



June 2008

PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
<b>Residential</b>	Greater Vancouver	\$564,982	0.5%	\$567,173	238.63	7.3	45.1	95.5
<b>Detached</b>	Greater Vancouver	\$765,654	1.0%	\$769,408	226.1	7.0	43.6	89.5
	Burnaby	\$756,245	2.4%	\$766,644	222.6	8.3	45.0	86.1
	Coquitlam	\$682,442	3.9%	\$672,246	240.1	9.8	47.2	89.4
	South Delta	\$667,181	3.6%	\$674,211	218.0	5.6	39.1	82.3
	Maple Ridge	\$456,318	2.4%	\$459,439	208.2	4.9	31.5	66.6
	New Westminster	\$598,558	4.7%	\$597,999	246.7	6.0	33.9	107.9
	North Vancouver	\$893,639	2.9%	\$910,821	223.2	4.7	34.2	79.7
	Pitt Meadows	\$504,299	8.4%	\$493,347	207.0	2.4	38.7	75.1
	Port Coquitlam	\$527,201	6.8%	\$539,546	222.8	1.0	32.5	77.2
	Port Moody	\$814,939	7.5%	\$798,222	245.0	12.9	64.1	141.6
	Richmond	\$777,196	2.1%	\$781,881	229.5	9.5	50.6	91.9
	Squamish	\$591,188	7.6%	\$590,607	224.6	13.1	44.1	65.7
	Sunshine Coast	\$433,539	5.1%	\$431,550	246.6	5.1	38.7	102.4
	Vancouver East	\$692,249	1.9%	\$693,202	234.5	7.2	44.7	93.6
	Vancouver West	\$1,456,122	2.6%	\$1,439,026	241.6	9.5	62.8	109.8
	West Vancouver	\$1,428,139	4.9%	\$1,506,302	210.4	0.9	28.7	78.3
<b>Attached</b>	Greater Vancouver	\$476,585	0.8%	\$477,805	231.2	7.6	43.1	89.3
	Burnaby	\$464,671	1.3%	\$461,602	232.8	7.9	45.1	93.3
	Coquitlam	\$434,766	2.6%	\$430,890	234.5	7.2	41.6	92.0
	South Delta	\$454,766	6.0%	\$464,623	243.5	10.6	31.6	90.0
	Maple Ridge & Pitt Meadows	\$320,521	1.9%	\$320,094	222.3	5.0	37.8	86.4
	North Vancouver	\$608,225	2.8%	\$604,364	238.0	8.1	39.9	91.0
	Port Coquitlam	\$391,637	2.5%	\$396,996	215.4	6.1	36.6	70.3
	Port Moody	\$403,937	2.6%	\$413,385	241.1	7.7	45.8	98.8
	Richmond	\$472,435	1.4%	\$470,075	227.8	10.4	47.8	83.6
	Vancouver East	\$512,058	3.6%	\$522,994	239.4	7.3	50.2	98.7
	Vancouver West	\$719,783	2.9%	\$730,928	256.8	4.9	42.3	97.1
<b>Apartment</b>	Greater Vancouver	\$388,722	0.6%	\$389,153	252.9	7.8	48.5	105.2
	Burnaby	\$346,280	1.2%	\$348,053	258.8	8.5	45.2	108.3
	Coquitlam	\$296,358	2.2%	\$298,292	252.7	7.5	49.9	104.7
	South Delta	\$353,369	4.9%	\$359,243	230.1	9.3	48.1	95.0
	Maple Ridge & Pitt Meadows	\$269,294	3.1%	\$265,744	286.0	7.5	61.8	125.0
	New Westminster	\$299,954	2.0%	\$301,500	243.7	6.6	53.8	108.5
	North Vancouver	\$386,212	2.2%	\$393,451	245.7	4.4	40.9	104.3
	Port Coquitlam	\$263,929	1.8%	\$263,542	309.1	9.7	51.5	139.5
	Port Moody	\$310,327	3.2%	\$309,042	264.8	7.5	40.5	99.6
	Richmond	\$322,019	1.3%	\$323,322	261.7	8.5	52.0	112.4
	Vancouver East	\$334,124	2.0%	\$333,346	273.5	9.1	63.2	128.4
	Vancouver West	\$494,176	1.1%	\$493,218	251.4	8.0	45.0	98.2
	West Vancouver	\$711,268	10.7%	\$673,523	255.2	6.9	43.8	105.4

