News Release

REAL ESTATE BOARD
OF GREATER VANCOUVER

FOR IMMEDIATE RELEASE

Activity steady to start the summer season

VANCOUVER, B.C. – July 5, 2010 – The Greater Vancouver housing market experienced steady activity to begin the summer season. The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver totalled 2,972 in June 2010, a decline of 30.2 per cent compared to the 4,259 sales in June 2009, which was the second highest selling June on record.

"Activity in June marked a healthy balance between the near record setting pace of June 2009 and the considerably slower activity witnessed in June 2008, a period of recession as we all know," Jake Moldowan, REBGV president said.

Compared to June 2008, last month's sales represent a 22.6 per cent increase over the 2,425 sales recorded that month, but are 30 per cent less than the 4,244 sales in June 2007. June 2010 sales also represent a 5.8 per cent decline compared to the previous month's sales totals.

"We didn't experience any record-breaking activity in June, but we did see a stable summer market," Moldowan said. "The number of new listings coming on the market is not as dramatic as we saw over the previous three months and demand remains at a healthy level for this traditionally quieter time of year."

New listings for detached, attached and apartment properties totalled 5,544 in June 2010, a 3.2 per cent increase compared to June 2009 when 5,372 new units were listed, and a 21 per cent decline compared to May 2010 when 7,014 properties were added to the MLS®.

At 17,564, the total number of property listings on the MLS® increased 1.2 per cent in June compared to last month, and is up 32 per cent compared to this time last year.

"There has been less upward pressure on prices in our market the last few months, which has allowed prices to ease back from the record high numbers seen in April," Moldowan said.

Over the last 12 months, the overall MLSLink® Housing Price Index (HPI) benchmark price for all residential properties in Greater Vancouver increased 11.8 per cent to $580,237 from $518,855 in June 2009.

Sales of detached properties in June 2010 reached 1,139, a decrease of 31.7 per cent from the 1,667 detached sales recorded in June 2009 and a 24.1 per cent increase from the 918 units sold in June 2008. The benchmark price for detached properties increased 13.4 per cent from June 2009 to $795,025.

Sales of apartment properties reached 1,258 in June 2010, a decline of 29.7 per cent compared to the 1,790 sales in June 2009 and an increase of 19 per cent compared to the 1,057 sales in June 2008.The benchmark price of an apartment property increased 9.7 per cent from June 2009 to $391,528.

Attached property sales in June 2010 totalled 575, a decline of 28.3 per cent compared to the 802 sales in June 2009 and a 27.8 per cent increase from the 450 attached properties sold in June 2008. The benchmark price of an attached unit increased 11.6 per cent between June 2009 and 2010 to $492,861.

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The Real Estate industry is a key economic driver in British Columbia. In 2009, 35,669 homes changed hands in the Board's area, generating $1.49 billion in spin-off activity. The Real Estate Board of Greater Vancouver is an association representing more than 9,800 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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Preliminary Report

