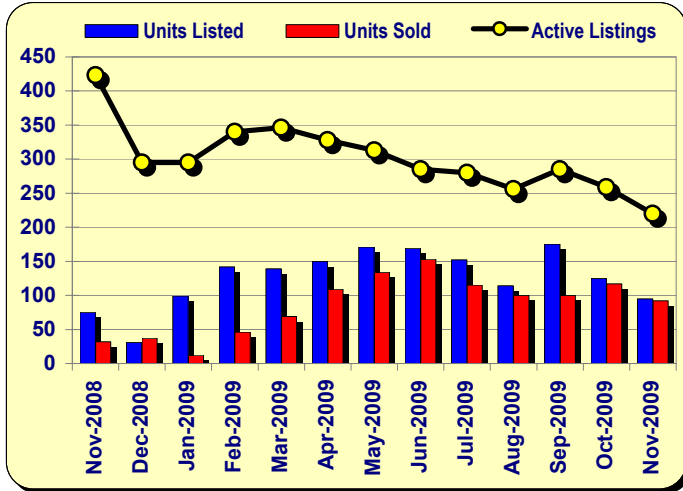
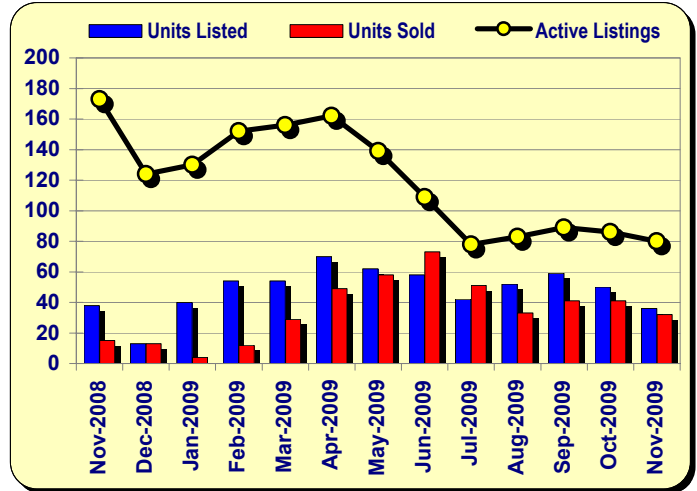


