

# 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	\$761,672	\$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	2,551	4,436	18,063	58%		\$768,771 As of Jul28	
	August							
	September							
	October							
	November							
	December							
		16,391	36,655					

**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	480	892	3,062	54%		\$1,186,284	As of Jul28
	August							
	September							
	October							
	November							
	December							
		3,491	7,399					

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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	281	433	1,379	65%		\$664,326 As of Jul28	
	August							
	September							
	October							
	November							
	December							
		1,673	3,482					

**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)

# 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	873	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	200	290	1,056	69%		\$819,494	As of Jul28
	August							
	September							
	October							
	November							
	December							
		1,319	2,774					

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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	92	176	826	52%		\$2,122,592	As of Jul28
	August							
	September							
	October							
	November							
	December							
		546	1,535					

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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 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	351	629	2,343	56%		\$649,616 As of Jul28	
	August							
	September							
	October							
	November							
	December							
		2,052	4,675					

**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)