



Greater Vancouver Edition

Everything You Need To Know About Your Real Estate Market Today!



Five Year Trend 2013

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Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Big Bend	\$709,000	\$725,000	\$700,000	\$655,000	\$761,000	16%	7%
Brentwood Park	\$700,000	\$660,050	\$778,000	\$869,400	\$900,000	4%	29%
Buckingham Heights	\$1,200,000	\$1,135,000	\$1,138,800	\$1,547,000	\$1,800,000	16%	50%
Burnaby Hospital	\$650,000	\$702,500	\$747,000	\$908,000	\$920,000	1%	42%
Burnaby Lake	\$686,500	\$654,500	\$771,589	\$886,500	\$824,000	-7%	20%
Capitol Hill	\$715,000	\$744,500	\$820,000	\$869,000	\$877,500	1%	23%
Caribou	\$0	\$0	\$0	\$0	\$0	NA	NA
Central	\$620,000	\$649,000	\$812,000	\$778,000	\$762,500	-2%	23%
Central Park	\$675,000	\$688,500	\$779,000	\$828,000	\$1,050,000	27%	56%
Deer Lake	\$1,065,000	\$1,090,000	\$924,000	\$1,445,000	\$1,588,800	10%	49%
Deer Lake Place	\$859,800	\$714,000	\$773,000	\$950,050	\$975,000	3%	13%
East Burnaby	\$595,000	\$610,000	\$643,000	\$760,000	\$759,000	0%	28%
Edmonds	\$625,000	\$608,500	\$700,000	\$665,000	\$822,900	24%	32%
Forest Glen	\$712,500	\$695,000	\$818,000	\$1,056,000	\$1,080,000	2%	52%
Forest Hills	\$983,000	\$940,000	\$866,950	\$1,051,000	\$1,197,000	14%	22%
Garden Village	\$648,000	\$712,444	\$710,000	\$965,000	\$1,085,400	12%	68%
Government Road	\$909,000	\$805,000	\$910,000	\$1,009,000	\$1,200,000	19%	32%
Greentree Village	\$534,250	\$599,000	\$540,000	\$729,305	\$643,000	-12%	20%
Highgate	\$660,000	\$620,750	\$692,000	\$800,000	\$907,450	13%	37%
Lake City	\$0	\$0	\$0	\$0	\$0	NA	NA
Metrotown	\$800,000	\$859,000	\$935,000	\$1,094,000	\$1,015,000	-7%	27%
Montecito	\$779,900	\$740,000	\$825,000	\$957,500	\$935,000	-2%	20%
Oakdale	\$740,000	\$692,000	\$645,000	\$729,000	\$818,000	12%	11%
Oaklands	\$0	\$0	\$0	\$0	\$0	NA	NA
Parkcrest	\$750,400	\$733,000	\$784,000	\$980,000	\$949,000	-3%	26%
Simon Fraser Hills	\$0	\$0	\$0	\$0	\$0	NA	NA
Simon Fraser University	\$967,000	\$837,250	\$921,888	\$1,152,000	\$945,000	-18%	-2%
South Slope	\$705,000	\$645,000	\$713,750	\$897,000	\$900,000	0%	28%
Sperling-Duthie	\$689,000	\$739,000	\$830,500	\$920,000	\$956,500	4%	39%
Sullivan Heights	\$678,750	\$586,000	\$651,500	\$730,000	\$725,646	-1%	7%
Suncrest	\$615,500	\$588,000	\$679,000	\$840,000	\$850,000	1%	38%
The Crest	\$631,000	\$694,000	\$698,000	\$748,750	\$787,500	5%	25%
Upper Deer Lake	\$734,250	\$845,000	\$838,000	\$1,005,000	\$1,092,500	9%	49%
Vancouver Heights	\$747,500	\$722,750	\$860,000	\$870,000	\$885,500	2%	18%
Westridge	\$847,500	\$782,500	\$790,000	\$923,000	\$1,193,180	29%	41%
Willingdon Heights	\$712,900	\$660,000	\$750,000	\$826,000	\$835,750	1%	17%
Sale Price (Median)	\$720,000	\$705,000	\$778,000	\$898,000	\$917,500	2%	27%
Sale Price/SQFT	\$293	\$282	\$311	\$355	\$368	4%	26%
Sale to List Price %	97%	99%	98%	100%	98%	-2%	1%
Days on Market	28	27	21	14	21	50%	-25%
