

# The summer housing market remains active in Greater Vancouver

August activity in the Greater Vancouver housing market finished well above last year's pace and slightly below the 10-year average for the month.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,514 on the Multiple Listing Service® (MLS®) in August 2013. This represents a 52.5 per cent increase compared to the 1,649 sales recorded in August 2012, and a 14.7 per cent decline compared to the 2,946 sales in July 2013.

Last month's sales were 4.6 per cent below the 10-year sales average for the month.

We've seen a healthy amount of demand in the marketplace this summer compared to the number of homes listed for sale. The market today is much stronger than we saw last year and is consistent with our long-term averages for this time of year.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 4,186 in August. This represents a 3.5 per cent increase compared to the 4,044 new listings reported in August 2012 and a 13.8 per cent decline from the 4,854 new listings in July of this year.

The total number of properties currently listed for sale on the MLS® in Greater Vancouver is 16,027, which is an 8.8 per cent decrease compared to August

2012 and a 3.6 per cent decline from July 2013.

The sales-to-active-listings ratio currently sits at 15.7 per cent in Greater Vancouver. This ratio remains consistent with balanced market conditions.

People entering the market should not confuse stronger sales activity with rising prices. Home prices have been quite stable and consistent for much of this year.

## Richmond

Sales of detached properties on the MLS® in August 2013 reached 136, a increase of 126.67 per cent from the 60 detached sales recorded in August 2012, and a 43.15 per cent increase from the 95 units sold in August 2011.

Attached property sales in August 2013 totalled 94, a 74.07 per cent increase compared to the 54 sales in August 2012, and a 36.23 per cent increase from the 69 attached properties sold in August 2011.

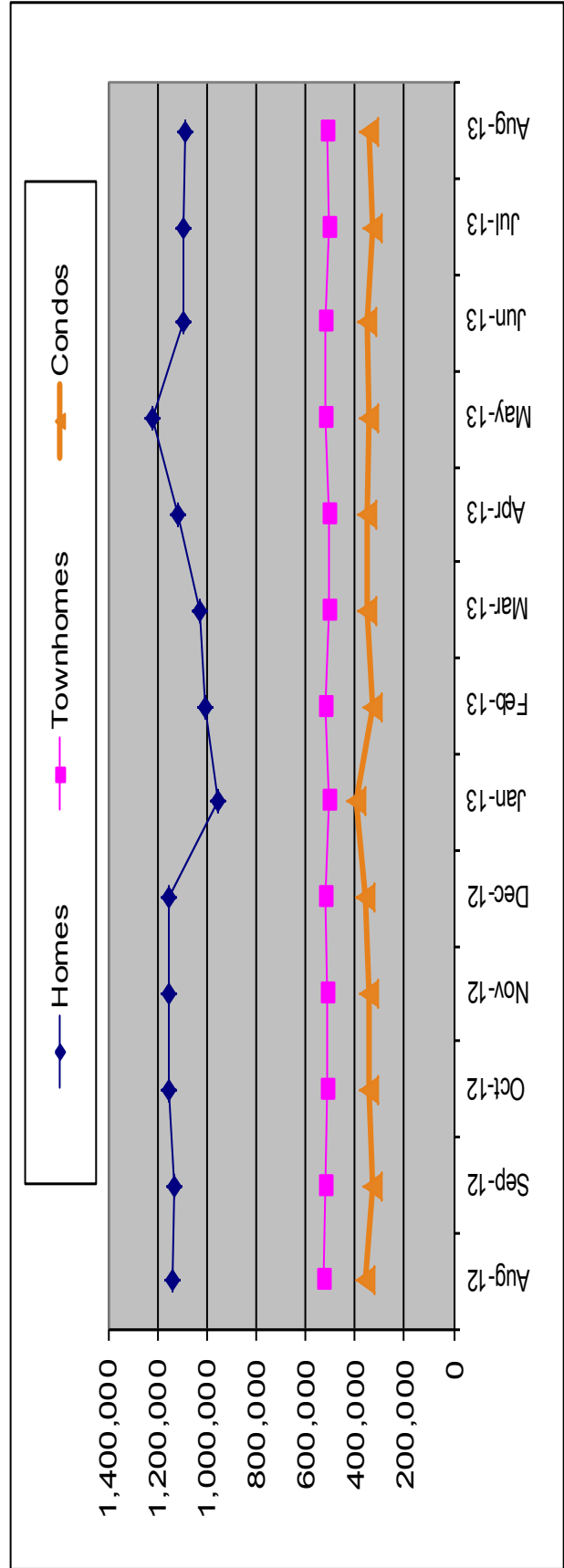
Sales of apartment properties reached 109 in August 2013, a 67.69 per cent increase compared to the 65 sales in August 2012, and a increase of 13.54 per cent compared to the 96 sales in August 2011.

