



Macrealty Market Summary

British Columbia

Dec-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	
\$2,468,000.00	Vancouver West	\$ 495,000.00	Vancouver West
\$916,000.00	Vancouver East	\$ 366,000.00	Vancouver East
\$2,144,000.00	West Vancouver	\$ 597,500.00	West Vancouver
\$967,500.00	North Vancouver	\$ 455,000.00	North Vancouver
\$1,164,000.00	Richmond	\$ 372,070.00	Richmond
\$926,500.00	Burnaby	\$ 400,500.00	Burnaby
\$732,500.00	Coquitlam	\$ 307,500.00	Coquitlam
\$546,500.00	Port Coquitlam	\$ 275,000.00	Port Coquitlam
\$639,250.00	Langley	\$ 277,750.00	Langley
\$499,900.00	Maple Ridge	\$ 260,000.00	Maple Ridge
\$497,000.00	North Surrey	\$ 224,950.00	North Surrey
\$559,000.00	Surrey	\$ 319,000.00	Surrey
\$869,415.50	South Surrey/White Rock	\$ 345,000.00	South Surrey/White Rock
\$1,012,000.00	Whistler	\$ 444,000.00	Whistler
\$505,250.00	Squamish	\$ 284,500.00	Squamish
\$407,300.00	Abbotsford	\$ 201,000.00	Abbotsford
n/a	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$561,750.00	Cloverdale	\$ 323,000.00	Cloverdale
\$588,500.00	Ladner	\$ 286,000.00	Ladner
\$370,000.00	Mission	\$ 224,500.00	Mission
\$702,100.00	New Westminister	\$ 310,800.00	New Westminister
\$505,000.00	North Delta	\$ 334,250.00	North Delta
\$598,500.00	Pitt Meadows	\$ 302,400.00	Pitt Meadows
\$919,350.00	Port Moody	\$ 380,000.00	Port Moody
\$342,000.00	Sunshine Coast	\$ 211,000.00	Sunshine Coast
\$740,000.00	Tsawwassen	\$ 399,500.00	Tsawwassen
Average % of List Price:	95.70%	Average % of List Price:	96.94%
Average Days on Market	76	Average Days on Market:	81
Fraser Valley Median SP	\$532,000.00	Fraser Valley Median SP	\$298,375.00
REGBV Median SP	\$740,000.00	REGBV Median SP	\$366,000.00



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Community	Market Activity	Community	Market Activity
<u>Vancouver West</u>		<u>Vancouver West</u>	
<i>Most Active :</i>	Dunbar (4)	<i>Most Active :</i>	Downtown (4)
<i>Least Active:</i>	Cambie (10)	<i>Least Active:</i>	Quilchena (11)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Grandview (2)	<i>Most Active:</i>	Downtown (2)
<i>Least Active:</i>	Victoria (7)	<i>Least Active:</i>	Hastings East (9)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Olde Caulfield (1)	<i>Most Active:</i>	Deer Ridge (1)
<i>Least Active:</i>	Caulfield (15)	<i>Least Active:</i>	Panorama Village (7)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Calverhall (1)	<i>Most Active:</i>	Grouse Woods (1)
<i>Least Active:</i>	Forest Hills (11)	<i>Least Active:</i>	Lynn Valley (27)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Steveston Village (3)	<i>Most Active:</i>	Steveston North (2)
<i>Least Active:</i>	Ironwood (25)	<i>Least Active:</i>	South Arm (11)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Burnaby Lake (2)	<i>Most Active:</i>	The Crest (1)
<i>Least Active:</i>	Garden Village (13)	<i>Least Active:</i>	Central Burnaby North (14)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active :</i>	Park Ridge Estates (1)	<i>Most Active :</i>	Coquitlam East (2)
<i>Least Active:</i>	Coquitlam East (16)	<i>Least Active:</i>	Westwood Plateau (11)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active:</i>	Glenwood (2)	<i>Most Active:</i>	Maryhill (2)
<i>Least Active:</i>	Central PoCo (10)	<i>Least Active:</i>	Glenwood (10)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Murrayville (3)	<i>Most Active:</i>	Fort Langley (2)
<i>Least Active:</i>	County Line GV (16)	<i>Least Active:</i>	Aldergrove Langley (13)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	SW Maple Ridge (4)	<i>Most Active:</i>	NW Maple Ridge (3)
<i>Least Active:</i>	Thornhill (28)	<i>Least Active:</i>	SW Maple Ridge (18)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Cedar Hills (8)	<i>Most Active:</i>	Fraser Heights (2)
<i>Least Active:</i>	Royal Heights (21)	<i>Least Active:</i>	Whalley (10)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Bear Creek Green Timbers (4)	<i>Most Active:</i>	East Newton (7)
<i>Least Active:</i>	Sullivan Station (12)	<i>Least Active:</i>	Sullivan Station (16)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	Sunnyside Park (5)	<i>Most Active:</i>	Sunnyside Park (4)
<i>Least Active:</i>	Hazelmere (10)	<i>Least Active:</i>	Pacific Douglas (17)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	Alta Vista (2)	<i>Most Active:</i>	Spring Creek (1)
<i>Least Active:</i>	Nordic (12)	<i>Least Active:</i>	Whistler Village (19)



