

Sale and listing activity continues to follow historical averages

Home buyer and seller activity in the Greater Vancouver housing market continues to far outpace 2012, yet is in line with the region's 10-year averages.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,483 on the Multiple Listing Service® (MLS®) in September 2013.

This represents a 63.8 per cent increase compared to the 1,516 sales recorded in September 2012, and a 1.2 per cent decline compared to the 2,514 sales in August 2013.

Last month's sales were 1 per cent below the 10-year sales average for the month, while new listings for the month were 3.5 per cent below the 10-year average.

While sales are up considerably from last year, it's important to note that September 2012 sales were among the lowest we've seen in nearly three decades. Home sale and listing activity this September 2013 were in line with the 10-year average for the month.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,030 in September. This represents a 5.5 per cent decline compared to the 5,321 new listings reported in September 2012 and a 20.2 per cent increase compared to the 4,186 new listings in August of this year.

The total number of properties currently listed for sale on the MLS® in Greater Vancouver is 16,115, a 12.2 per

cent decrease compared to September 2012 and a 0.5 per cent increase compared to August 2013.

The sales-to-active-listings ratio currently sits at 15.4 per cent in Greater Vancouver.

It's important to remember that stronger sales activity does not necessarily equate to rising home prices. In fact, home prices have not fluctuated much in our market this year.

Richmond

Sales of detached properties on the MLS® in September 2013 reached 127, a increase of 135.19 per cent from the 54 detached sales recorded in September 2012, and a 16.51 per cent increase from the 109 units sold in September 2011.

Attached property sales in September 2013 totalled 69, a 50 per cent increase compared to the 46 sales in September 2012, and a 9.52 per cent increase from the 63 attached properties sold in September 2011.

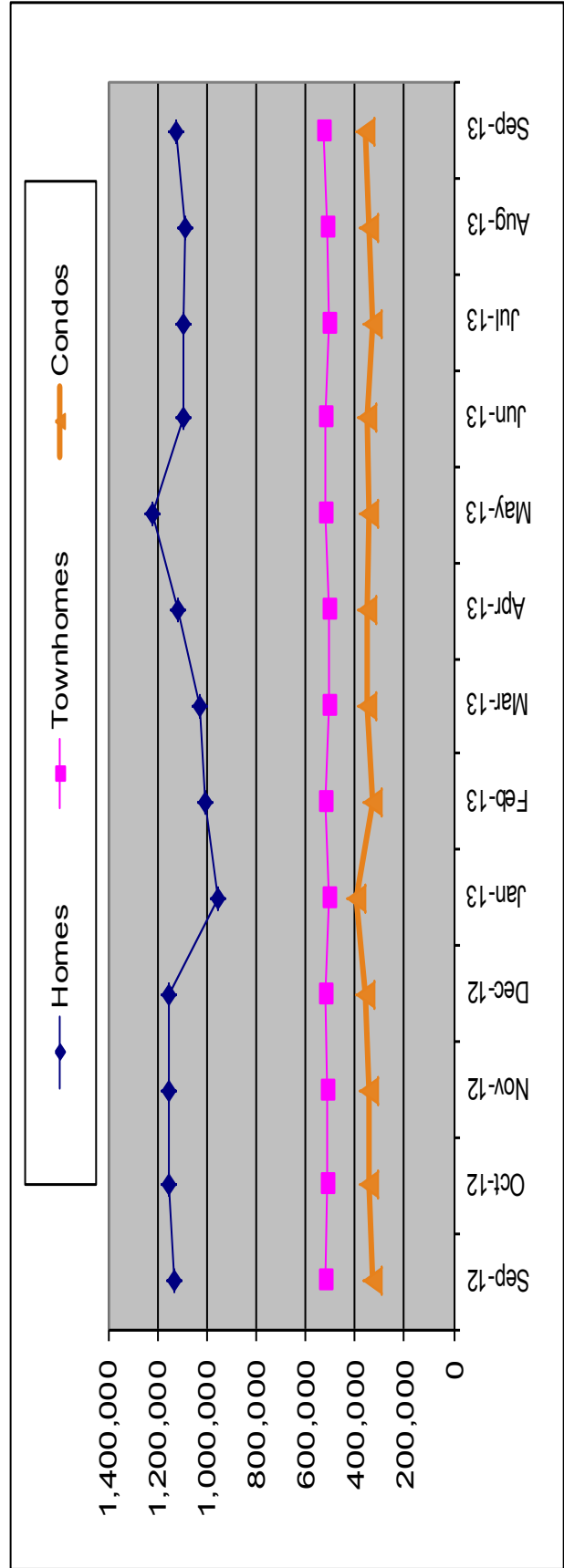
Sales of apartment properties reached 122 in September 2013, a 67.12 per cent increase compared to the 73 sales in September 2012, and a increase of 17.31 per cent compared to the 104 sales in September 2011.

