Macrealty Market Summary

British Columbia — October 2012

October 2012 Lower Mainland Summary Page

	Single Family Homes			*Condos and Townhouses*	
Average Sold Price			**Average Sold Price**		
	Vancouver West	$2,332,050.57		Vancouver West	$648,638.25
	Vancouver East	$909,749.84		Vancouver East	$434,040.71
	West Vancouver	$2,310,695.33		West Vancouver	$1,283,400.00
	North Vancouver	$1,061,938.81		North Vancouver	$490,794.73
	Richmond	$1,218,822.81		Richmond	$419,398.24
	Burnaby	$928,032.61		Burnaby	$433,348.64
	Coquitlam/Port Coq.	$700,096.04		Coquitlam/Port Coq.	$324,369.20
	Langley	$604,485.19		Langley	$266,652.03
	Maple Ridge	$518,033.69		Maple Ridge	$209,072.68
	North Surrey	$542,141.54		North Surrey	$229,166.67
	Surrey	$603,397.30		Surrey	$288,420.91
	South Surrey/White Rock	$922,862.03		South Surrey/White Rock	$391,796.29
	Whistler	$1,635,450.00		Whistler	$609,210.67
	Squamish	$558,777.78		Squamish	$385,803.13
	Abbotsford	473,435.99		Abbotsford	208,624.72
	Bowen Island/Islands Van and Gulf	620,666.67		Bowen Island/Islands Van and Gulf	n/a
	Cloverdale	535,466.42		Cloverdale	294,492.00
	Ladner	615,833.33		Ladner	354,666.67
	Mission	386,494.03		Mission	202,833.33
	New Westminister	597,970.59		New Westminister	337,645.98
	North Delta	546,014.29		North Delta	300,128.57
	Pitt Meadows	472,550.00		Pitt Meadows	325,600.73
	Port Moody	856,013.56		Port Moody	385,313.64
	Sunshine Coast	384,677.50		Sunshine Coast	418,560.00
	Tsawwassen	679,357.14		Tsawwassen	405,000.00
Average % of List Price:	94.96%		**Average % of List Price:**	96.83%	
Average Days on Market	119		**Average Days on Market**	103	

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Community Market Activity	*Single Family Homes*	*Condos and Townhouses*
Vancouver West		
	Most Active (supply): Downtown (1)	*Most Active (supply):* South Cambie (5)
	Least Active (supply): South Granville (39)	*Least Active (supply):* South Granville (27)
Vancouver East		
	Most Active: Hastings (3)	*Most Active:* Grandview (5)
	Least Active: Fraserview (60)	*Least Active:* Hastings East (17)
West Vancouver		
	Most Active: Cypress Park Estates (4)	*Most Active:* Dunderave (7)
	Least Active: Caulfield (40)	*Least Active:* Ambleside (16)
North Vancouver		
	Most Active: Pemberton (2)	*Most Active:* Grouse Woods (1)
	Least Active: Forest Hills (17)	*Least Active:* Hamilton (38)
Richmond		
	Most Active: Sea Island (4)	*Most Active:* Steveston Village (2)
	Least Active: Saunders (40)	*Least Active:* Ironwood (19)
Burnaby		
	Most Active: Sullivan Heights (4)	*Most Active:* Willingdon Heights (3)
	Least Active: Sperling/Duthie (27)	*Least Active:* Edmonds BE & Central Park BS (17)
Coquitlam/Port Coq.		
	Most Active (supply): Mary Hill (3)	*Most Active (supply):* Mary Hill (2)
	Least Active (supply): Central Coquitlam (40)	*Least Active (supply):* Coquitlam West (70)
Langley		
	Most Active: Aldergrove Langley (5)	*Most Active:* Salmon River (4)
	Least Active: Otter District (25)	*Least Active:* Aldergrove Langley (11)
Maple Ridge		
	Most Active: Northwest Maple Ridge (5)	*Most Active:* Cottonwood (10)
	Least Active: Silver Valley (45)	*Least Active:* Southwest Maple Ridge (23)
North Surrey		
	Most Active: Bridgeview (6)	*Most Active:* Bridgeview (3)
	Least Active: Fraser Heights (13)	*Least Active:* Guilford (22)
Surrey		
	Most Active (supply): Sullivan Station (6)	*Most Active (supply):* Sullivan Station (8)
	Least Active (supply): East Newton (30)	*Least Active (supply):* Queen Mary Park (37)
South Surrey/White Rock		
	Most Active: White Rock (10)	*Most Active:* Crescent Beach (8)
	Least Active: Elgin Chantrell (22)	*Least Active:* White Rock (29)
Whistler		
	Most Active: Whistler (18)	*Most Active:* Whistler (16)
	Least Active: Pemberton (35)	*Least Active:* Pemberton (24)