**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.

# MLS® SALES Facts



**June  
2008**

	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
<b>June 2008</b>	72	72	27	4	105	21	78	43	15	115	13	56	139	108	45	5	918
	Detached	Attached	Apartment														
	77	30	6	0	37	19	33	23	22	84	11	7	27	55	2	17	450
	149	49	13	0	28	77	70	31	21	146	11	7	104	335	9	7	1,057
	Median	Median	Median	n/a	\$494,500	\$577,000	\$880,000	\$535,000	n/a	\$749,400	n/a	\$415,000	\$662,000	\$1,549,000	\$1,538,000	n/a	n/a
	Attached	Attached	n/a	n/a	\$313,000	n/a	\$567,400	\$384,000	\$437,625	\$464,450	n/a	n/a	\$515,000	\$883,850	n/a	n/a	n/a
	Selling	Selling	n/a	n/a	\$244,750	\$292,500	\$381,000	\$255,750	\$321,000	\$303,150	n/a	n/a	\$303,500	\$445,000	n/a	n/a	n/a
	Price	Price	n/a	n/a													
<b>May 2008</b>	94	105	53	5	127	39	102	53	19	149	32	51	162	142	61	9	1,203
	Detached	Attached	Apartment														
	73	45	13	1	32	14	44	37	24	118	15	7	49	66	8	9	555
	141	77	16	0	26	100	84	41	33	157	11	3	108	422	18	7	1,244
	Median	Median	Median	n/a	\$500,000	\$683,100	\$895,000	\$540,000	n/a	\$743,000	\$509,500	\$402,000	\$699,000	\$1,500,000	\$1,450,000	n/a	n/a
	Attached	Attached	n/a	n/a	\$309,000	n/a	\$616,000	\$399,900	\$469,500	\$473,000	n/a	n/a	\$520,000	\$723,500	n/a	n/a	n/a
	Selling	Selling	n/a	n/a	\$227,500	\$300,500	\$355,000	\$252,000	\$346,750	\$325,000	n/a	n/a	\$321,000	\$458,500	n/a	n/a	n/a
	Price	Price	n/a	n/a													
<b>June 2007</b>	149	143	82	8	177	41	132	53	24	198	25	73	244	177	84	13	1,623
	Detached	Attached	Apartment														
	106	43	9	0	78	13	58	39	38	178	23	11	56	92	5	26	775
	223	109	17	0	40	107	127	53	53	229	33	3	185	625	26	16	1,846
	Median	Median	Median	n/a	\$475,000	\$552,500	\$848,000	\$495,000	\$675,000	\$657,450	\$486,000	\$376,000	\$644,500	\$1,385,000	\$1,358,000	n/a	n/a
	Attached	Attached	n/a	n/a	\$309,000	n/a	\$562,500	\$389,000	\$422,500	\$435,000	\$358,000	n/a	\$486,000	\$700,000	n/a	\$495,000	n/a
	Selling	Selling	n/a	n/a	\$210,250	\$277,000	\$342,800	\$241,500	\$330,000	\$285,000	\$297,450	n/a	\$299,000	\$419,000	\$637,500	n/a	n/a
	Price	Price	n/a	n/a													
<b>Jan. - Jun. 2008</b>	497	527	276	22	641	141	528	258	122	808	111	295	842	720	331	47	6,166
	Detached	Attached	Apartment														
	431	196	54	1	253	94	198	166	141	597	86	47	212	323	33	94	2,926
	865	375	90	0	203	480	477	218	207	904	68	18	717	2,289	85	49	7,045
	Median	Median	Median	\$488,250	\$492,250	\$570,501	\$909,000	\$530,000	\$691,000	\$720,000	\$489,000	\$395,600	\$680,000	\$1,513,000	\$1,538,000	\$877,000	n/a
	Attached	Attached	n/a	n/a	\$319,900	\$394,500	\$599,200	\$390,000	\$435,500	\$459,900	\$421,750	\$295,750	\$524,750	\$720,000	\$949,000	\$665,000	n/a
	Selling	Selling	n/a	n/a	\$235,900	\$295,000	\$370,000	\$247,500	\$333,500	\$322,280	\$277,650	n/a	\$316,125	\$446,500	\$761,500	\$294,000	n/a
	Price	Price	n/a	n/a													
<b>Year-to-date</b>	729	701	360	37	836	174	663	311	133	952	132	377	1,185	978	411	67	8,046
	Detached	Attached	Apartment														
	583	203	75	0	348	53	237	164	171	814	93	41	260	433	33	99	3,607
	1,021	437	106	0	207	471	596	256	222	1,038	124	17	922	2,955	110	74	8,556
	Median	Median	Median	\$378,500	\$463,000	\$536,750	\$795,004	\$480,000	\$711,500	\$642,500	\$460,000	\$374,500	\$623,000	\$1,308,500	\$1,351,000	\$1,140,000	n/a
	Attached	Attached	n/a	n/a	\$295,000	\$373,500	\$555,000	\$355,000	\$422,500	\$415,000	\$363,500	\$256,000	\$475,000	\$658,000	\$977,500	\$581,000	n/a
	Selling	Selling	n/a	n/a	\$217,900	\$265,000	\$331,700	\$227,000	\$313,950	\$275,000	\$274,900	n/a	\$285,000	\$403,000	\$660,000	\$320,500	n/a
	Price	Price	n/a	n/a													

