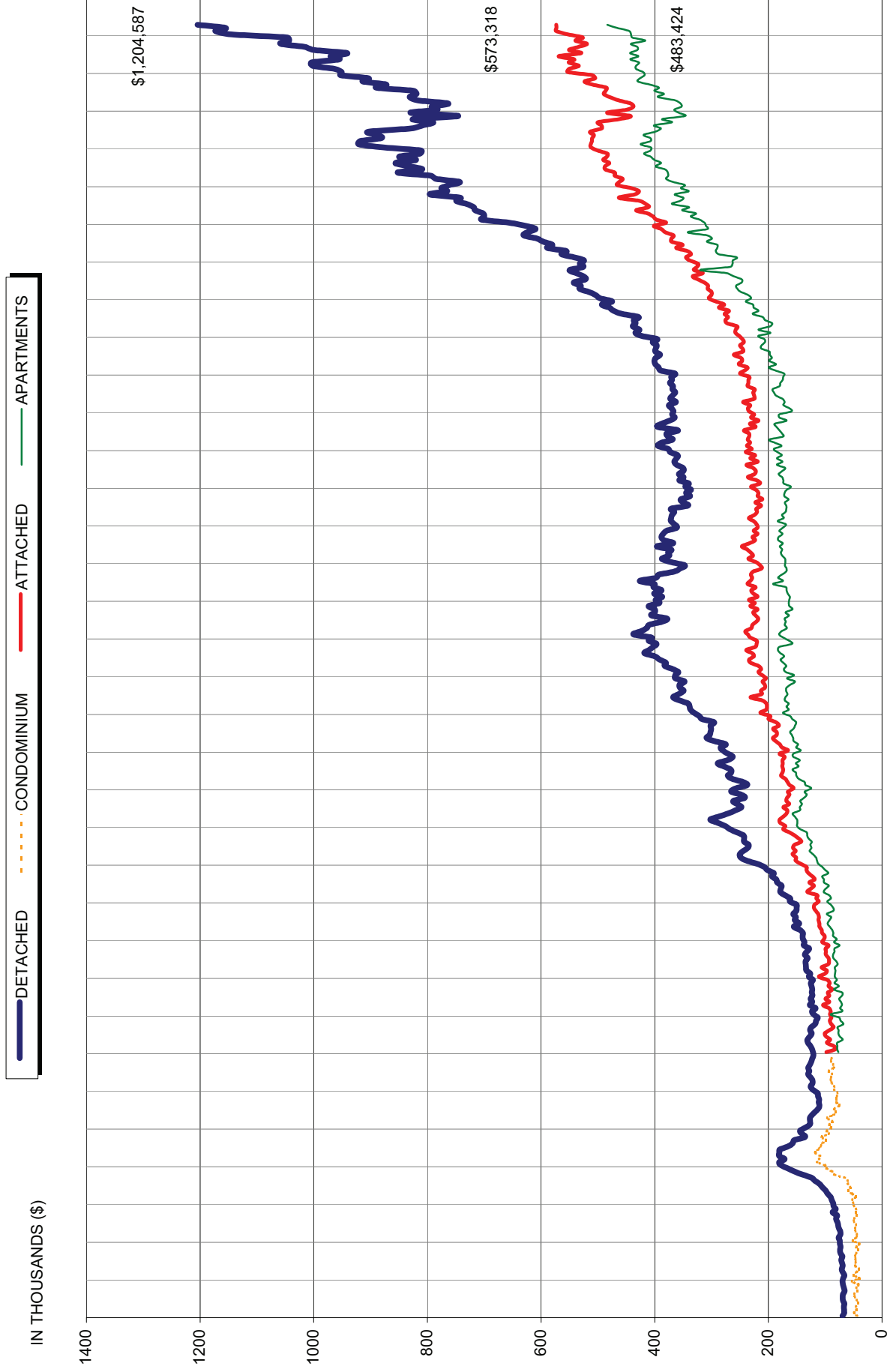




REAL ESTATE BOARD
OF GREATER VANCOUVER

Residential Average Sale Prices - January 1977 to April 2011



NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.

Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2010	2 Mar 2011	3 Apr 2011	Col. 2 & 3 Percentage Variance	5 Apr 2010	6 Mar 2011	7 Apr 2011	Col. 6 & 7 Percentage Variance	9 Feb 2010 - Apr 2010	10 Feb 2011 - Apr 2011	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	275	221	193	-12.7	127	160	150	-6.3	330	415	25.8
ATTACHED	174	144	136	-5.6	98	103	98	-4.9	235	275	17.0
APARTMENTS	428	338	283	-16.3	203	191	155	-18.8	517	506	-2.1
COQUITLAM											
DETACHED	280	232	225	-3.0	96	147	143	-2.7	302	398	31.8
ATTACHED	111	86	77	-10.5	59	55	63	14.5	125	168	34.4
APARTMENTS	186	168	120	-28.6	90	74	72	-2.7	211	207	-1.9
DELTA											
DETACHED	118	137	81	-40.9	61	109	48	-56.0	143	230	60.8
ATTACHED	19	20	9	-55.0	8	12	9	-25.0	22	28	27.3
APARTMENTS	44	27	23	-14.8	14	17	12	-29.4	48	46	-4.2
MAPLE RIDGE/PITT MEADOWS											
DETACHED	293	217	210	-3.2	131	124	89	-28.2	334	319	-4.5
ATTACHED	86	94	84	-10.6	46	58	56	-3.4	144	146	1.4
APARTMENTS	58	76	65	-14.5	25	34	26	-23.5	87	85	-2.3
NORTH VANCOUVER											
DETACHED	275	201	193	-4.0	121	134	133	-0.7	294	378	28.6
ATTACHED	90	76	57	-25.0	51	43	48	11.6	124	127	2.4
APARTMENTS	216	157	188	19.7	104	113	68	-39.8	242	266	9.9
NEW WESTMINSTER											
DETACHED	69	60	45	-25.0	41	36	39	8.3	91	105	15.4
ATTACHED	10	24	20	-16.7	10	19	11	-42.1	28	39	39.3
APARTMENTS	172	153	145	-5.2	96	98	80	-18.4	256	259	1.2
PORT MOODY/BELCARRA											
DETACHED	63	53	39	-26.4	26	30	23	-23.3	66	71	7.6
ATTACHED	48	36	41	13.9	28	19	24	26.3	65	64	-1.5
APARTMENTS	91	64	50	-21.9	31	40	26	-35.0	83	93	12.0
PORT COQUITLAM											
DETACHED	117	80	71	-11.3	42	60	43	-28.3	127	143	12.6
ATTACHED	42	42	39	-7.1	28	27	24	-11.1	80	71	-11.3
APARTMENTS	71	66	52	-21.2	42	43	27	-37.2	113	89	-21.2
RICHMOND											
DETACHED	385	552	408	-26.1	178	262	143	-45.4	554	656	18.4
ATTACHED	230	214	239	11.7	116	142	108	-23.9	346	350	1.2
APARTMENTS	396	368	322	-12.5	207	230	134	-41.7	561	545	-2.9
SUNSHINE COAST											
DETACHED	162	155	130	-16.1	57	44	33	-25.0	129	116	-10.1
ATTACHED	10	11	18	63.6	9	3	7	133.3	18	16	-11.1
APARTMENTS	3	6	60	900.0	5	3	5	66.7	14	11	-21.4
SQUAMISH											
DETACHED	49	45	48	6.7	28	21	18	-14.3	49	54	10.2
ATTACHED	27	43	23	-46.5	14	8	17	112.5	25	31	24.0
APARTMENTS	23	37	11	-70.3	8	3	6	100.0	19	12	-36.8
VANCOUVER EAST											
DETACHED	408	335	291	-13.1	168	227	171	-24.7	487	563	15.6
ATTACHED	117	70	55	-21.4	41	58	47	-19.0	118	143	21.2
APARTMENTS	306	233	186	-20.2	144	162	102	-37.0	376	380	1.1
VANCOUVER WEST											
DETACHED	424	424	358	-15.6	193	279	214	-23.3	531	735	38.4
ATTACHED	194	169	121	-28.4	88	90	95	5.6	206	262	27.2
APARTMENTS	1163	994	756	-23.9	539	581	451	-22.4	1268	1436	13.2
WHISTLER											
DETACHED	39	16	38	137.5	6	10	12	20.0	22	26	18.2
ATTACHED	47	44	52	18.2	13	15	10	-33.3	26	35	34.6
APARTMENTS	50	37	24	-35.1	4	7	6	-14.3	10	19	90.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	195	199	200	0.5	91	152	141	-7.2	223	385	72.6
ATTACHED	25	7	9	28.6	7	11	4	-63.6	19	18	-5.3
APARTMENTS	42	46	36	-21.7	14	26	31	19.2	47	75	59.6
GRAND TOTALS											
DETACHED	3152	2927	2530	-13.6	1366	1795	1400	-22.0	3682	4594	24.8
ATTACHED	1230	1080	980	-9.3	616	663	621	-6.3	1581	1773	12.1
APARTMENTS	3249	2770	2321	-16.2	1526	1622	1201	-26.0	3852	4029	4.6

