

# July home sale activity increases in Greater Vancouver

Sunny weather did not slow the pace of home sale activity in July. Last month was the highest selling month of the year in Greater Vancouver and the highest selling July since 2009.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,946 on the Multiple Listing Service® (MLS®) in July 2013. This represents a 40.4 per cent increase compared to the 2,098 sales recorded in July 2012, and an 11.5 per cent increase compared to the 2,642 sales in June 2013.

Last month's sales were 0.1 per cent above the 10-year sales average for the month.

Demand has strengthened in our market in the last few months, which can, in part, be attributed to pent-up demand from the slowdown in sales activity we saw at the end of last year.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 4,854 in July. This represents a 1.1 per cent increase compared to the 4,802 new listings reported in July 2012 and a 0.4 per cent decline from the 4,874 new listings in June of this year.

The total number of properties currently listed for sale on the MLS® in Greater Vancouver is 16,618, which is an 8.1 per cent decrease compared to July 2012 and a 3.9 per cent decline from June 2013.

The sales-to-active-listings ratio rose two and-a-half percentage points between June and July to 17.7 per cent in Greater

Vancouver. This is the highest this ratio has been in Greater Vancouver since April 2012.

The MLS® Home Price Index composite benchmark price for all residential properties in Greater Vancouver is currently \$601,900. This represents a decline of 2.3 per cent compared to this time last year and an increase of 2.3 per cent over the last six months.

Home prices continue to experience considerable stability with minimal fluctuation throughout much of this year. Stability in price brings greater certainty to the home buying and selling process.

## Richmond

Sales of detached properties on the MLS® in July 2013 reached 146, a increase of 143.33 per cent from the 60 detached sales recorded in July 2012, and a 18.70 per cent increase from the 123 units sold in July 2011.

Attached property sales in July 2013 totalled 94, a 70.91 per cent increase compared to the 55 sales in July 2012, and a 6.82 per cent increase from the 88 attached properties sold in July 2011.

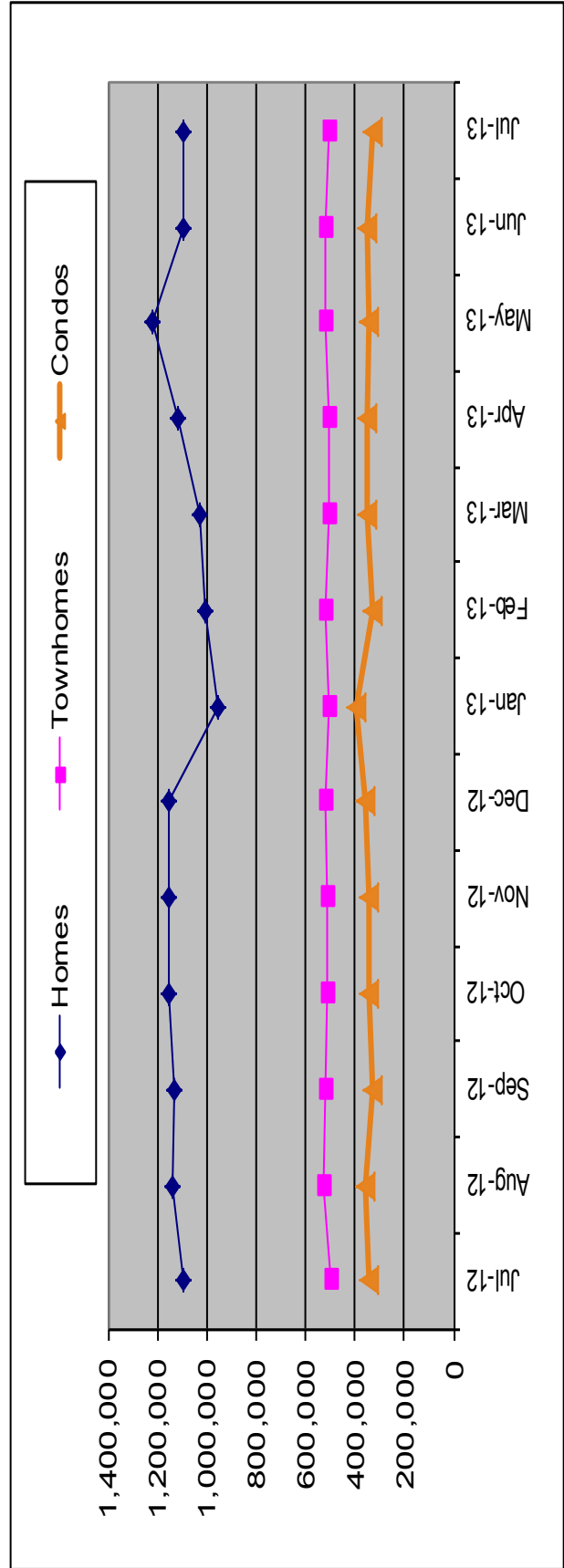
Sales of apartment properties reached 165 in July 2013, a 63.37 per cent increase compared to the 101 sales in July 2012, and a increase of 22.22 per cent compared to the 135 sales in July 2011.