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
	Sept 2013	Aug 2013	Sept 2012	Sept/13 to Aug/13	Sept /13 to Sept/12
Detached Homes	127	136	54	-6.62%	135.19%
Townhomes	69	94	46	-26.60%	50.00%
Apartment /Condo	122	109	73	11.93%	67.12%
TOTAL	318	339	173	-6.19%	83.82%

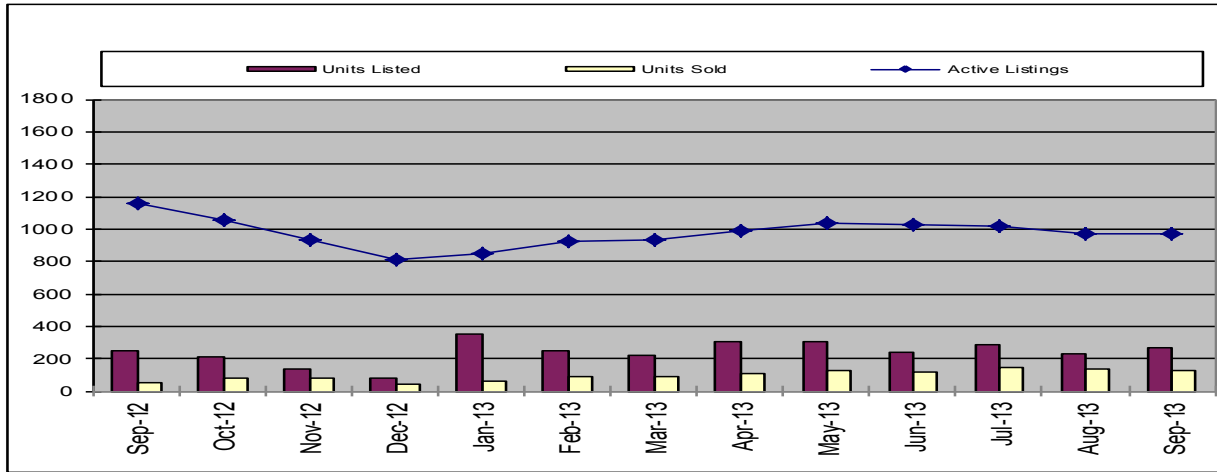
Richmond Sales				
January 1, 2013 to September 30, 2013				
Price Range	Homes	Townhomes	Condo	Total
Under \$99,999	3	9	20	32
100,000 - 199,999	2	0	94	96
200,000 - 299,999	1	16	275	292
300,000 - 399,999	1	86	347	434
400,000 - 499,999	9	227	226	462
500,000 - 599,999	15	207	69	291
600,000 - 699,999	76	105	23	204
700,000 - 799,999	168	30	3	201
800,000 - 899,999	189	11	5	205
900,000 - 999,999	113	1	2	116
1,000,000 - 1,099,999	65	0	1	66
1,100,000 - 1,199,999	67	4	2	73
1,200,000 - 1,299,999	54	0	0	54
1,300,000 - 1,399,999	42	0	0	42
1,400,000 - 1,499,999	23	0	0	23
1,500,000 - 1,599,999	38	0	1	39
1,600,000 - 1,699,999	22	0	0	22
1,700,000 - 1,799,999	23	0	0	23
1,800,000 - 1,899,999	14	0	0	14
1,900,000 - 1,999,999	15	0	0	15
2,000,000 - 2,099,999	18	0	0	18
2,100,000 - 2,199,999	8	0	0	8
2,200,000 - 2,299,999	7	0	0	7
2,300,000 - 2,399,999	8	0	0	8
2,400,000 - 2,499,999	2	0	0	2
2,500,000 - 2,599,999	2	0	0	2
2,600,000 - 2,699,999	3	0	0	3
2,700,000 - 2,799,999	3	0	0	3
2,800,000 - 2,899,999	2	0	0	2
2,900,000 - 2,999,999	0	0	0	0
3,000,000 +	8	0	0	8
Total	1,001	696	1,068	2,765

