



Macrealty Market Summary

British Columbia

Apr-14

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Lower Mainland Summary Page

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Median Sold Price		Median Sold Price	
\$2,275,000.00	Vancouver West	\$ 530,000.00	Vancouver West
\$915,000.00	Vancouver East	\$ 411,850.00	Vancouver East
\$1,929,000.00	West Vancouver	\$ 797,000.00	West Vancouver
\$1,145,000.00	North Vancouver	\$ 455,000.00	North Vancouver
\$998,000.00	Richmond	\$ 392,000.00	Richmond
\$1,044,500.00	Burnaby	\$ 388,800.00	Burnaby
\$789,000.00	Coquitlam	\$ 355,660.00	Coquitlam
\$571,000.00	Port Coquitlam	\$ 292,000.00	Port Coquitlam
\$599,000.00	Langley	\$ 296,000.00	Langley
\$488,888.00	Maple Ridge	\$ 247,053.00	Maple Ridge
\$542,500.00	North Surrey	\$ 223,950.00	North Surrey
\$570,300.00	Surrey	\$ 305,000.00	Surrey
\$328,750.00	South Surrey/White Rock	\$ 895,000.00	South Surrey/White Rock
\$1,180,000.00	Whistler	\$ 315,000.00	Whistler
\$589,000.00	Squamish	\$ 297,500.00	Squamish
\$415,500.00	Abbotsford	\$ 215,000.00	Abbotsford
n/a	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$580,000.00	Cloverdale	\$ 298,000.00	Cloverdale
\$609,001.00	Ladner	\$ 355,500.00	Ladner
\$395,000.00	Mission	\$ 285,000.00	Mission
\$685,000.00	New Westminister	\$ 292,500.00	New Westminister
\$547,500.00	North Delta	\$ 325,000.00	North Delta
\$498,000.00	Pitt Meadows	\$ 295,000.00	Pitt Meadows
\$836,000.00	Port Moody	\$ 359,950.00	Port Moody
\$365,000.00	Sunshine Coast	\$ 230,000.00	Sunshine Coast
\$771,900.00	Tsawwassen	\$ 364,000.00	Tsawwassen
Average % of List Price:	96.81%	Average % of List Price:	97.40%
Average Days on Market	54	Average Days on Market:	56
Fraser Valley Median SP	\$545,000.00	Fraser Valley Median SP	\$297,000.00
REGBV Median SP	\$789,000.00	REGBV Median SP	\$355,660.00

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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>	West End (1)	<i>Most Active :</i>	Mount Pleasant (2)
<i>Least Active:</i>	Shaughnessy (46)	<i>Least Active:</i>	Quilchena (12)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Fraser (2)	<i>Most Active:</i>	Main (3)
<i>Least Active:</i>	Killarney (6)	<i>Least Active:</i>	Killarney (18)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Whytecliff (3)	<i>Most Active:</i>	Chelsea Park (1)
<i>Least Active:</i>	Whitby Estates (14)	<i>Least Active:</i>	Park Royal (21)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Lynn Valley (2)	<i>Most Active:</i>	Blueridge (2)
<i>Least Active:</i>	Dollarton (17)	<i>Least Active:</i>	Pemberton (38)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Sea Island (2)	<i>Most Active:</i>	McNair (2)
<i>Least Active:</i>	East Richmond (19)	<i>Least Active:</i>	Brighthouse (12)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Forest Hills BN (1)	<i>Most Active:</i>	Montecito (2)
<i>Least Active:</i>	Metrotwon (29)	<i>Least Active:</i>	Forest Hills BN (11)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active :</i>	New Horizons (2)	<i>Most Active :</i>	Scott Creek (1)
<i>Least Active:</i>	Burke Mountain (10)	<i>Least Active:</i>	Canyon Springs (31)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active:</i>	Mary Hill (2)	<i>Most Active:</i>	Lincoln Park (1)
<i>Least Active:</i>	Central PC (5)	<i>Least Active:</i>	Mary Hill (9)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Walnut Grove (3)	<i>Most Active:</i>	Fort Langley (3)
<i>Least Active:</i>	Otter District (25)	<i>Least Active:</i>	Langley City (7)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	East-Central Maple Ridge (6)	<i>Most Active:</i>	Silver Valley (4)
<i>Least Active:</i>	Whonnock (25)	<i>Least Active:</i>	Wes-Central MR (13)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Fraser Heights (6)	<i>Most Active:</i>	Guilford (6)
<i>Least Active:</i>	Port Kells (37)	<i>Least Active:</i>	Whalley (13)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Fleetwood Tynehead (6)	<i>Most Active:</i>	Sullivan Station (6)
<i>Least Active:</i>	Panorama Ridge (12)	<i>Least Active:</i>	West Newton (11)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	Sunnyside Park (6)	<i>Most Active:</i>	Pacific Douglas (4)
<i>Least Active:</i>	Morgan Creek (16)	<i>Least Active:</i>	Elgin Chantrell (17)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	Black Tusk -Pinecrest (2)	<i>Most Active:</i>	Alpine Meadows (3)
<i>Least Active:</i>	Alpine Meadows (15)	<i>Least Active:</i>	Nordic (12)