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

# MLS® LISTINGS Facts



**June  
2008**

	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	<b>TOTALS</b>
<b>June 2008</b>	269	253	83	14	246	54	203	96	67	312	37	120	353	337	155	30	2,629
	Number of Listings	84	14	0	77	21	65	70	55	185	35	11	80	162	11	47	1,125
	% Sales to Listings	392	26	0	51	177	204	77	97	343	22	4	262	892	26	53	2,792
		27%	33%	29%	43%	39%	38%	45%	22%	37%	35%	47%	39%	32%	29%	17%	n/a
		37%	43%	n/a	48%	90%	51%	33%	40%	45%	31%	64%	34%	34%	18%	36%	n/a
		38%	50%	n/a	55%	44%	34%	40%	22%	43%	50%	175%	40%	38%	35%	13%	n/a
<b>May 2008</b>	264	326	110	11	304	59	255	125	74	365	49	177	441	435	164	29	3,188
	Number of Listings	83	9	0	107	37	105	60	59	231	34	21	102	171	15	34	1,237
	% Sales to Listings	320	28	0	98	209	202	89	102	331	24	7	253	1,010	37	31	2,965
		36%	48%	45%	42%	66%	40%	42%	26%	41%	65%	29%	37%	33%	37%	31%	n/a
		43%	144%	n/a	30%	38%	42%	62%	41%	51%	44%	33%	48%	39%	53%	26%	n/a
		44%	57%	n/a	27%	48%	42%	46%	32%	47%	46%	43%	43%	42%	49%	23%	n/a
<b>June 2007</b>	246	246	74	12	219	51	142	100	41	267	40	114	340	285	132	33	2,342
	Number of Listings	126	8	0	67	14	53	50	35	213	17	15	70	123	13	31	893
	% Sales to Listings	286	16	0	54	122	154	65	58	284	27	13	210	799	38	33	2,298
		61%	111%	67%	81%	80%	93%	53%	59%	74%	63%	64%	72%	62%	64%	39%	n/a
		84%	113%	n/a	116%	93%	109%	78%	109%	84%	135%	73%	80%	75%	38%	84%	n/a
		78%	106%	n/a	74%	88%	82%	82%	91%	81%	122%	23%	88%	78%	68%	48%	n/a
<b>Jan. - Jun. 2008</b>	1,314	1,441	572	67	1,466	297	1,126	568	344	1,784	255	745	2,056	1,889	911	166	15,001
	Number of Listings	931	82	1	454	171	397	361	293	1,053	170	87	431	864	80	214	6,009
	% Sales to Listings	1,849	150	0	444	1,044	1,043	449	533	1,949	110	42	1,377	5,141	189	223	15,545
		38%	48%	33%	44%	47%	47%	45%	35%	45%	44%	40%	41%	38%	36%	28%	n/a
		46%	66%	100%	56%	55%	50%	46%	48%	57%	51%	54%	49%	37%	41%	44%	n/a
		47%	60%	n/a	46%	46%	46%	49%	39%	46%	62%	43%	52%	45%	45%	22%	n/a
<b>Jan. - Jun. 2007</b>	1,255	1,196	493	84	1,249	289	914	491	236	1,553	189	695	1,470	1,470	680	138	12,825
	Number of Listings	768	84	1	440	99	301	252	234	1,145	111	58	705	705	71	154	5,076
	% Sales to Listings	1,657	145	0	354	770	812	378	403	1,691	151	42	4,300	4,300	208	169	13,051
		58%	73%	44%	67%	60%	73%	63%	56%	61%	70%	54%	63%	67%	60%	49%	n/a
		76%	89%	0%	79%	54%	79%	65%	73%	71%	84%	71%	72%	61%	46%	64%	n/a
		62%	73%	n/a	58%	61%	73%	88%	55%	61%	82%	40%	70%	69%	53%	44%	n/a