Richmond Average Price Graph September 2012 - September 2013

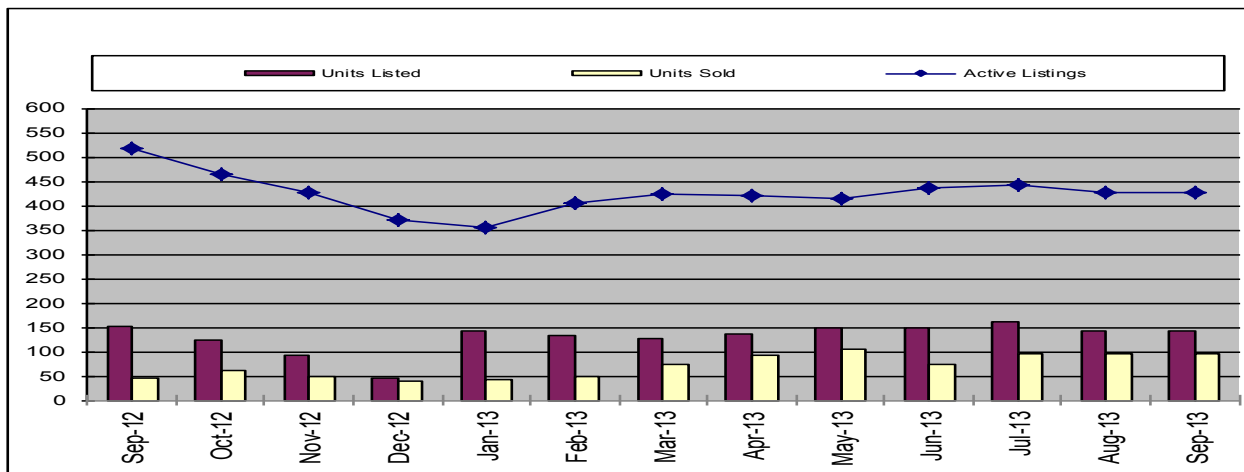


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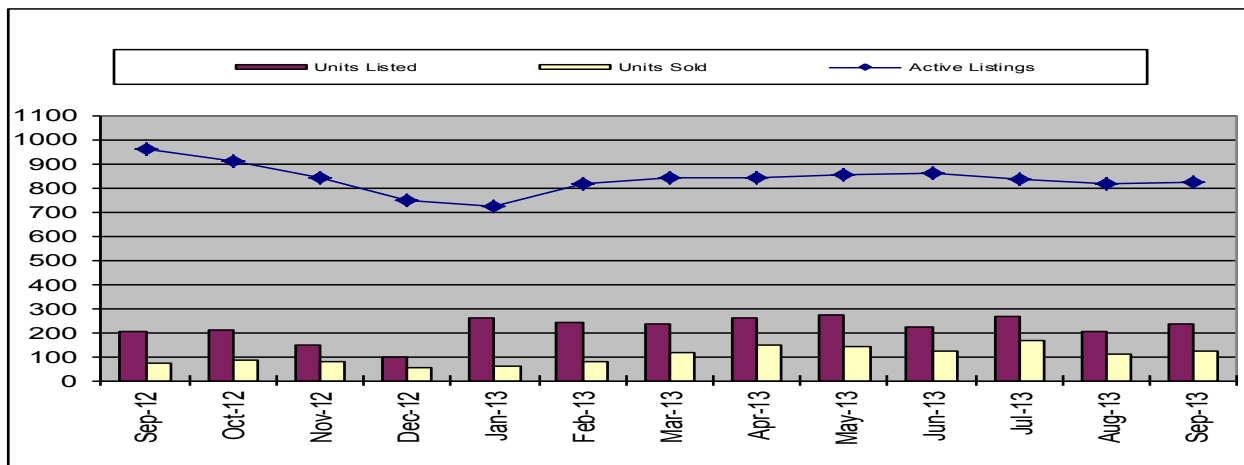
Richmond Detached Home Sales to Listings



