



Macrealty Market Summary

British Columbia

Nov-12

**November 2012 Lower
Mainland Summary Page**

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Average Sold Price		Average Sold Price	
Vancouver West	\$2,110,152.50	Vancouver West	\$617,122.68
Vancouver East	\$899,830.71	Vancouver East	\$408,867.19
West Vancouver	\$2,387,624.96	West Vancouver	\$747,900.00
North Vancouver	\$1,018,096.19	North Vancouver	\$444,532.88
Richmond	\$1,024,086.27	Richmond	\$376,562.13
Burnaby	\$880,891.56	Burnaby	\$384,503.57
Coquitlam/Port Coq.	\$701,568.16	Coquitlam/Port Coq.	\$309,264.62
Langley	\$564,630.48	Langley	\$275,903.88
Maple Ridge	\$484,690.28	Maple Ridge	\$227,204.76
North Surrey	\$527,843.91	North Surrey	\$228,250.00
Surrey	\$591,041.77	Surrey	\$289,647.44
South Surrey/White Rock	\$881,267.19	South Surrey/White Rock	\$353,403.76
Whistler	\$1,484,285.71	Whistler	\$424,489.09
Squamish	\$588,450.00	Squamish	\$307,564.25
Abbotsford	463,768.32	Abbotsford	192,783.52
Bowen Island/Islands Van and Gulf	765,216.00	Bowen Island/Islands Van and Gulf	n/a
Cloverdale	537,204.19	Cloverdale	271,338.47
Ladner	637,461.54	Ladner	449,166.67
Mission	402,918.88	Mission	174,666.67
New Westminister	580,083.33	New Westminister	297,916.25
North Delta	501,409.09	North Delta	367,225.00
Pitt Meadows	497,330.67	Pitt Meadows	305,969.23
Port Moody	804,607.69	Port Moody	371,955.17
Sunshine Coast	423,062.50	Sunshine Coast	307,450.00
Tsawwassen	776,422.22	Tsawwassen	287,750.00
Average % of List Price:	94.91%	Average % of List Price:	96.35%
Average Days on Market:	113	Average Days on Market:	124



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Lower Mainland Summary Page

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Community	Community	Community	Community
Market Activity	Market Activity	Market Activity	Market Activity
<u>Vancouver West</u>	<u>Vancouver West</u>	<u>Vancouver West</u>	<u>Vancouver West</u>
<i>Most Active (supply):</i> Kitsilano (5)		<i>Most Active (supply):</i> MacKenzie Heights (1)	
<i>Least Active (supply):</i> South Granville (103)		<i>Least Active (supply):</i> University (21)	
<u>Vancouver East</u>	<u>Vancouver East</u>	<u>Vancouver East</u>	<u>Vancouver East</u>
<i>Most Active:</i> Mount Pleasant (3)		<i>Most Active:</i>	
<i>Least Active:</i> Renfrew Heights (19)		<i>Least Active:</i>	
<u>West Vancouver</u>	<u>West Vancouver</u>	<u>West Vancouver</u>	<u>West Vancouver</u>
<i>Most Active:</i> Ambleside (9)		<i>Most Active:</i> Downtown (4)	
<i>Least Active:</i> Dunderave (16)		<i>Least Active:</i> Main (23)	
<u>North Vancouver</u>	<u>North Vancouver</u>	<u>North Vancouver</u>	<u>North Vancouver</u>
<i>Most Active:</i> Northlands (3)		<i>Most Active:</i> Canyon Heights (2)	
<i>Least Active:</i> Westlynn (18)		<i>Least Active:</i> Seymour (13)	
<u>Richmond</u>	<u>Richmond</u>	<u>Richmond</u>	<u>Richmond</u>
<i>Most Active:</i> McNair (7)		<i>Most Active:</i> Granville (5)	
<i>Least Active:</i> East Cambie (38)		<i>Least Active:</i> West Cambie (34)	
<u>Burnaby</u>	<u>Burnaby</u>	<u>Burnaby</u>	<u>Burnaby</u>
<i>Most Active:</i> Brentwood Park (4)		<i>Most Active:</i> Burnaby Lake (3)	
<i>Least Active:</i> Edmonds EB (24)		<i>Least Active:</i> Central Park BS (19)	
<u>Coquitlam/Port Coq.</u>	<u>Coquitlam/Port Coq.</u>	<u>Coquitlam/Port Coq.</u>	<u>Coquitlam/Port Coq.</u>
<i>Most Active (supply):</i> Harbour Place (2)		<i>Most Active (supply):</i> New Horizons (4)	
<i>Least Active (supply):</i> Citadel (30)		<i>Least Active (supply):</i> Citadel (29)	
<u>Langley</u>	<u>Langley</u>	<u>Langley</u>	<u>Langley</u>
<i>Most Active:</i> Walnut Grove (6)		<i>Most Active:</i> Fort Langley (2)	
<i>Least Active:</i> Salmon River (16)		<i>Least Active:</i> Aldergrove Langley (17)	
<u>Maple Ridge</u>	<u>Maple Ridge</u>	<u>Maple Ridge</u>	<u>Maple Ridge</u>
<i>Most Active:</i> East-Central Maple Ridge (7)		<i>Most Active:</i> Silver Valley (3)	
<i>Least Active:</i> West-Central Maple Ridge (19)		<i>Least Active:</i> West-Central Maple Ridge (14)	
<u>North Surrey</u>	<u>North Surrey</u>	<u>North Surrey</u>	<u>North Surrey</u>
<i>Most Active:</i> Bolivar Heights (6)		<i>Most Active:</i> Bolivar Heights (3)	
<i>Least Active:</i> Cedar Hills (26)		<i>Least Active:</i> Guilford (16)	
<u>Surrey</u>	<u>Surrey</u>	<u>Surrey</u>	<u>Surrey</u>
<i>Most Active (supply):</i> Queen Mary Park (6)		<i>Most Active (supply):</i> Sullivan Station (6)	
<i>Least Active (supply):</i> Sullivan Station (14)		<i>Least Active (supply):</i> Panorama Ridge (19)	
<u>South Surrey/White Rock</u>	<u>South Surrey/White Rock</u>	<u>South Surrey/White Rock</u>	<u>South Surrey/White Rock</u>
<i>Most Active:</i> Sunnyside Park (5)		<i>Most Active:</i> Elgin Chantrell (6)	
<i>Least Active:</i> Grandview Surrey (80)		<i>Least Active:</i> Morgan Creek (47)	
<u>Whistler</u>	<u>Whistler</u>	<u>Whistler</u>	<u>Whistler</u>
<i>Most Active:</i> Whistler (23)		<i>Most Active:</i> Whistler (20)	
<i>Least Active:</i> Pemberton (61)		<i>Least Active:</i> Pemberton (22)	



