

MLSLINK HOUSING PRICE INDEX

July 2008

PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
Residential	Greater Vancouver	\$556,605	0.5%	\$563,333	235.09	5.2	40.8	90.8
Detached	Greater Vancouver	\$753,165	1.0%	\$763,356	222.4	5.4	39.5	84.3
	Burnaby	\$716,808	2.5%	\$748,851	211.0	2.0	34.7	72.5
	Coquitlam	\$693,114	4.4%	\$681,575	243.8	9.3	50.1	89.5
	South Delta	\$639,695	3.6%	\$659,396	209.0	4.5	28.8	72.1
	Maple Ridge	\$463,752	2.2%	\$459,932	211.6	2.7	33.0	69.6
	New Westminister	\$574,843	4.2%	\$593,275	236.9	6.9	35.4	94.5
	North Vancouver	\$883,972	2.6%	\$900,992	220.8	4.3	34.8	73.2
	Pitt Meadows	\$510,016	8.8%	\$503,073	209.3	5.5	40.7	71.0
	Port Coquitlam	\$552,751	5.0%	\$540,545	233.6	4.4	35.8	84.5
	Port Moody	\$766,106	10.5%	\$782,299	230.3	16.8	39.3	99.3
	Richmond	\$769,992	2.1%	\$781,923	227.3	8.0	43.3	89.9
	Squamish	\$646,070	8.3%	\$608,658	245.4	29.2	52.8	69.0
	Sunshine Coast	\$420,780	5.3%	\$428,907	239.4	2.1	30.3	94.7
	Vancouver East	\$674,701	1.9%	\$687,439	228.5	4.2	38.8	87.3
Vancouver West	\$1,390,585	2.8%	\$1,420,312	230.8	5.3	50.7	98.2	
West Vancouver	\$1,409,522	5.9%	\$1,445,791	207.6	3.2	34.7	83.4	
Attached	Greater Vancouver	\$473,953	0.8%	\$476,490	229.9	5.7	40.9	87.9
	Burnaby	\$460,764	1.3%	\$461,694	230.8	5.6	39.5	89.7
	Coquitlam	\$421,974	2.3%	\$429,077	227.6	4.0	37.3	80.9
	South Delta	\$470,898	6.6%	\$465,598	252.2	18.4	47.9	110.6
	Maple Ridge & Pitt Meadows	\$321,699	2.0%	\$320,520	223.2	4.9	38.6	86.5
	North Vancouver	\$597,066	2.9%	\$602,400	233.7	5.0	34.1	87.8
	Port Coquitlam	\$395,736	2.7%	\$394,136	217.6	4.6	33.7	71.7
	Port Moody	\$393,571	2.5%	\$406,113	234.9	1.4	42.1	86.9
	Richmond	\$467,775	1.5%	\$470,193	225.6	7.4	46.2	83.7
	Vancouver East	\$506,173	3.5%	\$514,734	236.7	4.3	46.4	100.4
	Vancouver West	\$732,052	3.1%	\$731,625	261.2	5.7	41.9	100.9
Apartment	Greater Vancouver	\$381,687	0.6%	\$386,693	248.3	4.7	42.5	96.9
	Burnaby	\$342,359	1.3%	\$345,998	255.9	5.4	39.9	100.5
	Coquitlam	\$289,663	2.0%	\$294,751	247.0	3.3	41.7	97.8
	South Delta	\$360,690	5.3%	\$358,083	234.9	12.2	45.6	83.6
	Maple Ridge & Pitt Meadows	\$260,378	3.7%	\$264,338	276.5	-0.4	54.4	104.6
	New Westminister	\$298,428	2.1%	\$300,856	242.4	5.6	52.0	103.2
	North Vancouver	\$389,168	2.3%	\$392,616	247.6	3.4	36.7	100.2
	Port Coquitlam	\$254,749	1.9%	\$261,605	298.4	5.6	42.5	119.1
	Port Moody	\$301,488	3.1%	\$305,440	257.2	0.4	35.4	103.4
	Richmond	\$318,487	1.4%	\$321,915	258.9	7.8	49.8	107.9
	Vancouver East	\$326,324	1.8%	\$331,577	267.2	7.2	49.9	119.1
	Vancouver West	\$482,080	1.1%	\$489,241	245.2	3.5	39.4	86.6
	West Vancouver	\$661,651	8.6%	\$669,606	237.4	1.0	30.7	85.9

