



Macrealty Market Summary

British Columbia

Nov-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	
\$2,290,000.00	Vancouver West	\$ 485,000.00	Vancouver West
\$937,500.00	Vancouver East	\$ 385,800.00	Vancouver East
\$1,885,000.00	West Vancouver	\$ 880,000.00	West Vancouver
\$1,035,000.00	North Vancouver	\$ 429,000.00	North Vancouver
\$992,500.00	Richmond	\$ 424,000.00	Richmond
\$908,600.00	Burnaby	\$ 411,900.00	Burnaby
\$765,000.00	Coquitlam	\$ 329,900.00	Coquitlam
\$540,000.00	Port Coquitlam	\$ 304,250.00	Port Coquitlam
\$605,880.50	Langley	\$ 270,000.00	Langley
\$478,000.00	Maple Ridge	\$ 240,500.00	Maple Ridge
\$531,250.00	North Surrey	\$ 194,500.00	North Surrey
\$573,250.00	Surrey	\$ 291,500.00	Surrey
\$789,000.00	South Surrey/White Rock	\$ 340,000.00	South Surrey/White Rock
\$1,435,000.00	Whistler	\$ 363,500.00	Whistler
\$492,500.00	Squamish	\$ 344,714.00	Squamish
\$435,000.00	Abbotsford	\$ 208,000.00	Abbotsford
n/a	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$557,500.00	Cloverdale	\$ 314,344.00	Cloverdale
\$568,500.00	Ladner	\$ 350,000.00	Ladner
\$330,000.00	Mission	\$ 181,500.00	Mission
\$300,000.00	New Westminister	\$ 631,500.00	New Westminister
\$550,000.00	North Delta	\$ 613,000.00	North Delta
\$511,682.00	Pitt Meadows	\$ 294,900.00	Pitt Meadows
\$860,000.00	Port Moody	\$ 348,250.00	Port Moody
\$340,000.00	Sunshine Coast	\$ 229,750.00	Sunshine Coast
\$635,000.00	Tsawwassen	\$ 330,803.50	Tsawwassen
Average % of List Price:	95.56%	Average % of List Price:	96.96%
Average Days on Market	76	Average Days on Market:	82
Fraser Valley Median SP	\$553,750.00	Fraser Valley Median SP	\$280,750.00
REGBV Median SP	\$765,000.00	REGBV Median SP	\$350,000.00



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Community	Market Activity	Community	Market Activity
<u>Vancouver West</u>		<u>Vancouver West</u>	
<i>Most Active :</i>	West End (2)	<i>Most Active :</i>	Cambie (3)
<i>Least Active:</i>	Marpole (12)	<i>Least Active:</i>	Point Grey (26)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Main (3)	<i>Most Active:</i>	Main (2)
<i>Least Active:</i>	Mount Pleasant (14)	<i>Least Active:</i>	Downtown (11)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Park Royal (2)	<i>Most Active:</i>	Deer Ridge (2)
<i>Least Active:</i>	Altamont (12)	<i>Least Active:</i>	Ambleside (28)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Calverhall (1)	<i>Most Active:</i>	Blueridge (1)
<i>Least Active:</i>	Upper Lonsdale (13)	<i>Least Active:</i>	Norgate (11)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Westwind (2)	<i>Most Active:</i>	Sea Fair (2)
<i>Least Active:</i>	Steveston Village (20)	<i>Least Active:</i>	Granville (15)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Buckingham Heights (2)	<i>Most Active:</i>	Vancouver Heights (2)
<i>Least Active:</i>	Montecitco (20)	<i>Least Active:</i>	Burnaby Hosiptal (13)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active :</i>	Canyon Springs (2)	<i>Most Active :</i>	Eagle Ridge (2)
<i>Least Active:</i>	Meadow Brook (9)	<i>Least Active:</i>	Canyon Springs (15)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active:</i>	Lincoln Park (2)	<i>Most Active:</i>	Birchland Manor (3)
<i>Least Active:</i>	Riverwood (12)	<i>Least Active:</i>	Riverwood (20)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Walnut Grove (4)	<i>Most Active:</i>	Salmon River (3)
<i>Least Active:</i>	Campbell Valley (16)	<i>Least Active:</i>	Murrayville (11)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	East-Central Maple Ridge (6)	<i>Most Active:</i>	Silver Valley (2)
<i>Least Active:</i>	Thornhill (29)	<i>Least Active:</i>	Southwest Maple Ridge (19)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Fraser Heights (6)	<i>Most Active:</i>	Guilford (13)
<i>Least Active:</i>	Bolivar Heights (10)	<i>Least Active:</i>	n/a
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Fleetwood Tynehead (9)	<i>Most Active:</i>	Fleetwood Tynehead (5)
<i>Least Active:</i>	Queen Mary Park (16)	<i>Least Active:</i>	Queen Mary Park (15)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	Sunnyside Park (6)	<i>Most Active:</i>	King George Corridor (5)
<i>Least Active:</i>	Grandview Surrey (8)	<i>Least Active:</i>	Elgin Chantrell (19)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	Beachlands (1)	<i>Most Active:</i>	Blueberry Hill (8)
<i>Least Active:</i>	Nordic (12)	<i>Least Active:</i>	Whistler Village (34)