*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
	July 2013	June 2013	July 2012	July/13 to June/13	July /13 to July /12	
Detached Homes	146	115	60	26.96%	143.33%	
Townhomes	94	72	55	30.56%	70.91%	
Apartment /Condo	165	121	101	36.36%	63.37%	
TOTAL	405	308	216	31.49%	87.50%	

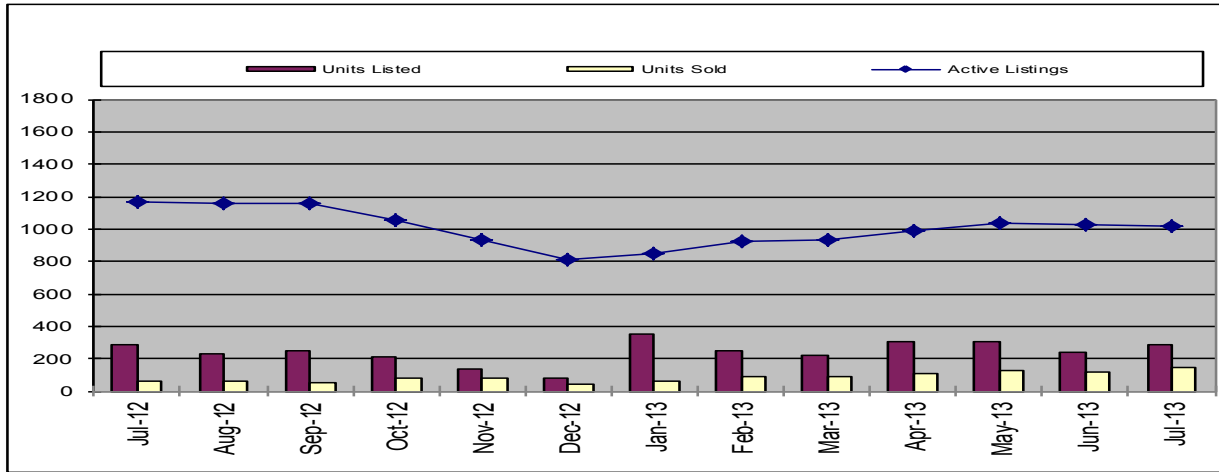
Richmond Sales				
January 1, 2013 to July 31, 2013				
Price Range	Homes	Townhomes	Condo	Total
Under \$99,999	3	2	13	18
100,000 - 199,999	2	0	76	78
200,000 - 299,999	1	11	212	224
300,000 - 399,999	1	72	283	356
400,000 - 499,999	8	178	174	360
500,000 - 599,999	11	159	48	218
600,000 - 699,999	52	74	19	145
700,000 - 799,999	124	26	2	152
800,000 - 899,999	148	7	4	159
900,000 - 999,999	82	1	1	84
1,000,000 - 1,099,999	45	0	1	46
1,100,000 - 1,199,999	51	2	1	54
1,200,000 - 1,299,999	40	0	0	40
1,300,000 - 1,399,999	29	0	0	29
1,400,000 - 1,499,999	13	0	0	13
1,500,000 - 1,599,999	29	0	1	30
1,600,000 - 1,699,999	14	0	0	14
1,700,000 - 1,799,999	18	0	0	18
1,800,000 - 1,899,999	12	0	0	12
1,900,000 - 1,999,999	11	0	0	11
2,000,000 - 2,099,999	11	0	0	11
2,100,000 - 2,199,999	7	0	0	7
2,200,000 - 2,299,999	6	0	0	6
2,300,000 - 2,399,999	5	0	0	5
2,400,000 - 2,499,999	1	0	0	1
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	2	0	0	2
2,800,000 - 2,899,999	2	0	0	2
2,900,000 - 2,999,999	0	0	0	0
3,000,000 +	6	0	0	6
<b>Total</b>	<b>738</b>	<b>532</b>	<b>835</b>	<b>2,105</b>