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Single Family Homes

Condos and Townhouses

Community

Market Activity

Squamish

Most Active: Dentville (4)
Least Active: Garibaldi Highlands (43)

Abbotsford

Most Active: Central Abbotsford (9)
Least Active: Poplar (29)

Bowen Island/Islands Van and Gulf

Most Active: Bowen Island (26)
Least Active: Bowen Island (26)

Cloverdale

Most Active: Serpentine (6)
Least Active: Clayton (11)

Ladner

Most Active: Holly (4)
Least Active: Hawthorne (8)

Mission

Most Active: Stave Falls (9)
Least Active: Hatzic (27)

New Westminister

Most Active: Uptown NW (5)
Least Active: The Heights NW (12)

North Delta

Most Active: Nordel (7)
Least Active: Anniesville (47)

Pitt Meadows

Most Active: South Meadows (4)
Least Active: South Meadows (4)

Port Moody

Most Active: Glenayre (3)
Least Active: Heritage Woods PM (24)

Sunshine Coast

Most Active: Sechelt District (43)
Least Active: Gibsons & Area (49)

Tsawwassen

Most Active: Tsawwassen Center (7)
Least Active: English Bluff (16)

Community

Market Activity

Squamish

Most Active: Brackendale (2)
Least Active: Garibaldi Estates (65)

Abbotsford

Most Active: Aberdeen (4)
Least Active: Abbotsford East (14)

Bowen Island/Islands Van and Gulf

Most Active: NA
Least Active: NA

Cloverdale

Most Active: Cloverdale BC (14)
Least Active: Clayton (21)

Ladner

Most Active: Neisen Grove (3)
Least Active: Ladner Elementary (12)

Mission

Most Active: Mission BC (18)
Least Active: Mission BC (18)

New Westminister

Most Active: Moody Park (2)
Least Active: Fraserview NW (18)

North Delta

Most Active: Nordel (4)
Least Active: Anniesville (24)

Pitt Meadows

Most Active: South Meadows (4)
Least Active: North Meadows (12)

Port Moody

Most Active: Heritage Woods PM (4)
Least Active: College Park PM (19)

Sunshine Coast

Most Active: Sechelt District (43)
Least Active: Sechelt District (43)

Tsawwassen

Most Active: Tsawwassen Center (5)
Least Active: Beach Grove (21)