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



**July
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
July 2008	69 Detached Attached Apartment	76 620,000 34 \$384,500 53 \$266,000	32 \$580,000 4 n/a 15 n/a	5 n/a 0 n/a 0 n/a	100 \$493,450 36 \$312,751 18 n/a	22 \$525,000 7 n/a 68 \$276,000	75 \$885,000 30 \$566,950 71 \$361,500	22 \$542,000 17 n/a 24 \$243,500	22 \$665,500 27 \$372,500 21 \$327,500	92 \$720,250 71 \$449,000 124 \$290,000	14 n/a 6 n/a 2 n/a	43 \$390,000 3 n/a 7 n/a	125 \$690,000 24 \$550,000 109 \$312,000	88 \$1,326,500 50 \$735,500 301 \$425,000	37 \$1,400,000 6 n/a 11 n/a	5 n/a 6 n/a 6 n/a	827 n/a 381 n/a 966 n/a
June 2008	72 Detached Attached Apartment	72 657,500 30 \$435,000 49 \$294,250	27 \$630,500 6 n/a 13 n/a	4 n/a 0 n/a 0 n/a	105 \$494,500 37 \$313,000 28 \$244,750	21 \$577,000 19 n/a 77 \$292,500	78 \$880,000 33 \$567,400 70 \$381,000	43 \$535,000 23 \$384,000 31 \$255,750	15 n/a 22 \$437,625 21 \$321,000	115 \$749,400 84 \$464,450 146 \$303,150	13 n/a 11 n/a 11 n/a	56 \$415,000 7 n/a 7 n/a	139 \$662,000 27 \$515,000 104 \$303,500	108 \$1,549,000 55 \$683,850 335 \$445,000	45 \$1,538,000 2 n/a 9 n/a	5 n/a 17 n/a 7 n/a	918 n/a 450 n/a 1,057 n/a
July 2007	131 Detached Attached Apartment	137 595,000 45 \$415,000 88 \$258,000	51 \$595,000 8 n/a 21 \$318,500	6 n/a 0 n/a 0 n/a	163 \$457,500 48 \$302,000 33 \$229,000	32 \$556,200 15 n/a 98 \$253,504	94 \$789,000 46 \$569,950 106 \$356,000	62 \$499,700 45 \$383,500 53 \$242,000	34 \$677,000 44 \$417,500 43 \$343,000	175 \$670,000 172 \$438,500 203 \$288,000	29 \$455,000 19 n/a 15 n/a	80 \$390,000 10 n/a 6 n/a	227 \$651,250 44 \$508,000 160 \$293,250	170 \$1,415,000 85 \$695,000 578 \$427,500	83 \$1,343,000 4 n/a 18 n/a	9 n/a 22 \$697,500 15 n/a	1,483 n/a 716 n/a 1,674 n/a
