



Macrealty Market Summary



Region

Product Type

Date

LP: List Price

SP: Sale Price

DOM: Days on Market

Inventory: Number of properties both sold and unsold

Months Supply: The number of months the current inventory will support, holding the current number of sales per month constant

Buyer's Market: Greater than 8 months supply

Neutral Market: Between 5-8 months supply

Seller's Market: Less than 5 months supply

% of LP Average: The average percentage of the list price that was attained when the property sold

Tips on Using This Statistical Package

Month Supply and Market Type:

Month supply is one of the most useful pieces of information available in this package. This is because it is directly related to whether one is looking at a buyer's, neutral, or seller's market.

- Buyer's Market implies that there is a larger months supply (8+ months), which results in the average home spending more time on the market and having a greater chance of requiring a price reduction.
 - + If one is a Listing Agent, it would be advisable to inform their clients of this possible delay in selling the property and future price reduction.
 - + Attracting new clients as a Buyer's Agent would be advisable as there is a large supply and smaller demand, resulting in there being a lot of properties to choose from and often at a reduced price.

- Seller's Market implies that there is a smaller months supply (0-5 months), which results in the average home spending little time on the market and having a greater chance of selling over the asking price.
 - + Realtors should focus on getting new listings, as properties will sell quickly due to a large demand and smaller supply of properties.
 - + If one is the Buyer's Agent, it would be advisable to inform their clients of this possible increase in price, limited availability of properties, and the possibility of being in a multiple offer situation.



Macrealty Market Summary



Vancouver West

Single Family Homes

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sold	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Arbutus	84	5	17	Buyer	2- Bedroom	6	2	3
100-200	0	0	n/a	Cambie	73	4	18	Buyer	3-4 Bedroom	342	21	16
200-300	0	0	n/a	Coal Harbour	1	0	n/a	n/a	5-6 Bedroom	527	24	22
300-400	0	0	n/a	Downtown	1	0	n/a	n/a	7+ Bedroom	142	2	71
400-500	1	0	n/a	Dunbar	97	4	24	Buyer				
500-600	1	0	n/a	Fairview	2	0	n/a	n/a	2- Bathroom	137	13	11
600-700	1	0	n/a	False Creek	0	0	n/a	n/a	3-4 Bathroom	422	23	18
700-800	0	0	n/a	Kerrisdale	65	3	22	Buyer	5-6 Bathroom	320	11	29
800-900	1	0	n/a	Kitsalano	58	6	10	Buyer	7+ Bathroom	155	2	78
900-1m	3	1	3	MacKenzie Heights	56	5	11	Buyer				
1-1.25	23	3	8	Marpole	79	4	20	Buyer	1000- Sq Ft	5	0	n/a
1.25-1.5	73	10	7	Mount Pleasant	4	0	n/a	n/a	1000-1500	10	0	n/a
1.5-1.75	83	8	10	Oakridge	32	2	16	Buyer	1500-2000	50	6	8
1.75-2	111	3	37	Point Grey	103	10	10	Buyer	2000-2500	170	9	19
2-2.25	54	4	14	Quilchena	33	0	n/a	n/a	2500-3000	174	14	12
2.25-2.5	100	2	50	S.W. Marine	33	0	n/a	n/a	3000-3500	149	10	15
2.5-2.75	82	6	14	Shaugnessy	94	2	47	Buyer	3500-4000	149	2	75
2.75-3	105	5	21	South Cambie	27	0	n/a	n/a	4000-5000	189	7	27
3-3.5	116	2	58	South Grandville	131	3	44	Buyer	5000+	138	1	138
3.5-4	110	2	55	Southlands	42	1	42	Buyer	TOTAL	1034	49	21
4-4.5	45	2	23	University	16	0	n/a	n/a				
4.5-5	33	0	n/a	West End	2	0	n/a	n/a				
5.0-6	32	1	32	Yaletown	1	0	n/a	n/a				
6.0-7	16	0	n/a	TOTAL	1034	49	21	Buyer				
7.0-8	6	0	n/a									
8+	38	0	n/a									
TOTAL	1034	49	21									

Current
Toal Inventory
1034
Total Sales
49
SP Average
2,129,575.43
LP Average
3,285,314.05
% of LP Average
94.86
Sold DOM Average
65.41
Supply (Months)
21

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-148	-29
-12.52%	-2.73%
Sales Change	Sales Change
-77	-13
-61.11%	-20.97%
Supply Change	Supply Change
12	4
124.95%	23.08%



Macrealty Market Summary



Vancouver West

Condos and Townhouses

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sold	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Arbutus	1	0	n/a	n/a	2- Bedroom	2331	164	14
100-200	12	0	n/a	Cambie	15	0	n/a	n/a	3-4 Bedroom	307	17	18
200-300	105	15	7	Coal Harbour	206	11	19	Buyer	5-6 Bedroom	6	0	n/a
300-400	400	41	10	Downtown	577	28	21	Buyer	7+ Bedroom	0	0	n/a
400-500	457	39	12	Dunbar	22	0	n/a	n/a				
500-600	394	21	19	Fairview	238	19	13	Buyer	2- Bathroom	2280	166	n/a
600-700	298	18	17	False Creek	130	5	26	Buyer	3-4 Bathroom	353	15	n/a
700-800	185	10	19	Kerrisdale	58	2	29	Buyer	5-6 Bathroom	8	0	n/a
800-900	173	16	11	Kitsalano	249	32	8	Neutral	7+ Bathroom	3	0	n/a
900-1m	127	5	25	MacKenzie Heights	3	1	3	Seller				
1-1.25	145	6	24	Marpole	35	1	35	Buyer	1000- Sq Ft	1556	123	n/a
1.25-1.5	126	7	18	Mount Pleasant	22	4	6	Neutral	1000-1500	752	47	n/a
1.5-1.75	45	0	n/a	Oakridge	31	2	16	Buyer	1500-2000	209	9	23
1.75-2	50	1	50	Point Grey	27	5	5	Neutral	2000-2500	75	2	38
2-2.25	19	0	n/a	Quilchena	66	3	22	Buyer	2500-3000	25	0	n/a
2.25-2.5	11	1	11	S.W. Marine	7	0	n/a	n/a	3000-3500	11	0	n/a
2.5-2.75	8	0	n/a	Shaugnessy	10	1	10	Buyer	3500-4000	5	0	n/a
2.75-3	15	0	n/a	South Cambie	20	2	10	Buyer	4000-5000	5	0	n/a
3-3.5	18	0	n/a	South Grandville	15	1	15	Buyer	5000+	6	0	n/a
3.5-4	12	0	n/a	Southlands	3	0	n/a	n/a	TOTAL	2644	181	15
4-4.5	7	0	n/a	University	258	7	37	Buyer				
4.5-5	8	1	8	West End	286	21	14	Buyer				
5.0-6	13	0	n/a	Yaletown	365	36	10	Buyer				
6.0-7	7	0	n/a	TOTAL	2644	181	15	Buyer				
7.0-8	2	0	n/a									
8+	7	0	n/a									
TOTAL	2644	181	15									

Current
Total Inventory
2644
Total Sales
181
SP Average
599,311.60
LP Average
855,307.20
% of LP Average
96.99
Sold DOM Average
145.78
Supply (Months)
15

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-376	-110
-12.45%	-3.99%
Sales Change	Sales Change
-236	-55
-56.59%	-23.31%
Supply Change	Supply Change
7	3
101.70%	25.18%



