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# GREATER VANCOUVER EDITION



Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Big Bend	\$725,000	\$700,000	\$655,000	\$761,000	\$1,020,000	34%	41%
Brentwood Park	\$660,050	\$778,000	\$869,400	\$900,000	\$914,250	2%	39%
Buckingham Heights	\$1,135,000	\$1,138,800	\$1,547,000	\$1,800,000	\$1,550,000	-14%	37%
Burnaby Hospital	\$702,500	\$747,000	\$908,000	\$920,000	\$935,000	2%	33%
Burnaby Lake	\$654,500	\$771,589	\$886,500	\$824,000	\$840,000	2%	28%
Capitol Hill	\$744,500	\$820,000	\$869,000	\$877,500	\$880,444	0%	18%
Caribou	\$0	\$0	\$0	\$0	\$0	NA	NA
Central	\$649,000	\$812,000	\$778,000	\$762,500	\$806,000	6%	24%
Central Park	\$688,500	\$779,000	\$828,000	\$1,050,000	\$960,000	-9%	39%
Deer Lake	\$1,090,000	\$924,000	\$1,445,000	\$1,588,800	\$2,380,000	50%	118%
Deer Lake Place	\$714,000	\$773,000	\$950,050	\$975,000	\$925,000	-5%	30%
East Burnaby	\$610,000	\$643,000	\$760,000	\$759,000	\$786,500	4%	29%
Edmonds	\$608,500	\$700,000	\$665,000	\$822,900	\$730,000	-11%	20%
Forest Glen	\$695,000	\$818,000	\$1,056,000	\$1,080,000	\$982,500	-9%	41%
Forest Hills	\$940,000	\$866,950	\$1,051,000	\$1,197,000	\$1,180,000	-1%	26%
Garden Village	\$712,444	\$710,000	\$965,000	\$1,085,400	\$1,011,500	-7%	42%
Government Road	\$805,000	\$910,000	\$1,009,000	\$1,200,000	\$1,096,500	-9%	36%
Greentree Village	\$599,000	\$540,000	\$729,305	\$643,000	\$596,500	-7%	0%
Highgate	\$620,750	\$692,000	\$800,000	\$907,450	\$873,000	-4%	41%
Lake City	\$0	\$0	\$0	\$0	\$0	NA	NA
Metrotown	\$859,000	\$935,000	\$1,094,000	\$1,015,000	\$1,180,000	16%	37%
Montecito	\$740,000	\$825,000	\$957,500	\$935,000	\$972,500	4%	31%
Oakdale	\$692,000	\$645,000	\$729,000	\$818,000	\$897,500	10%	30%
Oaklands	\$0	\$0	\$0	\$0	\$0	NA	NA
Parkcrest	\$733,000	\$784,000	\$980,000	\$949,000	\$880,000	-7%	20%
Simon Fraser Hills	\$0	\$0	\$0	\$0	\$0	NA	NA
Simon Fraser University	\$837,250	\$921,888	\$1,152,000	\$945,000	\$1,003,900	6%	20%
South Slope	\$645,000	\$713,750	\$897,000	\$900,000	\$870,000	-3%	35%
Sperling-Duthie	\$739,000	\$830,500	\$920,000	\$956,500	\$990,000	4%	34%
Sullivan Heights	\$586,000	\$651,500	\$730,000	\$725,646	\$788,000	9%	34%
Suncrest	\$588,000	\$679,000	\$840,000	\$850,000	\$760,000	-11%	29%
The Crest	\$694,000	\$698,000	\$748,750	\$787,500	\$798,500	1%	15%
Upper Deer Lake	\$845,000	\$838,000	\$1,005,000	\$1,092,500	\$1,050,000	-4%	24%
Vancouver Heights	\$722,750	\$860,000	\$870,000	\$885,500	\$955,250	8%	32%
Westridge	\$782,500	\$790,000	\$923,000	\$1,193,180	\$1,151,000	-4%	47%
Willingdon Heights	\$660,000	\$750,000	\$826,000	\$835,750	\$865,000	3%	31%
<b>Sale Price</b>	<b>\$705,000</b>	<b>\$778,000</b>	<b>\$898,000</b>	<b>\$917,500</b>	<b>\$923,000</b>	<b>1%</b>	<b>31%</b>
<b>Sale Price SQFT</b>	<b>\$282</b>	<b>\$311</b>	<b>\$355</b>	<b>\$368</b>	<b>\$377</b>	<b>2%</b>	<b>34%</b>
<b>Sale to List Price %</b>	<b>99%</b>	<b>98%</b>	<b>100%</b>	<b>98%</b>	<b>97%</b>	<b>-1%</b>	<b>-2%</b>
<b>Days on Market</b>	<b>27</b>	<b>21</b>	<b>14</b>	<b>21</b>	<b>32</b>	<b>52%</b>	<b>19%</b>
<b>Units Sold</b>	<b>1,223</b>	<b>1,058</b>	<b>1,265</b>	<b>817</b>	<b>975</b>	<b>19%</b>	<b>-20%</b>

