



# Macrealty Market Summary

British Columbia

Apr-13

## April 2013 Lower Mainland Summary Page

### Single Family Homes

### Condos and Townhouses

Average Sold Price		Average Sold Price	
\$2,357,625.44	Vancouver West	\$ 619,087.33	Vancouver West
\$940,058.83	Vancouver East	\$ 431,513.94	Vancouver East
\$2,380,584.31	West Vancouver	\$ 880,066.67	West Vancouver
\$1,066,599.71	North Vancouver	\$ 479,870.11	North Vancouver
\$1,142,520.64	Richmond	\$ 414,719.77	Richmond
\$1,007,186.34	Burnaby	\$ 391,806.67	Burnaby
\$817,473.35	Coquitlam	\$ 326,404.65	Coquitlam
\$531,254.79	Port Coquitlam	\$ 325,734.66	Port Coquitlam
\$644,579.79	Langley	\$ 303,478.10	Langley
\$478,485.58	Maple Ridge	\$ 257,004.98	Maple Ridge
\$602,050.47	North Surrey	\$ 248,904.11	North Surrey
\$567,739.57	Surrey	\$ 290,605.56	Surrey
\$1,028,725.22	South Surrey/White Rock	\$ 347,271.00	South Surrey/White Rock
\$1,347,041.67	Whistler	\$ 475,489.32	Whistler
\$542,375.00	Squamish	\$ 313,523.56	Squamish
\$494,520.76	Abbotsford	\$ 193,890.67	Abbotsford
\$737,100.00	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$574,601.73	Cloverdale	\$ 304,300.00	Cloverdale
\$639,870.00	Ladner	\$ 391,750.00	Ladner
\$368,624.08	Mission	\$ 191,112.50	Mission
\$695,942.86	New Westminister	\$ 334,366.97	New Westminister
\$578,217.50	North Delta	\$ 256,166.67	North Delta
\$534,962.50	Pitt Meadows	\$ 286,980.00	Pitt Meadows
\$809,300.00	Port Moody	\$ 416,761.54	Port Moody
\$426,148.87	Sunshine Coast	\$ 272,615.80	Sunshine Coast
\$755,380.95	Tsawwassen	\$ 316,666.67	Tsawwassen

<b>Average % of List Price:</b>	96.33%	<b>Average % of List Price:</b>	96.93%
<b>Average Days on Market</b>	109	<b>Average Days on Market:</b>	125

**Lower Mainland Summary Page**

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
<b>Community</b>	<b>Market Activity</b>	<b>Community</b>	<b>Market Activity</b>
<u>Vancouver West</u>		<u>Vancouver West</u>	
<i>Most Active (supply):</i>	Cambie (5)	<i>Most Active (supply):</i>	Mount Pleasant (2)
<i>Least Active (supply):</i>	South Cambie (24)	<i>Least Active (supply):</i>	Marpole (49)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Fraser (3)	<i>Most Active:</i>	Grandview (4)
<i>Least Active:</i>	Collingwood (12)	<i>Least Active:</i>	Main (25)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Eagle Ridge (3)	<i>Most Active:</i>	Olde Caulfield (1)
<i>Least Active:</i>	Caulfield (39)	<i>Least Active:</i>	Ambleside (12)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Tempe (2)	<i>Most Active:</i>	Capilano (3)
<i>Least Active:</i>	Forest Hills (18)	<i>Least Active:</i>	Norgate (13)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Westwind (4)	<i>Most Active:</i>	Terra Nova (3)
<i>Least Active:</i>	Ironwood (39)	<i>Least Active:</i>	Granville (35)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Brentwood Park (4)	<i>Most Active:</i>	Central Park BS (3)
<i>Least Active:</i>	Westridge BN (18)	<i>Least Active:</i>	Forest Hills BN (12)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active:</i>	Harbour Chineside (2)	<i>Most Active:</i>	Burke Mountain (5)
<i>Least Active:</i>	Westwood Plateau (23)	<i>Least Active:</i>	Central Coquitlam (22)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active:</i>	Oxford Heights (4)	<i>Most Active:</i>	Lincoln Park (3)
<i>Least Active:</i>	Central Coquitlam (13)	<i>Least Active:</i>	Glenwood (13)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Walnut Grove (4)	<i>Most Active:</i>	Fort Langley (2)
<i>Least Active:</i>	Otter District (26)	<i>Least Active:</i>	Aldergrove Langley (38)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	Southwest Maple Ridge (5)	<i>Most Active:</i>	Silver Valley (5)
<i>Least Active:</i>	Thornhill (36)	<i>Least Active:</i>	Albion (12)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Bolivar Heights (7)	<i>Most Active:</i>	Guilford (11)
<i>Least Active:</i>	Whalley (27)	<i>Least Active:</i>	Whalley (13)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Bear Creek Green Timbers (8)	<i>Most Active:</i>	Fleetwood Tynehe (9)
<i>Least Active:</i>	Sullivan Station (13)	<i>Least Active:</i>	East Newton (18)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	Crescent Beach (6)	<i>Most Active:</i>	Sunnyside Park (7)
<i>Least Active:</i>	Hazelmere (27)	<i>Least Active:</i>	Morgan Creek (30)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	Whistler (33)	<i>Most Active:</i>	Pemberton (12)
<i>Least Active:</i>	Pemberton (37)	<i>Least Active:</i>	Whistler (19)



