



# Macrealty Market Summary

Region

Product Type

Nov-14

**LP:** List Price

**SP:** Sale Price

**DOM:** Days on Market

**Inventory:** Number of properties both sold and unsold

**Months Supply:** The number of months the current inventory will support, holding the current number of sales per month constant

**Buyer's Market:** Greater than 8 months supply

**Neutral Market:** Between 5-8 months supply

**Seller's Market:** Less than 5 months supply

**% of LP Average: The average percentage of the list price that was attained when the property sold**

## **Month Supply and Market Type:**

Month supply is one of the most useful pieces of information available in this package. This is because it is directly related to whether one is looking at a buyer's, neutral, or seller's market.

- Buyer's Market implies that there is a larger months supply (8+ months), which results in the average home spending more time on the market and having a greater chance of requiring a price reduction.

- + If one is a Listing Agent, it would be advisable to inform their clients of this possible delay in selling the property and future price reduction.

- + Attracting new clients as a Buyer's Agent would be advisable as there is a large supply and smaller demand, resulting in there being a lot of properties to choose from and often at a reduced price.

- Seller's Market implies that there is a smaller months supply (0-5 months), which results in the average home spending little time on the market and having a greater chance of selling over the asking price.

- + Realtors should focus on getting new listings, as properties will sell quickly due to a large demand and smaller supply of properties.

- + If one is the Buyer's Agent, it would be advisable to inform their clients of this possible increase in price, limited availability of properties, and the possibility of being in a multiple offer situation.



# Macrealty Market Summary

Vancouver West

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sold	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Arbutus	38	6	6	Neutral	2- Bedroom	14	8	2
100-200	0	0	n/a	Cambie	40	10	4	Seller	3-4 Bedroom	236	45	5
200-300	1	0	n/a	Coal Harbour	2	0	n/a	n/a	5-6 Bedroom	383	52	7
300-400	1	0	n/a	Downtown	0	0	n/a	n/a	7+ Bedroom	105	11	10
400-500	0	0	n/a	Dunbar	82	19	4	Seller				
500-600	0	0	n/a	Fairview	0	0	n/a	n/a	2- Bathroom	105	17	6
600-700	3	0	n/a	False Creek	1	0	n/a	n/a	3-4 Bathroom	235	52	5
700-800	0	0	n/a	Kerrisdale	44	6	7	Neutral	5-6 Bathroom	264	35	8
800-900	0	0	n/a	Kitsilano	30	7	4	Seller	7+ Bathroom	148	12	12
900-1m	0	0	n/a	MacKenzie Heights	31	10	3	Seller				
1-1.25	6	1	6	Marpole	49	7	7	Neutral	1000- Sq Ft	4	1	4
1.25-1.5	13	3	4	Mount Pleasant	5	2	3	Seller	1000-1500	5	2	3
1.5-1.75	32	16	2	Oakridge	26	2	13	Buyer	1500-2000	37	6	6
1.75-2	48	13	4	Point Grey	82	10	8	Buyer	2000-2500	94	19	5
2-2.25	40	6	7	Quilchena	36	7	5	Neutral	2500-3000	119	23	5
2.25-2.5	72	13	6	S.W. Marine	35	3	12	Buyer	3000-3500	103	18	6
2.5-2.75	49	6	8	Shaugnessy	87	8	11	Buyer	3500-4000	101	17	6
2.75-3	89	16	6	South Cambie	19	0	n/a	n/a	4000-5000	164	20	8
3-3.5	83	11	8	South Granville	102	16	6	Neutral	5000+	125	10	13
3.5-4	101	7	14	Southlands	26	3	9	Buyer	<b>TOTAL</b>	<b>752</b>	<b>116</b>	<b>6</b>
4-4.5	38	5	8	University	16	0	n/a	n/a				
4.5-5	52	8	7	West End	0	0	n/a	n/a				
5.0-6	49	4	12	Yaletown	1	0	n/a	n/a				
6.0-7	17	3	6	<b>TOTAL</b>	<b>752</b>	<b>116</b>	<b>6</b>	<b>Neutral</b>				
7.0-8	15	2	8									
8+	43	2	22									
<b>TOTAL</b>	<b>752</b>	<b>116</b>	<b>6</b>									

Current
<b>Total Inventory</b>
752
<b>Total Sales</b>
116
<b>SP Average</b>
2,961,586.21
<b>LP Average</b>
3,933,925.17
<b>% of LP Average</b>
94.79
<b>SP Median</b>
2,624,000.00
<b>LP Median</b>
3,133,000.00
<b>Sold DOM Average</b>
51.66
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (Oct 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-83	-127
-9.9%	-14.45%
<b>Sales Change</b>	<b>Sales Change</b>
-23	-39
-16.55%	-25.16%
<b>Supply Change</b>	<b>Supply Change</b>
0	1
7.92%	14.31%



# Macrealty Market Summary

Vancouver West

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sold	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Arbutus	0	0	n/a	n/a	Studio	53	14	4
100-200	15	3	5	Cambie	25	5	5	Seller	1 Bedroom	733	163	4
200-300	63	18	4	Coal Harbour	119	30	4	Seller	2 Bedroom	918	165	6
300-400	284	68	4	Downtown	423	84	5	Neutral	3-4 Bedroom	214	27	8
400-500	369	78	5	Dunbar	13	1	13	Buyer	5-6 Bedroom	3	0	n/a
500-600	253	50	5	Fairview	189	40	5	Seller	7+ Bedroom	0	0	n/a
600-700	207	40	5	False Creek	112	32	4	Seller				
700-800	140	28	5	Kerrisdale	51	4	13	Buyer	2- Bathroom	1675	337	5
800-900	131	29	5	Kitsilano	192	35	5	Neutral	3-4 Bathroom	241	32	8
900-1m	95	12	8	MacKenzie Heights	0	0	n/a	n/a	5-6 Bathroom	4	0	n/a
1-1.25	111	15	7	Marpole	52	7	7	Neutral	7+ Bathroom	1	0	n/a
1.25-1.5	81	10	8	Mount Pleasant	16	3	5	Neutral				
1.5-1.75	44	2	22	Oakridge	23	2	12	Buyer	1000- Sq Ft	1175	243	5
1.75-2	33	4	8	Point Grey	25	3	8	Buyer	1000-1500	502	95	5
2-2.25	14	1	14	Quilchena	47	9	5	Neutral	1500-2000	154	19	8
2.25-2.5	14	3	5	S.W. Marine	4	0	n/a	n/a	2000-2500	54	5	11
2.5-2.75	10	0	n/a	Shaugnessy	15	2	8	Neutral	2500-3000	19	5	4
2.75-3	11	1	11	South Cambie	11	2	6	Neutral	3000-3500	7	1	7
3-3.5	13	2	7	South Granville	11	1	11	Buyer	3500-4000	2	1	2
3.5-4	8	1	8	Southlands	5	0	n/a	n/a	4000-5000	7	0	n/a
4-4.5	6	2	3	University	205	17	12	Buyer	5000+	1	0	n/a
4.5-5	4	0	n/a	West End	202	41	5	Seller	<b>TOTAL</b>	<b>1921</b>	<b>369</b>	<b>5</b>
5.0-6	6	1	6	Yaletown	181	51	4	Seller				
6.0-7	3	1	3	<b>TOTAL</b>	<b>1921</b>	<b>369</b>	<b>5</b>	<b>Neutral</b>				
7.0-8	4	0	n/a									
8+	2	0	n/a									
<b>TOTAL</b>	<b>1921</b>	<b>369</b>	<b>5</b>									

Current
<b>Total Inventory</b>
1921
<b>Total Sales</b>
369
<b>SP Average</b>
684,105.21
<b>LP Average</b>
830,908.75
<b>% of LP Average</b>
96.73
<b>SP Median</b>
536,000.00
<b>LP Median</b>
598,000.00
<b>Sold DOM Average</b>
46.56
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-107	-277
<b>Sales Change</b>	<b>Sales Change</b>
-5.28%	-12.60%
<b>Supply Change</b>	<b>Supply Change</b>
-1	1
-12.98%	14.87%



# Macrealty Market Summary

Vancouver East

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	0	0	n/a	Champlain Heights	3	0	n/a	n/a	2- Bedroom	36	9	4
400-500	0	0	n/a	Collingwood	70	12	6	Neutral	3-4 Bedroom	132	47	3
500-600	2	0	n/a	Downtown	0	0	n/a	n/a	5-6 Bedroom	174	54	3
600-700	7	4	2	Fraser	32	7	5	Seller	7+ Bedroom	104	11	9
700-800	37	19	2	Fraserview	39	10	4	Seller				
800-900	52	19	3	Grandview	23	10	2	Seller	2- Bathroom	177	65	3
900-1m	72	24	3	Hastings	12	5	2	Seller	3-4 Bathroom	155	36	4
1-1.25	104	35	3	Hastings East	18	10	2	Seller	5-6 Bathroom	77	18	4
1.25-1.5	92	10	9	Killarney	45	11	4	Seller	7+ Bathroom	37	2	19
1.5-1.75	40	6	7	Knight	39	15	3	Seller				
1.75-2	22	4	6	Main	16	8	2	Seller	1000- Sq Ft	12	3	4
2-2.25	3	0	n/a	Mount Pleasant	6	2	3	Seller	1000-1500	25	9	3
2.25+	15	0	n/a	Renfrew Heights	38	10	4	Seller	1500-2000	98	38	3
<b>TOTAL</b>	<b>446</b>	<b>121</b>	<b>4</b>	Renfrew	47	14	3	Seller	2000-2500	149	45	3
				South Vancouver	41	4	10	Buyer	2500-3000	74	16	5
				Victoria	17	3	6	Neutral	3000-3500	37	5	7
				<b>TOTAL</b>	<b>446</b>	<b>121</b>	<b>4</b>	<b>Seller</b>	3500-4000	26	4	7
									4000-4500	14	0	n/a
									4500-5000	6	1	6
									5000+	5	0	n/a
									<b>TOTAL</b>	<b>446</b>	<b>121</b>	<b>4</b>

Current
<b>Total Inventory</b>
446
<b>Total Sales</b>
121
<b>SP Average</b>
1,029,924.85
<b>LP Average</b>
1,216,531.92
<b>% of LP Average</b>
98.15
<b>SP Median</b>
961,000.00
<b>LP Median</b>
1,132,000.00
<b>Sold DOM Average</b>
33.45
<b>Supply (Months)</b>
4

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-124	-119
-21.75%	-21.06%
<b>Sales Change</b>	<b>Sales Change</b>
4	-44
82.11%	-26.67%
<b>Supply Change</b>	<b>Supply Change</b>
-1	0
-24.34%	7.64%



# Macrealty Market Summary

Vancouver East

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	0	0	n/a	Champlain Heights	37	9	4	Seller	Studio	34	8	4
100-200	20	3	7	Collingwood	162	31	5	Neutral	1 Bedroom	348	57	6
200-300	204	33	6	Downtown	21	4	5	Neutral	2 Bedroom	297	66	5
300-400	241	48	5	Fraser	31	7	4	Seller	3-4 Bedroom	76	18	4
400-500	137	30	5	Fraserview	51	11	5	Seller	5-6 Bedroom	1	0	n/a
500-600	54	15	4	Grandview	38	12	3	Seller	7+ Bedroom	0	0	n/a
600-700	45	11	4	Hastings	75	11	7	Neutral				
700-800	21	6	4	Hastings East	16	0	n/a	n/a	2- Bathroom	689	131	5
800-900	13	1	13	Killarney	23	1	23	Buyer	3-4 Bathroom	67	18	4
900-1m	4	1	4	Knight	25	4	6	Neutral	5-6 Bathroom	0	0	n/a
1-1.25	6	0	n/a	Main	8	3	3	Seller	7+ Bathroom	0	0	n/a
1.25-1.5	9	1	9	Mount Pleasant	208	44	5	Seller				
1.5-1.75	2	0	n/a	Renfrew Heights	0	0	n/a	n/a	1000- Sq Ft	606	121	5
1.75-2	0	0	n/a	Renfrew	29	7	4	Seller	1000-1500	122	20	6
2+	0	0	n/a	South Vancouver	2	0	n/a	n/a	1500-2000	22	8	3
<b>TOTAL</b>	<b>756</b>	<b>149</b>	<b>5</b>	Victoria	30	5	6	Neutral	2000-2500	5	0	n/a
				<b>TOTAL</b>	<b>756</b>	<b>149</b>	<b>5</b>	<b>Neutral</b>	2500-3000	1	0	n/a
									3000-3500	0	0	n/a
									3500-4000	0	0	n/a
									4000-5000	0	0	n/a
									5000+	0	0	n/a
									<b>TOTAL</b>	<b>756</b>	<b>149</b>	<b>5</b>

Current
<b>Total Inventory</b>
756
<b>Total Sales</b>
149
<b>SP Average</b>
415,550.41
<b>LP Average</b>
418,454.89
<b>% of LP Average</b>
98.70
<b>SP Median</b>
370,000.00
<b>LP Median</b>
364,200.00
<b>Sold DOM Average</b>
37.13
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
59	-40
8.46%	-5.03%
<b>Sales Change</b>	<b>Sales Change</b>
-2	-9
-1.32%	-5.70%
<b>Supply Change</b>	<b>Supply Change</b>
0	0
9.92%	0.71%



# Macrealty Market Summary

West Vancouver

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	1	0	n/a	Altamont	20	4	5	Seller	2- Bedroom	17	2	9
400-500	0	0	n/a	Ambleside	40	9	4	Seller	3-4 Bedroom	229	36	6
500-600	2	0	n/a	Bayridge	14	0	n/a	n/a	5-6 Bedroom	192	24	8
600-700	2	0	n/a	British Properties	72	9	8	Neutral	7+ Bedroom	24	2	12
700-800	4	1	4	Canterbury	5	0	n/a	n/a				
800-900	2	0	n/a	Caulfield	25	5	5	Seller	2- Bathroom	53	13	4
900-1m	5	1	5	Cedardale	3	1	3	Seller	3-4 Bathroom	192	34	6
1-1.25	20	3	7	Chartwell	27	3	9	Buyer	5-6 Bathroom	146	13	11
1.25-1.5	29	5	6	Chelsea Park	4	1	4	Seller	7+ Bathroom	71	4	18
1.5-1.75	24	10	2	Cypress	8	1	8	Neutral				
1.75-2	32	11	3	Cypress Park Estates	9	2	5	Seller	1000- Sq Ft	5	2	3
2-2.25	24	4	6	Deer Ridge	0	0	n/a	n/a	1000-1500	6	0	n/a
2.25-2.5	36	2	18	Dundarave	30	4	8	Neutral	1500-2000	12	2	6
2.5-2.75	26	4	7	Eagle Harbour	17	2	9	Buyer	2000-2500	38	11	3
2.75-3	35	6	6	Eagle Ridge	4	1	4	Seller	2500-3000	53	7	8
3-3.5	30	3	10	Furry Creek	10	1	10	Buyer	3000-3500	56	9	6
3.5-4	35	4	9	Gleneagles	9	1	9	Buyer	3500-4000	45	14	3
4-4.5	33	2	17	Glenmore	13	1	13	Buyer	4000-4500	48	5	10
4.5-5	16	1	16	Horseshoe Bay	14	1	14	Buyer	4500-5000	36	4	9
5.0-6	27	0	n/a	Howe Sound	15	0	n/a	n/a	5000-6000	68	6	11
6.0-7	27	3	n/a	Lions Bay	14	3	5	Seller	6000-7000	43	0	n/a
7.0-8	10	1	10	Olde Caulfield	5	0	n/a	n/a	7000-8000	20	3	7
8.0-9	15	1	15	Panorama Village	3	0	n/a	n/a	8000-9000	15	0	n/a
9.0-10	4	0	n/a	Park Royal	0	0	n/a	n/a	9000-10000	7	1	7
10+	23	2	12	Porteau Cove	0	0	n/a	n/a	10000+	10	0	n/a
<b>TOTAL</b>	<b>462</b>	<b>64</b>	<b>7</b>	Queens	16	4	4	Seller	<b>TOTAL</b>	<b>462</b>	<b>64</b>	<b>7</b>
				Rockridge	10	0	n/a	n/a				
				Sandy Cove	3	0	n/a	n/a				
				Sentinal Hill	16	2	8	Neutral				
				Upper Caulfield	6	1	6	Neutral				
				West Bay	9	2	5	Seller				
				West Hill	8	2	4	Seller				
				West Mount	14	4	4	Seller				
				Whitby Estates	13	0	n/a	n/a				
				Whytecliff	6	0	n/a	n/a				
				<b>Total</b>	<b>462</b>	<b>64</b>	<b>7</b>	<b>Neutral</b>				

Current
<b>Total Inventory</b>
462
<b>Total Sales</b>
64
<b>SP Average</b>
2,697,508.63
<b>LP Average</b>
3,998,778.11
<b>% of LP Average</b>
92.03
<b>SP Median</b>
1,927,500.00
<b>LP Median</b>
2,980,000.00
<b>Sold DOM Average</b>
69.80
<b>Supply (Months)</b>
7

Last Year (Nov 2013):	Last Month (Oct 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-30	-60
-6.10%	-11.49%
<b>Sales Change</b>	<b>Sales Change</b>
-13	-6
-16.88%	-8.57%
<b>Supply Change</b>	<b>Supply Change</b>
1	0
12.98%	-3.20%