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Big Bend	\$0	\$559,900	\$544,900	\$428,853	\$630,000	47%	NA
Brentwood Park	\$365,000	\$385,950	\$408,000	\$410,000	\$419,250	2%	15%
Buckingham Heights	\$0	\$0	\$0	\$0	\$0	NA	NA
Burnaby Hospital	\$481,500	\$519,900	\$392,500	\$350,000	\$443,000	27%	-8%
Burnaby Lake	\$441,000	\$475,750	\$508,500	\$505,000	\$486,250	-4%	10%
Capitol Hill	\$389,900	\$246,000	\$246,000	\$241,000	\$283,000	17%	-27%
Caribou	\$231,750	\$238,000	\$275,250	\$225,000	\$202,000	-10%	-13%
Central	\$424,395	\$466,750	\$428,000	\$455,000	\$429,000	-6%	1%
Central Park	\$291,000	\$339,000	\$320,000	\$339,000	\$319,900	-6%	10%
Deer Lake	\$0	\$0	\$320,000	\$0	\$0	NA	NA
Deer Lake Place	\$0	\$0	\$0	\$0	\$0	NA	NA
East Burnaby	\$385,000	\$299,900	\$406,900	\$289,900	\$356,900	23%	-7%
Edmonds	\$356,000	\$364,250	\$375,000	\$376,500	\$374,500	-1%	5%
Forest Glen	\$361,000	\$399,000	\$397,900	\$409,900	\$398,000	-3%	10%
Forest Hills	\$372,500	\$428,500	\$445,000	\$468,000	\$443,000	-5%	19%
Garden Village	\$0	\$0	\$0	\$0	\$0	NA	NA
Government Road	\$296,500	\$291,250	\$337,250	\$291,000	\$315,000	8%	6%
Greentree Village	\$397,250	\$407,500	\$470,000	\$449,500	\$471,500	5%	19%
Highgate	\$351,399	\$368,250	\$394,000	\$398,000	\$369,950	-7%	5%
Metrotown	\$339,800	\$366,000	\$369,500	\$385,500	\$406,500	5%	20%
Montecito	\$322,000	\$359,000	\$347,000	\$340,000	\$337,900	-1%	5%
Oakdale	\$0	\$0	\$0	\$0	\$0	NA	NA
Oaklands	\$527,500	\$700,000	\$725,000	\$775,500	\$663,800	-14%	26%
Parkcrest	\$322,000	\$340,000	\$305,000	\$432,050	\$340,500	-21%	6%
Simon Fraser Hills	\$304,250	\$311,000	\$323,250	\$344,500	\$381,000	11%	25%
Simon Fraser University	\$345,950	\$336,000	\$357,000	\$352,500	\$380,500	8%	10%
South Slope	\$363,500	\$390,000	\$370,000	\$398,000	\$384,250	-3%	6%
Sperling-Duthie	\$0	\$268,341	\$393,456	\$392,500	\$380,000	-3%	NA
Sullivan Heights	\$237,000	\$299,900	\$277,500	\$279,000	\$285,500	2%	20%
Suncrest	\$0	\$0	\$0	\$0	\$620,000	NA	NA
The Crest	\$479,000	\$523,500	\$532,500	\$540,000	\$562,000	4%	17%
Upper Deer Lake	\$265,000	\$282,900	\$205,000	\$185,000	\$244,500	32%	-8%
Vancouver Heights	\$330,000	\$335,000	\$367,000	\$385,000	\$324,000	-16%	-2%
Westridge	\$335,500	\$381,500	\$417,500	\$390,000	\$370,000	-5%	10%
Willingdon Heights	\$467,625	\$455,000	\$399,900	\$457,000	\$355,000	-22%	-24%
<b>Sale Price</b>	<b>\$347,500</b>	<b>\$374,500</b>	<b>\$380,125</b>	<b>\$388,000</b>	<b>\$387,500</b>	<b>0%</b>	<b>12%</b>
<b>Sale Price SQFT</b>	<b>\$357</b>	<b>\$391</b>	<b>\$404</b>	<b>\$399</b>	<b>\$418</b>	<b>5%</b>	<b>17%</b>
<b>Sale to List Price %</b>	<b>97%</b>	<b>99%</b>	<b>98%</b>	<b>97%</b>	<b>97%</b>	<b>0%</b>	<b>0%</b>
<b>Days on Market</b>	<b>28</b>	<b>27</b>	<b>29</b>	<b>33</b>	<b>33</b>	<b>0%</b>	<b>18%</b>
<b>Units Sold</b>	<b>2,870*</b>	<b>2,395*</b>	<b>2,504*</b>	<b>1,979*</b>	<b>2,295*</b>	<b>16%</b>	<b>-20%</b>

\*IMPORTANT: The REBGV MLS® database restricts detailed statistics of Sold properties to a maximum of 1,500 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 1,500, the values reported therefore are to be considered approximations only and not exact representations.