MLS® LISTINGS Facts



**April
2011**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
April 2011	193 Detached	225 Attached	81 Apartment	16 Apartment	210 Apartment	45 Apartment	193 Apartment	71 Apartment	39 Apartment	408 Apartment	48 Apartment	130 Apartment	291 Apartment	358 Apartment	200 Apartment	38 Apartment	2,546
	136 Attached	77 Apartment	9 Apartment	0 Apartment	84 Apartment	20 Apartment	57 Apartment	39 Apartment	41 Apartment	239 Apartment	23 Apartment	18 Apartment	55 Apartment	121 Apartment	9 Apartment	52 Apartment	980
	283 Attached	120 Apartment	23 Apartment	0 Apartment	65 Apartment	145 Apartment	188 Apartment	52 Apartment	50 Apartment	322 Apartment	11 Apartment	60 Apartment	186 Apartment	756 Apartment	36 Apartment	24 Apartment	2,321
	78% Attached	64% Apartment	59% Apartment	13% Apartment	42% Apartment	87% Apartment	69% Apartment	61% Apartment	59% Apartment	35% Apartment	38% Apartment	25% Apartment	59% Apartment	60% Apartment	71% Apartment	32% Apartment	n/a
	72% Attached	82% Apartment	100% Apartment	n/a Apartment	67% Apartment	55% Apartment	84% Apartment	62% Apartment	59% Apartment	45% Apartment	74% Apartment	39% Apartment	85% Apartment	79% Apartment	44% Apartment	19% Apartment	n/a
	55% Attached	60% Apartment	52% Apartment	n/a Apartment	40% Apartment	55% Apartment	36% Apartment	52% Apartment	52% Apartment	42% Apartment	55% Apartment	8% Apartment	55% Apartment	60% Apartment	86% Apartment	25% Apartment	n/a
March 2011	221 Detached	232 Attached	137 Apartment	20 Apartment	217 Apartment	60 Apartment	201 Apartment	80 Apartment	53 Apartment	552 Apartment	45 Apartment	155 Apartment	335 Apartment	424 Apartment	199 Apartment	16 Apartment	2,947
	144 Attached	86 Apartment	20 Apartment	0 Apartment	94 Apartment	24 Apartment	76 Apartment	42 Apartment	36 Apartment	214 Apartment	43 Apartment	11 Apartment	70 Apartment	169 Apartment	7 Apartment	44 Apartment	1,080
	338 Attached	168 Apartment	27 Apartment	0 Apartment	76 Apartment	153 Apartment	157 Apartment	66 Apartment	64 Apartment	368 Apartment	37 Apartment	6 Apartment	233 Apartment	994 Apartment	46 Apartment	37 Apartment	2,770
	72% Attached	63% Apartment	80% Apartment	0% Apartment	57% Apartment	60% Apartment	67% Apartment	75% Apartment	57% Apartment	47% Apartment	47% Apartment	28% Apartment	68% Apartment	66% Apartment	76% Apartment	63% Apartment	n/a
	72% Attached	64% Apartment	60% Apartment	n/a Apartment	62% Apartment	79% Apartment	57% Apartment	64% Apartment	53% Apartment	66% Apartment	19% Apartment	27% Apartment	83% Apartment	53% Apartment	157% Apartment	34% Apartment	n/a
	57% Attached	44% Apartment	63% Apartment	n/a Apartment	45% Apartment	64% Apartment	72% Apartment	65% Apartment	63% Apartment	63% Apartment	8% Apartment	50% Apartment	70% Apartment	58% Apartment	57% Apartment	19% Apartment	n/a
April 2010	275 Detached	280 Attached	118 Apartment	17 Apartment	293 Apartment	69 Apartment	275 Apartment	117 Apartment	63 Apartment	385 Apartment	49 Apartment	162 Apartment	408 Apartment	424 Apartment	195 Apartment	39 Apartment	3,169
	174 Attached	111 Apartment	19 Apartment	0 Apartment	86 Apartment	10 Apartment	90 Apartment	42 Apartment	48 Apartment	230 Apartment	27 Apartment	10 Apartment	117 Apartment	194 Apartment	25 Apartment	47 Apartment	1,230
	428 Attached	186 Apartment	44 Apartment	0 Apartment	58 Apartment	172 Apartment	216 Apartment	71 Apartment	91 Apartment	396 Apartment	23 Apartment	3 Apartment	306 Apartment	1,163 Apartment	42 Apartment	50 Apartment	3,249