# Macrealty Market Summary

West Vancouver

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	14	1	14	Altamont	0	0	n/a	n/a	Studio	3	0	n/a
400-500	11	0	n/a	Ambleside	38	3	13	Buyer	1 Bedroom	20	2	10
500-600	7	1	7	Bayridge	0	0	n/a	n/a	2 Bedroom	72	6	12
600-700	13	1	13	British Properties	0	0	n/a	n/a	3-4 Bedroom	25	4	6
700-800	9	3	3	Canterbury	0	0	n/a	n/a	5-6 Bedroom	0	0	n/a
800-900	11	0	n/a	Caulfield	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
900-1m	12	0	n/a	Cedardale	3	0	n/a	n/a				
1-1.25	9	1	9	Chartwell	0	0	n/a	n/a	2- Bathroom	82	10	8
1.25-1.5	7	2	4	Chelsea Park	0	0	n/a	n/a	3-4 Bathroom	37	2	19
1.5-1.75	7	0	n/a	Cypress	0	0	n/a	n/a	5-6 Bathroom	1	0	n/a
1.75-2	8	1	8	Cypress Park Estate	3	1	3	Seller	7+ Bathroom	0	0	n/a
2-2.25	0	0	n/a	Deer Ridge	2	0	n/a	n/a				
2.25-2.5	0	0	n/a	Dundarave	26	5	5	Neutral	1000- Sq Ft	37	2	19
2.5-2.75	0	0	n/a	Eagle Harbour	0	0	n/a	n/a	1000-1500	40	4	10
2.75-3	3	1	3	Eagle Ridge	0	0	n/a	n/a	1500-2000	18	3	6
3-3.5	3	0	n/a	Furry Creek	3	0	n/a	n/a	2000-2500	10	2	5
3.5-4	1	0	n/a	Gleneagles	0	0	n/a	n/a	2500-3000	5	0	n/a
4-4.5	1	0	n/a	Glenmore	0	0	n/a	n/a	3000-3500	5	0	n/a
4.5-5	3	1	3	Horseshoe Bay	1	0	n/a	n/a	3500-4000	2	0	n/a
5.0+	1	0	n/a	Howe Sound	6	0	n/a	n/a	4000-4500	1	0	n/a
<b>Total</b>	<b>120</b>	<b>12</b>	<b>10</b>	Lions Bay	1	0	n/a	n/a	4500-5000	2	1	2
				Olde Caulfield	1	1	1	Seller	5000+	0	0	n/a
				Panorama Village	10	0	n/a	n/a	<b>TOTAL</b>	<b>120</b>	<b>12</b>	<b>10</b>
				Park Royal	13	1	13	Buyer				
				Porteau Cove	0	0	n/a	n/a				
				Queens	0	0	n/a	n/a				
				Rockridge	0	0	n/a	n/a				
				Sandy Cove	0	0	n/a	n/a				
				Sentinal Hill	3	0	n/a	n/a				
				Upper Caulfield	0	0	n/a	n/a				
				West Bay	0	0	n/a	n/a				
				West Hill	0	0	n/a	n/a				
				West Mount	0	0	n/a	n/a				
				Whitby Estates	10	1	10	Buyer				
				Whytecliff	0	0	n/a	n/a				
				<b>Total</b>	<b>120</b>	<b>12</b>	<b>10</b>	<b>Buyer</b>				

Current
<b>Total Inventory</b>
120
<b>Total Sales</b>
12
<b>SP Average</b>
1,350,541.67
<b>LP Average</b>
1,209,680.83
<b>% of LP Average</b>
95.59
<b>SP Median</b>
874,000.00
<b>LP Median</b>
882,000.00
<b>Sold DOM Average</b>
41.50
<b>Supply (Months)</b>
10

Last Year Nov 2013:	Last Month (October/Sept 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-46	-31
-27.71%	-20.53%
<b>Sales Change</b>	<b>Sales Change</b>
1	-13
9.09%	-52.00%
<b>Supply Change</b>	<b>Supply Change</b>
-5	4
-33.73%	65.56%



# Macrealty Market Summary

North Vancouver

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	1	0	n/a	Blueridge	6	3	2	Seller	2- Bedroom	14	5	3
400-500	1	1	1	Boulevard	12	2	6	Neutral	3-4 Bedroom	135	44	3
500-600	3	0	n/a	Braemar	6	1	6	Neutral	5-6 Bedroom	120	22	5
600-700	4	2	2	Calverhall	2	2	1	Seller	7+ Bedroom	31	3	10
700-800	15	9	2	Canyon Heights	38	4	10	Buyer				
800-900	19	12	2	Capilano Highlands	0	0	n/a	n/a	2- Bathroom	74	24	3
900-1m	25	10	3	Capilano	8	1	8	Neutral	3-4 Bathroom	122	36	3
1-1.25	43	10	4	Central Lonsdale	18	5	4	Seller	5-6 Bathroom	79	9	9
1.25-1.5	65	16	4	Deep Cove	17	3	6	Neutral	7+ Bathroom	25	5	5
1.5-1.75	32	3	11	Delbrook	5	1	5	Seller				
1.75-2	22	1	22	Dollarton	12	5	2	Seller	1000- Sq Ft	3	1	3
2-2.25	15	1	15	Forest Hills	10	2	5	Seller	1000-1500	18	4	5
2.25-2.5	19	3	6	Grouse Woods	3	1	3	Seller	1500-2000	25	9	3
2.5-2.75	7	1	7	Hamilton	5	1	5	Seller	2000-2500	57	22	3
2.75-3	9	1	9	Hamilton Heights	0	0	n/a	n/a	2500-3000	48	18	3
3-3.5	10	3	3	Indian Arm	8	1	8	Neutral	3000-3500	36	6	6
3.5-4	5	0	n/a	Indian River	0	0	n/a	n/a	3500-4000	26	5	5
4-4.5	1	0	n/a	Lower Lonsdale	5	2	3	Seller	4000-4500	18	1	18
4.5-5	0	0	n/a	Lynn Valley	30	11	3	Seller	4500-5000	32	5	6
5.0+	4	1	4	Lynnmour	6	2	3	Seller	5000-6000	26	2	13
<b>TOTAL</b>	<b>300</b>	<b>74</b>	<b>4</b>	Norgate	2	1	2	Seller	6000+	11	1	11
				Northlands	0	0	n/a	n/a	<b>TOTAL</b>	<b>300</b>	<b>74</b>	<b>4</b>
				Pemberton Heights	1	1	1	Seller				
				Pemberton	4	1	4	Seller				
				Princess Park	4	0	n/a	n/a				
				Queensbury	3	3	1	Seller				
				Rosche Point	2	0	n/a	n/a				
				Seymour	4	1	4	Seller				
				Tempe	1	0	n/a	n/a				
				Upper Delbrook	16	4	4	Seller				
				Upper Lonsdale	30	7	4	Seller				
				Westlynn	9	2	5	Seller				
				Westlynn Terrace	3	2	2	Seller				
				Windsor Park	1	0	n/a	n/a				
				Woodlands-Sunshine	5	0	n/a	n/a				
				Cascade								
				<b>Total</b>	<b>276</b>	<b>69</b>	<b>4</b>	<b>Seller</b>				

Current
<b>Total Inventory</b>
300
<b>Total Sales</b>
74
<b>SP Average</b>
1,306,075.18
<b>LP Average</b>
1,679,966.21
<b>% of LP Average</b>
97.82
<b>SP Median</b>
1,079,000.00
<b>LP Median</b>
1,398,000.00
<b>Sold DOM Average</b>
39.03
<b>Supply (Months)</b>
4

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-89	-68
-22.88%	-18.48%
<b>Sales Change</b>	<b>Sales Change</b>
-9	-17
-10.84%	-18.68%
<b>Supply Change</b>	<b>Supply Change</b>
-1	0
-13.50%	0.25%





# Macrealty Market Summary

North Vancouver

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sale:Month Supply
400-	224	34	7	Blueridge	0	0	n/a	n/a	Studio	5	0 n/a
400-500	110	24	5	Boulevard	0	0	n/a	n/a	1 Bedroom	177	27 7
500-600	92	22	4	Braemar	0	0	n/a	n/a	2 Bedroom	293	53 6
600-700	52	9	6	Calverhall	0	0	n/a	n/a	3-4 Bedroom	94	30 3
700-800	46	12	4	Canyon Heights	0	0	n/a	n/a	5-6 Bedroom	2	1 2
800-900	23	7	3	Capilano Highlands	0	0	n/a	n/a	7+ Bedroom	1	0 n/a
900-1m	10	3	3	Capilano	3	1	3	Seller			
1-1.25	4	0	n/a	Central Lonsdale	151	19	8	Neutral	2- Bathroom	491	86 6
1.25-1.5	3	0	n/a	Deep Cove	3	1	3	Seller	3-4 Bathroom	80	24 3
1.5-1.75	2	0	n/a	Delbrook	3	1	3	Seller	5-6 Bathroom	1	1 1
1.75-2	3	0	n/a	Dollarto	0	0	n/a	n/a	7+ Bathroom	0	0 n/a
2-2.25	2	0	n/a	Forest Hills	0	0	n/a	n/a			
2.25-2.5	0	0	n/a	Grouse Woods	1	0	n/a	n/a	1000- Sq Ft	359	59 6
2.5+	1	0	n/a	Hamilton	21	5	4	Seller	1000-1500	140	30 5
<b>Total</b>	<b>572</b>	<b>111</b>	<b>5</b>	Hamilton Heights	0	0	n/a	n/a	1500-2000	50	12 4
				Indian Arm	0	0	n/a	n/a	2000-2500	18	7 3
				Indian River	7	3	2	Seller	2500-3000	3	2 2
				Lower Lonsdale	158	31	5	Neutral	3000+	2	1 2
				Lynn Valley	45	16	3	Seller	<b>TOTAL</b>	<b>572</b>	<b>111</b> <b>5</b>
				Lynnmour	32	9	4	Seller			
				Norgate	20	2	10	Buyer			
				Northlands	18	6	3	Seller			
				Pemberton Heights	1	0	n/a	n/a			
				Pemberton	35	5	7	Neutral			
				Princess Park	0	0	n/a	n/a			
				Queensbury	0	0	n/a	n/a			
				Rosche Point	41	5	8	Buyer			
				Seymour	12	2	6	Neutral			
				Tempe	0	0	n/a	n/a			
				Upper Delbrook	0	0	n/a	n/a			
				Upper Lonsdale	13	3	4	Seller			
				Westlynn	2	1	2	Seller			
				Westlynn Terrace	0	0	n/a	n/a			
				Windsor Park	1	0	n/a	n/a			
				Woodlands-Sunshine	0	0	n/a	n/a			
				Cascade				n/a			
				<b>Total</b>	<b>567</b>	<b>110</b>	<b>5</b>	<b>Neutral</b>			

Current
<b>Total Inventory</b>
572
<b>Total Sales</b>
111
<b>SP Average</b>
507,519.35
<b>LP Average</b>
515,921.27
<b>% of LP Average</b>
98.25
<b>SP Median</b>
490,000.00
<b>LP Median</b>
459,000.00
<b>Sold DOM Average</b>
55.34
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-20	-81
-3.38%	-12.40%
<b>Sales Change</b>	<b>Sales Change</b>
3	-12
2.78%	-9.76%
<b>Supply Change</b>	<b>Supply Change</b>
0	0
-5.99%	-2.93%



# Macrealty Market Summary

Richmond

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	6	2	3	Boyd Park	22	4	6	Neutral	2- Bedroom	29	3	10
400-500	0	0	n/a	Bridgeport	16	4	4	Seller	3-4 Bedroom	297	70	4
500-600	4	0	n/a	Brighthouse	4	0	n/a	n/a	5-6 Bedroom	362	49	7
600-700	12	4	3	Brighthouse South	1	0	n/a	n/a	7+ Bedroom	42	6	7
700-800	34	12	3	Broadmoor	64	11	6	Neutral				
800-900	69	18	4	East Cambie	25	6	4	Seller	2- Bathroom	156	38	4
900-1m	76	16	5	East Richmond	21	2	11	Buyer	3-4 Bathroom	313	56	6
1-1.25	121	21	6	Garden City	29	3	10	Buyer	5-6 Bathroom	222	26	9
1.25-1.5	111	21	5	Gilmore	8	0	n/a	n/a	7+ Bathroom	39	8	5
1.5-1.75	74	14	5	Granville	47	4	12	Buyer				
1.75-2	75	10	8	Hamilton	25	3	8	Buyer	1000- Sq Ft	13	1	13
2-2.25	29	3	10	Ironwood	24	6	4	Seller	1000-1500	41	11	4
2.25-2.5	39	4	10	Lackner	26	7	4	Seller	1500-2000	87	24	4
2.5-2.75	22	1	22	McLennan	23	2	12	Buyer	2000-2500	166	30	6
2.75-3	23	2	12	McLennan North	14	1	14	Buyer	2500-3000	94	23	4
3-3.5	14	0	n/a	McNair	31	4	8	Neutral	3000-3500	103	11	9
3.5-4	11	0	n/a	Quilchena	37	8	5	Seller	3500-4000	110	16	7
4-4.5	3	0	n/a	Riverdale	37	10	4	Seller	4000-4500	67	8	8
4.5-5	2	0	n/a	Saunders	36	9	4	Seller	4500-5000	20	1	20
5.0+	5	0	n/a	Sea Island	2	0	n/a	n/a	5000-6000	16	2	8
<b>TOTAL</b>	<b>730</b>	<b>128</b>	<b>6</b>	Sea Fair	59	13	5	Seller	6000+	13	1	13
				South Arm	28	3	9	Buyer	<b>TOTAL</b>	<b>730</b>	<b>128</b>	<b>6</b>
				Steveston North	35	8	4	Seller				
				Steveston South	7	0	n/a	n/a				
				Steveston Village	5	1	5	Seller				
				Terra Nova	31	6	5	Neutral				
				West Cambie	34	5	7	Neutral				
				Westwind	6	1	6	Neutral				
				Woodwards	33	7	5	Seller				
				<b>TOTAL</b>	<b>730</b>	<b>128</b>	<b>6</b>	<b>Neutral</b>				

Current
<b>Total Inventory</b>
730
<b>Total Sales</b>
128
<b>SP Average</b>
1,201,867.13
<b>LP Average</b>
1,576,118.75
<b>% of LP Average</b>
95.41
<b>SP Median</b>
1,086,000.00
<b>LP Median</b>
1,300,000.00
<b>Sold DOM Average</b>
47.46
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (Nov 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-146	-122
-16.67%	-14.32%
<b>Sales Change</b>	<b>Sales Change</b>
20	-36
18.52%	-21.95%
<b>Supply Change</b>	<b>Supply Change</b>
-2	1
-29.69%	9.78%



# Macrealty Market Summary

Richmond

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	663	92	7	Boyd Park	23	5	5	Seller	Studio	7	2	4
400-500	292	54	5	Bridgeport	45	6	8	Neutral	1 Bedroom	355	35	10
500-600	275	36	8	Brighthouse	510	61	8	Buyer	2 Bedroom	671	93	7
600-700	107	6	18	Brighthouse South	251	31	8	Buyer	3-4 Bedroom	429	69	6
700-800	44	6	7	Broadmoor	14	1	14	Buyer	5-6 Bedroom	3	0	n/a
800-900	32	2	16	East Cambie	12	3	4	Seller	7+ Bedroom	0	0	n/a
900-1m	20	1	20	East Richmond	9	0	n/a	n/a				
1-1.25	14	2	7	Garden City	20	3	7	Neutral	2- Bathroom	1097	144	8
1.25-1.5	5	0	n/a	Gilmore	0	0	n/a	n/a	3-4 Bathroom	366	55	7
1.5-1.75	3	0	n/a	Granville	38	3	13	Buyer	5-6 Bathroom	2	0	n/a
1.75-2	6	0	n/a	Hamilton	9	4	2	Seller	7+ Bathroom	0	0	n/a
2-2.25	0	0	n/a	Ironwood	30	3	10	Buyer				
2.25-2.5	1	0	n/a	Lackner	8	2	4	Seller	1000- Sq Ft	788	99	8
2.5+	3	0	n/a	McLennan	1	0	n/a	n/a	1000-1500	504	72	7
<b>Total</b>	<b>1465</b>	<b>199</b>	<b>7</b>	McLennan North	166	24	7	Neutral	1500-2000	147	22	7
				McNair	2	1	2	Seller	2000-2500	22	5	4
				Quilchena	2	0	n/a	n/a	2500-3000	3	1	3
				Riverdale	33	3	11	Buyer	3000+	1	0	n/a
				Saunders	17	3	6	Neutral	<b>TOTAL</b>	<b>1465</b>	<b>199</b>	<b>7</b>
				Sea Island	1	0	n/a	n/a				
				Sea Fair	2	1	2	Seller				
				South Arm	25	4	6	Neutral				
				Steveston North	12	1	12	Buyer				
				Steveston South	48	10	5	Seller				
				Steveston Village	8	3	3	Seller				
				Terra Nova	27	7	4	Seller				
				West Cambie	145	18	8	Buyer				
				Westwind	1	0	n/a	n/a				
				Woodwards	6	2	3	Seller				
				<b>TOTAL</b>	<b>1465</b>	<b>199</b>	<b>7</b>	<b>Neutral</b>				

Current
<b>Total Inventory</b>
1465
<b>Total Sales</b>
199
<b>SP Average</b>
419,178.08
<b>LP Average</b>
462,970.47
<b>% of LP Average</b>
97.29
<b>SP Median</b>
410,900.00
<b>LP Median</b>
429,000.00
<b>Sold DOM Average</b>
58.10
<b>Supply (Months)</b>
7

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
119	-81
8.84%	-5.24%
<b>Sales Change</b>	<b>Sales Change</b>
22	-31
12.43%	-13.48%
<b>Supply Change</b>	<b>Supply Change</b>
0	1
-3.19%	9.52%



# Macrealty Market Summary

Coquitlam

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	5	1	5	Burke Mountain	81	22	4	Seller	2- Bedroom	8	5	2
400-500	7	6	1	Canyon Springs	2	1	2	Seller	3-4 Bedroom	121	41	3
500-600	12	7	2	Cape Horn	9	1	9	Buyer	5-6 Bedroom	155	50	3
600-700	35	15	2	Central Coquitlam	55	21	3	Seller	7+ Bedroom	54	10	5
700-800	49	14	4	Chineside	4	0	n/a	n/a				
800-900	46	16	3	Coquitlam East	19	8	2	Seller	2- Bathroom	62	26	2
900-1m	46	19	2	Coquitlam West	45	11	4	Seller	3-4 Bathroom	144	49	3
1+	138	28	5	Eagle Ridge	3	1	3	Seller	5-6 Bathroom	96	28	3
<b>TOTAL</b>	<b>338</b>	<b>106</b>	<b>3</b>	Harbour Chines	7	4	2	Seller	7+ Bathroom	36	3	12
				Harbour Place	5	3	2	Seller				
				Hockaday	8	4	2	Seller	1000- Sq Ft	0	0	n/a
				Maillardville	17	4	4	Seller	1000-1500	12	6	2
				Meadow Brook	10	3	3	Seller	1500-2000	28	13	2
				New Horizons	5	3	2	Seller	2000-2500	51	20	3
				North Coquitlam	0	0	n/a	n/a	2500-3000	35	10	4
				Park Ridge Estates	0	0	n/a	n/a	3000-3500	39	12	3
				Ranch Park	12	5	2	Seller	3500-4000	69	23	3
				River Springs	4	2	2	Seller	4000-4500	27	8	3
				Scott Creek	6	4	2	Seller	4500-5000	20	8	3
				Summit View	1	0	n/a	n/a	5000-6000	27	4	7
				Upper Eagle Ridge	3	0	n/a	n/a	6000-7000	17	1	17
				Westwood Plateau	39	7	6	Neutral	7000-8000	7	1	7
				Westwood Summit	3	2	2	Seller	8000-9000	5	0	n/a
				<b>TOTAL</b>	<b>338</b>	<b>106</b>	<b>3</b>	<b>Seller</b>	9000-10000	1	0	n/a
									10000+	0	0	n/a
									<b>TOTAL</b>	<b>338</b>	<b>106</b>	<b>3</b>

Current
<b>Total Inventory</b>
338
<b>Total Sales</b>
106
<b>SP Average</b>
898,614.29
<b>LP Average</b>
1,062,002.75
<b>% of LP Average</b>
97.55
<b>SP Median</b>
852,500.00
<b>LP Median</b>
947,300.00
<b>Sold DOM Average</b>
47.99
<b>Supply (Months)</b>
3