Macrealty Market Summary



Vancouver East

Single Family Homes

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	1	0	n/a	Champlain Heights	4	1	4	Seller	2- Bedroom	39	6	7
400-500	3	1	3	Collingwood	88	3	29	Buyer	3-4 Bedroom	221	36	6
500-600	5	1	5	Downtown	0	0	n/a	n/a	5-6 Bedroom	370	25	15
600-700	45	6	8	Fraser	47	7	7	Neutral	7+ Bedroom	136	2	68
700-800	122	25	5	Fraserview	64	2	32	Buyer				
800-900	160	11	15	Grandview	33	7	5	Seller	2- Bathroom	279	41	7
900-1m	115	11	10	Hastings	11	2	6	Neutral	3-4 Bathroom	331	27	12
1-1.25	137	9	15	Hastings East	27	2	14	Buyer	5-6 Bathroom	130	1	130
1.25-1.5	116	5	23	Killarney	97	4	24	Buyer	7+ Bathroom	26	0	n/a
1.5-1.75	33	0	n/a	Knight	78	7	11	Buyer				
1.75-2	18	0	n/a	Main	41	9	5	Seller	1000- Sq Ft	11	1	11
2-2.25	9	0	n/a	Mount Pleasant	23	3	8	Neutral	1000-1500	31	4	8
2.25+	2	0	n/a	Renfrew Heights	50	2	25	Buyer	1500-2000	186	26	7
TOTAL	766	69	11	Renfrew	84	9	9	Buyer	2000-2500	298	27	11
				South Vancouver	84	7	12	Buyer	2500-3000	124	7	18
				Victoria	35	4	9	Buyer	3000-3500	65	2	33
				TOTAL	766	69	11	Buyer	3500-4000	35	2	18
									4000-4500	11	0	n/a
									4500-5000	3	0	n/a
									5000+	2	0	n/a
									TOTAL	766	69	11

Current
Toal Inventory
766
Total Sales
69
SP Average
868,803.62
LP Average
1,045,084.51
% of LP Average
97.83
Sold DOM Average
44.09
Supply (Months)
11

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-23	29
-2.92%	3.93%
Sales Change	Sales Change
-73	-1
-51.41%	-1.43%
Supply Change	Supply Change
6	1
99.80%	5.44%



Macrealty Market Summary



Vancouver East

Condos and Townhouses

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Champlain Heights	24	3	8	Neutral	2- Bedroom	588	56	11
100-200	20	0	n/a	Collingwood	137	14	10	Buyer	3-4 Bedroom	80	6	13
200-300	194	21	9	Downtown	26	2	13	Buyer	5-6 Bedroom	2	0	n/a
300-400	204	21	10	Fraser	35	6	6	Neutral	7+ Bedroom	0	0	n/a
400-500	117	10	12	Fraserview	45	7	6	Neutral				
500-600	47	5	9	Grandview	35	6	6	Neutral	2- Bathroom	610	58	11
600-700	44	5	9	Hastings	52	8	7	Neutral	3-4 Bathroom	60	4	15
700-800	16	0	n/a	Hastings East	14	0	n/a	n/a	5-6 Bathroom	0	0	n/a
800-900	9	0	n/a	Killarney	24	0	n/a	n/a	7+ Bathroom	0	0	n/a
900-1m	4	0	n/a	Knight	16	2	8	Neutral				
1-1.25	6	0	n/a	Main	17	1	17	Buyer	1000- Sq Ft	516	50	10
1.25-1.5	3	0	n/a	Mount Pleasant	173	8	22	Buyer	1000-1500	116	9	13
1.5-1.75	2	0	n/a	Renfrew Heights	1	1	1	Seller	1500-2000	32	3	11
1.75-2	4	0	n/a	Renfrew	30	2	15	Buyer	2000-2500	4	0	n/a
2+	0	0	n/a	South Vancouver	2	1	2	Seller	2500-3000	2	0	n/a
TOTAL	670	62	11	Victoria	39	1	39	Buyer	3000-3500	0	0	n/a
				TOTAL	670	62	11	Buyer	3500-4000	0	0	n/a
									4000-5000	0	0	n/a
									5000+	0	0	n/a
									TOTAL	670	62	11

<u>Current</u>
Total Inventory
670
Total Sales
62
SP Average
366,300.15
LP Average
416,552.76
% of LP Average
97.77
Sold DOM Average
58.85
Supply (Months)
11

<u>Last Year (July 2011):</u>	<u>Last Month (June 2012):</u>
Inventory Change	Inventory Change
-76	-77
89.81%	-10.31%
Sales Change	Sales Change
-40	-18
60.78%	-22.50%
Supply Change	Supply Change
3	1
47.76%	15.73%



Macrealty Market Summary



West Vancouver

Single Family Homes

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	0	0	n/a	Altamont	20	1	20	Buyer	2- Bedroom	24	4	6
400-500	0	0	n/a	Ambleside	61	5	12	Buyer	3-4 Bedroom	287	14	21
500-600	0	0	n/a	Bayridge	9	1	9	Buyer	5-6 Bedroom	211	17	12
600-700	3	1	3	British Properties	89	8	11	Buyer	7+ Bedroom	18	0	n/a
700-800	4	0	n/a	Canterbury	11	0	n/a	n/a				
800-900	5	0	n/a	Caulfield	36	1	36	Buyer	2- Bathroom	68	8	9
900-1m	17	1	17	Cedardale	12	0	n/a	n/a	3-4 Bathroom	273	12	23
1-1.25	22	1	22	Chartwell	20	2	10	Buyer	5-6 Bathroom	135	13	10
1.25-1.5	58	6	10	Chelsae Park	6	1	6	Neutral	7+ Bathroom	64	2	32
1.5-1.75	36	4	9	Cypress	9	1	9	Buyer				
1.75-2	63	5	13	Cypress Park Estates	8	0	n/a	n/a	1000- Sq Ft	5	1	5
2-2.25	25	2	13	Deer Ridge	0	0	n/a	n/a	1000-1500	10	1	10
2.25-2.5	39	2	20	Dunderave	32	3	11	Buyer	1500-2000	18	1	18
2.5-2.75	25	1	25	Eagle Harbour	21	1	21	Buyer	2000-2500	69	5	14
2.75-3	49	2	25	Eagle Ridge	7	1	7	Neutral	2500-3000	56	4	14
3-3.5	43	1	43	Furry Creek	15	1	15	Buyer	3000-3500	79	4	20
3.5-4	31	4	8	Gleneagles	17	2	9	Buyer	3500-4000	55	4	14
4-4.5	25	3	8	Glenmore	12	1	12	Buyer	4000-4500	69	2	35
4.5-5	26	0	n/a	Horseshoe Bay	6	0	n/a	n/a	4500-5000	45	4	11
5.0-6	17	1	17	Howe Sound	14	0	n/a	n/a	5000-6000	62	6	10
6.0-7	10	0	n/a	Lions Bay	24	0	n/a	n/a	6000-7000	31	1	31
7.0-8	10	0	n/a	Olde Caulfield	9	0	n/a	n/a	7000-8000	24	1	24
8.0-9	11	0	n/a	Panorama Village	0	0	n/a	n/a	8000-9000	6	1	6
9.0-10	8	1	8	Park Royal	2	0	n/a	n/a	9000-10000	8	0	n/a
10+	13	0	n/a	Porteau Cove	0	0	n/a	n/a	10000+	3	0	n/a
TOTAL	540	35	15	Queens	19	2	10	Buyer	TOTAL	540	35	15
				Rockridge	5	1	5	Seller				
				Sandy Cove	3	0	n/a	n/a				
				Sentinal Hill	10	0	n/a	n/a				
				Upper Caulfield	9	0	n/a	n/a				
				West Bay	13	0	n/a	n/a				
				West Hill	8	0	n/a	n/a				
				West Mount	15	3	5	Seller				
				Whitby Estates	11	0	n/a	n/a				
				Whytecliff	7	0	n/a	n/a				
				Total	540	35	15	Buyer				

Current	
Total Inventory	540
Total Sales	35
SP Average	2,448,657.11
LP Average	3,314,858.15
% of LP Average	93.34
Sold DOM Average	97.43
Supply (Months)	15

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-95	-1
-14.96%	-0.18%
Sales Change	Sales Change
-59	7
-62.77%	25.00%
Supply Change	Supply Change
9	-4
128.39%	-20.15%



