



# Maccrealty Market Summary

British Columbia

Mar-13

May-13

## Lower Mainland Summary Page

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Median Sold Price		Median Sold Price	
\$2,108,000.00	Vancouver West	\$ 516,900.00	Vancouver West
\$889,900.00	Vancouver East	\$ 389,900.00	Vancouver East
\$2,024,000.00	West Vancouver	\$1,145,000.00	West Vancouver
\$935,550.50	North Vancouver	\$ 480,000.00	North Vancouver
\$970,000.00	Richmond	\$ 401,000.00	Richmond
\$928,300.00	Burnaby	\$ 383,532.53	Burnaby
\$695,000.00	Coquitlam	\$ 345,000.00	Coquitlam
\$545,000.00	Port Coquitlam	\$ 325,347.50	Port Coquitlam
\$542,000.00	Langley	\$ 299,900.00	Langley
\$481,000.00	Maple Ridge	\$ 250,500.00	Maple Ridge
\$487,900.50	North Surrey	\$ 214,000.00	North Surrey
\$550,000.00	Surrey	\$ 303,000.00	Surrey
\$835,000.00	South Surrey/White Rock	\$ 396,000.00	South Surrey/White Rock
\$700,000.00	Whistler	\$ 330,000.00	Whistler
\$520,000.00	Squamish	\$ 265,000.00	Squamish
\$430,000.00	Abbotsford	\$ 168,250.00	Abbotsford
\$617,000.00	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$550,000.00	Cloverdale	\$ 306,000.00	Cloverdale
\$632,450.00	Ladner	\$ 276,000.00	Ladner
\$382,500.00	Mission	\$ 153,500.00	Mission
\$701,000.00	New Westminister	\$ 326,850.00	New Westminister
\$520,000.00	North Delta	\$ 230,000.00	North Delta
\$466,000.00	Pitt Meadows	\$ 245,000.00	Pitt Meadows
\$714,000.00	Port Moody	\$ 393,750.00	Port Moody
\$392,500.00	Sunshine Coast	\$ 399,000.00	Sunshine Coast
\$738,000.00	Tsawwassen	\$ 377,500.00	Tsawwassen
<b>Average % of List Price:</b>	96.46%	<b>Average % of List Price:</b>	96.60%
<b>Average Days on Market</b>	104	<b>Average Days on Market:</b>	98
<b>Fraser Valley Median SP</b>	\$531,000.00	<b>Fraser Valley Median SP</b>	\$264,950.00
<b>REGBV Median SP</b>	\$700,500.00	<b>REGBV Median SP</b>	\$377,500.00