Jan. - Jul. 2008	566 Detached Attached Apartment	603 645,000 230 \$443,100 428 \$265,000	308 \$625,000 58 \$439,500 105 \$324,071	27 \$385,000 1 n/a 0 n/a	741 \$492,700 289 \$319,900 221 \$235,500	163 \$565,000 101 \$395,000 548 \$295,000	603 \$900,000 228 \$591,900 548 \$370,000	280 \$531,000 183 \$390,000 242 \$247,000	144 \$690,000 168 \$429,250 228 \$333,500	900 \$720,000 668 \$458,750 1,028 \$318,000	125 \$485,000 92 \$397,250 70 \$275,150	338 \$395,000 50 \$293,000 25 \$245,900	967 \$682,000 236 \$525,400 826 \$316,000	808 \$1,495,000 373 \$721,000 2,590 \$445,000	368 \$1,517,500 39 \$935,000 96 \$743,500	52 \$876,000 100 \$656,250 55 \$300,000	6,993 n/a 3,307 n/a 8,011 n/a
Jan. - Jul. 2007	860 Detached Attached Apartment	838 595,000 248 \$395,500 525 \$250,000	411 \$580,000 83 \$370,500 127 \$304,000	43 \$379,000 0 n/a 0 n/a	999 \$460,000 396 \$295,000 240 \$217,950	206 \$537,450 68 \$373,250 569 \$263,000	757 \$794,000 283 \$555,000 702 \$335,000	373 \$481,000 209 \$385,000 309 \$229,000	167 \$710,000 215 \$419,000 265 \$316,000	1,127 \$647,000 966 \$419,980 1,241 \$277,650	161 \$457,500 112 \$365,000 139 \$274,900	457 \$375,000 51 \$256,000 23 \$225,000	1,412 \$628,000 304 \$480,000 1,082 \$287,000	1,148 \$1,320,000 518 \$665,000 3,533 \$407,000	494 \$1,355,500 37 \$1,000,000 128 \$698,000	76 \$1,110,000 121 \$610,000 89 \$321,000	9,529 n/a 4,323 n/a 10,230 n/a
Year-to-date	330,000 Detached Attached Apartment	330,000 678,000 408,250 \$305,700	330,000 580,000 370,500 \$304,000	330,000 \$379,000 n/a n/a	330,000 \$460,000 \$295,000 \$217,950	330,000 \$537,450 \$373,250 \$263,000	330,000 \$794,000 \$555,000 \$335,000	330,000 \$481,000 \$385,000 \$229,000	330,000 \$710,000 \$419,000 \$316,000	330,000 \$647,000 \$419,980 \$277,650	330,000 \$457,500 \$365,000 \$274,900	330,000 \$375,000 \$256,000 \$225,000	330,000 \$628,000 \$480,000 \$287,000	330,000 \$1,320,000 \$665,000 \$407,000	330,000 \$1,355,500 \$1,000,000 \$698,000	330,000 \$1,110,000 \$610,000 \$321,000	330,000 n/a 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



