

# Spring buyers and sellers emerge in the Greater Vancouver housing market

Home buyers and sellers became more active in the Greater Vancouver housing market in April 2014.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 3,050 on the Multiple Listing Service® (MLS®) in April 2014. This represents a 16.1 per cent increase compared to the 2,627 sales recorded in April 2013, and a 15.5 per cent increase compared to the 2,641 sales in March 2014.

Last month's sales were 5.2 per cent below the 10-year sales average for April of 3,217.

The sales-to-active-listings ratio currently sits at 19.7 per cent in Greater Vancouver, which is the highest this measure has been since June 2011.

"We saw steady increases in home seller and buyer activity in April, which is typically the case in the spring months," Ray Harris, REBGV president said. "People often look to buy or sell their home this time of year as the school year draws to a close and the summer holiday season is still a few months away," Harris said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,950 in April. This represents a 1.3 per cent increase compared to the 5,876 new listings in April 2013 and a 12.7 per cent

increase from the 5,281 new listings in March. Last month's new listing count was 1.2 per cent higher than the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the MLS® system in Greater Vancouver is 15,515, a 7.3 per cent decline compared to April 2013 and a 7.2 per cent increase compared to March 2014.

"Home prices in the region continue to show steady, yet modest, increases when compared to last year," Harris said.

## Richmond

Sales of detached properties on the MLS® in April 2014 reached 129, an increase of 22.47 per cent from the 109 detached sales recorded in April 2013, and a 13.16 per cent increase from the 114 units sold in April 2012.

Attached property sales in April 2014 totalled 89, a 4.30 per cent decrease compared to the 93 sales in April 2013, and a 25.35 per cent increase from the 71 attached properties sold in April 2012.

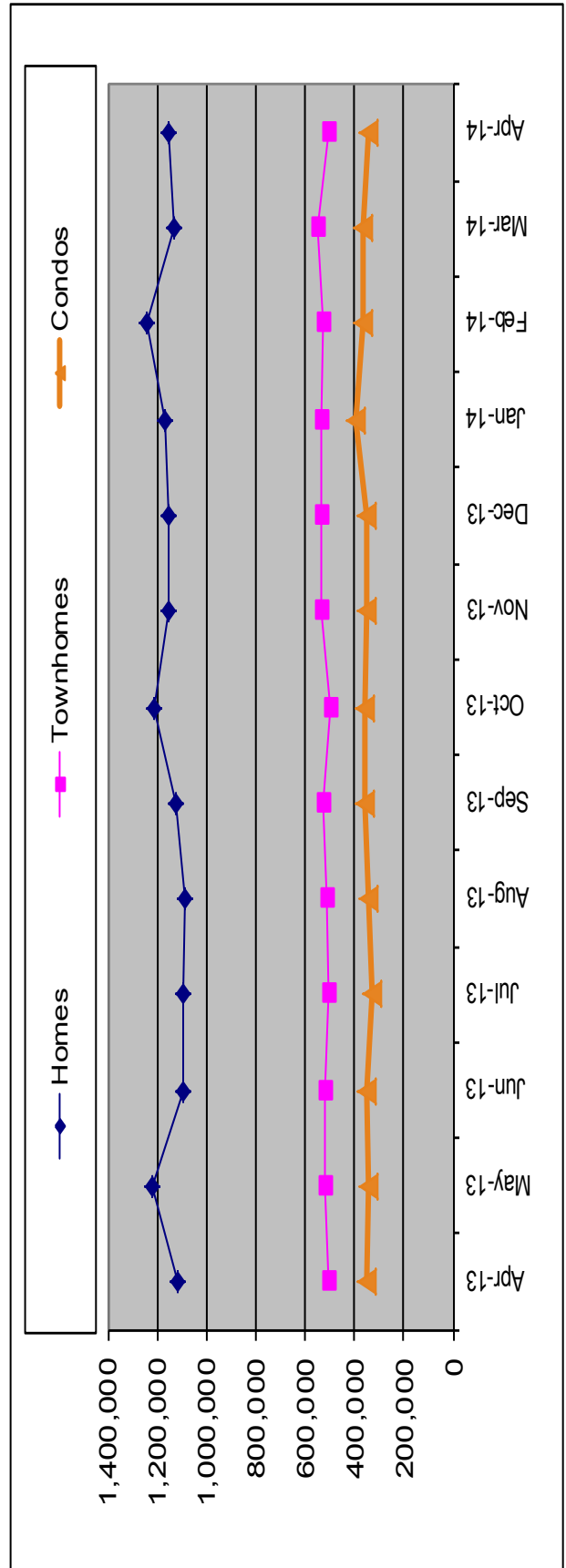
Sales of apartment properties reached 116 in April 2014, a 21.62 per cent decrease compared to the 148 sales in April 2013, and a decrease of 4.13 per cent compared to the 121 sales in April 2012.