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<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 (4)	<i>Most Active (supply):</i>	Arbutus (1)
<i>Least Active (supply):</i>	South Cambie (11)	<i>Least Active (supply):</i>	Shaughnessy (17)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Main (3)	<i>Most Active:</i>	Main (4)
<i>Least Active:</i>	Fraserview (8)	<i>Least Active:</i>	Grandview (23)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Bayridge (3)	<i>Most Active:</i>	Ambleside (19)
<i>Least Active:</i>	Eagle Harbour (16)	<i>Least Active:</i>	Upper Caulfield (4)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Norgate (1)	<i>Most Active:</i>	Blueridge (1)
<i>Least Active:</i>	Forest Hills (13)	<i>Least Active:</i>	Lynn Valley (27)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Bridgeport (5)	<i>Most Active:</i>	Steveston Villiage (3)
<i>Least Active:</i>	East Cambie (42)	<i>Least Active:</i>	Garden City (21)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Oakdale (3)	<i>Most Active:</i>	Upper Dear Lake (2)
<i>Least Active:</i>	Forest Glen BS (24)	<i>Least Active:</i>	Capitol Hill BN (22)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active (supply):</i>	Park Ridge Estates (3)	<i>Most Active (supply):</i>	Burke Mountain (5)
<i>Least Active (supply):</i>	Burke Mountain (18)	<i>Least Active (supply):</i>	New Horizons (18)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active (supply):</i>	Mary Hill (2)	<i>Most Active (supply):</i>	Mary Hill (9)
<i>Least Active (supply):</i>	Riverwood (32)	<i>Least Active (supply):</i>	Citadel (12)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Langley City (4)	<i>Most Active:</i>	Fort Langley (5)
<i>Least Active:</i>	Campbell Valley (69)	<i>Least Active:</i>	Murrayville (18)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	West-Central Maple Ridge (5)	<i>Most Active:</i>	Silver Valley (5)
<i>Least Active:</i>	Silver Valley (17)	<i>Least Active:</i>	Albion (19)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Guilford (6)	<i>Most Active:</i>	Bolivar Heights (8)
<i>Least Active:</i>	Royal Heights (33)	<i>Least Active:</i>	Guilford (16)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active (supply):</i>	Fleetwood Tynehead (10)	<i>Most Active (supply):</i>	Fleetwood Tynehead (7)
<i>Least Active (supply):</i>	Sullivan Station (18)	<i>Least Active (supply):</i>	Queen Mary Park (26)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	White Rock (8)	<i>Most Active:</i>	Pacific Douglas (8)
<i>Least Active:</i>	Grandview Surrey (35)	<i>Least Active:</i>	Morgan Creek (29)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	White Gold (6)	<i>Most Active:</i>	Spring Creek (1)
<i>Least Active:</i>	Alpine Meadows (11)	<i>Least Active:</i>	Whistler Village (23)



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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>	Britannia Beach (5)	<i>Most Active:</i>	Dentville (3)
<i>Least Active:</i>	Garibaldi Highlands (36)	<i>Least Active:</i>	Downtown (29)
<u>Abbotsford</u>		<u>Abbotsford</u>	
<i>Most Active:</i>	Abbotsford East (8)	<i>Most Active:</i>	Poplar (8)
<i>Least Active:</i>	Aberdeen (25)	<i>Least Active:</i>	Abbotsford West (16)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
<i>Most Active:</i>	Bowen Island (43)	<i>Most Active:</i>	n/a
<i>Least Active:</i>	n/a	<i>Least Active:</i>	n/a
<u>Cloverdale</u>		<u>Cloverdale</u>	
<i>Most Active:</i>	Cloverdale BC (7)	<i>Most Active:</i>	Cloverdale BC (11)
<i>Least Active:</i>	Clayton (10)	<i>Least Active:</i>	Clayton (17)
<u>Ladner</u>		<u>Ladner</u>	
<i>Most Active:</i>	Delta Manor (3)	<i>Most Active:</i>	Delta Manor (6)
<i>Least Active:</i>	Ladner Elementary (14)	<i>Least Active:</i>	Hawthorne (19)
<u>Mission</u>		<u>Mission</u>	
<i>Most Active:</i>	Mission-West (8)	<i>Most Active:</i>	Mission BC (21)
<i>Least Active:</i>	Lake Errock (23)	<i>Least Active:</i>	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
<i>Most Active:</i>	GlenBrooke North (3)	<i>Most Active:</i>	Glenbrooke North (8)
<i>Least Active:</i>	Queensborough (14)	<i>Least Active:</i>	Fraserview NW (20)
<u>North Delta</u>		<u>North Delta</u>	
<i>Most Active:</i>	Annieville (6)	<i>Most Active:</i>	Nordel (9)
<i>Least Active:</i>	Nordel (10)	<i>Least Active:</i>	Annieville (29)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
<i>Most Active:</i>	Central Meadows (3)	<i>Most Active:</i>	North Meadows (4)
<i>Least Active:</i>	South Meadows (10)	<i>Least Active:</i>	Mid Meadows (37)
<u>Port Moody</u>		<u>Port Moody</u>	
<i>Most Active:</i>	Barbar Street (3)	<i>Most Active:</i>	Heritage Mountain (3)
<i>Least Active:</i>	Anmore (18)	<i>Least Active:</i>	Heritage Woods PM (23)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
<i>Most Active:</i>	Roberts Creek (15)	<i>Most Active:</i>	Sechelt District (49)
<i>Least Active:</i>	Halfm Bay Secret cv Redroofs (64)	<i>Least Active:</i>	Gibsons and Area (62)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
<i>Most Active:</i>	Beach Grove (5)	<i>Most Active:</i>	Tsawwassen East (5)
<i>Least Active:</i>	Boundary Beach (18)	<i>Least Active:</i>	Cliff Drive (44)