Units Sold	737	1,223	1,058	1,265	817	-35%	11%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Big Bend	\$0	\$0	\$559,900	\$544,900	\$428,853	-21%	NA
Brentwood Park	\$372,000	\$365,000	\$385,950	\$408,000	\$410,000	0%	10%
Buckingham Heights	\$0	\$0	\$0	\$0	\$0	NA	NA
Burnaby Hospital	\$429,500	\$481,500	\$519,900	\$392,500	\$350,000	-11%	-19%
Burnaby Lake	\$472,000	\$441,000	\$475,750	\$508,500	\$505,000	-1%	7%
Capitol Hill	\$232,500	\$389,900	\$246,000	\$246,000	\$241,000	-2%	4%
Caribou	\$248,500	\$231,750	\$238,000	\$275,250	\$225,000	-18%	-9%
Central	\$425,000	\$424,395	\$466,750	\$428,000	\$455,000	6%	7%
Central Park	\$305,000	\$291,000	\$339,000	\$320,000	\$339,000	6%	11%
Deer Lake	\$0	\$0	\$0	\$320,000	\$0	NA	NA
Deer Lake Place	\$0	\$0	\$0	\$0	\$0	NA	NA
East Burnaby	\$347,500	\$385,000	\$299,900	\$406,900	\$289,900	-29%	-17%
Edmonds	\$361,000	\$356,000	\$364,250	\$375,000	\$376,500	0%	4%
Forest Glen	\$379,650	\$361,000	\$399,000	\$397,900	\$409,900	3%	8%
Forest Hills	\$400,000	\$372,500	\$428,500	\$445,000	\$468,000	5%	17%
Garden Village	\$0	\$0	\$0	\$0	\$0	NA	NA
Government Road	\$310,500	\$296,500	\$291,250	\$337,250	\$291,000	-14%	-6%
Greentree Village	\$382,000	\$397,250	\$407,500	\$470,000	\$449,500	-4%	18%
Highgate	\$350,000	\$351,399	\$368,250	\$394,000	\$398,000	1%	14%
Metrotown	\$354,000	\$339,800	\$366,000	\$369,500	\$385,500	4%	9%
Montecito	\$337,150	\$322,000	\$359,000	\$347,000	\$340,000	-2%	1%
Oakdale	\$0	\$0	\$0	\$0	\$0	NA	NA
Oaklands	\$634,500	\$527,500	\$700,000	\$725,000	\$775,500	7%	22%
Parkcrest	\$304,500	\$322,000	\$340,000	\$305,000	\$432,050	42%	42%
Simon Fraser Hills	\$316,500	\$304,250	\$311,000	\$323,250	\$344,500	7%	9%
Simon Fraser University	\$365,000	\$345,950	\$336,000	\$357,000	\$352,500	-1%	-3%
South Slope	\$365,750	\$363,500	\$390,000	\$370,000	\$398,000	8%	9%
Sperling-Duthie	\$0	\$0	\$268,341	\$393,456	\$392,500	0%	NA
Sullivan Heights	\$255,000	\$237,000	\$299,900	\$277,500	\$279,000	1%	9%
Suncrest	\$0	\$0	\$0	\$0	\$0	NA	NA
The Crest	\$495,000	\$479,000	\$523,500	\$532,500	\$540,000	1%	9%
Upper Deer Lake	\$230,000	\$265,000	\$282,900	\$205,000	\$185,000	-10%	-20%
Vancouver Heights	\$369,000	\$330,000	\$335,000	\$367,000	\$385,000	5%	4%
Westridge	\$361,000	\$335,500	\$381,500	\$417,500	\$390,000	-7%	8%
Willingdon Heights	\$345,000	\$467,625	\$455,000	\$399,900	\$457,000	14%	32%
Sale Price (Median)	\$350,500	\$347,500	\$374,500	\$380,125	\$388,000	2%	11%
Sale Price/SQFT	\$368	\$357	\$391	\$404	\$399	-1%	9%
Sale to List Price %	97%	97%	99%	98%	97%	-1%	0%
Days on Market	25	28	27	29	33	14%	32%
Units Sold	1,891	2,870*	2,395	2,504*	1,979	-21%	5%

*IMPORTANT: The REBGV MLS® database restricts detailed statistics of Sold properties to a maximum of 2,500 search results (homes sold.) To provide a value to the reader SnapStats™ averaged the sales data between Jan 1 to Jun 30 and July 1 to Dec 31. Where total units sold exceed 2,500, the values reported therefore are to be considered approximations only and not exact representations.