**July
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
July 2008	237	246	90	15	229	56	154	94	48	329	42	119	344	289	139	40	2,471
	Detached	Attached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	144	74	15	0	79	18	68	64	52	195	26	7	82	163	19	53	1,059
	368	151	20	0	38	182	137	66	85	308	38	16	231	848	51	35	2,574
	29%	31%	36%	33%	44%	39%	49%	23%	46%	28%	33%	36%	36%	30%	27%	13%	n/a
	42%	46%	27%	n/a	46%	39%	44%	27%	52%	36%	23%	43%	29%	31%	32%	11%	n/a
	37%	35%	75%	n/a	47%	37%	52%	36%	25%	40%	5%	44%	47%	35%	22%	17%	n/a
June 2008	269	253	83	14	246	54	203	96	67	312	37	120	353	337	155	30	2,629
	Detached	Attached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	208	84	14	0	77	21	65	70	55	185	35	11	80	162	11	47	1,125
	392	166	26	0	51	177	204	77	97	343	22	4	262	892	26	53	2,792
	27%	28%	33%	29%	43%	39%	38%	45%	22%	37%	35%	47%	39%	32%	29%	17%	n/a
	37%	36%	43%	n/a	48%	90%	51%	33%	40%	45%	31%	64%	34%	34%	18%	36%	n/a
	38%	30%	50%	n/a	55%	44%	34%	40%	22%	43%	50%	175%	40%	38%	35%	13%	n/a
July 2007	203	205	63	13	192	37	128	80	56	256	42	127	293	214	108	32	2,049
	Detached	Attached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	123	61	9	0	76	18	64	47	52	181	13	17	58	105	6	29	859
	246	109	20	0	46	127	129	50	46	258	19	8	202	700	24	32	2,016
	65%	67%	81%	46%	85%	86%	73%	78%	61%	68%	69%	63%	77%	79%	77%	28%	n/a
	89%	74%	89%	n/a	63%	83%	72%	96%	85%	95%	146%	59%	76%	81%	67%	76%	n/a
	96%	81%	105%	n/a	72%	77%	82%	106%	93%	79%	79%	75%	79%	83%	75%	47%	n/a
Jan. - Jul. 2008	1,551	1,687	662	82	1,695	353	1,280	662	392	2,113	297	864	2,400	2,178	1,050	206	17,472
	Detached	Attached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	1,075	494	97	1	533	189	465	425	345	1,248	196	94	513	1,027	99	267	7,068
	2,217	1,153	170	0	482	1,226	1,180	515	618	2,257	148	58	1,608	5,989	240	258	18,119
	36%	36%	47%	33%	44%	46%	47%	42%	37%	43%	42%	39%	40%	37%	35%	25%	n/a
	46%	47%	60%	100%	54%	53%	49%	43%	49%	54%	47%	53%	46%	36%	39%	37%	n/a
	45%	37%	62%	n/a	46%	45%	46%	47%	37%	46%	47%	43%	51%	43%	40%	21%	n/a
Jan. - Jul. 2007	1,458	1,401	556	97	1,441	326	1,042	571	292	1,809	231	822	2,186	1,684	788	170	14,874
	Detached	Attached	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment
	891	353	93	1	516	117	365	299	286	1,326	124	75	419	810	77	183	5,935
	1,903	769	165	0	400	897	941	428	449	1,949	170	50	1,513	5,000	232	201	15,067
	59%	60%	74%	44%	69%	63%	73%	65%	57%	62%	70%	56%	65%	68%	63%	45%	n/a
	78%	70%	89%	0%	77%	58%	78%	70%	75%	74%	90%	68%	73%	64%	48%	66%	n/a
	66%	68%	77%	n/a	60%	63%	75%	72%	59%	64%	82%	46%	72%	71%	55%	44%	n/a