*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
	Aug 2013	July 2013	Aug 2012	Aug/13 to July/13	Aug /13 to Aug/12
Detached Homes	136	146	60	-6.85%	126.67%
Townhomes	94	94	54	0.00%	74.07%
Apartment /Condo	109	165	65	-33.94%	67.69%
TOTAL	339	405	179	-16.30%	89.39%

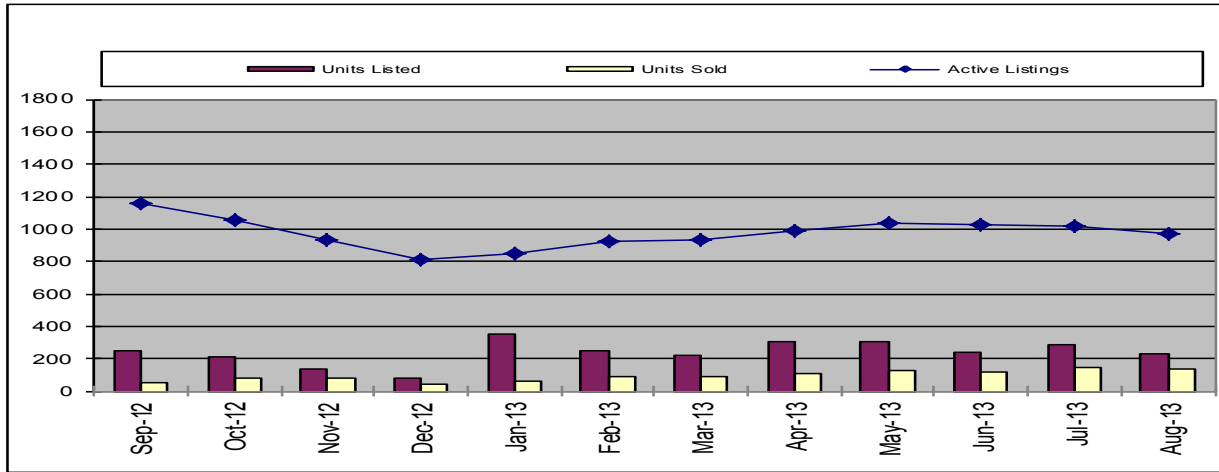
Richmond Sales				
January 1, 2013 to August 31, 2013				
Price Range	Homes	Townhomes	Condo	Total
Under \$99,999	3	5	19	27
100,000 - 199,999	2	0	84	86
200,000 - 299,999	1	13	235	249
300,000 - 399,999	1	80	316	397
400,000 - 499,999	8	210	198	416
500,000 - 599,999	15	186	60	261
600,000 - 699,999	61	91	21	173
700,000 - 799,999	153	28	2	183
800,000 - 899,999	167	10	4	181
900,000 - 999,999	95	1	1	97
1,000,000 - 1,099,999	57	0	1	58
1,100,000 - 1,199,999	61	2	1	64
1,200,000 - 1,299,999	46	0	0	46
1,300,000 - 1,399,999	34	0	0	34
1,400,000 - 1,499,999	19	0	0	19
1,500,000 - 1,599,999	33	0	1	34
1,600,000 - 1,699,999	18	0	0	18
1,700,000 - 1,799,999	22	0	0	22
1,800,000 - 1,899,999	14	0	0	14
1,900,000 - 1,999,999	14	0	0	14
2,000,000 - 2,099,999	14	0	0	14
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	6	0	0	6
2,400,000 - 2,499,999	2	0	0	2
2,500,000 - 2,599,999	1	0	0	1
2,600,000 - 2,699,999	2	0	0	2
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 +	7	0	0	7
<b>Total</b>	<b>874</b>	<b>626</b>	<b>943</b>	<b>2,443</b>

