



# Macrealty Market Summary

British Columbia

September 2012

September 2012 Lower  
Mainland Summary Page

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Average Sold Price		Average Sold Price	
Vancouver West	\$2,438,406.90	Vancouver West	\$715,454.96
Vancouver East	\$901,647.95	Vancouver East	\$402,371.78
West Vancouver	\$2,216,846.33	West Vancouver	\$748,727.27
North Vancouver	\$1,036,746.67	North Vancouver	\$478,092.73
Richmond	\$1,135,188.00	Richmond	\$408,906.52
Burnaby	\$975,503.22	Burnaby	\$394,120.99
Coquitlam/Port Coq.	\$636,694.53	Coquitlam/Port Coq.	\$342,322.27
Langley	\$502,262.97	Langley	\$285,828.36
Maple Ridge	\$491,411.15	Maple Ridge	\$244,819.05
North Surrey	\$539,040.54	North Surrey	\$237,732.00
Surrey	\$533,353.86	Surrey	\$284,736.72
South Surrey/White Rock	\$976,388.65	South Surrey/White Rock	\$386,982.80
Whistler/Squamish	\$612,553.93	Whistler/Squamish	\$321,886.40
Abbotsford	466,587.45	Abbotsford	206,918.10
Bowen Island/Islands Van and Gu	457,000.00	Bowen Island/Islands Van and Gu	n/a
Cloverdale	557,340.00	Cloverdale	313,701.16
Ladner	610,795.83	Ladner	266,142.86
Mission	351,895.62	Mission	218,500.00
New Westminister	692,463.16	New Westminister	329,319.41
North Delta	573,860.42	North Delta	396,175.00
Pitt Meadows	532,505.56	Pitt Meadows	305,214.29
Port Moody	721,500.00	Port Moody	382,333.33
Sunshine Coast	437,634.62	Sunshine Coast	494,107.14
Tsawwassen	763,875.00	Tsawwassen	300,973.50
<b>Average % of List Price:</b>	95.89%	<b>Average % of List Price:</b>	96.95%
<b>Average Days on Market</b>	130	<b>Average Days on Market</b>	116



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## Lower Mainland Summary Page

### Single Family Homes

### Condos and Townhouses

#### Community

#### Community

#### Market Activity

#### Vancouver West

*Most Active (supply):* MacKenzie Heights (6)

*Least Active (supply):* Arbutus (69)

#### Vancouver East

*Most Active:* Main (5)

*Least Active:* Fraserview (22)

#### West Vancouver

*Most Active:* Eagle Ridge (4)

*Least Active:* Chartwell (25)

#### North Vancouver

*Most Active:* Upper Delbrook (4)

*Least Active:* Boulevard (16)

#### Richmond

*Most Active:* Brighthouse (3)

*Least Active:* Sea Fair (79)

#### Burnaby

*Most Active:* Greentree Village (2)

*Least Active:* Upper Deer Lake/Metrowtown (40)

#### Coquitlam/Port Coq.

*Most Active (supply):* Westwood Summit (1)

*Least Active (supply):* Westwood Plateau (43)

#### Langley

*Most Active:* Aldergrove Langley (4)

*Least Active:* Campbell Valley (58)

#### Maple Ridge

*Most Active:* Northwest Maple Ridge (6)

*Least Active:* Thornhill (43)

#### North Surrey

*Most Active:* Guilford (7)

*Least Active:* Port Kells (26)

#### Surrey

*Most Active (supply):* Fleetwood Tynehead (9)

*Least Active (supply):* Panorama Ridge (50)

#### South Surrey/White Rock

*Most Active:* Sunnyside Park (9)

*Least Active:* Hazelmere (27)

#### Market Activity

#### Vancouver West

*Most Active (supply):* Arbutus (1)

*Least Active (supply):* Kerrisdale (53)

#### Vancouver East

*Most Active:* Grandview (6)

*Least Active:* Renfrew (29)

#### West Vancouver

*Most Active:* Lions Bay (2)

*Least Active:* Panorama Village (20)

#### North Vancouver

*Most Active:* Dollarto (1)

*Least Active:* Hamilton (16)

#### Richmond

*Most Active:* South Arm (6)

*Least Active:* Brighthouse South (17)

#### Burnaby

*Most Active:* Central BN

*Least Active:* Garden Village (2)

#### Coquitlam/Port Coq.

*Most Active (supply):* New Horizons(2)

