



Listings Analysis* Summary

Summary of candidates for follow-up discussion and/or viewing:

This is an analysis of 29 'ACTIVE' Listings meeting Territory Profile's search criteria as follows:

Neighbourhood & Floor Area searched: VFS Condos 377-626 SqFt

Min BedRms Req'd: 1

Listings area surveyed actual #BedRms: 1-1

Building Age (yrs)<= vary

Listings area surveyed actual #BathRms: 1-1

The 'Selling Price' of Listings surveyed ranges from \$220,000 To \$325,000 at a 'Price per Sq.Ft' from \$478 To \$725

Data Input Date: 5-Mar-09

The Active listings 'Days on the Market' range from 2 To 224 days with an Average 'active' period of 73 days

7 listings active for 120 days or more

3 listings active for 90-119 days

3 listings active for 60-89 days

5 listings active for 30-59 days

11 listings active for 1-29 days

Regarding Price stability, the 'pricing reduction' distribution follows:

20 of 29 listings have maintained their price

9 of the listings have changed prices: 9 Decreasing prices

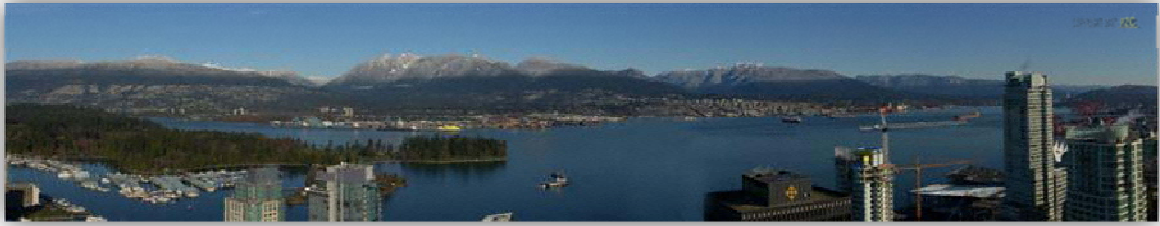
3 listing(s) reduced between 1% and 4%

4 listing(s) reduced between 4.00% and 8.00%

2 listing(s) reduced between 8.00% and 9.97%

Number of 'Viewing Candidates' proposed: 7 Strong 2 Additional, Possibly Interesting

**Based on data input from the REBGV. The analysis is assumed to be accurate but not guaranteed.*



Introduction

This analysis has ten (10) pages, inclusive of the Summary and Introduction.

Each of the data pages shows the same parameters:

- Address, Floor Area, Selling Price, Price/ft², Days On Market (DOM), Price changes \$, percent (%) change.
- The data presented is for all the properties reported as ‘Active Listings’ and having floor area, building age, and neighbourhood as identified in the header of each page.

All pages report the same information. They are, however, sorted seven different ways as follows:

<u>Page #</u>	<u>Sort#</u>	<u>Description of Sorting Criteria</u>
1	-	Summary
2	-	Introduction
3	1	<i>Sorted by Address</i>
4	2	<i>Sorted by Size (Floor area in Sq. Ft.)</i>
5	3	<i>Sorted by Selling Price</i>
6	4	<i>Sorted by Price per Sq. Ft.</i>
7	5	<i>Sorted by days-on-market (DOM) the property has been listed</i>
8	6	<i>Sorted by Percent Change in Price</i>
9	7	<i>Sorted by Floor layout per building by address</i>
10	-	Short list of properties meriting further discussion/possible visit (<i>identified with a “y” in the ‘Visit’ Column and highlighted in yellow on all data pages</i>)

The ‘sort criterion’ used for a given page is identified just to right of the ‘Input Date’

My intent in using the yellow highlight bar is to focus on the relative position of the ‘short listed’ viewing candidates in the context of all the other active listings for each of the sorted pages.

Sort #7 is designed so as to facilitate discovery of properties that may be investment opportunities...especially important given today’s rapidly changing prices.

Sort #7 is grouped by each condo’s relative floor position. All the ‘01’, ‘02’, ‘03”, etc. floor plans are together in sets for their respective buildings.