MLSLINK HOUSING PRICE INDEX

June 2010

REAL ESTATE BOARD OF GREATER VANCOUVER

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	$580,237	0.6%	$588,106	245.07	11.8	10.2	49.0
Detached	Greater Vancouver	$795,025	1.2%	$807,868	234.8	13.4	11.1	49.1
	Burnaby	$788,355	2.2%	$789,405	232.0	10.8	12.9	51.1
	Coquitlam	$670,073	7.0%	$686,612	235.7	11.7	7.8	44.5
	South Delta	$667,835	3.5%	$676,820	218.2	8.7	5.7	39.3
	Maple Ridge	$464,125	2.4%	$465,019	211.7	10.9	6.7	33.8
	New Westminster	$594,133	4.1%	$603,589	244.9	7.0	5.2	32.9
	North Vancouver	$888,127	2.4%	$920,633	221.8	9.4	4.1	33.4
	Pitt Meadows	$516,480	6.8%	$525,291	212.0	12.0	4.9	42.1
	Port Coquitlam	$546,323	3.5%	$565,666	230.9	12.4	4.7	37.4
	Port Moody	$821,256	13.5%	$798,314	246.9	18.7	13.7	65.4
	Richmond	$897,289	1.9%	$901,706	264.9	25.7	26.5	73.8
	Squamish	$459,448	7.5%	$479,195	174.5	-10.9	-12.1	12.0
	Sunshine Coast	$439,531	5.4%	$432,595	250.1	9.1	6.6	40.6
	Vancouver East	$733,748	2.0%	$745,497	248.5	11.8	13.6	53.3
	Vancouver West	$1,588,608	2.4%	$1,648,096	263.6	20.3	19.5	77.7
	West Vancouver	$1,405,363	4.4%	$1,410,756	207.0	12.5	-0.7	26.7
Attached	Greater Vancouver	$492,861	0.8%	$498,533	239.1	11.6	11.2	48.0
	Burnaby	$491,534	1.4%	$492,510	246.2	11.1	14.2	53.5
	Coquitlam	$434,966	2.8%	$447,025	234.6	12.6	7.2	41.6
	South Delta	$470,938	4.9%	$468,499	252.2	4.2	14.6	36.3
	Maple Ridge & Pitt Meadows	$311,801	2.3%	$314,522	216.3	8.4	2.1	34.0
	North Vancouver	$599,277	2.6%	$618,998	234.5	8.6	6.5	37.8
	Port Coquitlam	$390,494	2.7%	$400,914	214.7	4.4	5.8	36.2
	Port Moody	$407,759	3.7%	$413,309	243.3	11.4	8.7	47.2
	Richmond	$518,891	1.3%	$517,348	250.2	17.9	21.2	62.3
	Vancouver East	$524,606	2.5%	$535,723	245.3	7.5	9.9	53.9
	Vancouver West	$755,012	2.5%	$765,336	269.4	13.6	10.0	49.2
Apartment	Greater Vancouver	$391,528	0.6%	$396,030	254.7	9.7	8.6	49.5
	Burnaby	$352,540	1.1%	$354,100	263.5	9.2	10.4	47.8
	Coquitlam	$295,242	2.2%	$295,670	251.8	10.0	7.1	49.4
	South Delta	$366,327	4.0%	$366,686	238.6	14.7	13.3	53.5
	Maple Ridge & Pitt Meadows	$245,750	3.2%	$251,808	261.0	5.3	-1.9	47.6
	New Westminster	$298,864	1.8%	$300,034	242.8	11.5	6.2	53.2
	North Vancouver	$389,222	2.2%	$395,053	247.7	9.6	5.2	42.0
	Port Coquitlam	$253,636	2.3%	$252,880	297.1	8.2	5.4	45.6
	Port Moody	$304,681	2.8%	$309,186	260.0	6.1	5.6	38.0
	Richmond	$335,939	1.2%	$339,497	273.0	11.7	13.2	58.5
	Vancouver East	$333,026	2.1%	$336,472	272.6	7.2	8.7	62.6
	Vancouver West	$502,746	1.0%	$508,628	255.7	9.7	9.9	47.5
	West Vancouver	$589,734	8.8%	$661,505	211.6	11.7	-11.3	19.2

HOW TO READ THE TABLE:

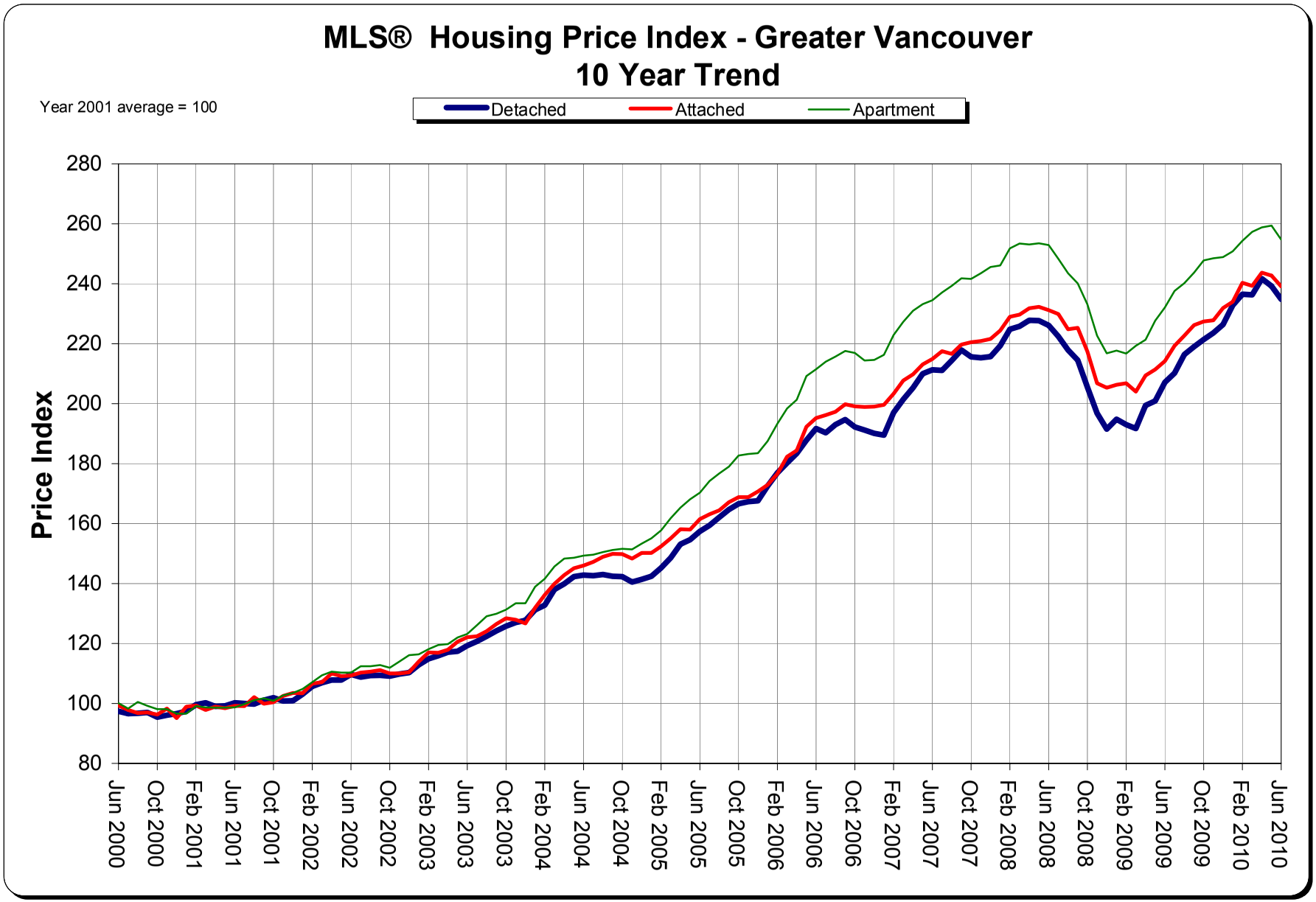
BENCHMARK PRICE: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

PRICE RANGE: Expresed 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® Housing Price Index - Greater Vancouver
10 Year Trend
Year 2001 average = 100
Detached
Attached
Apartment
Price Index
280
260
240
220
200
180
160
140
120
100
80
Jun 2000
Oct 2000
Feb 2001
Jun 2001
Oct 2001
Feb 2002
Jun 2002
Oct 2002
Feb 2003
Jun 2003
Oct 2003
Feb 2004
Jun 2004
Oct 2004
Feb 2005
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Feb 2007
Jun 2007
Oct 2007
Feb 2008
Jun 2008
Oct 2008
Feb 2009
Jun 2009
Oct 2009
Feb 2010
Jun 2010