*Least Active (supply):* Citadel (24)

#### Langley

*Most Active:* Salmon River (3)

*Least Active:* Aldergrove Langley (39)

#### Maple Ridge

*Most Active:* East-Central Maple Ridge (10)

*Least Active:* Cottonwood (45)

#### North Surrey

*Most Active:* Guilford (12)

*Least Active:* Whalley (18)

#### Surrey

*Most Active (supply):* Queen Mary Park (10)

*Least Active (supply):* Sullivan Station (46)

#### South Surrey/White Rock

*Most Active:* Sunnyside Park (7)

*Least Active:* Elgin Chantrell (27)



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<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
<b>Community</b>	<b>Community</b>	<b>Community</b>	<b>Community</b>
<b>Market Activity</b>	<b>Market Activity</b>	<b>Market Activity</b>	<b>Market Activity</b>
<u>Whistler/Squamish</u>	<u>Whistler/Squamish</u>	<u>Whistler/Squamish</u>	<u>Whistler/Squamish</u>
<i>Most Active:</i> Valley Cliffe (11)		<i>Most Active:</i> Whistler (21)	
<i>Least Active:</i> Pemberton (80)		<i>Least Active:</i> Garibaldi Estates (44)	
<u>Abbotsford</u>	<u>Abbotsford</u>	<u>Abbotsford</u>	<u>Abbotsford</u>
<i>Most Active:</i> Matsqui (6)		<i>Most Active:</i> Poplar (8)	
<i>Least Active:</i> Bradner (21)		<i>Least Active:</i> Central Abbotsford (19)	
<u>Bowen Island/Islands Van and Gulf</u>	<u>Bowen Island/Islands Van and Gulf</u>	<u>Bowen Island/Islands Van and Gulf</u>	<u>Bowen Island/Islands Van and Gulf</u>
<i>Most Active:</i> Saturna Island (9)		<i>Most Active:</i> n/a	
<i>Least Active:</i> Bowen Island (25)		<i>Least Active:</i> n/a	
<u>Cloverdale</u>	<u>Cloverdale</u>	<u>Cloverdale</u>	<u>Cloverdale</u>
<i>Most Active:</i> Cloverdale BC (12)		<i>Most Active:</i> Cloverdale BC (9)	
<i>Least Active:</i> Clayton (26)		<i>Least Active:</i> Clayton (12)	
<u>Ladner</u>	<u>Ladner</u>	<u>Ladner</u>	<u>Ladner</u>
<i>Most Active:</i> Delta Manor (3)		<i>Most Active:</i> Delta Manor (7)	
<i>Least Active:</i> Neisen Grove (22)		<i>Least Active:</i> Hawthorne (9)	
<u>Mission</u>	<u>Mission</u>	<u>Mission</u>	<u>Mission</u>
<i>Most Active:</i> Stave Falls (7)		<i>Most Active:</i> Mission BC (31)	
<i>Least Active:</i> Mission BC (16)		<i>Least Active:</i> Mission BC (31)	
<u>New Westminister</u>	<u>New Westminister</u>	<u>New Westminister</u>	<u>New Westminister</u>
<i>Most Active:</i> The Heights NW (2)		<i>Most Active:</i> Quay (7)	
<i>Least Active:</i> Queensborough (24)		<i>Least Active:</i> Sapperton (19)	
<u>North Delta</u>	<u>North Delta</u>	<u>North Delta</u>	<u>North Delta</u>
<i>Most Active:</i> Nordel (7)		<i>Most Active:</i> Nordel (6)	
<i>Least Active:</i> Anniesville (27)		<i>Least Active:</i> Anniesville (26)	
<u>Pitt Meadows</u>	<u>Pitt Meadows</u>	<u>Pitt Meadows</u>	<u>Pitt Meadows</u>
<i>Most Active:</i> South Meadows (6)		<i>Most Active:</i> South Meadows (6)	
<i>Least Active:</i> Central Meadows (19)		<i>Least Active:</i> Central Meadows (64)	
<u>Port Moody</u>	<u>Port Moody</u>	<u>Port Moody</u>	<u>Port Moody</u>
<i>Most Active:</i> Mountain Meadows (2)		<i>Most Active:</i> Heritage Mountain (5)	
<i>Least Active:</i> Heritage Mountain (20)		<i>Least Active:</i> Heritage Woods PM (19)	
<u>Sunshine Coast</u>	<u>Sunshine Coast</u>	<u>Sunshine Coast</u>	<u>Sunshine Coast</u>
<i>Most Active:</i> Pender Harbour Egmont (15)		<i>Most Active:</i> Sechelt District (9)	
<i>Least Active:</i> Gibsons & Area (63)		<i>Least Active:</i> Gibsons & Area (22)	
<u>Tsawwassen</u>	<u>Tsawwassen</u>	<u>Tsawwassen</u>	<u>Tsawwassen</u>
<i>Most Active:</i> Tsawwassen Center (8)		<i>Most Active:</i> Cliff Drive (4)	
<i>Least Active:</i> Boundary Beach/Cliff Drive (18)		<i>Least Active:</i> Beach Grove (21)	



