

# Steady trends continue in the Greater Vancouver housing market

Consistent home sale and listing activity has allowed balanced market conditions to prevail in the Greater Vancouver housing market for most of 2013.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,321 on the Multiple Listing Service® (MLS®) in November 2013.

This represents a 37.7 per cent increase compared to the 1,686 sales recorded in November 2012, and a 12.8 per cent decline compared to the 2,661 sales in October 2013.

Last month's sales were 1.2 per cent below the 10-year sales average for the month, while new listings were 1.5 per cent above the 10-year November average.

We've seen steady and consistent trends in the Greater Vancouver housing market for much of this year. This year's activity has resulted in gradual and modest increases in home prices of approximately one per cent over the last 12 months in the region.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 3,245 in November. This represents a 17.7 per cent increase

compared to the 2,758 new listings reported in November 2012 and a 24.8 per cent decline compared to the 4,315 new listings in October of this year.

The total number of properties currently listed for sale on the MLS® in Greater Vancouver is 13,986, a 10.9 per cent decrease compared to November 2012 and an 8.3 per cent decline compared to October 2013.

The sales-to-active-listings ratio currently sits at 16.6 per cent in Greater Vancouver.

## Richmond

Sales of detached properties on the MLS® in November 2013 reached 109, an increase of 51.90 per cent from the 76 detached sales recorded in November 2012, and a 7.92 per cent increase from the 101 units sold in November 2011.

Attached property sales in November 2013 totalled 75, a 50.00 per cent increase compared to the 50 sales in November 2012, and a 1.32 per cent decrease from the 76 attached properties sold in November 2011.

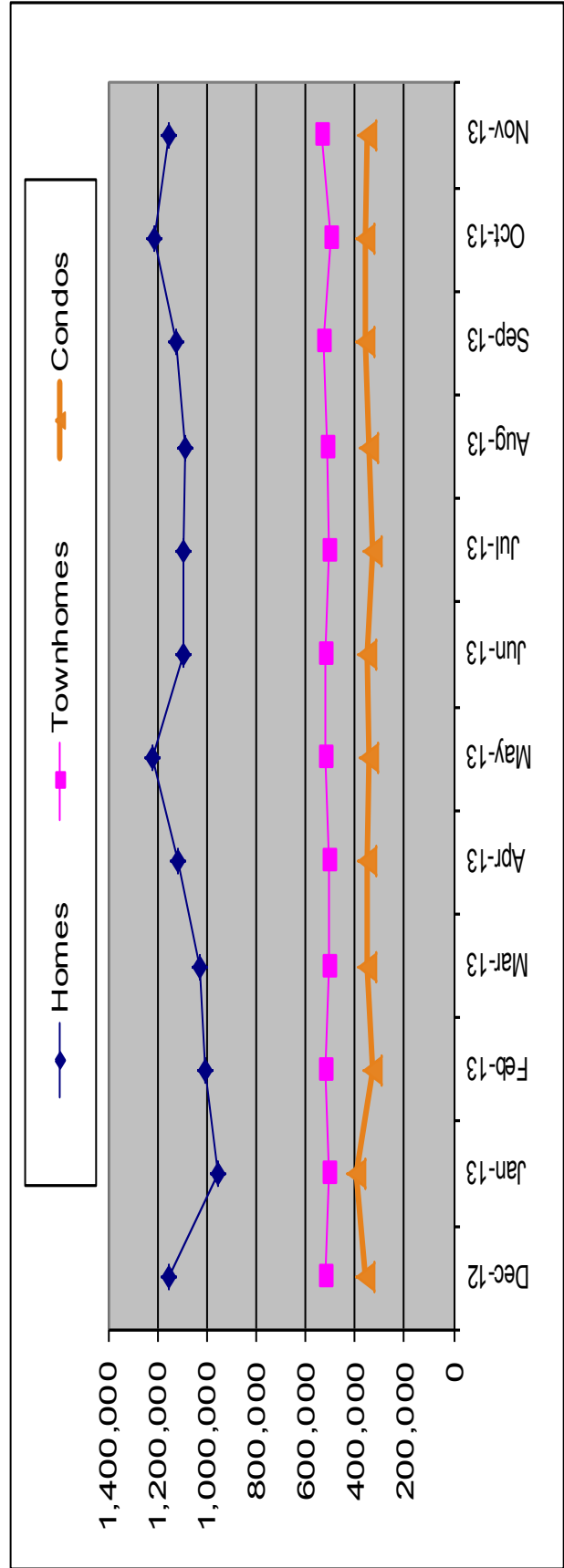
Sales of apartment properties reached 104 in November 2013, a 28.40 per cent increase compared to the 81 sales in November 2012, and a increase of 9.47 per cent compared to the 95 sales in November 2011.

