

News Release



FOR IMMEDIATE RELEASE

Home listings rise to start the spring season

VANCOUVER, B.C. – April 6, 2010 – A steady influx of new listings has helped create a balanced ‘typical spring’ housing market in the Greater Vancouver region.

The Real Estate Board of Greater Vancouver (REBGV) reports that new listings for detached, attached and apartment properties in Greater Vancouver totalled 7,004 in March 2010. This represents a 60 per cent increase compared to March 2009 when 4,385 new units were listed, and a 52.1 per cent increase compared to February 2010 when 4,606 properties were listed on the Multiple Listing Service® (MLS®).

At 13,538, the total number of property listings on the Multiple Listing Service (MLS®) increased 19 per cent in March compared to last month, but remains 7.6 per cent below this time last year.

“The total number of homes listed for sale on our MLS® is at its highest level in 10 months, which translates into more options and variety for those looking to buy during the traditionally busy spring period,” Jake Moldowan, REBGV president said.

Residential property sales in Greater Vancouver reached 3,137 in March 2010, a 38.5 per cent increase compared to March 2009, a 4.7 per cent increase over March 2008, and a 12.4 per cent decrease compared to March 2007. The current figure also represents a 26.8 per cent increase compared to the 2,473 sales recorded in February 2010.

“With a sales-to-listing ratio of 23 per cent, we see a healthy balance between buyer demand and seller supply in the marketplace,” Moldowan said.

Over the last 12 months, the MLSLink® Housing Price Index (HPI) benchmark price for all residential properties in Greater Vancouver increased 20.3 per cent to \$584,435 from \$485,845 in March 2009. This price is 2.8 per cent above the previous high point in the market in May 2008 when the residential benchmark price sat at \$568,411.

Sales of detached properties in March 2010 reached 1,336, an increase of 49 per cent from the 897 detached sales recorded in March 2009 and a 19.7 per cent increase from the 1,116 units sold in March 2008. The benchmark price for detached properties increased 23.3 per cent from March 2009 to \$800,341, but declined 0.6 per cent compared to last month when the benchmark price was \$800,796.

Sales of apartment properties in March 2010 reached 1,252, an increase of 28.3 per cent compared to the 976 sales in March 2009 and a decline of 8.6 per cent compared to the 1,370 sales in March 2008. The benchmark price of an apartment property increased 17.3 per cent from March 2009 to \$395,507 and is up 1.2 per cent compared to last month when the benchmark price was \$390,899.

Attached property sales in March 2010 totalled 549, an increase of 40.1 per cent compared to the 392 sales in March 2009 and a 7.4 per cent increase from the 511 attached properties sold in March 2008. The benchmark price of an attached unit increased 17.3 per cent between March 2009 and 2010 to \$493,263, but declined 0.5 per cent compared to last month when the benchmark price was \$495,496.

