



# Macrealty Market Summary

British Columbia

Aug-13

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## Lower Mainland Summary Page

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Median Sold Price		Median Sold Price	
\$2,300,000.00	Vancouver West	\$ 682,999.44	Vancouver West
\$939,858.38	Vancouver East	\$ 390,800.76	Vancouver East
\$2,651,345.24	West Vancouver	\$1,223,800.00	West Vancouver
\$1,129,225.14	North Vancouver	\$ 440,797.57	North Vancouver
\$1,034,883.94	Richmond	\$ 419,960.30	Richmond
\$925,317.08	Burnaby	\$ 418,567.63	Burnaby
\$699,000.00	Coquitlam	\$ 331,428.78	Coquitlam
\$542,434.78	Port Coquitlam	\$ 326,105.44	Port Coquitlam
\$629,761.99	Langley	\$ 283,303.90	Langley
\$512,366.67	Maple Ridge	\$ 237,836.84	Maple Ridge
\$587,580.16	North Surrey	\$ 248,887.74	North Surrey
\$592,112.99	Surrey	\$ 289,078.11	Surrey
\$1,146,738.90	South Surrey/White Rock	\$ 361,885.12	South Surrey/White Rock
\$1,191,501.00	Whistler	\$ 511,347.83	Whistler
\$517,333.33	Squamish	\$ 303,125.00	Squamish
\$446,805.46	Abbotsford	\$ 208,894.07	Abbotsford
\$693,000.00	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$556,582.04	Cloverdale	\$ 288,632.64	Cloverdale
\$788,140.00	Ladner	\$ 429,458.00	Ladner
\$399,090.72	Mission	\$ 193,666.67	Mission
\$725,000.00	New Westminister	\$ 301,404.35	New Westminister
\$616,277.27	North Delta	\$ 394,812.50	North Delta
\$544,030.77	Pitt Meadows	\$ 291,820.83	Pitt Meadows
\$937,423.08	Port Moody	\$ 437,945.00	Port Moody
\$404,500.00	Sunshine Coast	\$ 290,841.67	Sunshine Coast
\$820,000.00	Tsawwassen	\$ 374,500.00	Tsawwassen
<b>Average % of List Price:</b>	96.00%	<b>Average % of List Price:</b>	96.89%
<b>Average Days on Market</b>	104	<b>Average Days on Market:</b>	114
<b>Fraser Valley Median SP</b>	\$589,846.57	<b>Fraser Valley Median SP</b>	\$285,968.27
<b>REGBV Median SP</b>	\$804,070.00	<b>REGBV Median SP</b>	\$390,800.76