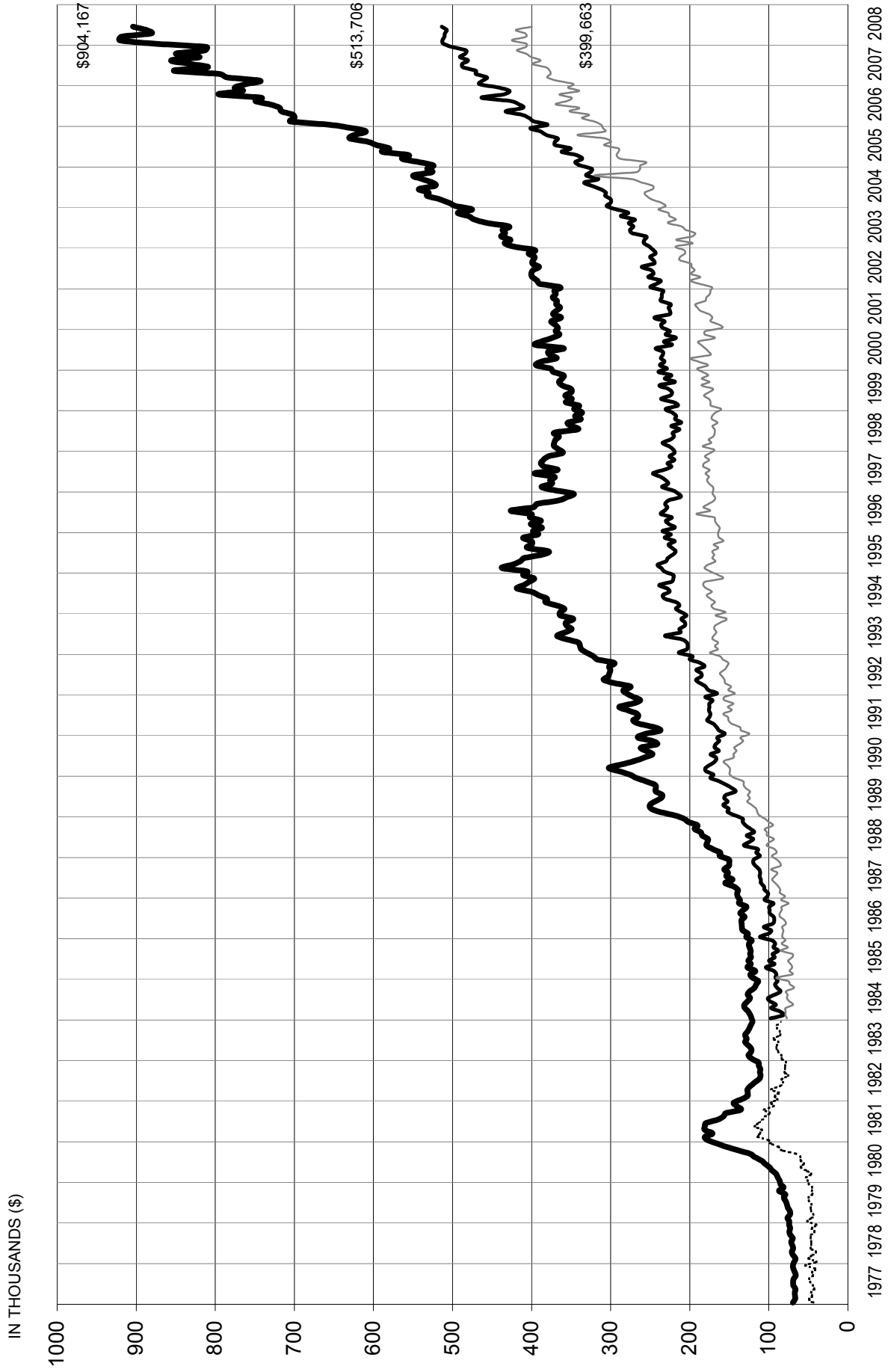
\* Year-to-date listings represent a cumulative total of listings rather than total active listings.