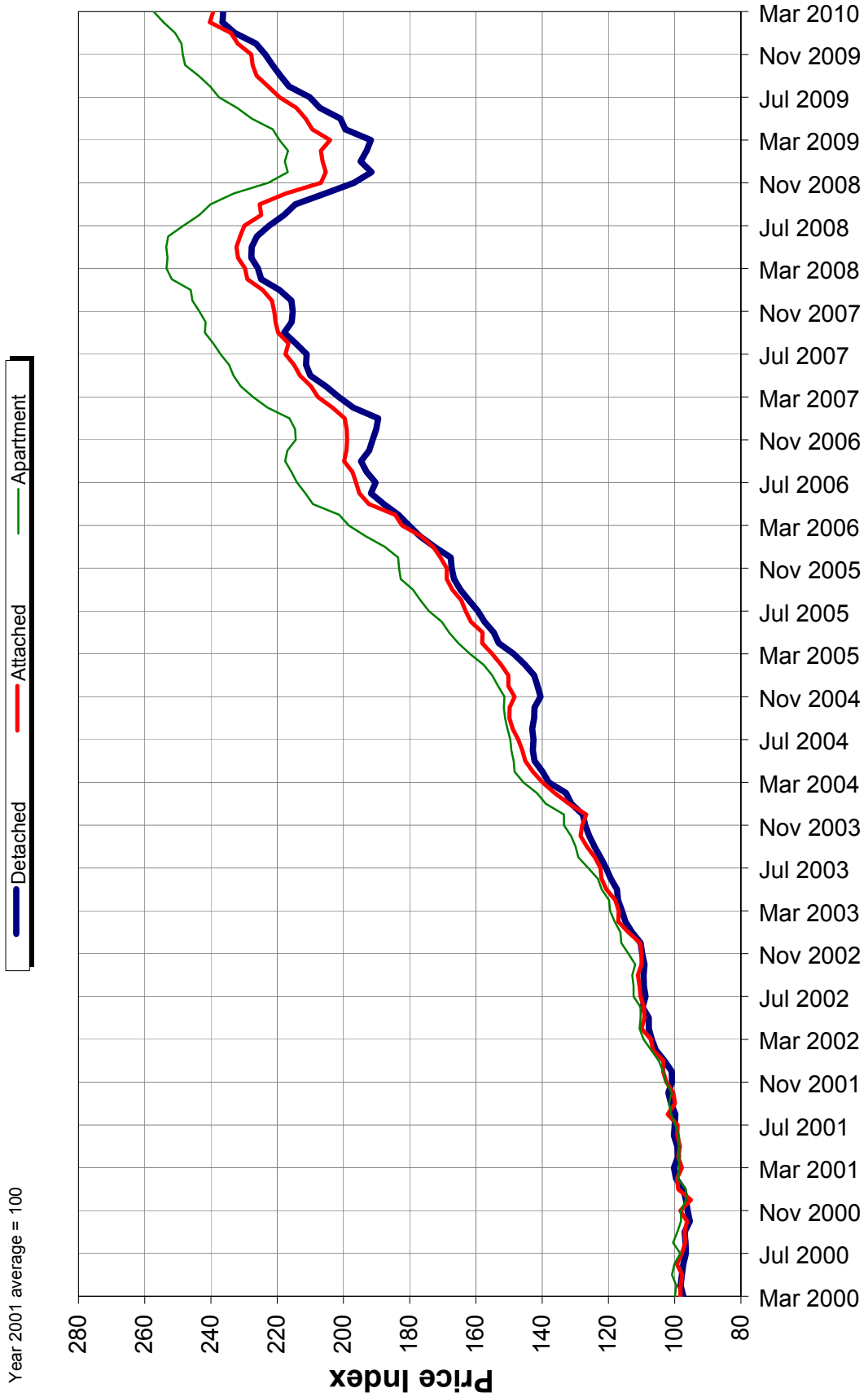
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The Real Estate Board of Greater Vancouver is an association representing more than 9,600 REALTORS®. The Real Estate Board provides a variety of membership services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.rebgv.org.

For more information please contact:
Craig Munn, Assistant Manager, Communications
Real Estate Board of Greater Vancouver
Phone: (604) 730-3146 Fax: (604) 730-3102
E-mail: cmunn@rebgv.org

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MLS® Housing Price Index - Greater Vancouver 10 Year Trend