Last Year (Nov 2013):	Last Month (Oct 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-126	-75
-27.16%	-18.16%
<b>Sales Change</b>	<b>Sales Change</b>
19	-8
21.84%	-7.02%
<b>Supply Change</b>	<b>Supply Change</b>
-2	0
-40.21%	-11.98%



# Macrealty Market Summary

Coquitlam

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Hom	Inventory	Sales	Month Supply
400-	371	61	6	Central Coquitlam	39	4	10	Buyer	Studio	2	0	n/a
400-500	80	16	5	Coquitlam West	124	15	8	Buyer	1 Bedroom	121	17	7
500-600	32	8	4	Westwood Plateau	62	6	10	Buyer	2 Bedroom	291	46	6
600-700	21	6	4	Canyon Springs	17	3	6	Neutral	3-4 Bedroom	104	29	4
700-800	11	1	11	Eagle Ridge	11	2	6	Neutral	5-6 Bedroom	2	0	n/a
800-900	2	0	n/a	Maillardville	47	8	6	Neutral	7+ Bedroom	0	0	n/a
900-1m	2	0	n/a	North Coquitlam	132	23	6	Neutral				
1+	1	0	n/a	Burke Mountain	28	8	4	Seller	2- Bathroom	434	66	7
<b>TOTAL</b>	<b>520</b>	<b>92</b>	<b>6</b>	Coquitlam East	10	5	2	Seller	3-4 Bathroom	85	26	3
				New Horizons	36	10	4	Seller	5-6 Bathroom	1	0	n/a
				Scott Creek	4	1	4	Seller	7+ Bathroom	0	0	n/a
				Upper Eagle Ridge	4	1	4	Seller				
				Cape Horn	0	0	n/a	n/a	1000- Sq Ft	309	45	7
				Chineside	0	0	n/a	n/a	1000-1500	145	29	5
				Harbour Chines	0	0	n/a	n/a	1500-2000	30	5	6
				Harbour Place	0	0	n/a	n/a	2000-2500	29	11	3
				Hockaday	0	0	n/a	n/a	2500-3000	5	2	3
				Meadow Brook	0	0	n/a	n/a	3000-3500	2	0	n/a
				Park Ridge Estates	0	0	n/a	n/a	3500-4000	0	0	n/a
				Ranch Park	0	0	n/a	n/a	4000-4500	0	0	n/a
				River Springs	0	0	n/a	n/a	4500-5000	0	0	n/a
				Summit View	0	0	n/a	n/a	5000-6000	0	0	n/a
				Westwood Summit	0	0	n/a	n/a	6000-7000	0	0	n/a
				<b>TOTAL</b>	<b>514</b>	<b>86</b>	<b>6</b>	<b>Neutral</b>	<b>7000-8000</b>	<b>0</b>	<b>0</b>	<b>n/a</b>
									<b>8000-9000</b>	<b>0</b>	<b>0</b>	<b>n/a</b>
									<b>9000-10000</b>	<b>0</b>	<b>0</b>	<b>n/a</b>
									<b>10000+</b>	<b>0</b>	<b>0</b>	<b>n/a</b>
									<b>TOTAL</b>	<b>520</b>	<b>92</b>	<b>6</b>

Current
<b>Total Inventory</b>
520
<b>Total Sales</b>
92
<b>SP Average</b>
363,548.37
<b>LP Average</b>
356,077.29
<b>% of LP Average</b>
98.08
<b>SP Median</b>
344,750.00
<b>LP Median</b>
335,000.00
<b>Sold DOM Average</b>
47.28
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-17	-24
-3.17%	-4.41%
<b>Sales Change</b>	<b>Sales Change</b>
5	-6
5.75%	-6.12%
<b>Supply Change</b>	<b>Supply Change</b>
-1	0
-8.43%	1.82%



# Macrealty Market Summary

Port Coquitlam

Single Family Homes

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	3	1		3	Birchland Manor	4	1		4	Seller	2- Bedroom	4	2		2
400-500	12	7		2	Central Port Coquitlam	4	1		4	Seller	3-4 Bedroom	72	32		2
500-600	40	20		2	Citadel	22	9		2	Seller	5-6 Bedroom	28	11		3
600-700	30	13		2	Glenwood	19	7		3	Seller	7+ Bedroom	5	0		n/a
700-800	14	3		5	Lincoln Park	18	11		2	Seller					
800-900	6	1		6	Lower Mary Hill	7	3		2	Seller	2- Bathroom	33	13		3
900-1m	0	0		n/a	Mary Hill	8	4		2	Seller	3-4 Bathroom	72	32		2
1-1.25	1	0		n/a	Oxford Heights	12	4		3	Seller	5-6 Bathroom	3	0		n/a
1.25-1.5	1	0		n/a	Riverwood	11	5		2	Seller	7+ Bathroom	1	0		n/a
1.5-1.75	0	0		n/a	Woodland Acres	4	0		n/a	n/a					
1.75-2	1	0		n/a	<b>TOTAL</b>	<b>109</b>	<b>45</b>		<b>2</b>	<b>Seller</b>	1000- Sq Ft	1	1		1
2-2.25	0	0		n/a							1000-1500	8	3		3
2.25-2.5	0	0		n/a							1500-2000	15	6		3
2.5+	1	0		n/a							2000-2500	47	22		2
<b>TOTAL</b>	<b>109</b>	<b>45</b>		<b>2</b>							2500-3000	15	7		2
											3000-3500	10	4		3
											3500-4000	5	1		5
											4000-4500	7	1		7
											4500-5000	0	0		n/a
											5000-6000	0	0		n/a
											6000-7000	1	0		n/a
											7000-8000	0	0		n/a
											8000-9000	0	0		n/a
											9000-10000	0	0		n/a
											10000+	0	0		n/a
											<b>TOTAL</b>	<b>109</b>	<b>45</b>		<b>2</b>

Current
<b>Total Inventory</b>
109
<b>Total Sales</b>
45
<b>SP Average</b>
572,757.78
<b>LP Average</b>
670,768.50
<b>% of LP Average</b>
98.56
<b>SP Median</b>
565,000.00
<b>LP Median</b>
599,900.00
<b>Sold DOM Average</b>
29.40
<b>Supply (Months)</b>
2

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-24	0
-18.05%	0.00%
<b>Sales Change</b>	<b>Sales Change</b>
22	0
95.65%	0.00%
<b>Supply Change</b>	<b>Supply Change</b>
-3	0
-58.11%	0.00%



# Macrealty Market Summary

Port Coquitlam

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	280	55	5	Birchland Manor	1	1	1	Seller	Studio	3	0	n/a
400-500	31	6	5	Central Port Coquitlam	191	26	7	Neutral	1 Bedroom	83	13	6
500-600	20	7	3	Citadel	17	2	9	Buyer	2 Bedroom	169	33	5
600-700	1	0	n/a	Glenwood	70	13	5	Neutral	3-4 Bedroom	77	22	4
700-800	0	0	n/a	Lincoln Park	1	0	n/a	n/a	5-6 Bedroom	0	0	n/a
800-900	0	0	n/a	Lower Mary Hill	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
900-1m	0	0	n/a	Mary Hill	7	3	2	Seller				
1+	0	0	n/a	Oxford Heights	0	0	n/a	n/a	2- Bathroom	255	44	6
<b>TOTAL</b>	<b>332</b>	<b>68</b>	<b>5</b>	Riverwood	44	22	2	Seller	3-4 Bathroom	77	24	3
				Woodland Acres	1	1	1	Seller	5-6 Bathroom	0	0	n/a
				<b>TOTAL</b>	<b>332</b>	<b>68</b>	<b>5</b>	<b>Seller</b>	7+ Bathroom	0	0	n/a
									1000- Sq Ft	182	27	7
									1000-1500	98	28	4
									1500-2000	41	9	5
									2000-2500	7	4	2
									2500-3000	3	0	n/a
									3000-3500	1	0	n/a
									3500-4000	0	0	n/a
									4000-4500	0	0	n/a
									4500-5000	0	0	n/a
									5000-6000	0	0	n/a
									6000-7000	0	0	n/a
									7000-8000	0	0	n/a
									8000-9000	0	0	n/a
									9000-10000	0	0	n/a
									10000+	0	0	n/a
									<b>TOTAL</b>	<b>332</b>	<b>68</b>	<b>5</b>

Current
<b>Total Inventory</b>
332
<b>Total Sales</b>
68
<b>SP Average</b>
313,991.87
<b>LP Average</b>
297,013.58
<b>% of LP Average</b>
98.46
<b>SP Median</b>
298,500.00
<b>LP Median</b>
274,900.00
<b>Sold DOM Average</b>
57.82
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
8	-12
2.47%	-3.49%
<b>Sales Change</b>	<b>Sales Change</b>
33	6
94.29%	9.68%
<b>Supply Change</b>	<b>Supply Change</b>
-4	-1
-47.26%	-12.00%



# Macrealty Market Summary

Langley

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	26	7	4	Aldergrove Langley	45	13	3	Seller	2- Bedroom	22	5	4
400-500	43	22	2	Brookswood Langley	54	9	6	Neutral	3-4 Bedroom	308	70	4
500-600	91	26	4	Cambell Valley	50	2	25	Buyer	5-6 Bedroom	187	30	6
600-700	106	29	4	County Line Glen Valley	24	3	8	Neutral	7+ Bedroom	44	4	11
700-800	65	11	6	Fort Langley	43	7	6	Neutral				
800-900	32	3	11	Langley City	48	13	4	Seller	2- Bathroom	142	33	4
900-1m	28	3	9	Murrayville	32	9	4	Seller	3-4 Bathroom	308	68	5
1-1.25	42	3	14	Otter District	15	0	n	FALSE	5-6 Bathroom	80	8	10
1.25-1.5	42	1	42	Salmon River	43	8	5	Neutral	7+ Bathroom	31	0	n/a
1.5-1.75	23	1	23	Walnut Grove	50	18	3	Seller				
1.75-2	11	2	6	Willoughby Heights	157	27	6	Neutral	1000- Sq Ft	5	0	n/a
2-2.25	6	0	n/a	<b>TOTAL</b>	<b>561</b>	<b>109</b>	<b>5</b>	<b>Neutral</b>	1000-1500	35	10	4
2.25-2.5	11	0	n/a						1500-2000	73	22	3
2.5-2.75	8	0	n/a						2000-2500	108	24	5
2.75-3	13	1	13						2500-3000	75	24	3
3-3.5	7	0	n/a						3000-3500	86	14	6
3.5-4	2	0	n/a						3500-4000	62	6	10
4+	5	0	n/a						4000-4500	36	3	12
<b>TOTAL</b>	<b>561</b>	<b>109</b>	<b>5</b>						4500-5000	15	1	15
									5000-6000	27	4	7
									6000-7000	17	1	17
									7000-8000	10	0	n/a
									8000-9000	6	0	n/a
									9000-10000	1	0	n/a
									10000+	5	0	n/a
									<b>TOTAL</b>	<b>561</b>	<b>109</b>	<b>5</b>

Current
<b>Total Inventory</b>
561
<b>Total Sales</b>
109
<b>SP Average</b>
647,783.71
<b>LP Average</b>
1,014,156.40
<b>% of LP Average</b>
96.61
<b>SP Median</b>
588,500.00
<b>LP Median</b>
729,000.00
<b>Sold DOM Average</b>
49.72
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (Oct 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-56	-76
-9.08%	-11.93%
<b>Sales Change</b>	<b>Sales Change</b>
13	-24
13.54%	-18.05%
<b>Supply Change</b>	<b>Supply Change</b>
-1	0
-19.92%	7.46%





# Macrealty Market Summary

Langley

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
100-	5	2	3		Aldergrove Langley	34	1	34		Buyer	Studio	0	0		n/a
100-200	126	13	10		Brookswood Langley	0	0	n/a		n/a	1 Bedroom	84	9		9
200-300	226	30	8		Campbell Valley	0	0	n/a		n/a	2 Bedroom	273	38		7
300-400	143	21	7		County Line Glen Valley	0	0	n/a		n/a	3-4 Bedroom	206	33		6
400-500	61	12	5		Fort Langley	20	2	10		Buyer	5-6 Bedroom	10	0		n/a
500+	12	2	6		Langley City	203	29	7		Neutral	7+ Bedroom	0	0		n/a
<b>TOTAL</b>	<b>573</b>	<b>80</b>	<b>7</b>		Murrayville	16	1	16		Buyer					
					Otter District	0	0	n/a		n/a	2- Bathroom	385	52		7
					Salmon River	11	3	4		Seller	3-4 Bathroom	188	28		7
					Walnut Grove	76	12	6		Neutral	5-6 Bathroom	0	0		n/a
					Willoughby Heights	213	32	7		Neutral	7+ Bathroom	0	0		n/a
					<b>TOTAL</b>	<b>573</b>	<b>80</b>	<b>7</b>		<b>Neutral</b>					
											1000- Sq Ft	181	21		9
											1000-1500	247	36		7
											1500-2000	80	12		7
											2000-2500	61	10		6
											2500+	4	1		4
											<b>TOTAL</b>	<b>573</b>	<b>80</b>		<b>7</b>

Current
<b>Total Inventory</b>
573
<b>Total Sales</b>
80
<b>SP Average</b>
286,824.13
<b>LP Average</b>
285,914.42
<b>% of LP Average</b>
97.99
<b>SP Median</b>
274,750.00
<b>LP Median</b>
274,900.00
<b>Sold DOM Average</b>
53.10
<b>Supply (Months)</b>
7

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
72	-73
14.37%	-11.30%
<b>Sales Change</b>	<b>Sales Change</b>
3	-59
3.90%	-42.45%
<b>Supply Change</b>	<b>Supply Change</b>
1	3
10.08%	54.12%



# Macrealty Market Summary

Maple Ridge

Single Family Homes

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	58	15	4		Albion	91	21	4		Seller	2- Bedroom	42	2	21	
400-500	127	33	4		Cottonwood	62	12	5		Neutral	3-4 Bedroom	368	72	5	
500-600	136	26	5		East-Central Maple Ridge	74	15	5		Seller	5-6 Bedroom	140	27	5	
600-700	91	19	5		North Maple Ridge	5	0	n/a		n/a	7+ Bedroom	10	1	10	
700-800	39	4	10		Northeast Maple Ridge	8	3	3		Seller					
800-900	32	4	8		Northwest Maple Ridge	24	7	3		Seller	2- Bathroom	149	22	7	
900-1m	17	1	17		Silver Valley	87	8	11		Buyer	3-4 Bathroom	363	78	5	
1-1.25	17	0	n/a		Southwest Maple Ridge	46	13	4		Seller	5-6 Bathroom	43	2	22	
1.25-1.5	20	0	n/a		Thornhill	34	3	11		Buyer	7+ Bathroom	5	0	n/a	
1.5-1.75	12	0	n/a		Websters Corners	53	4	13		Buyer					
1.75-2	6	0	n/a		West-Central Maple Ridge	57	14	4		Seller	1000- Sq Ft	11	0	n/a	
2-2.25	1	0	n/a		Whonnock	19	2	10		Buyer	1000-1500	40	6	7	
2.25-2.5	1	0	n/a		<b>TOTAL</b>	<b>560</b>	<b>102</b>	<b>5</b>		<b>Neutral</b>	1500-2000	55	16	3	
2.5+	3	0	n/a								2000-2500	114	29	4	
<b>TOTAL</b>	<b>560</b>	<b>102</b>	<b>5</b>								2500-3000	104	16	7	
											3000-3500	90	14	6	
											3500-4000	68	15	5	
											4000-4500	35	5	7	
											4500-5000	12	1	12	
											5000-6000	21	0	n/a	
											6000-7000	2	0	n/a	
											7000+	8	0	n/a	
											<b>TOTAL</b>	<b>560</b>	<b>102</b>	<b>5</b>	

Current
<b>Total Inventory</b>
560
<b>Total Sales</b>
102
<b>SP Average</b>
528,146.99
<b>LP Average</b>
678,666.79
<b>% of LP Average</b>
97.81
<b>SP Median</b>
515,220.00
<b>LP Median</b>
578,950.00
<b>Sold DOM Average</b>
56.80
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-39	-75
-6.51%	-11.81%
<b>Sales Change</b>	<b>Sales Change</b>
47	-1
85.45%	-0.97%
<b>Supply Change</b>	<b>Supply Change</b>
-5	-1
-49.59%	-10.95%



# Macrealty Market Summary

Maple Ridge

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
100-	10	0		n/a	Albion	49	5		10	Buyer	Studio	0	0		n/a
100-200	106	16		7	Cottonwood	49	10		5	Seller	1 Bedroom	94	10		9
200-300	196	22		9	East-Central Maple Ridge	145	20		7	Neutral	2 Bedroom	151	20		8
300-400	80	12		7	North Maple Ridge	0	0		n/a	n/a	3-4 Bedroom	169	23		7
400-500	18	3		6	Northeast Maple Ridge	0	0		n/a	n/a	5-6 Bedroom	0	0		n/a
500-600	3	0		n/a	Northwest Maple Ridge	16	4		4	Seller	7+ Bedroom	0	0		n/a
600+	1	0		n/a	Silver Valley	20	1		20	Buyer					
<b>TOTAL</b>	<b>414</b>	<b>53</b>		<b>8</b>	Southwest Maple Ridge	16	2		8	Neutral	2- Bathroom	278	33		8
					Thornhill	0	0		n/a	n/a	3-4 Bathroom	136	20		7
					Websters Corners	0	0		n/a	n/a	5-6 Bathroom	0	0		n/a
					West-Central Maple Ridge	119	11		11	Buyer	7+ Bathroom	0	0		n/a
					Whonnock	0	0		n/a	n/a					
					<b>TOTAL</b>	<b>414</b>	<b>53</b>		<b>8</b>	<b>Neutral</b>	1000- Sq Ft	156	20		8
											1000-1500	190	23		8
											1500-2000	40	7		6
											2000-2500	21	1		21
											2500-3000	6	2		3
											3000-3500	1	0		n/a
											3500-4000	0	0		n/a
											4000+	0	0		n/a
											<b>TOTAL</b>	<b>414</b>	<b>53</b>		<b>8</b>

<b>Current</b>	
<b>Total Inventory</b>	414
<b>Total Sales</b>	53
<b>SP Average</b>	250,486.11
<b>LP Average</b>	254,761.17
<b>% of LP Average</b>	98.16
<b>SP Median</b>	242,000.00
<b>LP Median</b>	249,000.00
<b>Sold DOM Average</b>	91.94
<b>Supply (Months)</b>	8

<b>Last Year (November 2013) Last Month (October 2014):</b>	
<b>Inventory Change</b>	Inventory Change
57	-6
15.97%	-1.43%
<b>Sales Change</b>	<b>Sales Change</b>
17	3
47.22%	6.00%
<b>Supply Change</b>	<b>Supply Change</b>
-2	-1
-21.23%	-7.01%