Any pricing anomaly in a given building is thereby exposed.



Listings Comparison

Building Age (yrs) <= 10

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

1

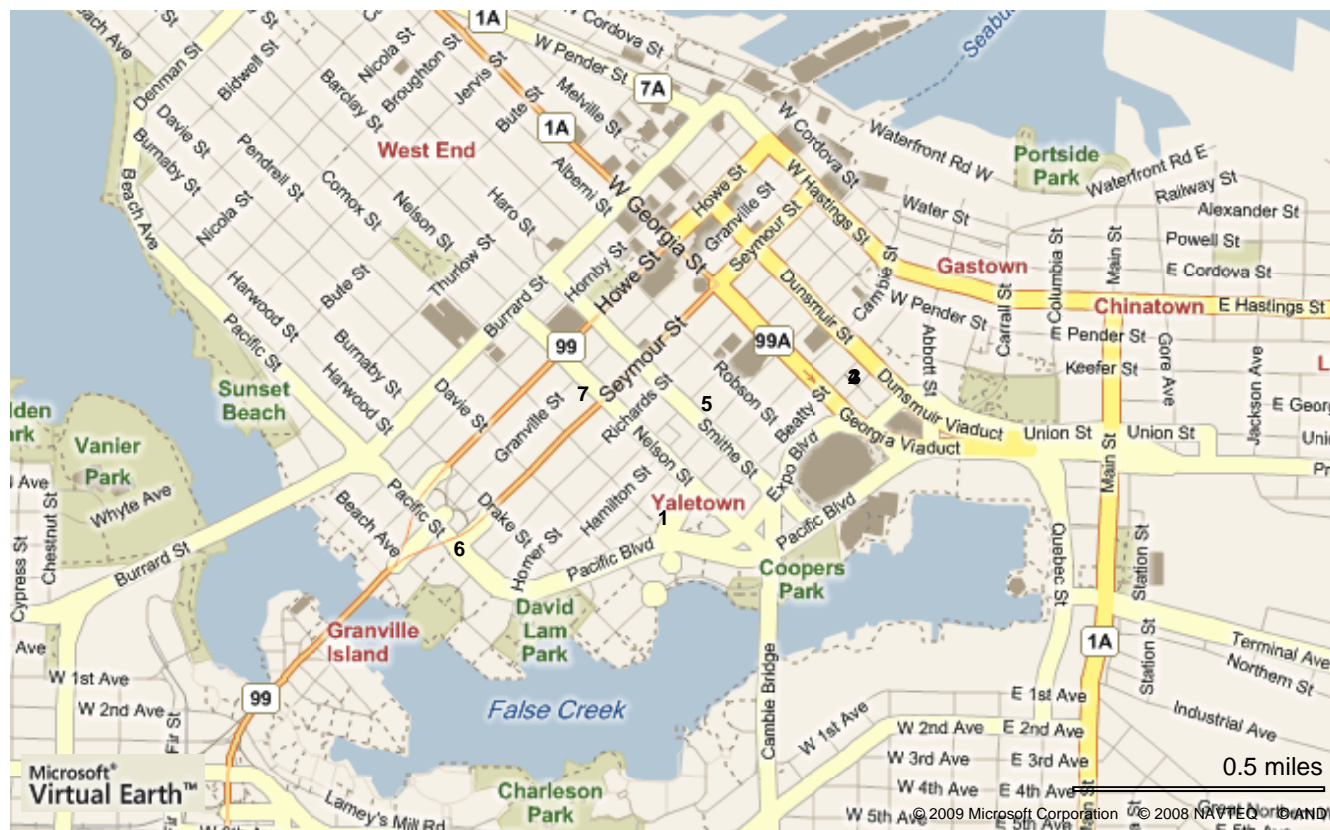
VFS Condos 377-626 SqFt

5-Mar-09

Input Date
5-Mar-09

Sort #1 by
ADDRESS

	Floor Area	Price	Price/sq. ft.	DOM	Price Reduction or Increase Range		
Minimum	377	\$220,000	\$478	2	-\$30,900	9.97%	Price Decrease
Maximum	626	\$325,000	\$725	224	-\$10,000	3.08%	Price Decrease
Address	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	Visit
# 1706 928 BEATTY ST	446	\$289,000	\$648	3			p
# 2506 928 BEATTY ST	446	\$279,000	\$626	17			p
# 1502 989 BEATTY ST	481	\$298,000	\$620	57			
# 1103 1008 CAMBIE ST	596	\$325,000	\$545	29			y
# 602 602 CITADEL PARADE BB	626	\$308,000	\$492	82			y
# 2006 668 CITADEL PARADE BB	536	\$306,000	\$571	157	(\$13,000)	-4.08%	y
# 3009 668 CITADEL PARADE BB	492	\$279,000	\$567	88	(\$30,900)	-9.97%	y
# 2206 939 EXPO BV	446	\$279,000	\$626	31			
# 507 111 W GEORGIA ST	626	\$299,000	\$478	132	(\$19,000)	-5.97%	
# 811 819 HAMILTON ST	608	\$319,000	\$525	59	(\$10,900)	-3.30%	y
# 411 1216 HOMER ST	398	\$273,000	\$686	15			
# 309 567 HORNBY ST	430	\$309,000	\$719	168			
# 408 909 MAINLAND ST	433	\$299,900	\$693	122			
# 703 909 MAINLAND ST	433	\$288,888	\$667	9			
# 2408 909 MAINLAND ST	434	\$314,500	\$725	224	