Maccrealty Market Summary



West Vancouver

Condos and Townhouses

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	10	0	n/a	Altamont	0	0	n/a	n/a	2- Bedroom	131	11	12
400-500	13	1	13	Ambleside	44	2	22	Buyer	3-4 Bedroom	40	0	n/a
500-600	19	1	19	Bayridge	0	0	n/a	n/a	5-6 Bedroom	0	0	n/a
600-700	13	4	3	British Properties	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
700-800	21	3	7	Canterbury	0	0	n/a	n/a				
800-900	14	0	n/a	Caulfield	0	0	n/a	n/a	2- Bathroom	99	11	9
900-1m	14	1	14	Cedardale	5	0	n/a	n/a	3-4 Bathroom	67	0	n/a
1-1.25	7	0	n/a	Chartwell	0	0	n/a	n/a	5-6 Bathroom	5	0	n/a
1.25-1.5	21	1	21	Chelsae Park	1	0	n/a	n/a	7+ Bathroom	0	0	n/a
1.5-1.75	16	0	n/a	Cypress	0	0	n/a	n/a				
1.75-2	5	0	n/a	Cypress Park Estates	6	0	n/a	n/a	1000- Sq Ft	45	4	11
2-2.25	1	0	n/a	Deer Ridge	5	0	n/a	n/a	1000-1500	42	7	6
2.25-2.5	5	0	n/a	Dunderave	28	5	6	Neutral	1500-2000	31	0	n/a
2.5-2.75	0	0	n/a	Eagle Harbour	0	0	n/a	n/a	2000-2500	26	0	n/a
2.75-3	0	0	n/a	Eagle Ridge	0	0	n/a	n/a	2500-3000	12	0	n/a
3-3.5	4	0	n/a	Furry Creek	9	0	n/a	n/a	3000-3500	6	0	n/a
3.5-4	2	0	n/a	Gleneagles	0	0	n/a	n/a	3500-4000	4	0	n/a
4-4.5	1	0	n/a	Glenmore	3	0	n/a	n/a	4000-4500	2	0	n/a
4.5-5	2	0	n/a	Horseshoe Bay	4	0	n/a	n/a	4500-5000	3	0	n/a
5.0+	3	0	n/a	Howe Sound	8	0	n/a	n/a	5000+	0	0	n/a
Total	171	11	16	Lions Bay	1	0	n/a	n/a	TOTAL	171	11	16
				Olde Caulfield	0	0	n/a	n/a				
				Panorama Village	13	2	7	Neutral				
				Park Royal	20	2	10	Buyer				
				Porteau Cove	0	0	n/a	n/a				
				Queens	0	0	n/a	n/a				
				Rockridge	0	0	n/a	n/a				
				Sandy Cove	0	0	n/a	n/a				
				Sentinal Hill	6	0	n/a	n/a				
				Upper Caulfield	1	0	n/a	n/a				
				West Bay	0	0	n/a	n/a				
				West Hill	0	0	n/a	n/a				
				West Mount	0	0	n/a	n/a				
				Whitby Estates	17	0	n/a	n/a				
				Whytecliff	0	0	n/a	n/a				
				Total	171	11	16	Buyer				

<u>Current</u>
Total Inventory
171
Total Sales
11
SP Average
723,181.82
LP Average
1,224,673.93
% of LP Average
96.84
Sold DOM Average
64.45
Supply (Months)
16

<u>Last Year (July 2011):</u>	<u>Last Month (June 2012):</u>
Inventory Change	Inventory Change
-6	11
-3.39%	6.88%
Sales Change	Sales Change
-12	5
-52.17%	83.33%
Supply Change	Supply Change
8	-11
102.00%	-41.70%



Macrealty Market Summary



North Vancouver Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	1	0	n/a	Blueridge	12	2	6	Neutral	2- Bedroom	22	2	11
400-500	2	0	n/a	Boulevard	17	2	9	Buyer	3-4 Bedroom	227	22	10
500-600	6	0	n/a	Braemar	5	0	n/a	n/a	5-6 Bedroom	154	11	14
600-700	9	0	n/a	Calverhall	9	0	n/a	n/a	7+ Bedroom	18	0	n/a
700-800	37	7	5	Canyon Heights	51	0	n/a	n/a				
800-900	62	2	31	Capilano Highlands	19	3	6	Neutral	2- Bathroom	116	11	11
900-1m	47	6	8	Capilano	6	1	6	Neutral	3-4 Bathroom	212	18	12
1-1.25	81	10	8	Central Lonsdale	31	2	16	Buyer	5-6 Bathroom	81	5	16
1.25-1.5	66	4	17	Deep Cove	35	4	9	Buyer	7+ Bathroom	12	1	12
1.5-1.75	31	1	31	Delbrook	5	0	n/a	n/a				
1.75-2	29	3	10	Dollarto	13	1	13	Buyer	1000- Sq Ft	7	0	n/a
2-2.25	14	0	n/a	Forest Hills	8	0	n/a	n/a	1000-1500	18	1	18
2.25-2.5	15	0	n/a	Grouse Woods	5	0	n/a	n/a	1500-2000	45	5	9
2.5-2.75	4	0	n/a	Hamilton	11	0	n/a	n/a	2000-2500	113	10	11
2.75-3	8	1	8	Hamilton Heights	1	0	n/a	n/a	2500-3000	75	7	11
3-3.5	2	1	2	Indian Arm	10	0	n/a	n/a	3000-3500	49	4	12
3.5-4	1	0	n/a	Indian River	7	1	7	Neutral	3500-4000	29	2	15
4-4.5	0	0	n/a	Lower Lonsdale	6	0	n/a	n/a	4000-4500	30	1	30
4.5-5	0	0	n/a	Lynn Valley	39	5	8	Neutral	4500-5000	24	2	12
5.0+	6	0	n/a	Lynnmour	7	1	7	Neutral	5000-6000	25	2	13
TOTAL	421	35	12	Norgate	1	1	1	Seller	6000+	6	1	6
				Northlands	6	1	6	Neutral	TOTAL	421	35	12
				Pemberton Heights	5	0	n/a	n/a				
				Pemberton	8	0	n/a	n/a				
				Princess Park	5	1	5	Seller				
				Queensbury	3	1	3	Seller				
				Rosche Point	3	1	3	Seller				
				Seymour	11	1	11	Buyer				
				Tempe	2	0	n/a	n/a				
				Upper Delbrook	15	0	n/a	n/a				
				Upper Lonsdale	42	4	11	Buyer				
				Westlynn	13	1	13	Buyer				
				Westlynn Terrace	3	1	3	Seller				
				Windsor Park	4	1	4	Seller				
				Woodlands-Sunshine-	3	0	n/a	n/a				
				Cascade								
				Total	421	35	12	Buyer				

Current
Total Inventory
421
Total Sales
35
SP Average
1,170,004.74
LP Average
1,407,162.23
% of LP Average
95.15
Sold DOM Average
167.09
Supply (Months)
12

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-99	-49
-19.04%	-10.43%
Sales Change	Sales Change
-57	-13
-61.96%	-27.08%
Supply Change	Supply Change
6	2
112.81%	22.84%



Macrealty Market Summary



North Vancouver

Condos and Townhouses

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	271	23	12	Blueridge	2	0	n/a	n/a	2- Bedroom	525	37	14
400-500	110	6	18	Boulevard	0	0	n/a	n/a	3-4 Bedroom	100	12	8
500-600	98	10	10	Braemar	0	0	n/a	n/a	5-6 Bedroom	3	0	n/a
600-700	63	7	9	Calverhall	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
700-800	38	1	38	Canyon Heights	0	0	n/a	n/a				
800-900	17	0	n/a	Capilano Highlands	5	1	5	Seller	2- Bathroom	538	40	13
900-1m	17	1	17	Capilano	5	1	5	Seller	3-4 Bathroom	90	9	10
1-1.25	5	0	n/a	Cenrntral Lonsdale	148	11	13	Buyer	5-6 Bathroom	0	0	n/a
1.25-1.5	3	1	3	Deep Cove	9	0	n/a	n/a	7+ Bathroom	0	0	n/a
1.5-1.75	2	0	n/a	Delbrook	4	0	n/a	n/a				
1.75-2	2	0	n/a	Dollarto	0	0	n/a	n/a	1000- Sq Ft	389	26	15
2-2.25	0	0	n/a	Forest Hills	0	0	n/a	n/a	1000-1500	157	13	12
2.25-2.5	2	0	n/a	Grouse Woods	0	0	n/a	n/a	1500-2000	54	6	9
2.5+	0	0	n/a	Hamilton	25	0	n/a	n/a	2000-2500	20	3	7
Total	628	49	13	Hamilton Heights	0	0	n/a	n/a	2500-3000	6	0	n/a
				Indian Arm	0	0	n/a	n/a	3000+	2	1	2
				Indian River	8	0	n/a	n/a	TOTAL	628	49	13
				Lower Lonsdale	206	19	11	Buyer				
				Lynn Valley	37	5	7	Neutral				
				Lynnmour	22	3	7	Neutral				
				Norgate	21	0	n/a	n/a				
				Northlands	14	0	n/a	n/a				
				Pemberton Heights	5	0	n/a	n/a				
				Pemberton	35	1	35	Buyer				
				Princess Park	0	0	n/a	n/a				
				Queensbury	0	0	n/a	n/a				
				Rosche Point	54	4	14	Buyer				
				Seymour	12	1	12	Buyer				
				Tempe	0	0	n/a	n/a				
				Upper Delbrook	1	1	1	Seller				
				Upper Lonsdale	13	1	13	Buyer				
				Westlynn	2	1	2	Seller				
				Westlynn Terrace	0	0	n/a	n/a				
				Windsor Park	0	0	n/a	n/a				
				Woodlands-Sunshine-	0	0	n/a	n/a				
				Cascade								
				Total	628	49	13	Buyer				