## DETACHED (HOUSES) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Brunette	\$0	\$0	\$0	\$0	\$0	NA	NA
Connaught Heights	\$511,050	\$570,000	\$635,000	\$590,000	\$650,000	10%	27%
Downtown	\$530,000	\$615,000	\$390,000	\$730,000	\$0	NA	NA
Fraserview	\$690,000	\$802,500	\$795,000	\$743,000	\$814,000	10%	18%
GlenBrooke North	\$615,000	\$632,000	\$643,000	\$716,250	\$718,750	0%	17%
Moody Park	\$530,000	\$615,258	\$630,000	\$725,000	\$670,000	-8%	26%
North Arm	\$459,900	\$400,000	\$0	\$599,000	\$0	NA	NA
Quay	\$0	\$0	\$0	\$0	\$0	NA	NA
Queens Park	\$712,450	\$795,000	\$865,000	\$860,000	\$850,000	-1%	19%
Queensborough	\$546,500	\$592,500	\$601,000	\$645,000	\$630,000	-2%	15%
Sapperton	\$478,125	\$549,000	\$532,500	\$619,000	\$617,500	0%	29%
The Heights	\$537,500	\$602,450	\$659,500	\$658,000	\$680,500	3%	27%
Uptown	\$505,000	\$500,000	\$528,000	\$511,450	\$585,750	15%	16%
West End	\$543,500	\$615,000	\$695,000	\$688,000	\$710,000	3%	31%
<b>Sale Price</b>	<b>\$541,000</b>	<b>\$591,250</b>	<b>\$630,000</b>	<b>\$662,133</b>	<b>\$685,000</b>	<b>3%</b>	<b>27%</b>
<b>Sale Price SQFT</b>	<b>\$248</b>	<b>\$270</b>	<b>\$290</b>	<b>\$296</b>	<b>\$300</b>	<b>1%</b>	<b>21%</b>
<b>Sale to List Price %</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>98%</b>	<b>98%</b>	<b>0%</b>	<b>-1%</b>
<b>Days on Market</b>	<b>21</b>	<b>22</b>	<b>18</b>	<b>18</b>	<b>20</b>	<b>11%</b>	<b>-5%</b>
<b>Units Sold</b>	<b>323</b>	<b>324</b>	<b>330</b>	<b>266</b>	<b>267</b>	<b>0%</b>	<b>-17%</b>

## ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Brunette	\$0	\$0	\$0	\$0	\$0	NA	NA
Connaught Heights	\$0	\$337,500	\$0	\$0	\$0	NA	NA
Downtown	\$275,000	\$277,760	\$312,000	\$308,000	\$269,000	-13%	-2%
Fraserview	\$300,000	\$339,000	\$352,500	\$355,000	\$336,750	-5%	12%
GlenBrooke North	\$304,000	\$345,000	\$289,900	\$293,500	\$329,000	12%	8%
Moody Park	\$0	\$176,500	\$230,400	\$260,002	\$194,000	-25%	NA
North Arm	\$0	\$0	\$0	\$0	\$0	NA	NA
Quay	\$315,000	\$335,500	\$343,500	\$339,500	\$355,000	5%	13%
Queens Park	\$302,250	\$0	\$344,500	\$0	\$412,000	NA	36%
Queensborough	\$362,500	\$385,000	\$403,250	\$402,500	\$401,000	0%	11%
Sapperton	\$258,750	\$281,500	\$281,000	\$271,000	\$260,000	-4%	0%
The Heights	\$258,000	\$319,500	\$289,000	\$330,000	\$299,750	-9%	16%
Uptown	\$250,000	\$247,900	\$270,000	\$268,450	\$256,500	-4%	3%
West End	\$189,000	\$185,750	\$185,000	\$194,450	\$171,000	-12%	-10%
<b>Sale Price</b>	<b>\$282,500</b>	<b>\$299,900</b>	<b>\$314,500</b>	<b>\$318,000</b>	<b>\$310,650</b>	<b>-2%</b>	<b>10%</b>
<b>Sale Price SQFT</b>	<b>\$291</b>	<b>\$304</b>	<b>\$324</b>	<b>\$321</b>	<b>\$324</b>	<b>1%</b>	<b>12%</b>
<b>Sale to List Price %</b>	<b>98%</b>	<b>97%</b>	<b>98%</b>	<b>98%</b>	<b>97%</b>	<b>-1%</b>	<b>-1%</b>
<b>Days on Market</b>	<b>25</b>	<b>32</b>	<b>30</b>	<b>31</b>	<b>37</b>	<b>19%</b>	<b>48%</b>
<b>Units Sold</b>	<b>1,147</b>	<b>931</b>	<b>1,012</b>	<b>869</b>	<b>854</b>	<b>-2%</b>	<b>-26%</b>