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
	Apr 2014	Mar 2014	Apr 2013	Apr /14 to Mar /14	Apr/14 to Apr/13
Detached Homes	129	135	109	-4.44%	18.35%
Townhomes	89	75	93	18.67%	-4.30%
Apartment / Condo	116	119	148	-2.52%	-21.62%
TOTAL	334	329	350	1.52%	-4.57%

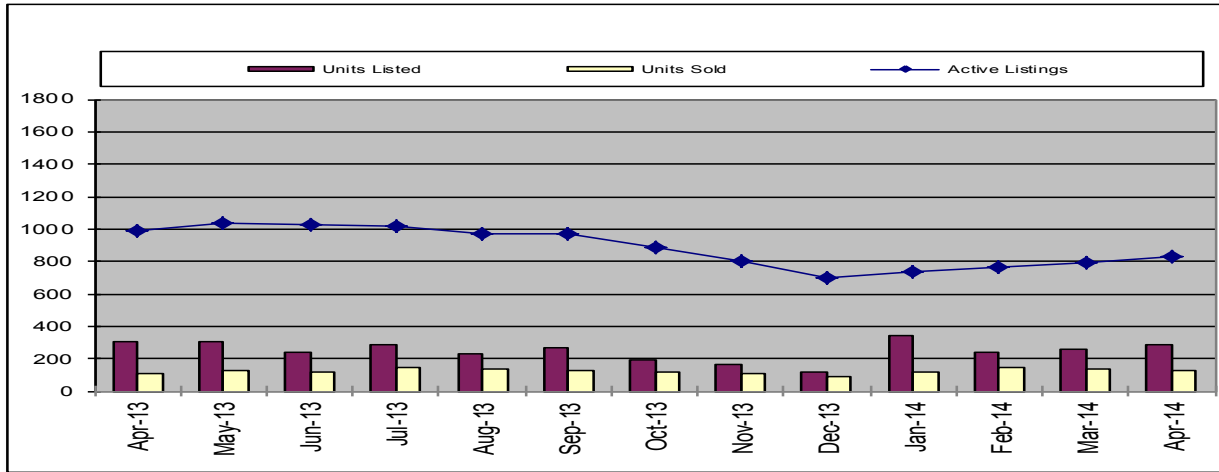
Richmond Sales				
January 1, 2014 to April 30, 2014				
Price Range	Homes	Townhomes	Condo	Total
Under \$99,999	0	3	1	4
100,000 - 199,999	0	0	41	41
200,000 - 299,999	0	6	120	126
300,000 - 399,999	0	38	130	168
400,000 - 499,999	1	80	86	167
500,000 - 599,999	3	102	37	142
600,000 - 699,999	23	52	15	90
700,000 - 799,999	81	14	1	96
800,000 - 899,999	84	8	5	97
900,000 - 999,999	66	1	0	67
1,000,000 - 1,099,999	28	0	1	29
1,100,000 - 1,199,999	43	0	0	43
1,200,000 - 1,299,999	38	0	0	38
1,300,000 - 1,399,999	35	0	1	36
1,400,000 - 1,499,999	23	0	1	24
1,500,000 - 1,599,999	18	0	0	18
1,600,000 - 1,699,999	24	0	0	24
1,700,000 - 1,799,999	6	0	0	6
1,800,000 - 1,899,999	8	0	0	8
1,900,000 - 1,999,999	6	0	1	7
2,000,000 - 2,099,999	6	0	0	6
2,100,000 - 2,199,999	8	0	0	8
2,200,000 - 2,299,999	2	0	0	2
2,300,000 - 2,399,999	4	0	0	4
2,400,000 - 2,499,999	3	0	0	3
2,500,000 - 2,599,999	2	0	0	2
2,600,000 - 2,699,999	2	0	0	2
2,700,000 - 2,799,999	1	0	0	1
2,800,000 - 2,899,999	1	0	0	1
2,900,000 - 2,999,999	0	0	0	0
3,000,000 +	7	0	0	7
<b>Total</b>	<b>523</b>	<b>304</b>	<b>440</b>	<b>1,267</b>

