

GREATER VANCOUVER ALL RESIDENTIAL

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	1,855	4,916	11,256	38%	6	\$762,562	\$570,600
	February	3,140	5,916	12,866	53%	4	\$791,604	\$575,900
	March	4,137	6,995	14,100	59%	3	\$786,310	\$586,200
	April	3,270	6,011	15,239	54%	5	\$815,251	\$599,600
	May	3,431	6,101	15,736	56%	5	\$831,554	\$605,300
	June	3,317	5,961	16,194	56%	5	\$808,867	\$610,300
	July	2,614	5,227	16,280	50%	6	\$761,872	\$612,200
	August	2,419	4,864	16,395	50%	7	\$778,545	\$612,600
	September	2,299	5,799	17,206	40%	7	\$751,042	\$611,000
	October	2,359	4,462	16,418	53%	7	\$767,225	\$608,400
	November	2,395	3,342	14,777	72%	6	\$728,117	\$607,200
	December	1,700	1,713	12,082	99%	7	\$689,056	\$604,500
		32,936	61,307		54%			
2012	January	1,607	5,906	13,456	27%	8	\$752,379	\$604,900
	February	2,572	5,698	14,753	45%	6	\$806,093	\$610,600
	March	2,919	5,996	16,226	49%	6	\$761,741	\$617,100
	April	2,837	6,200	17,559	46%	6	\$735,314	\$621,700
	May	2,897	7,138	18,911	41%	7	\$732,735	\$625,100
	June	2,398	5,747	19,696	42%	8	\$701,141	\$620,600
	July	2,135	4,944	19,196	43%	9	\$667,462	\$616,000
	August	1,670	4,203	18,728	40%	11	\$725,086	\$609,500
	September	1,536	5,442	19,527	28%	13	\$722,681	\$606,100
	October	1,970	4,451	18,519	44%	9	\$736,731	\$603,800
	November	1,733	2,843	16,788	61%	10	\$682,215	\$596,900
	December	1,171	1,442	13,902	81%	12	\$683,874	\$590,800
		25,445	60,010		42%			
2013	January	1,374	5,258	14,149	26%	10	\$748,651	\$588,100
	February	1,822	5,010	15,758	36%	9	\$760,975	\$590,400
	March	2,373	5,024	16,522	47%	7	\$759,339	\$593,100
	April	2,666	6,049	17,854	44%	7	\$739,587	\$597,300
	May	2,937	5,840	18,366	50%	6	\$772,569	\$598,400
	June	2,668	5,038	18,473	53%	7	\$762,860	\$601,900
	July	2,986	5,021	17,826	59%	6	\$757,338	\$601,900
	August	1,997	3,450	17,452	58%		\$785,569 As of Aug25	
	September							
	October							
	November							
	December							
		18,823	40,690					

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 Sellers'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 SIDE ALL RESIDENTIAL

