

MLSLINK HOUSING PRICE INDEX

November 2005

PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
Detached	Greater Vancouver	\$566,500	0.8%	\$562,767	167.3	19.0	52.3	74.0
	Burnaby	\$573,210	2.3%	\$566,387	168.7	19.4	52.5	82.2
	Coquitlam	\$503,077	2.8%	\$494,830	177.0	24.0	51.1	77.3
	South Delta	\$522,712	2.9%	\$524,294	170.8	13.2	60.7	73.2
	Maple Ridge	\$367,835	2.3%	\$361,605	167.8	15.8	43.6	67.3
	New Westminster	\$458,138	5.0%	\$449,863	188.8	19.0	73.9	101.8
	North Vancouver	\$688,844	2.2%	\$673,294	172.1	20.1	50.8	77.0
	Pitt Meadows	\$372,714	4.8%	\$372,620	153.0	8.8	40.6	52.2
	Port Coquitlam	\$404,450	3.3%	\$401,776	170.9	15.4	47.0	78.6
	Port Moody	\$547,341	6.4%	\$541,236	164.5	39.2	63.9	60.2
	Richmond	\$545,881	1.5%	\$549,821	161.2	15.4	51.5	64.5
	Squamish	\$407,341	6.3%	\$393,905	154.7	11.2	44.6	58.6
	Sunshine Coast	\$329,526	5.7%	\$336,107	187.5	14.0	74.7	91.4
	Vancouver East	\$521,040	1.6%	\$512,850	176.5	22.5	60.4	75.5
	Vancouver West	\$947,770	2.9%	\$962,255	157.3	18.7	44.5	71.7
West Vancouver	\$1,107,105	4.7%	\$1,115,629	163.1	18.6	52.1	76.6	
Attached	Greater Vancouver	\$347,935	0.9%	\$346,795	168.8	13.8	53.5	71.7
	Burnaby	\$345,562	1.7%	\$344,696	173.1	16.4	55.8	74.4
	Coquitlam	\$327,604	2.8%	\$322,798	176.7	16.3	53.6	81.1
	South Delta	\$337,289	6.5%	\$326,157	180.6	8.9	57.6	85.5
	Maple Ridge & Pitt Meadows	\$241,119	2.4%	\$240,203	167.3	12.0	51.6	63.3
	North Vancouver	\$450,410	3.0%	\$450,645	176.3	10.8	63.6	78.0
	Port Coquitlam	\$300,650	3.4%	\$303,434	165.3	11.6	43.0	71.0
	Port Moody	\$290,516	3.6%	\$288,491	173.4	15.3	53.2	82.9
	Richmond	\$337,509	1.7%	\$333,323	162.8	12.5	38.7	68.6
	Vancouver East	\$358,547	3.6%	\$356,262	167.6	19.3	58.9	68.0
	Vancouver West	\$505,157	3.7%	\$515,557	180.3	14.0	66.9	90.9
Apartment	Greater Vancouver	\$281,661	0.7%	\$279,255	183.2	21.0	60.8	86.7
	Burnaby	\$247,301	1.8%	\$249,831	184.9	19.5	58.3	81.7
	Coquitlam	\$212,136	2.7%	\$210,803	180.9	22.1	59.8	86.8
	South Delta	\$275,788	6.7%	\$263,130	179.6	17.9	56.4	87.3
	Maple Ridge & Pitt Meadows	\$183,808	5.2%	\$179,861	195.2	18.2	51.1	106.4
	New Westminster	\$208,163	2.7%	\$205,759	169.1	18.3	53.4	80.0
	North Vancouver	\$297,295	2.6%	\$294,759	189.2	22.5	74.5	89.9
	Port Coquitlam	\$185,014	2.7%	\$184,379	216.7	26.0	81.5	133.6
	Port Moody	\$245,344	4.2%	\$242,226	209.3	36.6	81.9	126.4
	Richmond	\$228,892	1.6%	\$225,544	186.0	20.5	59.7	96.7
	Vancouver East	\$228,375	2.4%	\$225,607	187.0	24.1	60.9	89.0
	Vancouver West	\$368,148	1.3%	\$364,015	187.3	21.1	62.1	92.9
	West Vancouver	\$449,760	9.4%	\$466,525	161.4	8.3	50.8	62.0

