

News Release



FOR IMMEDIATE RELEASE

Home buyer and seller activity increases in busy spring market

VANCOUVER, B.C. – May 4, 2010 –The Greater Vancouver housing market experienced increased activity in April thanks to a steady balance of home buyers and sellers entering the marketplace.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver totalled 3,512 in April 2010, the fifth highest-selling April on record. The figure represents an increase of 18.5 per cent compared to the 2,963 sales in April 2009; 9.1 per cent more than April 2008's 3,218 sales; and 3.7 per cent more than April 2007's 3,387 sales. April 2010 sales also represent a 12 per cent increase compared to last month.

"We're in the midst of another strong spring season thanks to high levels of activity on both the buyer and seller side of our market," Jake Moldowan, REBGV president said. "The number of homes coming on the market has increased significantly in recent months, which is providing a healthy level of choice for those looking to buy during this busy period."

New listings for detached, attached and apartment properties in Greater Vancouver totalled 7,648 in April 2010, a 64.5 per cent increase compared to April 2009 when 4,649 new units were listed, and a 9.2 per cent increase compared to March 2010 when 7,004 properties were added to the Multiple Listing Service® (MLS®).

At 15,901, the total number of property listings on the MLS® increased 17 per cent in April compared to last month, and is up 11 per cent compared to this time last year.

Over the last 12 months, the MLSLink® Housing Price Index (HPI) benchmark price for all residential properties in Greater Vancouver increased 18.9 per cent to \$593,419 from \$499,021 in April 2009.

"It was at this time last year when home prices in our region began their recovery from the declines that occurred during the recession period," Moldowan said.

Sales of detached properties in April 2010 reached 1,370, an increase of 15.1 per cent from the 1,190 detached sales recorded in April 2009 and a six per cent increase from the 1,293 units sold in April 2008. The benchmark price for detached properties increased 21.2 per cent from April 2009 to \$818,403.

Sales of apartment properties reached 1,526 in April 2010, an increase of 29.4 per cent compared to the 1,179 sales in April 2009 and an increase of 15.9 per cent compared to the 1,317 sales in April 2008. The benchmark price of an apartment property increased 16.9 per cent from April 2009 to \$397,779.

Attached property sales in April 2010 totalled 616, an increase of 3.7 per cent compared to the 594 sales in April 2009 and a 1.3 per cent increase from the 608 attached properties sold in April 2008. The benchmark price of an attached unit increased 16.4 per cent between April 2009 and 2010 to \$502,399.

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The Real Estate industry is a key economic driver in British Columbia. In 2009, 35,669 homes changed hands in the Board's area, generating \$1.49 billion in spin-off activity. The Real Estate Board of Greater Vancouver is an association representing more than 9,800 REALTORS® and their companies. The Board provides a variety of member 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.