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Brunette	\$0	\$0	\$0	\$0	\$0	NA	NA
Connaught Heights	\$465,000	\$511,050	\$570,000	\$635,000	\$590,000	-7%	27%
Downtown	\$695,000	\$530,000	\$615,000	\$390,000	\$730,000	87%	5%
Fraserview	\$725,000	\$690,000	\$802,500	\$795,000	\$743,000	-7%	2%
GlenBrooke North	\$580,000	\$615,000	\$632,000	\$643,000	\$716,250	11%	23%
Moody Park	\$592,350	\$530,000	\$615,258	\$630,000	\$725,000	15%	22%
North Arm	\$490,000	\$459,900	\$400,000	\$0	\$599,000	NA	22%
Quay	\$0	\$0	\$0	\$0	\$0	NA	NA
Queens Park	\$700,000	\$712,450	\$795,000	\$865,000	\$860,000	-1%	23%
Queensborough	\$518,900	\$546,500	\$592,500	\$601,000	\$645,000	7%	24%
Sapperton	\$491,750	\$478,125	\$549,000	\$532,500	\$619,000	16%	26%
The Heights	\$537,000	\$537,500	\$602,450	\$659,500	\$658,000	0%	23%
Uptown	\$489,000	\$505,000	\$500,000	\$528,000	\$511,450	-3%	5%
West End	\$582,500	\$543,500	\$615,000	\$695,000	\$688,000	-1%	18%
Sale Price (Median)	\$549,500	\$541,000	\$591,250	\$630,000	\$662,133	5%	20%
Sale Price/SQFT	\$260	\$248	\$270	\$290	\$296	2%	14%
Sale to List Price %	97%	99%	99%	99%	98%	-1%	1%
Days on Market	31	21	22	18	18	0%	-42%
Units Sold	206	323	324	330	266	-19%	29%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Brunette	\$0	\$0	\$0	\$0	\$0	NA	NA
Connaught Heights	\$0	\$0	\$337,500	\$0	\$0	NA	NA
Downtown	\$265,000	\$275,000	\$277,760	\$312,000	\$308,000	-1%	16%
Fraserview	\$365,000	\$300,000	\$339,000	\$352,500	\$355,000	1%	-3%
GlenBrooke North	\$323,700	\$304,000	\$345,000	\$289,900	\$293,500	1%	-9%
Moody Park	\$171,000	\$0	\$176,500	\$230,400	\$260,002	13%	52%
North Arm	\$0	\$0	\$0	\$0	\$0	NA	NA
Quay	\$328,000	\$315,000	\$335,500	\$343,500	\$339,500	-1%	4%
Queens Park	\$0	\$302,250	\$0	\$344,500	\$0	NA	NA
Queensborough	\$379,000	\$362,500	\$385,000	\$403,250	\$402,500	0%	6%
Sapperton	\$288,900	\$258,750	\$281,500	\$281,000	\$271,000	-4%	-6%
The Heights	\$275,000	\$258,000	\$319,500	\$289,000	\$330,000	14%	20%
Uptown	\$258,250	\$250,000	\$247,900	\$270,000	\$268,450	-1%	4%
West End	\$221,500	\$189,000	\$185,750	\$185,000	\$194,450	5%	-12%
Sale Price (Median)	\$297,500	\$282,500	\$299,900	\$314,500	\$318,000	1%	7%
Sale Price/SQFT	\$304	\$291	\$304	\$324	\$321	-1%	5%
Sale to List Price %	98%	98%	97%	98%	98%	0%	0%
Days on Market	26	25	32	30	31	3%	19%
Units Sold	896	1,147	931	1,012	869	-14%	-3%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Burke Mountain	\$703,005	\$703,465	\$756,750	\$835,600	\$826,500	-1%	18%
Canyon Springs	\$589,000	\$579,000	\$580,000	\$680,000	\$640,000	-6%	9%
Cape Horn	\$542,500	\$508,500	\$583,750	\$571,250	\$581,500	2%	7%
Central Coquitlam	\$609,500	\$590,000	\$632,500	\$670,000	\$690,000	3%	13%
