



# Fortunato Pagliaro

Professional - Knowledgeable - Experienced

Sutton Centre Realty

AN INDEPENDENT MEMBER BROKER



[www.pagliarohomes.com](http://www.pagliarohomes.com)

604.518.9778

*Staying in Touch  
Market Update - December 2014*

## Metro Vancouver home sales remain strong

**VANCOUVER, B.C. – December 2, 2014** – Home buyers in Metro Vancouver remained active in November, a month that is traditionally a quieter time of year for real estate.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Metro Vancouver reached 2,516 on the Multiple Listing Service® (MLS®) in November 2014. This represents an 8.4 per cent increase compared to the 2,321 sales in November 2013, and a 17.7 per cent decline compared to the 3,057 sales in October 2014.

Last month's sales were 6.9 per cent above the 10-year sales average for November.

"It's been a more active fall than we typically see in the Metro Vancouver housing market," Ray Harris, REBGV president said. "Home prices across the region have experienced steady gains in 2014 of between three and seven per cent depending on property type."

New listings for detached, attached and apartment properties in Metro Vancouver\* totalled 3,016 in November. This represents a 7.1 per cent decrease compared to the 3,245 new listings in November 2013 and a 32.8 per cent decline from the 4,487 new listings in October.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 12,553, a 10.2 per cent decline compared to November 2013 and a 9.4 per cent decrease compared to October 2014.

"This is traditionally a low inventory time of year, so it's a good time to list your home for sale if you want to face less competition in the marketplace," Harris said.

### OCTOBER 2014 - MLS® HOME PRICE INDEX GREATER VANCOUVER

	BENCHMARK PRICE	6 MONTH CHANGE %	1 YEAR CHANGE %
DETACHED HOME	\$997,800	3.2%	7.9%
TOWNHOME	\$480,200	2.4%	4.8%
APARTMENT	\$379,500	0.5%	3.2%

- Benchmark Price: Estimated sale price of a benchmark property.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- MLS®, Multiple Listing Service®, and all related graphics are trademarks of The Canadian Real Estate Association
- The above info is deemed reliable, but is not guaranteed.



*"Professional and Dedicated Real Estate Services Since 1986"*

Buying or Selling, Your Satisfaction is My Top Priority!!

Call me... Let's talk Real Estate **604.518.9778**

*Thank You... for your continued support!*