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Staying in Touch  
Market Update - September 2009

## BUYER DEMAND REMAINS STRONG WHILE HOME LISTINGS INCREASE

**VANCOUVER, B.C. – October 2, 2009** – Greater Vancouver home sales remained strong last month, with the second highest number of residential sales ever recorded for the month of September.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver totalled 3,559 in September 2009, an increase of 3.4 per cent from the 3,441 sales recorded in August 2009, and an increase of 124.5 per cent compared to September 2008 when 1,585 sales were recorded.

“As homes sales in Greater Vancouver continued at an elevated pace in September it’s encouraging to see that more homes were listed on the MLS® in the month than any other so far this year,” Scott Russell, REBGV president said.

New listings for detached, attached and apartment properties in Greater Vancouver totalled 5,764 in September 2009. This represents a 6.2 per cent decline compared to September 2008 when 6,142 new units were listed, but a 26.8 per cent increase compared to August 2009 when 4,544 properties were listed on the Multiple Listing Service® (MLS®) in Greater Vancouver.

At 12,596, the total number of property listings on the MLS® increased 5.5 per cent in September compared to last month and declined 36 per cent from the 19,852 homes listed for sale during the buyer’s market that was experienced at this time last year. “During this period of renewed demand in our marketplace, home values have gradually recovered from the declines that occurred in 2008,” said Russell.

### September 2009 - MLSLINK HOUSING PRICE INDEX

DETACHED HOME	GREATER VANCOUVER	BURNABY	VANCOUVER EAST	COQUITLAM	VANCOUVER WEST
Benchmark Price	\$741,632	\$753,155	\$697,974	\$635,150	\$1,448,233
% 1 year Change	2.1%	4.2%	7.3%	-6.5%	10.1%
% 3 year Change	12.5%	14.0%	13.5%	7.1%	25.2%
TOWNHOME	GREATER VANCOUVER	BURNABY	VANCOUVER EAST	COQUITLAM	VANCOUVER WEST
Benchmark Price	\$466,276	\$461,285	\$497,572	\$411,174	\$713,482
% 1 year Change	0.4%	0.8%	-6.4%	-1.2%	2.2%
% 3 year Change	13.2%	16.1%	13.6%	10.3%	13.1%
APARTMENT	GREATER VANCOUVER	BURNABY	VANCOUVER EAST	COQUITLAM	VANCOUVER WEST
Benchmark Price	\$374,686	\$337,427	\$317,360	\$281,690	\$480,959
% 1 year Change	1.5%	1.5%	-0.7%	0.0%	3.4%
% 3 year Change	12.0%	12.9%	16.9%	8.1%	12.7%

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

Thanks again for your continued support and referrals!

**Fortunato Pagliaro 604.518.9778**

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