



Macrealty Market Summary

British Columbia

Sep-14

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Lower Mainland Summary Page

<i>Single Family Homes</i>		<i>Condos and Townhouses</i>	
Median Sold Price		Median Sold Price	
\$2,320,000.00	Vancouver West	\$ 525,450.00	Vancouver West
\$1,002,999.00	Vancouver East	\$ 385,000.00	Vancouver East
\$2,142,500.00	West Vancouver	\$ 802,500.00	West Vancouver
\$1,100,000.00	North Vancouver	\$ 425,000.00	North Vancouver
\$1,070,000.00	Richmond	\$ 455,000.00	Richmond
\$965,000.00	Burnaby	\$ 398,500.00	Burnaby
\$818,500.00	Coquitlam	\$ 357,500.00	Coquitlam
\$575,000.00	Port Coquitlam	\$ 274,750.00	Port Coquitlam
\$630,192.50	Langley	\$ 318,950.00	Langley
\$484,000.00	Maple Ridge	\$ 239,900.00	Maple Ridge
\$526,000.00	North Surrey	\$ 215,000.00	North Surrey
\$581,250.00	Surrey	\$ 310,500.00	Surrey
\$871,392.50	South Surrey/White Rock	\$ 381,900.00	South Surrey/White Rock
\$1,100,000.00	Whistler	\$ 409,000.00	Whistler
\$592,500.00	Squamish	\$ 270,000.00	Squamish
\$470,250.00	Abbotsford	\$ 190,000.00	Abbotsford
\$570,250.00	Bowen Island/Islands Van and Gulf	n/a	Bowen Island/Islands Van and Gulf
\$608,250.00	Cloverdale	\$ 315,500.00	Cloverdale
\$639,500.00	Ladner	\$ 385,500.00	Ladner
\$400,000.00	Mission	\$ 179,000.00	Mission
\$679,500.00	New Westminister	\$ 327,500.00	New Westminister
\$562,500.00	North Delta	\$ 455,500.00	North Delta
\$582,500.00	Pitt Meadows	\$ 263,150.00	Pitt Meadows
\$818,700.00	Port Moody	\$ 380,000.00	Port Moody
\$402,381.00	Sunshine Coast	\$ 250,000.00	Sunshine Coast
\$693,000.00	Tsawwassen	\$ 369,500.00	Tsawwassen
Average % of List Price:	95.40%	Average % of List Price:	97.42%
Average Days on Market:	60	Average Days on Market	62
Fraser Valley Median SP	\$571,875.00	Fraser Valley Median SF	\$313,000.00
REGBV Median SP	\$755,750.00	REGBV Median SP	\$380,000.00



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Community	Market Activity	Community	Market Activity
<u>Vancouver West</u>		<u>Vancouver West</u>	
<i>Most Active :</i>	West End (1)	<i>Most Active :</i>	Mount Pleasant (2)
<i>Least Active:</i>	Shaughnessy (15)	<i>Least Active:</i>	Shaughnessy (10)
<u>Vancouver East</u>		<u>Vancouver East</u>	
<i>Most Active:</i>	Mount Pleasant (2)	<i>Most Active:</i>	Main (2)
<i>Least Active:</i>	Hastings (11)	<i>Least Active:</i>	Renfrew (26)
<u>West Vancouver</u>		<u>West Vancouver</u>	
<i>Most Active:</i>	Sandy Cove (1)	<i>Most Active:</i>	Upper Caulfeild (2)
<i>Least Active:</i>	Chartwell (17)	<i>Least Active:</i>	Whitby Estates (13)
<u>North Vancouver</u>		<u>North Vancouver</u>	
<i>Most Active:</i>	Indian River (1)	<i>Most Active:</i>	Queensbury(1)
<i>Least Active:</i>	Indian Arm (12)	<i>Least Active:</i>	Norgate(16)
<u>Richmond</u>		<u>Richmond</u>	
<i>Most Active:</i>	Steveston South (2)	<i>Most Active:</i>	Saunders (4)
<i>Least Active:</i>	Boyd Park (28)	<i>Least Active:</i>	Brighthouse (11)
<u>Burnaby</u>		<u>Burnaby</u>	
<i>Most Active:</i>	Greentree Village (2)	<i>Most Active:</i>	The Crest (2)
<i>Least Active:</i>	Simon Fraser Univer. (12)	<i>Least Active:</i>	Cariboo (15)
<u>Coquitlam</u>		<u>Coquitlam</u>	
<i>Most Active :</i>	Eagle Ridge(1)	<i>Most Active :</i>	Burke Mountain (2)
<i>Least Active:</i>	Burke Mountain (6)	<i>Least Active:</i>	Central Coquitlam (15)
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
<i>Most Active:</i>	Birchland Manor (2)	<i>Most Active:</i>	Birchland Manor (1)
<i>Least Active:</i>	Citadel (19)	<i>Least Active:</i>	Central Port Coquitlam (9)
<u>Langley</u>		<u>Langley</u>	
<i>Most Active:</i>	Walnut Grove(3)	<i>Most Active:</i>	Fort Langley (3)
<i>Least Active:</i>	Fort Langley(19)	<i>Least Active:</i>	Langley City (9)
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
<i>Most Active:</i>	West-Central Maple Ridge (3)	<i>Most Active:</i>	Northwest Maple Ridge (3)
<i>Least Active:</i>	Thornhill (13)	<i>Least Active:</i>	West-Central Maple Ridge (14)
<u>North Surrey</u>		<u>North Surrey</u>	
<i>Most Active:</i>	Bridgeview (5)	<i>Most Active:</i>	Cedar Hills (3)
<i>Least Active:</i>	Port Kells (28)	<i>Least Active:</i>	Whalley (14)
<u>Surrey</u>		<u>Surrey</u>	
<i>Most Active:</i>	Fleetwood Tynehead (5)	<i>Most Active:</i>	Fleetwood Tynehead (4)
<i>Least Active:</i>	East Newton (8)	<i>Least Active:</i>	Sullivan Station (11)
<u>South Surrey/White Rock</u>		<u>South Surrey/White Rock</u>	
<i>Most Active:</i>	Crescent Beach/Ocean Park (5)	<i>Most Active:</i>	King George Corridor (7)
<i>Least Active:</i>	Pacific Douglas (17)	<i>Least Active:</i>	Pacific Douglas (4)
<u>Whistler</u>		<u>Whistler</u>	