# Real Estate Board of Greater Vancouver

## Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jun 2007	2 May 2008	3 Jun 2008	Col. 2 & 3 Percentage Variance	5 Jun 2007	6 May 2008	7 Jun 2008	Col. 6 & 7 Percentage Variance	9 Apr 2007 - Jun 2007	10 Apr 2008 - Jun 2008	Col. 9 & 10 Percentage Variance
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	246	264	269	1.9	149	94	72	-23.4	452	264	-41.6
ATTACHED	126	169	208	23.1	106	73	77	5.5	358	250	-30.2
APARTMENTS	286	320	392	22.5	223	141	149	5.7	604	447	-26.0
<b>COQUITLAM</b>											
DETACHED	246	326	253	-22.4	143	105	72	-31.4	408	300	-26.5
ATTACHED	58	83	84	1.2	43	45	30	-33.3	120	122	1.7
APARTMENTS	139	224	166	-25.9	109	77	49	-36.4	261	195	-25.3
<b>DELTA</b>											
DETACHED	74	110	83	-24.5	82	53	27	-49.1	218	142	-34.9
ATTACHED	8	9	14	55.6	9	13	6	-53.8	38	26	-31.6
APARTMENTS	16	28	26	-7.1	17	16	13	-18.8	59	45	-23.7
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	219	304	246	-19.1	177	127	105	-17.3	481	354	-26.4
ATTACHED	67	107	77	-28.0	78	32	37	15.6	194	126	-35.1
APARTMENTS	54	98	51	-48.0	40	26	28	7.7	122	95	-22.1
<b>NORTH VANCOUVER</b>											
DETACHED	142	255	203	-20.4	132	102	78	-23.5	396	293	-26.0
ATTACHED	53	105	65	-38.1	58	44	33	-25.0	134	118	-11.9
APARTMENTS	154	202	204	1.0	127	84	70	-16.7	336	219	-34.8
<b>NEW WESTMINSTER</b>											
DETACHED	51	59	54	-8.5	41	39	21	-46.2	110	90	-18.2
ATTACHED	14	37	21	-43.2	13	14	19	35.7	36	46	27.8
APARTMENTS	122	209	177	-15.3	107	100	77	-23.0	266	272	2.3
<b>PORT MOODY/BELCARRA</b>											
DETACHED	41	74	67	-9.5	24	19	15	-21.1	80	67	-16.3
ATTACHED	35	59	55	-6.8	38	24	22	-8.3	110	71	-35.5
APARTMENTS	58	102	97	-4.9	53	33	21	-36.4	139	101	-27.3
<b>PORT COQUITLAM</b>											
DETACHED	100	125	96	-23.2	53	53	43	-18.9	184	152	-17.4
ATTACHED	50	60	70	16.7	39	37	23	-37.8	98	83	-15.3
APARTMENTS	65	89	77	-13.5	53	41	31	-24.4	151	108	-28.5
<b>RICHMOND</b>											