MLS® SALES Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

June 2010

			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
June 2010	Number of Sales	Detached	89	96	49	4	102	29	112	54	25	139	18	56	145	147	66	8	1,139
		Attached	84	26	20	0	39	8	36	24	19	133	13	8	63	81	6	15	575
		Apartment	184	58	21	0	26	97	73	30	33	179	4	8	103	419	15	8	1,258
	Median Selling Price	Detached	$763,500	$682,000	$647,000	n/a	$496,948	$575,000	$849,900	$545,200	$725,000	$830,000	n/a	$397,000	$755,000	$1,580,000	$1,700,000	n/a	
		Attached	$464,000	$477,450	$424,000	n/a	$325,000	n/a	$577,000	$367,500	n/a	$528,000	n/a	n/a	$563,000	$770,000	n/a	n/a	n/a
		Apartment	$338,000	$286,892	$375,000	n/a	$239,750	$279,000	$351,000	$264,500	$345,000	$332,500	n/a	n/a	$333,050	$467,000	n/a	n/a	
May 2010	Number of Sales	Detached	115	118	71	3	111	36	94	50	21	156	24	58	175	150	64	10	1,256
		Attached	88	57	8	0	33	12	40	28	23	113	10	4	40	67	10	13	546
		Apartment	179	57	16	0	27	97	101	36	27	171	6	1	123	495	17	1	1,354
	Median Selling Price	Detached	$810,000	$660,750	$643,000	n/a	$481,250	$590,000	$902,000	$518,750	$761,000	$850,000	$419,250	$418,500	$740,000	$1,688,000	$1,487,500	n/a	
		Attached	$479,500	$456,400	n/a	n/a	$295,000	n/a	$578,000	$388,000	$503,000	$495,000	n/a	n/a	$561,000	$805,000	n/a	n/a	n/a
		Apartment	$347,500	$295,000	n/a	n/a	$221,000	$301,000	$382,500	$233,500	$345,500	$350,313	n/a	n/a	$325,750	$463,600	n/a	n/a	
June 2009	Number of Sales	Detached	151	160	56	6	162	43	153	55	33	204	27	75	238	200	98	6	1,667
		Attached	140	54	12	0	55	19	73	42	39	155	14	6	59	122	5	7	802
		Apartment	239	95	22	0	39	121	120	49	48	225	6	3	165	627	23	8	1,790
	Median Selling Price	Detached	$690,000	$584,950	$550,500	n/a	$433,000	$545,000	$835,000	$480,000	$658,600	$688,000	$495,000	$351,000	$660,000	$1,398,000	$1,237,500	n/a	
		Attached	$410,000	$435,750	n/a	n/a	$290,000	n/a	$575,000	$381,000	$388,000	$432,000	n/a	n/a	$503,500	$730,000	n/a	n/a	n/a
		Apartment	$330,000	$265,750	$312,000	n/a	$195,000	$265,000	$322,000	$212,000	$307,600	$298,000	n/a	n/a	$300,500	$426,000	$568,500	n/a	
Jan. - Jun. 2010 *Year-to-date*	Number of Sales	Detached	602	582	279	15	619	166	540	256	125	962	100	270	919	930	379	45	6,789
		Attached	463	234	51	0	241	58	225	139	118	664	54	32	257	384	42	67	3,029
		Apartment	992	379	92	0	158	497	471	198	165	1,053	39	25	692	2,480	88	26	7,355
	Median Selling Price	Detached	$778,000	$665,000	$635,000	n/a	$489,000	$608,000	$875,000	$530,500	$775,000	$835,200	$490,000	$412,500	$744,000	$1,688,000	$1,493,000	$875,000	
		Attached	$470,000	$467,000	$419,000	n/a	$310,000	$416,750	$607,000	$384,000	$469,000	$490,000	$388,700	$285,000	$570,000	$795,500	$1,022,500	$631,000	n/a
		Apartment	$342,000	$277,000	$333,500	n/a	$232,000	$291,000	$372,500	$239,000	$348,500	$332,000	$267,000	$240,000	$328,000	$465,000	$707,500	$307,750	
Jan. - Jun. 2009 *Year-to-date*	Number of Sales	Detached	533	533	283	15	612	136	523	211	109	726	75	209	838	915	296	21	6,035
		Attached	455	181	43	0	207	67	225	168	138	563	40	22	204	434	16	41	2,804
		Apartment	834	335	73	0	117	447	433	170	158	856	25	17	563	2,270	78	38	6,414
	Median Selling Price	Detached	$660,000	$547,250	$560,000	n/a	$427,000	$523,750	$765,000	$477,000	$650,000	$662,500	$475,000	$362,000	$631,944	$1,300,000	$1,200,000	$815,000	
		Attached	$412,000	$394,900	$380,000	n/a	$286,000	$350,000	$541,000	$369,500	$388,000	$422,750	$347,500	$262,000	$488,400	$644,000	n/a	$382,000	n/a
		Apartment	$319,000	$250,000	$310,000	n/a	$206,000	$262,000	$322,500	$220,500	$306,650	$288,000	$260,000	n/a	$289,250	$409,000	$575,000	$270,000	