Richmond Average Price Graph July 2012 - July 2013

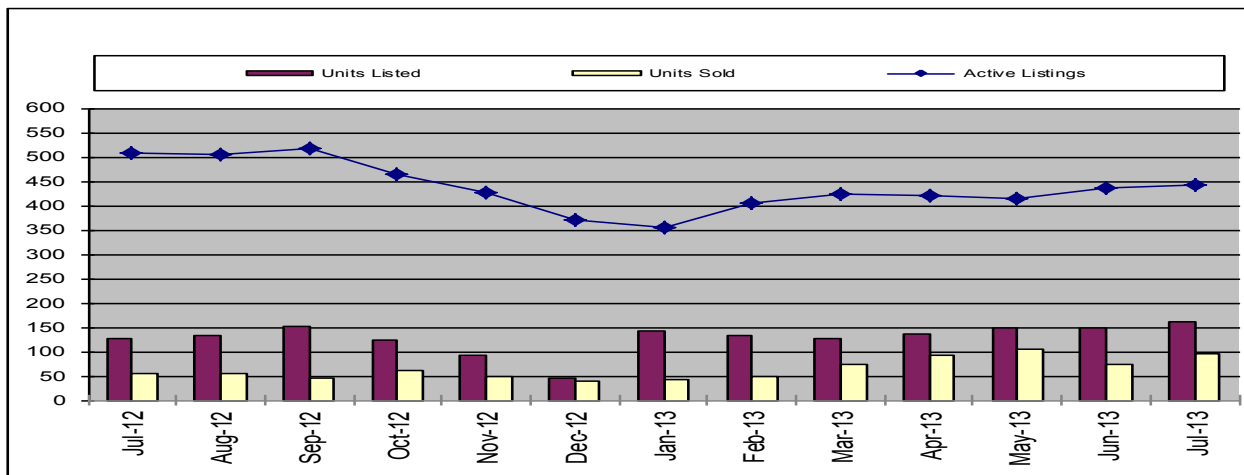


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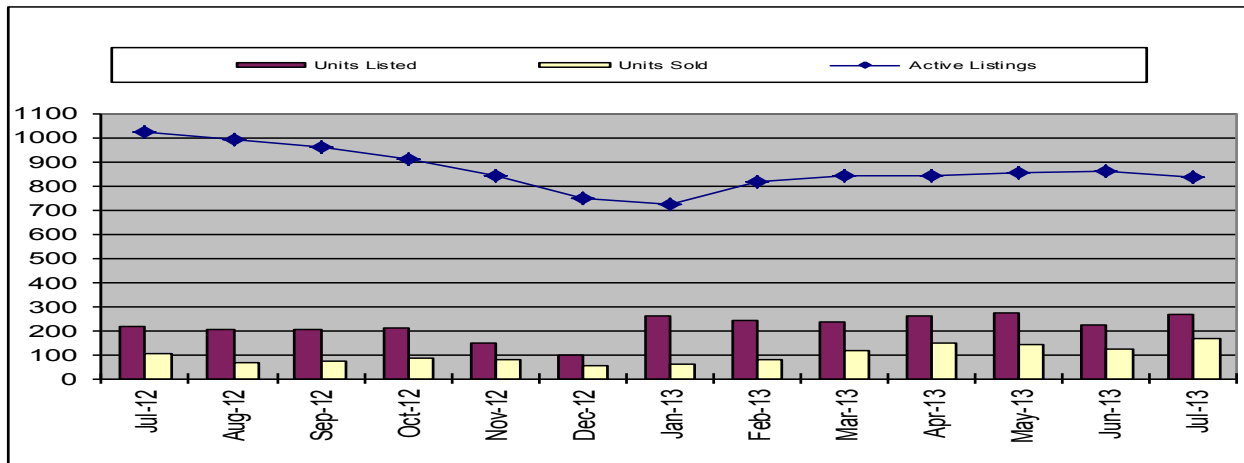
## Richmond Detached Home Sales to Listings