Current
Total Inventory
628
Total Sales
49
SP Average
457,602.04
LP Average
498,907.92
% of LP Average
96.98
Sold DOM Average
63.53
Supply (Months)
13

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-63	-43
-9.12%	-6.41%
Sales Change	Sales Change
-36	-9
-42.35%	-15.52%
Supply Change	Supply Change
5	1
57.65%	10.78%



Macrealty Market Summary



Richmond Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	5	0	n/a	Boyd Park	24	1	24	Buyer	2- Bedroom	0	0	n/a
400-500	1	0	n/a	Bridgeport	13	0	n/a	n/a	3-4 Bedroom	0	0	n/a
500-600	5	0	n/a	Brighthouse	3	0	n/a	n/a	5-6 Bedroom	0	0	n/a
600-700	30	2	15	Brighthouse South	3	0	n/a	n/a	7+ Bedroom	0	32	0
700-800	95	4	24	Broadmoor	93	1	93	Buyer				n/a
800-900	138	3	46	East Cambie	49	0	n/a	n/a	2- Bathroom	184	6	31
900-1m	155	5	31	East Richmond	23	0	n/a	n/a	3-4 Bathroom	50	1	50
1-1.25	181	6	30	Garden City	56	0	n/a	n/a	5-6 Bathroom	25	0	n/a
1.25-1.5	181	6	30	Gilmore	7	0	n/a	n/a	7+ Bathroom	141	25	6
1.5-1.75	114	2	57	Grandville	85	4	21	Buyer				n/a
1.75-2	106	3	35	Hamilton	36	2	18	Buyer	1000- Sq Ft	1031	29	36
2-2.25	41	1	41	Ironwood	37	1	37	Buyer	1000-1500	0	0	n/a
2.25-2.5	40	0	n/a	Lackner	52	4	13	Buyer	1500-2000	0	0	n/a
2.5-2.75	20	0	n/a	McLennan	21	0	n/a	n/a	2000-2500	0	0	n/a
2.75-3	17	0	n/a	McLennan North	12	0	n/a	n/a	2500-3000	0	0	n/a
3-3.5	6	0	n/a	McNair	36	1	36	Buyer	3000-3500	0	0	n/a
3.5-4	9	0	n/a	Quilchena	57	3	19	Buyer	3500-4000	0	0	n/a
4-4.5	2	0	n/a	Riverdale	74	2	37	Buyer	4000-4500	0	0	n/a
4.5-5	3	0	n/a	Saunders	49	3	16	Buyer	4500-5000	0	0	n/a
5.0+	5	0	n/a	Sea Island	4	0	n/a	n/a	5000-6000	0	0	n/a
TOTAL	1154	32	36	Sea Fair	97	2	49	Buyer	6000+	0	0	n/a
				South Arm	26	0	n/a	n/a	TOTAL	1031	29	36
				Steveston North	63	1	63	Buyer				
				Steveston South	31	3	10	Buyer				
				Steveston Villiage	21	2	11	Buyer				
				Terra Nova	39	0	n/a	n/a				
				West Cambie	50	0	n/a	n/a				
				Westwind	24	0	n/a	n/a				
				Woodwards	69	2	35	Buyer				
				TOTAL	1154	32	36	Buyer				

Current
Toal Inventory
1154
Total Sales
32
SP Average
41,057.00
LP Average
1,398,862.77
% of LP Average
3.43
Sold DOM Average
4.44
Supply (Months)
36

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-100	28
-7.97%	2.49%
Sales Change	Sales Change
-83	-13
-72.17%	-28.89%
Supply Change	Supply Change
25	11
230.72%	44.12%



Macrealty Market Summary



Richmond

Condos and Townhouses

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	723	42	17	Boyd Park	39	2	20	Buyer	2- Bedroom	1025	50	21
400-500	360	17	21	Bridgeport	2	0	n/a	n/a	3-4 Bedroom	518	32	16
500-600	243	9	27	Brighthouse	495	31	16	Buyer	5-6 Bedroom	1	0	n/a
600-700	132	9	15	Brighthouse South	271	15	18	Buyer	7+ Bedroom	0	0	n/a
700-800	54	4	14	Broadmoor	18	2	9	Buyer				
800-900	14	1	14	East Cambie	24	4	6	Neutral	2- Bathroom	1152	59	20
900-1m	8	0	n/a	East Richmond	16	0	n/a	n/a	3-4 Bathroom	391	23	17
1-1.25	7	0	n/a	Garden City	15	2	8	Neutral	5-6 Bathroom	1	0	n/a
1.25-1.5	2	0	n/a	Gilmore	0	0	n/a	n/a	7+ Bathroom	0	0	n/a
1.5-1.75	0	0	n/a	Grandville	23	1	23	Buyer				
1.75-2	0	0	n/a	Hamilton	17	0	n/a	n/a	1000- Sq Ft	755	37	20
2-2.25	0	0	n/a	Ironwood	31	2	16	Buyer	1000-1500	571	29	20
2.25-2.5	0	0	n/a	Lackner	3	0	n/a	n/a	1500-2000	180	13	14
2.5+	1	0	n/a	McLennan	1	0	n/a	n/a	2000-2500	35	3	12
Total	1544	82	19	McLennan North	195	5	39	Buyer	2500-3000	2	0	n/a
				McNair	7	0	n/a	n/a	3000+	1	0	n/a
				Quilchena	4	0	n/a	n/a	TOTAL	1544	82	19
				Riverdale	51	1	51	Buyer				
				Saunders	22	3	7	Neutral				
				Sea Island	0	0	n/a	n/a				
				Sea Fair	7	1	7	Neutral				
				South Arm	39	0	n/a	n/a				
				Steveston North	20	3	7	Neutral				
				Steveston South	90	4	23	Buyer				
				Steveston Villiage	11	0	n/a	n/a				
				Terra Nova	31	4	8	Neutral				
				West Cambie	94	2	47	Buyer				
				Westwind	5	0	n/a	n/a				
				Woodwards	13	0	n/a	n/a				
				TOTAL	1544	82	19	Buyer				

Current
Total Inventory
1544
Total Sales
82
SP Average
413,382.82
LP Average
434,853.52
% of LP Average
96.29
Sold DOM Average
90.20
Supply (Months)
19

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-169	-34
-9.87%	-2.15%
Sales Change	Sales Change
-114	-16
-58.16%	-16.33%
Supply Change	Supply Change
10	3
115.44%	16.94%