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	399	1,111	1,998	36%	5	\$1,244,183	\$745,900
	February	724	1,264	2,260	57%	3	\$1,237,882	\$754,000
	March	952	1,601	2,506	59%	3	\$1,150,769	\$775,300
	April	761	1,240	2,624	61%	3	\$1,169,282	\$792,400
	May	742	1,280	2,675	58%	4	\$1,215,908	\$801,900
	June	661	1,272	2,831	52%	4	\$1,271,430	\$810,400
	July	545	1,102	2,857	49%	5	\$1,119,620	\$814,700
	August	525	1,020	2,848	51%	5	\$1,139,005	\$818,500
	September	475	1,307	3,111	36%	7	\$1,084,787	\$818,500
	October	495	1,026	3,020	48%	6	\$1,080,062	\$812,300
	November	530	753	2,713	70%	5	\$1,012,507	\$818,500
	December	358	336	2,096	107%	6	\$1,044,608	\$802,400
		7,167	13,312		54%			
2012	January	326	1,383	2,547	24%	8	\$1,162,492	\$812,800
	February	548	1,262	2,824	43%	5	\$1,335,930	\$816,600
	March	615	1,217	3,061	51%	5	\$1,089,709	\$825,100
	April	550	1,370	3,386	40%	6	\$1,054,622	\$828,000
	May	574	1,608	3,716	36%	6	\$994,857	\$840,300
	June	479	1,211	3,799	40%	8	\$1,023,697	\$822,800
	July	406	1,013	3,652	40%	9	\$980,790	\$817,100
	August	362	832	3,427	44%	9	\$1,133,629	\$802,800
	September	333	1,146	3,570	29%	11	\$1,080,728	\$792,900
	October	420	1,011	3,403	42%	8	\$1,118,347	\$791,500
	November	358	618	3,097	58%	9	\$972,580	\$789,100
	December	235	275	2,472	85%	11	\$947,850	\$780,100
		5,206	12,946		40%			
2013	January	314	1,125	2,561	28%	8	\$1,104,200	\$777,200
	February	395	1,071	2,906	37%	7	\$1,218,085	\$781,500
	March	533	978	2,955	54%	6	\$1,183,145	\$787,700
	April	520	1,225	3,185	42%	6	\$1,151,668	\$800,900
	May	654	1,138	3,161	57%	5	\$1,194,839	\$796,200
	June	595	970	3,095	61%	5	\$1,144,665	\$810,400
	July	572	999	2,992	57%	5	\$1,144,888	\$806,600
	August	405	679	2,894	60%		\$1,265,929	As of Aug25
	September							
	October							
	November							
	December							
		3,988	8,185					

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 Sellers'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 EAST SIDE ALL RESIDENTIAL

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	192	429	790	45%	4	\$606,793	\$546,500
	February	319	535	911	60%	3	\$625,654	\$554,700
	March	450	646	997	70%	2	\$637,272	\$560,200
	April	322	539	1,094	60%	3	\$664,712	\$574,500
	May	352	553	1,098	64%	3	\$696,271	\$585,100
	June	329	516	1,108	64%	3	\$673,146	\$590,900
	July	275	520	1,170	53%	4	\$660,309	\$595,400
	August	240	508	1,183	47%	5	\$697,269	\$594,700
	September	257	594	1,330	43%	5	\$699,687	\$597,400
	October	265	421	1,273	63%	5	\$640,827	\$597,800
	November	245	313	1,102	78%	4	\$621,362	\$598,100
	December	162	146	888	111%	5	\$693,235	\$593,700
		3,408	5,720		60%			
2012	January	177	459	931	39%	5	\$673,133	\$590,900
	February	268	554	1,074	48%	4	\$662,758	\$601,200
	March	336	642	1,227	52%	4	\$670,603	\$610,100
	April	341	595	1,302	57%	4	\$642,700	\$615,500
	May	313	700	1,403	45%	4	\$678,571	\$618,300
	June	281	584	1,461	48%	5	\$610,711	\$621,700
	July	240	465	1,438	52%	6	\$626,592	\$619,300
	August	169	391	1,392	43%	8	\$633,337	\$613,500
	September	164	545	1,518	30%	9	\$634,427	\$609,400
	October	185	444	1,451	42%	8	\$642,268	\$608,000
	November	197	266	1,287	74%	7	\$674,005	\$605,000
	December	124	131	1,044	95%	8	\$624,960	\$600,200
		2,795	5,776		48%			
2013	January	140	445	1,047	31%	7	\$605,362	\$593,000
	February	167	450	1,194	37%	7	\$665,834	\$592,000
	March	225	467	1,232	48%	5	\$649,253	\$598,100
	April	246	629	1,441	39%	6	\$701,846	\$602,200
	May	335	559	1,457	60%	4	\$686,831	\$607,700
	June	279	499	1,443	56%	5	\$672,953	\$608,400
	July	326	490	1,358	67%	4	\$661,684	\$609,100
	August	221	328	1,315	67%		\$692,352 As of Aug25	
	September							
	October							
	November							
	December							
		1,939	3,867					