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MLSLINK HOUSING PRICE INDEX

April 2010

PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
Residential	Greater Vancouver	\$593,419	0.6%	\$586,588	250.64	18.9	15.3	56.6
Detached	Greater Vancouver	\$818,403	1.3%	\$806,514	241.7	21.2	17.7	57.8
	Burnaby	\$791,994	2.0%	\$790,146	233.1	18.1	14.5	55.2
	Coquitlam	\$719,299	6.9%	\$707,323	253.0	21.8	17.6	60.0
	South Delta	\$698,066	3.5%	\$675,615	228.1	15.6	15.5	48.6
	Maple Ridge	\$469,545	2.5%	\$456,486	214.2	15.3	9.6	39.4
	New Westminister	\$600,653	3.6%	\$594,169	247.6	11.7	13.9	46.0
	North Vancouver	\$938,235	2.4%	\$927,168	234.4	19.9	14.7	49.1
	Pitt Meadows	\$541,599	6.5%	\$528,888	222.3	4.1	17.2	46.7
	Port Coquitlam	\$575,915	4.1%	\$561,535	243.4	15.4	19.2	50.2
	Port Moody	\$778,751	11.8%	\$665,006	234.1	-0.1	5.7	44.7
	Richmond	\$915,679	1.8%	\$897,948	270.3	34.2	32.5	83.6
	Squamish	\$489,321	6.7%	\$511,723	185.9	-4.9	3.9	19.2
	Sunshine Coast	\$427,864	5.0%	\$422,177	243.4	-1.5	5.7	34.7
	Vancouver East	\$746,677	2.0%	\$736,859	252.9	22.8	18.9	63.8
	Vancouver West	\$1,675,881	2.2%	\$1,666,652	278.1	35.4	30.9	87.3
	West Vancouver	\$1,400,447	4.2%	\$1,440,626	206.3	24.3	-1.3	26.5
Attached	Greater Vancouver	\$502,399	0.7%	\$497,053	243.7	16.4	16.2	54.2
	Burnaby	\$493,368	1.3%	\$486,734	247.2	15.8	17.9	56.2
	Coquitlam	\$452,598	2.2%	\$445,673	244.1	19.0	15.7	50.1
	South Delta	\$466,097	7.2%	\$477,500	249.6	3.5	19.2	49.4
	Maple Ridge & Pitt Meadows	\$319,704	2.1%	\$315,435	221.8	9.2	7.4	40.9
	North Vancouver	\$628,406	2.2%	\$614,489	245.9	18.7	12.4	50.9
	Port Coquitlam	\$407,503	2.6%	\$410,118	224.1	11.4	10.6	45.5
	Port Moody	\$413,887	3.3%	\$407,630	247.0	15.2	11.3	49.4
	Richmond	\$513,420	1.4%	\$511,228	247.6	19.5	22.4	63.8
	Vancouver East	\$550,950	2.7%	\$533,197	257.6	15.3	18.8	60.6
	Vancouver West	\$775,953	2.5%	\$770,924	276.9	21.0	17.7	57.1
Apartment	Greater Vancouver	\$397,779	0.5%	\$394,728	258.8	16.9	12.0	56.5
	Burnaby	\$355,121	1.1%	\$353,026	265.4	15.4	13.0	56.0
	Coquitlam	\$294,860	1.8%	\$293,844	251.4	16.3	6.9	52.5
	South Delta	\$364,462	4.9%	\$359,571	237.4	14.9	16.4	55.7
	Maple Ridge & Pitt Meadows	\$254,845	3.2%	\$250,041	270.6	10.1	2.0	57.3
	New Westminister	\$302,950	1.8%	\$298,881	246.1	13.3	7.8	55.4
	North Vancouver	\$390,383	1.9%	\$394,289	248.4	14.9	5.4	47.3
	Port Coquitlam	\$252,385	1.8%	\$255,038	295.6	11.7	5.5	55.1
	Port Moody	\$306,550	2.8%	\$302,211	261.6	9.9	4.1	52.7
	Richmond	\$337,834	1.1%	\$335,735	274.6	18.2	16.1	63.5
	Vancouver East	\$338,483	1.8%	\$333,853	277.1	14.9	14.9	68.9
	Vancouver West	\$512,252	0.9%	\$509,116	260.6	19.0	13.8	55.0
	West Vancouver	\$727,384	9.2%	\$660,215	261.0	31.1	10.6	48.5

HOW TO READ THE TABLE:

BENCHMARK PRICE: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

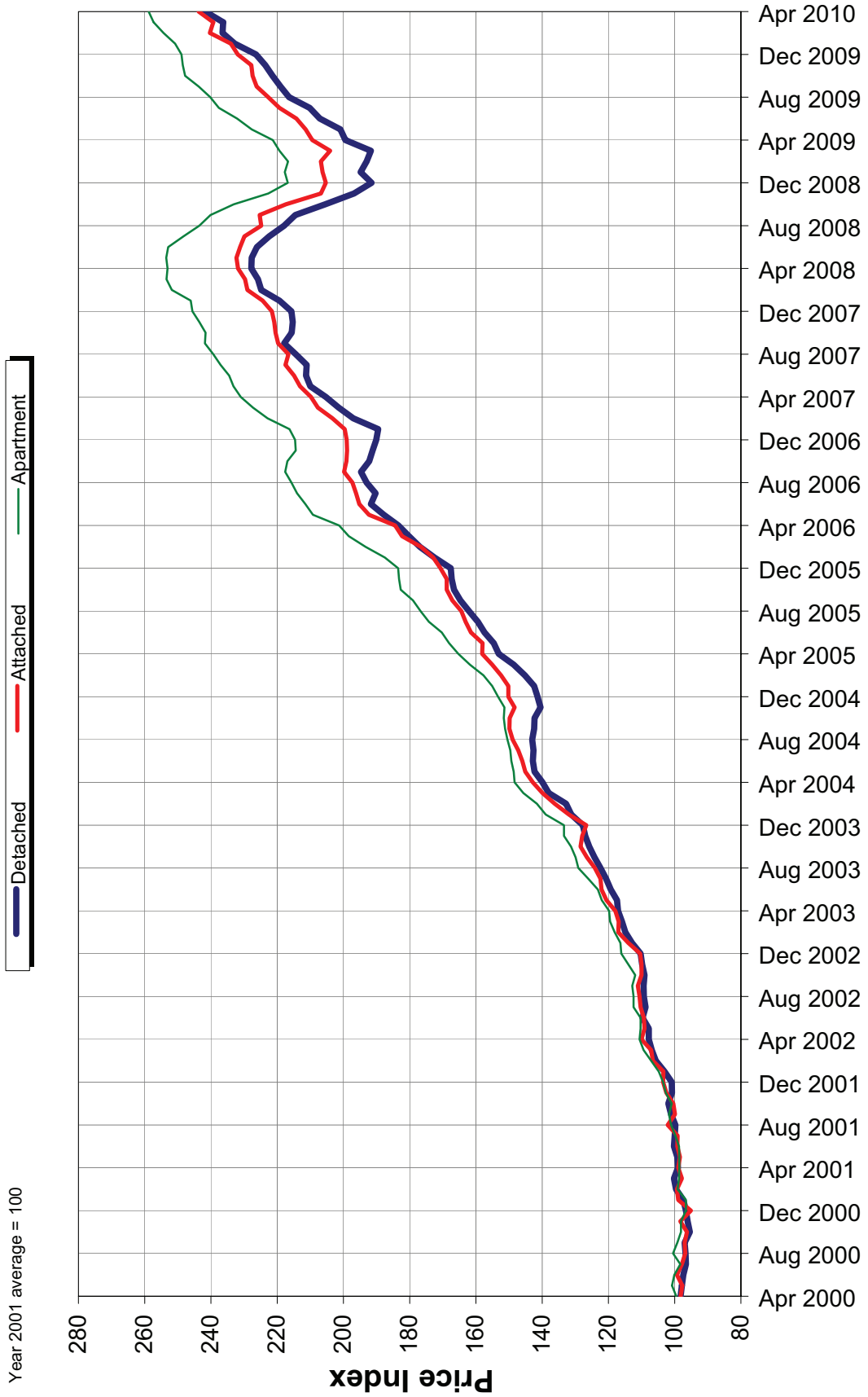
PRICE RANGE: Expressed as a + or - percentage of the benchmark price, there is a 90% probability the sale price of a benchmark house is within the interval.

PRICE INDEX: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.

In Year 2001, the indexes are averaged to 100

Key: * = Sales sample too small; Price information not reported.

