232	823	53%	7	\$357,584	\$344,100
	October	132	249	832	53%	6	\$360,706	\$349,100
	November	104	223	864	47%	8	\$351,935	\$346,700
	December	53	84	806	63%		\$346,086 As of Dec15	
		1,353	2,747					

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