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In-depth Market Analysis

Single Family Homes

Condos and Townhouses

Community	Community	Community	Community
Market Activity	<u>Van West</u>		<u>Van West</u>
	Average % of List Price:	92.79%	Average % of List Price:
	Average Days on Market:	124.29	Average Days on Market:
	<u>Van East</u>		<u>Van East</u>
	Average % of List Price:	94.72%	Average % of List Price:
	Average Days on Market:	84.36	Average Days on Market:
	<u>West Van</u>		<u>West Van</u>
	Average % of List Price:	90.05%	Average % of List Price:
	Average Days on Market:	162.79	Average Days on Market:
	<u>North Van</u>		<u>North Van</u>
	Average % of List Price:	96.29%	Average % of List Price:
	Average Days on Market:	93.89	Average Days on Market:
	<u>Richmond</u>		<u>Richmond</u>
	Average % of List Price:	93.18%	Average % of List Price:
	Average Days on Market:	122.51	Average Days on Market:
	<u>Burnaby</u>		<u>Burnaby</u>
	Average % of List Price:	95.16%	Average % of List Price:
	Average Days on Market:	101.06	Average Days on Market:
	<u>Coquitlam & Port Coq.</u>		<u>Coquitlam & Port Coq.</u>
	Average % of List Price:	96.66%	Average % of List Price:
	Average Days on Market:	108.48	Average Days on Market:
	<u>Maple Ridge</u>		<u>Maple Ridge</u>
	Average % of List Price:	97.82%	Average % of List Price:
	Average Days on Market:	131.97	Average Days on Market:
	<u>Port Moody</u>		<u>Port Moody</u>
	Average % of List Price:	93.38%	Average % of List Price:
	Average Days on Market:	209.15	Average Days on Market:
	<u>Pitt Meadows</u>		<u>Pitt Meadows</u>
	Average % of List Price:	96.32%	Average % of List Price:
	Average Days on Market:	88.17	Average Days on Market:
	<u>Sunshine Coast</u>		<u>Sunshine Coast</u>
	Average % of List Price:	92.33%	Average % of List Price:
	Average Days on Market:	128.38	Average Days on Market:
	<u>Abbotsford</u>		<u>Abbotsford</u>
	Average % of List Price:	97.01%	Average % of List Price:
	Average Days on Market:	94.15	Average Days on Market:
	<u>Bowen Island & Islands Van</u>		<u>Bowen Island & Islands Van</u>
	Average % of List Price:	86.86%	Average % of List Price:
	Average Days on Market:	109.33	Average Days on Market:



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In-depth Market Analysis

Single Family Homes

Condos and Townhouses

Community	Community
Market Activity	Market Activity
<u>New Westminister</u>	<u>New Westminister</u>
Average % of List Price: 95.94%	Average % of List Price: 96.38%
Average Days on Market: 62.11	Average Days on Market: 99.58
<u>North Surrey</u>	<u>North Surrey</u>
Average % of List Price: 96.05%	Average % of List Price: 96.84%
Average Days on Market: 83.34	Average Days on Market: 105.43
<u>Surrey</u>	<u>Surrey</u>
Average % of List Price: 96.72%	Average % of List Price: 97.00%
Average Days on Market: 112.64	Average Days on Market: 97.81
<u>South Surrey & White Rock</u>	<u>South Surrey & White Rock</u>
Average % of List Price: 93.43%	Average % of List Price: 95.89%
Average Days on Market: 95.82	Average Days on Market: 145.74
<u>Cloverdale</u>	<u>Cloverdale</u>
Average % of List Price: 98.01%	Average % of List Price: 95.63%
Average Days on Market: 98.97	Average Days on Market: 148.20
<u>North Delta</u>	<u>North Delta</u>
Average % of List Price: 96.26%	Average % of List Price: 97.43%
Average Days on Market: 51.67	Average Days on Market: 82.25
<u>Langley</u>	<u>Langley</u>
Average % of List Price: 97.22%	Average % of List Price: 97.12%
Average Days on Market: 81.79	Average Days on Market: 122.97
<u>Ladner</u>	<u>Ladner</u>
Average % of List Price: 95.15%	Average % of List Price: 96.91%
Average Days on Market: 78.54	Average Days on Market: 78.67
<u>Tsawwassen</u>	<u>Tsawwassen</u>
Average % of List Price: 95.79%	Average % of List Price: 95.69%
Average Days on Market: 98.22	Average Days on Market: 233.25
<u>Whistler</u>	<u>Whistler</u>
Average % of List Price: 91.23%	Average % of List Price: 92.68%
Average Days on Market: 195.14	Average Days on Market: 165.19
<u>Squamish</u>	<u>Squamish</u>
Average % of List Price: 96.87%	Average % of List Price: 97.44%
Average Days on Market: 186.60	Average Days on Market: 261.31
<u>Mission</u>	<u>Mission</u>
Average % of List Price: 97.63%	Average % of List Price: 93.77%
Average Days on Market: 133.58	Average Days on Market: 183.67