Chineside	\$618,000	\$625,000	\$658,750	\$717,500	\$679,900	-5%	10%
Coquitlam East	\$657,500	\$591,250	\$671,500	\$681,375	\$670,250	-2%	2%
Coquitlam West	\$608,750	\$580,000	\$642,000	\$711,800	\$785,000	10%	29%
Eagle Ridge	\$540,900	\$489,000	\$525,000	\$576,129	\$569,500	-1%	5%
Harbour Chines	\$602,000	\$600,000	\$636,500	\$687,500	\$740,000	8%	23%
Harbour Place	\$645,000	\$570,500	\$685,000	\$716,900	\$747,750	4%	16%
Hockaday	\$730,000	\$598,500	\$720,000	\$720,000	\$757,500	5%	4%
Maillardville	\$550,000	\$503,000	\$555,000	\$629,000	\$669,500	6%	22%
Meadow Brock	\$380,000	\$415,000	\$438,000	\$360,500	\$460,000	28%	21%
New Horizons	\$479,050	\$458,500	\$517,500	\$536,000	\$544,500	2%	14%
North Coquitlam	\$0	\$400,750	\$0	\$0	\$0	NA	NA
Park Ridge Estates	\$646,200	\$605,000	\$670,625	\$680,000	\$699,900	3%	8%
Ranch Park	\$616,500	\$559,000	\$588,000	\$617,500	\$655,000	6%	6%
River Springs	\$450,000	\$414,000	\$428,000	\$450,750	\$468,500	4%	4%
Scott Creek	\$690,000	\$580,000	\$682,500	\$752,500	\$759,250	1%	10%
Summitt View	\$664,000	\$645,000	\$640,000	\$697,400	\$789,750	13%	19%
Upper Eagle Ridge	\$645,000	\$590,000	\$638,500	\$690,000	\$698,800	1%	8%
Westwood Plateau	\$780,225	\$712,250	\$785,000	\$824,000	\$827,400	0%	6%
Westwood Summit	\$748,000	\$706,500	\$772,500	\$755,000	\$818,000	8%	9%
Sale Price (Median)	\$639,000	\$596,500	\$659,900	\$715,000	\$739,000	3%	16%
Sale Price/SQFT	\$241	\$221	\$233	\$245	\$256	4%	6%
Sale to List Price %	98%	98%	99%	98%	99%	1%	1%
Days on Market	26	25	24	19	22	16%	-15%
Units Sold	777	1,240	988	1,285	1,026	-20%	32%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Burke Mountain	\$0	\$422,400	\$499,900	\$449,900	\$464,900	3%	NA
Canyon Springs	\$267,500	\$255,555	\$265,000	\$258,000	\$242,150	-6%	-9%
Cape Horn	\$0	\$0	\$0	\$0	\$0	NA	NA
Central Coquitlam	\$186,500	\$171,000	\$181,000	\$192,500	\$190,000	-1%	2%
Chineside	\$0	\$0	\$0	\$0	\$0	NA	NA
Coquitlam East	\$339,000	\$265,750	\$319,900	\$357,750	\$359,500	0%	6%
Coquitlam West	\$287,000	\$260,000	\$275,000	\$307,500	\$291,000	-5%	1%
Eagle Ridge	\$367,000	\$355,000	\$349,900	\$390,000	\$344,500	-12%	-6%
Harbour Chines	\$0	\$0	\$0	\$0	\$0	NA	NA
Harbour Place	\$0	\$0	\$0	\$0	\$0	NA	NA
Hockaday	\$0	\$0	\$0	\$0	\$0	NA	NA
Maillardville	\$290,500	\$280,000	\$288,950	\$302,500	\$280,000	-7%	-4%
Meadow Brock	\$0	\$0	\$245,000	\$179,000	\$320,000	79%	NA
New Horizons	\$250,500	\$235,000	\$339,900	\$349,400	\$299,900	-14%	20%
North Coquitlam	\$292,500	\$265,000	\$279,800	\$315,000	\$284,250	-10%	-3%
Park Ridge Estates	\$0	\$0	\$0	\$0	\$0	NA	NA
Ranch Park	\$310,000	\$283,500	\$294,500	\$301,817	\$303,500	1%	-2%