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



November 2005

	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
November 2005	106 Detached Attached Apartment	121 34 69	43 9 7	7 0 0	133 374,450 220,000 171,000	33 15 87	115 38 80	57 23 40	28 24 14	139 114 145	21 15 9	45 5 2	214 34 141	121 77 417	49 8 13	0 8 4	1,232 519 1,187
	Median Selling Price	\$544,000 \$321,000 \$237,000	\$455,000 n/a n/a	n/a n/a n/a	\$374,450 \$220,000 \$171,000	\$432,000 n/a \$199,900	\$655,000 \$447,000 \$284,500	\$373,000 \$295,000 \$168,000	\$578,000 \$319,250 n/a	\$510,000 \$352,000 \$219,000	\$364,000 n/a n/a	\$302,000 n/a n/a	\$528,000 \$346,000 \$215,000	\$946,500 \$550,500 \$340,000	\$1,200,000 n/a n/a	n/a n/a n/a	n/a
October 2005	121 99 158	136 39 77	46 11 16	3 0 0	147 38 23	26 7 79	90 46 87	58 21 33	20 27 16	134 125 175	18 14 4	56 5 5	190 40 152	133 66 471	55 5 13	7 2 5	1,240 545 1,314
	Median Selling Price	\$542,000 \$320,000 \$245,000	\$472,500 n/a n/a	n/a n/a n/a	\$365,000 \$227,400 \$159,000	\$432,450 n/a \$192,450	\$630,500 \$477,500 \$285,250	\$387,500 \$297,450 \$168,500	\$518,500 \$337,500 n/a	\$545,000 \$345,000 \$228,000	n/a n/a n/a	\$348,000 n/a n/a	\$493,950 \$354,500 \$224,000	\$975,000 \$509,115 \$352,500	\$1,193,000 n/a n/a	n/a n/a n/a	n/a
November 2004	95 47 142	97 22 64	36 6 16	4 0 0	106 36 24	21 8 71	108 30 70	43 23 32	19 31 11	123 96 120	8 5 2	52 5 1	163 27 136	113 58 336	52 5 16	1 3 0	1,041 402 1,041
	Median Selling Price	\$483,500 \$271,000 \$207,400	\$409,250 n/a n/a	n/a n/a n/a	\$328,750 \$210,500 \$138,000	\$380,000 n/a \$175,000	\$576,250 \$380,500 \$228,000	\$316,000 \$245,500 \$143,750	n/a \$249,450 n/a	\$440,499 \$293,150 \$170,000	n/a n/a n/a	\$259,000 n/a n/a	\$410,000 \$340,000 \$186,950	\$819,000 \$420,000 \$282,500	\$930,500 n/a n/a	n/a n/a n/a	n/a
Jan. - Nov. 2005	1,431 1,009 2,064	1,586 471 855	573 97 202	65 3 5	1,720 552 258	375 113 1,196	1,168 455 1,097	638 361 420	284 288 228	1,906 1,367 2,029	227 137 47	764 75 32	2,611 522 1,862	1,715 793 5,475	706 71 213	25 42 45	15,804 6,366 16,028
	Median Selling Price	\$518,000 \$318,000 \$240,950	\$449,000 \$299,000 \$243,950	\$310,000 n/a n/a	\$352,000 \$221,750 \$157,000	\$416,000 \$289,000 \$183,000	\$643,500 \$422,500 \$267,000	\$382,000 \$283,900 \$162,250	\$520,000 \$310,000 \$229,000	\$490,000 \$321,000 \$215,000	\$380,000 \$269,000 \$166,000	\$300,000 \$183,000 \$198,500	\$480,000 \$353,000 \$207,000	\$889,000 \$523,800 \$330,000	\$1,050,000 \$770,000 \$490,000	\$685,000 \$549,000 \$324,500	n/a
Jan. - Nov. 2004	1,239 777 1,677	1,326 416 869	540 87 201	72 0 2	1,362 555 220	323 102 835	1,145 362 1,023	567 307 419	254 255 182	1,691 1,132 1,870	177 111 49	723 81 39	2,212 406 1,613	1,572 732 5,948	724 83 167	9 16 25	13,936 5,422 15,139
	Median Selling Price	\$462,250 \$282,000 \$194,900	\$415,000 \$281,000 \$195,000	\$249,000 n/a n/a	\$325,000 \$195,000 \$127,000	\$357,000 \$248,900 \$155,900	\$572,500 \$380,000 \$223,000	\$349,000 \$249,900 \$135,000	\$466,250 \$237,950 \$189,000	\$436,500 \$290,000 \$183,000	\$339,500 \$240,000 \$153,000	\$250,000 \$156,462 \$164,000	\$415,000 \$300,000 \$173,440	\$781,000 \$418,000 \$282,500	\$920,500 \$630,000 \$478,000	n/a n/a \$341,000	n/a

