

**MARKET ACTIVITY TO DATE IN 2011 AND COMPARISON TO ACTIVITY IN 2010**

**Results Monthly and Cumulative Year to Date for Detached Homes in North Vancouver**

	2010 JAN	2011 JAN	2010 APR	2011 APR	2010 JUN	2011 JUN	2010 JUL	2011 JUL	2010 AUG	2011 AUG	2010 SEPT	2011 SEPT
Listings	125	138	275	193	170	199	98	133	91	109	168	204
Cumulative Listings	125	138	728	730	1,122	1,131	1,220	1,264	1,311	1,373	1,479	1,577
Solds	40	46	121	133	112	153	75	92	58	73	62	79
Cumulative Solds	40	46	334	424	540	726	615	818	673	891	735	970
Ave Pr/Un Cumulative	\$1,000M	\$978M	\$948M	\$1,047M	\$898M	\$1,032M	\$971M	\$1,014M	\$933M	\$964M	\$909M	\$1,082M
Ave Pr/Un	\$1,000M	\$978M	\$981M	\$1,016M	\$962M	\$1,039M	\$964M	\$1,036M	\$961M	\$1,030M	\$957M	\$1,034M
Mo. End	194	216	404	341	451	321	393	309	347	276	379	352

*Observations:*

Average Cumulative Prices **stabilized** over 2011 but increased dramatically over 2010, September cumulative price increased by about **\$80,000** over 2010. 2011 Listings increased **cumulatively by 6%** over 2010 but 2011 cumulative sales **increased by about 31%** over 2010. Monthly average price in Sept is **approximately \$170,000** more than 2010 monthly average price.

2011 Cumulative listings( supply) was very consistant through first 6 months compared to 2010, after Jun 2011 listings (supply) started to increase

Month end listings (supply) consistantly lower in 2011 as compared to 2010.

**Summary:**

First 6 months of 2011 compared to 2010 Solds (demand) exceeded listings (supply) prices increased.

Sept listings (supply) increased dramatically as expected, Sales (demand) surprisingly remained at or below summer levels, but monthly average price unexpectedly rose significantly.

Interest rates have been at all time lows which has helped support higher prices

**MARKET ACTIVITY TO DATE IN 2011 AND COMPARISON TO ACTIVITY IN 2010**

**Results Monthly and Cumulative Year to Date for Detached Homes in West Vancouver**

	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
	JAN	JAN	APR	APR	JUN	JUN	JUL	JUL	AUG	AUG	SEPT	SEPT
Listings	142	<b>130</b>	195	<b>200</b>	143	<b>237</b>	103	<b>161</b>	99	<b>144</b>	124	<b>189</b>
Cumulative Listings	142	<b>130</b>	626	<b>703</b>	995	<b>1,204</b>	1,098	<b>1,365</b>	1,197	<b>1,509</b>	1,321	<b>1,698</b>
Solds	26	<b>46</b>	91	<b>141</b>	66	<b>134</b>	56	<b>86</b>	46	<b>80</b>	56	<b>71</b>
Cumulative Solds	26	<b>46</b>	249	<b>431</b>	379	<b>732</b>	435	<b>818</b>	481	<b>898</b>	537	<b>969</b>
Ave Pr/Un	\$1,348M	<b>\$1,841M</b>	\$1,978M	<b>\$2,235M</b>	\$2,109M	<b>\$2,338M</b>	\$1,596M	<b>\$2,219M</b>	\$2,225M	<b>\$2,638M</b>	\$2,255M	<b>\$2,019M</b>
Cumulative Ave Pr/Un	\$1,348M	<b>\$1,841M</b>	\$1,735M	<b>\$2,040M</b>	\$1,826M	<b>\$2,130M</b>	\$1,797M	<b>\$2,139M</b>	\$1,834M	<b>\$2,184M</b>	\$1,881M	<b>\$2,172M</b>
Mo. End	339	<b>311</b>	458	<b>385</b>	563	<b>468</b>	535	<b>457</b>	512	<b>434</b>	506	<b>486</b>

***Observations:***

The cumulative listings up to the end of Sept (supply) has increased by about 28% and the cumulative solds (demand) has increased by 80%. The cumulative average price for 2011 has been consistently over \$2.1 million which is approximately \$300,000 increase over 2010. Month end listings has been consistently lower in 2011 compared to 2010.

West Vancouver is a small community with the largest overall value range in Metro Vancouver (\$1,000M-\$5,000M+)

**Summary:**

A marginal increase in listings (supply) in 2011 coupled with a strong increase in solds (demand) in 2011 has led to an overall increase in prices, resulting in an extremely active trading market in West Vancouver.