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

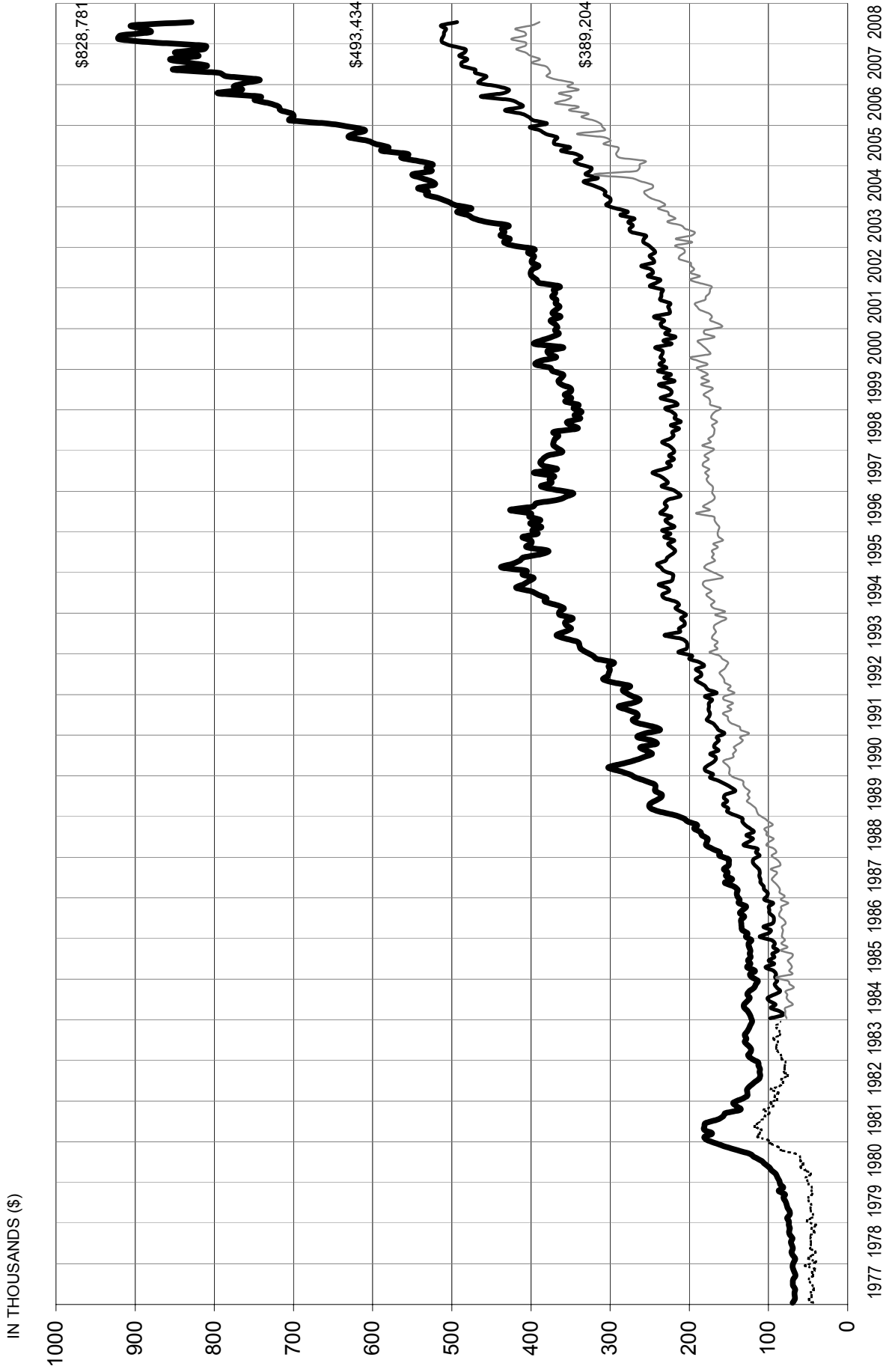
Real Estate Board of Greater Vancouver

Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2007	2 Jun 2008	3 Jul 2008	Col. 2 & 3 Percentage Variance	5 Jul 2007	6 Jun 2008	7 Jul 2008	Col. 6 & 7 Percentage Variance	9 May 2007 - Jul 2007	10 May 2008 - Jul 2008	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	203	269	237	-11.9	131	72	69	-4.2	452	235	-48.0
ATTACHED	123	208	144	-30.8	109	77	60	-22.1	357	210	-41.2
APARTMENTS	246	392	368	-6.1	237	149	136	-8.7	680	426	-37.4
COQUITLAM											
DETACHED	205	253	246	-2.8	137	72	76	5.6	429	253	-41.0
ATTACHED	61	84	74	-11.9	45	30	34	13.3	119	109	-8.4
APARTMENTS	109	166	151	-9.0	88	49	53	8.2	286	179	-37.4
DELTA											
DETACHED	63	83	90	8.4	51	27	32	18.5	209	112	-46.4
ATTACHED	9	14	15	7.1	8	6	4	-33.3	35	23	-34.3
APARTMENTS	20	26	20	-23.1	21	13	15	15.4	59	44	-25.4
MAPLE RIDGE/PITT MEADOWS											
DETACHED	192	246	229	-6.9	163	105	100	-4.8	496	332	-33.1
ATTACHED	76	77	79	2.6	48	37	36	-2.7	178	105	-41.0
APARTMENTS	46	51	38	-25.5	33	28	18	-35.7	124	72	-41.9
NORTH VANCOUVER											
DETACHED	128	203	154	-24.1	94	78	75	-3.8	369	255	-30.9
ATTACHED	64	65	68	4.6	46	33	30	-9.1	145	107	-26.2
APARTMENTS	129	204	137	-32.8	106	70	71	1.4	352	225	-36.1
NEW WESTMINSTER											
DETACHED	37	54	56	3.7	32	21	22	4.8	113	82	-27.4
ATTACHED	18	21	18	-14.3	15	19	7	-63.2	38	40	5.3
APARTMENTS	127	177	182	2.8	98	77	68	-11.7	293	245	-16.4
PORT MOODY/BELCARRA											
DETACHED	56	67	48	-28.4	34	15	22	46.7	88	56	-36.4
ATTACHED	52	55	52	-5.5	44	22	27	22.7	123	73	-40.7
APARTMENTS	46	97	85	-12.4	43	21	21	0.0	144	75	-47.9
PORT COQUITLAM											
DETACHED	80	96	94	-2.1	62	43	22	-48.8	193	118	-38.9