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

MLS® LISTINGS Facts

REAL ESTATE BOARD OF GREATER VANCOUVER

June 2010

			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
June 2010	Number of Listings	Detached	187	214	81	35	222	49	170	79	39	271	44	136	302	276	143	36	2,284
		Attached	124	78	13	2	73	14	57	38	41	156	35	7	78	165	9	42	932
		Apartment	287	125	26	1	46	137	152	74	71	272	18	6	186	866	27	34	2,328
	% Sales to Listings	Detached	48%	45%	60%	11%	46%	59%	66%	68%	64%	51%	41%	41%	48%	53%	46%	22%	n/a
		Attached	68%	33%	154%	0%	53%	57%	63%	63%	46%	85%	37%	114%	81%	49%	67%	36%	
		Apartment	64%	46%	81%	0%	57%	71%	48%	41%	46%	66%	22%	133%	55%	48%	56%	24%	
May 2010	Number of Listings	Detached	229	246	86	20	270	67	224	83	67	377	73	154	385	385	226	39	2,931
		Attached	175	84	20	17	78	14	78	51	55	206	23	15	94	182	17	46	1,155
		Apartment	389	159	29	0	62	185	227	59	70	384	36	5	215	1,025	45	38	2,928
	% Sales to Listings	Detached	50%	48%	83%	15%	41%	54%	42%	60%	31%	41%	33%	38%	45%	39%	28%	26%	n/a
		Attached	50%	68%	40%	0%	42%	86%	51%	55%	42%	55%	43%	27%	43%	37%	59%	28%	
		Apartment	46%	36%	55%	n/a	44%	52%	44%	61%	39%	45%	17%	20%	57%	48%	38%	3%	
June 2009	Number of Listings	Detached	193	220	77	18	207	62	169	72	59	273	61	125	275	256	121	33	2,221
		Attached	160	59	10	0	74	16	58	51	42	186	18	9	79	151	16	32	961
		Apartment	302	136	19	0	65	140	129	68	58	274	13	8	195	721	34	28	2,190
	% Sales to Listings	Detached	78%	73%	73%	33%	78%	69%	91%	76%	56%	75%	44%	60%	87%	78%	81%	18%	n/a
		Attached	88%	92%	120%	n/a	74%	119%	126%	82%	93%	83%	78%	67%	75%	81%	31%	22%	
		Apartment	79%	70%	116%	n/a	60%	86%	93%	72%	83%	82%	46%	38%	85%	87%	68%	29%	
Jan. - Jun. 2010 *Year-to-date**	Number of Listings	Detached	1,274	1,315	525	120	1,409	324	1,122	508	305	1,911	285	846	1,925	1,919	995	198	14,981
		Attached	829	475	89	19	450	79	397	252	234	1,095	145	77	464	914	94	247	5,860
		Apartment	2,049	909	163	3	399	1,008	1,089	422	439	2,022	119	62	1,348	5,638	232	220	16,122
	% Sales to Listings	Detached	47%	44%	53%	13%	44%	51%	48%	50%	41%	50%	35%	32%	48%	48%	38%	23%	n/a
		Attached	56%	49%	57%	0%	54%	73%	57%	55%	50%	61%	37%	42%	55%	42%	45%	27%	
		Apartment	48%	42%	56%	0%	40%	49%	43%	47%	38%	52%	33%	40%	51%	44%	38%	12%	
Jan. - Jun. 2009 *Year-to-date**	Number of Listings	Detached	906	1,023	485	93	1,145	240	870	345	274	1,250	232	624	1,330	1,372	651	130	10,970
		Attached	725	341	62	1	407	102	338	239	224	846	123	56	355	765	67	196	4,847
		Apartment	1,351	617	118	3	278	717	759	330	288	1,311	125	62	1,012	3,656	166	145	10,938
	% Sales to Listings	Detached	59%	52%	58%	16%	53%	57%	60%	61%	40%	58%	32%	33%	63%	67%	45%	16%	n/a
		Attached	63%	53%	69%	0%	51%	66%	67%	70%	62%	67%	33%	39%	57%	57%	24%	21%	
		Apartment	62%	54%	62%	0%	42%	62%	57%	52%	55%	65%	20%	27%	56%	62%	47%	26%	