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 ALL RESIDENTIAL

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	102	321	623	32%	6	\$695,485	\$600,600
	February	235	456	760	52%	3	\$715,943	\$601,000
	March	291	438	813	66%	3	\$717,613	\$612,100
	April	253	441	907	57%	4	\$794,714	\$631,500
	May	252	440	945	57%	4	\$850,068	\$632,900
	June	306	417	898	73%	3	\$762,841	\$629,800
	July	187	322	871	58%	5	\$727,972	\$629,800
	August	161	251	808	64%	5	\$688,519	\$628,400
	September	163	471	946	35%	6	\$785,286	\$628,400
	October	206	317	921	65%	4	\$699,376	\$625,800
	November	201	189	764	106%	4	\$730,709	\$628,400
	December	134	93	559	144%	4	\$702,077	\$675,900
		2,491	4,156		60%			
2012	January	132	383	668	34%	5	\$735,244	\$639,000
	February	210	416	788	50%	4	\$779,305	\$647,000
	March	256	434	834	59%	3	\$799,761	\$651,000
	April	237	487	970	49%	4	\$811,320	\$657,600
	May	256	517	1,064	50%	4	\$777,707	\$663,800
	June	163	402	1,112	41%	7	\$727,827	\$660,300
	July	144	326	1,034	44%	7	\$761,473	\$654,500
	August	114	252	982	45%	9	\$775,440	\$654,500
	September	100	510	1,158	20%	12	\$691,981	\$656,700
	October	160	330	1,114	48%	7	\$785,411	\$648,300
	November	145	201	973	72%	7	\$702,066	\$639,900
	December	90	78	703	115%	8	\$684,996	\$624,500
		2,007	4,336		46%			
2013	January	106	368	775	29%	7	\$722,904	\$628,000
	February	156	378	890	41%	6	\$822,568	\$635,100
	March	206	382	962	54%	5	\$821,149	\$638,600
	April	227	519	1,101	44%	5	\$801,644	\$642,600
	May	217	439	1,151	49%	5	\$791,682	\$650,100
	June	207	398	1,143	52%	6	\$762,806	\$650,500
	July	223	326	1,037	68%	5	\$808,080	\$647,900
	August	134	203	978	66%		\$748,143	As of Aug25
	September							
	October							
	November							
	December							
		1,476	3,013					

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

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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)

WEST VANCOUVER ALL RESIDENTIAL

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	59	175	446	34%	8	\$1,583,988	\$1,325,500
	February	114	235	513	49%	5	\$1,746,190	\$1,334,800
	March	192	254	523	76%	3	\$1,797,634	\$1,375,800
	April	177	253	537	70%	3	\$2,018,914	\$1,445,600
	May	204	328	584	62%	3	\$2,024,447	\$1,485,700
	June	160	297	637	54%	4	\$2,150,106	\$1,515,500
	July	110	194	608	57%	6	\$1,979,336	\$1,536,000
	August	96	182	580	53%	6	\$2,392,411	\$1,542,500
	September	87	236	646	37%	7	\$1,815,870	\$1,523,000
	October	109	189	614	58%	6	\$2,062,704	\$1,535,100
	November	92	118	526	78%	6	\$2,007,952	\$1,538,800
	December	50	49	429	102%	9	\$1,564,916	\$1,536,000
		1,450	2,510		58%			
2012	January	52	241	515	22%	10	\$1,945,679	\$1,518,300
	February	95	185	545	51%	6	\$1,922,658	\$1,559,300
	March	104	221	602	47%	6	\$2,119,840	\$1,605,900
	April	114	244	657	47%	6	\$1,939,183	\$1,640,300
	May	104	274	704	38%	7	\$1,905,224	\$1,652,400
	June	69	211	738	33%	11	\$1,970,028	\$1,645,000
	July	65	177	720	37%	11	\$1,931,561	\$1,610,500
	August	36	145	718	25%	20	\$2,330,104	\$1,600,300
	September	58	259	774	22%	13	\$2,046,145	\$1,568,600
	October	65	192	771	34%	12	\$2,000,208	\$1,547,200
	November	45	99	710	45%	16	\$1,803,288	\$1,501,500
	December	38	52	578	73%	15	\$2,130,454	\$1,503,400
		845	2,300		37%			
2013	January	47	204	598	23%	13	\$2,148,476	\$1,539,700
	February	46	229	700	20%	15	\$1,862,858	\$1,542,500
	March	78	188	724	41%	9	\$1,868,455	\$1,536,900
	April	89	264	805	34%	9	\$1,935,727	\$1,548,100
	May	100	254	842	39%	8	\$1,957,450	\$1,568,600
	June	94	220	837	43%	9	\$2,001,869	\$1,546,200
	July	110	199	814	55%	7	\$2,009,750	\$1,565,800
	August	79	132	763	60%		\$1,918,687	As of Aug25
	September							
	October							
	November							
	December							
		643	1,690					