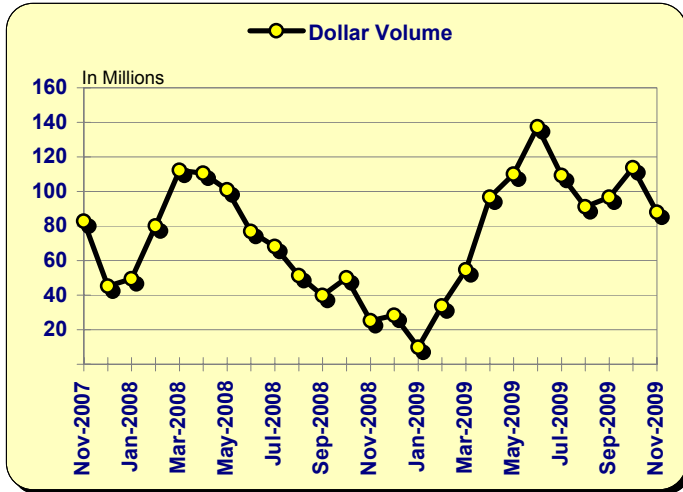
NORTH VANCOUVER - DETACHED



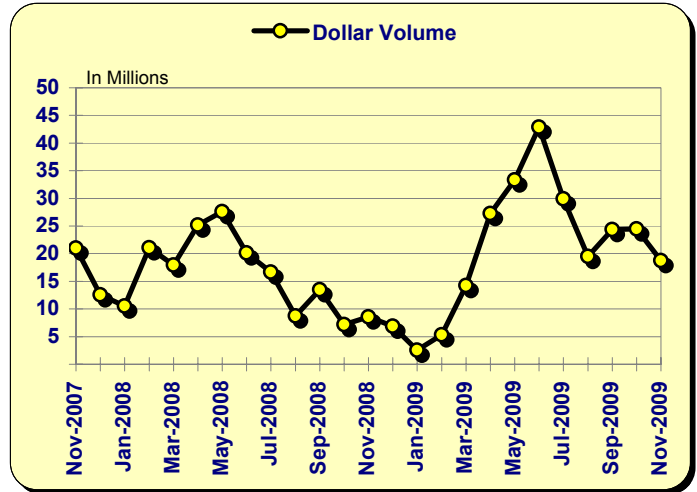
NORTH VANCOUVER - ATTACHED



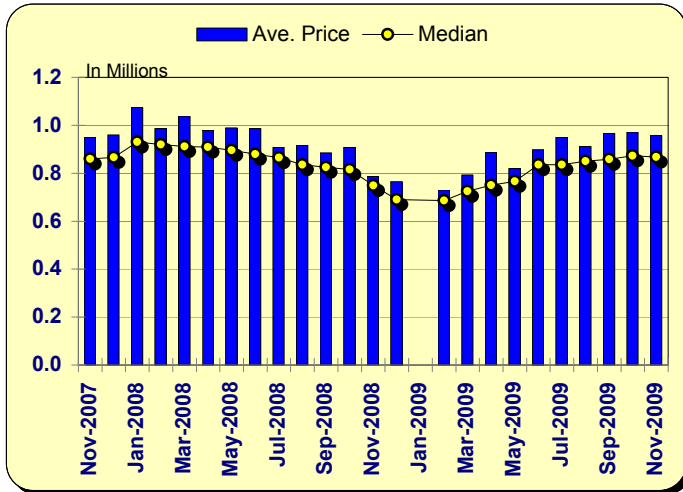
NORTH VANCOUVER - DETACHED



NORTH VANCOUVER - ATTACHED

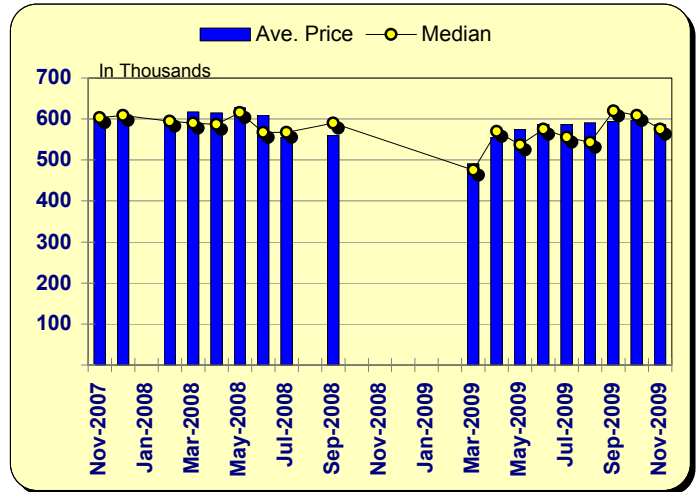


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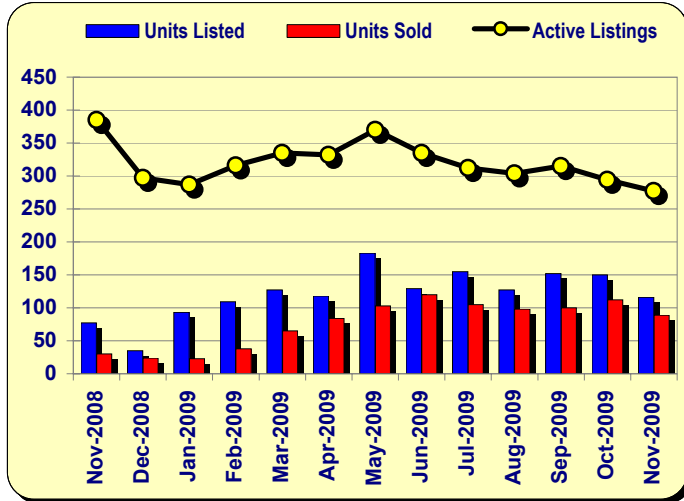
Months with less than 20 sales are not shown.