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Burke Mountain	\$703,465	\$756,750	\$835,600	\$826,500	\$817,757	-1%	16%
Canyon Springs	\$579,000	\$580,000	\$680,000	\$640,000	\$640,000	0%	11%
Cape Horn	\$508,500	\$583,750	\$571,250	\$581,500	\$587,500	1%	16%
Central Coquitlam	\$590,000	\$632,500	\$670,000	\$690,000	\$682,750	-1%	16%
Chineside	\$625,000	\$658,750	\$717,500	\$679,900	\$667,500	-2%	7%
Coquitlam East	\$591,250	\$671,500	\$681,375	\$670,250	\$760,000	13%	29%
Coquitlam West	\$580,000	\$642,000	\$711,800	\$785,000	\$749,000	-5%	29%
Eagle Ridge	\$489,000	\$525,000	\$576,129	\$569,500	\$531,000	-7%	9%
Harbour Chines	\$600,000	\$636,500	\$687,500	\$740,000	\$774,000	5%	29%
Harbour Place	\$570,500	\$685,000	\$716,900	\$747,750	\$756,000	1%	33%
Hockaday	\$598,500	\$720,000	\$720,000	\$757,500	\$759,000	0%	27%
Maillardville	\$503,000	\$555,000	\$629,000	\$669,500	\$635,537	-5%	26%
Meadow Brock	\$415,000	\$438,000	\$360,500	\$460,000	\$504,500	10%	22%
New Horizons	\$458,500	\$517,500	\$536,000	\$544,500	\$533,500	-2%	16%
North Coquitlam	\$400,750	\$0	\$0	\$0	\$0	NA	NA
Park Ridge Estates	\$605,000	\$670,625	\$680,000	\$699,900	\$632,500	-10%	5%
Ranch Park	\$559,000	\$588,000	\$617,500	\$655,000	\$649,900	-1%	16%
River Springs	\$414,000	\$428,000	\$450,750	\$468,500	\$435,750	-7%	5%
Scott Creek	\$580,000	\$682,500	\$752,500	\$759,250	\$742,000	-2%	28%
Summitt View	\$645,000	\$640,000	\$697,400	\$789,750	\$737,250	-7%	14%
Upper Eagle Ridge	\$590,000	\$638,500	\$690,000	\$698,800	\$676,500	-3%	15%
Westwood Plateau	\$712,250	\$785,000	\$824,000	\$827,400	\$802,000	-3%	13%
Westwood Summit	\$706,500	\$772,500	\$755,000	\$818,000	\$990,000	21%	40%
<b>Sale Price</b>	<b>\$596,500</b>	<b>\$659,900</b>	<b>\$715,000</b>	<b>\$739,000</b>	<b>\$725,000</b>	<b>-2%</b>	<b>22%</b>
<b>Sale Price SQFT</b>	<b>\$221</b>	<b>\$233</b>	<b>\$245</b>	<b>\$256</b>	<b>\$253</b>	<b>-1%</b>	<b>15%</b>
<b>Sale to List Price %</b>	<b>98%</b>	<b>99%</b>	<b>98%</b>	<b>99%</b>	<b>97%</b>	<b>-2%</b>	<b>-1%</b>
<b>Days on Market</b>	<b>25</b>	<b>24</b>	<b>19</b>	<b>22</b>	<b>31</b>	<b>41%</b>	<b>24%</b>
<b>Units Sold</b>	<b>1,240</b>	<b>988</b>	<b>1,285</b>	<b>1,026</b>	<b>1,060</b>	<b>3%</b>	<b>-15%</b>

