

MLSLINK HOUSING PRICE INDEX



December 2007

PROPERTY TYPE	AREA	BENCHMARK PRICE	PRICE RANGE (+/-)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
Residential	Greater Vancouver	\$543,401	0.6%	\$541,258	229.51	13.6	54.6	104.0
Detached	Greater Vancouver	\$730,399	1.1%	\$729,810	215.7	13.5	52.6	95.5
	Burnaby	\$745,160	2.5%	\$731,072	219.3	12.8	60.0	94.5
	Coquitlam	\$614,075	3.7%	\$624,039	216.0	8.4	47.5	86.1
	South Delta	\$654,500	3.6%	\$637,766	213.9	13.5	44.9	84.8
	Maple Ridge	\$437,131	2.5%	\$445,592	199.4	4.8	36.2	72.7
	New Westminster	\$557,016	5.5%	\$562,932	229.6	13.2	50.6	102.8
	North Vancouver	\$871,191	3.3%	\$865,587	217.6	18.1	50.7	89.0
	Pitt Meadows	\$467,514	9.6%	\$475,161	191.9	2.9	31.1	91.8
	Port Coquitlam	\$551,469	4.8%	\$535,187	233.1	17.1	46.4	99.9
	Port Moody	\$620,193	9.1%	\$672,357	186.4	-8.7	52.6	74.3
	Richmond	\$722,316	2.0%	\$722,722	213.3	13.2	52.8	95.5
	Squamish	\$505,208	7.9%	\$537,325	191.9	20.6	34.5	78.3
	Sunshine Coast	\$406,146	6.0%	\$409,129	231.1	3.0	46.3	105.0
	Vancouver East	\$678,179	2.2%	\$669,272	229.7	14.3	57.7	111.2
	Vancouver West	\$1,396,490	3.1%	\$1,378,914	231.7	27.1	70.2	109.6
	West Vancouver	\$1,339,990	7.5%	\$1,401,050	197.4	10.5	48.6	97.7
Attached	Greater Vancouver	\$456,941	0.9%	\$455,640	221.6	11.4	47.6	100.8
	Burnaby	\$443,745	1.5%	\$441,597	222.3	13.9	49.2	96.3
	Coquitlam	\$408,207	2.6%	\$411,303	220.2	7.5	47.9	95.9
	South Delta	\$428,808	7.2%	\$440,031	229.6	13.1	49.3	103.9
	Maple Ridge & Pitt Meadows	\$309,716	2.2%	\$310,155	214.8	8.5	47.8	97.4
	North Vancouver	\$577,900	3.1%	\$573,343	226.2	8.6	45.0	97.6
	Port Coquitlam	\$380,223	3.6%	\$378,317	209.1	6.3	37.2	79.8
	Port Moody	\$407,563	3.5%	\$399,683	243.2	9.0	53.0	109.6
	Richmond	\$447,778	1.8%	\$440,881	215.9	14.7	49.5	91.8
	Vancouver East	\$494,838	3.6%	\$505,412	231.4	11.7	47.1	124.8
	Vancouver West	\$697,441	3.6%	\$699,600	248.9	13.3	47.7	123.8
Apartment	Greater Vancouver	\$377,579	0.6%	\$374,463	245.6	14.5	60.3	111.5
	Burnaby	\$335,018	1.3%	\$334,843	250.4	14.7	61.5	118.6
	Coquitlam	\$296,207	2.2%	\$285,707	252.6	16.4	67.9	118.9
	South Delta	\$344,397	6.8%	\$337,230	224.3	17.4	54.8	77.1
	Maple Ridge & Pitt Meadows	\$253,529	3.5%	\$252,127	269.2	6.1	68.0	117.6
	New Westminster	\$293,140	2.3%	\$292,339	238.1	14.4	62.6	114.7
	North Vancouver	\$397,423	2.3%	\$384,397	252.9	15.0	61.4	129.8
	Port Coquitlam	\$251,982	2.1%	\$249,012	295.1	14.1	69.8	140.9
	Port Moody	\$300,816	3.2%	\$300,122	256.7	12.6	68.1	145.4
	Richmond	\$307,608	1.4%	\$305,541	250.0	12.5	59.7	115.8
	Vancouver East	\$318,659	2.0%	\$317,155	260.9	18.8	72.2	133.6
	Vancouver West	\$480,453	1.2%	\$478,033	244.4	13.7	54.9	101.8
	West Vancouver	\$630,541	10.2%	\$655,087	226.3	17.1	52.4	85.9

HOW TO READ THE TABLE:

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.