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	Single Family Homes		***Condos and Townhouses***
Community Market Activity		**Community Market Activity**	
Squamish		Squamish	
	Most Active: Northyards (4)		*Most Active:* Northyards (5)
	Least Active: Valley Cliffe (37)		*Least Active:* Downtown Squamish (56)
Abbostford		Abbostford	
	Most Active: Central Abbotsford (7)		*Most Active:* Poplar (4)
	Least Active: Sumas Prairie (20)		*Least Active:* Abbotsford West (12)
Bowen Island/Islands Van and Gulf		Bowen Island/Islands Van and Gulf	
	Most Active: Saturna Island (9)		*Most Active:* n/a
	Least Active: Bowen Island (25)		*Least Active:* n/a
Cloverdale		Cloverdale	
	Most Active: Clayton (8)		*Most Active:* Clayton (11)
	Least Active: Cloverdale BC (12)		*Least Active:* Cloverdale BC (11)
Ladner		Ladner	
	Most Active: Delta Manor (3)		*Most Active:* Niesen Grove (6)
	Least Active: Ladner Elementary (11)		*Least Active:* Hawthorne (14)
Mission		Mission	
	Most Active: Durieu (7)		*Most Active:* Hemlock (11)
	Least Active: Lake Errock (33)		*Least Active:* Mission BC (14)
New Westminister		New Westminister	
	Most Active: The Heights NW (3)		*Most Active:* Downtown NW (7)
	Least Active: West End NW (9)		*Least Active:* Glenbrooke North (15)
North Delta		North Delta	
	Most Active: Scottsdale (6)		*Most Active:* Sunshine Hills Woods (7)
	Least Active: Sunshine Hills Woods (12)		*Least Active:* Annieville (14)
Pitt Meadows		Pitt Meadows	
	Most Active: Mid Meadows (7)		*Most Active:* Mid Meadows (4)
	Least Active: South Meadows (8)		*Least Active:* Central Meadows (26)
Port Moody		Port Moody	
	Most Active: Glenayre (3)		*Most Active:* Heritage Woods PM (7)
	Least Active: Anmore (41)		*Least Active:* Port Moody Centre (15)
Sunshine Coast		Sunshine Coast	
	Most Active: Gibsons & Area (10)		*Most Active:* Pender Harbour Egmont (8)
	Least Active: Roberts Creek (30)		*Least Active:* Gibsons & Area (55)
Tsawwassen		Tsawwassen	
	Most Active: Tsawwassen East (6)		*Most Active:* Boundary Beach
	Least Active: English Bluff (23)		*Least Active:* Beach Grove (22)

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British Columbia — October 2012