Richmond Average Price Graph August 2012 - July 2013

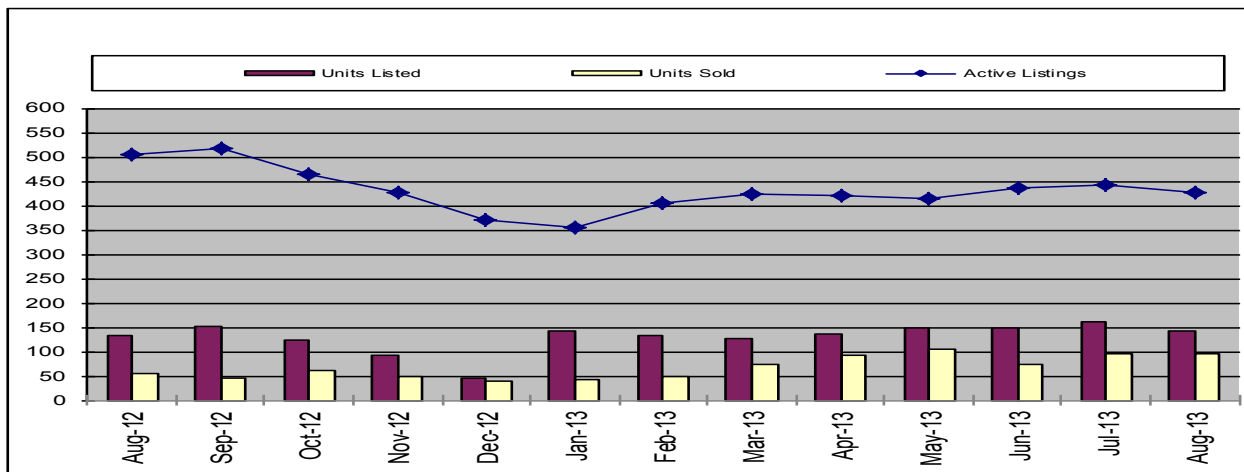


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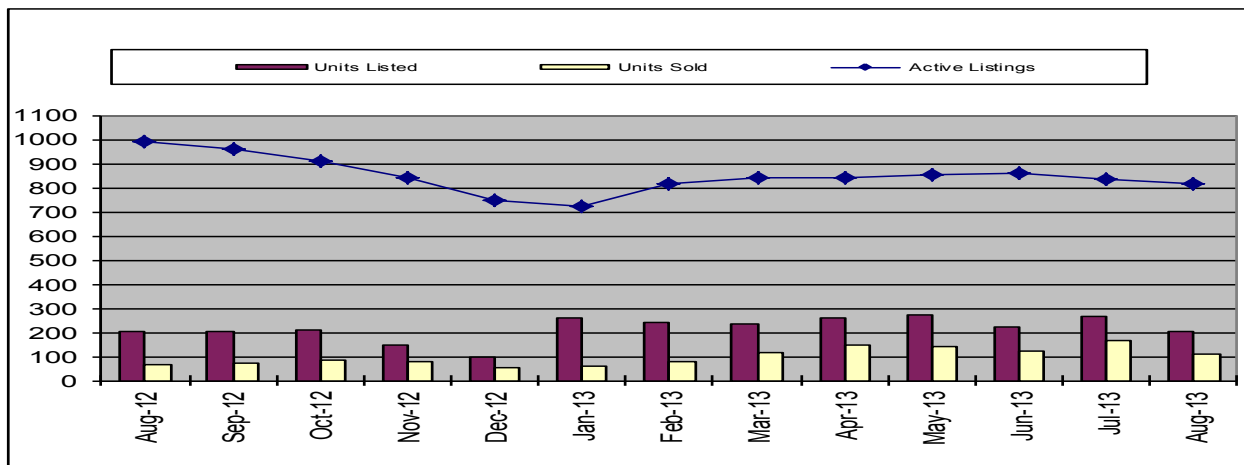
## Richmond Detached Home Sales to Listings



