



Macrealty Market Summary

British Columbia

Jul-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	
\$2,294,000.00	Vancouver West	\$ 523,000.00	Vancouver West
\$872,750.00	Vancouver East	\$ 400,000.00	Vancouver East
\$1,845,000.00	West Vancouver	\$ 970,000.00	West Vancouver
\$1,007,500.00	North Vancouver	\$ 425,000.00	North Vancouver
\$900,000.00	Richmond	\$ 375,000.00	Richmond
\$921,500.00	Burnaby	\$ 389,000.00	Burnaby
\$700,000.00	Coquitlam	\$ 342,500.00	Coquitlam
\$527,500.00	Port Coquitlam	\$ 259,900.00	Port Coquitlam
\$549,900.00	Langley	\$ 270,900.00	Langley
\$466,950.00	Maple Ridge	\$ 264,500.00	Maple Ridge
\$590,000.00	North Surrey	\$ 210,000.00	North Surrey
\$575,000.00	Surrey	\$ 313,167.00	Surrey
\$898,000.00	South Surrey/White Rock	\$ 340,000.00	South Surrey/White Rock
\$1,795,000.00	Whistler	\$ 437,500.00	Whistler
\$498,000.00	Squamish	\$ 309,500.00	Squamish
\$422,500.00	Abbotsford	\$ 165,000.00	Abbotsford
\$493,500.00	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$557,000.00	Cloverdale	\$ 315,000.00	Cloverdale
\$680,000.00	Ladner	\$ 339,900.00	Ladner
\$367,000.00	Mission	\$ 129,500.00	Mission
\$667,777.00	New Westminister	\$ 321,900.00	New Westminister
\$545,000.00	North Delta	\$ 304,000.00	North Delta
\$525,500.00	Pitt Meadows	\$ 271,500.00	Pitt Meadows
\$860,500.00	Port Moody	\$ 371,000.00	Port Moody
\$414,000.00	Sunshine Coast	\$ 232,950.00	Sunshine Coast
\$740,000.00	Tsawwassen	\$ 327,500.00	Tsawwassen
Average % of List Price:	96.08%	Average % of List Price:	97.33%
Average Days on Market	93	Average Days on Market:	102
Fraser Valley Median SP	\$553,450.00	Fraser Valley Median SP	\$287,450.00
REGBV Median SP	\$720,000.00	REGBV Median SP	\$342,500.00

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<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Community	Market Activity	Community	Market Activity
<u>Vancouver West</u>		<u>Vancouver West</u>	
<i>Most Active :</i>	Mount Pleasant (2)	<i>Most Active :</i>	Mount Pleasant (2)
<i>Least Active:</i>	Southlands (35)	<i>Least Active:</i>	Oakridge (22)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Victoria (5)	<i>Most Active:</i>	Main (4)
<i>Least Active:</i>	South Vancouver (21)	<i>Least Active:</i>	Fraser (16)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Cedardale (3)	<i>Most Active:</i>	Upper Caulfield (2)
<i>Least Active:</i>	Altamont (30)	<i>Least Active:</i>	Ambleside (11)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Northlands (2)	<i>Most Active:</i>	Lynn timer (6)
<i>Least Active:</i>	Upper Lonsdale (39)	<i>Least Active:</i>	Hamilton (23)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Boyd Park (5)	<i>Most Active:</i>	Sea Fair (2)
<i>Least Active:</i>	West Cambie (35)	<i>Least Active:</i>	Terra Nova (24)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Brentwood Park (4)	<i>Most Active:</i>	Parkcrest (1)
<i>Least Active:</i>	Forest Glen BS (28)	<i>Least Active:</i>	Simon Fraser University (36)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active :</i>	Park Ridge Estates (2)	<i>Most Active :</i>	New Horizons (2)
<i>Least Active:</i>	Burke Mountain (20)	<i>Least Active:</i>	Coquitlam West (33)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active:</i>	Glenwood (3)	<i>Most Active:</i>	Woodland Acres (3)
<i>Least Active:</i>	Lincoln Park (9)	<i>Least Active:</i>	Citadel (29)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Langley City (4)	<i>Most Active:</i>	Aldergrove Langley (5)
<i>Least Active:</i>	Campbell Valley (78)	<i>Least Active:</i>	Langley City (16)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	Southwest Maple Ridge (6)	<i>Most Active:</i>	Silver Valley (3)
<i>Least Active:</i>	Websters Corners (44)	<i>Least Active:</i>	East-Central Maple Ridge (23)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Fraser Heights (6)	<i>Most Active:</i>	Bolivar Heights (6)
<i>Least Active:</i>	Bolivar Heights (35)	<i>Least Active:</i>	Whalley (20)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Fleetwood Tynehead (8)	<i>Most Active:</i>	Sullivan Station (7)
<i>Least Active:</i>	Panorama Ridge (22)	<i>Least Active:</i>	Panorama Ridge (28)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	Crescent Beach/Ocean Park (8)	<i>Most Active:</i>	Morgan Creek (5)
<i>Least Active:</i>	Sunnyside Park (17)	<i>Least Active:</i>	Pacific Douglas (19)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	Alta Vista (5)	<i>Most Active:</i>	Whistler Cay Heights (3)
<i>Least Active:</i>	Alpine Meadows (22)	<i>Least Active:</i>	Whistler Village (37)