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<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Community	Market Activity	Community	Market Activity
<u>Squamish</u>		<u>Squamish</u>	
<i>Most Active:</i>	University Highlands (2)	<i>Most Active:</i>	Brackendale (2)
<i>Least Active:</i>	Britannia Beach (7)	<i>Least Active:</i>	Tantalus (7)
<u>Abbotsford</u>		<u>Abbotsford</u>	
<i>Most Active:</i>	Abbotsford East (5)	<i>Most Active:</i>	Aberdeen (4)
<i>Least Active:</i>	Bradner (24)	<i>Least Active:</i>	Central Abbotsford (11)
<u>Bowen Island/Islands Van and Gulf</u>		<u>Bowen Island/Islands Van and Gulf</u>	
<i>Most Active:</i>	Bowen Island (9)	<i>Most Active:</i>	n/a
<i>Least Active:</i>	Salt Spring Island (37)	<i>Least Active:</i>	n/a
<u>Cloverdale</u>		<u>Cloverdale</u>	
<i>Most Active:</i>	Cloverdale BC (4)	<i>Most Active:</i>	Clayton (6)
<i>Least Active:</i>	Serpentine (11)	<i>Least Active:</i>	Cloverdale BC (7)
<u>Ladner</u>		<u>Ladner</u>	
<i>Most Active:</i>	Delta Manor (3)	<i>Most Active:</i>	Holly (2)
<i>Least Active:</i>	Neilsen Grove (8)	<i>Least Active:</i>	East Delta (5)
<u>Mission</u>		<u>Mission</u>	
<i>Most Active:</i>	Dewdney Deroche (11)	<i>Most Active:</i>	Mission BC (17)
<i>Least Active:</i>	Lake Errock (5)	<i>Least Active:</i>	n/a
<u>New Westminister</u>		<u>New Westminister</u>	
<i>Most Active:</i>	GlenBrooke North (2)	<i>Most Active:</i>	The Heights NW (2)
<i>Least Active:</i>	Uptown NW (7)	<i>Least Active:</i>	Sapperton (21)
<u>North Delta</u>		<u>North Delta</u>	
<i>Most Active:</i>	Scottsdale (3)	<i>Most Active:</i>	Sunshine Hills Woods (6)
<i>Least Active:</i>	Annieville (6)	<i>Least Active:</i>	Annieville (11)
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
<i>Most Active:</i>	South Meadows (3)	<i>Most Active:</i>	Central Meadows (4)
<i>Least Active:</i>	North Meadows (24)	<i>Least Active:</i>	South Meadows (11)
<u>Port Moody</u>		<u>Port Moody</u>	
<i>Most Active:</i>	Mountain Meadows (1)	<i>Most Active:</i>	North Shore PT Moody (3)
<i>Least Active:</i>	Belcarra (18)	<i>Least Active:</i>	College Park PM (4)
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
<i>Most Active:</i>	Halfm Bay Secret cv Redroofs (8)	<i>Most Active:</i>	Gibsons & Area (33)
<i>Least Active:</i>	Pender Harbour Egmont (62)	<i>Least Active:</i>	Sechelt District (36)
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
<i>Most Active:</i>	Beach Grove (2)	<i>Most Active:</i>	Beach Grove (4)
<i>Least Active:</i>	English Bluff (22)	<i>Least Active:</i>	Cliff Drive (10)



