



# Macrealty Market Summary

British Columbia

Nov-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	
\$2,624,000.00	Vancouver West	\$ 536,000.00	Vancouver West
\$961,000.00	Vancouver East	\$ 370,000.00	Vancouver East
\$1,927,500.00	West Vancouver	\$ 874,000.00	West Vancouver
\$1,079,000.00	North Vancouver	\$ 490,000.00	North Vancouver
\$1,086,000.00	Richmond	\$ 410,900.00	Richmond
\$1,056,400.00	Burnaby	\$ 385,450.00	Burnaby
\$852,500.00	Coquitlam	\$ 344,750.00	Coquitlam
\$565,000.00	Port Coquitlam	\$ 298,500.00	Port Coquitlam
\$588,500.00	Langley	\$ 274,750.00	Langley
\$515,220.00	Maple Ridge	\$ 242,000.00	Maple Ridge
\$514,000.00	North Surrey	\$ 193,500.00	North Surrey
\$601,000.00	Surrey	\$ 298,000.00	Surrey
\$877,000.00	South Surrey/White Rock	\$ 356,000.00	South Surrey/White Rock
\$1,900,000.00	Whistler	\$1,900,000.00	Whistler
\$679,000.00	Squamish	\$ 374,900.00	Squamish
\$446,500.00	Abbotsford	\$ 446,500.00	Abbotsford
\$556,950.00	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$605,309.50	Cloverdale	\$ 324,200.00	Cloverdale
\$709,750.00	Ladner	\$ 449,900.00	Ladner
\$416,500.00	Mission	\$ 107,500.00	Mission
\$699,750.00	New Westminster	\$ 320,000.00	New Westminster
\$564,000.00	North Delta	\$ 298,000.00	North Delta
\$535,925.00	Pitt Meadows	\$ 272,500.00	Pitt Meadows
\$810,000.00	Port Moody	\$ 389,900.00	Port Moody
\$422,500.00	Sunshine Coast	\$ 212,500.00	Sunshine Coast
\$835,000.00	Tsawwassen	\$ 382,000.00	Tsawwassen
<b>Average % of List Price:</b>	94.60%	<b>Average % of List Price:</b>	98.66%
<b>Average Days on Market:</b>	59	<b>Average Days on Market</b>	61
<b>Fraser Valley Median SP</b>	\$576,250.00	<b>Fraser Valley Median SF</b>	\$298,000.00
<b>REGBV Median SP</b>	\$822,500.00	<b>REGBV Median SP</b>	\$382,000.00



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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 :</i>	Cambie (4)	<i>Most Active :</i>	Coal Harbour (4)
<i>Least Active:</i>	Oakridge (13)	<i>Least Active:</i>	Kerrisdale (13)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Renfrew (3)	<i>Most Active:</i>	Grandview (3)
<i>Least Active:</i>	South Vancouver (10)	<i>Least Active:</i>	Killamey (23)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Ambleside (4)	<i>Most Active:</i>	Olde Caulfield (1)
<i>Least Active:</i>	Horseshoe Bay (14)	<i>Least Active:</i>	Park Royal (13)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Calverhall (1)	<i>Most Active:</i>	Indian River (2)
<i>Least Active:</i>	Canyon Heights (10)	<i>Least Active:</i>	Norgate (10)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	McNair (2)	<i>Most Active:</i>	Hamilton (2)
<i>Least Active:</i>	McLennan North (12)	<i>Least Active:</i>	Broadmoor (14)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Highgate (3)	<i>Most Active:</i>	Greentree Village (1)
<i>Least Active:</i>	The Crest (16)	<i>Least Active:</i>	Simon Fraser University (36)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active :</i>	Canyon Springs (2)	<i>Most Active :</i>	Coquitlam East (2)
<i>Least Active:</i>	Cape Horn (9)	<i>Least Active:</i>	Central Coquitlam (10)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active:</i>	Citadel (2)	<i>Most Active:</i>	Birchland Manor (1)
<i>Least Active:</i>	Birchland Manor (4)	<i>Least Active:</i>	Citadel (9)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Aldergrove Langley (3)	<i>Most Active:</i>	Salmon River (4)
<i>Least Active:</i>	Cambell Valley (25)	<i>Least Active:</i>	Aldergrove Langley (34)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	Northeast Maple Ridge (3)	<i>Most Active:</i>	Northwest Maple Ridge (4)
<i>Least Active:</i>	Silver Valley (11)	<i>Least Active:</i>	Silver Valley (20)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Bolivar Heights (4)	<i>Most Active:</i>	Royal Heights (2)
<i>Least Active:</i>	Port Kells (35)	<i>Least Active:</i>	Guildford (10)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Fleetwood Tynehead (5)	<i>Most Active:</i>	Fleetwood Tynehead (7)
<i>Least Active:</i>	Bear Creek Green Timbers (13)	<i>Least Active:</i>	Queen Mary Park (13)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	King George Corridor (4)	<i>Most Active:</i>	Morgan Creek (6)
<i>Least Active:</i>	Hazelmere (24)	<i>Least Active:</i>	Elgin Chantrell (21)
<u>Whistler</u>		<u>Whistler</u>	
<i>Most Active:</i>	Whistler Cay Estates (4)	<i>Most Active:</i>	Alta Vista (2)
<i>Least Active:</i>	Alpine Meadows (19)	<i>Least Active:</i>	Whistler Village (9)