(\$10,000)	-3.08%	
# 710 501 PACIFIC ST	515	\$269,000	\$522	5			y
# 1106 501 PACIFIC ST	480	\$299,000	\$623	44	(\$11,000)	-3.55%	
# 2203 501 PACIFIC ST	408	\$268,500	\$658	13			
# 1607 131 REGIMENT PL	510	\$289,900	\$568	15			
# 2107 131 REGIMENT SQ	510	\$298,000	\$584	23			
# 704 1001 RICHARDS ST	527	\$306,900	\$582	94	(\$18,100)	-5.57%	
# 1503 1010 RICHARDS ST	463	\$289,900	\$626	2			
# 1010 1188 RICHARDS ST	403	\$279,000	\$692	157			
# 1503 1295 RICHARDS ST	475	\$299,000	\$629	10			
# 601 433 ROBSON ST	377	\$220,000	\$584	83			
# 701 433 ROBSON ST	377	\$259,000	\$687	185			
# 1601 438 SEYMOUR ST	535	\$319,500	\$597	52			
# 201 1082 SEYMOUR ST	550	\$296,000	\$538	101	(\$29,000)	-8.92%	y
# 208 1082 SEYMOUR ST	501	\$275,000	\$549	117	(\$14,000)	-4.84%	



#	Listing #	Address	Status	List Price	Sold Price
1	V751932	# 1103 1008 CAMBIE ST	A	325,000	
2	V746548	# 602 602 CITADEL PARADE BB	A	308,000	
3	V737236	# 2006 668 CITADEL PARADE BB	A	306,000	
4	V746032	# 3009 668 CITADEL PARADE BB	A	279,000	
5	V747715	# 811 819 HAMILTON ST	A	319,000	
6	V755098	# 710 501 PACIFIC ST	A	269,000	
7	V744810	# 201 1082 SEYMOUR ST	A	296,000	



Listings Comparison

Input Sheet # 1

Data: **VFS Condos 377-626 SqFt**

TODAY **5-Mar-09**

Input Date

5-Mar-09

Building Age (yrs) <= vary

Sort #2 by
Sq. Feet

Prepared for:

Territory Profile

Prepared by:

Peter Z. Colak

		Price/sq. ft.					Price Reduction or Increase R	
		Minimum	377	\$220,000	\$478	2	-\$30,900	9.97%
		Maximum	626	\$325,000	\$725	224	-\$10,000	3.08%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
601	433	ROBSON	377	\$220,000	\$584	83		
701	433	ROBSON	377	\$259,000	\$687	185		
411	1216	HOMER	398	\$273,000	\$686	15		
1010	1188	RICHARDS	403	\$279,000	\$692	157		
2203	501	PACIFIC	408	\$268,500	\$658	13		
309	567	HORNBY	430	\$309,000	\$719	168		
408	909	MAINLAND	433	\$299,900	\$693	122		
703	909	MAINLAND	433	\$288,888	\$667	9		
2408	909	MAINLAND	434	\$314,500	\$725	224	(\$10,000)	-3.1%
1706	928	BEATTY	446	\$289,000	\$648	3		
2506	928	BEATTY	446	\$279,000	\$626	17		
2206	939	EXPO	446	\$279,000	\$626	31		
1503	1010	RICHARDS	463	\$289,900	\$626	2		
1503	1295	RICHARDS	475	\$299,000	\$629	10		
1106	501	PACIFIC	480	\$299,000	\$623	44	(\$11,000)	-3.5%
1502	989	BEATTY	481	\$298,000	\$620	57		
3009	668	CITADEL PARADE	492	\$279,000	\$567	88	(\$30,900)	-10.0%
208	1082	SEYMOUR	501	\$275,000	\$549	117	(\$14,000)	-4.8%
1607	131	REGIMENT	510	\$289,900	\$568	15		
2107	131	REGIMENT	510	\$298,000	\$584	23		
710	501	PACIFIC	515	\$269,000	\$522	5		
704	1001	RICHARDS	527	\$306,900	\$582	94	(\$18,100)	-5.6%
1601	438	SEYMOUR	535	\$319,500	\$597	52		
2006	668	CITADEL PARADE	536	\$306,000	\$571	157	(\$13,000)	-4.1%
201	1082	SEYMOUR	550	\$296,000	\$538	101	(\$29,000)	-8.9%
1103	1008	CAMBIE	596	\$325,000	\$545	29		
811	819	HAMILTON	608	\$319,000	\$525	59	(\$10,900)	-3.3%
602	602	CITADEL PARADE	626	\$308,000	\$492	82		
507	111	GEORGIA	626	\$299,000	\$478	132	(\$19,000)	-6.0%



Listings Comparison

Building Age (yrs) <= vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Data Input Sheet # 1

Input Date

Sort #3 by

SELLING PRICE

Data for: **VFS Condos 377-626 SqFt**

5-Mar-09

TODAY **5-Mar-09**

				Price/sq. ft.		Price Reduction or Increase Range		
	Minimum		377	\$220,000	\$478	2	-\$30,900	9.97%
	Maximum		626	\$325,000	\$725	224	-\$10,000	3.08%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
601	433	ROBSON	377	\$220,000	\$584	83		
701	433	ROBSON	377	\$259,000	\$687	185		
2203	501	PACIFIC	408	\$268,500	\$658	13		
710	501	PACIFIC	515	\$269,000	\$522	5		
411	1216	HOMER	398	\$273,000	\$686	15		
208	1082	SEYMOUR	501	\$275,000	\$549	117	(\$14,000)	-4.8%
2506	928	BEATTY	446	\$279,000	\$626	17		
3009	668	CITADEL PARADE	492	\$279,000	\$567	88	(\$30,900)	-10.0%
2206	939	EXPO	446	\$279,000	\$626	31		
1010	1188	RICHARDS	403	\$279,000	\$692	157		
703	909	MAINLAND	433	\$288,888	\$667	9		
1706	928	BEATTY	446	\$289,000	\$648	3		
1607	131	REGIMENT	510	\$289,900	\$568	15		
1503	1010	RICHARDS	463	\$289,900	\$626	2		
201	1082	SEYMOUR	550	\$296,000	\$538	101	(\$29,000)	-8.9%
1502	989	BEATTY	481	\$298,000	\$620	57		
2107	131	REGIMENT	510	\$298,000	\$584	23		
507	111	GEORGIA	626	\$299,000	\$478	132	(\$19,000)	-6.0%
1106	501	PACIFIC	480	\$299,000	\$623	44	(\$11,000)	-3.5%
1503	1295	RICHARDS	475	\$299,000	\$629	10		
408	909	MAINLAND	433	\$299,900	\$693	122		
2006	668	CITADEL PARADE	536	\$306,000	\$571	157	(\$13,000)	-4.1%
704	1001	RICHARDS	527	\$306,900	\$582	94	(\$18,100)	-5.6%
602	602	CITADEL PARADE	626	\$308,000	\$492	82		
309	567	HORNBY	430	\$309,000	\$719	168		
2408	909	MAINLAND	434	\$314,500	\$725	224	(\$10,000)	-3.1%
811	819	HAMILTON	608	\$319,000	\$525	59	(\$10,900)	-3.3%
1601	438	SEYMOUR	535	\$319,500	\$597	52		
1103	1008	CAMBIE	596	\$325,000	\$545	29		