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Burke Mountain	\$422,400	\$499,900	\$449,900	\$464,900	\$419,900	-10%	-1%
Canyon Springs	\$255,555	\$265,000	\$258,000	\$242,150	\$255,000	5%	0%
Cape Horn	\$0	\$0	\$0	\$0	\$0	NA	NA
Central Coquitlam	\$171,000	\$181,000	\$192,500	\$190,000	\$220,000	16%	29%
Chineside	\$0	\$0	\$0	\$0	\$0	NA	NA
Coquitlam East	\$265,750	\$319,900	\$357,750	\$359,500	\$319,000	-11%	20%
Coquitlam West	\$260,000	\$275,000	\$307,500	\$291,000	\$313,937	8%	21%
Eagle Ridge	\$355,000	\$349,900	\$390,000	\$344,500	\$348,000	1%	-2%
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	\$280,000	\$288,950	\$302,500	\$280,000	\$296,000	6%	6%
Meadow Brock	\$0	\$245,000	\$179,000	\$320,000	\$0	NA	NA
New Horizons	\$235,000	\$339,900	\$349,400	\$299,900	\$339,900	13%	45%
North Coquitlam	\$265,000	\$279,800	\$315,000	\$284,250	\$290,000	2%	9%
Park Ridge Estates	\$0	\$0	\$0	\$0	\$0	NA	NA
Ranch Park	\$283,500	\$294,500	\$301,817	\$303,500	\$299,000	-1%	5%
River Springs	\$0	\$0	\$0	\$0	\$0	NA	NA
Scott Creek	\$366,800	\$421,500	\$427,000	\$440,000	\$430,000	-2%	17%
Summitt View	\$0	\$0	\$0	\$0	\$0	NA	NA
Upper Eagle Ridge	\$314,050	\$351,000	\$400,000	\$380,000	\$388,500	2%	24%
Westwood Plateau	\$419,900	\$439,500	\$430,000	\$429,950	\$375,000	-13%	-11%
Westwood Summit	\$0	\$0	\$0	\$0	\$0	NA	NA
<b>Sale Price</b>	<b>\$290,000</b>	<b>\$312,000</b>	<b>\$335,000</b>	<b>\$319,350</b>	<b>\$334,000</b>	<b>5%</b>	<b>15%</b>
<b>Sale Price SQFT</b>	<b>\$265</b>	<b>\$288</b>	<b>\$300</b>	<b>\$291</b>	<b>\$327</b>	<b>13%</b>	<b>23%</b>
<b>Sale to List Price %</b>	<b>97%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>0%</b>	<b>1%</b>
<b>Days on Market</b>	<b>30</b>	<b>27</b>	<b>25</b>	<b>34</b>	<b>38</b>	<b>12%</b>	<b>27%</b>
<b>Units Sold</b>	<b>1,209</b>	<b>1,028</b>	<b>1,153</b>	<b>984</b>	<b>1,123</b>	<b>14%</b>	<b>-7%</b>

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Birchland Manor	\$449,000	\$500,000	\$501,966	\$415,000	\$525,000	27%	17%
Central Port Coquitlam	\$459,000	\$448,200	\$450,000	\$517,000	\$402,500	-22%	-12%
Citadel	\$580,000	\$610,000	\$603,750	\$615,000	\$615,000	0%	6%
Glenwood	\$448,000	\$465,000	\$486,200	\$516,000	\$499,750	-3%	12%
Lincoln Park	\$442,250	\$489,000	\$506,000	\$517,000	\$490,000	-5%	11%
Lower Mary Hill	\$464,500	\$4,975,000	\$490,500	\$515,000	\$502,000	-3%	8%
Mary Hill	\$462,000	\$493,500	\$535,000	\$524,500	\$523,500	0%	13%
Oxford Heights	\$491,000	\$533,000	\$526,000	\$541,000	\$542,000	0%	10%
Riverwood	\$548,000	\$605,000	\$625,000	\$617,400	\$597,500	-3%	9%
Woodland Acres	\$541,500	\$545,000	\$599,000	\$622,500	\$600,000	-4%	11%
<b>Sale Price</b>	<b>\$493,000</b>	<b>\$525,000</b>	<b>\$541,650</b>	<b>\$542,000</b>	<b>\$540,000</b>	<b>0%</b>	<b>10%</b>
<b>Sale Price SQFT</b>	<b>\$222</b>	<b>\$236</b>	<b>\$245</b>	<b>\$247</b>	<b>\$253</b>	<b>2%</b>	<b>14%</b>
<b>Sale to List Price %</b>	<b>99%</b>	<b>98%</b>	<b>98%</b>	<b>99%</b>	<b>98%</b>	<b>-1%</b>	<b>-1%</b>
<b>Days on Market</b>	<b>28</b>	<b>21</b>	<b>26</b>	<b>24</b>	<b>26</b>	<b>8%</b>	<b>-7%</b>
<b>Units Sold</b>	<b>508</b>	<b>419</b>	<b>440</b>	<b>387</b>	<b>387</b>	<b>0%</b>	<b>-24%</b>