River Springs	\$0	\$0	\$0	\$0	\$0	NA	NA
Scott Creek	\$429,900	\$366,800	\$421,500	\$427,000	\$440,000	3%	2%
Summitt View	\$0	\$0	\$0	\$0	\$0	NA	NA
Upper Eagle Ridge	\$353,500	\$314,050	\$351,000	\$400,000	\$380,000	-5%	7%
Westwood Plateau	\$431,200	\$419,900	\$439,500	\$430,000	\$429,950	0%	0%
Westwood Summit	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price (Median)	\$305,000	\$290,000	\$312,000	\$335,000	\$319,350	-5%	5%
Sale Price/SQFT	\$296	\$265	\$288	\$300	\$291	-3%	-2%
Sale to List Price %	97%	97%	98%	98%	98%	0%	1%
Days on Market	30	30	27	25	34	36%	13%
Units Sold	848	1,209	1,028	1,153	984	-15%	16%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Birchland Manor	\$435,000	\$449,000	\$500,000	\$501,966	\$415,000	-17%	-5%
Central Port Coquitlam	\$516,500	\$459,000	\$448,200	\$450,000	\$517,000	15%	0%
Citadel	\$596,000	\$580,000	\$610,000	\$603,750	\$615,000	2%	3%
Glenwood	\$465,000	\$448,000	\$465,000	\$486,200	\$516,000	6%	11%
Lincoln Park	\$463,750	\$442,250	\$489,000	\$506,000	\$517,000	2%	11%
Lower Mary Hill	\$485,000	\$464,500	\$4,975,000	\$490,500	\$515,000	5%	6%
Mary Hill	\$500,000	\$462,000	\$493,500	\$535,000	\$524,500	-2%	5%
Oxford Heights	\$528,500	\$491,000	\$533,000	\$526,000	\$541,000	3%	2%
Riverwood	\$582,000	\$548,000	\$605,000	\$625,000	\$617,400	-1%	6%
Woodland Acres	\$495,000	\$541,500	\$545,000	\$599,000	\$622,500	4%	26%
Sale Price (Median)	\$523,000	\$493,000	\$525,000	\$541,650	\$542,000	0%	4%
Sale Price/SQFT	\$234	\$222	\$236	\$245	\$247	1%	6%
Sale to List Price %	99%	99%	98%	98%	99%	1%	0%
Days on Market	23	28	21	26	24	-8%	4%
Units Sold	363	508	419	440	387	-12%	7%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Birchland Manor	\$311,750	\$288,000	\$292,750	\$287,000	\$288,500	1%	-7%
Central Port Coquitlam	\$248,750	\$233,500	\$259,750	\$247,500	\$254,000	3%	2%
Citadel	\$415,650	\$385,000	\$430,000	\$416,500	\$434,200	4%	4%
Glenwood	\$255,090	\$235,000	\$233,250	\$248,000	\$242,800	-2%	-5%
Lincoln Park	\$318,000	\$316,000	\$315,500	\$347,000	\$333,000	-4%	5%
Lower Mary Hill	\$0	\$0	\$0	\$0	\$0	NA	NA
Mary Hill	\$378,000	\$323,500	\$360,000	\$357,000	\$347,000	-3%	-8%
Oxford Heights	\$352,500	\$369,500	\$351,500	\$375,000	\$373,000	-1%	6%
Riverwood	\$421,000	\$399,900	\$422,000	\$420,000	\$419,000	0%	0%
Woodland Acres	\$299,000	\$420,000	\$340,000	\$369,000	\$372,000	1%	24%
Sale Price (Median)	\$290,000	\$285,000	\$303,250	\$294,900	\$288,150	-2%	-1%
Sale Price/SQFT	\$264	\$241	\$255	\$252	\$260	3%	-2%
Sale to List Price %	97%	96%	98%	98%	99%	1%	2%
Days on Market	23	28	29	37	34	-8%	48%