# Macrealty Market Summary

North Surrey

Single Family Homes

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	18	3		6	Bolivar Heights	78	21		4	Seller	2- Bedroom	23	4		6
400-500	92	27		3	Bridgeview	11	1		11	Buyer	3-4 Bedroom	174	29		6
500-600	77	19		4	Cedar Hills	56	8		7	Neutral	5-6 Bedroom	129	27		5
600-700	32	4		8	Fraser Heights	94	17		6	Neutral	7+ Bedroom	73	13		6
700-800	36	6		6	Guildford	35	7		5	Seller					
800-900	52	4		13	Port Kells	35	1		35	Buyer	2- Bathroom	164	33		5
900-1m	34	5		7	Royal Heights	23	4		6	Neutral	3-4 Bathroom	136	24		6
1-1.25	16	3		5	Whalley	67	14		5	Seller	5-6 Bathroom	65	9		7
1.25-1.5	13	2		7	<b>TOTAL</b>	<b>399</b>	<b>73</b>		<b>5</b>	<b>Neutral</b>	<b>7+ Bathroom</b>	<b>34</b>	<b>7</b>		<b>5</b>
1.5-1.75	13	0		n/a											
1.75-2	7	0		n/a							1000- Sq Ft	13	2		7
2-2.25	0	0		n/a							1000-1500	55	8		7
2.25-2.5	4	0		n/a							1500-2000	49	8		6
2.5-2.75	0	0		n/a							2000-2500	93	25		4
2.75-3	1	0		n/a							2500-3000	49	7		7
3+	4	0		n/a							3000-3500	29	4		7
<b>TOTAL</b>	<b>399</b>	<b>73</b>		<b>5</b>							3500-4000	30	6		5
											4000-4500	29	5		6
											4500-5000	15	1		15
											5000-6000	31	7		4
											6000-7000	2	0		n/a
											7000+	4	0		n/a
											<b>TOTAL</b>	<b>399</b>	<b>73</b>		<b>5</b>

Current
<b>Total Inventory</b>
399
<b>Total Sales</b>
73
<b>SP Average</b>
600,807.82
<b>LP Average</b>
786,560.94
<b>% of LP Average</b>
96.85
<b>SP Median</b>
514,000.00
<b>LP Median</b>
646,900.00
<b>Sold DOM Average</b>
50.47
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-53	-64
-11.73%	-13.82%
<b>Sales Change</b>	<b>Sales Change</b>
13	-10
21.67%	-12.05%
<b>Supply Change</b>	<b>Supply Change</b>
-2	0
-27.45%	-2.02%



# Macrealty Market Summary

North Surrey

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	2	0	n/a	Bolivar Heights	9	2	5	Seller	Studio	11	1	11
100-200	210	24	9	Bridgeview	4	1	4	Seller	1 Bedroom	200	12	17
200-300	288	16	18	Cedar Hills	4	0	n/a	n/a	2 Bedroom	328	26	13
300-400	112	8	14	Fraser Heights	11	2	6	Neutral	3-4 Bedroom	87	9	10
400-500	9	0	n/a	Guildford	227	22	10	Buyer	5-6 Bedroom	1	0	n/a
500-600	3	0	n/a	Port Kells	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
6000+	3	0	n/a	Royal Heights	2	1	2	Seller				
<b>TOTAL</b>	<b>627</b>	<b>48</b>	<b>13</b>	<b>Whalley</b>	<b>370</b>	<b>20</b>	<b>19</b>	<b>Buyer</b>	<b>2- Bathroom</b>	<b>562</b>	<b>40</b>	<b>14</b>
				<b>TOTAL</b>	<b>627</b>	<b>48</b>	<b>13</b>	<b>Buyer</b>	<b>3-4 Bathroom</b>	<b>65</b>	<b>8</b>	<b>8</b>
									<b>5-6 Bathroom</b>	<b>0</b>	<b>0</b>	<b>n/a</b>
									<b>7+ Bathroom</b>	<b>0</b>	<b>0</b>	<b>n/a</b>
									<b>1000- Sq Ft</b>	<b>387</b>	<b>27</b>	<b>14</b>
									<b>1000-1500</b>	<b>190</b>	<b>15</b>	<b>13</b>
									<b>1500-2000</b>	<b>44</b>	<b>5</b>	<b>9</b>
									<b>2000-2500</b>	<b>4</b>	<b>0</b>	<b>n/a</b>
									<b>2500-3000</b>	<b>1</b>	<b>1</b>	<b>1</b>
									<b>3000+</b>	<b>1</b>	<b>0</b>	<b>n/a</b>
									<b>TOTAL</b>	<b>627</b>	<b>48</b>	<b>13</b>

Current
<b>Total Inventory</b>
627
<b>Total Sales</b>
48
<b>SP Average</b>
221,211.29
<b>LP Average</b>
243,833.53
<b>% of LP Average</b>
96.69
<b>SP Median</b>
193,500.00
<b>LP Median</b>
227,800.00
<b>Sold DOM Average</b>
72.27
<b>Supply (Months)</b>
13

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
80	-15
14.63%	-2.34%
<b>Sales Change</b>	<b>Sales Change</b>
7	-15
17.07%	-23.81%
<b>Supply Change</b>	<b>Supply Change</b>
0	3
-2.09%	28.18%



# Macrealty Market Summary

Surrey

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	6	1	6	Bear Creek Green Timbers	101	8	13	Buyer	2- Bedroom	14	4	4
400-500	92	16	6	East Newton	168	18	9	Buyer	3-4 Bedroom	238	33	7
500-600	231	33	7	Fleetwood Tynehead	146	27	5	Neutral	5-6 Bedroom	340	44	8
600-700	205	25	8	Panorama Ridge	135	18	8	Neutral	7+ Bedroom	286	26	11
700-800	141	20	7	Queen Mary Park	101	12	8	Buyer				
800-900	83	7	12	Sullivan Station	107	12	9	Buyer	2- Bathroom	151	16	9
900-1m	46	3	15	West Newton	120	12	10	Buyer	3-4 Bathroom	355	55	6
1-1.25	40	0	n/a	<b>TOTAL</b>	<b>878</b>	<b>107</b>	<b>8</b>	<b>Buyer</b>	5-6 Bathroom	262	27	10
1.25-1.5	19	1	19						7+ Bathroom	110	9	12
1.5-1.75	6	0	n/a									
1.75-2	6	1	6						1000- Sq Ft	4	2	2
2+	3	0	n/a						1000-1500	47	3	16
<b>TOTAL</b>	<b>878</b>	<b>107</b>	<b>8</b>						1500-2000	100	17	6
									2000-2500	143	16	9
									2500-3000	120	16	8
									3000-3500	122	16	8
									3500-4000	106	13	8
									4000-4500	99	15	7
									4500-5000	63	2	32
									5000-6000	48	4	12
									6000-7000	15	1	15
									7000+	11	2	6
									<b>TOTAL</b>	<b>878</b>	<b>107</b>	<b>8</b>

Current
<b>Total Inventory</b>
878
<b>Total Sales</b>
107
<b>SP Average</b>
633,165.76
<b>LP Average</b>
728,090.89
<b>% of LP Average</b>
96.39
<b>SP Median</b>
601,000.00
<b>LP Median</b>
668,450.00
<b>Sold DOM Average</b>
50.73
<b>Supply (Months)</b>
8

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-61	-154
-6.50%	-14.92%
<b>Sales Change</b>	<b>Sales Change</b>
17	-48
18.89%	-30.97%
<b>Supply Change</b>	<b>Supply Change</b>
-2	2
-21.35%	23.24%



# Macrealty Market Summary

Surrey

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
100-	2	0	n/a	Bear Creek Green Timbers	8	1	8	Neutral	Studio	0	0	n/a
100-200	111	10	11	East Newton	101	13	8	Neutral	1 Bedroom	69	2	35
200-300	238	27	9	Fleetwood Tynehead	109	15	7	Neutral	2 Bedroom	262	35	7
300-400	228	28	8	Panorama Ridge	24	3	8	Neutral	3-4 Bedroom	295	36	8
400-500	40	9	4	Queen Mary Park	101	8	13	Buyer	5-6 Bedroom	3	2	2
500-600	10	1	10	Sullivan Station	118	16	7	Neutral	7+ Bedroom	0	0	n/a
600-700	0	0	n/a	West Newton	168	19	9	Buyer				
700+	0	0	n/a	<b>TOTAL</b>	<b>629</b>	<b>75</b>	<b>8</b>	<b>Buyer</b>	2- Bathroom	388	47	8
<b>TOTAL</b>	<b>629</b>	<b>75</b>	<b>8</b>						3-4 Bathroom	241	28	9
									5-6 Bathroom	0	0	n/a
									7+ Bathroom	0	0	n/a
									1000- Sq Ft	179	10	18
									1000-1500	255	36	7
									1500-2000	155	23	7
									2000-2500	28	4	7
									2500-3000	7	1	7
									3000-3500	3	1	3
									3500-4000	2	0	n/a
									4000+	0	0	n/a
									<b>TOTAL</b>	<b>629</b>	<b>75</b>	<b>8</b>

Current
<b>Total Inventory</b>
629
<b>Total Sales</b>
75
<b>SP Average</b>
300,524.31
<b>LP Average</b>
290,298.82
<b>% of LP Average</b>
97.47
<b>SP Median</b>
298,000.00
<b>LP Median</b>
289,900.00
<b>Sold DOM Average</b>
69.29
<b>Supply (Months)</b>
8

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
56	-38
9.77%	-5.70%
<b>Sales Change</b>	<b>Sales Change</b>
7	-12
10.29%	-13.79%
<b>Supply Change</b>	<b>Supply Change</b>
0	1
-0.47%	9.39%



# Macrealty Market Summary

South Surrey & White Rock

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	0	0	n/a	Crescent Beach/Oce	89	14	6	Neutral	2- Bedroom	43	6	7
400-500	6	3	2	Elgin Chantrell	103	11	9	Buyer	3-4 Bedroom	377	64	6
500-600	22	8	3	Grandview Surrey	75	12	6	Neutral	5-6 Bedroom	225	33	7
600-700	56	14	4	Hazelmere	24	1	24	Buyer	7+ Bedroom	35	2	18
700-800	66	15	4	King George Corridor	76	18	4	Seller				
800-900	61	13	5	Morgan Creek	64	10	6	Neutral	2- Bathroom	117	23	5
900-1m	41	6	7	Pacific Douglas	65	6	11	Buyer	3-4 Bathroom	353	65	5
1-1.25	83	15	6	Sunnyside Park	46	11	4	Seller	5-6 Bathroom	153	14	11
1.25-1.5	69	9	8	White Rock	138	22	6	Neutral	7+ Bathroom	57	3	19
1.5-1.75	62	6	10	<b>TOTAL</b>	<b>680</b>	<b>105</b>	<b>6</b>	<b>Neutral</b>				
1.75-2	55	4	14						1000- Sq Ft	14	2	7
2-2.25	23	2	12						1000-1500	33	9	4
2.25-2.5	43	5	9						1500-2000	54	13	4
2.5-2.75	18	2	9						2000-2500	89	21	4
2.75-3	19	1	19						2500-3000	95	15	6
3-3.5	17	1	17						3000-3500	101	17	6
3.5-4	16	0	n/a						3500-4000	85	10	9
4-4.5	2	0	n/a						4000-4500	50	7	7
4.5-5	3	0	n/a						4500-5000	41	2	21
5+	18	1	18						5000-6000	47	3	16
<b>TOTAL</b>	<b>680</b>	<b>105</b>	<b>6</b>						6000-7000	38	3	13
									7000-8000	10	1	10
									8000-9000	10	2	5
									9000-10000	6	0	n/a
									10000+	7	0	n/a
									<b>TOTAL</b>	<b>680</b>	<b>105</b>	<b>6</b>

Current
<b>Total Inventory</b>
680
<b>Total Sales</b>
105
<b>SP Average</b>
1,134,336.82
<b>LP Average</b>
1,646,595.12
<b>% of LP Average</b>
95.55
<b>SP Median</b>
877,000.00
<b>LP Median</b>
1,284,000.00
<b>Sold DOM Average</b>
56.28
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-87	-114
-11.34%	-14.36%
<b>Sales Change</b>	<b>Sales Change</b>
1	-45
0.96%	-30.00%
<b>Supply Change</b>	<b>Supply Change</b>
-1	1
-12.19%	22.35%





# Macrealty Market Summary

South Surrey & White Rock

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
100-	3	0	n/a		Crescent Beach/Ocean Park	15	2		8	Neutral	Studio	15	1		15
100-200	47	4	12		Elgin Chantrell	21	1	▼	21	Buyer	1 Bedroom	87	9		10
200-300	170	19	9		Grandview Surrey	126	18		7	Neutral	2 Bedroom	367	32		11
300-400	179	21	9		Hazelmere	3	0		n/a	n/a	3-4 Bedroom	162	23		7
400-500	86	8	11		King George Corridor	113	8		14	Buyer	5-6 Bedroom	11	0		n/a
500-600	70	6	12		Morgan Creek	64	10		6	Neutral	7+ Bedroom	0	0		n/a
600-700	43	5	9		Pacific Douglas	7	1	▼	7	Neutral					
700-800	21	0	n/a		Sunnyside Park	53	7		8	Neutral	2- Bathroom	466	45		10
800-900	8	0	n/a		White Rock	240	18		13	Buyer	3-4 Bathroom	172	20		9
900-1m	5	1	5		<b>TOTAL</b>	<b>642</b>	<b>65</b>		<b>10</b>	<b>Buyer</b>	5-6 Bathroom	4	0		n/a
1-1.25	6	0	n/a								7+ Bathroom	0	0		n/a
1.25-1.5	2	0	n/a												
1.5-1.75	0	0	n/a								1000- Sq Ft	212	22		10
1.75-2	0	0	n/a								1000-1500	283	24		12
2+	2	1	2								1500-2000	78	12		7
<b>TOTAL</b>	<b>642</b>	<b>65</b>	<b>10</b>								2000-2500	40	4		10
											2500-3000	8	1		8
											3000-3500	8	1		8
											3500-4000	3	0		n/a
											4000+	10	1		10
											<b>TOTAL</b>	<b>642</b>	<b>65</b>		<b>10</b>

Current	
<b>Total Inventory</b>	642
<b>Total Sales</b>	65
<b>SP Average</b>	407,556.88
<b>LP Average</b>	412,713.26
<b>% of LP Average</b>	97.24
<b>SP Median</b>	356,000.00
<b>LP Median</b>	368,450.00
<b>Sold DOM Average</b>	63.46
<b>Supply (Months)</b>	10

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
15	-81
2.39%	-11.20%
<b>Sales Change</b>	<b>Sales Change</b>
-10	-45
-13.33%	-40.91%
<b>Supply Change</b>	<b>Supply Change</b>
2	3
18.15%	50.27%



# Macrealty Market Summary

Whistler

Single Family Homes

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	0	0		n/a	Alpine Meadows	19	1		19	Buyer	2- Bedroom	6	0		n/a
400-500	0	0		n/a	Alta Vista	5	0		n/a	n/a	3-4 Bedroom	58	4		15
500-600	1	0		n/a	Bayshores	13	0		n/a	n/a	5-6 Bedroom	38	0		n/a
600-700	4	0		n/a	Benchlands	0	0		n/a	n/a	7+ Bedroom	7	0		n/a
700-800	3	0		n/a	Blueberry Hill	7	0		n/a	n/a					
800-900	5	0		n/a	Brio	9	0		n/a	n/a	2- Bathroom	10	0		n/a
900-1m	2	0		n/a	Black Tusk -Pinecrest	1	0		n/a	n/a	3-4 Bathroom	56	2		28
1-1.25	12	1		12	Callaghan	0	0		n/a	n/a	5-6 Bathroom	27	2		14
1.25-1.5	13	1		13	Cheakamus Crossing	1	0		n/a	n/a	7+ Bathroom	16	0		n/a
1.5-1.75	6	0		n/a	Emerald Estates	9	0		n/a	n/a					
1.75-2	13	0		n/a	Function Junction	0	0		n/a	n/a	1000- Sq Ft	1	0		n/a
2-2.25	4	0		n/a	Greenlake Estates	5	0		n/a	n/a	1000-1500	5	0		n/a
2.25-2.5	8	0		n/a	Nesters	2	0		n/a	n/a	1500-2000	8	0		n/a
2.5-2.75	3	1		3	Nordic	4	0		n/a	n/a	2000-2500	11	0		n/a
2.75-3	3	0		n/a	Rainbow	4	0		n/a	n/a	2500-3000	19	1		19
3-3.5	4	1		4	Spring Creek	3	0		n/a	n/a	3000-3500	18	1		18
3.5-4	1	0		n/a	Spruce Grove	1	0		n/a	n/a	3500-4000	14	1		14
4-4.5	1	0		n/a	Wedge woods	2	0		n/a	n/a	4000-4500	5	0		n/a
4.5-5	5	0		n/a	West side	7	1		7	Neutral	4500-5000	9	1		9
5.0-6	5	0		n/a	Whistler Cay Estates	7	2		4	Seller	5000-6000	12	0		n/a
6.0-7	4	0		n/a	Whistler Cay Heights	3	0		n/a	n/a	6000+	7	0		n/a
7.0-8	1	0		n/a	Whistler Creek	4	0		n/a	n/a	<b>TOTAL</b>	<b>109</b>	<b>4</b>		<b>27</b>
8.0-9	3	0		n/a	Whistler Village	0	0		n/a	n/a					
9.0-10	0	0		n/a	White Gold	3	0		n/a	n/a					
10+	8	0		n/a	Whistler	0	0		n/a	n/a					
<b>TOTAL</b>	<b>109</b>	<b>4</b>		<b>27</b>	Pemberton	0	0		n/a	n/a					
					<b>TOTAL</b>	<b>109</b>	<b>4</b>		<b>27</b>	<b>Buyer</b>					

Current
<b>Total Inventory</b>
109
<b>Total Sales</b>
4
<b>SP Average</b>
2,108,750.00
<b>LP Average</b>
3,287,373.39
<b>% of LP Average</b>
96.33
<b>SP Median</b>
1,900,000.00
<b>LP Median</b>
1,995,000.00
<b>Sold DOM Average</b>
125.25
<b>Supply (Months)</b>
27

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-21	-18
-16.15%	-14.17%
<b>Sales Change</b>	<b>Sales Change</b>
-10	-10
-71.43%	-71.43%
<b>Supply Change</b>	<b>Supply Change</b>
18	18
193.46%	200.39%