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.

In Year 2001, the indexes are averaged to 100

Key: * = Sales sample too small; Price information not reported.

MLSLINK HOUSING PRICE INDEX



December 2007

PROPERTY TYPE	AREA	SUBAREA	BENCHMARK PRICE	PRICE RANGE (%)	3 MONTH AVG BENCHMARK PRICE	PRICE INDEX	1 YEAR CHANGE %	3 YEAR CHANGE %	5 YEAR CHANGE %
Detached	Greater Vancouver		\$730,399	1.1%	\$729,810	215.7	13.5	52.6	95.5
	Burnaby		\$745,160	2.5%	\$731,072	219.3	12.8	60.0	94.5
		East	\$766,968	8.7%	\$714,286	271.0	17.0	84.9	145.0
		North Area 1	\$708,576	6.0%	\$700,981	211.8	14.0	61.3	83.8
		North Area 2	\$811,679	5.2%	\$801,668	218.5	11.1	51.5	87.4
		South Slope	\$760,078	6.0%	\$737,251	232.0	21.4	74.0	106.3
		South Other	\$719,935	3.5%	\$718,280	201.1	8.9	50.4	79.1
			\$614,075	3.7%	\$624,039	216.0	8.4	47.5	86.1
	Coquitlam	Central	\$583,428	3.9%	\$596,716	210.7	10.9	47.9	82.1
		North West	\$508,256	8.3%	\$512,191	219.2	10.1	54.0	110.8
		North East	\$627,129	8.5%	\$631,251	207.2	15.0	55.1	96.5
		Westwood Plateau	\$794,244	8.9%	\$801,991	227.1	-2.2	38.9	82.0
	South Delta		\$654,500	3.6%	\$637,766	213.9	13.5	44.9	84.8
		Ladner	\$609,575	5.1%	\$587,451	222.8	13.2	49.1	99.5
		Tsawwassen	\$689,440	4.5%	\$677,327	207.2	13.7	42.0	73.6
	Maple Ridge	Maple Ridge	\$437,131	2.5%	\$445,592	199.4	4.8	36.2	72.7
		Central	\$468,250	3.3%	\$474,635	200.8	8.6	36.5	75.6
		West	\$407,091	3.7%	\$417,402	198.0	1.0	35.8	69.8
	New Westminster		\$557,016	5.5%	\$562,932	229.6	13.2	50.6	102.8
		Central	\$871,191	3.3%	\$865,587	217.6	18.1	50.7	89.0
		Seymour	\$868,252	8.9%	\$848,172	209.2	27.4	52.9	88.1
	North Vancouver	West	\$941,341	5.3%	\$925,373	220.7	18.0	56.1	99.5
			\$467,514	9.6%	\$475,161	191.9	2.9	31.1	91.8
			\$551,469	4.8%	\$535,187	233.1	17.1	46.4	99.9
	Pitt Meadows		\$628,373	8.8%	\$585,713	237.3	23.9	47.9	104.8
		Mary Hill Citadel	\$514,213	4.9%	\$510,117	229.0	13.6	45.6	97.0
		Other	\$620,193	9.1%	\$672,357	186.4	-8.7	52.6	74.3
	Port Coquitlam		\$678,458	12.7%	\$736,202	205.9	-9.4	52.5	91.1
		North	\$536,051	11.1%	\$580,275	227.1	-7.5	52.8	100.4
		West	\$722,316	2.0%	\$722,722	213.3	13.2	52.8	95.5
	Port Moody	Brighthouse & McInnan N	\$697,331	4.4%	\$693,359	236.2	8.2	59.2	115.7