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<b>Community</b>	<b>Market Activity</b>	<b>Community</b>	<b>Market Activity</b>
<u>Squamish</u>		<u>Squamish</u>	
<i>Most Active:</i>	Northyards (2)	<i>Most Active:</i>	Brackendale (1)
<i>Least Active:</i>	Valley Cliffe (8)	<i>Least Active:</i>	Garibaldi Estates (16)
<u>Abbotsford</u>		<u>Abbotsford</u>	
<i>Most Active:</i>	Abbotsford East (5)	<i>Most Active:</i>	Aberdeen (2)
<i>Least Active:</i>	Bradner (25)	<i>Least Active:</i>	Central Abbotsford (8)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
<i>Most Active:</i>	Bowen Island (8)	<i>Most Active:</i>	n/a
<i>Least Active:</i>	Salt Spring Island (32)	<i>Least Active:</i>	n/a
<u>Cloverdale</u>		<u>Cloverdale</u>	
<i>Most Active:</i>	Clayton (5)	<i>Most Active:</i>	Serpentine (1)
<i>Least Active:</i>	Serpentine (11)	<i>Least Active:</i>	Clayton (8)
<u>Ladner</u>		<u>Ladner</u>	
<i>Most Active:</i>	Delta Manor (2)	<i>Most Active:</i>	Ladner Elementary (5)
<i>Least Active:</i>	Port Guichon (8)	<i>Least Active:</i>	Delta Manor (11)
<u>Mission</u>		<u>Mission</u>	
<i>Most Active:</i>	Dewdney Deroche (3)	<i>Most Active:</i>	Hemlock (6)
<i>Least Active:</i>	Hatzic (7)	<i>Least Active:</i>	Mission BC (21)
<u>New Westminster</u>		<u>New Westminster</u>	
<i>Most Active:</i>	Downtown NW (1)	<i>Most Active:</i>	Downtown NW (5)
<i>Least Active:</i>	West End NW (13)	<i>Least Active:</i>	Glenbrooke North (14)
<u>North Delta</u>		<u>North Delta</u>	
<i>Most Active:</i>	Sunshine Hills Woods (3)	<i>Most Active:</i>	Scottsdale (5)
<i>Least Active:</i>	Annieville (5)	<i>Least Active:</i>	Nordel (34)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
<i>Most Active:</i>	South Meadows (2)	<i>Most Active:</i>	Central Meadows (4)
<i>Least Active:</i>	Mid Meadows (7)	<i>Least Active:</i>	North Meadows (8)
<u>Port Moody</u>		<u>Port Moody</u>	
<i>Most Active:</i>	Glenayre (2)	<i>Most Active:</i>	College Park PM (3)
<i>Least Active:</i>	Barbar Street (11)	<i>Least Active:</i>	North Shore PT Moody (7)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
<i>Most Active:</i>	Beach Grove (2)	<i>Most Active:</i>	Sechelt District (16)
<i>Least Active:</i>	Halfm Bay Secret cv Redroofs (25)	<i>Least Active:</i>	Gibsons & Area (29)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
<i>Most Active:</i>	Boundary Beach (2)	<i>Most Active:</i>	Boundary Beach (2)
<i>Least Active:</i>	Boundary Beach (8)	<i>Least Active:</i>	Beach Grove (6)



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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:	94.79%	Average % of List Price:	96.73%
Average Days on Market:	51.66	Average Days on Market:	46.56
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	98.15%	Average % of List Price:	98.70%
Average Days on Market:	33.45	Average Days on Market:	37.13
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	92.03%	Average % of List Price:	95.59%
Average Days on Market:	69.80	Average Days on Market:	41.50
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	97.82%	Average % of List Price:	98.25%
Average Days on Market:	39.03	Average Days on Market:	55.34
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	95.41%	Average % of List Price:	97.29%
Average Days on Market:	47.46	Average Days on Market:	58.10
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	96.38%	Average % of List Price:	97.43%
Average Days on Market:	55.07	Average Days on Market:	51.85
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	97.55%	Average % of List Price:	98.08%
Average Days on Market:	47.99	Average Days on Market:	47.28
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	98.56%	Average % of List Price:	98.46%
Average Days on Market:	29.40	Average Days on Market:	57.82
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	97.81%	Average % of List Price:	98.16%
Average Days on Market:	56.80	Average Days on Market:	91.94
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	98.19%	Average % of List Price:	117.36%
Average Days on Market:	41.67	Average Days on Market:	54.83
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	95.52%	Average % of List Price:	97.90%
Average Days on Market:	56.17	Average Days on Market:	79.19
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	95.44%	Average % of List Price:	93.55%
Average Days on Market:	119.00	Average Days on Market:	121.63
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	97.93%	Average % of List Price:	96.34%
Average Days on Market:	50.88	Average Days on Market:	71.02
<u>Bowen Island &amp; Islands Van</u>		<u>Bowen Island &amp; Islands Van</u>	
Average % of List Price:	93.15%	Average % of List Price:	n/a
Average Days on Market:	n/a	Average Days on Market:	n/a

## In-depth Market Analysis

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
<u>Community</u>	<u>Market Activity</u>	<u>Community</u>	<u>Market Activity</u>
<u>New Westminister</u>		<u>New Westminister</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>South Surrey &amp; White Rock</u>		<u>South Surrey &amp; White Rock</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:		Average % of List Price:	
Average Days on Market:		Average Days on Market:	
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	97.08%	Average % of List Price:	98.78%
Average Days on Market:	56.41	Average Days on Market:	32.33
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	97.12%	Average % of List Price:	94.13%
Average Days on Market:	69.25	Average Days on Market:	243.00