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Community	Market Activity	Community	Market Activity
<u>Squamish</u>		<u>Squamish</u>	
<i>Most Active:</i>	Dentville (11)	<i>Most Active:</i>	Downtown (8)
<i>Least Active:</i>	Garibaldi Estates (33)	<i>Least Active:</i>	Garibaldi Estates (39)
<u>Abbotsford</u>		<u>Abbotsford</u>	
<i>Most Active:</i>	Abbotsford East (8)	<i>Most Active:</i>	Abbotsford East (6)
<i>Least Active:</i>	Matsqui (23)	<i>Least Active:</i>	Central Abbotsford (14)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
<i>Most Active:</i>	Bowen Island (13)	<i>Most Active:</i>	n/a
<i>Least Active:</i>	Mayne Island (23)	<i>Least Active:</i>	n/a
<u>Cloverdale</u>		<u>Cloverdale</u>	
<i>Most Active:</i>	Clayton (7)	<i>Most Active:</i>	Cloverdale BC (12)
<i>Least Active:</i>	Cloverdale BC (9)	<i>Least Active:</i>	Clayton (13)
<u>Ladner</u>		<u>Ladner</u>	
<i>Most Active:</i>	Hawthorne (5)	<i>Most Active:</i>	Delta Manor (3)
<i>Least Active:</i>	Delta Manor (12)	<i>Least Active:</i>	Hawthorne (17)
<u>Mission</u>		<u>Mission</u>	
<i>Most Active:</i>	Lake Errock (8)	<i>Most Active:</i>	Mission BC (54)
<i>Least Active:</i>	Mission-West (21)	<i>Least Active:</i>	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
<i>Most Active:</i>	Sapperton (3)	<i>Most Active:</i>	Quay (5)
<i>Least Active:</i>	Uptown NW (12)	<i>Least Active:</i>	Glenbrooke North (17)
<u>North Delta</u>		<u>North Delta</u>	
<i>Most Active:</i>	Nordel (6)	<i>Most Active:</i>	Nordel (10)
<i>Least Active:</i>	Scottsdale (9)	<i>Least Active:</i>	Annieville (13)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
<i>Most Active:</i>	South Meadows (5)	<i>Most Active:</i>	North Meadows (6)
<i>Least Active:</i>	Central Meadows (13)	<i>Least Active:</i>	Central Meadows (15)
<u>Port Moody</u>		<u>Port Moody</u>	
<i>Most Active:</i>	Mountain Meadows (2)	<i>Most Active:</i>	Heritage Woods PM (7)
<i>Least Active:</i>	College Park PM (17)	<i>Least Active:</i>	North Shore PT Moody (12)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
<i>Most Active:</i>	Roberts Creek (9)	<i>Most Active:</i>	Sechelt District (25)
<i>Least Active:</i>	Halfm Bay Secret cv Redroofs (77)	<i>Least Active:</i>	Gibsons & Area (33)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
<i>Most Active:</i>	Tsawwassen Center (6)	<i>Most Active:</i>	Tsawwassen Center (11)
<i>Least Active:</i>	English Bluff (24)	<i>Least Active:</i>	Beach Grove (24)