*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
	Nov 2013	Oct 2013	Nov 2012	Nov /13 to Oct/13	Nov /13 to Nov /12
Detached Homes	109	120	76	-9.17%	43.42%
Townhomes	75	72	50	4.17%	50.00%
Apartment / Condo	104	132	81	-21.21%	28.40%
TOTAL	288	324	207	-11.11%	39.13%

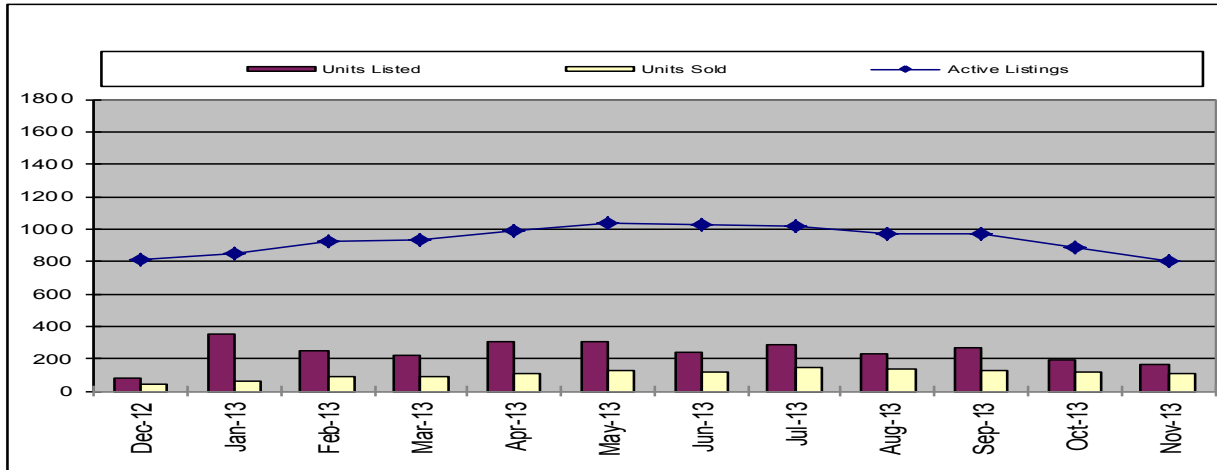
Richmond Sales				
January 1, 2013 to November 30, 2013				
Price Range	Homes	Townhomes	Condo	Total
Under \$99,999	3	12	22	37
100,000 - 199,999	3	0	118	121
200,000 - 299,999	1	18	329	348
300,000 - 399,999	1	100	422	523
400,000 - 499,999	10	267	271	548
500,000 - 599,999	17	255	94	366
600,000 - 699,999	86	139	30	255
700,000 - 799,999	201	35	5	241
800,000 - 899,999	220	11	6	237
900,000 - 999,999	147	1	2	150
1,000,000 - 1,099,999	83	1	1	85
1,100,000 - 1,199,999	83	4	2	89
1,200,000 - 1,299,999	72	0	0	72
1,300,000 - 1,399,999	52	0	0	52
1,400,000 - 1,499,999	30	0	0	30
1,500,000 - 1,599,999	42	0	1	43
1,600,000 - 1,699,999	36	0	0	36
1,700,000 - 1,799,999	31	0	0	31
1,800,000 - 1,899,999	21	0	0	21
1,900,000 - 1,999,999	16	0	0	16
2,000,000 - 2,099,999	20	0	0	20
2,100,000 - 2,199,999	11	0	0	11
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	3	0	0	3
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 +	10	0	0	10
<b>Total</b>	<b>1,232</b>	<b>843</b>	<b>1,303</b>	<b>3,378</b>