MLS® SALES Facts



March 2010

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
March 2010	126	112	44	3	118	29	95	45	30	222	11	39	174	208	72	8	1,336
	Detached	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	n/a
	75	32	8	0	50	11	43	34	19	149	8	2	41	64	6	7	549
	170	63	13	0	38	87	73	40	27	200	8	4	120	387	18	4	1,252
	773,000	\$640,500	\$622,500	n/a	\$492,000	\$656,100	\$889,000	\$545,000	\$875,000	\$848,000	n/a	\$400,000	\$770,000	\$1,745,000	\$1,465,000	n/a	n/a
	\$460,000	\$465,950	n/a	n/a	\$304,000	n/a	\$639,500	\$386,500	n/a	\$499,500	n/a	n/a	\$555,000	\$819,500	n/a	n/a	n/a
	\$340,000	\$283,000	n/a	n/a	\$232,000	\$274,000	\$389,000	\$232,750	\$375,000	\$338,000	n/a	n/a	\$331,500	\$484,250	n/a	n/a	n/a
February 2010	77	94	38	0	85	21	78	40	10	154	10	33	145	130	60	8	983
	Detached	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	n/a
	62	34	6	0	48	7	30	18	18	81	3	7	36	54	6	6	416
	144	58	21	0	24	73	65	31	25	154	3	5	112	342	15	2	1,074
	\$753,000	\$662,000	\$667,000	n/a	\$497,000	\$629,100	\$871,750	\$495,000	n/a	\$822,500	n/a	\$425,000	\$750,000	\$1,688,000	\$1,425,000	n/a	n/a
	\$458,000	\$450,500	n/a	n/a	\$307,500	n/a	\$611,000	n/a	n/a	\$482,500	n/a	n/a	\$586,000	\$804,500	n/a	n/a	n/a
	\$342,750	\$262,500	\$335,000	n/a	\$254,333	\$292,800	\$375,000	\$240,000	\$360,000	\$348,000	n/a	n/a	\$333,500	\$488,750	n/a	n/a	n/a
March 2009	70	82	73	2	92	14	69	28	12	118	7	30	119	144	35	2	887
	Detached	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	n/a
	67	29	5	0	30	8	29	22	15	89	6	4	20	61	0	7	392
	134	39	12	0	17	79	65	31	26	130	2	3	81	334	15	8	976
	\$623,500	\$529,500	\$575,500	n/a	\$415,000	n/a	\$725,000	\$472,500	n/a	\$660,000	n/a	\$369,000	\$620,000	\$1,190,000	\$1,225,000	n/a	n/a
	\$422,000	\$348,000	n/a	n/a	\$280,500	n/a	\$475,000	\$346,450	n/a	\$402,800	n/a	n/a	\$432,250	\$600,000	n/a	n/a	n/a
	\$295,000	\$230,000	n/a	n/a	n/a	\$280,000	\$317,000	\$220,000	\$298,500	\$283,500	n/a	n/a	\$287,000	\$390,000	n/a	n/a	n/a
Jan. - Mar. 2010	271	272	98	4	275	60	213	110	53	489	30	99	431	440	158	21	3,024
	Detached	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	n/a
	193	92	15	0	123	28	98	59	48	302	17	11	113	148	19	26	1,292
	426	174	41	0	80	207	193	90	74	496	21	11	322	1,027	42	13	3,217
	\$774,000	\$650,000	\$634,000	n/a	\$488,500	\$628,550	\$883,250	\$523,750	\$839,900	\$837,500	\$509,750	\$415,000	\$740,000	\$1,730,000	\$1,435,000	\$920,000	n/a
	\$460,000	\$480,950	n/a	n/a	\$307,000	\$424,700	\$632,450	\$396,000	\$436,500	\$485,000	n/a	n/a	\$570,000	\$814,500	n/a	\$428,500	n/a
	\$341,750	\$270,000	\$325,000	n/a	\$233,000	\$286,000	\$379,900	\$239,500	\$348,500	\$330,500	\$266,000	n/a	\$330,500	\$475,000	\$667,500	n/a	n/a
Jan. - Mar. 2009	146	153	108	2	179	30	127	73	29	217	19	58	253	290	84	8	1,776
	Detached	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	Attached Apartment	n/a
	131	44	10	0	58	19	45	47	41	149	12	8	48	112	1	19	744
	246	112	28	0	38	155	126	55	51	269	6	5	162	696	23	15	1,987
	\$631,500	\$530,000	\$565,000	n/a	\$420,000	\$526,000	\$703,500	\$455,000	\$609,000	\$650,000	n/a	\$350,500	\$610,000	\$1,180,000	\$1,200,000	n/a	n/a
	\$415,000	\$341,700	n/a	n/a	\$273,500	n/a	\$475,000	\$349,900	\$390,000	\$400,000	n/a	n/a	\$462,250	\$599,000	n/a	n/a	n/a
Year-to-date	\$300,000	\$245,000	\$310,500	n/a	\$208,750	\$258,000	\$313,000	\$212,000	\$295,000	\$273,000	n/a	n/a	\$285,000	\$395,500	\$434,850	n/a	n/a

Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands

MLS® LISTINGS Facts



**March
2010**

	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
March 2010	248 143 400	230 90 172	96 19 17	23 0 0	241 91 56	68 16 197	211 79 203	95 49 82	52 38 71	372 243 393	54 25 15	151 12 15	331 63 276	370 175 1,168	179 14 41	33 49 38	2,754 1,106 3,144
	51% 52% 43%	49% 36% 37%	46% 42% 76%	13% n/a n/a	49% 55% 68%	43% 69% 44%	45% 54% 36%	47% 69% 49%	58% 50% 38%	60% 61% 51%	20% 32% 53%	26% 17% 27%	53% 65% 43%	56% 37% 33%	40% 43% 44%	24% 14% 11%	n/a
February 2010	161 105 268	187 61 139	81 10 23	12 0 0	184 66 62	31 13 148	117 47 114	65 42 61	39 34 64	288 133 286	27 13 12	128 11 11	249 50 152	220 86 601	110 17 29	22 22 25	1,901 710 1,995
	48% 59% 54%	50% 56% 42%	47% 60% 91%	0% n/a n/a	46% 73% 39%	68% 54% 49%	67% 64% 57%	62% 43% 51%	26% 53% 39%	57% 61% 54%	37% 23% 25%	26% 64% 45%	58% 72% 74%	59% 63% 57%	55% 35% 52%	36% 27% 8%	n/a
March 2009	164 124 226	180 69 96	102 18 13	18 1 1	201 80 43	37 15 107	139 54 127	56 43 40	44 45 43	196 133 175	26 18 15	121 9 8	231 56 180	205 131 587	110 8 23	19 29 19	1,849 833 1,703
	43% 54% 59%	46% 42% 41%	72% 28% 92%	11% 0% 0%	46% 38% 40%	38% 53% 74%	50% 54% 51%	50% 51% 78%	27% 33% 60%	60% 67% 74%	27% 33% 13%	25% 44% 38%	52% 38% 45%	70% 47% 57%	32% 0% 65%	11% 24% 42%	n/a
Jan. - Mar. 2010	583 356 945	575 202 439	240 37 64	48 0 2	624 213 233	139 41 514	453 172 494	229 121 218	136 90 207	878 503 970	119 60 42	394 45 48	830 175 641	834 373 2,584	431 43 118	84 112 98	6,597 2,543 7,617
	46% 54% 45%	47% 46% 40%	41% 41% 64%	8% n/a 0%	44% 58% 34%	43% 68% 40%	47% 57% 39%	48% 49% 41%	39% 53% 36%	56% 60% 51%	25% 28% 50%	25% 24% 23%	52% 65% 50%	53% 40% 40%	37% 44% 36%	25% 23% 13%	n/a
Jan. - Mar. 2009	409 320 588	433 166 261	238 32 56	30 1 2	565 208 127	113 44 350	380 148 329	161 113 129	120 108 134	549 333 551	84 48 41	268 18 17	557 131 466	603 369 1,775	288 27 76	61 96 78	4,859 2,162 4,980
	36% 41% 42%	35% 27% 43%	45% 31% 50%	7% 0% 0%	32% 28% 30%	27% 43% 44%	33% 30% 38%	45% 42% 43%	24% 38% 38%	40% 45% 49%	23% 25% 15%	22% 44% 29%	45% 37% 35%	48% 30% 39%	29% 4% 30%	13% 20% 19%	n/a
Year-to-date*																	

* Year-to-date listings represent a cumulative total of listings rather than total active listings.