Units Sold	609	722	560	520	496	-5%	-19%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Anmore	\$1,362,000	\$829,500	\$1,345,000	\$1,400,000	\$1,300,000	-7%	-5%
Barber Street	\$746,500	\$674,500	\$760,000	\$762,250	\$792,000	4%	6%
Belcarra	\$1,260,000	\$1,055,736	\$1,001,000	\$1,343,900	\$1,212,500	-10%	-4%
College Park	\$597,500	\$596,000	\$633,000	\$692,000	\$669,000	-3%	12%
Glenayre	\$615,000	\$557,500	\$620,500	\$635,000	\$647,750	2%	5%
Heritage Mountain	\$820,000	\$776,000	\$835,000	\$844,500	\$852,500	1%	4%
Heritage Woods	\$882,750	\$841,000	\$869,500	\$917,500	\$922,500	1%	5%
loco	\$0	\$0	\$0	\$0	\$0	NA	NA
Mountain Meadows	\$655,500	\$550,000	\$656,500	\$662,500	\$670,250	1%	2%
North Shore	\$626,000	\$599,900	\$690,000	\$620,500	\$670,000	8%	7%
Port Moody Centre	\$525,000	\$535,000	\$569,000	\$599,500	\$646,800	8%	23%
Sale Price (Median)	\$691,000	\$712,500	\$765,500	\$783,000	\$787,500	1%	14%
Sale Price/SQFT	\$273	\$243	\$257	\$271	\$291	7%	7%
Sale to List Price %	99%	96%	97%	98%	99%	1%	0%
Days on Market	26	38	33	25	25	0%	-4%
Units Sold	172	254	212	231	182	-21%	6%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Anmore	\$0	\$0	\$0	\$0	\$0	NA	NA
Barber Street	\$0	\$0	\$0	\$0	\$0	NA	NA
Belcarra	\$0	\$0	\$0	\$0	\$0	NA	NA
College Park	\$298,780	\$316,000	\$347,000	\$331,000	\$330,000	0%	10%
Glenayre	\$0	\$0	\$0	\$0	\$0	NA	NA
Heritage Mountain	\$485,500	\$462,000	\$510,000	\$490,000	\$526,300	7%	8%
Heritage Woods	\$457,000	\$429,000	\$495,000	\$482,500	\$447,500	-7%	-2%
Ioco	\$0	\$630,000	\$0	\$0	\$0	NA	NA
Mountain Meadows	\$0	\$0	\$0	\$0	\$0	NA	NA
North Shore	\$345,000	\$332,500	\$363,000	\$334,500	\$329,500	-1%	-4%
Port Moody Centre	\$335,000	\$329,500	\$345,000	\$348,000	\$358,000	3%	7%
Sale Price (Median)	\$355,000	\$346,800	\$369,950	\$366,000	\$378,750	3%	7%
Sale Price/SQFT	\$339	\$321	\$350	\$334	\$337	1%	-1%
Sale to List Price %	99%	98%	99%	98%	98%	0%	-1%
Days on Market	24	25	32	37	28	-24%	17%
Units Sold	510	615	480	513	406	-21%	-20%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Central Meadows	\$470,000	\$437,000	\$478,500	\$475,000	\$466,000	-2%	-1%
Mid Meadows	\$490,000	\$433,000	\$475,000	\$523,222	\$470,000	-10%	-4%
North Meadows	\$595,000	\$480,000	\$531,250	\$560,500	\$725,000	29%	22%
South Meadows	\$499,900	\$502,000	\$547,500	\$535,000	\$528,800	-1%	6%
West Meadows	\$645,000	\$567,400	\$793,500	\$0	\$471,000	NA	-27%
Sale Price (Median)	\$490,000	\$460,000	\$500,000	\$516,000	\$487,000	-6%	-1%
Sale Price/SQFT	\$221	\$215	\$224	\$227	\$231	2%	5%
Sale to List Price %	98%	98%	98%	98%	98%	0%	0%
Days on Market	29	38	25	39	27	-31%	-7%
Units Sold	135	158	138	145	128	-12%	-5%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Central Meadows	\$297,000	\$259,250	\$257,000	\$280,000	\$279,450	0%	-6%