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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>Vancouver West</u>		<u>Vancouver West</u>	
<i>Most Active :</i>	Mount Pleasant (2)	<i>Most Active :</i>	West End (6)
<i>Least Active:</i>	Arbutus (34)	<i>Least Active:</i>	False Creek (23)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Champlain Heights (2)	<i>Most Active:</i>	Main (4)
<i>Least Active:</i>	Fraserview (20)	<i>Least Active:</i>	Fraserview (47)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Sandy Cove (3)	<i>Most Active:</i>	Upper Caulfield (3)
<i>Least Active:</i>	Chartwell (26)	<i>Least Active:</i>	Ambleside (13)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Tempe (3)	<i>Most Active:</i>	Seymore (4)
<i>Least Active:</i>	Upper Lonsdale (19)	<i>Least Active:</i>	Lower Lonsdale (15)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Sea Island (4)	<i>Most Active:</i>	Sea Fair (1)
<i>Least Active:</i>	East Cambie (40)	<i>Least Active:</i>	Boyd Park (31)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Greentree Village (2)	<i>Most Active:</i>	The Crest (3)
<i>Least Active:</i>	Upper Deer Lake (35)	<i>Least Active:</i>	Central Park BS (19)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active :</i>	Chineside (2)	<i>Most Active :</i>	Upper Eagle Ridge (5)
<i>Least Active:</i>	Maillardville (29)	<i>Least Active:</i>	Burke Mountain (21)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active:</i>	Mary Hill (2)	<i>Most Active:</i>	Riverwood (6)
<i>Least Active:</i>	Central Port Coquitlam (14)	<i>Least Active:</i>	Central Port Coquitlam (23)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Walnut Grove (6)	<i>Most Active:</i>	Murrayville (6)
<i>Least Active:</i>	Campbell Valley (38)	<i>Least Active:</i>	Langley City (14)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	Southwest Maple Ridge (8)	<i>Most Active:</i>	Southwest Maple Ridge (8)
<i>Least Active:</i>	Thornhill (33)	<i>Least Active:</i>	Wes-Central Maple Ridge (50)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Guilford (6)	<i>Most Active:</i>	Bolivar Heights (5)
<i>Least Active:</i>	Cedar Hills (14)	<i>Least Active:</i>	Whalley (19)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Fleetwood Tynehead (11)	<i>Most Active:</i>	Panorama Ridge (5)
<i>Least Active:</i>	Panorama Ridge (23)	<i>Least Active:</i>	Queen Mary Park (25)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	Sunnyside Park (9)	<i>Most Active:</i>	Morgan Creek (7)
<i>Least Active:</i>	Grandview Surrey (41)	<i>Least Active:</i>	Grandview Surrey (30)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	Whistler Cay Estates (3)	<i>Most Active:</i>	Whistler Cay Estates (1)
<i>Least Active:</i>	Bayshores (11)	<i>Least Active:</i>	Whistler Creek (69)

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<b>Community</b>	<b>Market Activity</b>	<b>Community</b>	<b>Market Activity</b>
<u>Squamish</u>		<u>Squamish</u>	
<i>Most Active:</i>	Plateau (4)	<i>Most Active:</i>	Brackendale (10)
<i>Least Active:</i>	Garibaldi Heights (34)	<i>Least Active:</i>	Garibaldi Estates (37)
<u>Abbotsford</u>		<u>Abbotsford</u>	
<i>Most Active:</i>	Abbotsford West (10)	<i>Most Active:</i>	Abbotsford East (8)
<i>Least Active:</i>	Poplar (42)	<i>Least Active:</i>	Central Abbotsford (16)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
<i>Most Active:</i>	Galiano Island (21)	<i>Most Active:</i>	n/a
<i>Least Active:</i>	Bowen Island (24)	<i>Least Active:</i>	n/a
<u>Cloverdale</u>		<u>Cloverdale</u>	
<i>Most Active:</i>	Cloverdale BC (10)	<i>Most Active:</i>	Cloverdale BC (10)
<i>Least Active:</i>	Clayton (13)	<i>Least Active:</i>	Clayton (13)
<u>Ladner</u>		<u>Ladner</u>	
<i>Most Active:</i>	Holly (4)	<i>Most Active:</i>	Delta Manor (5)
<i>Least Active:</i>	Ladner Elementary (11)	<i>Least Active:</i>	Neisen Grove (8)
<u>Mission</u>		<u>Mission</u>	
<i>Most Active:</i>	Lake Errock (7)	<i>Most Active:</i>	Mission BC (19)
<i>Least Active:</i>	Mission BC (24)	<i>Least Active:</i>	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
<i>Most Active:</i>	Sapperton (3)	<i>Most Active:</i>	Uptown NW (8)
<i>Least Active:</i>	The Heights NW (27)	<i>Least Active:</i>	Glenbrooke North (19)
<u>North Delta</u>		<u>North Delta</u>	
<i>Most Active:</i>	Scottsdale (6)	<i>Most Active:</i>	Nordel (7)
<i>Least Active:</i>	Annieville (67)	<i>Least Active:</i>	Sunshine Hills Woods (14)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
<i>Most Active:</i>	Central Meadows (4)	<i>Most Active:</i>	Central Meadows (12)
<i>Least Active:</i>	North Meadows (13)	<i>Least Active:</i>	n/a
<u>Port Moody</u>		<u>Port Moody</u>	
<i>Most Active:</i>	Glenayre (1)	<i>Most Active:</i>	Heritage Woods PM (3)
<i>Least Active:</i>	Anmore (17)	<i>Least Active:</i>	North Shore PT Moody (14)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
<i>Most Active:</i>	Roberts Creek (13)	<i>Most Active:</i>	Gibsons & Area (14)
<i>Least Active:</i>	Pender Harbour Egmont (43)	<i>Least Active:</i>	Sechelt District (48)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
<i>Most Active:</i>	Beach Grove (5)	<i>Most Active:</i>	Tsawwassen East (2)
<i>Least Active:</i>	Boundary Beach (19)	<i>Least Active:</i>	Tsawwassen Center (15)