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<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
<b>Community</b>	<b>Market Activity</b>	<b>Community</b>	<b>Market Activity</b>
<u>Squamish</u>		<u>Squamish</u>	
<i>Most Active:</i>	Ring Creek (1)	<i>Most Active:</i>	Northyards (3)
<i>Least Active:</i>	Valley Cliffe (26)	<i>Least Active:</i>	Downtown (22)
<u>Abbotsford</u>		<u>Abbotsford</u>	
<i>Most Active:</i>	Abbotsford East (8)	<i>Most Active:</i>	Poplar (4)
<i>Least Active:</i>	Matsqui (22)	<i>Least Active:</i>	Central Abbotsford (13)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
<i>Most Active:</i>	Gambier (5)	<i>Most Active:</i>	n/a
<i>Least Active:</i>	Mayne (39)	<i>Least Active:</i>	n/a
<u>Cloverdale</u>		<u>Cloverdale</u>	
<i>Most Active:</i>	Cloverdale BC (6)	<i>Most Active:</i>	Cloverdale BC (7)
<i>Least Active:</i>	Clayton (7)	<i>Least Active:</i>	Clayton (12)
<u>Ladner</u>		<u>Ladner</u>	
<i>Most Active:</i>	Westham Island (3)	<i>Most Active:</i>	Hawthorne (2)
<i>Least Active:</i>	Hawthorne (10)	<i>Least Active:</i>	Delta Manor (8)
<u>Mission</u>		<u>Mission</u>	
<i>Most Active:</i>	Mission West (8)	<i>Most Active:</i>	Mission BC (8)
<i>Least Active:</i>	Lake Errock (22)	<i>Least Active:</i>	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
<i>Most Active:</i>	Sapperton (4)	<i>Most Active:</i>	Quay (5)
<i>Least Active:</i>	Queensborough (22)	<i>Least Active:</i>	Sapperton (23)
<u>North Delta</u>		<u>North Delta</u>	
<i>Most Active:</i>	Nordel (6)	<i>Most Active:</i>	Scottsdale (5)
<i>Least Active:</i>	Scotsdale (9)	<i>Least Active:</i>	Annieville (16)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
<i>Most Active:</i>	South Meadows (7)	<i>Most Active:</i>	Mid Meadows (6)
<i>Least Active:</i>	Central Meadows (14)	<i>Least Active:</i>	Central Meadows (9)
<u>Port Moody</u>		<u>Port Moody</u>	
<i>Most Active:</i>	Port Moody Center (4)	<i>Most Active:</i>	Heritage Woods PM (3)
<i>Least Active:</i>	Anmore (36)	<i>Least Active:</i>	College Park PM (17)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
<i>Most Active:</i>	Roberts Creek (12)	<i>Most Active:</i>	Pender Harbour Egmont (5)
<i>Least Active:</i>	Pender Harbour Egmont (114)	<i>Least Active:</i>	Sechelt District (50)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
<i>Most Active:</i>	Tsawwassen East (4)	<i>Most Active:</i>	Cliff Drive (19)
<i>Least Active:</i>	Cliff Drive (32)	<i>Least Active:</i>	Beach Grove (27)