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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:	94.71%	Average % of List Price:	95.79%
Average Days on Market:	79.91	Average Days on Market:	91.59
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	97.21%	Average % of List Price:	97.66%
Average Days on Market:	79.91	Average Days on Market:	91.59
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	93.56%	Average % of List Price:	95.34%
Average Days on Market:	97.07	Average Days on Market:	150.63
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	97.53%	Average % of List Price:	96.53%
Average Days on Market:	57.16	Average Days on Market:	90.47
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	94.01%	Average % of List Price:	96.68%
Average Days on Market:	106.29	Average Days on Market:	107.91
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	96.22%	Average % of List Price:	97.33%
Average Days on Market:	82.68	Average Days on Market:	75.01
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	97.12%	Average % of List Price:	97.52%
Average Days on Market:	83.69	Average Days on Market:	101.23
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	97.59%	Average % of List Price:	97.15%
Average Days on Market:	54.80	Average Days on Market:	87.50
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	97.55%	Average % of List Price:	97.29%
Average Days on Market:	120.13	Average Days on Market:	110.96
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	97.53%	Average % of List Price:	97.74%
Average Days on Market:	167.71	Average Days on Market:	59.68
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	98.13%	Average % of List Price:	97.81%
Average Days on Market:	79.93	Average Days on Market:	116.73
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	95.51%	Average % of List Price:	94.93%
Average Days on Market:	141.74	Average Days on Market:	46.00
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	97.07%	Average % of List Price:	95.91%
Average Days on Market:	105.23	Average Days on Market:	101.33
<u>Bowen Island &amp; Islands Van</u>		<u>Bowen Island &amp; Islands Van</u>	
Average % of List Price:	95.66%	Average % of List Price:	n/a
Average Days on Market:	386.50	Average Days on Market:	n/a



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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>New Westminister</u>		<u>New Westminister</u>	
Average % of List Price:	98.23%	Average % of List Price:	98.23%
Average Days on Market:	59.96	Average Days on Market:	93.27
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	97.29%	Average % of List Price:	96.13%
Average Days on Market:	81.44	Average Days on Market:	81.44
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	97.34%	Average % of List Price:	97.36%
Average Days on Market:	76.44	Average Days on Market:	76.44
<u>South Surrey &amp; White Rock</u>		<u>South Surrey &amp; White Rock</u>	
Average % of List Price:	94.75%	Average % of List Price:	96.57%
Average Days on Market:	98.69	Average Days on Market:	98.54
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.98%	Average % of List Price:	97.30%
Average Days on Market:	58.88	Average Days on Market:	90.30
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	97.14%	Average % of List Price:	96.42%
Average Days on Market:	59.91	Average Days on Market:	70.67
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	97.91%	Average % of List Price:	98.00%
Average Days on Market:	95.51	Average Days on Market:	75.67
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	97.73%	Average % of List Price:	96.52%
Average Days on Market:	72.28	Average Days on Market:	62.86
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:	92.88%	Average % of List Price:	97.12%
Average Days on Market:	132.57	Average Days on Market:	92.50
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:	96.99%	Average % of List Price:	95.27%
Average Days on Market:	50.67	Average Days on Market:	153.73
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	97.45%	Average % of List Price:	97.51%
Average Days on Market:	99.69	Average Days on Market:	164.45
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	92.95%	Average % of List Price:	95.61%
Average Days on Market:	115.10	Average Days on Market:	107.33