# Macrealty Market Summary

Whistler

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
100-	49	3		16	Alpine Meadows	3	1		3	Seller	Studio	27	4		7
100-200	27	5		5	Alta Vista	2	1		2	Seller	1 Bedroom	85	9		9
200-300	33	7		5	Bayshores	3	1		3	Seller	2 Bedroom	86	14		6
300-400	36	6		6	Benchlands	73	9		8	Buyer	3-4 Bedroom	72	14		5
400-500	19	6		3	Blueberry Hill	8	2		4	Seller	5-6 Bedroom	4	0		n/a
500-600	26	4		7	Brio	0	0		n/a	n/a	7+ Bedroom	0	0		n/a
600-700	17	4		4	Black Tusk -Pinecrest	0	0		n/a	n/a					
700-800	13	2		7	Callaghan	0	0		n/a	n/a	2- Bathroom	224	35		6
800-900	6	1		6	Cheakamus Crossing	0	0		n/a	n/a	3-4 Bathroom	47	5		9
900-1m	6	0		n/a	Emerald Estates	0	0		n/a	n/a	5-6 Bathroom	3	1		3
1-1.25	14	2		7	Function Junction	0	0		n/a	n/a	7+ Bathroom	0	0		n/a
1.25-1.5	9	0		n/a	Greenlake Estates	4	0		n/a	n/a					
1.5-1.75	2	0		n/a	Nesters	0	0		n/a	n/a	1000- Sq Ft	162	23		7
1.75-2	5	0		n/a	Nordic	20	4		5	Seller	1000-1500	64	12		5
2-2.25	2	0		n/a	Rainbow	7	5		1	Seller	1500-2000	22	2		11
2.25-2.5	5	0		n/a	Spring Creek	0	0		n/a	n/a	2000-2500	19	4		5
2.5+	5	1		5	Spruce Grove	0	0		n/a	n/a	2500-3000	7	0		n/a
<b>TOTAL</b>	<b>274</b>	<b>41</b>		<b>7</b>	Wedge woods	0	0		n/a	n/a	3000+	0	0		n/a
					West side	0	0		n/a	n/a	<b>TOTAL</b>	<b>274</b>	<b>41</b>		<b>7</b>
					Whistler Cay Estates	1	0		n/a	n/a					
					Whistler Cay Heights	4	0		n/a	n/a					
					Whistler Creek	57	8		7	Neutral					
					Whistler Village	85	10		9	Buyer					
					White Gold	7	0		n/a	n/a					
					Whistler	0	0		n/a	n/a					
					Pemberton	0	0		n/a	n/a					
					<b>TOTAL</b>	<b>274</b>	<b>41</b>		<b>7</b>						

Current
<b>Total Inventory</b>
274
<b>Total Sales</b>
41
<b>SP Average</b>
474,303.66
<b>LP Average</b>
570,732.62
<b>% of LP Average</b>
95.64
<b>SP Median</b>
385,000.00
<b>LP Median</b>
388,500.00
<b>Sold DOM Average</b>
123.78
<b>Supply (Months)</b>
7

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-50	-37
-15.43%	-11.90%
<b>Sales Change</b>	<b>Sales Change</b>
3	-15
7.89%	-26.79%
<b>Supply Change</b>	<b>Supply Change</b>
-2	1
-21.62%	20.34%



# Macrealty Market Summary

Squamish

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	1	1	n/a	Brackendale	23	3	8	Neutral	2- Bedroom	5	1	5
400-500	14	5	3	Britannia Beach	5	0	n/a	n/a	3-4 Bedroom	70	11	6
500-600	11	0	n/a	Business Park	0	0	n/a	n/a	5-6 Bedroom	31	5	6
600-700	20	4	5	Dentville	5	1	5	Seller	7+ Bedroom	3	0	n/a
700-800	18	3	6	Downtown	7	0	n/a	n/a				
800-900	16	2	8	Garibaldi Estates	9	2	5	Seller	2- Bathroom	30	7	4
900-1m	7	0	n/a	Garibaldi Highlands	30	6	5	Seller	3-4 Bathroom	56	9	6
1-1.25	9	2	5	Northyards	2	1	2	Seller	5-6 Bathroom	21	1	21
1.25-1.5	4	0	n/a	Paradise Valley	2	1	2	Seller	7+ Bathroom	2	0	n/a
1.5-1.75	1	0	n/a	Ring Creek	1	0	n/a	n/a				
1.75-2	2	0	n/a	Squamish Rural	1	0	n/a	n/a	1000- Sq Ft	2	0	n/a
2-2.25	0	0	n/a	Upper Squamish	0	0	n/a	n/a	1000-1500	2	0	n/a
2.25-2.5	2	0	n/a	Valley Cliffe	8	1	8	Neutral	1500-2000	19	6	3
2.5-2.75	1	0	n/a	Tantalus	4	1	4	Seller	2000-2500	31	5	6
2.75-3	1	0	n/a	Hospital Hill	2	1	2	Seller	2500-3000	15	1	15
3-3.5	1	0	n/a	Brennan Centre	1	0	n/a	n/a	3000-3500	13	2	7
3.5-4	0	0	n/a	Plateau	6	0	n/a	n/a	3500-4000	10	2	5
4-4.5	0	0	n/a	University Highlands	3	0	n/a	n/a	4000-4500	4	0	n/a
4.5-5	0	0	n/a						4500-5000	2	1	2
5.0-6	0	0	n/a	<b>TOTAL</b>	<b>109</b>	<b>11</b>	<b>10</b>	<b>Buyer</b>	5000-6000	7	0	n/a
6.0-7	0	0	n/a						6000+	4	0	n/a
7.0-8	1	0	n/a						<b>TOTAL</b>	<b>109</b>	<b>17</b>	<b>6</b>
8.0-9	0	0	n/a									
9.0-10	0	0	n/a									
10+	0	0	n/a									
<b>TOTAL</b>	<b>109</b>	<b>17</b>	<b>6</b>									

Current
<b>Total Inventory</b>
109
<b>Total Sales</b>
17
<b>SP Average</b>
659,029.41
<b>LP Average</b>
939,655.96
<b>% of LP Average</b>
97.08
<b>SP Median</b>
679,000.00
<b>LP Median</b>
749,900.00
<b>Sold DOM Average</b>
56.41
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-50	-11
-31.45%	-9.17%
<b>Sales Change</b>	<b>Sales Change</b>
9	-5
112.50%	-22.73%
<b>Supply Change</b>	<b>Supply Change</b>
-13	1
-67.74%	17.55%



# Macrealty Market Summary

Squamish

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
100-	0	0		n/a	Brackendale	2	2		1	Seller	Studio	0	0		n/a
100-200	15	3		5	Britannia Beach	0	0		n/a	n/a	1 Bedroom	21	5		4
200-300	31	4		8	Business Park	0	0		n/a	n/a	2 Bedroom	40	3		13
300-400	33	8		4	Dentville	2	0		n/a	n/a	3-4 Bedroom	34	13		3
400-500	14	5		3	Downtown	57	15		4	Seller	5-6 Bedroom	0	0		n/a
500-600	2	1		2	Garibaldi Estates	16	1		16	Buyer	7+ Bedroom	0	0		n/a
600-700	0	0		n/a	Garibaldi Highlands	2	1		2	Seller					
700-800	0	0		n/a	Northyards	3	1		3	Seller	2- Bathroom	73	12		6
800-900	0	0		n/a	Paradise Valley	0	0		n/a	n/a	3-4 Bathroom	22	9		2
900-1m	0	0		n/a	Ring Creek	0	0		n/a	n/a	5-6 Bathroom	0	0		n/a
1-1.25	0	0		n/a	Squamish Rural	0	0		n/a	n/a	7+ Bathroom	0	0		n/a
1.25-1.5	0	0		n/a	Upper Squamish	0	0		n/a	n/a					
1.5-1.75	0	0		n/a	Valley Cliffe	5	0		n/a	n/a	1000- Sq Ft	38	5		8
1.75-2	0	0		n/a	Tantalus	8	1		8	Neutral	1000-1500	52	14		4
2-2.25	0	0		n/a	Hospital Hill	0	0		n/a	n/a	1500-2000	3	0		n/a
2.25-2.5	0	0		n/a	Brennan Centre	0	0		n/a	n/a	2000-2500	2	2		1
2.5+	0	0		n/a	Plateau	0	0		n/a	n/a	2500-3000	0	0		n/a
<b>TOTAL</b>	<b>95</b>	<b>21</b>		<b>5</b>	<b>TOTAL</b>	<b>95</b>	<b>21</b>		<b>5</b>	<b>Seller</b>	<b>TOTAL</b>	<b>95</b>	<b>21</b>		<b>5</b>

Current
<b>Total Inventory</b>
95
<b>Total Sales</b>
21
<b>SP Average</b>
341,142.86
<b>LP Average</b>
313,124.21
<b>% of LP Average</b>
98.78
<b>SP Median</b>
374,900.00
<b>LP Median</b>
309,000.00
<b>Sold DOM Average</b>
32.33
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-30	-18
-24.00%	-15.93%
<b>Sales Change</b>	<b>Sales Change</b>
2	-13
10.53%	-38.24%
<b>Supply Change</b>	<b>Supply Change</b>
-2	1
-31.24%	36.11%



# Macrealty Market Summary

Burnaby

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	0	0	n/a	Big Bend	10	2	5	Seller	2- Bedroom	14	2	7
400-500	0	0	n/a	Brentwood Park	15	3	5	Seller	3-4 Bedroom	139	30	5
500-600	0	0	n/a	Buckingham Heights	9	2	5	Seller	5-6 Bedroom	214	39	5
600-700	7	3	2	Burnaby Hospital	17	3	6	Neutral	7+ Bedroom	115	15	8
700-800	9	3	3	Burnaby Lake	16	1	16	Buyer				
800-900	56	20	3	Capitol Hill BN	40	7	6	Neutral	2- Bathroom	88	25	4
900-1m	39	10	4	Cariboo	0	0	n/a	n/a	3-4 Bathroom	179	37	5
1-1.25	96	18	5	Central BN	5	1	5	Seller	5-6 Bathroom	155	19	8
1.25-1.5	111	15	7	Central Park BS	6	0	n/a	n/a	7+ Bathroom	61	5	12
1.5-1.75	56	9	6	Deer Lake	16	0	n/a	n/a				
1.75-2	51	6	9	Deer Lake Place	8	1	8	Neutral	1000- Sq Ft	3	0	n/a
2-2.25	21	2	11	East Burnaby	26	4	7	Neutral	1000-1500	6	2	3
2.25-2.5	15	0	n/a	Edmonds EB	16	4	4	Seller	1500-2000	33	8	4
2.5-2.75	7	0	n/a	Forest Glen BS	18	2	9	Buyer	2000-2500	101	25	4
2.75-3	10	0	n/a	Forest Hills BN	2	1	n/a	n/a	2500-3000	76	16	5
3-3.5	2	0	n/a	Garden Village	6	0	n/a	n/a	3000-3500	37	8	5
3.5-4	2	0	n/a	Government Road	20	1	20	Buyer	3500-4000	101	12	8
4-4.5	0	0	n/a	Greentree Village	0	0	n/a	n/a	4000-4500	41	4	10
4.5-5	0	0	n/a	Highgate	9	3	3	Seller	4500-5000	57	8	7
5.0+	1	0	n/a	Lake City Industrial	0	0	n/a	n/a	5000-6000	17	3	6
<b>TOTAL</b>	<b>483</b>	<b>86</b>	<b>6</b>	Metrotown	24	4	6	Neutral	6000+	11	0	n/a
				Montecito	16	2	8	Neutral	<b>TOTAL</b>	<b>483</b>	<b>86</b>	<b>6</b>
				Oakdale	5	0	n/a	n/a				
				Oaklands	0	0	n/a	n/a				
				Parkcrest	26	9	3	Seller				
				Simon Fraser Hills	0	0	n/a	n/a				
				Simon Fraser Univer	8	0	n/a	n/a				
				South Slope	40	11	4	Seller				
				Sperling-Duthie	26	8	3	Seller				
				Sullivan Heights	1	0	n/a	n/a				
				Suncrest	9	2	5	Seller				
				The Crest	16	1	16	Buyer				
				Upper Deer Lake	22	2	11	Buyer				
				Vancouver Heights	17	5	3	Seller				
				Westridge BN	19	4	5	Seller				
				Willingdon Heights	15	3	5	Seller				
				<b>Total</b>	<b>483</b>	<b>86</b>	<b>6</b>	<b>Neutral</b>				

Current
<b>Total Inventory</b>
483
<b>Total Sales</b>
86
<b>SP Average</b>
1,159,496.90
<b>LP Average</b>
1,443,414.52
<b>% of LP Average</b>
96.38
<b>SP Median</b>
1,056,400.00
<b>LP Median</b>
1,325,000.00
<b>Sold DOM Average</b>
55.07
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-53	-95
-9.89%	-16.44%
<b>Sales Change</b>	<b>Sales Change</b>
-7	-28
-7.53%	-24.56%
<b>Supply Change</b>	<b>Supply Change</b>
0	1
-2.55%	10.77%



# Macrealty Market Summary

Burnaby

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	561	95		6	Big Bend	1	0		n/a	n/a	Studio	4	0		n/a
400-500	222	30		7	Brentwood Park	127	29		4	Seller	1 Bedroom	297	48		6
500-600	158	31		5	Buckingham Heights	0	0		n/a	n/a	2 Bedroom	615	97		6
600-700	86	13		7	Burnaby Hospital	8	2		n/a	n/a	3-4 Bedroom	143	29		5
700-800	16	3		5	Burnaby Lake	2	0		n/a	n/a	5-6 Bedroom	0	0		n/a
800-900	9	2		5	Capitol Hill BN	11	1		11	Buyer	7+ Bedroom	0	0		n/a
900-1m	2	0		n/a	Cariboo	26	2		13	Buyer					
1-1.25	3	0		n/a	Central BN	34	9		4	Seller	2- Bathroom	948	150		6
1.25-1.5	1	0		n/a	Central Park BS	54	12		5	Seller	3-4 Bathroom	111	24		5
1.5-1.75	1	0		n/a	Deer Lake	0	0		n/a	n/a	5-6 Bathroom	0	0		n/a
1.75-2	0	0		n/a	Deer Lake Place	0	0		n/a	n/a	7+ Bathroom	0	0		n/a
2-2.25	0	0		n/a	East Burnaby	9	1		9	Buyer					
2.25-2.5	0	0		n/a	Edmonds BE	53	10		5	Neutral	1000- Sq Ft	710	113		6
2.5-2.75	0	0		n/a	Forest Glen BS	64	6		11	Buyer	1000-1500	294	44		7
2.75-3	0	0		n/a	Forest Hills BN	10	2		5	Seller	1500-2000	44	15		3
3-3.5	0	0		n/a	Garden Village	0	0		n/a	n/a	2000-2500	11	2		6
3.5-4	0	0		n/a	Government Road	36	7		5	Neutral	2500-3000	0	0		n/a
4-4.5	0	0		n/a	Greentree Village	5	4		1	Seller	3000-3500	0	0		n/a
4.5-5	0	0		n/a	Highgate	112	17		7	Neutral	3500-4000	0	0		n/a
5.0+	0	0		n/a	Lake City Industrial	0	0		n/a	n/a	4000-4500	0	0		n/a
<b>TOTAL</b>	<b>1,059</b>	<b>174</b>		<b>6</b>	Metrotown	258	39		7	Neutral	4500-5000	0	0		n/a
					Montecito	7	2		4	Seller	5000-6000	0	0		n/a
					Oakdale	0	0		n/a	n/a	6000+	0	0		n/a
					Oaklands	6	2		3	Seller	<b>TOTAL</b>	<b>1059</b>	<b>174</b>		<b>6</b>
					Parkcrest	0	0		n/a	n/a					
					Simon Fraser Hills	19	4		5	Seller					
					Simon Fraser Univer.	71	2		36	Buyer					
					South Slope	62	11		6	Neutral					
					Sperling-Duthie	9	0		n/a	n/a					
					Sullivan Heights	37	5		7	Neutral					
					Suncrest	0	0		n/a	n/a					
					The Crest	6	2		3	Seller					
					Upper Dear Lake	2	0		n/a	n/a					
					Vancouver Heights	14	1		14	Buyer					
					Westridge BN	8	2		4	Seller					
					Willingdon Heights	8	2		4	Seller					
					<b>Total</b>	<b>1059</b>	<b>174</b>		<b>6</b>	<b>Neutral</b>					

Current
<b>Total Inventory</b>
1059
<b>Total Sales</b>
174
<b>SP Average</b>
406,980.05
<b>LP Average</b>
420,207.86
<b>% of LP Average</b>
97.43
<b>SP Median</b>
385,450.00
<b>LP Median</b>
394,900.00
<b>Sold DOM Average</b>
51.85
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
50	-122
4.96%	-10.33%
<b>Sales Change</b>	<b>Sales Change</b>
-8	-54
-4.40%	-23.68%
<b>Supply Change</b>	<b>Supply Change</b>
1	1
9.78%	17.50%



# Macrealty Market Summary

Islands

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	35	4	9	Bowen Island	65	8	8	Buyer	2- Bedroom	72	5	14
400-500	25	1	25	Gabriola Island	0	0	n/a	n/a	3-4 Bedroom	95	8	12
500-600	17	3	6	Galiano Island	42	3	14	Buyer	5-6 Bedroom	13	1	13
600-700	25	1	25	Gambier Island	0	0	n/a	n/a	7+ Bedroom	3	0	n/a
700-800	16	0	n/a	Islands Other	3	0	n/a	n/a				
800-900	9	1	9	Keats Island	0	0	n/a	n/a	2- Bathroom	110	8	14
900-1m	14	0	n/a	Lasqueti Island	0	0	n/a	n/a	3-4 Bathroom	63	5	13
1-1.25	13	1	13	Mayne Island	31	2	16	Buyer	5-6 Bathroom	10	1	10
1.25-1.5	5	1	5	Nelson Island	0	0	n/a	n/a	7+ Bathroom	0	0	n/a
1.5-1.75	4	0	n/a	Passage Island	0	0	n/a	n/a				
1.75-2	5	2	3	Pender Island	0	0	n/a	n/a	1000- Sq Ft	23	2	12
2-2.25	3	0	n/a	Salt Spring Island	32	1	32	Buyer	1000-1500	38	3	13
2.25-2.5	0	0	n/a	Saturna Island	10	0	n/a	n/a	1500-2000	29	1	29
2.5-2.75	3	0	n/a	Savary Island	0	0	n/a	n/a	2000-2500	26	3	9
2.75-3	3	0	n/a	Texada Island	0	0	n/a	n/a	2500-3000	26	1	26
3-3.5	0	0	n/a	<b>Total</b>	<b>183</b>	<b>14</b>	<b>13</b>	<b>Buyer</b>	3000-3500	11	1	11
3.5-4	2	0	n/a						3500-4000	14	2	7
4-4.5	0	0	n/a						4000-4500	8	0	n/a
4.5-5	1	0	n/a						4500-5000	4	1	4
5.0+	3	0	n/a						5000-6000	4	0	n/a
<b>TOTAL</b>	<b>183</b>	<b>14</b>	<b>13</b>						6000+	0	0	n/a
									<b>TOTAL</b>	<b>183</b>	<b>14</b>	<b>13</b>