MLS® Housing Price Index - Greater Vancouver 10 Year Trend



MLS® SALES Facts



**April
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
April 2010	127 Detached 98 Attached 203 Apartment	96 \$685,000 \$468,000 \$279,250	61 \$635,000 n/a n/a	4 n/a n/a n/a	131 \$490,000 \$320,500 \$232,000	41 \$565,000 n/a \$299,450	121 \$890,000 \$645,000 \$371,000	42 \$572,850 \$378,450 \$237,000	26 \$728,750 \$510,000 \$362,000	178 \$795,000 \$476,500 \$325,000	28 \$539,500 n/a n/a	57 \$415,000 n/a n/a	188 \$750,000 \$581,000 \$320,500	193 \$1,698,000 \$762,250 \$450,750	91 \$1,545,000 n/a n/a	6 n/a n/a n/a	1,370 n/a n/a n/a
March 2010	126 Detached 75 Attached 170 Apartment	112 \$640,500 \$465,950 \$283,000	44 \$622,500 n/a n/a	3 n/a n/a n/a	118 \$492,000 \$304,000 \$232,000	29 \$656,100 n/a \$274,000	95 \$889,000 \$639,500 \$369,000	45 \$545,000 \$386,500 \$232,750	30 \$875,000 n/a \$375,000	222 \$848,000 \$499,500 \$338,000	11 n/a n/a n/a	39 \$400,000 n/a n/a	174 \$770,000 \$555,000 \$331,500	208 \$1,745,000 \$819,500 \$484,250	72 \$1,465,000 n/a n/a	8 n/a n/a n/a	1,336 n/a n/a n/a
April 2009	96 Detached 88 Attached 162 Apartment	104 \$535,250 \$407,000 \$247,000	56 \$596,400 n/a n/a	1 n/a n/a n/a	127 \$440,000 \$299,250 n/a	31 \$485,250 n/a \$280,000	109 \$750,000 \$570,000 \$337,000	49 \$460,000 \$380,000 \$231,000	18 n/a \$375,900 \$325,900	135 \$660,000 \$422,000 \$285,000	11 n/a n/a n/a	31 \$380,000 n/a n/a	167 \$607,300 \$467,500 \$274,000	193 \$1,300,000 \$628,000 \$398,000	59 \$1,200,000 n/a n/a	3 n/a n/a n/a	1,190 n/a n/a n/a
Jan. - Apr. 2010	398 Detached 291 Attached 629 Apartment	368 \$660,000 \$472,500 \$273,050	159 \$635,000 \$419,000 \$321,000	8 n/a n/a n/a	406 \$489,000 \$310,000 \$232,000	101 \$619,900 \$418,250 \$293,000	334 \$885,000 \$635,000 \$375,000	152 \$532,500 \$386,000 \$237,000	79 \$785,000 \$474,000 \$352,500	667 \$826,500 \$480,000 \$328,300	58 \$537,000 \$400,000 \$265,500	156 \$415,000 \$272,500 n/a	599 \$743,000 \$570,800 \$328,750	633 \$1,726,000 \$794,500 \$465,000	249 \$1,459,500 \$1,029,000 \$685,000	27 \$920,000 \$505,500 n/a	4,394 n/a n/a n/a
Jan. - Apr. 2009	242 Detached 219 Attached 408 Apartment	257 \$534,500 \$373,000 \$245,000	164 \$576,000 \$399,900 \$307,500	3 n/a n/a n/a	306 \$435,000 \$283,500 \$205,000	61 \$490,000 \$343,900 \$260,000	236 \$725,000 \$507,500 \$317,000	122 \$457,950 \$359,950 \$220,500	47 \$645,000 \$388,000 \$302,500	352 \$655,250 \$410,000 \$279,000	30 \$465,400 n/a n/a	89 \$369,000 n/a n/a	420 \$609,500 \$462,250 \$278,950	483 \$1,220,000 \$606,500 \$398,000	143 \$1,200,000 n/a \$460,000	11 n/a \$380,000 \$270,000	2,966 n/a n/a n/a
Year-to-date																	