**Richmond Average Price Graph November 2012 - November 2013**

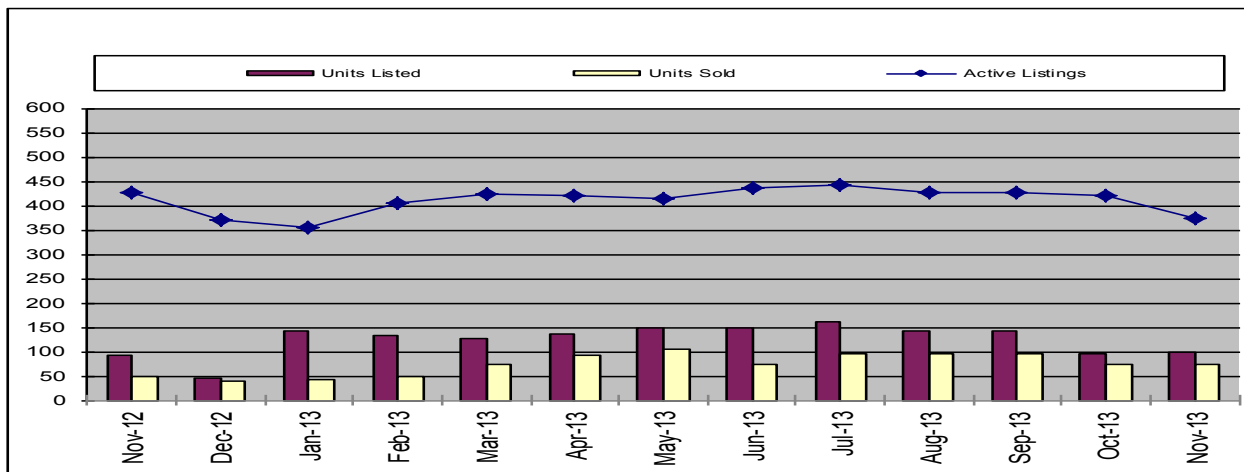


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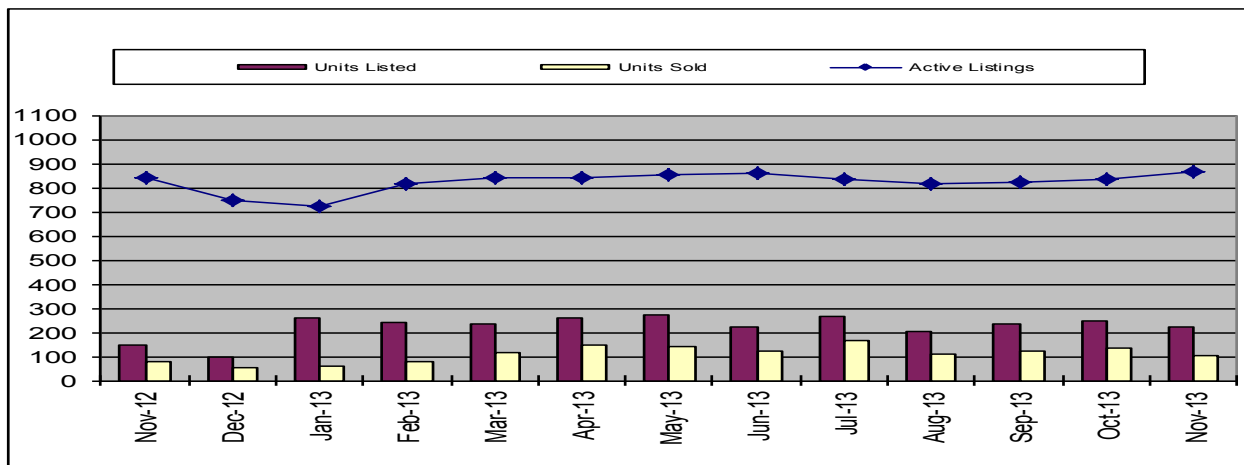
## Richmond Detached Home Sales to Listings



## Richmond Attached Home Sales to Listings



## Richmond Apartment / Condo Home Sales to Listings



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