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)

RICHMOND ALL RESIDENTIAL

Year	Month	Units Sold	Units Listed	Active Listings	Sales to Listings Ratio	Month's Supply	Average Price	Benchmark Price
2011	January	364	712	1,156	51%	3	\$750,678	\$559,300
	February	533	860	1,354	62%	3	\$773,851	\$588,900
	March	637	1,141	1,647	56%	3	\$740,114	\$579,200
	April	386	975	2,021	40%	5	\$669,648	\$591,600
	May	377	849	2,194	44%	6	\$692,602	\$593,700
	June	385	827	2,252	47%	6	\$721,966	\$595,800
	July	348	728	2,267	48%	7	\$696,090	\$593,700
	August	262	665	2,204	39%	8	\$680,221	\$593,000
	September	276	792	2,382	35%	9	\$755,136	\$590,300
	October	265	559	2,260	47%	9	\$733,102	\$587,800
	November	273	438	2,019	62%	7	\$669,821	\$583,000
	December	189	243	1,703	78%	9	\$636,655	\$593,000
		4,295	8,789		49%			
2012	January	213	1,026	2,015	21%	9	\$703,836	\$589,600
	February	326	743	2,136	44%	7	\$684,243	\$596,100
	March	309	789	2,385	39%	8	\$680,355	\$596,800
	April	307	827	2,552	37%	8	\$681,107	\$599,600
	May	273	873	2,705	31%	10	\$710,116	\$596,800
	June	248	737	2,812	34%	11	\$634,449	\$589,600
	July	217	633	2,736	34%	13	\$592,054	\$585,100
	August	180	593	2,711	30%	15	\$668,389	\$577,200
	September	173	611	2,690	28%	16	\$628,459	\$569,200
	October	227	549	2,489	41%	11	\$671,160	\$573,000
	November	210	382	2,254	55%	11	\$682,362	\$569,900
	December	139	225	1,993	62%	14	\$663,319	\$561,300
		2,822	7,988		35%			
2013	January	165	762	1,963	22%	12	\$637,609	\$558,900
	February	221	621	2,179	36%	10	\$665,496	\$559,900
	March	280	601	2,245	47%	8	\$606,883	\$563,000
	April	350	706	2,303	50%	7	\$631,599	\$567,900
	May	377	729	2,357	52%	6	\$692,837	\$568,600
	June	308	627	2,366	49%	8	\$666,551	\$571,000
	July	407	715	2,341	57%	6	\$646,320	\$572,000
	August	267	446	2,271	60%		\$686,024	As of Aug25
	September							
	October							
	November							
	December							
		2,375	5,207					

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

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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)