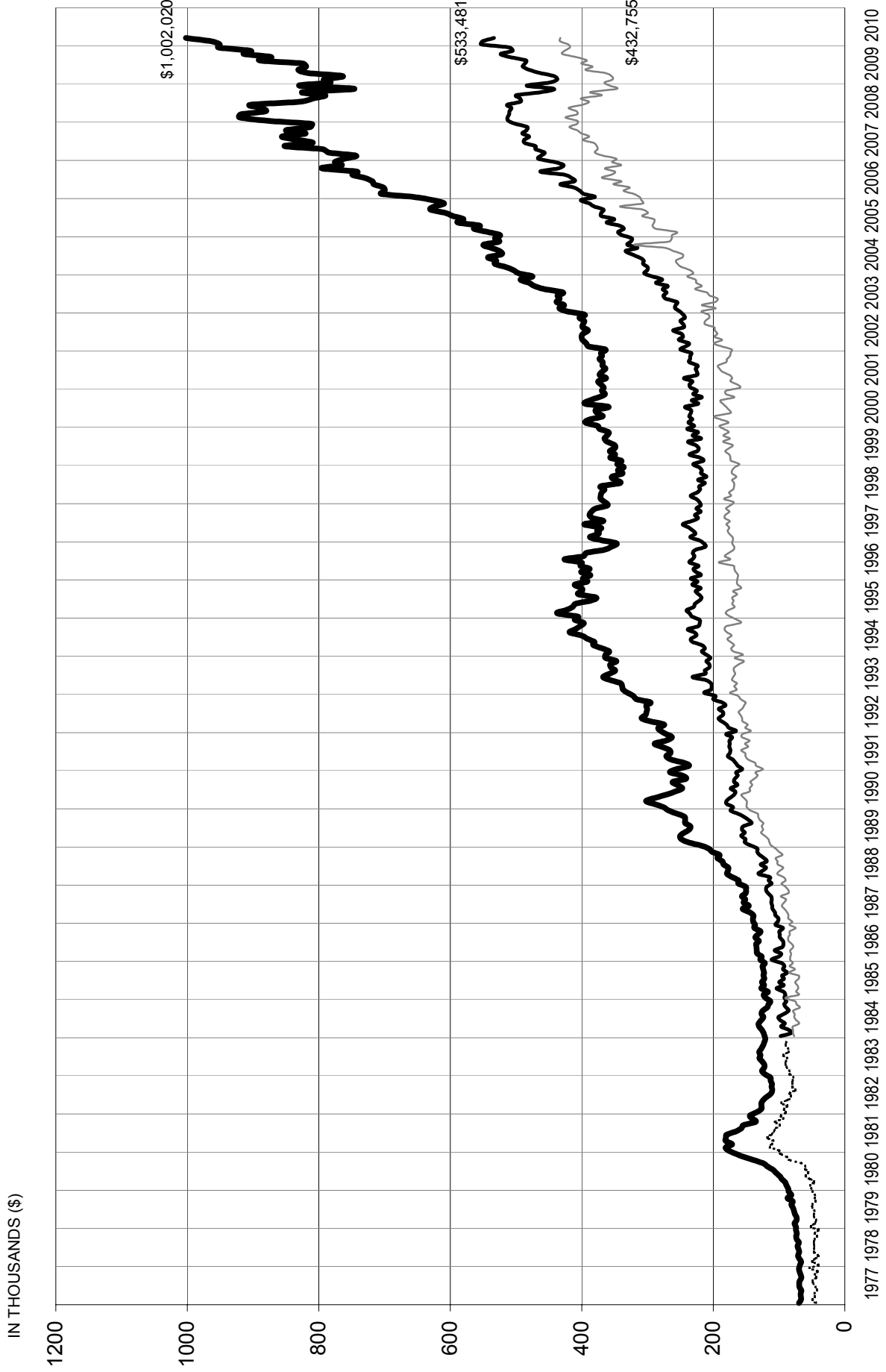
Real Estate Board of Greater Vancouver

Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Mar 2009	2 Feb 2010	3 Mar 2010	Col. 2 & 3 Percentage Variance	5 Mar 2009	6 Feb 2010	7 Mar 2010	Col. 6 & 7 Percentage Variance	9 Jan 2009 - Mar 2009	10 Jan 2010 - Mar 2010	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	164	161	248	54.0	70	77	126	63.6	146	271	85.6
ATTACHED	124	105	143	36.2	67	62	75	21.0	131	193	47.3
APARTMENTS	226	268	400	49.3	134	144	170	18.1	246	426	73.2
COQUITLAM											
DETACHED	180	187	230	23.0	82	94	112	19.1	153	272	77.8
ATTACHED	69	61	90	47.5	29	34	32	-5.9	44	92	109.1
APARTMENTS	96	139	172	23.7	39	58	63	8.6	112	174	55.4
DELTA											
DETACHED	102	81	96	18.5	73	38	44	15.8	108	98	-9.3
ATTACHED	18	10	19	90.0	5	6	8	33.3	10	15	50.0
APARTMENTS	13	23	17	-26.1	12	21	13	-38.1	28	41	46.4
MAPLE RIDGE/PITT MEADOWS											
DETACHED	201	184	241	31.0	92	85	118	38.8	179	275	53.6
ATTACHED	80	66	91	37.9	30	48	50	4.2	58	123	112.1
APARTMENTS	43	62	56	-9.7	17	24	38	58.3	38	80	110.5
NORTH VANCOUVER											
DETACHED	139	117	211	80.3	69	78	95	21.8	127	213	67.7
ATTACHED	54	47	79	68.1	29	30	43	43.3	45	98	117.8
APARTMENTS	127	114	203	78.1	65	65	73	12.3	126	193	53.2
NEW WESTMINSTER											
DETACHED	37	31	68	119.4	14	21	29	38.1	30	60	100.0
ATTACHED	15	13	16	23.1	8	7	11	57.1	19	28	47.4
APARTMENTS	107	148	197	33.1	79	73	87	19.2	155	207	33.5
PORT MOODY/BELCARRA											
DETACHED	44	39	52	33.3	12	10	30	200.0	29	53	82.8
ATTACHED	45	34	38	11.8	15	18	19	5.6	41	48	17.1
APARTMENTS	43	64	71	10.9	26	25	27	8.0	51	74	45.1
PORT COQUITLAM											
DETACHED	56	65	95	46.2	28	40	45	12.5	73	110	50.7
ATTACHED	43	42	49	16.7	22	18	34	88.9	47	59	25.5