## In-depth Market Analysis

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
<u>Van West</u>		<u>Van West</u>	
Average % of List Price:	94.01%	Average % of List Price:	96.70%
Average Days on Market:	97.04	Average Days on Market:	80.75
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	97.46%	Average % of List Price:	97.86%
Average Days on Market:	65.39	Average Days on Market:	75.22
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	93.49%	Average % of List Price:	94.86%
Average Days on Market:	105.14	Average Days on Market:	179.27
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	97.63%	Average % of List Price:	97.20%
Average Days on Market:	60.84	Average Days on Market:	70.05
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	93.38%	Average % of List Price:	97.07%
Average Days on Market:	134.76	Average Days on Market:	86.55
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	96.74%	Average % of List Price:	97.28%
Average Days on Market:	100.37	Average Days on Market:	81.85
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	97.53%	Average % of List Price:	98.34%
Average Days on Market:	76.49	Average Days on Market:	85.76
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	97.83%	Average % of List Price:	97.88%
Average Days on Market:	60.92	Average Days on Market:	81.29
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	97.80%	Average % of List Price:	97.08%
Average Days on Market:	136.23	Average Days on Market:	112.90
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	95.16%	Average % of List Price:	97.86%
Average Days on Market:	87.85	Average Days on Market:	87.82
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	98.56%	Average % of List Price:	97.95%
Average Days on Market:	59.75	Average Days on Market:	142.07
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	96.10%	Average % of List Price:	95.46%
Average Days on Market:	205.33	Average Days on Market:	306.50
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	97.43%	Average % of List Price:	96.33%
Average Days on Market:	86.08	Average Days on Market:	106.46
<u>Bowen Island &amp; Islands Van</u>		<u>Bowen Island &amp; Islands Van</u>	
Average % of List Price:	91.85%	Average % of List Price:	n/a
Average Days on Market:	175.80	Average Days on Market:	n/a

## In-depth Market Analysis

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
<b>Community</b>	<b>Market Activity</b>	<b>Community</b>	<b>Market Activity</b>
<u>New Westminister</u>		<u>New Westminister</u>	
Average % of List Price:	98.24%	Average % of List Price:	96.07%
Average Days on Market:	45.75	Average Days on Market:	102.33
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	96.02%	Average % of List Price:	97.09%
Average Days on Market:	118.12	Average Days on Market:	110.89
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	97.41%	Average % of List Price:	96.94%
Average Days on Market:	80.98	Average Days on Market:	70.35
<u>South Surrey &amp; White Rock</u>		<u>South Surrey &amp; White Rock</u>	
Average % of List Price:	95.88%	Average % of List Price:	96.68%
Average Days on Market:	107.19	Average Days on Market:	108.77
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.75%	Average % of List Price:	97.48%
Average Days on Market:	76.62	Average Days on Market:	90.87
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	97.58%	Average % of List Price:	96.82%
Average Days on Market:	48.18	Average Days on Market:	259.17
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	95.90%	Average % of List Price:	97.60%
Average Days on Market:	91.19	Average Days on Market:	81.64
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	96.13%	Average % of List Price:	98.15%
Average Days on Market:	104.74	Average Days on Market:	108.15
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:		Average % of List Price:	95.03%
Average Days on Market:		Average Days on Market:	150.67
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:	94.24%	Average % of List Price:	98.60%
Average Days on Market:	208.25	Average Days on Market:	143.00
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	97.34%	Average % of List Price:	96.86%
Average Days on Market:	221.56	Average Days on Market:	198.19
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	97.20%	Average % of List Price:	94.95%
Average Days on Market:	121.03	Average Days on Market:	171.86