	46% Attached	34% Apartment	52% Apartment	24% Apartment	45% Apartment	59% Apartment	44% Apartment	36% Apartment	41% Apartment	46% Apartment	57% Apartment	35% Apartment	41% Apartment	46% Apartment	47% Apartment	15% Apartment	n/a
	56% Attached	53% Apartment	42% Apartment	n/a Apartment	53% Apartment	100% Apartment	57% Apartment	67% Apartment	58% Apartment	50% Apartment	52% Apartment	90% Apartment	35% Apartment	45% Apartment	28% Apartment	28% Apartment	n/a
	47% Attached	48% Apartment	32% Apartment	n/a Apartment	43% Apartment	56% Apartment	48% Apartment	59% Apartment	34% Apartment	52% Apartment	35% Apartment	167% Apartment	47% Apartment	46% Apartment	33% Apartment	8% Apartment	n/a
Jan. - Apr. 2011	726 Detached	807 Attached	393 Apartment	59 Apartment	816 Apartment	188 Apartment	730 Apartment	273 Apartment	175 Apartment	1,680 Apartment	186 Apartment	497 Apartment	1,107 Apartment	1,439 Apartment	703 Apartment	88 Apartment	9,867
	526 Attached	327 Apartment	51 Apartment	0 Apartment	338 Apartment	83 Apartment	244 Apartment	154 Apartment	143 Apartment	743 Apartment	92 Apartment	50 Apartment	247 Apartment	530 Apartment	44 Apartment	162 Apartment	3,734
	1,163 Attached	563 Apartment	83 Apartment	2 Apartment	267 Apartment	603 Apartment	666 Apartment	264 Apartment	244 Apartment	1,235 Apartment	91 Apartment	80 Apartment	779 Apartment	3,216 Apartment	151 Apartment	130 Apartment	9,537
	68% Attached	57% Apartment	66% Apartment	12% Apartment	47% Apartment	62% Apartment	58% Apartment	60% Apartment	45% Apartment	49% Apartment	32% Apartment	27% Apartment	60% Apartment	60% Apartment	61% Apartment	35% Apartment	n/a
	60% Attached	63% Apartment	61% Apartment	n/a Apartment	51% Apartment	55% Apartment	61% Apartment	57% Apartment	55% Apartment	57% Apartment	36% Apartment	36% Apartment	66% Apartment	56% Apartment	52% Apartment	26% Apartment	n/a
	53% Attached	44% Apartment	60% Apartment	0% Apartment	36% Apartment	50% Apartment	45% Apartment	39% Apartment	43% Apartment	54% Apartment	15% Apartment	18% Apartment	58% Apartment	52% Apartment	55% Apartment	20% Apartment	n/a
Jan. - Apr. 2010	858 Detached	855 Attached	358 Apartment	65 Apartment	917 Apartment	208 Apartment	728 Apartment	346 Apartment	199 Apartment	1,263 Apartment	188 Apartment	556 Apartment	1,238 Apartment	1,258 Apartment	626 Apartment	123 Apartment	9,766
	530 Attached	313 Apartment	56 Apartment	0 Apartment	299 Apartment	51 Apartment	262 Apartment	163 Apartment	138 Apartment	733 Apartment	87 Apartment	55 Apartment	292 Apartment	567 Apartment	68 Apartment	159 Apartment	3,773
	1,373 Attached	625 Apartment	108 Apartment	2 Apartment	291 Apartment	686 Apartment	710 Apartment	289 Apartment	298 Apartment	1,366 Apartment	65 Apartment	51 Apartment	947 Apartment	3,747 Apartment	160 Apartment	148 Apartment	10,866
	46% Attached	43% Apartment	44% Apartment	12% Apartment	44% Apartment	49% Apartment	46% Apartment	44% Apartment	40% Apartment	53% Apartment	35% Apartment	28% Apartment	48% Apartment	50% Apartment	40% Apartment	22% Apartment	n/a
	55% Attached	48% Apartment	41% Apartment	n/a Apartment	57% Apartment	75% Apartment	57% Apartment	53% Apartment	55% Apartment	57% Apartment	36% Apartment	36% Apartment	53% Apartment	42% Apartment	38% Apartment	25% Apartment	n/a
Year-to-date*	46% Attached	42% Apartment	51% Apartment	0% Apartment	36% Apartment	44% Apartment	42% Apartment	46% Apartment	35% Apartment	51% Apartment	45% Apartment	31% Apartment	49% Apartment	42% Apartment	35% Apartment	11% Apartment	n/a

* Year-to-date listings represent a cumulative total of listings rather than total active listings.