Current
<b>Total Inventory</b>
183
<b>Total Sales</b>
14
<b>SP Average</b>
738,135.71
<b>LP Average</b>
961,794.54
<b>% of LP Average</b>
93.15
<b>SP Median</b>
556,950.00
<b>LP Median</b>
675,000.00
<b>Sold DOM Average</b>
n/a
<b>Supply (Months)</b>
13

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
72	-10
64.86%	-5.18%
<b>Sales Change</b>	<b>Sales Change</b>
13	9
1300.00%	180.00%
<b>Supply Change</b>	<b>Supply Change</b>
-98	-26
-88.22%	-66.14%





# Macrealty Market Summary

Islands

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	0	0	n/a	Bowen Island	1	0	n/a	n/a	2- Bedroom	1	0	n/a
400-500	1	0	n/a	Gabriola Island	0	0	n/a	n/a	3-4 Bedroom	0	0	n/a
500-600	0	0	n/a	Galiano Island	0	0	n/a	n/a	5-6 Bedroom	0	0	n/a
600-700	0	0	n/a	Gambier Island	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
700-800	0	0	n/a	Islands Other	0	0	n/a	n/a				
800-900	1	0	n/a	Keats Island	0	0	n/a	n/a	2- Bathroom	1	0	n/a
900-1m	0	0	n/a	Lasqueti Island	0	0	n/a	n/a	3-4 Bathroom	0	0	n/a
1-1.25	0	0	n/a	Mayne Island	0	0	n/a	n/a	5-6 Bathroom	0	0	n/a
1.25-1.5	0	0	n/a	Nelson Island	0	0	n/a	n/a	7+ Bathroom	0	0	n/a
1.5-1.75	0	0	n/a	Passage Island	0	0	n/a	n/a				
1.75-2	0	0	n/a	Pender Island	0	0	n/a	n/a	1000- Sq Ft	0	0	n/a
2-2.25	0	0	n/a	Salt Spring Island	1	0	n/a	n/a	1000-1500	2	0	n/a
2.25-2.5	0	0	n/a	Saturna Island	0	0	n/a	n/a	1500-2000	0	0	n/a
2.5-2.75	0	0	n/a	Savary Island	0	0	n/a	n/a	2000-2500	0	0	n/a
2.75-3	0	0	n/a	Texada Island	0	0	n/a	n/a	2500-3000	0	0	n/a
3-3.5	0	0	n/a	<b>Total</b>	2	0	n/a	n/a	3000-3500	0	0	n/a
3.5-4	0	0	n/a						3500-4000	0	0	n/a
4-4.5	0	0	n/a						4000-4500	0	0	n/a
4.5-5	0	0	n/a						4500-5000	0	0	n/a
5.0+	0	0	n/a						5000-6000	0	0	n/a
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>n/a</b>						6000+	0	0	n/a
									<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>n/a</b>

Current
<b>Total Inventory</b>
2
<b>Total Sales</b>
0
<b>SP Average</b>
n/a
<b>LP Average</b>
n/a
<b>% of LP Average</b>
n/a
<b>SP Median</b>
n/a
<b>LP Median</b>
n/a
<b>Sold DOM Average</b>
n/a
<b>Supply (Months)</b>
n/a

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
0	0
0.00%	0.00%
<b>Sales Change</b>	<b>Sales Change</b>
0	0
n/a	n/a
<b>Supply Change</b>	<b>Supply Change</b>
n/a	n/a
n/a	n/a



# Macrealty Market Summary

Ladner

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sale: Month Supply
400-	3	0	n/a	Delta Manor	9	4	2	Seller	2- Bedroom	10	1 10
400-500	1	1	1	East Delta	4	0	n/a	n/a	3-4 Bedroom	49	18 3
500-600	4	3	1	Hawthorne	13	4	3	Seller	5-6 Bedroom	14	3 5
600-700	18	5	4	Holly	11	6	2	Seller	7+ Bedroom	1	0 n/a
700-800	12	7	2	Ladner Elementary	6	1	6	Neutral			
800-900	4	1	4	Ladner Rural	7	0	n/a	n/a	2- Bathroom	21	4 5
900-1m	8	2	4	Neilsen Grove	15	4	4	Seller	3-4 Bathroom	47	18 3
1-1.25	11	1	11	Port Guichon	8	1	8	Neutral	5-6 Bathroom	6	0 n/a
1.25-1.5	5	2	3	Westham Island	1	0	n/a	n/a	7+ Bathroom	0	0 n/a
1.5-1.75	0	0	n/a	<b>Total</b>	<b>74</b>	<b>20</b>	<b>4</b>	<b>Seller</b>			
1.75-2	1	0	n/a						1000- Sq Ft	1	0 n/a
2-2.25	0	0	n/a						1000-1500	7	2 4
2.25-2.5	1	0	n/a						1500-2000	14	4 4
2.5-2.75	2	0	n/a						2000-2500	16	6 3
2.75-3	2	0	n/a						2500-3000	19	6 3
3-3.5	1	0	n/a						3000-3500	8	2 4
3.5-4	0	0	n/a						3500-4000	6	1 6
4-4.5	0	0	n/a						4000-4500	1	1 1
4.5-5	0	0	n/a						4500-5000	1	0 n/a
5.0+	1	0	n/a						5000-6000	0	0 n/a
<b>TOTAL</b>	<b>74</b>	<b>22</b>	<b>3</b>						<b>6000+</b>	<b>1</b>	<b>0 n/a</b>
									<b>TOTAL</b>	<b>74</b>	<b>22 3</b>

Current
<b>Total Inventory</b>
74
<b>Total Sales</b>
22
<b>SP Average</b>
759,636.36
<b>LP Average</b>
1,141,787.35
<b>% of LP Average</b>
97.66
<b>SP Median</b>
709,750.00
<b>LP Median</b>
789,450.00
<b>Sold DOM Average</b>
61.86
<b>Supply (Months)</b>
3

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-26	-15
-26.00%	-16.85%
<b>Sales Change</b>	<b>Sales Change</b>
7	-6
7.00%	-21.43%
<b>Supply Change</b>	<b>Supply Change</b>
-3	0
-49.55%	5.82%



# Macrealty Market Summary

Ladner

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	24	2	12	Delta Manor	11	1	11	Buyer	Studio	0	0	n/a
400-500	11	3	4	East Delta	1	0	n/a	n/a	1 Bedroom	3	1	3
500-600	8	0	n/a	Hawthorne	10	1	10	Buyer	2 Bedroom	25	1	25
600-700	0	0	n/a	Holly	1	0	n/a	n/a	3-4 Bedroom	16	3	5
700-800	1	0	n/a	Ladner Elementary	16	3	5	Neutral	5-6 Bedroom	0	0	n/a
800-900	0	0	n/a	Ladner Rural	0	0	n/a	n/a	7+ Bedroom	0	0	n/a
900-1m	0	0	n/a	Neilsen Grove	5	0	n/a	n/a				
1-1.25	0	0	n/a	Port Guichon	0	0	n/a	n/a	2- Bathroom	30	2	15
1.25-1.5	0	0	n/a	Westham Island	0	0	n/a	n/a	3-4 Bathroom	14	3	5
1.5-1.75	0	0	n/a	<b>Total</b>	<b>44</b>	<b>5</b>	<b>9</b>	<b>Buyer</b>	5-6 Bathroom	0	0	n/a
1.75-2	0	0	n/a						7+ Bathroom	0	0	n/a
2-2.25	0	0	n/a									
2.25-2.5	0	0	n/a						1000- Sq Ft	9	1	9
2.5-2.75	0	0	n/a						1000-1500	28	3	9
2.75-3	0	0	n/a						1500-2000	6	1	6
3-3.5	0	0	n/a						2000-2500	1	0	n/a
3.5-4	0	0	n/a						2500-3000	0	0	n/a
4-4.5	0	0	n/a						3000-3500	0	0	n/a
4.5-5	0	0	n/a						3500-4000	0	0	n/a
5.0+	0	0	n/a						4000-4500	0	0	n/a
<b>TOTAL</b>	<b>44</b>	<b>5</b>	<b>9</b>						4500-5000	0	0	n/a
									5000-6000	0	0	n/a
									6000+	0	0	n/a
									<b>TOTAL</b>	<b>44</b>	<b>5</b>	<b>9</b>

Current
<b>Total Inventory</b>
44
<b>Total Sales</b>
5
<b>SP Average</b>
386,676.00
<b>LP Average</b>
401,826.77
<b>% of LP Average</b>
98.86
<b>SP Median</b>
449,900.00
<b>LP Median</b>
375,000.00
<b>Sold DOM Average</b>
48.20
<b>Supply (Months)</b>
9

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
0	-10
0.00%	-18.52%
<b>Sales Change</b>	<b>Sales Change</b>
-6	-9
-54.55%	-64.29%
<b>Supply Change</b>	<b>Supply Change</b>
5	5
120.00%	128.15%



# Macrealty Market Summary

New Westminister

Single Family Homes

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	2	1		2	Brunette	0	0		n/a	n/a	2- Bedroom	5	2		3
400-500	3	0		n/a	Connaught Heights	2	0		n/a	n/a	3-4 Bedroom	41	12		3
500-600	13	7		2	Downtown NW	1	1		1	Seller	5-6 Bedroom	32	9		4
600-700	21	4		5	Fraserview NW	1	1		1	Seller	7+ Bedroom	13	1		13
700-800	18	6		3	GlenBrooke North	4	3		1	Seller					
800-900	11	3		4	Moody Park	5	1		5	Seller	2- Bathroom	31	11		3
900-1m	7	1		7	North Arm	0	0		n/a	n/a	3-4 Bathroom	39	11		4
1-1.25	9	2		5	Quay	0	0		n/a	n/a	5-6 Bathroom	19	2		10
1.25-1.5	6	0		n/a	Queens Park	6	2		3	Seller	7+ Bathroom	2	0		n/a
1.5-1.75	0	0		n/a	Queensborough	41	9		5	Seller					
1.75-2	1	0		n/a	Sapperton	6	2		3	Seller	1000- Sq Ft	1	0		n/a
2-2.25	0	0		n/a	The Heights NW	7	2		4	Seller	1000-1500	7	2		4
2.25-2.5	0	0		n/a	Uptown NW	5	2		3	Seller	1500-2000	12	5		2
2.5-2.75	0	0		n/a	West End NW	13	1		13	Buyer	2000-2500	22	8		3
2.75-3	0	0		n/a	<b>Total</b>	<b>91</b>	<b>24</b>		<b>4</b>	<b>Seller</b>	2500-3000	16	3		5
3-3.5	0	0		n/a							3000-3500	19	3		6
3.5-4	0	0		n/a							3500-4000	7	2		4
4-4.5	0	0		n/a							4000-4500	3	1		3
4.5-5	0	0		n/a							4500-5000	2	0		n/a
5.0+	0	0		n/a							5000-6000	2	0		n/a
<b>TOTAL</b>	<b>91</b>	<b>24</b>		<b>4</b>							6000+	0	0		n/a
											<b>TOTAL</b>	<b>91</b>	<b>24</b>		<b>4</b>

Current
<b>Total Inventory</b>
91
<b>Total Sales</b>
24
<b>SP Average</b>
704,100.00
<b>LP Average</b>
803,474.71
<b>% of LP Average</b>
97.69
<b>SP Median</b>
699,750.00
<b>LP Median</b>
755,000.00
<b>Sold DOM Average</b>
55.38
<b>Supply (Months)</b>
4

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-39	-16
-30.00%	-14.95%
<b>Sales Change</b>	<b>Sales Change</b>
4	-8
20.00%	-25.00%
<b>Supply Change</b>	<b>Supply Change</b>
-3	0
-41.67%	13.40%



# Macrealty Market Summary

New Westminister

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	368	61		6	Brunette	0	0		n/a	n/a	Studio	3	0		n/a
400-500	78	14		6	Connaught Heights	0	0		n/a	n/a	1 Bedroom	155	24		6
500-600	27	5		5	Downtown NW	125	24		5	Neutral	2 Bedroom	283	46		6
600-700	5	0		n/a	Fraserview NW	78	11		7	Neutral	3-4 Bedroom	43	11		4
700-800	4	1		4	Glenbrooke North	14	1		14	Buyer	5-6 Bedroom	0	0		n/a
800-900	1	0		n/a	Moody Park	2	0		n/a	n/a	7+ Bedroom	0	0		n/a
900-1m	0	0		n/a	North Arm	0	0		n/a	n/a					
1-1.25	0	0		n/a	Quay	70	14		5	Seller	2- Bathroom	439	73		6
1.25-1.5	0	0		n/a	Queens Park	1	0		n/a	n/a	3-4 Bathroom	45	8		6
1.5-1.75	0	0		n/a	Queensborough	36	7		5	Neutral	5-6 Bathroom	0	0		n/a
1.75-2	1	0		n/a	Sapperton	28	0		n/a	n/a	7+ Bathroom	0	0		n/a
2-2.25	0	0		n/a	The Heights NW	2	0		n/a	n/a					
2.25-2.5	0	0		n/a	Uptown NW	127	24		5	Neutral	1000- Sq Ft	305	46		7
2.5-2.75	0	0		n/a	West End NW	1	0		n/a	n/a	1000-1500	145	27		5
2.75-3	0	0		n/a	<b>Total</b>	<b>484</b>	<b>81</b>		<b>6</b>	<b>Neutral</b>	1500-2000	30	7		4
3-3.5	0	0		n/a							2000-2500	3	1		3
3.5-4	0	0		n/a							2500-3000	0	0		n/a
4-4.5	0	0		n/a							3000-3500	0	0		n/a
4.5-5	0	0		n/a							3500-4000	1	0		n/a
5.0+	0	0		n/a							4000-4500	0	0		n/a
<b>TOTAL</b>	<b>484</b>	<b>81</b>		<b>6</b>							4500-5000	0	0		n/a
											5000-6000	0	0		n/a
											6000+	0	0		n/a
											<b>TOTAL</b>	<b>484</b>	<b>81</b>		<b>6</b>

Current
<b>Total Inventory</b>
484
<b>Total Sales</b>
81
<b>SP Average</b>
322,285.93
<b>LP Average</b>
334,067.73
<b>% of LP Average</b>
97.60
<b>SP Median</b>
320,000.00
<b>LP Median</b>
319,900.00
<b>Sold DOM Average</b>
62.43
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
6	-24
1.26%	-4.72%
<b>Sales Change</b>	<b>Sales Change</b>
18	6
28.57%	8.00%
<b>Supply Change</b>	<b>Supply Change</b>
-2	-1
-21.25%	-11.78%



# Macrealty Market Summary

Pitt Meadows

Single Family Homes

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	2	1	2		Central Meadows	16	3	5		Neutral	2- Bedroom	9	0		n/a
400-500	13	3	4		Mid Meadows	7	1	7		Neutral	3-4 Bedroom	45	14		3
500-600	16	6	3		North Meadows	28	6	5		Seller	5-6 Bedroom	16	4		4
600-700	13	4	3		South Meadows	18	8	2		Seller	7+ Bedroom	1	0		n/a
700-800	5	1	5		West Meadows	2	0	n/a		n/a					
800-900	1	0	n/a		<b>Total</b>	<b>71</b>	<b>18</b>	<b>4</b>		<b>Seller</b>	2- Bathroom	27	7		4
900-1m	3	0	n/a								3-4 Bathroom	36	10		4
1-1.25	3	1	3								5-6 Bathroom	5	1		5
1.25-1.5	3	1	3								7+ Bathroom	3	0		n/a
1.5-1.75	1	0	n/a												
1.75-2	3	1	3								1000- Sq Ft	0	0		n/a
2-2.25	0	0	n/a								1000-1500	9	3		3
2.25-2.5	2	0	n/a								1500-2000	13	5		3
2.5-2.75	2	0	n/a								2000-2500	18	3		6
2.75-3	2	0	n/a								2500-3000	10	4		3
3-3.5	0	0	n/a								3000-3500	10	1		10
3.5-4	1	0	n/a								3500-4000	0	0		n/a
4-4.5	0	0	n/a								4000-4500	2	1		2
4.5-5	0	0	n/a								4500-5000	3	0		n/a
5.0+	1	0	n/a								5000-6000	4	0		n/a
<b>TOTAL</b>	<b>71</b>	<b>18</b>	<b>4</b>								6000+	2	1		2
											<b>TOTAL</b>	<b>71</b>	<b>18</b>		<b>4</b>

Current	
Total Inventory	71
Total Sales	18
SP Average	677,736.11
LP Average	1,018,793.92
% of LP Average	95.52
SP Median	535,925.00
LP Median	625,000.00
Sold DOM Average	56.17
Supply (Months)	4

Last Year (October 2013): Last Month (Sept 2014):	
Inventory Change	Inventory Change
0	-6
0.00%	-7.79%
Sales Change	Sales Change
-2	6
-10.00%	50.00%
Supply Change	Supply Change
0	-2
11.11%	-38.53%



# Macrealty Market Summary

Pitt Meadows

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	91	20	5	Central Meadows	28	7	4	Seller	Studio	0	0	n/a
400-500	2	1	2	Mid Meadows	39	10	4	Seller	1 Bedroom	6	1	6
500-600	0	0	n/a	North Meadows	16	2	8	Neutral	2 Bedroom	74	18	4
600-700	0	0	n/a	South Meadows	11	2	6	Neutral	3-4 Bedroom	14	2	7
700-800	0	0	n/a	West Meadows	0	0	n/a	n/a	5-6 Bedroom	0	0	n/a
800-900	0	0	n/a	<b>Total</b>	<b>94</b>	<b>21</b>	<b>4</b>	<b>Seller</b>	<b>7+ Bedroom</b>	<b>0</b>	<b>0</b>	<b>n/a</b>
900-1m	0	0	n/a									
1-1.25	0	0	n/a						2- Bathroom	84	19	4
1.25-1.5	1	0	n/a						3-4 Bathroom	10	2	5
1.5-1.75	0	0	n/a						5-6 Bathroom	0	0	n/a
1.75-2	0	0	n/a						7+ Bathroom	0	0	n/a
2-2.25	0	0	n/a									
2.25-2.5	0	0	n/a						1000- Sq Ft	35	8	4
2.5-2.75	0	0	n/a						1000-1500	50	11	5
2.75-3	0	0	n/a						1500-2000	7	2	4
3-3.5	0	0	n/a						2000-2500	2	0	n/a
3.5-4	0	0	n/a						2500-3000	0	0	n/a
4-4.5	0	0	n/a						3000-3500	0	0	n/a
4.5-5	0	0	n/a						3500-4000	0	0	n/a
5.0+	0	0	n/a						4000-4500	0	0	n/a
<b>TOTAL</b>	<b>94</b>	<b>21</b>	<b>4</b>						4500-5000	0	0	n/a
									5000-6000	0	0	n/a
									6000+	0	0	n/a
									<b>TOTAL</b>	<b>94</b>	<b>21</b>	<b>4</b>

