

# Metro Vancouver housing market characterized by Modest home sale and price increases in 2013

The Greater Vancouver housing market maintained a consistent balance between demand and supply throughout 2013.

The Real Estate Board of Greater Vancouver (REBGV) reports that total sales of detached, attached and apartment properties in 2013 reached 28,524, a 14 per cent increase from the 25,032 sales recorded in 2012, and an 11.9 per cent decrease from the 32,390 residential sales in 2011.

Home sales quietly improved last year compared to 2012, although the volume of activity didn't compare to some of the record-breaking years we experienced over the last decade.

Last year's home sale total ranks as the third lowest annual total for the region in the last ten years, according to the region's Multiple Listing Service® (MLS®).

The number of residential properties listed for sale on the MLS® in Metro Vancouver declined 6.2 per cent in 2013 to 54,742 compared to the 58,379 properties listed in 2012. Looking back further, last year's total represents an 8.1 per cent decline compared to the 59,539 residential properties listed for sale in 2011. Last year's listing count is on par with the 10 year average.

It was a year of stability for the Greater Vancouver housing market. Balanced conditions allowed home prices in the region to remain steady, with just a modest increase on average over the last 12 months, although some areas and price points experienced declines.

## Richmond

Sales of detached properties on the MLS® in December 2013 reached 89, an increase of 102.27 per cent from the 44 detached sales recorded in December 2012, and a 53.55 per cent increase from the 62 units sold in December 2011.

Attached property sales in December 2013 totalled 49, a 22.50 per cent increase compared to the 40 sales in December 2012, and a 19.51 per cent increase from the 41 attached properties sold in December 2011.

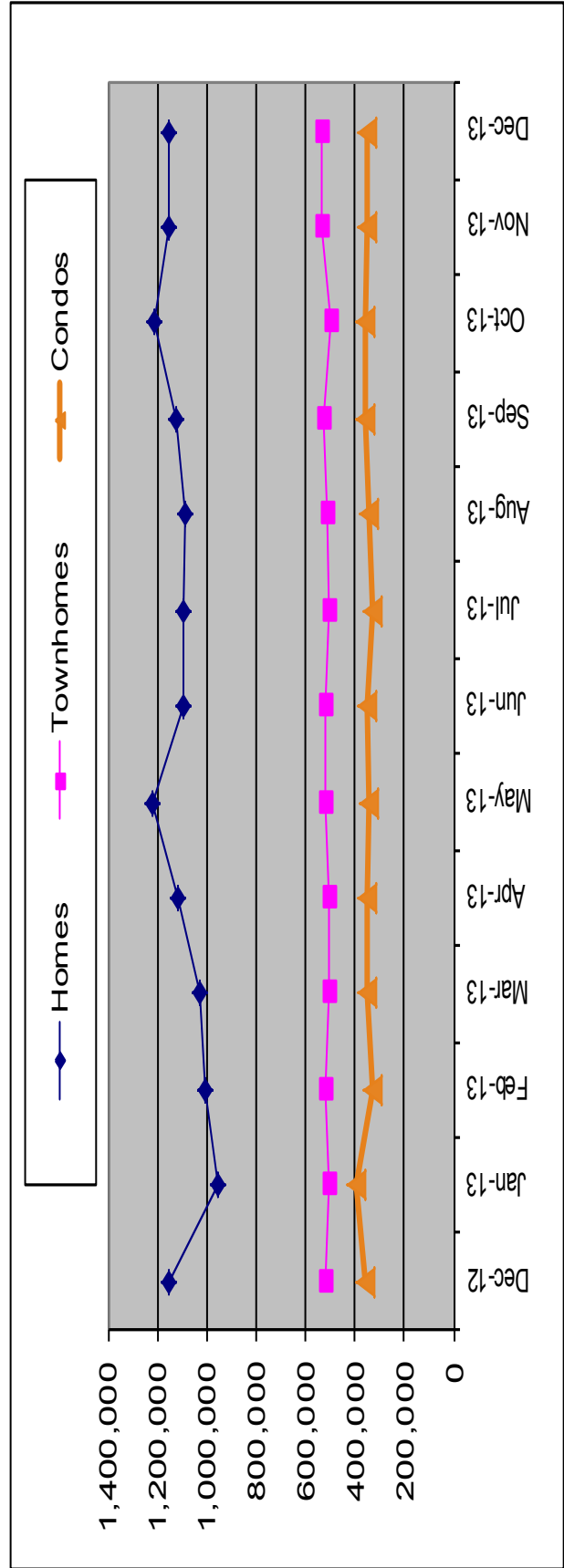
Sales of apartment properties reached 111 in December 2013, a 105.56 per cent increase compared to the 54 sales in December 2012, and an increase of 48.00 per cent compared to the 75 sales in December 2011.