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

MLS® LISTINGS Facts



**November
2005**

	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/Hove Sound	Whistler/Pemberton	TOTALS
November 2005	110	116	48	8	124	35	104	48	39	125	30	67	180	133	58	19	1,244
	Detached	Attached	Apartment														
	82	33	13	0	48	9	40	29	39	113	14	10	47	95	11	21	604
	135	63	10	0	45	104	82	29	48	179	5	7	160	500	38	18	1,423
	96%	104%	90%	88%	107%	94%	111%	119%	72%	111%	70%	67%	119%	91%	84%	0%	n/a
	91%	103%	69%	n/a	83%	167%	95%	79%	62%	101%	107%	50%	72%	81%	73%	38%	
	99%	110%	70%	n/a	58%	84%	98%	138%	29%	81%	180%	29%	88%	83%	34%	22%	
October 2005	152	163	62	8	146	47	128	85	34	200	33	72	253	184	87	16	1,670
	Detached	Attached	Apartment														
	111	84	16	0	45	23	62	32	29	146	15	17	48	96	8	14	746
	206	90	11	0	53	77	117	42	17	169	4	0	156	640	23	20	1,625
	80%	83%	74%	38%	101%	55%	70%	68%	59%	67%	55%	78%	75%	72%	63%	44%	n/a
	89%	46%	69%	n/a	84%	30%	74%	66%	93%	86%	93%	29%	83%	69%	63%	14%	
	77%	86%	145%	n/a	43%	103%	74%	79%	94%	104%	100%	n/a	97%	74%	57%	25%	
November 2004	121	151	38	8	168	27	89	51	24	179	22	56	224	124	53	11	1,346
	Detached	Attached	Apartment														
	71	34	5	0	45	12	29	28	49	131	12	7	47	82	25	10	587
	195	70	10	0	25	70	97	24	28	167	5	4	145	432	21	8	1,301
	79%	64%	95%	50%	63%	78%	121%	84%	79%	69%	36%	93%	73%	91%	98%	9%	n/a
	66%	65%	120%	n/a	80%	67%	103%	82%	63%	73%	42%	71%	57%	71%	20%	30%	
	73%	91%	160%	n/a	96%	101%	72%	133%	39%	72%	40%	25%	94%	78%	76%	0%	
Jan. - Nov. 2005	1,920	2,058	718	109	2,139	510	1,474	833	426	2,399	441	1,019	3,290	2,401	1,042	185	20,964
	Detached	Attached	Apartment														
	1,285	627	130	4	672	144	548	409	358	1,661	198	95	624	1,089	102	180	8,126
	2,480	1,017	201	12	377	1,275	1,242	489	296	2,414	83	63	2,091	6,808	373	167	19,388
	75%	77%	80%	60%	80%	74%	79%	77%	69%	79%	51%	75%	79%	71%	68%	14%	n/a
	79%	75%	75%	75%	82%	78%	83%	88%	83%	82%	69%	79%	84%	73%	70%	23%	
	83%	84%	100%	42%	68%	94%	88%	86%	77%	84%	57%	51%	89%	80%	57%	27%	
Jan. - Nov. 2004	2,307	2,324	707	156	2,039	479	1,625	905	387	2,703	355	1,037	3,936	2,633	1,185	94	22,872
	Detached	Attached	Apartment														
	1,138	556	113	10	637	124	523	499	367	1,589	173	105	588	1,189	133	83	7,827
	2,367	1,074	220	14	281	1,253	1,348	455	283	2,525	64	78	2,297	7,732	230	126	20,347
	54%	57%	76%	46%	67%	67%	70%	63%	66%	63%	50%	70%	56%	60%	61%	10%	n/a
	68%	75%	77%	0%	87%	82%	89%	62%	69%	71%	64%	77%	69%	62%	62%	19%	
	71%	81%	91%	14%	78%	67%	76%	92%	64%	74%	77%	50%	70%	77%	73%	20%	