Richmond Average Price Graph April 2013 - April 2014

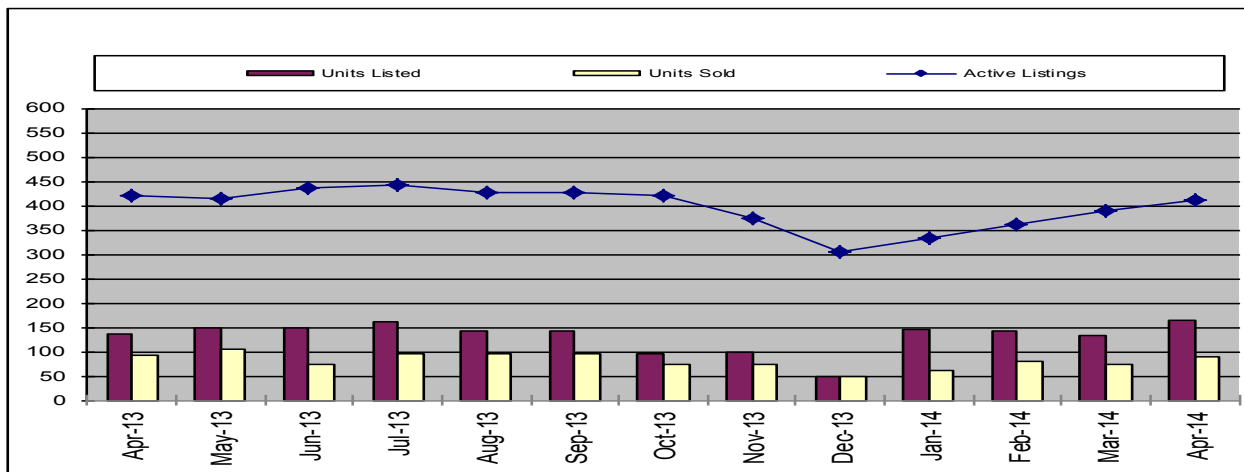


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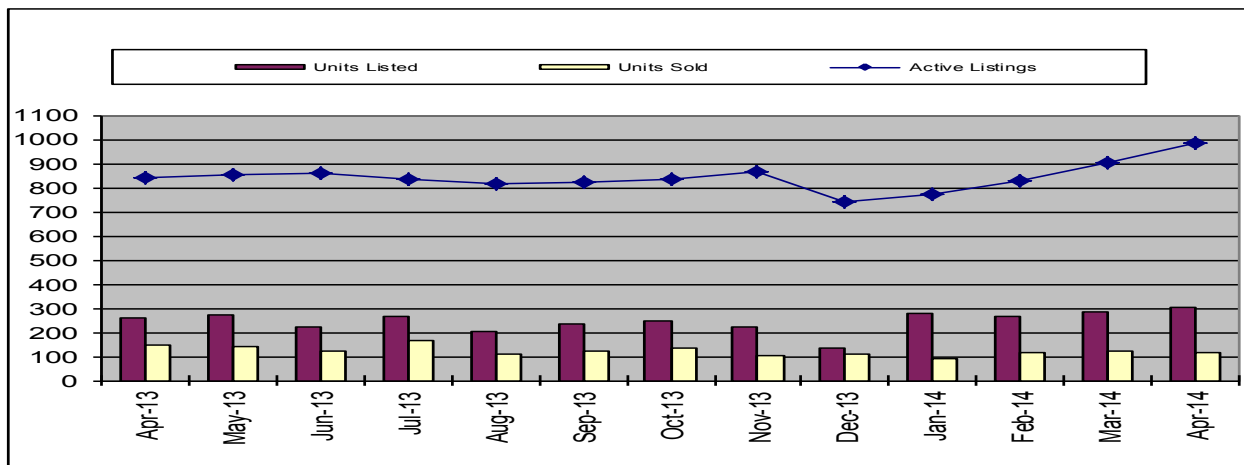
## Richmond Detached Home Sales to Listings