Richmond Attached Home Sales to Listings



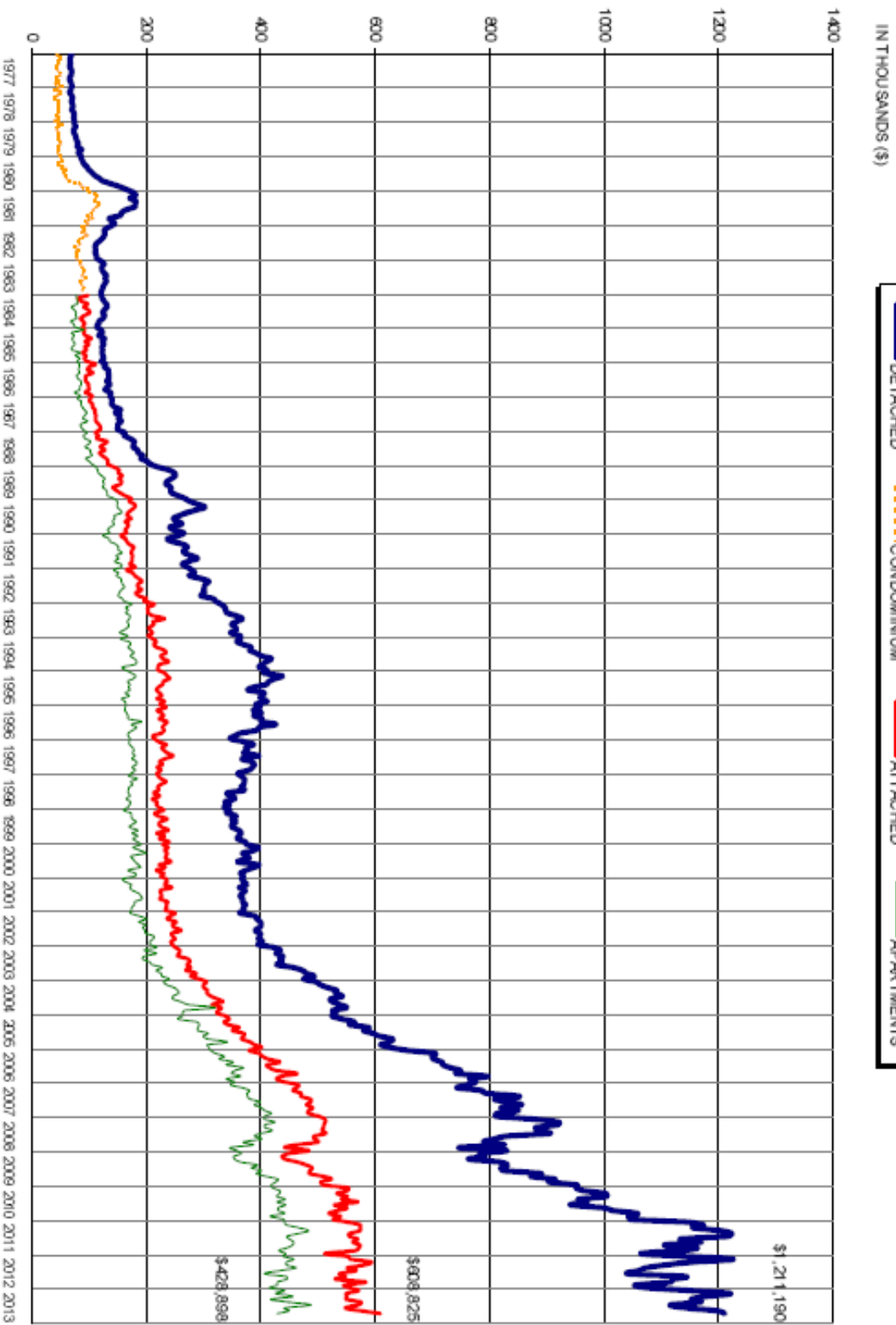
Richmond Apartment / Condo Home Sales to Listings



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Residential Average Sale Prices - January 1977 to September 2013



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