DETACHED	267	365	312	-14.5	198	149	115	-22.8	549	437	-20.4
ATTACHED	213	231	185	-19.9	178	118	84	-28.8	500	314	-37.2
APARTMENTS	284	331	343	3.6	229	157	146	-7.0	627	482	-23.1
<b>SUNSHINE COAST</b>											
DETACHED	114	177	120	-32.2	73	51	56	9.8	243	181	-25.5
ATTACHED	15	21	11	-47.6	11	7	7	0.0	23	32	39.1
APARTMENTS	13	7	4	-42.9	3	3	7	133.3	9	12	33.3
<b>SQUAMISH</b>											
DETACHED	40	49	37	-24.5	25	32	13	-59.4	73	67	-8.2
ATTACHED	17	34	35	2.9	23	15	11	-26.7	55	50	-9.1
APARTMENTS	27	24	22	-8.3	33	11	11	0.0	79	28	-64.6
<b>VANCOUVER EAST</b>											
DETACHED	340	441	353	-20.0	244	162	139	-14.2	743	486	-34.6
ATTACHED	70	102	80	-21.6	56	49	27	-44.9	141	127	-9.9
APARTMENTS	210	253	262	3.6	185	108	104	-3.7	546	353	-35.3
<b>VANCOUVER WEST</b>											
DETACHED	285	435	337	-22.5	177	142	108	-23.9	585	371	-36.6
ATTACHED	123	171	162	-5.3	92	66	55	-16.7	264	188	-28.8
APARTMENTS	799	1010	892	-11.7	625	422	335	-20.6	1671	1195	-28.5
<b>WHISTLER</b>											
DETACHED	33	29	30	3.4	13	9	5	-44.4	37	26	-29.7
ATTACHED	31	34	47	38.2	26	9	17	88.9	55	41	-25.5
APARTMENTS	33	31	53	71.0	16	7	7	0.0	46	23	-50.0
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	132	164	155	-5.5	84	61	45	-26.2	250	171	-31.6
ATTACHED	13	15	11	-26.7	5	8	2	-75.0	20	18	-10.0
APARTMENTS	38	37	26	-29.7	26	18	9	-50.0	69	43	-37.7
<b>GRAND TOTALS</b>											
DETACHED	<b>2330</b>	<b>3177</b>	<b>2615</b>	<b>-17.7</b>	<b>1615</b>	<b>1198</b>	<b>914</b>	<b>-23.7</b>	<b>4809</b>	<b>3401</b>	<b>-29.3</b>
ATTACHED	<b>893</b>	<b>1237</b>	<b>1125</b>	<b>-9.1</b>	<b>775</b>	<b>554</b>	<b>450</b>	<b>-18.8</b>	<b>2146</b>	<b>1612</b>	<b>-24.9</b>
APARTMENTS	<b>2298</b>	<b>2965</b>	<b>2792</b>	<b>-5.8</b>	<b>1846</b>	<b>1244</b>	<b>1057</b>	<b>-15.0</b>	<b>4985</b>	<b>3618</b>	<b>-27.4</b>

# Real Estate Board of Greater Vancouver Average Price Graph January 1977 to June 2008



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