Macrealty Market Summary



Coquitlam & Port Coquitlam Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	5	1	5	Burke Mountain	92	9	10	Buyer	2- Bedroom	19	0	n/a
400-500	51	4	13	Canyon Springs	5	2	3	Seller	3-4 Bedroom	376	38	10
500-600	129	19	7	Cape Horn	18	1	18	Buyer	5-6 Bedroom	277	15	18
600-700	106	5	21	Central Coquitlam	68	5	14	Buyer	7+ Bedroom	69	2	35
700-800	125	12	10	Chineside	12	0	n/a	n/a				
800-900	122	6	20	Coquitlam East	39	1	39	Buyer	2- Bathroom	155	17	9
900-1m	56	1	56	Coquitlam West	56	3	19	Buyer	3-4 Bathroom	436	32	14
1-1.25	57	5	11	Eagle Ridge	9	0	n/a	n/a	5-6 Bathroom	123	6	21
1.25-1.5	34	2	17	Harbour Chines	8	0	n/a	n/a	7+ Bathroom	27	0	n/a
1.5-1.75	25	0	n/a	Harbour Place	5	0	n/a	n/a				
1.75-2	16	0	n/a	Hockaday	9	2	5	Seller	1000- Sq Ft	3	0	n/a
2-2.25	7	0	n/a	Maillarville	20	1	20	Buyer	1000-1500	27	5	5
2.25-2.5	1	0	n/a	Meadow Brook	5	0	n/a	n/a	1500-2000	112	10	11
2.5+	7	0	n/a	New Horizons	16	0	n/a	n/a	2000-2500	164	12	14
TOTAL	741	55	13	North Coquitlam	0	0	n/a	n/a	2500-3000	67	7	10
				Park Ridge Estates	4	0	n/a	n/a	3000-3500	91	5	18
				Ranch Park	24	0	n/a	n/a	3500-4000	101	8	13
				River Springs	12	1	12	Buyer	4000-4500	65	7	9
				Scott Creek	11	0	n/a	n/a	4500-5000	31	0	n/a
				Summit View	2	1	2	Seller	5000-6000	47	1	47
				Upper Eagle Ridge	9	1	9	Buyer	6000-7000	22	0	n/a
				Westwood Plateau	123	6	21	Buyer	7000-8000	7	0	n/a
				Westwood Summit	1	0	n/a	n/a	8000-9000	2	0	n/a
				Birchland Manor	6	0	n/a	n/a	9000-10000	2	0	n/a
				Central Port Coquitlam	12	1	12	Buyer	10000+	0	0	n/a
				Citadel	38	4	10	Buyer	TOTAL	741	55	13
				Glenwood	32	4	8	Neutral				
				Lincoln Park	22	5	4	Seller				
				Lower Mary Hill	12	1	12	Buyer				
				Mary Hill	13	2	7	Neutral				
				Oxford Heights	22	3	7	Neutral				
				Riverwood	28	2	14	Buyer				
				Woodland Acres	8	0	n/a	n/a				
				TOTAL	741	55	13	Buyer				

Current
Toal Inventory
741
Total Sales
55
SP Average
698,323.58
LP Average
868,977.43
% of LP Average
97.62
Sold DOM Average
65.20
Supply (Months)
13

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-45	2
-5.73%	0.27%
Sales Change	Sales Change
-67	-20
-54.92%	-26.67%
Supply Change	Supply Change
7	4
109.12%	36.73%



Macrealty Market Summary



Coquitlam & Port Coquitlam Condos and Townhouses Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	675	59	11	Burke Mountain	26	0	n/a	n/a	2- Bedroom	688	55	13
400-500	139	6	23	Canyon Springs	45	8	6	Neutral	3-4 Bedroom	238	20	12
500-600	88	8	11	Cape Horn	0	0	n/a	n/a	5-6 Bedroom	0	0	n/a
600-700	15	2	8	Central Coquitlam	33	6	6	Neutral	7+ Bedroom	0	0	n/a
700-800	7	0	n/a	Chineside	0	0	n/a	n/a				n/a
800-900	2	0	n/a	Coquitlam East	11	0	n/a	n/a	2- Bathroom	739	58	13
900-1m	0	0	n/a	Coquitlam West	140	5	28	Buyer	3-4 Bathroom	187	17	11
1+	0	0	n/a	Eagle Ridge	24	1	24	Buyer	5-6 Bathroom	0	0	n/a
TOTAL	926	75	12	Harbour Chines	0	0	n/a	n/a	7+ Bathroom	0	0	n/a
				Harbour Place	0	0	n/a	n/a				n/a
				Hockaday	0	0	n/a	n/a	1000- Sq Ft	469	39	12
				Maillarville	34	5	7	Neutral	1000-1500	298	24	12
				Meadow Brook	0	0	n/a	n/a	1500-2000	86	4	22
				New Horizons	23	3	8	Neutral	2000-2500	57	6	10
				North Coquitlam	165	9	18	Buyer	2500-3000	9	1	9
				Park Ridge Estates	0	0	n/a	n/a	3000-3500	6	1	6
				Ranch Park	1	0	n/a	n/a	3500-4000	0	0	n/a
				River Springs	0	0	n/a	n/a	4000-4500	1	0	n/a
				Scott Creek	1	0	n/a	n/a	4500-5000	0	0	n/a
				Summit View	0	0	n/a	n/a	5000-6000	0	0	n/a
				Upper Eagle Ridge	3	1	3	Seller	6000-7000	0	0	n/a
				Westwood Plateau	131	13	10	Buyer	7000-8000	0	0	n/a
				Westwood Summit	0	0	n/a	n/a	8000-9000	0	0	n/a
				Birchland Manor	2	0	n/a	n/a	9000-10000	0	0	n/a
				Central Port Coquitlam	168	12	14	Buyer	10000+	0	0	n/a
				Citadel	26	4	7	Neutral	TOTAL	926	75	12
				Glenwood	50	5	10	Buyer				
				Lincoln Park	3	0	n/a	n/a				
				Lower Mary Hill	0	0	n/a	n/a				
				Mary Hill	8	2	4	Seller				
				Oxford Heights	1	0	n/a	n/a				
				Riverwood	29	1	29	Buyer				
				Woodland Acres	2	0	n/a	n/a				
				TOTAL	926	75	12	Buyer				

<u>Current</u>
Total Inventory
926
Total Sales
75
SP Average
312,706.00
LP Average
350,096.01
% of LP Average
97.60
Sold DOM Average
79.41
Supply (Months)
12

<u>Last Year (July 2011):</u>	<u>Last Month (June 2012):</u>
Inventory Change	Inventory Change
-88	14
-8.68%	1.54%
Sales Change	Sales Change
-57	14
-43.18%	20.90%
Supply Change	Supply Change
5	-1
60.73%	-9.30%



Macrealty Market Summary



Langley Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	42	3	14	Aldergrove Langley	52	5	10	Buyer	2- Bedroom	32	1	32
400-500	119	18	7	Brookwood Langley	84	12	7	Neutral	3-4 Bedroom	518	47	11
500-600	205	18	11	Cambell Valley	59	4	15	Buyer	5-6 Bedroom	289	23	13
600-700	185	20	9	County Line Glen Valley	34	0	n/a	n/a	7+ Bedroom	33	2	17
700-800	69	7	10	Fort Langley	33	2	17	Buyer				
800-900	41	1	41	Langley City	86	5	17	Buyer	2- Bathroom	209	16	13
900-1m	31	3	10	Murrayville	50	4	13	Buyer	3-4 Bathroom	531	49	11
1-1.25	40	1	40	Otter District	30	0	n/a	n/a	5-6 Bathroom	116	8	15
1.25-1.5	46	2	23	Salmon River	57	4	14	Buyer	7+ Bathroom	16	0	n/a
1.5-1.75	22	0	n/a	Walnut Grove	145	17	9	Buyer				
1.75-2	27	0	n/a	Willoughby Heights	242	20	12	Buyer	1000- Sq Ft	9	0	n/a
2-2.25	4	0	n/a	TOTAL	872	73	12	Buyer	1000-1500	61	2	31
2.25-2.5	8	0	n/a						1500-2000	126	16	8
2.5-2.75	9	0	n/a						2000-2500	193	20	10
2.75-3	10	0	n/a						2500-3000	125	11	11
3-3.5	4	0	n/a						3000-3500	137	8	17
3.5-4	5	0	n/a						3500-4000	118	11	11
4+	5	0	n/a						4000-4500	36	2	18
TOTAL	872	73	12						4500-5000	15	2	8
									5000-6000	21	1	21
									6000-7000	12	0	n/a
									7000-8000	8	0	n/a
									8000-9000	5	0	n/a
									9000-10000	2	0	n/a
									10000+	4	0	n/a
									TOTAL	872	73	12

Current
Total Inventory
872
Total Sales
73
SP Average
617,769.47
LP Average
866,068.87
% of LP Average
98.86
Sold DOM Average
86.35
Supply (Months)
12

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-83	-7
-8.69%	-0.80%
Sales Change	Sales Change
-49	-5
-40.16%	-6.41%
Supply Change	Supply Change
4	1
52.60%	6.00%