**ATTACHED (Condo & Townhome) Median Data**

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Birchland Manor	\$288,000	\$292,750	\$287,000	\$288,500	\$280,000	-3%	-3%
Central Port Coquitlam	\$233,500	\$259,750	\$247,500	\$254,000	\$266,500	5%	14%
Citadel	\$385,000	\$430,000	\$416,500	\$434,200	\$418,500	-4%	9%
Glenwood	\$235,000	\$233,250	\$248,000	\$242,800	\$246,000	1%	5%
Lincoln Park	\$316,000	\$315,500	\$347,000	\$333,000	\$309,900	-7%	-2%
Lower Mary Hill	\$0	\$0	\$0	\$0	\$0	NA	NA
Mary Hill	\$323,500	\$360,000	\$357,000	\$347,000	\$358,150	3%	11%
Oxford Heights	\$369,500	\$351,500	\$375,000	\$373,000	\$287,000	-23%	-22%
Riverwood	\$399,900	\$422,000	\$420,000	\$419,000	\$399,400	-5%	0%
Woodland Acres	\$420,000	\$340,000	\$369,000	\$372,000	\$354,850	-5%	-16%
<b>Sale Price</b>	<b>\$285,000</b>	<b>\$303,250</b>	<b>\$294,900</b>	<b>\$288,150</b>	<b>\$299,700</b>	<b>4%</b>	<b>5%</b>
<b>Sale Price SQFT</b>	<b>\$241</b>	<b>\$255</b>	<b>\$252</b>	<b>\$260</b>	<b>\$270</b>	<b>4%</b>	<b>12%</b>
<b>Sale to List Price %</b>	<b>96%</b>	<b>98%</b>	<b>98%</b>	<b>99%</b>	<b>98%</b>	<b>-1%</b>	<b>2%</b>
<b>Days on Market</b>	<b>28</b>	<b>29</b>	<b>37</b>	<b>34</b>	<b>36</b>	<b>6%</b>	<b>29%</b>
<b>Units Sold</b>	<b>722</b>	<b>560</b>	<b>520</b>	<b>520</b>	<b>540</b>	<b>4%</b>	<b>-25%</b>

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Anmore	\$829,500	\$1,345,000	\$1,400,000	\$1,300,000	\$1,399,900	8%	69%
Barber Street	\$674,500	\$760,000	\$762,250	\$792,000	\$785,000	-1%	16%
Belcarra	\$1,055,736	\$1,001,000	\$1,343,900	\$1,212,500	\$2,050,000	69%	94%
College Park	\$596,000	\$633,000	\$692,000	\$669,000	\$710,000	6%	19%
Glenayre	\$557,500	\$620,500	\$635,000	\$647,750	\$664,000	3%	19%
Heritage Mountain	\$776,000	\$835,000	\$844,500	\$852,500	\$842,000	-1%	9%
Heritage Woods	\$841,000	\$869,500	\$917,500	\$922,500	\$905,950	-2%	8%
loco	\$0	\$0	\$0	\$0	\$0	NA	NA
Mountain Meadows	\$550,000	\$656,500	\$662,500	\$670,250	\$667,500	0%	21%
North Shore Port Moody	\$599,900	\$690,000	\$620,500	\$670,000	\$690,000	3%	15%
Port Moody Centre	\$535,000	\$569,000	\$599,500	\$646,800	\$636,000	-2%	19%
Westwood Summit					\$0	NA	NA
<b>Sale Price</b>	<b>\$712,500</b>	<b>\$765,500</b>	<b>\$783,000</b>	<b>\$787,500</b>	<b>\$803,700</b>	<b>2%</b>	<b>13%</b>
<b>Sale Price SQFT</b>	<b>\$243</b>	<b>\$257</b>	<b>\$271</b>	<b>\$291</b>	<b>\$265</b>	<b>-9%</b>	<b>9%</b>
<b>Sale to List Price %</b>	<b>96%</b>	<b>97%</b>	<b>98%</b>	<b>99%</b>	<b>98%</b>	<b>-1%</b>	<b>2%</b>
<b>Days on Market</b>	<b>38</b>	<b>33</b>	<b>25</b>	<b>25</b>	<b>42</b>	<b>68%</b>	<b>11%</b>
<b>Units Sold</b>	<b>254</b>	<b>212</b>	<b>231</b>	<b>182</b>	<b>235</b>	<b>29%</b>	<b>-7%</b>

## ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
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	\$316,000	\$347,000	\$331,000	\$330,000	\$309,500	-6%	-2%
Glenayre	\$0	\$0	\$0	\$0	\$0	NA	NA
Heritage Mountain	\$462,000	\$510,000	\$490,000	\$526,300	\$528,000	0%	14%
Heritage Woods	\$429,000	\$495,000	\$482,500	\$447,500	\$441,000	-1%	3%
loco	\$630,000	\$0	\$0	\$0	\$900,000	NA	43%
Mountain Meadows	\$0	\$0	\$0	\$0	\$0	NA	NA
North Shore Port Moody	\$332,500	\$363,000	\$334,500	\$329,500	\$325,500	-1%	-2%
Port Moody Central	\$329,500	\$345,000	\$348,000	\$358,000	\$359,350	0%	9%
Westwood Summit					\$0	NA	NA
<b>Sale Price</b>	<b>\$346,800</b>	<b>\$369,950</b>	<b>\$366,000</b>	<b>\$378,750</b>	<b>\$370,000</b>	<b>-2%</b>	<b>7%</b>
<b>Sale Price SQFT</b>	<b>\$321</b>	<b>\$350</b>	<b>\$334</b>	<b>\$337</b>	<b>\$340</b>	<b>1%</b>	<b>6%</b>
<b>Sale to List Price %</b>	<b>98%</b>	<b>99%</b>	<b>98%</b>	<b>98%</b>	<b>97%</b>	<b>-1%</b>	<b>-1%</b>
<b>Days on Market</b>	<b>25</b>	<b>32</b>	<b>37</b>	<b>28</b>	<b>33</b>	<b>18%</b>	<b>32%</b>
<b>Units Sold</b>	<b>615</b>	<b>480</b>	<b>513</b>	<b>406</b>	<b>437</b>	<b>8%</b>	<b>-29%</b>

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Central Meadows	\$437,000	\$478,500	\$475,000	\$466,000	\$483,000	4%	11%
Mid Meadows	\$433,000	\$475,000	\$523,222	\$470,000	\$495,000	5%	14%
North Meadows	\$480,000	\$531,250	\$560,500	\$725,000	\$564,900	-22%	18%
South Meadows	\$502,000	\$547,500	\$535,000	\$528,800	\$517,500	-2%	3%
West Meadows	\$567,400	\$793,500	\$0	\$471,000	\$770,500	64%	36%
<b>Sale Price</b>	<b>\$460,000</b>	<b>\$500,000</b>	<b>\$516,000</b>	<b>\$487,000</b>	<b>\$505,000</b>	<b>4%</b>	<b>10%</b>
<b>Sale Price SQFT</b>	<b>\$215</b>	<b>\$224</b>	<b>\$227</b>	<b>\$231</b>	<b>\$236</b>	<b>2%</b>	<b>10%</b>
<b>Sale to List Price %</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>0%</b>	<b>0%</b>
<b>Days on Market</b>	<b>38</b>	<b>25</b>	<b>39</b>	<b>27</b>	<b>30</b>	<b>11%</b>	<b>-21%</b>
<b>Units Sold</b>	<b>158</b>	<b>138</b>	<b>145</b>	<b>128</b>	<b>148</b>	<b>16%</b>	<b>-6%</b>

### ATTACHED (Condo & Townhome) Median Data

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Central Meadows	\$259,250	\$257,000	\$280,000	\$279,450	\$258,700	-7%	0%
Mid Meadows	\$253,000	\$288,000	\$269,900	\$284,525	\$289,950	2%	15%
North Meadows	\$276,500	\$285,750	\$310,750	\$265,000	\$273,000	3%	-1%
South Meadows	\$323,250	\$350,750	\$353,000	\$315,500	\$321,750	2%	0%
West Meadows	\$0	\$0	\$0	\$0	\$0	NA	NA
<b>Sale Price</b>	<b>\$276,000</b>	<b>\$284,000</b>	<b>\$284,900</b>	<b>\$282,511</b>	<b>\$289,900</b>	<b>3%</b>	<b>5%</b>
<b>Sale Price SQFT</b>	<b>\$221</b>	<b>\$230</b>	<b>\$242</b>	<b>\$237</b>	<b>\$237</b>	<b>0%</b>	<b>7%</b>
<b>Sale to List Price %</b>	<b>96%</b>	<b>96%</b>	<b>98%</b>	<b>98%</b>	<b>100%</b>	<b>3%</b>	<b>4%</b>
<b>Days on Market</b>	<b>40</b>	<b>34</b>	<b>32</b>	<b>26</b>	<b>22</b>	<b>-15%</b>	<b>-45%</b>
<b>Units Sold</b>	<b>178</b>	<b>149</b>	<b>186</b>	<b>197</b>	<b>248</b>	<b>26%</b>	<b>39%</b>