In-depth Market Analysis

	Single Family Homes		*Condos and Townhouses*	
Community		**Community**		
Market Activity	Van West		Van West	
	Average % of List Price:	91.79%	*Average % of List Price:*	95.99%
	Average Days on Market:	109.07	*Average Days on Market:*	90.79
	Van East		Van East	
	Average % of List Price:	96.88%	*Average % of List Price:*	97.65%
	Average Days on Market:	76.19	*Average Days on Market:*	75.75
	West Van		West Van	
	Average % of List Price:	89.35%	*Average % of List Price:*	94.17%
	Average Days on Market:	146.24	*Average Days on Market:*	120.50
	North Van		North Van	
	Average % of List Price:	95.73%	*Average % of List Price:*	96.35%
	Average Days on Market:	79.61	*Average Days on Market:*	99.88
	Richmond		Richmond	
	Average % of List Price:	91.10%	*Average % of List Price:*	96.11%
	Average Days on Market:	137.70	*Average Days on Market:*	107.87
	Burnaby		Burnaby	
	Average % of List Price:	93.93%	*Average % of List Price:*	96.96%
	Average Days on Market:	85.98	*Average Days on Market:*	105.54
	Coquitlam & Port Coq.		Coquitlam & Port Coq.	
	Average % of List Price:	96.74%	*Average % of List Price:*	97.63%
	Average Days on Market:	99.46	*Average Days on Market:*	87.13
	Maple Ridge		Maple Ridge	
	Average % of List Price:	96.80%	*Average % of List Price:*	96.57%
	Average Days on Market:	152.81	*Average Days on Market:*	96.27
	Port Moody		Port Moody	
	Average % of List Price:	94.21%	*Average % of List Price:*	97.24%
	Average Days on Market:	145.78	*Average Days on Market:*	72.64
	Pitt Meadows		Pitt Meadows	
	Average % of List Price:	97.02%	*Average % of List Price:*	99.41%
	Average Days on Market:	56.00	*Average Days on Market:*	44.73
	Sunshine Coast		Sunshine Coast	
	Average % of List Price:	93.56%	*Average % of List Price:*	98.82%
	Average Days on Market:	180.43	*Average Days on Market:*	176.00
	Abbotsford		Abbotsford	
	Average % of List Price:	96.06%	*Average % of List Price:*	96.99%
	Average Days on Market:	115.61	*Average Days on Market:*	97.41
	Bowen Island & Islands Van		Bowen Island & Islands Van	
	Average % of List Price:	84.53%	*Average % of List Price:*	n/a
	Average Days on Market:	321.42	*Average Days on Market:*	n/a

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In-depth Market Analysis

Community			Community		
	Single Family Homes			***Condos and Townhouses***	
Market Activity	New Westminister		**Market Activity**	New Westminister	
	Average % of List Price:	97.95%		*Average % of List Price:*	97.33%
	Average Days on Market:	87.19		*Average Days on Market:*	94.85
	North Surrey			North Surrey	
	Average % of List Price:	96.20%		*Average % of List Price:*	95.57%
	Average Days on Market:	69.11		*Average Days on Market:*	122.66
	Surrey			Surrey	
	Average % of List Price:	97.14%		*Average % of List Price:*	97.18%
	Average Days on Market:	71.57		*Average Days on Market:*	121.74
	South Surrey & White Rock			South Surrey & White Rock	
	Average % of List Price:	94.66%		*Average % of List Price:*	97.07%
	Average Days on Market:	103.49		*Average Days on Market:*	93.19
	Cloverdale			Cloverdale	
	Average % of List Price:	97.44%		*Average % of List Price:*	96.84%
	Average Days on Market:	89.79		*Average Days on Market:*	69.25
	North Delta			North Delta	
	Average % of List Price:	96.74%		*Average % of List Price:*	96.43%
	Average Days on Market:	69.18		*Average Days on Market:*	53.43
	Langley			Langley	
	Average % of List Price:	96.67%		*Average % of List Price:*	97.09%
	Average Days on Market:	103.97		*Average Days on Market:*	132.58
	Ladner			Ladner	
	Average % of List Price:	96.73%		*Average % of List Price:*	97.23%
	Average Days on Market:	85.47		*Average Days on Market:*	79.17
	Tsawwassen			Tsawwassen	
	Average % of List Price:	96.35%		*Average % of List Price:*	97.14%
	Average Days on Market:	103.57		*Average Days on Market:*	92.29
	Whistler			Whistler	
	Average % of List Price:	92.72%		*Average % of List Price:*	94.39%
	Average Days on Market:	208.89		*Average Days on Market:*	158.63
	Squamish			Squamish	
	Average % of List Price:	96.87%		*Average % of List Price:*	97.94%
	Average Days on Market:	121.11		*Average Days on Market:*	206.13
	Mission			Mission	
	Average % of List Price:	96.79%		*Average % of List Price:*	95.88%
	Average Days on Market:	160.38		*Average Days on Market:*	78.20

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