MLS® SALES Facts



**April
2011**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
April 2011	Number of Sales	143	48	2	89	39	133	43	23	143	18	33	171	214	141	12	1,402
	Median Selling Price	\$910,000	\$688,500	n/a	\$474,500	\$615,000	\$950,000	\$544,100	\$827,200	\$940,500	n/a	\$388,000	\$820,000	\$2,060,000	\$1,910,000	n/a	n/a
	Number of Sales	98	9	1	56	11	48	24	24	108	17	7	47	95	4	10	622
March 2011	Median Selling Price	\$493,888	n/a	n/a	\$311,368	n/a	\$640,000	\$385,000	\$412,000	\$545,000	n/a	n/a	\$590,000	\$890,000	n/a	n/a	n/a
	Number of Sales	155	12	0	26	80	68	27	26	134	6	5	102	451	31	6	1,201
	Median Selling Price	\$358,800	n/a	n/a	\$210,000	\$323,000	\$371,500	\$247,000	\$335,500	\$349,900	n/a	n/a	\$346,000	\$485,000	\$785,000	n/a	n/a
April 2010	Number of Sales	160	109	0	124	36	134	60	30	262	21	44	227	279	152	10	1,795
	Median Selling Price	\$850,000	\$639,000	n/a	\$475,250	\$587,500	\$931,175	\$529,000	\$850,000	\$988,000	\$440,000	\$414,500	\$794,500	\$1,915,000	\$1,652,500	n/a	663
	Number of Sales	103	12	0	58	19	43	27	19	142	8	3	58	90	11	15	1,622
Jan. - Apr. 2011	Median Selling Price	\$469,000	n/a	n/a	\$322,500	n/a	\$630,000	\$389,000	n/a	\$544,000	n/a	n/a	\$622,450	\$904,000	n/a	n/a	n/a
	Number of Sales	191	17	0	34	98	113	43	40	230	3	3	162	581	26	7	1,526
	Median Selling Price	\$350,000	n/a	n/a	\$226,850	\$307,500	\$385,000	\$228,000	\$332,500	\$359,900	n/a	n/a	\$348,000	\$488,000	\$654,000	n/a	n/a
Jan. - Year-to-date	Number of Sales	127	61	4	131	41	121	42	26	178	28	57	168	193	91	6	1,370
	Median Selling Price	\$769,000	\$635,000	n/a	\$490,000	\$585,000	\$890,000	\$572,850	\$728,750	\$795,000	\$539,500	\$415,000	\$750,000	\$1,698,000	\$1,545,000	n/a	616
	Number of Sales	98	8	0	46	10	51	28	28	116	14	9	41	88	7	13	616
Jan. - Year-to-date	Median Selling Price	\$487,450	n/a	n/a	\$320,500	n/a	\$645,000	\$378,450	\$510,000	\$476,500	n/a	n/a	\$581,000	\$762,250	n/a	n/a	n/a
	Number of Sales	203	14	0	25	96	104	42	31	207	8	5	144	539	14	4	1,526
	Median Selling Price	\$345,000	n/a	n/a	\$232,000	\$299,450	\$371,000	\$237,000	\$362,000	\$325,000	n/a	n/a	\$320,500	\$450,750	n/a	n/a	n/a
Jan. - Year-to-date	Number of Sales	491	260	7	385	117	424	165	78	818	59	132	662	869	431	31	5,392
	Median Selling Price	\$668,000	\$639,000	n/a	\$474,450	\$600,000	\$920,000	\$531,500	\$832,000	\$998,400	\$450,000	\$388,000	\$791,800	\$2,029,000	\$1,642,500	\$930,000	2,087
	Number of Sales	315	31	1	172	46	149	88	79	424	33	18	162	298	23	42	2,087
Jan. - Year-to-date	Median Selling Price	\$488,000	\$452,000	n/a	\$314,301	\$414,450	\$627,000	\$384,450	\$417,000	\$538,444	\$368,147	n/a	\$603,500	\$883,100	\$1,125,000	\$688,750	n/a
	Number of Sales	617	50	0	95	304	300	102	106	669	14	14	454	1,662	83	26	4,742
	Median Selling Price	\$350,450	\$331,000	n/a	\$217,000	\$310,000	\$360,000	\$236,500	\$345,000	\$352,500	n/a	n/a	\$341,000	\$485,000	\$730,000	\$233,750	n/a
Jan. - Year-to-date	Number of Sales	398	159	8	406	101	334	152	79	667	58	156	599	633	249	27	4,394
	Median Selling Price	\$773,000	\$635,000	n/a	\$489,000	\$619,900	\$885,000	\$532,500	\$785,000	\$826,500	\$537,000	\$415,000	\$743,000	\$1,726,000	\$1,459,500	\$920,000	1,908
	Number of Sales	291	23	0	169	38	149	87	76	418	31	20	154	236	26	39	1,908
Jan. - Year-to-date	Median Selling Price	\$470,000	\$419,000	n/a	\$310,000	\$418,250	\$635,000	\$386,000	\$474,000	\$480,000	\$400,000	\$272,500	\$570,800	\$794,500	\$1,029,000	\$505,500	n/a
	Number of Sales	629	55	0	105	303	297	132	105	703	29	16	466	1,566	56	17	4,743
	Median Selling Price	\$342,000	\$321,000	n/a	\$232,000	\$293,000	\$375,000	\$237,000	\$352,500	\$328,300	\$265,500	n/a	\$328,750	\$465,000	\$685,000	n/a	n/a

Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands

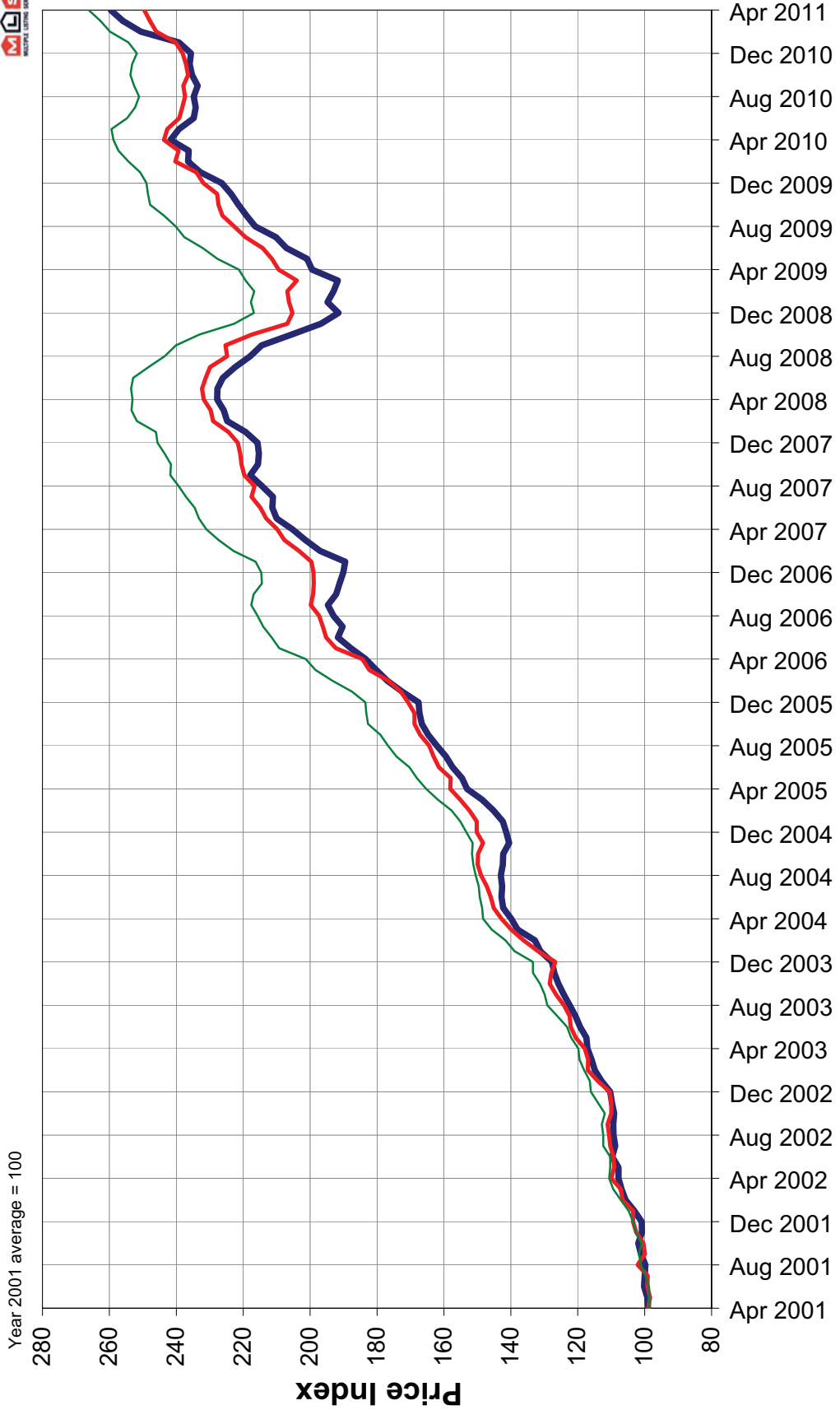




MLS® Housing Price Index - Greater Vancouver 10 Year Trend



— Detached — Attached — Apartment



MLSLINK HOUSING PRICE INDEX

April 2011



PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %	10 YEAR CHANGE %
Residential	Greater Vancouver	\$622,991	0.5%	\$614,781	263.13	5.0	9.7	37.1	166.5
Detached	Greater Vancouver	\$879,039	1.1%	\$864,830	259.6	7.4	14.0	41.6	162.3
	Burnaby	\$903,022	1.9%	\$877,873	265.8	14.0	17.2	43.0	162.4
	Coquitlam	\$697,022	4.5%	\$700,911	245.2	-3.1	4.8	30.1	155.0
	South Delta	\$716,312	3.7%	\$702,827	234.1	2.6	4.7	30.3	138.9
	Maple Ridge	\$464,818	2.9%	\$454,059	212.0	-1.0	0.5	20.7	117.7
	New Westminister	\$622,753	3.6%	\$608,940	256.7	3.7	5.7	26.0	153.5
	North Vancouver	\$979,949	2.2%	\$941,992	244.8	4.4	7.3	33.6	148.1
	Pitt Meadows	\$526,332	6.8%	\$535,312	216.0	-2.8	9.5	32.8	105.4
	Port Coquitlam	\$592,495	6.3%	\$566,349	250.4	2.9	7.8	31.6	155.2
	Port Moody	\$725,113	11.5%	\$727,182	218.0	-6.9	-10.9	36.0	131.7
	Richmond	\$1,084,694	2.1%	\$1,101,271	320.2	18.5	40.9	76.5	223.8
	Squamish	\$447,007	10.5%	\$488,083	169.8	-8.6	-24.5	8.4	76.8
	Sunshine Coast	\$411,535	7.8%	\$415,315	234.1	-3.8	-4.0	10.2	158.2
	Vancouver East	\$808,008	1.9%	\$797,150	273.7	8.2	16.8	40.4	173.8
	Vancouver West	\$1,970,056	2.0%	\$1,911,589	326.9	17.6	36.2	76.8	240.4
	West Vancouver	\$1,637,312	3.6%	\$1,558,962	241.2	16.9	2.9	36.4	134.6
Attached	Greater Vancouver	\$514,670	0.7%	\$510,942	249.6	2.4	7.7	35.4	152.5