Macrealty Market Summary



Langley Condos and Townhouses Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Aldergrove Langley	32	2	16	Buyer	2- Bedroom	429	26	17
100-200	112	5	22	Brookwood Langley	0	0	n/a	n/a	3-4 Bedroom	196	17	12
200-300	317	19	17	Cambell Valley	0	0	n/a	n/a	5-6 Bedroom	0	0	n/a
300-400	165	14	12	County Line Glen Valley	1	0	n/a	n/a	7+ Bedroom	0	0	n/a
400-500	30	5	6	Fort Langley	8	0	n/a	n/a				
500+	1	0	n/a	Langley City	265	15	18	Buyer	2- Bathroom	486	31	16
TOTAL	625	43	15	Murrayville	34	1	34	Buyer	3-4 Bathroom	139	12	12
				Otter District	0	0	n/a	n/a	5-6 Bathroom	0	0	n/a
				Salmon River	16	1	16	Buyer	7+ Bathroom	0	0	n/a
				Walnut Grove	118	13	9	Buyer				
				Willoughby Heights	151	11	14	Buyer	1000- Sq Ft	205	7	29
				TOTAL	625	43	15	Buyer	1000-1500	289	19	15
									1500-2000	91	13	7
									2000-2500	39	4	10
									2500+	1	0	n/a
									TOTAL	625	43	15

Current
Total Inventory
622
Total Sales
51
SP Average
302,447.04
LP Average
271,090.19
% of LP Average
98.04
Sold DOM Average
142.02
Supply (Months)
12

Last Year (June 2011):	Last Month (May 2012):
Inventory Change	Inventory Change
-62	-29
-9.06%	-4.45%
Sales Change	Sales Change
-30	-3
-37.04%	-5.56%
Supply Change	Supply Change
4	0
44.43%	1.17%



Macrealty Market Summary



Maple Ridge Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	103	10	10	Albion	118	5	24	Buyer	2- Bedroom	51	3	17
400-500	180	16	11	Cottonwood	87	6	15	Buyer	3-4 Bedroom	479	30	16
500-600	189	12	16	East-Central Maple Ridge	92	9	10	Buyer	5-6 Bedroom	173	13	13
600-700	99	6	17	North Maple Ridge	11	1	11	Buyer	7+ Bedroom	10	1	10
700-800	33	1	33	Northeast Maple Ridge	10	0	n/a	n/a				
800-900	29	1	29	Northwest Maple Ridge	42	0	n/a	n/a	2- Bathroom	223	14	16
900-1m	22	1	22	Silver Valley	105	8	13	Buyer	3-4 Bathroom	451	30	15
1-1.25	25	0	n/a	Southwest Maple Ridge	56	7	8	Neutral	5-6 Bathroom	33	3	11
1.25-1.5	13	0	n/a	Thornhill	34	1	34	Buyer	7+ Bathroom	6	0	n/a
1.5-1.75	6	0	n/a	Websters Corners	51	4	13	Buyer				
1.75-2	9	0	n/a	West-Central Maple Ridge	85	6	14	Buyer	1000- Sq Ft	19	2	10
2-2.25	0	0	n/a	Whonnock	22	0	n/a	n/a	1000-1500	70	9	8
2.25-2.5	2	0	n/a	TOTAL	713	47	15	Buyer	1500-2000	75	3	25
2.5+	3	0	n/a						2000-2500	142	9	16
TOTAL	713	47	15						2500-3000	129	11	12
									3000-3500	124	6	21
									3500-4000	79	4	20
									4000-4500	38	2	19
									4500-5000	14	1	14
									5000-6000	12	0	n/a
									6000-7000	5	0	n/a
									7000+	6	0	n/a
									TOTAL	713	47	15

Current	
Total Inventory	713
Total Sales	47
SP Average	497,206.72
LP Average	627,996.65
% of LP Average	97.76
Sold DOM Average	115.38
Supply (Months)	15

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-78	-15
-9.86%	-2.06%
Sales Change	Sales Change
-45	3
-48.91%	6.82%
Supply Change	Supply Change
7	-1
76.44%	-8.31%



Macrealty Market Summary



Maple Ridge Condos and Townhouses Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	2	0	n/a	Albion	12	1	12	Buyer	2- Bedroom	195	14	14
100-200	98	12	8	Cottonwood	57	2	29	Buyer	3-4 Bedroom	147	8	18
200-300	129	6	22	East-Central Maple Ridge	125	9	14	Buyer	5-6 Bedroom	1	0	n/a
300-400	87	3	29	North Maple Ridge	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
400-500	19	1	19	Northeast Maple Ridge	0	0	n/a	n/a				
500-600	8	0	n/a	Northwest Maple Ridge	18	0	n/a	n/a	2- Bathroom	241	18	13
600+	0	0	n/a	Silver Valley	4	1	4	Seller	3-4 Bathroom	102	4	26
TOTAL	343	22	16	Southwest Maple Ridge	21	4	5	Neutral	5-6 Bathroom	0	0	n/a
				Thornhill	0	0	n/a	n/a	7+ Bathroom	0	0	n/a
				Websters Corners	0	0	n/a	n/a				
				West-Central Maple Ridge	106	5	21	Buyer	1000- Sq Ft	110	10	11
				Whonnock	0	0	n/a	n/a	1000-1500	142	7	20
				TOTAL	343	22	16	Buyer	1500-2000	46	4	12
									2000-2500	30	0	n/a
									2500-3000	13	1	13
									3000-3500	2	0	n/a
									3500-4000	0	0	n/a
									4000+	0	0	n/a
									TOTAL	343	22	16

Current	
Total Inventory	343
Total Sales	22
SP Average	219,240.91
LP Average	268,290.30
% of LP Average	96.90
Sold DOM Average	125.23
Supply (Months)	16

Last Year (July 2011):	Last Month (July 2012):
Inventory Change	Inventory Change
-21	8
-5.77%	2.39%
Sales Change	Sales Change
-23	0
-51.11%	0.00%
Supply Change	Supply Change
8	0
92.74%	2.39%



Maccrealty Market Summary



North Surrey Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	29	6	5	Boliviari Heights	67	4	17	Buyer	2- Bedroom	42	3	14
400-500	131	20	7	Bridgeview	23	2	12	Buyer	3-4 Bedroom	210	26	8
500-600	81	4	20	Cedar Hills	77	3	26	Buyer	5-6 Bedroom	161	13	12
600-700	64	7	9	Fraser Heights	171	13	13	Buyer	7+ Bedroom	81	3	27
700-800	67	5	13	Guilford	49	9	5	Neutral				
800-900	45	1	45	Port Kelly	23	1	23	Buyer	2- Bathroom	188	26	7
900-1m	15	1	15	Royal Heights	23	4	6	Neutral	3-4 Bathroom	198	13	15
1-1.25	25	0	n/a	Whalley	61	9	7	Neutral	5-6 Bathroom	90	6	15
1.25-1.5	20	1	20	TOTAL	494	45	11	Buyer	7+ Bathroom	18	0	n/a
1.5-1.75	7	0	n/a									
1.75-2	4	0	n/a						1000- Sq Ft	28	4	7
2-2.25	0	0	n/a						1000-1500	56	9	6
2.25-2.5	1	0	n/a						1500-2000	54	4	14
2.5-2.75	0	0	n/a						2000-2500	115	11	10
2.75-3	2	0	n/a						2500-3000	64	6	11
3+	3	0	n/a						3000-3500	39	3	13
TOTAL	494	45	11						3500-4000	46	3	15
									4000-4500	38	3	13
									4500-5000	19	1	19
									5000-6000	25	1	25
									6000-7000	6	0	n/a
									7000+	4	0	n/a
									TOTAL	494	45	11

Current	
Toal Inventory	493
Total Sales	41
SP Average	556,005.34
LP Average	755,895.31
% of LP Average	97.57
Sold DOM Average	273.78
Supply (Months)	12

Last Year (June 2011):	Last Month (May 2012):
Inventory Change	Inventory Change
-65	4
-11.65%	0.82%
Sales Change	Sales Change
-62	-23
-60.19%	-35.94%
Supply Change	Supply Change
7	4
121.96%	57.37%