Current
<b>Total Inventory</b>
94
<b>Total Sales</b>
21
<b>SP Average</b>
272,121.43
<b>LP Average</b>
290,201.89
<b>% of LP Average</b>
97.90
<b>SP Median</b>
272,500.00
<b>LP Median</b>
284,900.00
<b>Sold DOM Average</b>
79.19
<b>Supply (Months)</b>
4

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-45	6
-32.37%	6.82%
<b>Sales Change</b>	<b>Sales Change</b>
-5	8
-19.23%	61.54%
<b>Supply Change</b>	<b>Supply Change</b>
-1	-2
-16.27%	-33.87%



# Macrealty Market Summary

Port Moody

Single Family Homes

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	0	0		n/a	Anmore	25	3		8	Buyer	2- Bedroom	6	1		6
400-500	0	0		n/a	Barbar Street	11	1		11	Buyer	3-4 Bedroom	37	11		3
500-600	2	2		1	Belcarra	9	0		n/a	n/a	5-6 Bedroom	41	6		7
600-700	8	3		3	College Park PM	3	1		3	Seller	7+ Bedroom	3	0		n/a
700-800	8	3		3	Glenayre	2	1		2	Seller					
800-900	7	3		2	Heritage Mountain	8	1		8	Neutral	2- Bathroom	16	4		4
900-1m	12	4		3	Heritage Woods PM	9	4		2	Seller	3-4 Bathroom	42	11		4
1-1.25	15	1		15	loco	0	0		n/a	n/a	5-6 Bathroom	22	3		7
1.25-1.5	12	1		12	Mountain Meadows	0	0		n/a	n/a	7+ Bathroom	7	0		n/a
1.5-1.75	7	1		7	North Shore PT Moor	8	4		2	Seller					
1.75-2	6	0		n/a	Port Moody Center	12	3		4	Seller	1000- Sq Ft	2	0		n/a
2-2.25	0	0		n/a	Westwood Summit F	0	0		n/a	n/a	1000-1500	6	3		2
2.25-2.5	5	0		n/a	<b>Total</b>	<b>87</b>	<b>18</b>		<b>5</b>	<b>Seller</b>	1500-2000	3	1		3
2.5-2.75	1	0		n/a							2000-2500	16	6		3
2.75-3	1	0		n/a							2500-3000	7	3		2
3-3.5	1	0		n/a							3000-3500	7	2		4
3.5-4	1	0		n/a							3500-4000	6	0		n/a
4-4.5	1	0		n/a							4000-4500	9	0		n/a
4.5-5	0	0		n/a							4500-5000	10	2		5
5.0+	0	0		n/a							5000-6000	7	0		n/a
<b>TOTAL</b>	<b>87</b>	<b>18</b>		<b>5</b>							6000+	14	1		14
											<b>TOTAL</b>	<b>87</b>	<b>18</b>		<b>5</b>

Current
<b>Total Inventory</b>
87
<b>Total Sales</b>
18
<b>SP Average</b>
859,355.56
<b>LP Average</b>
1,322,572.11
<b>% of LP Average</b>
98.19
<b>SP Median</b>
810,000.00
<b>LP Median</b>
1,139,000.00
<b>Sold DOM Average</b>
41.67
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (Oct 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-17	-10
<b>Sales Change</b>	<b>Sales Change</b>
-16.35%	-10.31%
<b>Supply Change</b>	<b>Supply Change</b>
-3	2
-34.94%	54.47%





# Macrealty Market Summary

Port Moody

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	77	17		5	Anmore	0	0		n/a	n/a	Studio	0	0		n/a
400-500	29	6		5	Barbar Street	0	0		n/a	n/a	1 Bedroom	20	3		7
500-600	7	4		2	Belcarra	0	0		n/a	n/a	2 Bedroom	67	14		5
600-700	4	1		4	College Park PM	10	4		3	Seller	3-4 Bedroom	32	11		3
700-800	1	1		1	Glenayre	0	0		n/a	n/a	5-6 Bedroom	1	1		1
800-900	0	0		n/a	Heritage Mountain	7	4		2	Seller	7+ Bedroom	0	0		n/a
900-1m	0	0		n/a	Heritage Woods PM	4	2		2	Seller					
1-1.25	2	0		n/a	loco	1	0		n/a	n/a	2- Bathroom	98	18		5
1.25-1.5	0	0		n/a	Mountain Meadows	0	0		n/a	n/a	3-4 Bathroom	22	11		2
1.5-1.75	0	0		n/a	North Shore PT Moody	21	3		7	Neutral	5-6 Bathroom	0	0		n/a
1.75-2	0	0		n/a	Port Moody Centre	77	16		5	Seller	7+ Bathroom	0	0		n/a
2-2.25	0	0		n/a	Westwood Summit PM	0	0		n/a	n/a					
2.25-2.5	0	0		n/a	<b>Total</b>	<b>120</b>	<b>29</b>		<b>4</b>	<b>Seller</b>	1000- Sq Ft	69	13		5
2.5-2.75	0	0		n/a							1000-1500	29	9		3
2.75-3	0	0		n/a							1500-2000	18	5		4
3-3.5	0	0		n/a							2000-2500	1	0		n/a
3.5-4	0	0		n/a							2500-3000	3	2		2
4-4.5	0	0		n/a							3000-3500	0	0		n/a
4.5-5	0	0		n/a							3500-4000	0	0		n/a
5.0+	0	0		n/a							4000-4500	0	0		n/a
<b>TOTAL</b>	<b>120</b>	<b>29</b>		<b>4</b>							4500-5000	0	0		n/a
											5000-6000	0	0		n/a
											6000+	0	0		n/a
											<b>TOTAL</b>	<b>120</b>	<b>29</b>		<b>4</b>

Current
<b>Total Inventory</b>
120
<b>Total Sales</b>
29
<b>SP Average</b>
478,620.69
<b>LP Average</b>
380,884.90
<b>% of LP Average</b>
117.36
<b>SP Median</b>
389,900.00
<b>LP Median</b>
359,450.00
<b>Sold DOM Average</b>
54.83
<b>Supply (Months)</b>
4

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-57	-28
-32.20%	-18.92%
<b>Sales Change</b>	<b>Sales Change</b>
-9	-19
-23.68%	-39.58%
<b>Supply Change</b>	<b>Supply Change</b>
-1	1
-11.16%	34.20%



# Macrealty Market Summary

Sunshine Coast

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	189	13	15	Gibsons & Area	125	8	16	Buyer	2- Bedroom	103	7	15
400-500	93	6	16	Halfm Bay Secret cv Redroofs	50	2	25	Buyer	3-4 Bedroom	393	27	15
500-600	61	8	8	Middlepoint	0	0	n/a	n/a	5-6 Bedroom	43	2	22
600-700	52	3	17	Pender Harbour Egmont	113	4	28	Buyer	7+ Bedroom	4	0	n/a
700-800	28	4	7	Roberts Creek	45	5	9	Buyer				
800-900	22	1	22	Sechelt District	195	16	12	Buyer	2- Bathroom	295	20	15
900-1m	18	0	n/a	<b>Total</b>	<b>528</b>	<b>35</b>	<b>15</b>	<b>Buyer</b>	3-4 Bathroom	230	16	14
1-1.25	15	1	15						5-6 Bathroom	14	0	n/a
1.25-1.5	13	0	n/a						7+ Bathroom	4	0	n/a
1.5-1.75	15	0	n/a									
1.75-2	14	0	n/a						1000- Sq Ft	37	3	12
2-2.25	4	0	n/a						1000-1500	108	10	11
2.25-2.5	7	0	n/a						1500-2000	101	8	13
2.5-2.75	2	0	n/a						2000-2500	99	4	25
2.75-3	5	0	n/a						2500-3000	81	3	27
3-3.5	1	0	n/a						3000-3500	51	5	10
3.5-4	0	0	n/a						3500-4000	23	3	8
4-4.5	1	0	n/a						4000-4500	23	0	n/a
4.5-5	1	0	n/a						4500-5000	10	0	n/a
5.0+	2	0	n/a						5000-6000	8	0	n/a
<b>TOTAL</b>	<b>543</b>	<b>36</b>	<b>15</b>						6000+	2	0	n/a
									<b>TOTAL</b>	<b>543</b>	<b>36</b>	<b>15</b>

Current	
<b>Total Inventory</b>	543
<b>Total Sales</b>	36
<b>SP Average</b>	482,054.06
<b>LP Average</b>	709,430.41
<b>% of LP Average</b>	95.44
<b>SP Median</b>	422,500.00
<b>LP Median</b>	499,000.00
<b>Sold DOM Average</b>	119.00
<b>Supply (Months)</b>	15

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-6	-77
-1.09%	-12.42%
<b>Sales Change</b>	<b>Sales Change</b>
13	-18
56.52%	-33.33%
<b>Supply Change</b>	<b>Supply Change</b>
-9	4
-36.81%	31.37%



# Macrealty Market Summary

Sunshine Coast

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	139	6	23	Gibsons & Area	57	2	29	Buyer	Studio	0	0	n/a
400-500	15	0	n/a	Halfm Bay Secret cv Redroof:	3	0	n/a	n/a	1 Bedroom	25	2	13
500-600	0	0	n/a	Middlepoint	0	0	n/a	n/a	2 Bedroom	107	2	54
600-700	5	2	n/a	Pender Harbour Egmont	5	0	n/a	n/a	3-4 Bedroom	31	4	8
700-800	1	0	n/a	Roberts Creek	0	0	n/a	n/a	5-6 Bedroom	0	0	n/a
800-900	0	0	n/a	Sechelt District	98	6	16	Buyer	7+ Bedroom	0	0	n/a
900-1m	0	0	n/a	<b>Total</b>	<b>163</b>	<b>8</b>	<b>20</b>	<b>Buyer</b>				
1-1.25	0	0	n/a						2- Bathroom	143	7	20
1.25-1.5	3	0	n/a						3-4 Bathroom	20	1	20
1.5-1.75	0	0	n/a						5-6 Bathroom	0	0	n/a
1.75-2	0	0	n/a						7+ Bathroom	0	0	n/a
2-2.25	0	0	n/a									
2.25-2.5	0	0	n/a						1000- Sq Ft	62	3	21
2.5-2.75	0	0	n/a						1000-1500	74	1	74
2.75-3	0	0	n/a						1500-2000	22	4	6
3-3.5	0	0	n/a						2000-2500	5	0	n/a
3.5-4	0	0	n/a						2500-3000	0	0	n/a
4-4.5	0	0	n/a						3000-3500	0	0	n/a
4.5-5	0	0	n/a						3500-4000	0	0	n/a
5.0+	0	0	n/a						4000-4500	0	0	n/a
<b>TOTAL</b>	<b>163</b>	<b>8</b>	<b>20</b>						4500-5000	0	0	n/a
									5000-6000	0	0	n/a
									6000+	0	0	n/a
									<b>TOTAL</b>	<b>163</b>	<b>8</b>	<b>20</b>

Current	
Total Inventory	163
Total Sales	8
SP Average	309,801.25
LP Average	326,956.80
% of LP Average	93.55
SP Median	212,500.00
LP Median	299,000.00
Sold DOM Average	121.63
Supply (Months)	20

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
7	-16
4.49%	-8.94%
<b>Sales Change</b>	<b>Sales Change</b>
-1	-4
-11.11%	-33.33%
<b>Supply Change</b>	<b>Supply Change</b>
3	5
17.55%	36.59%



# Macrealty Market Summary

Tsawwassen

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	0	0	n/a	Beach Grove	12	5	2	Seller	2- Bedroom	11	2	6
400-500	1	1	1	Boundary Beach	15	2	8	Neutral	3-4 Bedroom	74	20	4
500-600	4	1	4	Cliff Drive	17	5	3	Seller	5-6 Bedroom	28	5	6
600-700	13	6	2	English Bluff	26	5	5	Neutral	7+ Bedroom	1	0	n/a
700-800	15	3	5	Pebble Hill	21	6	4	Seller				
800-900	14	7	2	Tsawwassen Center	15	3	5	Seller	2- Bathroom	22	4	6
900-1m	17	3	6	Tsawwassen East	8	1	8	Neutral	3-4 Bathroom	72	20	4
1-1.25	14	3	5	<b>Total</b>	<b>114</b>	<b>27</b>	<b>4</b>	<b>Seller</b>	5-6 Bathroom	18	2	9
1.25-1.5	12	1	12						7+ Bathroom	2	1	2
1.5-1.75	3	0	n/a									
1.75-2	6	0	n/a						1000- Sq Ft	1	0	n/a
2-2.25	0	0	n/a						1000-1500	8	3	3
2.25-2.5	3	0	n/a						1500-2000	15	3	5
2.5-2.75	1	0	n/a						2000-2500	26	4	7
2.75-3	1	0	n/a						2500-3000	20	7	3
3-3.5	3	1	3						3000-3500	12	4	3
3.5-4	2	1	2						3500-4000	7	1	7
4-4.5	0	0	n/a						4000-4500	10	2	5
4.5-5	4	0	n/a						4500-5000	5	1	5
5.0+	1	0	n/a						5000-6000	7	2	4
<b>TOTAL</b>	<b>114</b>	<b>27</b>	<b>4</b>						6000+	3	0	n/a
									<b>TOTAL</b>	<b>114</b>	<b>27</b>	<b>4</b>

Current
<b>Total Inventory</b>
114
<b>Total Sales</b>
27
<b>SP Average</b>
999881.81
<b>LP Average</b>
1359974.25
<b>% of LP Average</b>
95.03
<b>SP Median</b>
835000
<b>LP Median</b>
960950
<b>Sold DOM Average</b>
103.2
<b>Supply (Months)</b>
4.22

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-7	-28
-5.79%	-19.7%
<b>Sales Change</b>	<b>Sales Change</b>
12	-6
80.0%	-18%
<b>Supply Change</b>	<b>Supply Change</b>
-4	0
-48%	-1.88%



# Macrealty Market Summary

**Tsawwassen**

**Condos and Townhouses**

**Nov-14**

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	33	7		5	Beach Grove	19	3		6	Neutral	Studio	0	0		n/a
400-500	13	2		7	Boundary Beach	2	1		2	Seller	1 Bedroom	12	1		12
500-600	5	1		5	Cliff Drive	24	5		5	Seller	2 Bedroom	45	10		5
600-700	2	1		2	English Bluff	1	0		n/a	n/a	3-4 Bedroom	8	1		8
700-800	4	0		n/a	Pebble Hill	1	0		n/a	n/a	5-6 Bedroom	0	0		n/a
800-900	1	1		1	Tsawwassen Center	12	2		6	Neutral	7+ Bedroom	0	0		n/a
900-1m	1	0		n/a	Tsawwassen East	6	1		6	Neutral					
1-1.25	2	0		n/a	<b>Total</b>	<b>65</b>	<b>12</b>		<b>5</b>	<b>Neutral</b>	2- Bathroom	52	10		5
1.25-1.5	2	0		n/a							3-4 Bathroom	13	2		7
1.5-1.75	0	0		n/a							5-6 Bathroom	0	0		n/a
1.75-2	0	0		n/a							7+ Bathroom	0	0		n/a
2-2.25	0	0		n/a											
2.25-2.5	0	0		n/a							1000- Sq Ft	19	4		5
2.5-2.75	0	0		n/a							1000-1500	30	5		6
2.75-3	1	0		n/a							1500-2000	8	2		4
3-3.5	0	0		n/a							2000-2500	6	1		6
3.5-4	0	0		n/a							2500-3000	2	0		n/a
4-4.5	0	0		n/a							3000-3500	0	0		n/a
4.5-5	0	0		n/a							3500-4000	0	0		n/a
5.0+	1	0		n/a							4000-4500	0	0		n/a
<b>TOTAL</b>	<b>65</b>	<b>12</b>		<b>5</b>							4500-5000	0	0		n/a
											5000-6000	0	0		n/a
											6000+	0	0		n/a
											<b>TOTAL</b>	<b>65</b>	<b>12</b>		<b>5</b>

Current
<b>Total Inventory</b>
65
<b>Total Sales</b>
12
<b>SP Average</b>
442,750.00
<b>LP Average</b>
612,664.42
<b>% of LP Average</b>
98.27
<b>SP Median</b>
382,000.00
<b>LP Median</b>
399,000.00
<b>Sold DOM Average</b>
84.33
<b>Supply (Months)</b>
5

Last Year (Nov 2013):	Last Month (Oct 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-13	-9
-16.67%	-12.16%
<b>Sales Change</b>	<b>Sales Change</b>
8	-2
200.00%	-14.29%
<b>Supply Change</b>	<b>Supply Change</b>
-14	0
-72.22%	2.48%



# Macrealty Market Summary

North Delta

Single Family Homes

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	1	0		n/a	Annieville	50	11		5	Seller	2- Bedroom	5	0		n/a
400-500	28	8		4	Nordel	47	12		4	Seller	3-4 Bedroom	98	28		4
500-600	65	21		3	Scottsdale	42	11		4	Seller	5-6 Bedroom	59	16		4
600-700	34	5		7	Sunshine Hills Woods	32	11		3	Seller	7+ Bedroom	9	1		9
700-800	20	5		4	<b>Total</b>	<b>171</b>	<b>45</b>		<b>4</b>	<b>Seller</b>					
800-900	11	2		6							2- Bathroom	54	15		4
900-1m	8	3		3							3-4 Bathroom	91	24		4
1-1.25	3	0		n/a							5-6 Bathroom	23	6		4
1.25-1.5	1	1		1							7+ Bathroom	3	0		n/a
1.5-1.75	0	0		n/a											
1.75-2	0	0		n/a							1000- Sq Ft	2	0		n/a
2-2.25	0	0		n/a							1000-1500	13	1		13
2.25-2.5	0	0		n/a							1500-2000	26	6		4
2.5-2.75	0	0		n/a							2000-2500	67	22		3
2.75-3	0	0		n/a							2500-3000	25	8		3
3-3.5	0	0		n/a							3000-3500	16	3		5
3.5-4	0	0		n/a							3500-4000	15	3		5
4-4.5	0	0		n/a							4000-4500	6	1		6
4.5-5	0	0		n/a							4500-5000	1	1		1
5.0+	0	0		n/a							5000-6000	0	0		n/a
<b>TOTAL</b>	<b>171</b>	<b>45</b>		<b>4</b>							6000+	0	0		n/a
											<b>TOTAL</b>	<b>171</b>	<b>45</b>		<b>4</b>

Current	
<b>Total Inventory</b>	171
<b>Total Sales</b>	45
<b>SP Average</b>	611,586.00
<b>LP Average</b>	637,679.38
<b>% of LP Average</b>	97.47
<b>SP Median</b>	564,000.00
<b>LP Median</b>	589,888.00
<b>Sold DOM Average</b>	42.82
<b>Supply (Months)</b>	4

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-22	-43
-11.40%	-20.09%
<b>Sales Change</b>	<b>Sales Change</b>
19	-11
73.08%	-19.64%
<b>Supply Change</b>	<b>Supply Change</b>
-4	0
-48.81%	-0.56%