Listings Comparison

Building Age (yrs) <= vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 1
Data: **VFS Condos 377-626 SqFt**
TODAY **5-Mar-09**

Input Date **5-Mar-09**
Sort #4 by
PRICE per SQ. FT.

				Price/sq. ft.		Price Reduction or Increase R:		
	Minimum		377	\$220,000	\$478	2	-\$30,900	9.97%
	Maximum		626	\$325,000	\$725	224	-\$10,000	3.08%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
507	111	GEORGIA	626	\$299,000	\$478	132	(\$19,000)	-6.0%
602	602	CITADEL PARADE	626	\$308,000	\$492	82		
710	501	PACIFIC	515	\$269,000	\$522	5		
811	819	HAMILTON	608	\$319,000	\$525	59	(\$10,900)	-3.3%
201	1082	SEYMOUR	550	\$296,000	\$538	101	(\$29,000)	-8.9%
1103	1008	CAMBIE	596	\$325,000	\$545	29		
208	1082	SEYMOUR	501	\$275,000	\$549	117	(\$14,000)	-4.8%
3009	668	CITADEL PARADE	492	\$279,000	\$567	88	(\$30,900)	-10.0%
1607	131	REGIMENT	510	\$289,900	\$568	15		
2006	668	CITADEL PARADE	536	\$306,000	\$571	157	(\$13,000)	-4.1%
704	1001	RICHARDS	527	\$306,900	\$582	94	(\$18,100)	-5.6%
601	433	ROBSON	377	\$220,000	\$584	83		
2107	131	REGIMENT	510	\$298,000	\$584	23		
1601	438	SEYMOUR	535	\$319,500	\$597	52		
1502	989	BEATTY	481	\$298,000	\$620	57		
1106	501	PACIFIC	480	\$299,000	\$623	44	(\$11,000)	-3.5%
2506	928	BEATTY	446	\$279,000	\$626	17		
2206	939	EXPO	446	\$279,000	\$626	31		
1503	1010	RICHARDS	463	\$289,900	\$626	2		
1503	1295	RICHARDS	475	\$299,000	\$629	10		
1706	928	BEATTY	446	\$289,000	\$648	3		
2203	501	PACIFIC	408	\$268,500	\$658	13		
703	909	MAINLAND	433	\$288,888	\$667	9		
411	1216	HOMER	398	\$273,000	\$686	15		
701	433	ROBSON	377	\$259,000	\$687	185		
1010	1188	RICHARDS	403	\$279,000	\$692	157		
408	909	MAINLAND	433	\$299,900	\$693	122		
309	567	HORNBY	430	\$309,000	\$719	168		
2408	909	MAINLAND	434	\$314,500	\$725	224	(\$10,000)	-3.1%



Listings Comparison

Input Sheet # 1

Data: VFS Condos 377-626 SqFt

TODAY 5-Mar-09

Input Date

5-Mar-09

Building Age (yrs) <= vary

Sort #5 by

DAYS ON MARKET (DOM)

Prepared for:

Territory Profile

Prepared by:

Peter Z. Colak

		Price/sq. ft.					Price Reduction or Increase f	
	Minimum		377	\$220,000	\$478	2	-\$30,900	9.97%
	Maximum		626	\$325,000	\$725	224	-\$10,000	3.08%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
1503	1010	RICHARDS	463	\$289,900	\$626	2		
1706	928	BEATTY	446	\$289,000	\$648	3		
710	501	PACIFIC	515	\$269,000	\$522	5		
703	909	MAINLAND	433	\$288,888	\$667	9		
1503	1295	RICHARDS	475	\$299,000	\$629	10		
2203	501	PACIFIC	408	\$268,500	\$658	13		
411	1216	HOMER	398	\$273,000	\$686	15		
1607	131	REGIMENT	510	\$289,900	\$568	15		
2506	928	BEATTY	446	\$279,000	\$626	17		
2107	131	REGIMENT	510	\$298,000	\$584	23		
1103	1008	CAMBIE	596	\$325,000	\$545	29		
2206	939	EXPO	446	\$279,000	\$626	31		
1106	501	PACIFIC	480	\$299,000	\$623	44	(\$11,000)	-3.5%
1601	438	SEYMOUR	535	\$319,500	\$597	52		
1502	989	BEATTY	481	\$298,000	\$620	57		
811	819	HAMILTON	608	\$319,000	\$525	59	(\$10,900)	-3.3%
602	602	CITADEL PARADE	626	\$308,000	\$492	82		
601	433	ROBSON	377	\$220,000	\$584	83		
3009	668	CITADEL PARADE	492	\$279,000	\$567	88	(\$30,900)	-10.0%
704	1001	RICHARDS	527	\$306,900	\$582	94	(\$18,100)	-5.6%
201	1082	SEYMOUR	550	\$296,000	\$538	101	(\$29,000)	-8.9%
208	1082	SEYMOUR	501	\$275,000	\$549	117	(\$14,000)	-4.8%
408	909	MAINLAND	433	\$299,900	\$693	122		
507	111	GEORGIA	626	\$299,000	\$478	132	(\$19,000)	-6.0%
2006	668	CITADEL PARADE	536	\$306,000	\$571	157	(\$13,000)	-4.1%
1010	1188	RICHARDS	403	\$279,000	\$692	157		
309	567	HORNBY	430	\$309,000	\$719	168		
701	433	ROBSON	377	\$259,000	\$687	185		
2408	909	MAINLAND	434	\$314,500	\$725	224	(\$10,000)	-3.1%



Listings Comparison

Building Age (yrs) <= vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 1

Input Date

Sort #6 by

English

Data: **VFS Condos 377-626 SqFt**

5-Mar-09

% REDUCTION

TODAY

5-Mar-09

				Price/sq. ft.			Price Reduction or Increase Range		
	Minimum		377	\$220,000	\$478	2	-\$30,900	9.97%	
	Maximum		626	\$325,000	\$725	224	-\$10,000	3.08%	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	
1	3009	668	CITADEL PARADE	492	\$279,000	\$567	88	(\$30,900)	-9.97%
2	201	1082	SEYMOUR	550	\$296,000	\$538	101	(\$29,000)	-8.92%
3	507	111	GEORGIA	626	\$299,000	\$478	132	(\$19,000)	-5.97%
4	704	1001	RICHARDS	527	\$306,900	\$582	94	(\$18,100)	-5.57%
5	208	1082	SEYMOUR	501	\$275,000	\$549	117	(\$14,000)	-4.84%
6	2006	668	CITADEL PARADE	536	\$306,000	\$571	157	(\$13,000)	-4.08%
7	1106	501	PACIFIC	480	\$299,000	\$623	44	(\$11,000)	-3.55%
8	811	819	HAMILTON	608	\$319,000	\$525	59	(\$10,900)	-3.30%
9	2408	909	MAINLAND	434	\$314,500	\$725	224	(\$10,000)	-3.08%
10	1706	928	BEATTY	446	\$289,000	\$648	3		
11	2506	928	BEATTY	446	\$279,000	\$626	17		
12	1502	989	BEATTY	481	\$298,000	\$620	57		
13	1103	1008	CAMBIE	596	\$325,000	\$545	29		
14	602	602	CITADEL PARADE	626	\$308,000	\$492	82		
15	2206	939	EXPO	446	\$279,000	\$626	31		
16	411	1216	HOMER	398	\$273,000	\$686	15		
17	309	567	HORNBY	430	\$309,000	\$719	168		
18	408	909	MAINLAND	433	\$299,900	\$693	122		
19	703	909	MAINLAND	433	\$288,888	\$667	9		