		Cambie & Bridgeport	\$726,120	4.9%	\$712,871	219.8	19.0	60.8	103.0
		McNair Ironwood	\$607,455	3.4%	\$600,589	232.0	13.4	56.5	104.9
		Northwest	\$745,748	3.3%	\$775,634	213.0	9.4	47.0	93.6
		South Central	\$756,830	3.3%	\$746,819	217.2	14.1	53.8	94.6
		Steveston	\$682,331	5.9%	\$658,070	220.5	15.8	55.3	97.2
			\$505,208	7.9%	\$537,325	191.9	20.6	34.5	78.3
	Richmond	Sunshine Coast	\$406,146	6.0%	\$409,129	231.1	3.0	46.3	105.0
		Vancouver East	\$678,179	2.2%	\$669,272	229.7	14.3	57.7	111.2
			\$652,079	4.3%	\$633,583	221.7	15.6	57.2	103.2
		Collingwood	\$679,477	6.5%	\$685,433	239.6	10.3	56.1	111.4
		Fraser/Main	\$784,439	10.8%	\$775,391	219.4	16.4	52.4	109.1
		Fraserview	\$707,806	12.8%	\$667,714	294.6	19.0	87.4	136.6
		Grandview/Mt.Pleasant	\$686,607	13.3%	\$597,128	254.9	35.5	71.3	112.6
		Hastings	\$717,681	4.1%	\$720,725	206.5	15.4	58.9	98.2
		Killarney/Ch.Heights	\$672,414	7.0%	\$684,728	231.2	14.3	53.9	108.9
		Knight	\$593,479	5.9%	\$614,447	211.4	4.6	45.1	108.2
		Renfrew	\$707,854	4.3%	\$680,333	223.6	16.9	56.7	108.8
		Renfrew Heights	\$657,167	4.2%	\$648,140	228.7	13.4	52.6	116.1
		South	\$662,927	7.1%	\$677,131	222.5	11.0	52.8	112.3
		Victoria	\$1,396,490	3.1%	\$1,378,914	231.7	27.1	70.2	109.6
		Squamish	Arbutus	\$1,497,317	7.3%	\$1,516,413	226.6	34.6	75.4
	Cambie		\$1,071,119	9.4%	\$1,044,138	239.8	22.8	61.6	121.0
	Dunbar		\$1,388,486	9.8%	\$1,334,940	256.7	44.0	72.0	133.5
	Kerrisdale		\$1,507,998	7.3%	\$1,525,893	234.2	32.3	72.6	100.9
	Kitsilano		\$1,254,863	14.0%	\$1,236,958	239.0	12.6	82.1	85.1
	Marpole		\$975,691	7.5%	\$897,867	230.9	31.1	73.1	120.0
	McKenzie Heights		\$1,643,617	7.4%	\$1,659,257	263.3	35.5	79.1	129.0
	Oakridge/S.Cambie		\$1,143,378	8.7%	\$1,135,160	192.4	7.7	54.6	67.4
	Point Grey		\$1,488,602	12.9%	\$1,512,073	251.6	26.3	59.1	140.8
	Quilchena		\$1,673,928	7.5%	\$1,690,383	254.0	37.2	71.8	123.9
	Shaughnessy		\$2,007,098	7.5%	\$2,038,767	207.3	27.3	66.2	121.3
	South Granville		\$1,617,980	8.6%	\$1,607,424	198.2	9.1	59.8	83.3
	Southlands		\$1,453,708	14.9%	\$1,428,217	229.7	40.9	91.6	113.8
	S.W. Marine		\$1,312,114	14.9%	\$1,286,319	232.7	42.1	87.3	120.3
	Vancouver West			\$1,339,990	7.5%	\$1,401,050	197.4	10.5	48.6
		East	\$1,308,555	9.0%	\$1,380,046	202.0	5.7	58.1	93.6