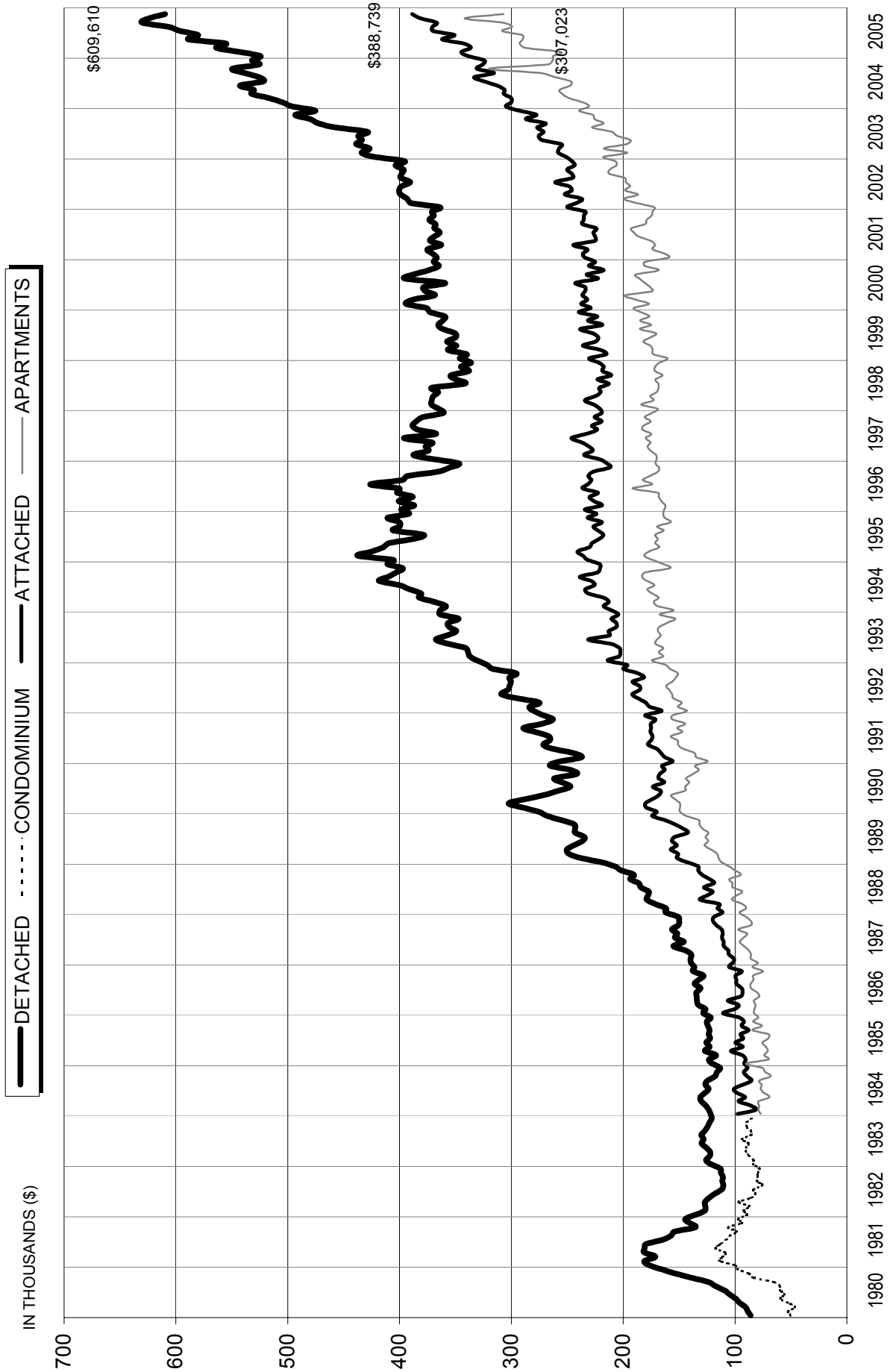
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Real Estate Board of Greater Vancouver

Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Nov 2004	2 Oct 2005	3 Nov 2005	Col. 2 & 3 Percentage Variance	5 Nov 2004	6 Oct 2005	7 Nov 2005	Col. 6 & 7 Percentage Variance	9 Sep 2004 - Nov 2004	10 Sep 2005 - Nov 2005	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	121	152	110	-27.6	95	121	106	-12.4	292	343	17.5
ATTACHED	71	111	82	-26.1	47	99	75	-24.2	176	295	67.6
APARTMENTS	195	206	135	-34.5	142	158	133	-15.8	464	473	1.9
COQUITLAM											
DETACHED	151	163	116	-28.8	97	136	121	-11.0	314	390	24.2
ATTACHED	34	84	33	-60.7	22	39	34	-12.8	83	109	31.3
APARTMENTS	70	90	63	-30.0	64	77	69	-10.4	212	218	2.8
DELTA											
DETACHED	38	62	48	-22.6	36	46	43	-6.5	115	148	28.7
ATTACHED	5	16	13	-18.8	6	11	9	-18.2	19	32	68.4
APARTMENTS	10	11	10	-9.1	16	16	7	-56.3	37	36	-2.7
MAPLE RIDGE/PITT MEADOWS											
DETACHED	168	146	124	-15.1	106	147	133	-9.5	285	442	55.1
ATTACHED	45	45	48	6.7	36	38	40	5.3	105	141	34.3
APARTMENTS	25	53	45	-15.1	24	23	26	13.0	61	81	32.8
NORTH VANCOUVER											
DETACHED	89	128	104	-18.8	108	90	115	27.8	285	305	7.0
ATTACHED	29	62	40	-35.5	30	46	38	-17.4	93	118	26.9
APARTMENTS	97	117	82	-29.9	70	87	80	-8.0	241	245	1.7
NEW WESTMINSTER											
DETACHED	27	47	35	-25.5	21	26	33	26.9	76	92	21.1
ATTACHED	12	23	9	-60.9	8	7	15	114.3	23	30	30.4
APARTMENTS	70	77	104	35.1	71	79	87	10.1	223	263	17.9
PORT MOODY/BELCARRA											
DETACHED	24	34	39	14.7	19	20	28	40.0	58	75	29.3
ATTACHED	49	29	39	34.5	31	27	24	-11.1	74	82	10.8
APARTMENTS	28	17	48	182.4	11	16	14	-12.5	49	54	10.2
PORT COQUITLAM											
DETACHED	51	85	48	-43.5	43	58	57	-1.7	135	176	30.4
ATTACHED	28	32	29	-9.4	23	21	23	9.5	71	77	8.5
APARTMENTS	24	42	29	-31.0	32	33	40	21.2	98	114	16.3
RICHMOND											
DETACHED	179	200	125	-37.5	123	134	139	3.7	378	433	14.6
ATTACHED	131	146	113	-22.6	96	125	114	-8.8	267	349	30.7
APARTMENTS	167	169	179	5.9	120	175	145	-17.1	443	465	5.0
SUNSHINE COAST											
DETACHED	56	72	67	-6.9	52	56	45	-19.6	180	170	-5.6
ATTACHED	7	17	10	-41.2	5	5	5	0.0	13	15	15.4
APARTMENTS	4	0	7	700.0	1	5	2	-60.0	11	12	9.1
SQUAMISH											
DETACHED	22	33	30	-9.1	8	18	21	16.7	40	56	40.0
ATTACHED	12	15	14	-6.7	5	14	15	7.1	24	41	70.8
APARTMENTS	5	4	5	25.0	2	4	9	125.0	12	15	25.0
VANCOUVER EAST											
DETACHED	224	253	180	-28.9	163	190	214	12.6	493	633	28.4
ATTACHED	47	48	47	-2.1	27	40	34	-15.0	84	123	46.4
APARTMENTS	145	156	160	2.6	136	152	141	-7.2	413	442	7.0
VANCOUVER WEST											
DETACHED	124	184	133	-27.7	113	133	121	-9.0	357	414	16.0
ATTACHED	82	96	95	-1.0	58	66	77	16.7	172	208	20.9
APARTMENTS	432	640	500	-21.9	336	471	417	-11.5	1327	1363	2.7
WHISTLER											
DETACHED	11	16	19	18.8	1	7	0	-100.0	2	14	600.0
ATTACHED	10	14	21	50.0	3	2	8	300.0	7	17	142.9
APARTMENTS	8	20	18	-10.0	0	5	4	-20.0	7	17	142.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	53	87	58	-33.3	52	55	49	-10.9	167	178	6.6
ATTACHED	25	8	11	37.5	5	5	8	60.0	14	19	35.7
APARTMENTS	21	23	38	65.2	16	13	13	0.0	44	42	-4.5
GRAND TOTALS											
DETACHED	1338	1662	1236	-25.6	1037	1237	1225	-1.0	3177	3869	21.8
ATTACHED	587	746	604	-19.0	402	545	519	-4.8	1225	1656	35.2
APARTMENTS	1301	1625	1423	-12.4	1041	1314	1187	-9.7	3642	3840	5.4

Real Estate Board of Greater Vancouver Average Price Graph January 1980 to November 2005



NOTE: From 1980 - 1984 condominium averages were not separated into attached & apartment.