Listings Comparison

Data Sheet 1

Building Age (yrs) <= vary

Prepared for:

VFS Condos 377-626 SqFt

Sort #7 by

Territory Profile

TODAY 5-Mar-09

Address and grouped by floor layout per building

		Price (\$CAD)/ft ²					Price Reduction or Increase F	
Minimum		377	\$220,000	\$478	2	-\$30,900	9.97%	
Maximum		626	\$325,000	\$725	224	-\$10,000	3.08%	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
1601	438	SEYMOUR	535	\$319,500	\$597	52		
208	1082	SEYMOUR	501	\$275,000	\$549	117	-\$14,000	-4.84%
201	1082	SEYMOUR	550	\$296,000	\$538	101	-\$29,000	-8.92%
601	433	ROBSON	377	\$220,000	\$584	83		
701	433	ROBSON	377	\$259,000	\$687	185		
704	1001	RICHARDS	527	\$306,900	\$582	94	-\$18,100	-5.57%
1503	1010	RICHARDS	463	\$289,900	\$626	2		
1010	1188	RICHARDS	403	\$279,000	\$692	157		
1503	1295	RICHARDS	475	\$299,000	\$629	10		
1607	131	REGIMENT	510	\$289,900	\$568	15		
2107	131	REGIMENT	510	\$298,000	\$584	23		
710	501	PACIFIC	515	\$269,000	\$522	5		
1106	501	PACIFIC	480	\$299,000	\$623	44	-\$11,000	-3.55%
2203	501	PACIFIC	408	\$268,500	\$658	13		
408	909	MAINLAND	433	\$299,900	\$693	122		
2408	909	MAINLAND	434	\$314,500	\$725	224	-\$10,000	-3.08%
703	909	MAINLAND	433	\$288,888	\$667	9		
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411	1216	HOMER	398	\$273,000	\$686	15		
811	819	HAMILTON	608	\$319,000	\$525	59	-\$10,900	-3.30%
507	111	GEORGIA	626	\$299,000	\$478	132	-\$19,000	-5.97%
2206	939	EXPO	446	\$279,000	\$626	31		
602	602	CITADEL PARADE	626	\$308,000	\$492	82		
3009	668	CITADEL PARADE	492	\$279,000	\$567	88	-\$30,900	-9.97%
2006	668	CITADEL PARADE	536	\$306,000	\$571	157	-\$13,000	-4.08%
1103	1008	CAMBIE	596	\$325,000	\$545	29		
1706	928	BEATTY	446	\$289,000	\$648	3		
2506	928	BEATTY	446	\$279,000	\$626	17		
1502	989	BEATTY	481	\$298,000	\$620	57		



Summary Sheet:

3/5/2009

Short Listed candidates for discussion/viewing

(identified with "y" in VISIT Column - yellow highlight bar on other sheets)

Address	SqFt	LP	VISIT	VisitDate	Time	Sequence	Map	Remarks
# 602 602 CITADEL PARADE BB	626	\$308,000	y	7-Mar-09	9:30	1	2	
# 2006 668 CITADEL PARADE BB	536	\$306,000	y	7-Mar-09	9:50	2	3	
# 3009 668 CITADEL PARADE BB	492	\$279,000	y	7-Mar-09	10:05	3	4	
# 811 819 HAMILTON ST	608	\$319,000	y	7-Mar-09	10:30	4	5	
# 201 1082 SEYMOUR ST	550	\$296,000	y	7-Mar-09	10:55	5	7	
# 710 501 PACIFIC ST	515	\$269,000	y	7-Mar-09	11:20	6	6	
# 1103 1008 CAMBIE ST	596	\$325,000	y	7-Mar-09	11:55	7	1	
# 1706 928 BEATTY ST	446	\$289,000						
# 2506 928 BEATTY ST	446	\$279,000						
# 1502 989 BEATTY ST	481	\$298,000						
# 2206 939 EXPO BV	446	\$279,000						
# 507 111 W GEORGIA ST	626	\$299,000						