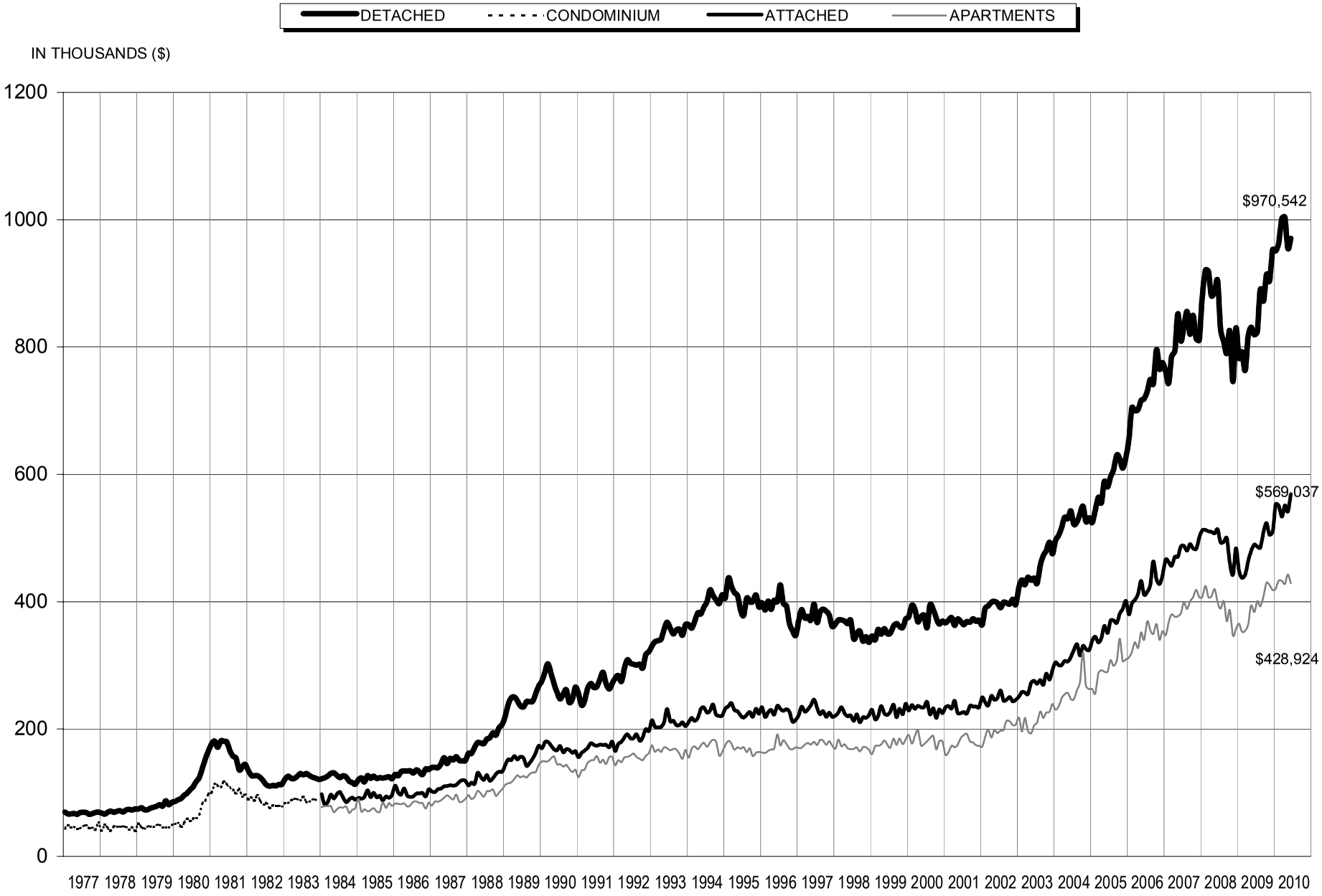
*** Year-to-date listings represent a cumulative total of listings rather than total active listings.**