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		North	\$1,468,383	9.0%	\$1,543,013	189.6	6.8	64.7	89.0	
		West	\$1,296,407	17.3%	\$1,339,183	198.1	18.7	29.8	101.6	
Attached	Greater Vancouver		\$456,941	0.9%	\$455,640	221.6	11.4	47.6	100.8	
		Burnaby	\$443,745	1.5%	\$441,597	222.3	13.9	49.2	96.3	
		East	\$484,497	2.0%	\$481,201	208.7	13.2	54.9	82.1	
		North	\$393,721	2.8%	\$392,274	232.3	15.1	46.8	102.7	
		South	\$504,495	2.0%	\$501,767	194.6	12.5	49.3	81.3	
	Coquitlam		\$408,207	2.6%	\$411,303	220.2	7.5	47.9	95.9	
		Central	\$351,595	4.9%	\$359,896	217.5	8.5	52.1	99.9	
		North	\$449,926	2.7%	\$448,734	213.6	6.9	45.2	84.3	
	South Delta		\$428,808	7.2%	\$440,031	229.6	13.1	49.3	103.9	
	Maple Ridge & Pitt Meadows		\$309,716	2.2%	\$310,155	214.8	8.5	47.8	97.4	
	North Vancouver		\$577,900	3.1%	\$573,343	226.2	8.6	45.0	97.6	
	Port Coquitlam		\$380,223	3.6%	\$378,317	209.1	6.3	37.2	79.8	
	Port Moody		\$407,563	3.5%	\$399,683	243.2	9.0	53.0	109.6	
	Richmond		\$447,778	1.8%	\$440,881	215.9	14.7	49.5	91.8	
		North / Northwest	\$466,689	2.4%	\$459,317	218.7	16.0	52.9	89.3	
		Other	\$418,466	2.6%	\$412,294	215.6	12.7	44.2	88.1	
	Vancouver East		\$494,838	3.6%	\$505,412	231.4	11.7	47.1	124.8	
	Vancouver West		\$697,441	3.6%	\$699,600	248.9	13.3	47.7	123.8	
		Kitsilano	\$801,568	7.6%	\$790,734	245.5	17.9	45.9	112.6	
		Other	\$649,119	3.7%	\$656,810	245.6	11.0	48.6	124.9	
Apartment	Greater Vancouver		\$377,579	0.6%	\$374,463	245.6	14.5	60.3	111.5	
		Burnaby	\$335,018	1.3%	\$334,843	250.4	14.7	61.5	118.6	
		Metrotown	\$381,358	2.7%	\$386,124	235.0	14.3	66.1	104.9	
		North	\$290,814	1.8%	\$292,827	258.4	13.9	57.3	117.3	
		Other	\$360,497	2.1%	\$354,625	244.7	15.9	63.4	113.4	
	Coquitlam		\$296,207	2.2%	\$285,707	252.6	16.4	67.9	118.9	
	South Delta		\$344,397	6.8%	\$337,230	224.3	17.4	54.8	77.1	
	Maple Ridge & Pitt Meadows		\$253,529	3.5%	\$252,127	269.2	6.1	68.0	117.6	
	New Westminster		\$293,140	2.3%	\$292,339	238.1	14.4	62.6	114.7	
	North Vancouver		\$397,423	2.3%	\$384,397	252.9	15.0	61.4	129.8	
	Port Coquitlam		\$251,982	2.1%	\$249,012	295.1	14.1	69.8	140.9	
	Port Moody		\$300,816	3.2%	\$300,122	256.7	12.6	68.1	145.4	
	Richmond		\$307,608	1.4%	\$305,541	250.0	12.5	59.7	115.8	
		North / Northwest	\$314,683	1.5%	\$311,565	253.4	12.7	60.9	113.9	
		Other	\$276,372	3.4%	\$278,816	241.9	11.3	54.1	112.8	
	Vancouver East		\$318,659	2.0%	\$317,155	260.9	18.8	72.2	133.6	
		Collingwood	\$292,821	2.5%	\$294,827	230.9	15.4	56.3	114.3	
		Hastings	\$288,762	7.9%	\$280,070	313.2	17.4	97.7	158.7	
		Mt.Pleasant/Grandview	\$324,995	3.9%	\$326,151	281.0	15.7	81.9	150.7	
		Other	\$339,626	3.3%	\$335,892	248.5	25.3	61.3	116.4	
	Vancouver West		\$480,453	1.2%	\$478,033	244.4	13.7	54.9	101.8	
		Cambie	\$412,455	7.1%	\$418,335	288.1	16.7	63.3	96.2	
		Coal Harbour	\$613,219	5.2%	\$627,393	202.6	2.8	37.4	111.7	
		Downtown	\$427,573	1.6%	\$426,274	251.0	14.8	55.5	110.7	
		Fairview	\$459,686	4.1%	\$461,536	228.0	16.7	58.9	95.1	
		False Creek North	\$811,297	3.6%	\$782,288	282.8	12.7	64.0	137.9	
		Kerrisdale	\$536,659	7.2%	\$544,973	253.1	15.4	53.3	84.7	
		Kitsilano	\$423,052	3.3%	\$425,166	235.7	9.1	49.6	95.1	
		Oakridge / S.Cambie	\$509,827	7.4%	\$518,335	208.3	12.9	46.5	73.3	
		West End	\$443,936	3.8%	\$443,217	245.3	9.9	51.1	95.8	
			Other	\$560,481	3.8%	\$530,437	262.9	31.8	75.8	132.3
		West Vancouver		\$630,541	10.2%	\$655,087	226.3	17.1	52.4	85.9

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Benchmarks represent a typical property within each market. Estimates are economic.

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.

PRICE INDEX: Index numbers that estimate the percentage change in price on typical and constant quality properties over time.

All indexes equal 100 in Year 2001