Macrealty Market Summary



North Surrey Condos and Townhouses Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	1	0	n/a	Boliviar Heights	5	1	5	Seller	2- Bedroom	519	30	17
100-200	160	13	12	Bridgeview	5	0	n/a	n/a	3-4 Bedroom	107	8	13
200-300	339	20	17	Cedar Hills	16	0	n/a	n/a	5-6 Bedroom	0	0	n/a
300-400	113	5	23	Fraser Heights	2	0	n/a	n/a	7+ Bedroom	0	0	n/a
400-500	12	0	n/a	Guilford	284	22	13	Buyer				
500-600	1	0	n/a	Port Kelly	0	0	n/a	n/a	2- Bathroom	565	33	17
6000+	0	0	n/a	Royal Heights	0	0	n/a	n/a	3-4 Bathroom	61	5	12
TOTAL	626	38	16	Whalley	314	15	21	Buyer	5-6 Bathroom	0	0	n/a
				TOTAL	626	38	16	Buyer	7+ Bathroom	0	0	n/a
									1000- Sq Ft	344	22	16
									1000-1500	233	12	19
									1500-2000	45	3	15
									2000-2500	2	1	2
									2500-3000	1	0	n/a
									3000+	1	0	n/a
									TOTAL	626	38	16

Current
Total Inventory
626
Total Sales
38
SP Average
225,119.18
LP Average
249,377.19
% of LP Average
96.51
Sold DOM Average
107.39
Supply (Months)
16

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-54	2
-7.94%	0.32%
Sales Change	Sales Change
-26	11
-40.63%	40.74%
Supply Change	Supply Change
6	-7
55.05%	-28.72%



Macrealty Market Summary



Surrey Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	88	2	44	Bear Creek Green Timbers	123	12	10	Buyer	2- Bedroom	73	2	37
400-500	130	18	7	East Newton	237	17	14	Buyer	3-4 Bedroom	345	37	9
500-600	255	31	8	Fleetwood Tynehead	246	20	12	Buyer	5-6 Bedroom	404	26	16
600-700	290	25	12	Panorama Ridge	159	7	23	Buyer	7+ Bedroom	299	18	17
700-800	148	5	30	Queen Mary Park	117	6	20	Buyer				
800-900	82	1	82	Sullivan Station	115	5	23	Buyer	2- Bathroom	241	16	15
900-1m	44	1	44	West Newton	124	16	8	Neutral	3-4 Bathroom	463	49	9
1-1.25	48	0	n/a	TOTAL	1121	83	14	Buyer	5-6 Bathroom	329	17	19
1.25-1.5	21	0	n/a						7+ Bathroom	88	1	88
1.5-1.75	3	0	n/a									
1.75-2	4	0	n/a						1000- Sq Ft	51	2	26
2+	8	0	n/a						1000-1500	79	4	20
TOTAL	1,121	83	14						1500-2000	105	14	8
									2000-2500	188	20	9
									2500-3000	159	13	12
									3000-3500	159	12	13
									3500-4000	133	9	15
									4000-4500	111	6	19
									4500-5000	53	3	18
									5000-6000	58	0	n/a
									6000-7000	16	0	n/a
									7000+	9	0	n/a
									TOTAL	1121	83	14

Current	
Total Inventory	1121
Total Sales	83
SP Average	557,383.61
LP Average	665,016.86
% of LP Average	97.08
Sold DOM Average	80.98
Supply (Months)	14

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
26	123
2.37%	12.32%
Sales Change	Sales Change
-68	-3
-45.03%	-3.49%
Supply Change	Supply Change
6	6
86.25%	86.25%



Macrealty Market Summary



Surrey

Condos and Townhouses

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Bear Creek Green Timbers	17	2	9	Buyer	2- Bedroom	345	24	14
100-200	121	8	15	East Newton	140	9	16	Buyer	3-4 Bedroom	380	36	11
200-300	241	17	14	Fleetwood Tynehead	157	18	9	Buyer	5-6 Bedroom	1	1	1
300-400	305	28	11	Panorama Ridge	25	2	13	Buyer	7+ Bedroom	0	0	n/a
400-500	56	8	7	Queen Mary Park	128	10	13	Buyer				
500-600	3	0	n/a	Sullivan Station	68	8	9	Buyer	2- Bathroom	423	30	14
600-700	0	0	n/a	West Newton	191	12	16	Buyer	3-4 Bathroom	303	31	10
700+	0	0	n/a	TOTAL	726	61	12	Buyer	5-6 Bathroom	0	0	n/a
TOTAL	726	61	12						7+ Bathroom	0	0	n/a
									1000- Sq Ft	179	11	16
									1000-1500	304	23	13
									1500-2000	182	15	12
									2000-2500	54	12	5
									2500-3000	5	0	n/a
									3000-3500	1	0	n/a
									3500-4000	1	0	n/a
									4000+	0	0	n/a
									TOTAL	726	61	12

Current
Toal Inventory
726
Total Sales
61
SP Average
304,159.38
LP Average
294,917.22
% of LP Average
97.25
Sold DOM Average
93.32
Supply (Months)
12

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-57	7
-7.28%	0.97%
Sales Change	Sales Change
-20	11
-24.69%	22.00%
Supply Change	Supply Change
2	-2
23.12%	-17.23%



Macrealty Market Summary



South Surrey & White Rock Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	3	0	n/a	Crescent Beach/Ocean Park	116	11	11	Buyer	2- Bedroom	61	5	12
400-500	6	0	n/a	Elgin Chantrell	130	13	10	Buyer	3-4 Bedroom	446	32	14
500-600	40	3	13	Grandview Surrey	74	2	37	Buyer	5-6 Bedroom	285	16	18
600-700	71	8	9	Hazelmere	27	0	n/a	n/a	7+ Bedroom	31	0	n/a
700-800	127	8	16	King George Corridor	75	5	15	Buyer				
800-900	93	7	13	Morgan Creek	93	5	19	Buyer	2- Bathroom	161	13	12
900-1m	54	3	18	Pacific Douglas	87	3	29	Buyer	3-4 Bathroom	472	32	15
1-1.25	86	3	29	Sunnyside Park	73	5	15	Buyer	5-6 Bathroom	158	8	20
1.25-1.5	103	5	21	White Rock	148	9	16	Buyer	7+ Bathroom	32	0	n/a
1.5-1.75	60	8	8	TOTAL	823	53	16	Buyer				
1.75-2	50	5	10						1000- Sq Ft	19	1	19
2-2.25	19	1	19						1000-1500	50	3	17
2.25-2.5	25	1	25						1500-2000	83	11	8
2.5-2.75	12	0	n/a						2000-2500	115	8	14
2.75-3	21	0	n/a						2500-3000	99	6	17
3-3.5	14	0	n/a						3000-3500	132	9	15
3.5-4	11	0	n/a						3500-4000	105	3	35
4-4.5	4	1	4						4000-4500	65	4	16
4.5-5	10	0	n/a						4500-5000	47	2	24
5+	14	0	n/a						5000-6000	51	5	10
TOTAL	823	53	16						6000-7000	18	0	n/a
									7000-8000	23	0	n/a
									8000-9000	6	1	6
									9000-10000	8	0	n/a
									10000+	2	0	n/a
									TOTAL	823	53	16

Current
Total Inventory
823
Total Sales
53
SP Average
1,149,042.83
LP Average
1,425,046.86
% of LP Average
94.61
Sold DOM Average
80.33
Supply (Months)
16

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-107	19
-11.51%	2.04%
Sales Change	Sales Change
-80	-7
-60.15%	-11.67%
Supply Change	Supply Change
9	2
122.07%	15.88%



Macrealty Market Summary



South Surrey & White Rock

Condos and Townhouses

Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Crescent Beach/Ocean Park	16	4	4	Seller	2- Bedroom	514	41	13
100-200	55	4	14	Elgin Chantrell	23	0	n/a	n/a	3-4 Bedroom	186	14	13
200-300	178	11	16	Grandview Surrey	101	8	13	Buyer	5-6 Bedroom	8	0	n/a
300-400	179	19	9	Hazelmere	2	0	n/a	n/a	7+ Bedroom	0	0	n/a
400-500	126	12	11	King George Corridor	145	14	10	Buyer				
500-600	76	5	15	Morgan Creek	53	3	18	Buyer	2- Bathroom	513	41	13
600-700	37	1	37	Pacific Douglas	26	1	26	Buyer	3-4 Bathroom	189	14	14
700-800	23	1	23	Sunnyside Park	68	7	10	Buyer	5-6 Bathroom	6	0	n/a
800-900	21	0	n/a	White Rock	274	18	15	Buyer	7+ Bathroom	0	0	n/a
900-1m	4	1	4	TOTAL	708	55	13	Buyer				
1-1.25	5	1	5						1000- Sq Ft	194	8	24
1.25-1.5	1	0	n/a						1000-1500	330	31	11
1.5-1.75	1	0	n/a						1500-2000	109	12	9
1.75-2	0	0	n/a						2000-2500	31	3	10
2+	2	0	n/a						2500-3000	14	0	n/a
TOTAL	708	55	13						3000-3500	15	1	15
									3500-4000	11	0	n/a
									4000+	4	0	n/a
									TOTAL	708	55	13