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<u>Squamish</u>		<u>Squamish</u>	
<i>Most Active:</i>	Downtown (5)	<i>Most Active:</i>	Tantalus (3)
<i>Least Active:</i>	Brackendale (22)	<i>Least Active:</i>	Garibaldi Estates (26)
<u>Abbotsford</u>		<u>Abbotsford</u>	
<i>Most Active:</i>	Abbotsford East (6)	<i>Most Active:</i>	Poplar (7)
<i>Least Active:</i>	Bradner (21)	<i>Least Active:</i>	Abbotsford West (11)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
<i>Most Active:</i>	n/a	<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>	Clayton (5)	<i>Most Active:</i>	Clayton (7)
<i>Least Active:</i>	Cloverdale BC (7)	<i>Least Active:</i>	Cloverdale BC (7)
<u>Ladner</u>		<u>Ladner</u>	
<i>Most Active:</i>	Port Guichon (3)	<i>Most Active:</i>	Holly (1)
<i>Least Active:</i>	Ladner Elementary (10)	<i>Least Active:</i>	Delta Manor (7)
<u>Mission</u>		<u>Mission</u>	
<i>Most Active:</i>	Mission BC (8)	<i>Most Active:</i>	Mission BC (12)
<i>Least Active:</i>	Hatzic (27)	<i>Least Active:</i>	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
<i>Most Active:</i>	Glennbrooke North (2)	<i>Most Active:</i>	Sapperton (2)
<i>Least Active:</i>	Sapperton (22)	<i>Least Active:</i>	West End NW (12)
<u>North Delta</u>		<u>North Delta</u>	
<i>Most Active:</i>	Nordel (7)	<i>Most Active:</i>	Nordel (2)
<i>Least Active:</i>	Annieville (9)	<i>Least Active:</i>	Scottsdale (14)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
<i>Most Active:</i>	South Meadows (3)	<i>Most Active:</i>	North Meadows (3)
<i>Least Active:</i>	Mid Meadows (4)	<i>Least Active:</i>	Central Meadows (10)
<u>Port Moody</u>		<u>Port Moody</u>	
<i>Most Active:</i>	Heritage Woods PM (3)	<i>Most Active:</i>	Heritage Mountain (3)
<i>Least Active:</i>	North Shore PM Moody (12)	<i>Least Active:</i>	North Shore PM Moody (5)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
<i>Most Active:</i>	Roberts Creek (19)	<i>Most Active:</i>	Gibsons & Area (15)
<i>Least Active:</i>	Pender Harbour Edemont (28)	<i>Least Active:</i>	Sechelt District (18)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
<i>Most Active:</i>	Pebble Hill (5)	<i>Most Active:</i>	Beach Grove (10)
<i>Least Active:</i>	Tsawwassen Center (7)	<i>Least Active:</i>	Cliff Drive (17)

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:	93.45%	Average % of List Price:	96.68%
Average Days on Market:	65.12	Average Days on Market:	46.21
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	97.88%	Average % of List Price:	97.70%
Average Days on Market:	45.28	Average Days on Market:	50.47
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	90.41%	Average % of List Price:	96.14%
Average Days on Market:	77.42	Average Days on Market:	110.36
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	96.61%	Average % of List Price:	97.63%
Average Days on Market:	42.87	Average Days on Market:	40.47
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	92.95%	Average % of List Price:	96.92%
Average Days on Market:	62.34	Average Days on Market:	56.92
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	95.45%	Average % of List Price:	97.22%
Average Days on Market:	49.96	Average Days on Market:	54.91
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	96.23%	Average % of List Price:	97.13%
Average Days on Market:	50.99	Average Days on Market:	60.10
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	97.93%	Average % of List Price:	98.38%
Average Days on Market:	54.91	Average Days on Market:	52.00
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	97.46%	Average % of List Price:	97.34%
Average Days on Market:	63.62	Average Days on Market:	82.88
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	95.06%	Average % of List Price:	97.81%
Average Days on Market:	82.71	Average Days on Market:	38.45
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	96.53%	Average % of List Price:	98.64%
Average Days on Market:	54.55	Average Days on Market:	45.62
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	95.33%	Average % of List Price:	95.86%
Average Days on Market:	155.78	Average Days on Market:	302.22
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	95.53%	Average % of List Price:	95.88%
Average Days on Market:	52.92	Average Days on Market:	64.45
<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

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<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:	97.42%	Average % of List Price:	96.82%
Average Days on Market:	40.00	Average Days on Market:	45.90
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	95.91%	Average % of List Price:	96.88%
Average Days on Market:	61.03	Average Days on Market:	94.78
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	96.78%	Average % of List Price:	97.15%
Average Days on Market:	60.26	Average Days on Market:	46.68
<u>South Surrey & White Rock</u>		<u>South Surrey & White Rock</u>	
Average % of List Price:	94.13%	Average % of List Price:	96.89%
Average Days on Market:	65.17	Average Days on Market:	74.01
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.24%	Average % of List Price:	97.32%
Average Days on Market:	57.88	Average Days on Market:	88.18
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	97.87%	Average % of List Price:	98.62%
Average Days on Market:	50.88	Average Days on Market:	28.08
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	95.59%	Average % of List Price:	97.36%
Average Days on Market:	56.18	Average Days on Market:	56.30
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	94.24%	Average % of List Price:	97.54%
Average Days on Market:	104.53	Average Days on Market:	60.55
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:	95.11%	Average % of List Price:	96.17%
Average Days on Market:	76.42	Average Days on Market:	99.29
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:	92.76%	Average % of List Price:	94.41%
Average Days on Market:	202.71	Average Days on Market:	153.16
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	95.70%	Average % of List Price:	97.00%
Average Days on Market:	170.50	Average Days on Market:	184.47
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	97.54%	Average % of List Price:	96.93%
Average Days on Market:	76.00	Average Days on Market:	97.75