Real Estate Board of Greater Vancouver

Listing & Sales Activity Summary

	Listings				Sales						
	1 Jun 2009	2 May 2010	3 Jun 2010	Col. 2 & 3 Percentage Variance	5 Jun 2009	6 May 2010	7 Jun 2010	Col. 6 & 7 Percentage Variance	9 Apr 2009 - Jun 2009	10 Apr 2010 - Jun 2010	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	193	229	187	-18.3	151	115	89	-22.6	387	331	-14.5
ATTACHED	160	175	124	-29.1	140	88	84	-4.5	324	270	-16.7
APARTMENTS	302	389	287	-26.2	239	179	184	2.8	588	566	-3.7
COQUITLAM											
DETACHED	220	246	214	-13.0	160	118	96	-18.6	380	310	-18.4
ATTACHED	59	84	78	-7.1	54	57	26	-54.4	137	142	3.6
APARTMENTS	136	159	125	-21.4	95	57	58	1.8	223	205	-8.1
DELTA											
DETACHED	77	86	81	-5.8	56	71	49	-31.0	175	181	3.4
ATTACHED	10	20	13	-35.0	12	8	20	150.0	33	36	9.1
APARTMENTS	19	29	26	-10.3	22	16	21	31.3	45	51	13.3
MAPLE RIDGE/PITT MEADOWS											
DETACHED	207	270	222	-17.8	162	111	102	-8.1	433	344	-20.6
ATTACHED	74	78	73	-6.4	55	33	39	18.2	149	118	-20.8
APARTMENTS	65	62	46	-25.8	39	27	26	-3.7	79	78	-1.3
NORTH VANCOUVER											
DETACHED	169	224	170	-24.1	153	94	112	19.1	396	327	-17.4
ATTACHED	58	78	57	-26.9	73	40	36	-10.0	180	127	-29.4
APARTMENTS	129	227	152	-33.0	120	101	73	-27.7	307	278	-9.4
NEW WESTMINSTER											
DETACHED	62	67	49	-26.9	43	36	29	-19.4	106	106	0.0
ATTACHED	16	14	14	0.0	19	12	8	-33.3	48	30	-37.5
APARTMENTS	140	185	137	-25.9	121	97	97	0.0	292	290	-0.7
PORT MOODY/BELCARRA											
DETACHED	59	67	39	-41.8	33	21	25	19.0	80	72	-10.0
ATTACHED	42	55	41	-25.5	39	23	19	-17.4	97	70	-27.8
APARTMENTS	58	70	71	1.4	48	27	33	22.2	107	91	-15.0
PORT COQUITLAM											
DETACHED	72	83	79	-4.8	55	50	54	8.0	138	146	5.8
ATTACHED	51	51	38	-25.5	42	28	24	-14.3	121	80	-33.9
APARTMENTS	68	59	74	25.4	49	36	30	-16.7	115	108	-6.1
RICHMOND											
DETACHED	273	377	271	-28.1	204	156	139	-10.9	509	473	-7.1
ATTACHED	186	206	156	-24.3	155	113	133	17.7	414	362	-12.6
APARTMENTS	274	384	272	-29.2	225	171	179	4.7	587	557	-5.1
SUNSHINE COAST											
DETACHED	125	154	136	-11.7	75	58	56	-3.4	151	171	13.2
ATTACHED	9	15	7	-53.3	6	4	8	100.0	14	21	50.0
APARTMENTS	8	5	6	20.0	3	1	8	700.0	12	14	16.7
SQUAMISH											
DETACHED	61	73	44	-39.7	27	24	18	-25.0	56	70	25.0
ATTACHED	18	23	35	52.2	14	10	13	30.0	28	37	32.1
APARTMENTS	13	36	18	-50.0	6	6	4	-33.3	19	18	-5.3
VANCOUVER EAST											
DETACHED	275	385	302	-21.6	238	175	145	-17.1	585	488	-16.6
ATTACHED	79	94	78	-17.0	59	40	63	57.5	156	144	-7.7
APARTMENTS	195	215	186	-13.5	165	123	103	-16.3	401	370	-7.7
VANCOUVER WEST											
DETACHED	256	385	276	-28.3	200	150	147	-2.0	625	490	-21.6
ATTACHED	151	182	165	-9.3	122	67	81	20.9	322	236	-26.7
APARTMENTS	721	1025	866	-15.5	627	495	419	-15.4	1574	1453	-7.7
WHISTLER											
DETACHED	33	39	36	-7.7	6	10	8	-20.0	13	24	84.6
ATTACHED	32	46	42	-8.7	7	13	15	15.4	22	41	86.4
APARTMENTS	28	38	34	-10.5	8	1	8	700.0	23	13	-43.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	121	226	143	-36.7	98	64	66	3.1	212	221	4.2
ATTACHED	16	17	9	-47.1	5	10	6	-40.0	15	23	53.3
APARTMENTS	34	45	27	-40.0	23	17	15	-11.8	55	46	-16.4
GRAND TOTALS											
DETACHED	**2203**	**2911**	**2249**	**-22.7**	**1661**	**1253**	**1135**	**-9.4**	**4246**	**3754**	**-11.6**
ATTACHED	**961**	**1138**	**930**	**-18.3**	**802**	**546**	**575**	**5.3**	**2060**	**1737**	**-15.7**
APARTMENTS	**2190**	**2928**	**2327**	**-20.5**	**1790**	**1354**	**1258**	**-7.1**	**4427**	**4138**	**-6.5**

Real Estate Board of Greater Vancouver Average Price Graph
January 1977 to June 2010



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