Current
Total Inventory
708
Total Sales
55
SP Average
386,099.18
LP Average
417,623.38
% of LP Average
96.13
Sold DOM Average
97.39
Supply (Months)
13

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-31	28
-4.19%	4.12%
Sales Change	Sales Change
-15	9
-21.43%	19.57%
Supply Change	Supply Change
2	-1.91
21.93%	-12.92%



Macrealty Market Summary



Whistler & Squamish Single Family Homes Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	29	0	n/a	Pemberton	74	1	74	Buyer	2- Bedroom	38	1	38
400-500	65	4	16	Whistler	155	4	39	Buyer	3-4 Bedroom	273	13	21
500-600	66	4	17	Brackendale	32	1	32	Buyer	5-6 Bedroom	124	2	62
600-700	38	1	38	Britannia Beach	6	0	n/a	n/a	7+ Bedroom	12	0	n/a
700-800	34	0	n/a	Buisness Park	0	0	n/a	n/a				
800-900	33	3	11	Dentville	10	1	10	Buyer	2- Bathroom	132	7	19
900-1m	18	1	18	Downtown	9	0	n/a	n/a	3-4 Bathroom	228	9	25
1-1.25	24	1	24	Garibaldi Estates	30	3	10	Buyer	5-6 Bathroom	65	0	n/a
1.25-1.5	34	1	34	Garibaldi Highlands	62	4	16	Buyer	7+ Bathroom	22	0	n/a
1.5-1.75	21	1	21	Northyards	5	1	5	Seller				
1.75-2	15	0	n/a	Paradise Valley	7	0	n/a	n/a	1000- Sq Ft	14	0	n/a
2-2.25	7	0	n/a	Ring Creek	3	0	n/a	n/a	1000-1500	33	0	n/a
2.25-2.5	12	0	n/a	Squamish Rural	11	0	n/a	n/a	1500-2000	62	3	21
2.5-2.75	4	0	n/a	Upper Squamish	3	0	n/a	n/a	2000-2500	100	4	25
2.75-3	5	0	n/a	Valley Cliffe	40	1	40	Buyer	2500-3000	65	4	16
3-3.5	6	0	n/a	TOTAL	447	16	28	Buyer	3000-3500	66	3	22
3.5-4	8	0	n/a						3500-4000	36	0	n/a
4-4.5	4	0	n/a						4000-4500	21	0	n/a
4.5-5	3	0	n/a						4500-5000	15	0	n/a
5.0-6	4	0	n/a						5000-6000	27	0	n/a
6.0-7	6	0	n/a						6000+	8	2	4
7.0-8	4	0	n/a						TOTAL	447	16	28
8.0-9	1	0	n/a									
9.0-10	2	0	n/a									
10+	4	0	n/a									
TOTAL	447	16	28									

Current	
Total Inventory	447
Total Sales	16
SP Average	724,218.75
LP Average	1,437,020.36
% of LP Average	94.40
Sold DOM Average	91.19
Supply (Months)	28

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
13	24
3.00%	5.67%
Sales Change	Sales Change
-5	0
-23.81%	0.00%
Supply Change	Supply Change
7	2
35.18%	5.67%



Macrealty Market Summary



Whistler & Squamish Condos and Townhouses Jul-12

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	46	2	23	Pemberton	47	0	n/a	n/a	2- Bedroom	454	13	35
100-200	93	2	47	Whistler	436	15	29	Buyer	3-4 Bedroom	207	8	26
200-300	134	4	34	Brackendale	5	1	5	Seller	5-6 Bedroom	2	0	n/a
300-400	141	5	28	Britannia Beach	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
400-500	77	1	77	Buisness Park	0	0	n/a	n/a				
500-600	35	1	35	Dentville	1	0	n/a	n/a	2- Bathroom	522	16	33
600-700	39	1	39	Downtown	66	2	33	Buyer	3-4 Bathroom	138	5	28
700-800	22	0	n/a	Garibaldi Estates	79	2	40	Buyer	5-6 Bathroom	3	0	n/a
800-900	10	1	10	Garibaldi Highlands	8	1	8	Neutral	7+ Bathroom	0	0	n/a
900-1m	7	1	7	Northyards	12	0	n/a	n/a				
1-1.25	23	2	12	Paradise Valley	0	0	n/a	n/a	1000- Sq Ft	336	9	37
1.25-1.5	14	1	14	Ring Creek	0	0	n/a	n/a	1000-1500	221	8	28
1.5-1.75	3	0	n/a	Squamish Rural	0	0	n/a	n/a	1500-2000	59	2	30
1.75-2	9	0	n/a	Upper Squamish	0	0	n/a	n/a	2000-2500	38	2	19
2-2.25	1	0	n/a	Valley Cliffe	9	0	n/a	n/a	2500-3000	6	0	n/a
2.25-2.5	1	0	n/a	TOTAL	663	21	32	Buyer	3000+	3	0	n/a
2.5+	8	0	n/a						TOTAL	663	21	32
TOTAL	663	21	32									

Current
Total Inventory
663
Total Sales
21
SP Average
467,952.38
LP Average
475,221.22
% of LP Average
94.55
Sold DOM Average
165.62
Supply (Months)
32

Last Year (July 2011):	Last Month (June 2012):
Inventory Change	Inventory Change
-13	-16
-1.92%	-2.36%
Sales Change	Sales Change
2	5
10.53%	31.25%
Supply Change	Supply Change
-4	-11
-11.26%	-25.60%



Macrealty Market Summary



Salt Spring Island

Single Family Homes

Jul-12

LP	Inventory	Sales	Month Supply	Style of Home	Inventory	Sales	Month Supply
400-	2	0	n/a	2- Bedroom	13	0	n/a
400-500	1	0	n/a	3-4 Bedroom	21	0	n/a
500-600	2	0	n/a	5-6 Bedroom	1	0	n/a
600-700	1	0	n/a	7+ Bedroom	0	0	n/a
700-800	2	0	n/a				
800-900	4	0	n/a	2- Bathroom	15	0	n/a
900-1m	2	0	n/a	3-4 Bathroom	18	0	n/a
1-1.25	2	0	n/a	5-6 Bathroom	1	0	n/a
1.25-1.5	6	0	n/a	7+ Bathroom	1	0	n/a
1.5-1.75	1	0	n/a				
1.75-2	1	0	n/a	1000- Sq Ft	3	0	n/a
2-2.25	2	0	n/a	1000-1500	5	0	n/a
2.25-2.5	1	0	n/a	1500-2000	6	0	n/a
2.5-2.75	2	0	n/a	2000-2500	2	0	n/a
2.75-3	2	0	n/a	2500-3000	5	0	n/a
3-3.5	1	0	n/a	3000-3500	3	0	n/a
3.5-4	0	0	n/a	3500-4000	4	0	n/a
4-4.5	0	0	n/a	4000-4500	2	0	n/a
4.5-5	0	0	n/a	4500-5000	2	0	n/a
5+	3	0	n/a	5000-6000	3	0	n/a
TOTAL	35	0	n/a	6000-7000	0	0	n/a
				7000-8000	0	0	n/a
				8000-9000	0	0	n/a
				9000-10000	0	0	n/a
				10000+	0	0	n/a
				TOTAL	35	0	n/a

<u>Current</u>
Total Inventory
35
Total Sales
0
SP Average
n/a
LP Average
1,856,385.71
% of LP Average
n/a
Sold DOM Average
n/a
Supply (Months)
n/a

<u>Last Year (July 2011):</u>	<u>Last Month (June 2012):</u>
Inventory Change	Inventory Change
1	4
2.94%	12.90%
Sales Change	Sales Change
0	-2
n/a	n/a
Supply Change	Supply Change
n/a	n/a
n/a	n/a