NORTH VANCOUVER - ATTACHED

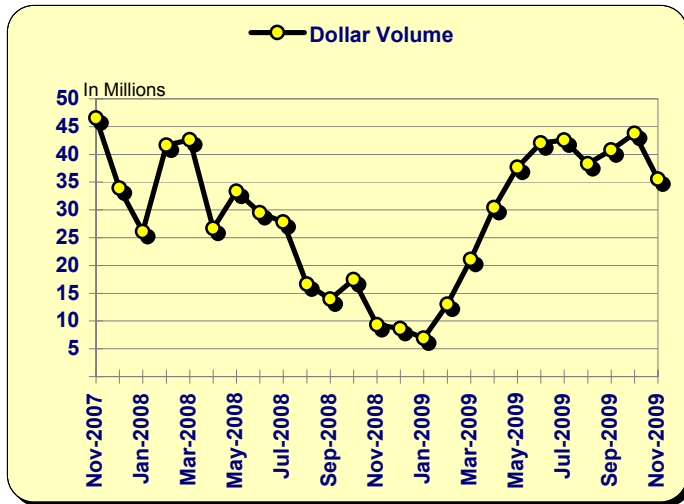


Months with less than 20 sales are not shown.

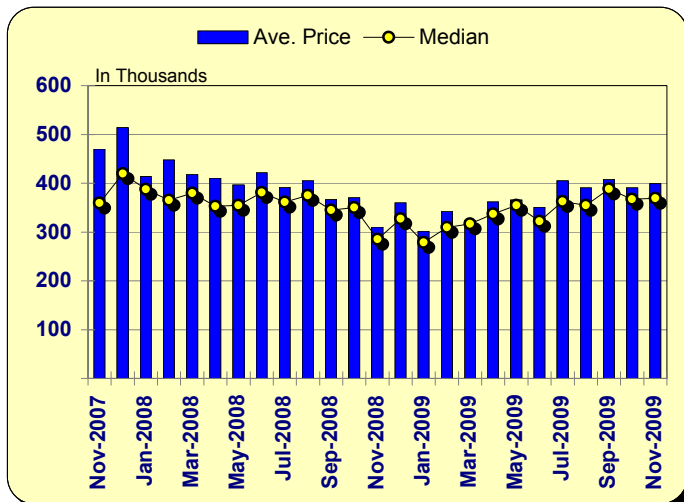
NORTH VANCOUVER - APARTMENT



NORTH VANCOUVER - APARTMENT



NORTH VANCOUVER - APARTMENT



Months with less than 20 sales are not shown.

NORTH VANCOUVER SALES JANUARY 1, 2009 - NOVEMBER 30, 2009

PRICE RANGE	DET	ATT	APT	OTHER	TOTAL
UNDER \$50,000	0	0	0	0	0
50,000- 99,999	0	0	0	1	1
100,000-149,999	1	0	2	0	3
150,000-199,999	0	0	17	1	18
200,000-249,999	0	1	93	0	94
250,000-299,999	1	5	172	0	178
300,000-349,999	0	10	187	0	197
350,000-399,999	1	21	173	0	195
400,000-449,999	4	41	112	0	157
450,000-499,999	8	55	44	2	109
500,000-549,999	16	68	49	0	133
550,000-599,999	43	61	22	0	126
600,000-649,999	60	49	31	1	141
650,000-699,999	115	42	12	1	170
700,000-749,999	116	20	8	0	144
750,000-799,999	110	25	5	0	140
800,000-849,999	113	7	4	1	125
850,000-899,999	93	8	3	1	105
900,000-949,999	56	1	0	1	58
950,000-999,999	60	2	0	0	62
1,000,000 +	251	7	4	5	267
TOTALS	1,048	423	938	14	2,423

Explanation of Median Sale Prices

The Average Prices "bar" graph also shows a "line" that indicates the median price. The median price is shown on this graph because the median is only marginally affected by sales occurring at the lower or higher extremities.

To obtain a median price, all of the sales are arrayed in order of price.

In the case of an even number of sales, the median is the highest price in the lower half of the group.

If the number of sales is an odd amount, the midpoint sales is taken as the median.