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Community	Market Activity	Community	Market Activity
<u>Squamish</u>		<u>Squamish</u>	
<i>Most Active:</i>	Dentville (4)	<i>Most Active:</i>	Brackendale (3)
<i>Least Active:</i>	Brackendale (31)	<i>Least Active:</i>	Garibaldi Estates (14)
<u>Abbotsford</u>		<u>Abbotsford</u>	
<i>Most Active:</i>	Abbotsford East (5)	<i>Most Active:</i>	Poplar (2)
<i>Least Active:</i>	Poplar (37)	<i>Least Active:</i>	Central Abbotsford (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>	Cloverdale BC (4)	<i>Most Active:</i>	Clayton (6)
<i>Least Active:</i>	Clayton (5)	<i>Least Active:</i>	Cloverdale BC (7)
<u>Ladner</u>		<u>Ladner</u>	
<i>Most Active:</i>	Delta Manor (2)	<i>Most Active:</i>	Holly (2)
<i>Least Active:</i>	Neisen Grove (12)	<i>Least Active:</i>	Delta Manor (7)
<u>Mission</u>		<u>Mission</u>	
<i>Most Active:</i>	Steelhead (4)	<i>Most Active:</i>	Mission BC (12)
<i>Least Active:</i>	Mission West (22)	<i>Least Active:</i>	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
<i>Most Active:</i>	Fairview NW (1)	<i>Most Active:</i>	West End NW (2)
<i>Least Active:</i>	Connaught Heights (5)	<i>Least Active:</i>	Sapperton (20)
<u>North Delta</u>		<u>North Delta</u>	
<i>Most Active:</i>	Annieville (4)	<i>Most Active:</i>	Nordel (5)
<i>Least Active:</i>	Nordel (7)	<i>Least Active:</i>	Scottsdale (23)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
<i>Most Active:</i>	South Meadows (2)	<i>Most Active:</i>	Mid Meadows (4)
<i>Least Active:</i>	Central Meadows (6)	<i>Least Active:</i>	North Meadows (14)
<u>Port Moody</u>		<u>Port Moody</u>	
<i>Most Active:</i>	College Park PM (2)	<i>Most Active:</i>	North Shore PT Moody (3)
<i>Least Active:</i>	Anmore (32)	<i>Least Active:</i>	College Park PM (6)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
<i>Most Active:</i>	Gibsons & Area (9)	<i>Most Active:</i>	Pender Harbour Egmont (4)
<i>Least Active:</i>	Pender Harbour Egmont (59)	<i>Least Active:</i>	Gibsons & Area (71)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
<i>Most Active:</i>	Tsawwassen East (4)	<i>Most Active:</i>	English Bluff (1)
<i>Least Active:</i>	Cliff Drive (16)	<i>Least Active:</i>	Cliff Drive (12)



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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:	95.60%	Average % of List Price:	97.30%
Average Days on Market:	37.35	Average Days on Market:	42.29
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	100.21%	Average % of List Price:	97.70%
Average Days on Market:	29.69	Average Days on Market:	50.47
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	94.57%	Average % of List Price:	96.34%
Average Days on Market:	45.01	Average Days on Market:	67.45
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	97.87%	Average % of List Price:	97.55%
Average Days on Market:	28.25	Average Days on Market:	43.52
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	94.36%	Average % of List Price:	97.01%
Average Days on Market:	44.86	Average Days on Market:	56.85
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	96.87%	Average % of List Price:	97.55%
Average Days on Market:	36.97	Average Days on Market:	44.35
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	98.38%	Average % of List Price:	98.03%
Average Days on Market:	24.16	Average Days on Market:	50.82
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	98.79%	Average % of List Price:	98.37%
Average Days on Market:	31.88	Average Days on Market:	39.65
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	98.35%	Average % of List Price:	97.89%
Average Days on Market:	47.31	Average Days on Market:	77.64
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	98.03%	Average % of List Price:	98.14%
Average Days on Market:	21.85	Average Days on Market:	35.03
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	98.37%	Average % of List Price:	97.74%
Average Days on Market:	38.13	Average Days on Market:	52.00
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	96.22%	Average % of List Price:	98.52%
Average Days on Market:	113.78	Average Days on Market:	52.67
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	97.20%	Average % of List Price:	96.61%
Average Days on Market:	50.96	Average Days on Market:	67.42
<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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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:	97.94%	Average % of List Price:	98.06%
Average Days on Market:	31.12	Average Days on Market:	42.01
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	96.02%	Average % of List Price:	96.62%
Average Days on Market:	37.60	Average Days on Market:	45.68
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	96.73%	Average % of List Price:	97.72%
Average Days on Market:	44.38	Average Days on Market:	53.52
<u>South Surrey & White Rock</u>		<u>South Surrey & White Rock</u>	
Average % of List Price:	97.21%	Average % of List Price:	95.38%
Average Days on Market:	50.61	Average Days on Market:	53.62
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.53%	Average % of List Price:	97.23%
Average Days on Market:	40.14	Average Days on Market:	56.15
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	97.36%	Average % of List Price:	98.49%
Average Days on Market:	30.71	Average Days on Market:	42.00
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	97.42%	Average % of List Price:	98.13%
Average Days on Market:	37.29	Average Days on Market:	47.01
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	98.07%	Average % of List Price:	97.54%
Average Days on Market:	48.44	Average Days on Market:	48.00
<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:	92.34%	Average % of List Price:	97.47%
Average Days on Market:	211.73	Average Days on Market:	82.63
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	95.89%	Average % of List Price:	98.02%
Average Days on Market:	103.67	Average Days on Market:	104.20
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	96.77%	Average % of List Price:	97.34%
Average Days on Market:	64.24	Average Days on Market:	54.00