## Richmond Attached Home Sales to Listings



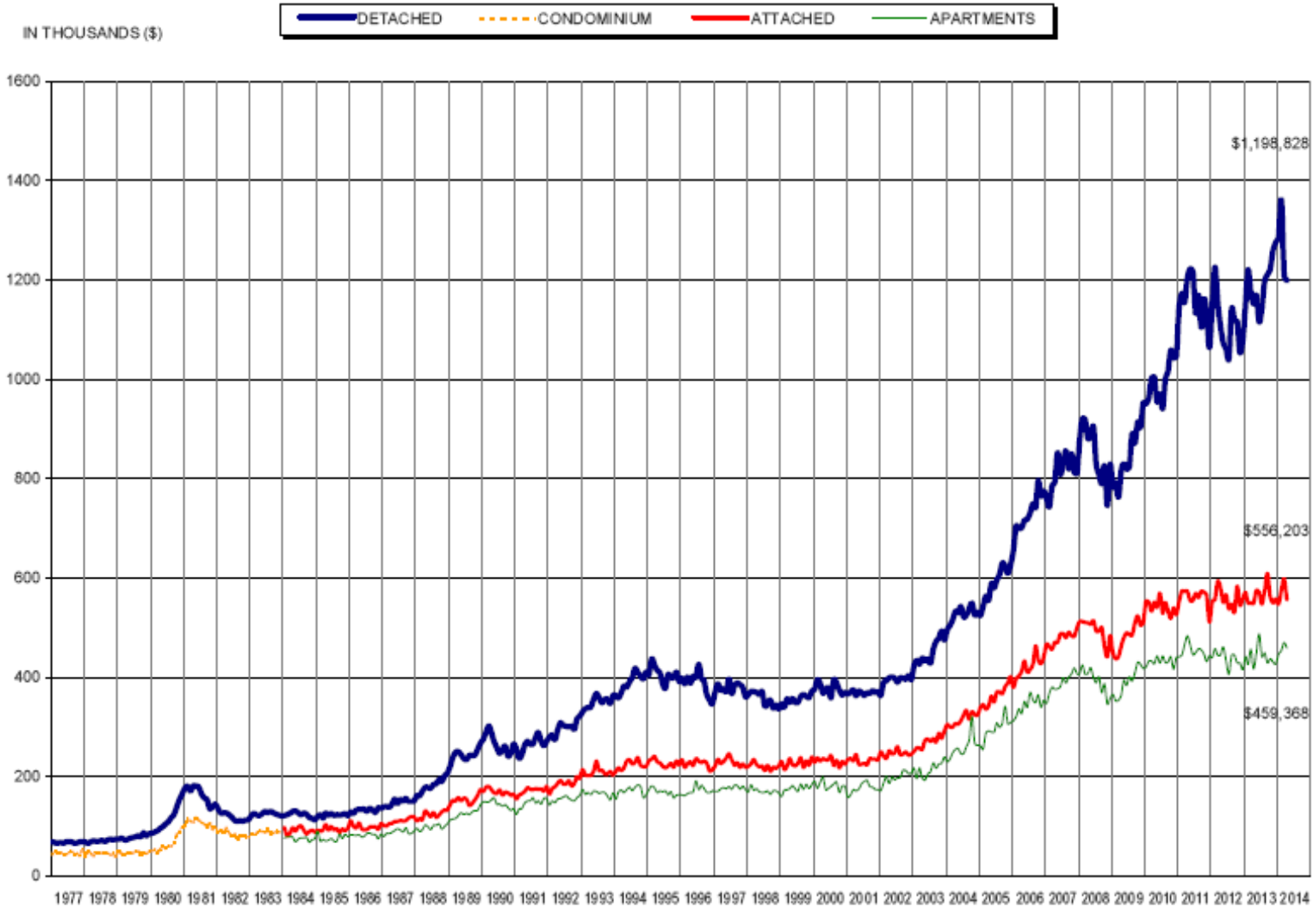
## Richmond Apartment / Condo Home Sales to Listings



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## Residential Average Sale Prices - January 1977 to April 2014



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