Mid Meadows	\$275,250	\$253,000	\$288,000	\$269,900	\$284,525	5%	3%
North Meadows	\$288,000	\$276,500	\$285,750	\$310,750	\$265,000	-15%	-8%
South Meadows	\$354,000	\$323,250	\$350,750	\$353,000	\$315,500	-11%	-11%
West Meadows	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price (Median)	\$310,000	\$276,000	\$284,000	\$284,900	\$282,511	-1%	-9%
Sale Price/SQFT	\$242	\$221	\$230	\$242	\$237	-2%	-2%
Sale to List Price %	98%	96%	96%	98%	98%	-1%	-1%
Days on Market	34	40	34	32	26	-19%	-24%
Units Sold	157	178	149	186	197	6%	25%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Albion	\$480,000	\$465,119	\$487,450	\$492,179	\$492,000	0%	3%
Cottonwood	\$517,627	\$450,000	\$512,500	\$508,000	\$510,000	0%	-1%
East Central	\$435,000	\$410,000	\$438,000	\$427,000	\$417,500	-2%	-4%
North	\$514,395	\$0	\$0	\$0	\$529,542	NA	3%
Northeast	\$708,250	\$610,250	\$628,000	\$900,000	\$750,000	-17%	6%
Northwest	\$482,000	\$476,000	\$484,500	\$475,000	\$512,250	8%	6%
Silver Valley	\$584,500	\$555,900	\$585,000	\$585,000	\$595,238	2%	2%
Southwest	\$415,000	\$395,000	\$425,000	\$412,500	\$416,000	1%	0%
Thornhill	\$600,000	\$559,000	\$598,000	\$527,196	\$520,000	-1%	-13%
Websters Corners	\$450,000	\$363,500	\$431,500	\$466,000	\$425,000	-9%	-6%
West Central	\$427,450	\$396,200	\$412,500	\$415,000	\$419,500	1%	-2%
Whonnock	\$420,000	\$360,500	\$405,000	\$425,000	\$0	NA	NA
Sale Price (Median)	\$469,900	\$438,000	\$472,300	\$465,000	\$466,500	0%	-1%
Sale Price/SQFT	\$196	\$180	\$190	\$191	\$192	0%	-2%
Sale to List Price %	98%	98%	99%	99%	98%	-1%	0%
Days on Market	36	37	32	41	39	-5%	8%
Units Sold	745	1,087	841	864	814	-6%	9%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Albion	\$493,200	\$449,900	\$484,450	\$522,450	\$509,900	-2%	3%
Cottonwood	\$332,900	\$324,250	\$336,000	\$323,000	\$307,000	-5%	-8%
East Central	\$256,000	\$199,900	\$270,000	\$255,000	\$221,000	-13%	-14%
North	\$0	\$0	\$0	\$0	\$0	NA	NA
Northeast	\$0	\$0	\$0	\$0	\$0	NA	NA
Northwest	\$262,500	\$255,000	\$270,000	\$235,000	\$273,000	16%	4%
Silver Valley	\$0	\$379,900	\$300,530	\$306,170	\$338,308	10%	NA
Southwest	\$259,000	\$245,000	\$251,000	\$254,000	\$252,000	-1%	-3%
Thornhill	\$0	\$0	\$0	\$0	\$0	NA	NA
Websters Corners	\$0	\$0	\$0	\$0	\$0	NA	NA
West Central	\$234,750	\$233,500	\$225,000	\$209,000	\$206,500	-1%	-12%
Whonnock	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price (Median)	\$269,000	\$261,000	\$274,950	\$270,000	\$249,500	-8%	-7%
Sale Price/SQFT	\$223	\$197	\$205	\$203	\$196	-3%	-12%
Sale to List Price %	98%	97%	100%	98%	97%	-1%	-1%
Days on Market	33	46	44	53	52	-2%	58%
Units Sold	499	599	532	594	467	-21%	-6%