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## 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:	94.05%	Average % of List Price:	96.23%
Average Days on Market:	117.29	Average Days on Market:	84.93
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	98.00%	Average % of List Price:	96.78%
Average Days on Market:	83.39	Average Days on Market:	75.53
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	92.39%	Average % of List Price:	95.73%
Average Days on Market:	140.76	Average Days on Market:	90.14
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	96.65%	Average % of List Price:	97.59%
Average Days on Market:	113.69	Average Days on Market:	100.07
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	93.76%	Average % of List Price:	96.68%
Average Days on Market:	120.04	Average Days on Market:	98.42
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	97.38%	Average % of List Price:	97.45%
Average Days on Market:	86.23	Average Days on Market:	79.24
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	96.56%	Average % of List Price:	97.44%
Average Days on Market:	76.85	Average Days on Market:	94.96
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	98.26%	Average % of List Price:	97.99%
Average Days on Market:	75.26	Average Days on Market:	90.64
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	97.07%	Average % of List Price:	97.58%
Average Days on Market:	110.33	Average Days on Market:	196.00
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	95.00%	Average % of List Price:	97.30%
Average Days on Market:	89.62	Average Days on Market:	95.80
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	97.26%	Average % of List Price:	97.46%
Average Days on Market:	87.69	Average Days on Market:	86.17
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	94.04%	Average % of List Price:	97.62%
Average Days on Market:	170.96	Average Days on Market:	125.17
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	97.10%	Average % of List Price:	96.64%
Average Days on Market:	82.84	Average Days on Market:	99.65
<u>Bowen Island &amp; Islands Van</u>		<u>Bowen Island &amp; Islands Van</u>	
Average % of List Price:	92.82%	Average % of List Price:	n/a
Average Days on Market:	272.60	Average Days on Market:	n/a



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<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:	97.47%	Average % of List Price:	96.92%
Average Days on Market:	72.33	Average Days on Market:	97.89
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	97.12%	Average % of List Price:	96.81%
Average Days on Market:	74.56	Average Days on Market:	124.80
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	97.33%	Average % of List Price:	97.56%
Average Days on Market:	88.60	Average Days on Market:	104.53
<u>South Surrey &amp; White Rock</u>		<u>South Surrey &amp; White Rock</u>	
Average % of List Price:	94.41%	Average % of List Price:	95.91%
Average Days on Market:	113.67	Average Days on Market:	86.98
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.73%	Average % of List Price:	98.18%
Average Days on Market:	98.14	Average Days on Market:	108.18
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	96.80%	Average % of List Price:	98.34%
Average Days on Market:	55.73	Average Days on Market:	57.63
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	97.04%	Average % of List Price:	97.66%
Average Days on Market:	74.36	Average Days on Market:	126.91
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	97.67%	Average % of List Price:	96.02%
Average Days on Market:	65.50	Average Days on Market:	122.44
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:	96.46%	Average % of List Price:	97.83%
Average Days on Market:	84.67	Average Days on Market:	101.82
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:	94.84%	Average % of List Price:	93.66%
Average Days on Market:	80.56	Average Days on Market:	246.05
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	95.22%	Average % of List Price:	97.68%
Average Days on Market:	103.67	Average Days on Market:	216.50
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	96.56%	Average % of List Price:	95.72%
Average Days on Market:	131.61	Average Days on Market:	138.00