	Burnaby	\$505,015	1.4%	\$503,853	253.0	2.4	9.7	33.5	151.3
	Coquitlam	\$445,822	2.2%	\$448,027	240.5	-1.5	4.3	27.8	140.6
	South Delta	\$501,405	5.8%	\$482,608	268.5	7.6	7.1	41.3	139.8
	Maple Ridge & Pitt Meadows	\$306,602	2.2%	\$303,765	212.7	-4.1	-4.3	20.0	111.3
	North Vancouver	\$633,455	2.3%	\$626,357	247.9	0.8	5.1	32.1	152.6
	Port Coquitlam	\$403,277	2.6%	\$404,702	221.8	-1.0	-0.3	18.7	124.9
	Port Moody	\$415,747	3.5%	\$412,564	248.1	0.4	0.1	28.9	150.2
	Richmond	\$558,629	1.4%	\$553,742	269.4	8.8	19.5	47.0	179.2
	Vancouver East	\$539,696	2.7%	\$545,340	252.3	-2.0	1.6	33.9	160.4
	Vancouver West	\$820,316	2.5%	\$802,815	292.7	5.7	12.4	52.1	194.9
Apartment	Greater Vancouver	\$409,242	0.6%	\$404,174	266.2	2.9	5.2	32.2	170.0
	Burnaby	\$370,314	1.2%	\$364,638	276.8	4.3	6.3	35.3	185.5
	Coquitlam	\$303,181	1.9%	\$300,771	258.5	2.8	1.0	28.5	160.8
	South Delta	\$384,949	5.0%	\$370,106	250.7	5.6	5.7	41.2	164.5
	Maple Ridge & Pitt Meadows	\$245,317	3.4%	\$242,732	260.5	-3.7	-7.3	25.5	197.9
	New Westminister	\$309,324	2.0%	\$306,954	251.3	2.1	3.0	29.6	141.2
	North Vancouver	\$392,283	2.3%	\$390,148	249.6	0.5	0.2	21.8	154.0
	Port Coquitlam	\$251,174	2.4%	\$251,515	294.2	-0.5	-3.6	24.2	197.1
	Port Moody	\$304,180	2.9%	\$296,757	259.5	-0.8	-2.6	16.3	162.4
	Richmond	\$360,425	1.3%	\$358,747	292.9	6.7	11.7	39.1	202.8
	Vancouver East	\$350,514	2.0%	\$343,743	287.0	3.6	5.7	35.9	194.7
	Vancouver West	\$527,089	1.0%	\$519,516	268.1	2.9	6.7	33.0	170.0
	West Vancouver	\$680,192	6.7%	\$672,634	244.1	-6.5	1.0	25.7	141.4