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

MLS® LISTINGS Facts



**April
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/Hove Sound	Whistler/Pemberton	TOTALS
April 2010	275	280	118	17	293	69	275	117	63	385	49	162	408	424	195	39	3,169
	Detached	Attached	Apartment														
	174	111	19	0	86	10	90	42	48	230	27	10	117	194	25	47	1,230
	428	186	44	0	58	172	216	71	91	396	23	3	306	1,163	42	50	3,249
	46%	34%	52%	24%	45%	59%	44%	36%	41%	46%	57%	35%	41%	48%	47%	15%	n/a
	56%	53%	42%	n/a	53%	100%	57%	67%	58%	50%	52%	90%	35%	45%	28%	28%	
	47%	48%	32%	n/a	43%	56%	48%	59%	34%	52%	35%	167%	47%	48%	33%	8%	
March 2010	248	230	96	23	241	68	211	95	52	372	54	151	331	370	179	33	2,754
	Detached	Attached	Apartment														
	143	90	19	0	91	16	79	49	38	243	25	12	63	175	14	49	1,106
	400	172	17	0	56	197	203	82	71	393	15	15	276	1,168	41	38	3,144
	51%	49%	46%	13%	49%	43%	45%	47%	58%	60%	20%	26%	53%	56%	40%	24%	n/a
	52%	36%	42%	n/a	55%	69%	54%	69%	50%	61%	32%	17%	65%	37%	43%	14%	
	43%	37%	76%	n/a	68%	44%	36%	49%	38%	51%	53%	27%	43%	33%	44%	11%	
April 2009	153	205	99	19	194	34	150	55	44	213	38	107	242	266	124	19	1,962
	Detached	Attached	Apartment														
	121	51	8	0	54	21	70	40	46	169	28	8	81	121	14	33	865
	223	94	17	0	43	114	118	60	50	263	39	29	175	552	28	17	1,822
	63%	51%	57%	5%	65%	91%	73%	89%	41%	63%	29%	29%	69%	73%	48%	16%	n/a
	73%	71%	138%	n/a	89%	43%	70%	98%	52%	78%	18%	38%	47%	81%	21%	33%	
	73%	63%	47%	n/a	37%	69%	71%	68%	52%	62%	8%	17%	55%	76%	46%	35%	
Jan. - Apr. 2010	858	855	358	65	917	208	728	346	199	1,263	188	556	1,238	1,258	626	123	9,766
	Detached	Attached	Apartment														
	530	313	56	2	299	51	262	163	138	733	87	55	292	567	68	159	3,773
	1,373	625	108	2	291	686	710	289	298	1,366	65	51	947	3,747	160	148	10,866
	46%	43%	44%	12%	44%	49%	46%	44%	40%	53%	35%	28%	48%	50%	40%	22%	n/a
	55%	48%	41%	n/a	57%	75%	57%	53%	55%	57%	36%	36%	53%	42%	38%	25%	
	46%	42%	51%	0%	36%	44%	42%	46%	35%	51%	45%	31%	49%	42%	35%	11%	
Jan. - Apr. 2009	562	638	337	49	759	147	530	216	164	762	122	375	799	869	412	80	6,821
	Detached	Attached	Apartment														
	441	217	40	1	262	65	218	153	154	502	76	26	212	490	41	129	3,027
	811	355	73	2	170	464	447	189	184	814	80	46	641	2,327	104	95	6,802
	43%	40%	49%	6%	40%	41%	45%	56%	29%	46%	25%	24%	53%	56%	35%	14%	n/a
	50%	37%	53%	0%	40%	43%	43%	56%	42%	56%	22%	42%	41%	43%	10%	23%	
	50%	48%	49%	0%	32%	50%	47%	51%	42%	53%	11%	22%	40%	48%	35%	22%	

