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# Fortunato Pagliaro

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Staying in Touch  
Market Update - July 2010

***“Over 24 Years of Professional and Dedicated Real Estate Services”***

## Activity steady to start the summer season

### VANCOUVER, B.C. - July 5, 2010

The Greater Vancouver housing market experienced steady activity to begin the summer season. The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver totaled 2,972 in June 2010, a decline of 30.2 per cent compared to the 4,259 sales in June 2009, which was the second highest selling June on record.

“Activity in June marked a healthy balance between the near record setting pace of June 2009 and the considerably slower activity witnessed in June 2008, a period of recession as we all know,” Jake Moldowan, REBGV president said.

Compared to June 2008, last month’s sales represent a 22.6 per cent increase over the 2,425 sales recorded that month, but are 30 per cent less than the 4,244 sales in June 2007. June 2010 sales also represent a 5.8 per cent decline compared to the previous month’s sales totals.

“We didn’t experience any record-breaking activity in June, but we did see a stable summer market,” Moldowan said. “The number of new listings coming on the market is not as dramatic as we saw over the previous three months and demand remains at a healthy level for this traditionally quieter time of year.”

“There has been less upward pressure on prices in our market the last few months, which has allowed prices to ease back from the record high numbers seen in April,” Moldowan said.

### JUNE 2010 - MLSLINK HOUSING PRICE INDEX

DETACHED HOME	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$807,868	\$789,405	\$686,612	\$798,314	\$745,497	\$1,648,096
% 1 year Change	13.4%	10.8%	11.7%	18.7%	11.8%	20.3%
TOWNHOME	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$498,533	\$492,510	\$447,025	\$413,309	\$535,723	\$765,336
% 1 year Change	11.6%	11.1%	12.6%	11.4%	7.5%	13.6%
APARTMENT	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$396,030	\$354,100	\$295,670	\$309,186	\$336,472	\$508,628
% 1 year Change	9.7%	9.2%	10.0%	6.1%	7.2%	9.7%

BENCHMARK PRICE: 3 month average. 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.  
All figures are based on past sales. SOURCE: Real Estate Board of Greater Vancouver

***Professional - Honesty - Experienced***

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**Thank You... For Your Continued Support and Referrals!**

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