*Source Real Estate Board of Greater Vancouver*

Richmond Home Sales by Units					
Last Month Number of Homes Sold Compared to the Month Before And The Same Month Last Year					
				% Change	% Change
	Dec 2013	Nov 2013	Dec 2012	Dec /13 to Nov /13	Dec /13 to Dec /12
Detached Homes	89	109	44	-18.35%	102.27%
Townhomes	49	75	40	-34.67%	22.50%
Apartment / Condo	111	104	54	6.73%	105.56%
TOTAL	249	288	138	-13.54%	80.43%

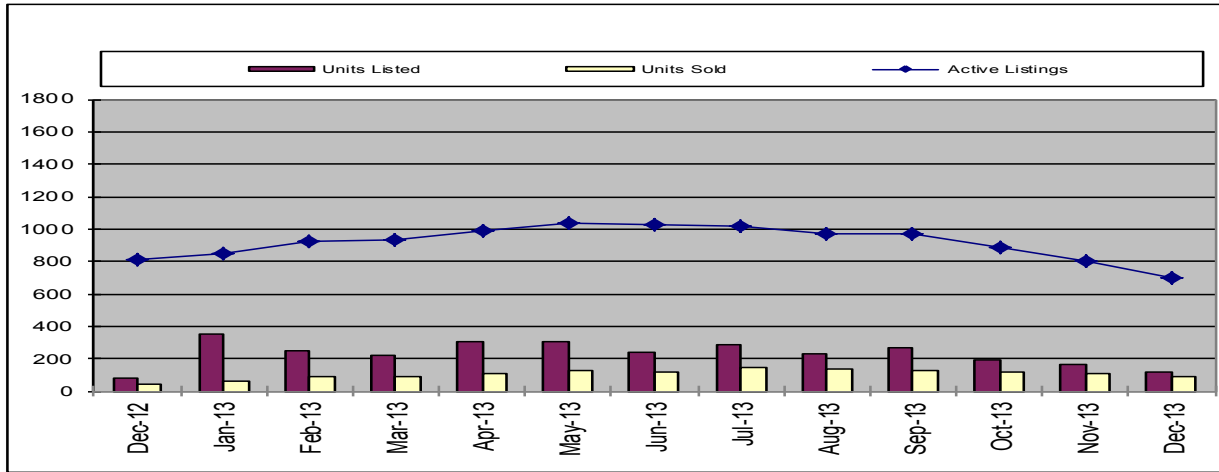
Richmond Sales				
January 1, 2013 to December 31, 2013				
Price Range	Homes	Townhomes	Condo	Total
Under \$99,999	3	13	22	38
100,000 - 199,999	3	0	131	134
200,000 - 299,999	2	20	359	381
300,000 - 399,999	1	110	460	571
400,000 - 499,999	10	280	291	581
500,000 - 599,999	20	270	104	394
600,000 - 699,999	91	144	31	266
700,000 - 799,999	212	37	5	254
800,000 - 899,999	229	12	6	247
900,000 - 999,999	153	1	2	156
1,000,000 - 1,099,999	87	1	1	89
1,100,000 - 1,199,999	91	4	2	97
1,200,000 - 1,299,999	84	0	0	84
1,300,000 - 1,399,999	56	0	0	56
1,400,000 - 1,499,999	34	0	0	34
1,500,000 - 1,599,999	46	0	1	47
1,600,000 - 1,699,999	40	0	0	40
1,700,000 - 1,799,999	33	0	0	33
1,800,000 - 1,899,999	22	0	0	22
1,900,000 - 1,999,999	17	0	0	17
2,000,000 - 2,099,999	23	0	0	23
2,100,000 - 2,199,999	14	0	0	14
2,200,000 - 2,299,999	9	0	0	9
2,300,000 - 2,399,999	9	0	0	9
2,400,000 - 2,499,999	5	0	0	5
2,500,000 - 2,599,999	2	0	0	2
2,600,000 - 2,699,999	6	0	0	6
2,700,000 - 2,799,999	3	0	0	3
2,800,000 - 2,899,999	3	0	0	3
2,900,000 - 2,999,999	1	0	0	1
3,000,000 +	12	0	0	12
<b>Total</b>	<b>1,321</b>	<b>892</b>	<b>1,415</b>	<b>3,628</b>