APARTMENTS	40	61	82	34.4	31	31	40	29.0	55	90	63.6
RICHMOND											
DETACHED	196	268	372	38.8	118	154	222	44.2	217	489	125.3
ATTACHED	133	133	243	82.7	89	81	149	84.0	149	302	102.7
APARTMENTS	175	286	393	37.4	130	154	200	29.9	269	496	84.4
SUNSHINE COAST											
DETACHED	121	128	151	18.0	30	33	39	18.2	58	99	70.7
ATTACHED	9	11	12	9.1	4	7	2	-71.4	8	11	37.5
APARTMENTS	8	11	15	36.4	3	5	4	-20.0	5	11	120.0
SQUAMISH											
DETACHED	26	27	54	100.0	7	10	11	10.0	19	30	57.9
ATTACHED	18	13	25	92.3	6	3	8	166.7	12	17	41.7
APARTMENTS	15	12	15	25.0	2	3	8	166.7	6	21	250.0
VANCOUVER EAST											
DETACHED	231	249	331	32.9	119	145	174	20.0	253	431	70.4
ATTACHED	56	50	63	26.0	20	36	41	13.9	48	113	135.4
APARTMENTS	180	152	276	81.6	81	112	120	7.1	162	322	98.8
VANCOUVER WEST											
DETACHED	205	220	370	68.2	144	130	208	60.0	290	440	51.7
ATTACHED	131	86	175	103.5	61	54	64	18.5	112	148	32.1
APARTMENTS	587	601	1168	94.3	334	342	387	13.2	696	1027	47.6
WHISTLER											
DETACHED	19	22	33	50.0	2	8	8	0.0	8	21	162.5
ATTACHED	29	22	49	122.7	7	6	7	16.7	19	26	36.8
APARTMENTS	19	25	38	52.0	8	2	4	100.0	15	13	-13.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	110	110	179	62.7	35	60	72	20.0	84	158	88.1
ATTACHED	8	17	14	-17.6	0	6	6	0.0	1	19	1800.0
APARTMENTS	23	29	41	41.4	15	15	18	20.0	23	42	82.6
GRAND TOTALS											
DETACHED	1831	1889	2731	44.6	895	983	1333	35.6	1774	3020	70.2
ATTACHED	832	710	1106	55.8	392	416	549	32.0	744	1292	73.7
APARTMENTS	1702	1995	3144	57.6	976	1074	1252	16.6	1987	3217	61.9

Real Estate Board of Greater Vancouver Average Price Graph January 1977 to March 2010

DETACHED
 CONDOMINIUM
 ATTACHED
 APARTMENTS



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