



Macrealty Market Summary

British Columbia

Sep-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	
\$2,441,105.71	Vancouver West	\$ 662,544.10	Vancouver West
\$949,962.39	Vancouver East	\$ 451,755.84	Vancouver East
\$2,553,351.11	West Vancouver	\$ 683,464.29	West Vancouver
\$1,068,950.00	North Vancouver	\$ 462,579.04	North Vancouver
\$1,102,216.45	Richmond	\$ 415,621.23	Richmond
\$1,021,941.27	Burnaby	\$ 396,063.07	Burnaby
\$790,417.20	Coquitlam	\$ 353,200.38	Coquitlam
\$528,396.00	Port Coquitlam	\$ 287,660.00	Port Coquitlam
\$647,926.32	Langley	\$ 285,859.13	Langley
\$471,742.63	Maple Ridge	\$ 242,370.53	Maple Ridge
\$602,794.14	North Surrey	\$ 218,989.68	North Surrey
\$580,363.26	Surrey	\$ 302,817.14	Surrey
\$1,109,753.25	South Surrey/White Rock	\$ 372,515.91	South Surrey/White Rock
\$1,364,444.44	Whistler	\$ 521,801.85	Whistler
\$548,625.63	Squamish	\$ 268,100.00	Squamish
\$446,154.66	Abbotsford	\$ 213,618.92	Abbotsford
\$1,026,625.00	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$552,792.05	Cloverdale	\$ 278,858.85	Cloverdale
\$709,750.00	Ladner	\$ 380,833.33	Ladner
\$375,000.00	Mission	\$ 182,000.00	Mission
\$690,266.67	New Westminister	\$ 319,358.29	New Westminister
\$573,412.50	North Delta	\$ 438,772.73	North Delta
\$514,329.40	Pitt Meadows	\$ 307,160.00	Pitt Meadows
\$1,011,076.92	Port Moody	\$ 404,346.15	Port Moody
\$424,084.13	Sunshine Coast	\$ 209,749.00	Sunshine Coast
\$812,050.00	Tsawwassen	\$ 321,000.00	Tsawwassen
Average % of List Price:	96.08%	Average % of List Price:	96.87%
Average Days on Market	112	Average Days on Market:	130
Fraser Valley Median SP	\$576,887.88	Fraser Valley Median SP	\$282,358.99
REGBV Median SP	\$881,006.20	REGBV Median SP	\$380,833.33

Lower Mainland Summary Page

<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>	Kitsalano (4)	<i>Most Active :</i>	Cambie (5)
<i>Least Active:</i>	South Granville (25)	<i>Least Active:</i>	Kerrisdale (25)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Renfrew (4)	<i>Most Active:</i>	Victoria (4)
<i>Least Active:</i>	Victoria (20)	<i>Least Active:</i>	Fraserview (18)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Olde Caulfield (3)	<i>Most Active:</i>	Liona Bay (1)
<i>Least Active:</i>	Lions Bay (25)	<i>Least Active:</i>	Dunderave (18)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Westlynn Terrace (1)	<i>Most Active:</i>	Seymore (3)
<i>Least Active:</i>	Deep Cove (21)	<i>Least Active:</i>	Pemberton (34)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Steveston South (4)	<i>Most Active:</i>	Steveston South (4)
<i>Least Active:</i>	Broadmoor (25)	<i>Least Active:</i>	Brighouse (19)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Brentwood Park (4)	<i>Most Active:</i>	Capitol Hill BN (4)
<i>Least Active:</i>	Parkcrest (30)	<i>Least Active:</i>	Central BN (42)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active :</i>		<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>	Lower Mary Hill (2)	<i>Most Active:</i>	Birchland Manor (4)
<i>Least Active:</i>	Central Port Coquitlam (14)	<i>Least Active:</i>	Glenwood (27)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Fort Langley	<i>Most Active:</i>	Murrayville (4)
<i>Least Active:</i>	Campbell Valley (38)	<i>Least Active:</i>	Langley City (11)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	West-Central MR (7)	<i>Most Active:</i>	East-Central MR (18)
<i>Least Active:</i>	Cottonwood (34)	<i>Least Active:</i>	Cottonwood (26)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Royal Heights (17)	<i>Most Active:</i>	Cedar Hills (10)
<i>Least Active:</i>	Whalley (52)	<i>Least Active:</i>	Whalley (16)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Bear Creek Green Timbers (10)	<i>Most Active:</i>	Panorama Ridge (7)
<i>Least Active:</i>	Panorama Ridge (39)	<i>Least Active:</i>	West Newton (31)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	Elgin Chantrell (12)	<i>Most Active:</i>	Crescent Beach/Ocean Park (8)
<i>Least Active:</i>	Grandview Surrey (87)	<i>Least Active:</i>	Morgan Creek (30)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	Beachlands (2)	<i>Most Active:</i>	Brio (3)
<i>Least Active:</i>	Alpine Meadows (8)	<i>Least Active:</i>	Whistler Village (53)