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In-depth Market Analysis

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
<u>Van West</u>		<u>Van West</u>	
Average % of List Price:	95.84%	Average % of List Price:	96.76%
Average Days on Market:	43.27	Average Days on Market:	44.03
<u>Van East</u>		<u>Van East</u>	
Average % of List Price:	98.57%	Average % of List Price:	97.75%
Average Days on Market:	32.96	Average Days on Market:	39.06
<u>West Van</u>		<u>West Van</u>	
Average % of List Price:	94.45%	Average % of List Price:	96.13%
Average Days on Market:	58.83	Average Days on Market:	85.00
<u>North Van</u>		<u>North Van</u>	
Average % of List Price:	97.60%	Average % of List Price:	97.48%
Average Days on Market:	31.52	Average Days on Market:	49.21
<u>Richmond</u>		<u>Richmond</u>	
Average % of List Price:	94.23%	Average % of List Price:	97.26%
Average Days on Market:	53.20	Average Days on Market:	49.21
<u>Burnaby</u>		<u>Burnaby</u>	
Average % of List Price:	96.78%	Average % of List Price:	97.51%
Average Days on Market:	44.12	Average Days on Market:	42.79
<u>Coquitlam</u>		<u>Coquitlam</u>	
Average % of List Price:	97.98%	Average % of List Price:	98.34%
Average Days on Market:	42.99	Average Days on Market:	51.41
<u>Port Coquitlam</u>		<u>Port Coquitlam</u>	
Average % of List Price:	99.25%	Average % of List Price:	98.30%
Average Days on Market:	19.47	Average Days on Market:	49.68
<u>Maple Ridge</u>		<u>Maple Ridge</u>	
Average % of List Price:	97.06%	Average % of List Price:	98.14%
Average Days on Market:	55.64	Average Days on Market:	69.47
<u>Port Moody</u>		<u>Port Moody</u>	
Average % of List Price:	98.05%	Average % of List Price:	98.00%
Average Days on Market:	39.05	Average Days on Market:	34.65
<u>Pitt Meadows</u>		<u>Pitt Meadows</u>	
Average % of List Price:	98.71%	Average % of List Price:	98.75%
Average Days on Market:	25.75	Average Days on Market:	47.35
<u>Sunshine Coast</u>		<u>Sunshine Coast</u>	
Average % of List Price:	94.70%	Average % of List Price:	96.75%
Average Days on Market:	166.54	Average Days on Market:	36.80
<u>Abbotsford</u>		<u>Abbotsford</u>	
Average % of List Price:	97.04%	Average % of List Price:	96.95%
Average Days on Market:	61.98	Average Days on Market:	65.77
<u>Bowen Island & Islands Van</u>		<u>Bowen Island & Islands Van</u>	
Average % of List Price:	96.86%	Average % of List Price:	n/a
Average Days on Market:	n/a	Average Days on Market:	n/a

In-depth Market Analysis

<u>Single Family Homes</u>		<u>Condos and Townhouses</u>	
Community	Market Activity	Community	Market Activity
<u>New Westminister</u>		<u>New Westminister</u>	
Average % of List Price:	98.59%	Average % of List Price:	
Average Days on Market:	48.00	Average Days on Market:	
<u>North Surrey</u>		<u>North Surrey</u>	
Average % of List Price:	97.23%	Average % of List Price:	96.23%
Average Days on Market:	39.18	Average Days on Market:	61.87
<u>Surrey</u>		<u>Surrey</u>	
Average % of List Price:	96.49%	Average % of List Price:	97.19%
Average Days on Market:	51.89	Average Days on Market:	60.87
<u>South Surrey & White Rock</u>		<u>South Surrey & White Rock</u>	
Average % of List Price:	95.57%	Average % of List Price:	97.03%
Average Days on Market:	51.91	Average Days on Market:	69.19
<u>Cloverdale</u>		<u>Cloverdale</u>	
Average % of List Price:	97.16%	Average % of List Price:	
Average Days on Market:	38.46	Average Days on Market:	
<u>North Delta</u>		<u>North Delta</u>	
Average % of List Price:	96.86%	Average % of List Price:	
Average Days on Market:	34.79	Average Days on Market:	
<u>Langley</u>		<u>Langley</u>	
Average % of List Price:	94.92%	Average % of List Price:	97.79%
Average Days on Market:	43.11	Average Days on Market:	53.83
<u>Ladner</u>		<u>Ladner</u>	
Average % of List Price:	97.94%	Average % of List Price:	
Average Days on Market:	58.13	Average Days on Market:	
<u>Tsawwassen</u>		<u>Tsawwassen</u>	
Average % of List Price:	98.31%	Average % of List Price:	
Average Days on Market:	62.79	Average Days on Market:	
<u>Whistler</u>		<u>Whistler</u>	
Average % of List Price:	94.09%	Average % of List Price:	96.67%
Average Days on Market:	176.13	Average Days on Market:	126.31
<u>Squamish</u>		<u>Squamish</u>	
Average % of List Price:	95.83%	Average % of List Price:	98.07%
Average Days on Market:	71.95	Average Days on Market:	130.72
<u>Mission</u>		<u>Mission</u>	
Average % of List Price:	97.27%	Average % of List Price:	
Average Days on Market:	63.84	Average Days on Market:	