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Albion	\$465,119	\$487,450	\$492,179	\$492,000	\$500,000	2%	7%
Cottonwood	\$450,000	\$512,500	\$508,000	\$510,000	\$495,000	-3%	10%
East Central	\$410,000	\$438,000	\$427,000	\$417,500	\$415,000	-1%	1%
North Maple Ridge	\$0	\$0	\$0	\$529,542	\$535,000	1%	NA
Northeast	\$610,250	\$628,000	\$900,000	\$750,000	\$650,000	-13%	7%
Northwest Maple Ridge	\$476,000	\$484,500	\$475,000	\$512,250	\$497,950	-3%	5%
Silver Valley	\$555,900	\$585,000	\$585,000	\$595,238	\$575,319	-3%	3%
Southwest Maple Ridge	\$395,000	\$425,000	\$412,500	\$416,000	\$420,000	1%	6%
Thornhill	\$559,000	\$598,000	\$527,196	\$520,000	\$545,000	5%	-3%
Websters Corners	\$363,500	\$431,500	\$466,000	\$425,000	\$435,000	2%	20%
West Central	\$396,200	\$412,500	\$415,000	\$419,500	\$422,250	1%	7%
Whonnock	\$360,500	\$405,000	\$425,000	\$0	\$363,000	NA	1%
<b>Sale Price</b>	<b>\$438,000</b>	<b>\$472,300</b>	<b>\$465,000</b>	<b>\$466,500</b>	<b>\$468,000</b>	<b>0%</b>	<b>7%</b>
<b>Sale Price SQFT</b>	<b>\$180</b>	<b>\$190</b>	<b>\$191</b>	<b>\$192</b>	<b>\$190</b>	<b>-1%</b>	<b>5%</b>
<b>Sale to List Price %</b>	<b>98%</b>	<b>99%</b>	<b>99%</b>	<b>98%</b>	<b>99%</b>	<b>1%</b>	<b>1%</b>
<b>Days on Market</b>	<b>37</b>	<b>32</b>	<b>41</b>	<b>39</b>	<b>42</b>	<b>8%</b>	<b>14%</b>
<b>Units Sold</b>	<b>1,087</b>	<b>841</b>	<b>864</b>	<b>814</b>	<b>845</b>	<b>4%</b>	<b>-22%</b>

Neighbourhood	2009	2010	2011	2012	2013	Variance 2013 vs 2012	Variance 2013 vs 2009
Albion	\$449,900	\$484,450	\$522,450	\$509,900	\$354,900	-30%	-21%
Cottonwood	\$324,250	\$336,000	\$323,000	\$307,000	\$340,750	11%	5%
East Central	\$199,900	\$270,000	\$255,000	\$221,000	\$242,500	10%	21%
North Maple Ridge	\$0	\$0	\$0	\$0	\$0	NA	NA
Northeast	\$0	\$0	\$0	\$0	\$0	NA	NA
Northwest Maple Ridge	\$255,000	\$270,000	\$235,000	\$273,000	\$225,000	-18%	-12%
Silver Valley	\$379,900	\$300,530	\$306,170	\$338,308	\$317,500	-6%	-16%
Southwest Maple Ridge	\$245,000	\$251,000	\$254,000	\$252,000	\$232,000	-8%	-5%
Thornhill	\$0	\$0	\$0	\$0	\$0	NA	NA
Websters Corners	\$0	\$0	\$0	\$0	\$0	NA	NA
West Central	\$233,500	\$225,000	\$209,000	\$206,500	\$211,700	3%	-9%
Whonnock	\$0	\$0	\$0	\$0	\$0	NA	NA
<b>Sale Price</b>	<b>\$261,000</b>	<b>\$274,950</b>	<b>\$270,000</b>	<b>\$249,500</b>	<b>\$247,750</b>	<b>-1%</b>	<b>-5%</b>
<b>Sale Price SQFT</b>	<b>\$197</b>	<b>\$205</b>	<b>\$203</b>	<b>\$196</b>	<b>\$199</b>	<b>1%</b>	<b>1%</b>
<b>Sale to List Price %</b>	<b>97%</b>	<b>100%</b>	<b>98%</b>	<b>97%</b>	<b>97%</b>	<b>0%</b>	<b>0%</b>
<b>Days on Market</b>	<b>46</b>	<b>44</b>	<b>53</b>	<b>52</b>	<b>55</b>	<b>6%</b>	<b>20%</b>
<b>Units Sold</b>	<b>599</b>	<b>532</b>	<b>594</b>	<b>467</b>	<b>474</b>	<b>1%</b>	<b>-21%</b>