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## In-depth Market Analysis

### Single Family Homes

### Condos and Townhouses

Community	Community	Community	Community
<b>Market Activity</b>	<u>Van West</u>		<u>Van West</u>
	Average % of List Price:	92.72%	Average % of List Price:
	Average Days on Market:	79.37	Average Days on Market:
	<u>Van East</u>		<u>Van East</u>
	Average % of List Price:	97.07%	Average % of List Price:
	Average Days on Market:	51.97	Average Days on Market:
	<u>West Van</u>		<u>West Van</u>
	Average % of List Price:	94.36%	Average % of List Price:
	Average Days on Market:	82.17	Average Days on Market:
	<u>North Van</u>		<u>North Van</u>
	Average % of List Price:	96.30%	Average % of List Price:
	Average Days on Market:	74.00	Average Days on Market:
	<u>Richmond</u>		<u>Richmond</u>
	Average % of List Price:	93.46%	Average % of List Price:
	Average Days on Market:	104.60	Average Days on Market:
	<u>Burnaby</u>		<u>Burnaby</u>
	Average % of List Price:	95.67%	Average % of List Price:
	Average Days on Market:	61.32	Average Days on Market:
	<u>Coquitlam &amp; Port Coq.</u>		<u>Coquitlam &amp; Port Coq.</u>
	Average % of List Price:	97.02%	Average % of List Price:
	Average Days on Market:	63.45	Average Days on Market:
	<u>Maple Ridge</u>		<u>Maple Ridge</u>
	Average % of List Price:	98.14%	Average % of List Price:
	Average Days on Market:	99.04	Average Days on Market:
	<u>Port Moody</u>		<u>Port Moody</u>
	Average % of List Price:	94.94%	Average % of List Price:
	Average Days on Market:	70.14	Average Days on Market:
	<u>Pitt Meadows</u>		<u>Pitt Meadows</u>
	Average % of List Price:	98.67%	Average % of List Price:
	Average Days on Market:	73.33	Average Days on Market:



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### Single Family Homes

### Condos and Townhouses

Community		Community	
Market Activity	<u>New Westminister</u>	Market Activity	<u>New Westminister</u>
Average % of List Price:	96.98%	Average % of List Price:	97.08%
Average Days on Market:	93.32	Average Days on Market:	90.67
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	97.28%	Average % of List Price:	95.17%
Average Days on Market:	202.00	Average Days on Market:	128.90
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	96.76%	Average % of List Price:	97.02%
Average Days on Market:	180.32	Average Days on Market:	115.86
<u>South Surrey &amp; White Rock</u>		<u>South Surrey &amp; White Rock</u>	
Average % of List Price:	95.93%	Average % of List Price:	96.58%
Average Days on Market:	83.33	Average Days on Market:	119.63
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.34%	Average % of List Price:	97.05%
Average Days on Market:	78.04	Average Days on Market:	109.19
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	95.36%	Average % of List Price:	99.72%
Average Days on Market:	57.25	Average Days on Market:	7.25
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	97.04%	Average % of List Price:	96.85%
Average Days on Market:	173.30	Average Days on Market:	144.33
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	95.73%	Average % of List Price:	96.06%
Average Days on Market:	76.17	Average Days on Market:	130.86
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:	97.32%	Average % of List Price:	97.26%
Average Days on Market:	80.00	Average Days on Market:	114.63
<u>Whistler/ Squamish</u>		<u>Whistler/ Squamish</u>	
Average % of List Price:	93.03%	Average % of List Price:	94.58%
Average Days on Market:	151.43	Average Days on Market:	135.96