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<u>Community</u>	<u>Market Activity</u>	<u>Community</u>	<u>Market Activity</u>
<u>Squamish</u>		<u>Squamish</u>	
Most Active:	Downtown (5)	Most Active:	Garibaldi Highlands (7)
Least Active:	Brackendale (18)	Least Active:	Downtown (25)
<u>Abbotsford</u>		<u>Abbotsford</u>	
Most Active:	Sumas Prairie (10)	Most Active:	Abbotsford East (11)
Least Active:	Poplar (23)	Least Active:	Central Abbotsford (15)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
Most Active:	Bowen Island (19)	Most Active:	n/a
Least Active:	n/a	Least Active:	n/a
<u>Cloverdale</u>		<u>Cloverdale</u>	
Most Active:	Clayton (11)	Most Active:	Clayton (9)
Least Active:	Cloverdale BC (15)	Least Active:	Cloverdale BC (9)
<u>Ladner</u>		<u>Ladner</u>	
Most Active:	Port Guichon (8)	Most Active:	Holly (4)
Least Active:	Neisen Grove (21)	Least Active:	Hawthorne (20)
<u>Mission</u>		<u>Mission</u>	
Most Active:	Hatzik (8)	Most Active:	Mission BC (12)
Least Active:	Lake Errock (23)	Least Active:	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
Most Active:	Fraserview NW (2)	Most Active:	The Heights NW (3)
Least Active:	Queensborough (22)	Least Active:	Downtown NW (15)
<u>North Delta</u>		<u>North Delta</u>	
Most Active:	Sunshine Hills Woods (5)	Most Active:	Nordel (3)
Least Active:	Annieville (14)	Least Active:	Scottsdale (18)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Most Active:	Mid Meadows (4)	Most Active:	South Meadows (11)
Least Active:	South Meadows (16)	Least Active:	Mid Meadows (18)
<u>Port Moody</u>		<u>Port Moody</u>	
Most Active:	North Shore PT Moody (3)	Most Active:	North Shore PT Moody (7)
Least Active:	Anmore (34)	Least Active:	College Park PM (13)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Most Active:	Gibsons & Area (13)	Most Active:	Gibsons & Area (10)
Least Active:	Pender Harbour Egmont (112)	Least Active:	Sechelt District (70)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Most Active:	English Bluff (11)	Most Active:	Tsawwassen East (6)
Least Active:	Cliff Drive (27)	Least Active:	Beach Grove (15)

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:	95.32%	Average % of List Price:	97.25%
Average Days on Market:	71.91	Average Days on Market:	90.45
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	97.84%	Average % of List Price:	98.05%
Average Days on Market:	66.04	Average Days on Market:	62.34
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	93.57%	Average % of List Price:	94.35%
Average Days on Market:	133.14	Average Days on Market:	183.71
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	97.40%	Average % of List Price:	97.60%
Average Days on Market:	67.08	Average Days on Market:	109.37
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	94.12%	Average % of List Price:	95.88%
Average Days on Market:	126.91	Average Days on Market:	96.15
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	96.30%	Average % of List Price:	97.27%
Average Days on Market:	90.67	Average Days on Market:	95.58
<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:	95.00%	Average % of List Price:	98.15%
Average Days on Market:	60.20	Average Days on Market:	111.05
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	98.18%	Average % of List Price:	97.19%
Average Days on Market:	113.20	Average Days on Market:	148.05
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	94.72%	Average % of List Price:	97.95%
Average Days on Market:	106.08	Average Days on Market:	83.31
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	97.39%	Average % of List Price:	97.95%
Average Days on Market:	213.40	Average Days on Market:	138.70
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	93.89%	Average % of List Price:	94.84%
Average Days on Market:	155.46	Average Days on Market:	419.17
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	95.90%	Average % of List Price:	97.28%
Average Days on Market:	99.73	Average Days on Market:	85.18
<u>Bowen Island & Islands Van</u>		<u>Bowen Island & Islands Van</u>	
Average % of List Price:	91.19%	Average % of List Price:	n/a
Average Days on Market:	164.75	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:	97.88%	Average % of List Price:	97.62%
Average Days on Market:	52.27	Average Days on Market:	105.78
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	97.75%	Average % of List Price:	96.44%
Average Days on Market:	92.16	Average Days on Market:	82.50
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	96.83%	Average % of List Price:	97.46%
Average Days on Market:	97.20	Average Days on Market:	101.12
<u>South Surrey & White Rock</u>		<u>South Surrey & White Rock</u>	
Average % of List Price:	93.91%	Average % of List Price:	96.73%
Average Days on Market:	109.05	Average Days on Market:	99.44
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.31%	Average % of List Price:	97.33%
Average Days on Market:	109.44	Average Days on Market:	97.37
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	97.11%	Average % of List Price:	98.21%
Average Days on Market:	117.57	Average Days on Market:	142.00
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	97.35%	Average % of List Price:	97.76%
Average Days on Market:	72.31	Average Days on Market:	118.16
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	97.87%	Average % of List Price:	96.96%
Average Days on Market:	136.63	Average Days on Market:	97.33
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:	94.15%	Average % of List Price:	95.75%
Average Days on Market:	77.80	Average Days on Market:	112.29
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:	92.44%	Average % of List Price:	95.99%
Average Days on Market:	158.67	Average Days on Market:	129.63
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	97.10%	Average % of List Price:	95.69%
Average Days on Market:	212.63	Average Days on Market:	253.20
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	98.90%	Average % of List Price:	97.44%
Average Days on Market:	80.00	Average Days on Market:	201.80