# Macrealty Market Summary

North Delta

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	44	8		6	Annieville	18	3		6	Neutral	Studio	1	0		n/a
400-500	14	0		n/a	Nordel	34	1		34	Buyer	1 Bedroom	7	0		n/a
500-600	9	0		n/a	Scottsdale	18	4		5	Seller	2 Bedroom	21	6		4
600-700	5	1		5	Sunshine Hills Woods	7	1		7	Neutral	3-4 Bedroom	48	3		16
700-800	4	0		n/a	<b>Total</b>	<b>77</b>	<b>9</b>		<b>9</b>	<b>Buyer</b>	5-6 Bedroom	0	0		n/a
800-900	1	0		n/a							7+ Bedroom	0	0		n/a
900-1m	0	0		n/a											
1-1.25	0	0		n/a							2- Bathroom	40	7		6
1.25-1.5	0	0		n/a							3-4 Bathroom	37	2		19
1.5-1.75	0	0		n/a							5-6 Bathroom	0	0		n/a
1.75-2	0	0		n/a							7+ Bathroom	0	0		n/a
2-2.25	0	0		n/a											
2.25-2.5	0	0		n/a							1000- Sq Ft	19	0		n/a
2.5-2.75	0	0		n/a							1000-1500	32	7		5
2.75-3	0	0		n/a							1500-2000	15	2		8
3-3.5	0	0		n/a							2000-2500	9	0		n/a
3.5-4	0	0		n/a							2500-3000	2	0		n/a
4-4.5	0	0		n/a							3000-3500	0	0		n/a
4.5-5	0	0		n/a							3500-4000	0	0		n/a
5.0+	0	0		n/a							4000-4500	0	0		n/a
<b>TOTAL</b>	<b>77</b>	<b>9</b>		<b>9</b>							4500-5000	0	0		n/a
											5000-6000	0	0		n/a
											6000+	0	0		n/a
											<b>TOTAL</b>	<b>77</b>	<b>9</b>		<b>9</b>

Current	
Total Inventory	77
Total Sales	9
SP Average	323,055.56
LP Average	375,583.69
% of LP Average	97.52
SP Median	298,000.00
LP Median	322,900.00
Sold DOM Average	102.00
Supply (Months)	9

Last Year (Nov 2013):		Last Month (October 2014):	
Inventory Change	14	Inventory Change	-9
	22.22%		-10.47%
Sales Change	-3	Sales Change	-5
	-25.00%		-35.71%
Supply Change	3	Supply Change	2
	62.96%		39.28%



# Macrealty Market Summary

**Cloverdale**

**Single Family Homes**

**Nov-14**

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	0	0		n/a	Clayton	70	15		5	Seller	2- Bedroom	10	1		10
400-500	13	3		4	Cloverdale BC	168	34		5	Seller	3-4 Bedroom	96	22		4
500-600	59	21		3	Serpentine	11	1		11	Buyer	5-6 Bedroom	115	25		5
600-700	68	14		5	<b>Total</b>	<b>249</b>	<b>50</b>		<b>5</b>	<b>Seller</b>	<b>7+ Bedroom</b>	<b>28</b>	<b>2</b>		<b>14</b>
700-800	44	8		6											
800-900	15	3		5							2- Bathroom	48	6		8
900-1m	8	0		n/a							3-4 Bathroom	116	30		4
1-1.25	16	0		n/a							5-6 Bathroom	64	11		6
1.25-1.5	7	0		n/a							7+ Bathroom	21	3		7
1.5-1.75	9	0		n/a											
1.75-2	4	1		4							1000- Sq Ft	3	0		n/a
2-2.25	1	0		n/a							1000-1500	14	0		n/a
2.25-2.5	2	0		n/a							1500-2000	23	5		5
2.5-2.75	0	0		n/a							2000-2500	33	7		5
2.75-3	1	0		n/a							2500-3000	45	13		3
3-3.5	1	0		n/a							3000-3500	55	11		5
3.5-4	0	0		n/a							3500-4000	36	7		5
4-4.5	1	0		n/a							4000-4500	16	4		4
4.5-5	0	0		n/a							4500-5000	9	1		9
5.0+	0	0		n/a							5000-6000	9	1		9
<b>TOTAL</b>	<b>249</b>	<b>50</b>		<b>5</b>							<b>6000+</b>	<b>6</b>	<b>1</b>		<b>6</b>
											<b>TOTAL</b>	<b>249</b>	<b>50</b>		<b>5</b>

<b>Current</b>
<b>Total Inventory</b>
249
<b>Total Sales</b>
50
<b>SP Average</b>
636,090.52
<b>LP Average</b>
817,498.28
<b>% of LP Average</b>
96.89
<b>SP Median</b>
605,309.50
<b>LP Median</b>
679,900.00
<b>Sold DOM Average</b>
53.58
<b>Supply (Months)</b>
5

<b>Last Year (Nov 2013):</b>	<b>Last Month (October 2014):</b>
<b>Inventory Change</b>	<b>Inventory Change</b>
-16	-26
-6.04%	-9.45%
<b>Sales Change</b>	<b>Sales Change</b>
8	-14
19.05%	-21.88%
<b>Supply Change</b>	<b>Supply Change</b>
-1	1
-21.07%	15.90%





# Macrealty Market Summary

Cloverdale

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	220	31	7	Clayton	139	17	8	Buyer	Studio	0	0	n/a			
400-500	35	4	9	Cloverdale BC	122	18	7	Neutral	1 Bedroom	32	0	n/a			
500-600	7	1	7	Serpentine	1	1	1	Seller	2 Bedroom	97	9	11			
600-700	0	0	n/a	<b>Total</b>	<b>262</b>	<b>36</b>	<b>7</b>	<b>Neutral</b>	3-4 Bedroom	132	26	5			
700-800	0	0	n/a						5-6 Bedroom	1	1	1			
800-900	0	0	n/a						7+ Bedroom	0	0	n/a			
900-1m	0	0	n/a												
1-1.25	0	0	n/a						2- Bathroom	146	12	12			
1.25-1.5	0	0	n/a						3-4 Bathroom	116	24	5			
1.5-1.75	0	0	n/a						5-6 Bathroom	0	0	n/a			
1.75-2	0	0	n/a						7+ Bathroom	0	0	n/a			
2-2.25	0	0	n/a												
2.25-2.5	0	0	n/a						1000- Sq Ft	68	4	17			
2.5-2.75	0	0	n/a						1000-1500	110	20	6			
2.75-3	0	0	n/a						1500-2000	70	10	7			
3-3.5	0	0	n/a						2000-2500	9	1	9			
3.5-4	0	0	n/a						2500-3000	3	1	3			
4-4.5	0	0	n/a						3000-3500	1	0	n/a			
4.5-5	0	0	n/a						3500-4000	1	0	n/a			
5.0+	0	0	n/a						4000-4500	0	0	n/a			
<b>TOTAL</b>	<b>262</b>	<b>36</b>	<b>7</b>						4500-5000	0	0	n/a			
									5000-6000	0	0	n/a			
									6000+	0	0	n/a			
									<b>TOTAL</b>	<b>262</b>	<b>36</b>	<b>7</b>			

Current
<b>Total Inventory</b>
262
<b>Total Sales</b>
36
<b>SP Average</b>
337,350.86
<b>LP Average</b>
315,030.13
<b>% of LP Average</b>
97.67
<b>SP Median</b>
324,200.00
<b>LP Median</b>
319,000.00
<b>Sold DOM Average</b>
63.33
<b>Supply (Months)</b>
7

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
28	-42
11.97%	-13.82%
<b>Sales Change</b>	<b>Sales Change</b>
2	-24
5.88%	-40.00%
<b>Supply Change</b>	<b>Supply Change</b>
0	2
5.75%	43.64%



# Macrealty Market Summary

Abbotsford

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	148	23	6	Abbotsford East	182	34	5	Neutral	2- Bedroom	24	0	n/a
400-500	117	25	5	Abbotsford West	154	15	10	Buyer	3-4 Bedroom	284	41	7
500-600	94	15	6	Aberdeen	45	5	9	Buyer	5-6 Bedroom	216	31	7
600-700	49	7	7	Bradner	25	1	25	Buyer	7+ Bedroom	46	2	23
700-800	40	2	20	Central Abbotsford	69	12	6	Neutral				
800-900	24	1	24	Matsqui	22	0	n/a	n/a	2- Bathroom	144	16	9
900-1m	22	0	n/a	Poplar	48	7	7	Neutral	3-4 Bathroom	339	54	6
1-1.25	20	0	n/a	Sumas Mountain	14	0	n/a	n/a	5-6 Bathroom	69	2	35
1.25-1.5	22	0	n/a	Sumas Prairie	11	0	n/a	n/a	7+ Bathroom	18	2	9
1.5-1.75	8	0	n/a	<b>Total</b>	<b>570</b>	<b>74</b>	<b>8</b>	<b>Neutral</b>				
1.75-2	8	1	8						1000- Sq Ft	11	0	6
2-2.25	3	0	n/a						1000-1500	25	1	25
2.25-2.5	3	0	n/a						1500-2000	75	9	8
2.5-2.75	2	0	n/a						2000-2500	109	17	6
2.75-3	3	0	n/a						2500-3000	97	19	5
3-3.5	3	0	n/a						3000-3500	83	15	6
3.5-4	1	0	n/a						3500-4000	54	5	11
4-4.5	0	0	n/a						4000-4500	54	5	11
4.5-5	0	0	n/a						4500-5000	17	2	9
5.0+	3	0	n/a						5000-6000	24	1	24
<b>TOTAL</b>	<b>570</b>	<b>74</b>	<b>8</b>						6000+	21	0	n/a
									<b>TOTAL</b>	<b>570</b>	<b>74</b>	<b>8</b>

Current
Total Inventory
570
Total Sales
74
SP Average
485,420.80
LP Average
712,878.40
% of LP Average
97.93
SP Median
446,500.00
LP Median
529,000.00
Sold DOM Average
50.88
Supply (Months)
8

Last Year (Nov 2013):	Last Month (Oct 2014):
Inventory Change	Inventory Change
-50	-56
-8.06%	-8.95%
Sales Change	Sales Change
-5	-25
-6.33%	-25.25%
Supply Change	Supply Change
0	1
-1.85%	21.82%



# Macrealty Market Summary

Abbotsford

Condos and Townhouses

Nov-14

LP	Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	463	64	7	Abbotsford East	63	11	6	Neutral	Studio	0	0	n/a			
400-500	12	2	6	Abbotsford West	194	28	7	Neutral	1 Bedroom	45	5	9			
500-600	0	0	n/a	Aberdeen	7	3	2	Seller	2 Bedroom	261	41	6			
600-700	2	0	n/a	Bradner	0	0	n/a	n/a	3-4 Bedroom	173	20	9			
700-800	1	0	n/a	Central Abbotsford	203	24	8	Buyer	5-6 Bedroom	1	0	n/a			
800-900	1	0	n/a	Matsqui	0	0	n/a	n/a	7+ Bedroom	0	0	n/a			
900-1m	0	0	n/a	Poplar	13	0	n/a	n/a							
1-1.25	0	0	n/a	Sumas Mountain	0	0	n/a	n/a	2- Bathroom	352	49	7			
1.25-1.5	0	0	n/a	Sumas Prairie	0	0	n/a	n/a	3-4 Bathroom	128	17	8			
1.5-1.75	1	0	n/a	<b>Total</b>	<b>480</b>	<b>66</b>	<b>7</b>	<b>Neutral</b>	5-6 Bathroom	0	0	n/a			
1.75-2	0	0	n/a						7+ Bathroom	0	0	n/a			
2-2.25	0	0	n/a												
2.25-2.5	0	0	n/a						1000- Sq Ft	156	21	7			
2.5-2.75	0	0	n/a						1000-1500	202	30	7			
2.75-3	0	0	n/a						1500-2000	63	9	7			
3-3.5	0	0	n/a						2000-2500	36	2	18			
3.5-4	0	0	n/a						2500-3000	19	4	5			
4-4.5	0	0	n/a						3000-3500	2	0	n/a			
4.5-5	0	0	n/a						3500-4000	2	0	n/a			
5.0+	0	0	n/a						4000-4500	0	0	n/a			
<b>TOTAL</b>	<b>480</b>	<b>66</b>	<b>7</b>						4500-5000	0	0	n/a			
									5000-6000	0	0	n/a			
									6000+	0	0	n/a			
									<b>TOTAL</b>	<b>480</b>	<b>66</b>	<b>7</b>			

Current
<b>Total Inventory</b>
480
<b>Total Sales</b>
66
<b>SP Average</b>
197,013.98
<b>LP Average</b>
224,431.35
<b>% of LP Average</b>
96.34
<b>SP Median</b>
170,000.00
<b>LP Median</b>
200,999.50
<b>Sold DOM Average</b>
71.02
<b>Supply (Months)</b>
7

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
-48	-30
-9.09%	-5.88%
<b>Sales Change</b>	<b>Sales Change</b>
11	-3
20.00%	-4.35%
<b>Supply Change</b>	<b>Supply Change</b>
-2	0
-24.24%	-1.60%



# Macrealty Market Summary

Mission

Single Family Homes

Nov-14

LP	Inventory	Sales	Month Supply	Community	Inventory	Sales	Month Supply	Market	Style of Home	Inventory	Sales	Month Supply
400-	156	27	6	Dewdney Deroche	10	3	3	Seller	2- Bedroom	43	5	9
400-500	100	21	5	Durieu	18	0	n/a	n/a	3-4 Bedroom	238	43	6
500-600	56	9	6	Hatzic	44	6	7	Neutral	5-6 Bedroom	99	14	7
600-700	37	7	5	Hemlock	5	0	n/a	n/a	7+ Bedroom	13	2	7
700-800	13	0	n/a	Lake Errock	14	0	n/a	n/a				
800-900	8	0	n/a	Mission BC	252	45	6	Neutral	2- Bathroom	179	27	7
900-1m	4	0	n/a	Mission-West	20	4	5	Seller	3-4 Bathroom	176	36	5
1-1.25	4	0	n/a	Stave Falls	20	6	3	Seller	5-6 Bathroom	35	1	35
1.25-1.5	8	0	n/a	Steelhead	10	0	n/a	n/a	7+ Bathroom	3	0	n/a
1.5-1.75	2	0	n/a	<b>Total</b>	<b>393</b>	<b>64</b>	<b>6</b>	<b>Neutral</b>				
1.75-2	1	0	n/a						1000- Sq Ft	17	0	n/a
2-2.25	2	0	n/a						1000-1500	43	8	5
2.25-2.5	0	0	n/a						1500-2000	62	8	8
2.5-2.75	0	0	n/a						2000-2500	106	20	5
2.75-3	0	0	n/a						2500-3000	72	19	4
3-3.5	1	0	n/a						3000-3500	29	4	7
3.5-4	1	0	n/a						3500-4000	23	3	8
4-4.5	0	0	n/a						4000-4500	18	2	9
4.5-5	0	0	n/a						4500-5000	11	0	n/a
5.0+	0	0	n/a						5000-6000	9	0	n/a
<b>TOTAL</b>	<b>393</b>	<b>64</b>	<b>6</b>						6000+	3	0	n/a
									<b>TOTAL</b>	<b>393</b>	<b>64</b>	<b>6</b>

Current
<b>Total Inventory</b>
393
<b>Total Sales</b>
64
<b>SP Average</b>
422,457.81
<b>LP Average</b>
518,659.85
<b>% of LP Average</b>
97.12
<b>SP Median</b>
416,500.00
<b>LP Median</b>
449,000.00
<b>Sold DOM Average</b>
69.25
<b>Supply (Months)</b>
6

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
21	-15
5.65%	-3.68%
<b>Sales Change</b>	<b>Sales Change</b>
29	18
82.86%	39.13%
<b>Supply Change</b>	<b>Supply Change</b>
-4	-3
-42.23%	-30.77%



# Macrealty Market Summary

Mission

Condos and Townhouses

Nov-14

Inventory	Sales	Month	Supply	Community	Inventory	Sales	Month	Supply	Market	Style of Home	Inventory	Sales	Month	Supply
400-	74	5	15	Dewdney Deroche	0	0	n/a	n/a		Studio	1	0	n/a	
400-500	0	0	n/a	Durieu	1	0	n/a	n/a		1 Bedroom	12	1	12	
500-600	0	0	n/a	Hatzic	0	0	n/a	n/a		2 Bedroom	41	3	14	
600-700	0	0	n/a	Hemlock	11	2	6	Neutral		3-4 Bedroom	20	1	20	
700-800	0	0	n/a	Lake Errock	0	0	n/a	n/a		5-6 Bedroom	0	0	n/a	
800-900	0	0	n/a	Mission BC	62	3	21	Buyer		7+ Bedroom	0	0	n/a	
900-1m	0	0	n/a	Mission-West	0	0	n/a	n/a						
1-1.25	0	0	n/a	Stave Falls	0	0	n/a	n/a		2- Bathroom	61	5	12	
1.25-1.5	0	0	n/a	Steelhead	0	0	n/a	n/a		3-4 Bathroom	13	0	n/a	
1.5-1.75	0	0	n/a	<b>Total</b>	<b>74</b>	<b>5</b>	<b>15</b>	<b>Buyer</b>		5-6 Bathroom	0	0	n/a	
1.75-2	0	0	n/a							7+ Bathroom	0	0	n/a	
2-2.25	0	0	n/a											
2.25-2.5	0	0	n/a							1000- Sq Ft	22	2	11	
2.5-2.75	0	0	n/a							1000-1500	38	3	13	
2.75-3	0	0	n/a							1500-2000	14	0	n/a	
3-3.5	0	0	n/a							2000-2500	0	0	n/a	
3.5-4	0	0	n/a							2500-3000	0	0	n/a	
4-4.5	0	0	n/a							3000-3500	0	0	n/a	
4.5-5	0	0	n/a							3500-4000	0	0	n/a	
5.0+	0	0	n/a							4000-4500	0	0	n/a	
<b>TOTAL</b>	<b>74</b>	<b>5</b>	<b>n/a</b>							4500-5000	0	0	n/a	
										5000-6000	0	0	n/a	
										6000+	0	0	n/a	
										<b>TOTAL</b>	<b>74</b>	<b>5</b>	<b>n/a</b>	

Current
<b>Total Inventory</b>
74
<b>Total Sales</b>
5
<b>SP Average</b>
108,548.00
<b>LP Average</b>
196,380.16
<b>% of LP Average</b>
94.13
<b>SP Median</b>
107,500.00
<b>LP Median</b>
181,350.00
<b>Sold DOM Average</b>
243.00
<b>Supply (Months)</b>
15

Last Year (Nov 2013):	Last Month (October 2014):
<b>Inventory Change</b>	<b>Inventory Change</b>
15	14
25.42%	23.33%
<b>Sales Change</b>	<b>Sales Change</b>
1	0
25.00%	0.00%
<b>Supply Change</b>	<b>Supply Change</b>
0	3
0.34%	23.33%