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# Fortunato Pagliaro

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*Staying in Touch  
Market Update - December 2010*

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## MLS® stats show more sales, fewer property listings in November

**VANCOUVER, B.C. - December 2, 2010** - Greater Vancouver residential home sales improved in November compared to the previous four months, with the number of sales posted on the Multiple Listing Service® (MLS®) coming in slightly higher than the 10-year average for that month.

The Real Estate Board of Greater Vancouver (REBGV) reports that the number of residential property sales in Greater Vancouver totaled 2,509 in November 2010. This represents a 7.4 per cent increase compared to October 2010 and an 18.6 per cent decline from the 3,083 sales in November 2009.

Looking back further, last month's residential sales represent a 187.1 per cent increase over the 874 residential sales in November 2008, a 13 per cent decline compared to November 2007's 2,883 sales, and a 6.4 per cent increase compared to the 2,358 sales in November 2006.

"Housing sales numbers were fairly typical for a November and indicate a fairly balanced market. Activity on the buyer side has been stable, with slight increases, over the last few months while the number of homes listed for sale in our region has declined each month since we reached a peak in June," Jake Moldowan, REBGV president said.

"Home values have been relatively stable over the last five months compared to the summer period when we were seeing some downward pressure on prices," Moldowan said. "It's the homes priced accurately for today's market that are receiving a lot of attention and selling right now."

### DECEMBER 2010 - MLSLINK HOUSING PRICE INDEX

DETACHED HOME	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$795,729	\$790,559	\$687,435	\$717,126	\$736,224	\$1,652,711
% 1 year Change	5.6%	7.6%	4.0%	-10.6%	6.4%	17.6%
TOWNHOME	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$488,883	\$486,313	\$421,125	\$400,739	\$529,230	\$758,889
% 1 year Change	4.1%	5.4%	-4.2%	6.8%	8.2%	5.5%
APARTMENT	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$389,205	\$351,440	\$288,614	\$298,774	\$324,924	\$502,145
% 1 year Change	1.9%	3.3%	-1.1%	-3.3%	0.7%	2.1%

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.  
All figures are based on past sales. SOURCE: Real Estate Board of Greater Vancouver



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