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Community	Market Activity	Community	Market Activity
<u>Squamish</u>		<u>Squamish</u>	
Most Active:	Garibaldi Estates (6)	Most Active:	Garibaldi Estates (4)
Least Active:	Garibaldi Highlands (26)	Least Active:	Downtown (13)
<u>Abbotsford</u>		<u>Abbotsford</u>	
Most Active:	Sumas Mountain (6)	Most Active:	Aberdeen (6)
Least Active:	Poplar (16)	Least Active:	Central Cabbotsford (15)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
Most Active:	n/a	Most Active:	n/a
Least Active:	n/a	Least Active:	n/a
<u>Cloverdale</u>		<u>Cloverdale</u>	
Most Active:	Clayton (6)	Most Active:	Clayton (5)
Least Active:	Cloverdale BC (8)	Least Active:	Cloverdale BC (7)
<u>Ladner</u>		<u>Ladner</u>	
Most Active:	Delta Manor (2)	Most Active:	Neisen Grove (9)
Least Active:	Hawthorne (10)	Least Active:	Delta Manor (13)
<u>Mission</u>		<u>Mission</u>	
Most Active:	Durieu (5)	Most Active:	Mission BC (7)
Least Active:	Mission BC (10)	Least Active:	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
Most Active:	Queens Park (3)	Most Active:	Moody Park (2)
Least Active:	Queensborough (14)	Least Active:	Downtown NW (9)
<u>North Delta</u>		<u>North Delta</u>	
Most Active:	Sunshine Hills Woods (5)	Most Active:	Annieville (4)
Least Active:	Scotsdale (9)	Least Active:	Scottsdale (14)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Most Active:	Central Meadows (4)	Most Active:	Mid Meadows (2)
Least Active:	North Meadows (10)	Least Active:	Central Meadows (12)
<u>Port Moody</u>		<u>Port Moody</u>	
Most Active:	Heritage Woods PM (2)	Most Active:	College Park PM (2)
Least Active:	Anmore (22)	Least Active:	Heritage Woods PM (14)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Most Active:	Roberts Creek (11)	Most Active:	Gibsons & Area (17)
Least Active:	Pender Harbour Edemont (39)	Least Active:	Sechelt District (17)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Most Active:	Pebble Hill (4)	Most Active:	Bounday Beach (1)
Least Active:	Beach Grove (12)	Least Active:	Cliff Drive (8)

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:	94.37%	Average % of List Price:	96.62%
Average Days on Market:	68.05	Average Days on Market:	57.00
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	96.98%	Average % of List Price:	98.54%
Average Days on Market:	42.55	Average Days on Market:	53.11
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	92.47%	Average % of List Price:	95.19%
Average Days on Market:	58.50	Average Days on Market:	64.39
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	96.99%	Average % of List Price:	97.73%
Average Days on Market:	49.42	Average Days on Market:	47.25
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	93.00%	Average % of List Price:	96.82%
Average Days on Market:	82.70	Average Days on Market:	57.73
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	95.53%	Average % of List Price:	97.12%
Average Days on Market:	77.97	Average Days on Market:	54.45
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	97.32%	Average % of List Price:	97.20%
Average Days on Market:	62.48	Average Days on Market:	66.52
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	96.99%	Average % of List Price:	98.00%
Average Days on Market:	57.90	Average Days on Market:	59.76
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	97.76%	Average % of List Price:	96.99%
Average Days on Market:	84.30	Average Days on Market:	70.43
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	96.14%	Average % of List Price:	97.59%
Average Days on Market:	70.00	Average Days on Market:	75.63
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	93.48%	Average % of List Price:	99.43%
Average Days on Market:	82.00	Average Days on Market:	24.43
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	92.99%	Average % of List Price:	95.29%
Average Days on Market:	170.22	Average Days on Market:	241.88
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	96.72%	Average % of List Price:	96.58%
Average Days on Market:	62.35	Average Days on Market:	72.78
<u>Bowen Island & Islands Van</u>		<u>Bowen Island & Islands \</u>	
Average % of List Price:	n/a	Average % of List Price:	n/a
Average Days on Market:	n/a	Average Days on Market:	n/a

In-depth Market Analysis

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Community	Market Activity	Community	Market Activity
<u>New Westminister</u>		<u>New Westminister</u>	
Average % of List Price:	95.89%	Average % of List Price:	96.15%
Average Days on Market:	54.07	Average Days on Market:	53.78
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	96.58%	Average % of List Price:	96.14%
Average Days on Market:	57.95	Average Days on Market:	70.93
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	95.79%	Average % of List Price:	97.15%
Average Days on Market:	64.91	Average Days on Market:	74.77
<u>South Surrey & White Rock</u>		<u>South Surrey & White Rock</u>	
Average % of List Price:	95.01%	Average % of List Price:	95.88%
Average Days on Market:	82.58	Average Days on Market:	84.03
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.47%	Average % of List Price:	97.91%
Average Days on Market:	50.30	Average Days on Market:	68.06
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	96.44%	Average % of List Price:	97.33%
Average Days on Market:	74.19	Average Days on Market:	68.25
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	95.78%	Average % of List Price:	97.42%
Average Days on Market:	67.88	Average Days on Market:	65.68
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	97.70%	Average % of List Price:	96.98%
Average Days on Market:	63.36	Average Days on Market:	131.50
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:	96.42%	Average % of List Price:	97.11%
Average Days on Market:	76.92	Average Days on Market:	198.75
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:	95.25%	Average % of List Price:	96.18%
Average Days on Market:	117.25	Average Days on Market:	135.07
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	96.03%	Average % of List Price:	96.07%
Average Days on Market:	145.50	Average Days on Market:	98.33
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	94.43%	Average % of List Price:	97.81%
Average Days on Market:	68.00	Average Days on Market:	132.33