HOW TO READ THE TABLE:

BENCHMARK PRICE: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

PRICE RANGE: Expressed as a + or - percentage of the benchmark price, there is a 90% probability the sale price of a benchmark house is within the interval.

PRICE INDEX: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.

In Year 2001, the indexes are averaged to 100

Key: * = Sales sample too small; Price information not reported.

News Release



FOR IMMEDIATE RELEASE

Greater Vancouver housing market sees typical spring activity in April

VANCOUVER, B.C. – May 3, 2011 – Greater Vancouver saw a typical, solid month of residential home sales on the Multiple Listing Service® (MLS®) in April, in contrast to the near record pace witnessed in the two preceding months.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales of detached, attached and apartment properties in Greater Vancouver reached 3,225 in April 2011, an 8.2 per cent decrease compared to the 3,512 sales in April 2010 and a 21 per cent decline compared to the 4,080 sales in March 2011.

Looking back further, last month's residential sales represent an 8.8 per cent increase over the 2,963 residential sales in April 2009, relatively unchanged compared to April 2008, and a 4.8 per cent decline compared to the 3,387 sales in April 2007.

"While it continues to be a seller's market in Greater Vancouver, last month's activity brought greater balance between supply and demand in the overall marketplace," Rosario Setticasì, REBGV president said. "The year-over-year decline in April sales can be attributed to a less active condominium market on our MLS®, as there were more detached and townhome sales this April compared to last year."

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,847 in April 2011. This represents a 23.5 per cent decline compared to April 2010 when 7,648 properties were listed for sale on the MLS®, which was an all-time record for April. Compared to March 2011, last month's new listings total registered a 14 per cent decline.

At 14,187, the total number of residential property listings on the MLS® increased 8.2 per cent in April compared to last month and declined 10 per cent from this time last year.

"There's considerable variation in activity within the communities in our region. This is causing home price trends to differ depending on the area," Setticasì said. "Your local REALTOR® is a valuable resource for obtaining the most accurate, up-to-date market evaluation."

The MLSLink® Housing Price Index (HPI) benchmark price for all residential properties in Greater Vancouver over the last 12 months has increased 5 per cent to \$622,991 in April 2011 from \$593,419 in April 2010.

Sales of detached properties on the MLS® in April 2011 reached 1,402, an increase of 2.3 per cent from the 1,370 detached sales recorded in April 2010, and a 17.8 per cent increase from the 1,190 units sold in April 2009. The benchmark price for detached properties increased 7.4 per cent from April 2010 to \$879,039.

Sales of apartment properties reached 1,201 in April 2011, a 21.3 per cent decrease compared to the 1,526 sales in April 2010, and an increase of 1.9 per cent compared to the 1,179 sales in April 2009. The benchmark price of an apartment property increased 2.9 per cent from April 2010 to \$409,242.

Attached property sales in April 2011 totalled 622, a 1 per cent increase compared to the 616 sales in April 2010, and a 4.7 per cent increase from the 594 attached properties sold in April 2009. The benchmark price of an attached unit increased 2.4 per cent between April 2010 and 2011 to \$514,670.

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The real estate industry is a key economic driver in British Columbia. In 2010, 30,595 homes changed ownership in the Board's area, generating \$1.28 billion in spin-off activity and 8,567 jobs. The total dollar value of residential sales transacted through the MLS® system in Greater Vancouver totalled \$21 billion in 2010. The Real Estate Board of Greater Vancouver is an association representing more than 10,000 REALTORS® and their companies. The Board provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

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