ATTACHED	47	70	64	-8.6	45	23	17	-26.1	126	77	-38.9
APARTMENTS	50	77	66	-14.3	53	31	24	-22.6	166	96	-42.2
RICHMOND											
DETACHED	256	312	329	5.4	175	115	92	-20.0	559	356	-36.3
ATTACHED	181	185	195	5.4	172	84	71	-15.5	514	273	-46.9
APARTMENTS	258	343	308	-10.2	203	146	124	-15.1	664	427	-35.7
SUNSHINE COAST											
DETACHED	127	120	119	-0.8	80	56	43	-23.2	257	150	-41.6
ATTACHED	17	11	7	-36.4	10	7	3	-57.1	26	17	-34.6
APARTMENTS	8	4	16	300.0	6	7	7	0.0	13	17	30.8
SQUAMISH											
DETACHED	42	37	42	13.5	29	13	14	7.7	80	59	-26.3
ATTACHED	13	35	26	-25.7	19	11	6	-45.5	61	32	-47.5
APARTMENTS	19	22	38	72.7	15	11	2	-81.8	80	24	-70.0
VANCOUVER EAST											
DETACHED	293	353	344	-2.5	227	139	125	-10.1	748	426	-43.0
ATTACHED	58	80	82	2.5	44	27	24	-11.1	151	100	-33.8
APARTMENTS	202	262	231	-11.8	160	104	109	4.8	558	321	-42.5
VANCOUVER WEST											
DETACHED	214	337	289	-14.2	170	108	88	-18.5	593	338	-43.0
ATTACHED	105	162	163	0.6	85	55	50	-9.1	275	171	-37.8
APARTMENTS	700	892	848	-4.9	578	335	301	-10.1	1770	1058	-40.2
WHISTLER											
DETACHED	32	30	40	33.3	9	5	5	0.0	34	19	-44.1
ATTACHED	29	47	53	12.8	22	17	6	-64.7	63	32	-49.2
APARTMENTS	32	53	35	-34.0	15	7	6	-14.3	47	20	-57.4
WEST VANCOUVER/HOWE SOUND											
DETACHED	108	155	139	-10.3	83	45	37	-17.8	271	143	-47.2
ATTACHED	6	11	19	72.7	4	2	6	200.0	17	16	-5.9
APARTMENTS	24	26	51	96.2	18	9	11	22.2	73	38	-47.9
GRAND TOTALS											
DETACHED	2036	2615	2456	-6.1	1477	914	822	-10.1	4891	2934	-40.0
ATTACHED	859	1125	1059	-5.9	716	450	381	-15.3	2228	1385	-37.8
APARTMENTS	2016	2792	2574	-7.8	1674	1057	966	-8.6	5309	3267	-38.5

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

DETACHED
 CONDOMINIUM
 ATTACHED
 APARTMENTS



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