## Richmond Attached Home Sales to Listings

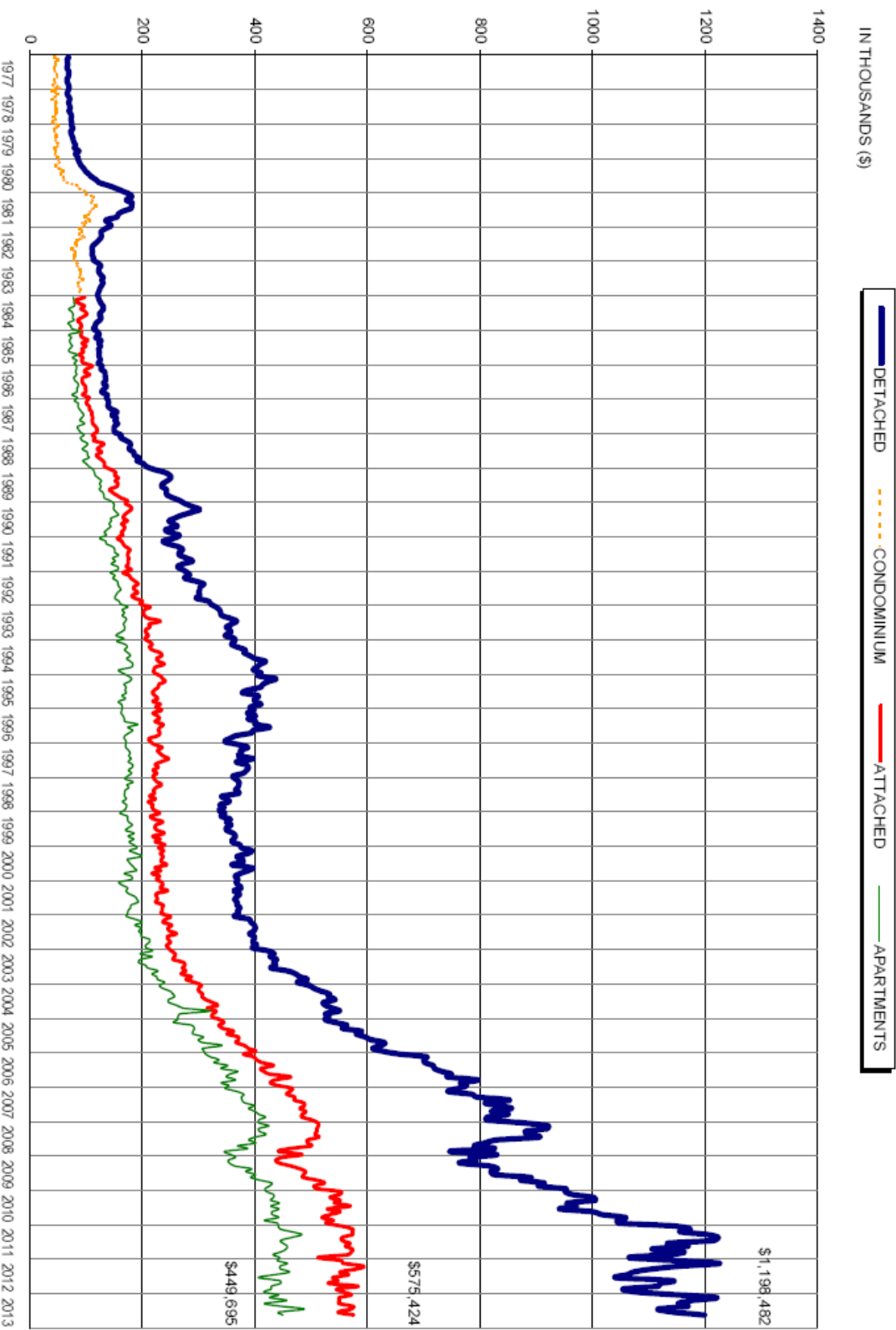


## Richmond Apartment / Condo Home Sales to Listings



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



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