Richmond Average Price Graph December 2012 - December 2013

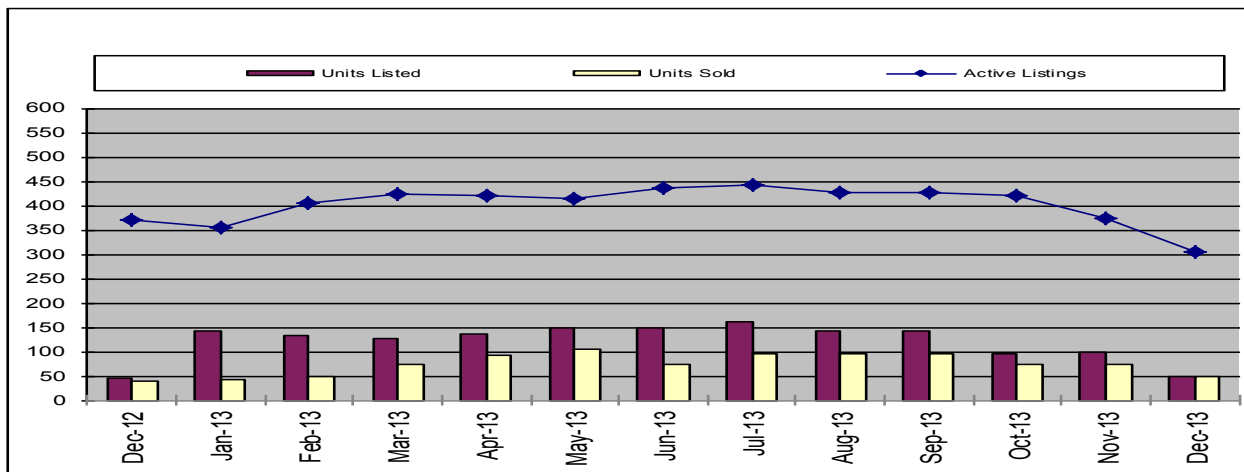


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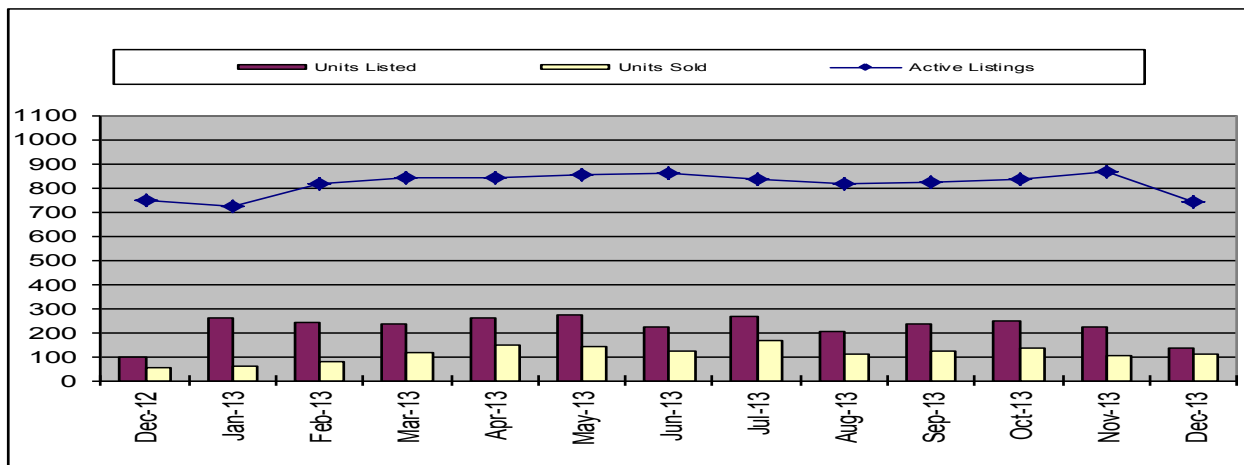
## Richmond Detached Home Sales to Listings



## Richmond Attached Home Sales to Listings



## Richmond Apartment / Condo Home Sales to Listings



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## Residential Average Sale Prices - January 1977 to December 2013