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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:	94.00%	Average % of List Price:	96.04%
Average Days on Market:	115.83	Average Days on Market:	93.69
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	97.24%	Average % of List Price:	97.63%
Average Days on Market:	76.33	Average Days on Market:	80.95
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	93.30%	Average % of List Price:	94.81%
Average Days on Market:	134.48	Average Days on Market:	84.00
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	96.31%	Average % of List Price:	97.62%
Average Days on Market:	89.28	Average Days on Market:	82.05
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	94.04%	Average % of List Price:	96.98%
Average Days on Market:	146.04	Average Days on Market:	90.81
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	95.33%	Average % of List Price:	97.33%
Average Days on Market:	100.71	Average Days on Market:	73.18
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	96.78%	Average % of List Price:	97.88%
Average Days on Market:	85.49	Average Days on Market:	81.63
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	98.12%	Average % of List Price:	97.74%
Average Days on Market:	115.30	Average Days on Market:	110.03
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	97.55%	Average % of List Price:	96.81%
Average Days on Market:	83.68	Average Days on Market:	117.91
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	96.78%	Average % of List Price:	97.92%
Average Days on Market:	58.11	Average Days on Market:	91.50
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	98.27%	Average % of List Price:	98.43%
Average Days on Market:	48.14	Average Days on Market:	150.33
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	92.46%	Average % of List Price:	98.83%
Average Days on Market:	224.60	Average Days on Market:	150.33
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	97.10%	Average % of List Price:	96.40%
Average Days on Market:	75.32	Average Days on Market:	138.63
<u>Bowen Island & Islands Van</u>		<u>Bowen Island & Islands Van</u>	
Average % of List Price:	94.53%	Average % of List Price:	n/a
Average Days on Market:	87.63	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:	98.52%	Average % of List Price:	97.95%
Average Days on Market:	42.65	Average Days on Market:	96.43
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	95.76%	Average % of List Price:	96.25%
Average Days on Market:	83.66	Average Days on Market:	83.66
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	97.16%	Average % of List Price:	97.47%
Average Days on Market:	96.77	Average Days on Market:	96.77
<u>South Surrey & White Rock</u>		<u>South Surrey & White Rock</u>	
Average % of List Price:	95.60%	Average % of List Price:	97.17%
Average Days on Market:	89.97	Average Days on Market:	95.74
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.57%	Average % of List Price:	97.81%
Average Days on Market:	72.13	Average Days on Market:	117.30
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	97.47%	Average % of List Price:	96.31%
Average Days on Market:	29.81	Average Days on Market:	29.81
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	97.24%	Average % of List Price:	97.11%
Average Days on Market:	87.89	Average Days on Market:	109.22
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	97.12%	Average % of List Price:	97.57%
Average Days on Market:	80.33	Average Days on Market:	77.38
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:	97.77%	Average % of List Price:	96.41%
Average Days on Market:	76.82	Average Days on Market:	160.80
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:	95.26%	Average % of List Price:	95.98%
Average Days on Market:	127.18	Average Days on Market:	135.89
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	93.98%	Average % of List Price:	97.81%
Average Days on Market:	119.13	Average Days on Market:	188.20
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	97.01%	Average % of List Price:	100.00%
Average Days on Market:	94.00	Average Days on Market:	94.00