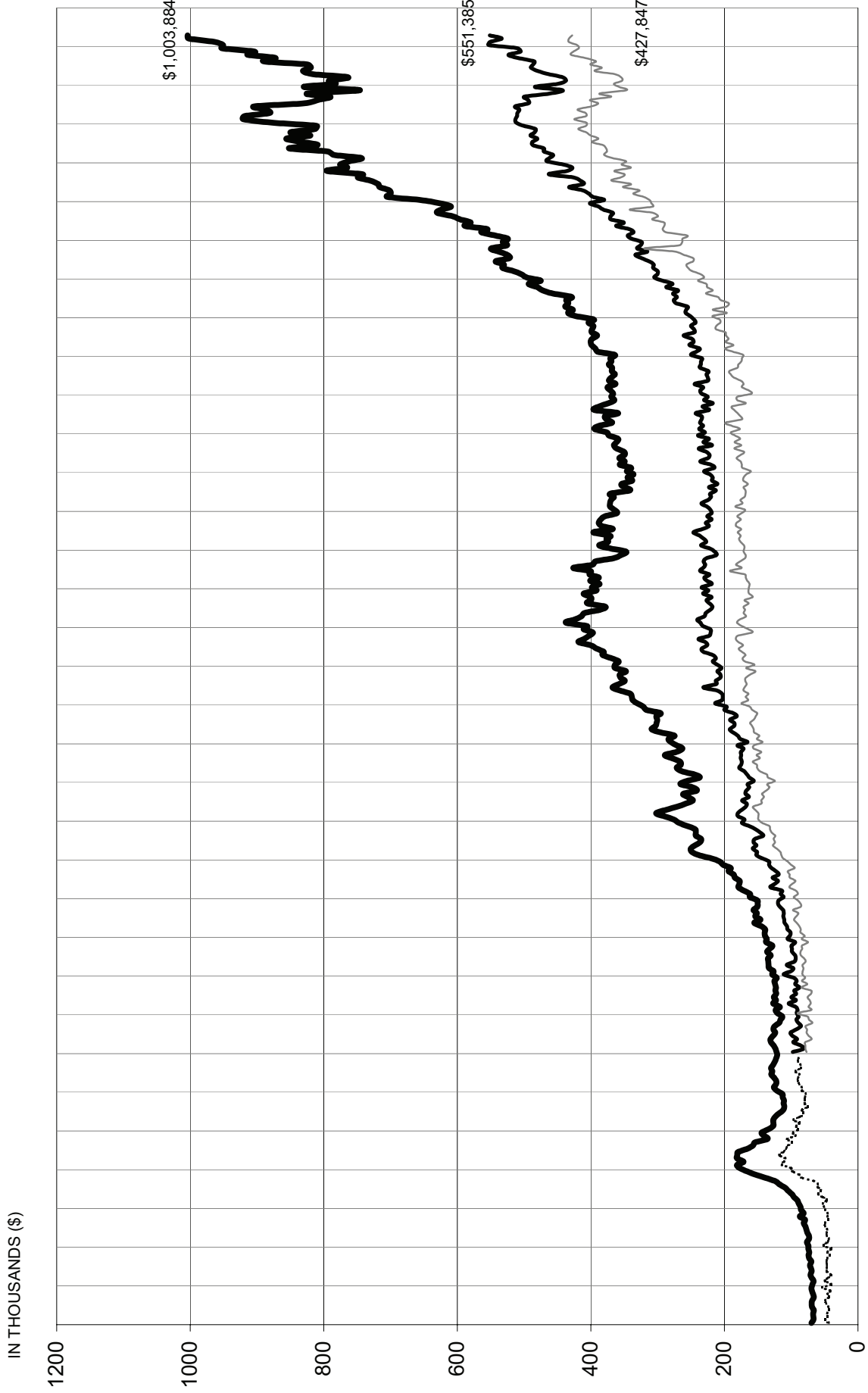
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Real Estate Board of Greater Vancouver

Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2009	2 Mar 2010	3 Apr 2010	Col. 2 & 3 Percentage Variance	5 Apr 2009	6 Mar 2010	7 Apr 2010	Col. 6 & 7 Percentage Variance	9 Feb 2009 - Apr 2009	10 Feb 2010 - Apr 2010	Col. 9 & 10 Percentage Variance
BURNABY				%				%			%
DETACHED	153	248	275	10.9	96	126	127	0.8	213	330	54.9
ATTACHED	121	143	174	21.7	88	75	98	30.7	201	235	16.9
APARTMENTS	223	400	428	7.0	162	170	203	19.4	366	517	41.3
COQUITLAM											
DETACHED	205	230	280	21.7	104	112	96	-14.3	230	302	31.3
ATTACHED	51	90	111	23.3	36	32	59	84.4	73	125	71.2
APARTMENTS	94	172	186	8.1	59	63	90	42.9	139	211	51.8
DELTA											
DETACHED	99	96	118	22.9	56	44	61	38.6	151	143	-5.3
ATTACHED	8	19	19	0.0	11	8	8	0.0	20	22	10.0
APARTMENTS	17	17	44	158.8	8	13	14	7.7	34	48	41.2
MAPLE RIDGE/PITT MEADOWS											
DETACHED	194	241	293	21.6	127	118	131	11.0	268	334	24.6
ATTACHED	54	91	86	-5.5	48	50	46	-8.0	93	144	54.8
APARTMENTS	43	56	58	3.6	16	38	25	-34.2	43	87	102.3
NORTH VANCOUVER											
DETACHED	150	211	275	30.3	109	95	121	27.4	224	294	31.3
ATTACHED	70	79	90	13.9	49	43	51	18.6	90	124	37.8
APARTMENTS	118	203	216	6.4	84	73	104	42.5	187	242	29.4
NEW WESTMINSTER											
DETACHED	34	68	69	1.5	31	29	41	41.4	55	91	65.5
ATTACHED	21	16	10	-37.5	9	11	10	-9.1	23	28	21.7
APARTMENTS	114	197	172	-12.7	79	87	96	10.3	210	256	21.9
PORT MOODY/BELCARRA											
DETACHED	44	52	63	21.2	18	30	26	-13.3	45	66	46.7
ATTACHED	46	38	48	26.3	24	19	28	47.4	59	65	10.2
APARTMENTS	50	71	91	28.2	26	27	31	14.8	67	83	23.9
PORT COQUITLAM											
DETACHED	55	95	117	23.2	49	45	42	-6.7	111	127	14.4
ATTACHED	40	49	42	-14.3	39	34	28	-17.6	81	80	-1.2
APARTMENTS	60	82	71	-13.4	41	40	42	5.0	86	113	31.4
RICHMOND											
DETACHED	213	372	385	3.5	135	222	178	-19.8	322	554	72.0
ATTACHED	169	243	230	-5.3	132	149	116	-22.1	268	346	29.1
APARTMENTS	263	393	396	0.8	162	200	207	3.5	375	561	49.6
SUNSHINE COAST											
DETACHED	107	151	162	7.3	31	39	57	46.2	81	129	59.3
ATTACHED	8	12	10	-16.7	3	2	9	350.0	9	18	100.0
APARTMENTS	29	15	3	-80.0	5	4	5	25.0	10	14	40.0
SQUAMISH											
DETACHED	38	54	49	-9.3	11	11	28	154.5	26	49	88.5
ATTACHED	28	25	27	8.0	5	8	14	75.0	15	25	66.7
APARTMENTS	39	15	23	53.3	3	8	8	0.0	6	19	216.7
VANCOUVER EAST											
DETACHED	242	331	408	23.3	167	174	168	-3.4	378	487	28.8
ATTACHED	81	63	117	85.7	38	41	41	0.0	75	118	57.3
APARTMENTS	175	276	306	10.9	97	120	144	20.0	237	376	58.6
VANCOUVER WEST											
DETACHED	266	370	424	14.6	193	208	193	-7.2	437	531	21.5
ATTACHED	121	175	194	10.9	98	64	88	37.5	196	206	5.1
APARTMENTS	552	1168	1163	-0.4	418	387	539	39.3	997	1268	27.2
WHISTLER											
DETACHED	19	33	39	18.2	3	8	6	-25.0	10	22	120.0
ATTACHED	33	49	47	-4.1	11	7	13	85.7	23	26	13.0
APARTMENTS	17	38	50	31.6	6	4	4	0.0	15	10	-33.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	124	179	195	8.9	59	72	91	26.4	121	223	84.3
ATTACHED	14	14	25	78.6	3	6	7	16.7	3	19	533.3
APARTMENTS	28	41	42	2.4	13	18	14	-22.2	33	47	42.4
GRAND TOTALS											
DETACHED	1943	2731	3152	15.4	1189	1333	1366	2.5	2672	3682	37.8
ATTACHED	865	1106	1230	11.2	594	549	616	12.2	1229	1581	28.6
APARTMENTS	1822	3144	3249	3.3	1179	1252	1526	21.9	2805	3852	37.3

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



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