## Richmond Attached Home Sales to Listings

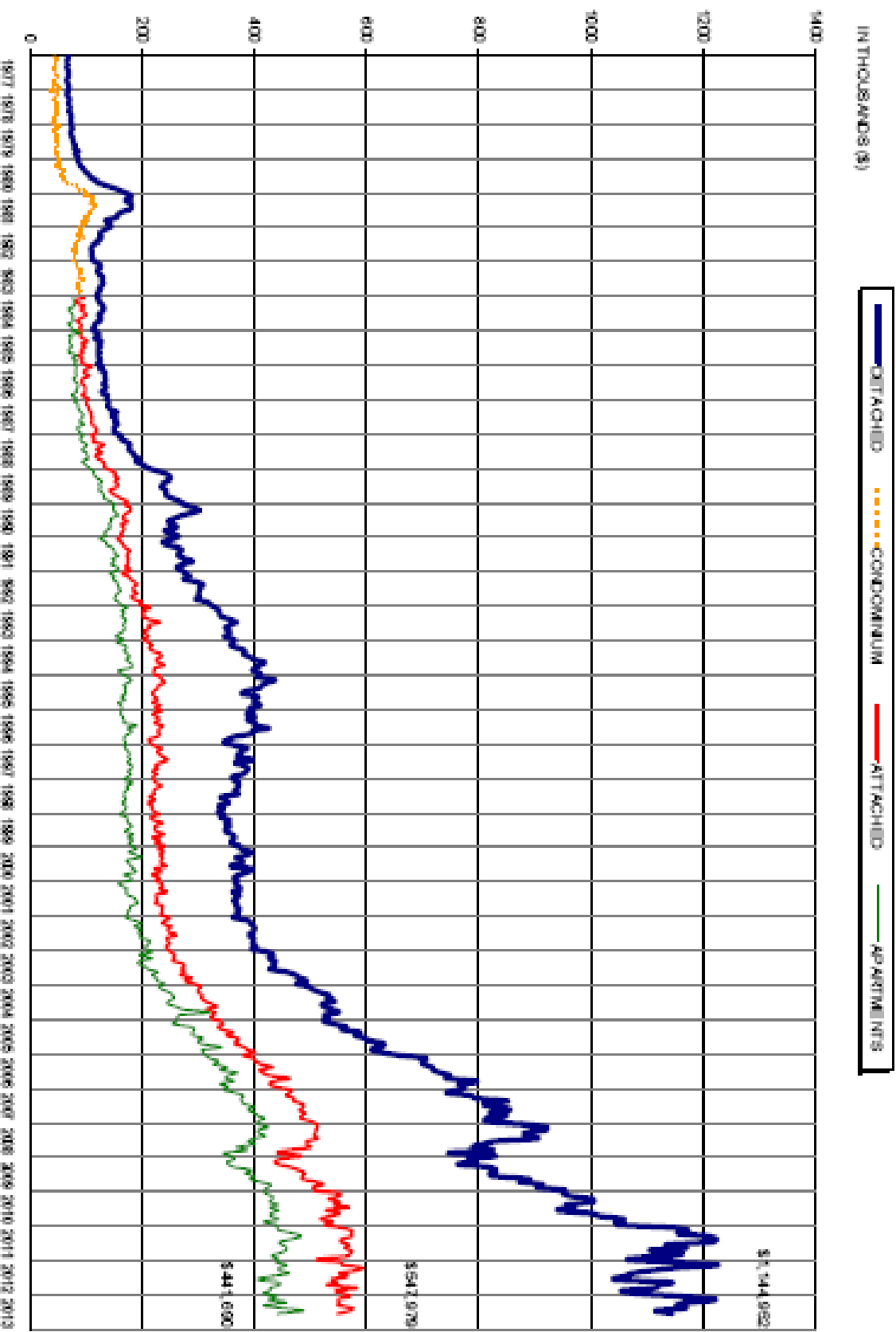


## Richmond Apartment / Condo Home Sales to Listings



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



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