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# Fortunato Pagliaro

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Staying in Touch  
Market Update - June 2010

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

## May market offers buyers greater selection

**VANCOUVER, B.C. – June 4, 2010** – The number of properties listed for sale in Greater Vancouver continued to rise in May, while the number of sales showed a year-over-year decrease.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver totalled 3,156 in May 2010, a decline of 10.4 per cent compared to the 3,524 sales in May 2009; 5.1 per cent more than the 3,002 sales in May 2008; and 27.1 per cent less than the 4,331 sales in May 2007. May 2010 sales also represent a 10.1 per cent decline compared to last month’s sales.

In terms of number of property listings, last month marked the third consecutive month during which more than 7,000 homes were listed for sale on the Multiple Listing Service (MLS®) in Greater Vancouver.

New listings for detached, attached and apartment properties totalled 7,014 in May 2010, a 48.2 per cent increase compared to May 2009 when 4,733 new units were listed, and an 8.3 per cent decline compared to April 2010 when 7,648 properties were added to the MLS®.

At 17,492, the total number of property listings on the MLS® increased 10 per cent in May compared to last month, and is up 28.2 per cent compared to this time last year.

“Prospective home buyers in today’s market have a broad selection to choose from in every property type. REALTORS® are telling us they’re working with buyers who are not feeling as rushed to make a decision as they did late last year and earlier in the year,” Jake Moldowan, REBGV president said.

### MAY 2010 - MLSLINK HOUSING PRICE INDEX

DETACHED HOME	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$809,640	\$794,593	\$690,906	\$720,937	\$745,705	\$1,670,888
% 1 year Change	19.1%	13.0%	11.3%	22.8%	22.0%	31.9%
TOWNHOME	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$498,667	\$490,782	\$450,526	\$411,305	\$536,563	\$770,588
% 1 year Change	14.8%	13.8%	21.3%	16.8%	11.9%	16.0%
APARTMENT	GREATER VANCOUVER	BURNABY	COQUITLAM	PORT MOODY	VANCOUVER EAST	VANCOUVER WEST
Benchmark Price	\$397,356	\$353,686	\$295,785	\$308,321	\$336,525	\$510,794
% 1 year Change	13.9%	13.1%	17.1%	10.9%	10.2%	15.0%

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

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

This communication is not intended to cause or induce breach of an existing listing agreement.

