

Is Real Estate a Good Investment? You be the Judge

27 Year Statistical Summary – Greater Vancouver

The historical average pricing was obtained from the Vancouver Real Estate Board. The numbers reflect residential housing only – houses, townhouses and apartments.

Year	Average Price \$	Gain/Loss From Prior Yr.	% Gain/Loss From Prior Yr. (Rounded out)
1979	\$ 70,888	0	n/a
1980	\$100,087	\$29,199	41.19
1981	\$148,860	\$48,773	48.73
1982	\$107,829	(\$41,031)	-27.56
1983	\$115,818	\$ 7,989	7.41
1984	\$113,722	(\$ 2,096)	- 1.81
1985	\$112,737	(\$ 985)	- 0.87
1986	\$120,035	\$ 7,298	6.47
1987	\$132,658	\$12,623	10.52
1988	\$160,375	\$27,717	20.89
1989	\$209,670	\$49,295	30.74
1990	\$226,085	\$16,415	7.83
1991	\$221,874	(\$ 4,211)	-1.86
1992	\$245,259	\$23,385	10.54
1993	\$279,758	\$34,499	14.07
1994	\$303,535	\$23,777	8.50
1995	\$307,747	\$ 4,212	1.39
1996	\$288,268	(\$19,479)	- 6.33
1997	\$287,093	\$ 1,175)	- 0.41
1998	\$278,659	(\$ 8,434)	- 2.94
1999	\$283,506	\$ 4,847	1.74
2000	\$298,439	\$14,933	5.27
2001	\$287,530	(\$10,909)	- 3.66
2002	\$302,709	\$15,179	5.28
2003	\$330,779	\$28,070	9.27
2004	\$375,220	\$44,441	13.44
2005	\$428,136	\$52,916	14.10

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27 Year Statistical Summary – Fraser Valley

The historical average pricing was obtained from the Fraser Valley Real Estate Board. The numbers reflect all types of properties - houses, townhouses and apartments, mobile homes, farms, etc.

Year	Average Price	Gain/Loss From Prior Yr.	% Gain/Loss From Prior Yr. Rounded Out
1979	\$ 67,521	\$ 0	n/a
1980	\$ 88,046	\$20,525	30.00
1981	\$126,015	\$37,969	43.12
1982	\$ 80,424	(\$45,591)	-36.18
1983	\$ 84,813	\$ 4,389	5.46
1984	\$ 81,225	(\$ 3,588)	-4.23
1985	\$ 81,201	(\$ 24)	-0.03
1986	\$ 85,800	\$ 4,599	5.66
1987	\$ 93,926	\$ 8,126	9.47
1988	\$104,768	\$10,842	11.54
1989	\$136,988	\$32,220	30.75
1990	\$155,847	\$18,859	13.77
1991	\$162,192	\$ 6,345	4.07
1992	\$187,198	\$25,006	15.42
1993	\$213,325	\$26,127	13.96
1994	\$217,121	\$ 3,796	1.78
1995	\$206,549	(\$10,572)	-4.87
1996	\$207,005	\$ 456	0.22
1997	\$217,483	\$10,478	5.06
1998	\$214,456	(\$ 3,027)	-1.39
1999	\$213,832	(\$ 624)	-0.29
2000	\$217,963	\$ 4,131	1.93
2001	\$218,231	\$ 268	0.12
2002	\$241,889	\$23,658	10.84
2003	\$259,267	\$17,378	7.18
2004	\$292,546	\$33,279	12.83
2005	\$325,341	\$32,795	11.21

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27 Year Statistical Summary – Victoria

The historical average pricing was obtained from the Victoria Real Estate Board. The numbers reflect single family dwellings.

Year	Average Price	Gain/Loss From Prior Yr.	% Gain/Loss From Prior Yr. Rounded out
1979	\$ 67,165	0	n/a
1980	\$ 92,033	\$24,868	37.03
1981	\$126,776	\$34,743	37.75
1982	\$105,023	(\$21,753)	-17.16
1983	\$101,652	(\$ 3,371)	-3.21
1984	\$ 95,568	(\$ 6,984)	-5.99
1985	\$ 93,865	(\$ 1,703)	-1.78
1986	\$102,054	\$ 8,189	8.72
1987	\$110,135	\$ 8,081	7.92
1988	\$127,888	\$17,753	16.12
1989	\$150,930	\$23,042	18.02
1990	\$179,149	\$28,219	18.70
1991	\$191,774	\$12,625	7.05
1992	\$222,415	\$30,641	15.98
1993	\$246,727	\$24,312	10.93
1994	\$256,025	\$ 9,298	3.77
1995	\$242,012	(\$14,013)	-5.47
1996	\$241,910	(\$ 102)	-0.04
1997	\$248,921	\$ 7,011	2.90
1998	\$246,018	(\$ 2,903)	-1.17
1999	\$249,930	\$ 3,912	1.59
2000	\$251,398	\$ 1,468	0.59
2001	\$259,138	\$ 7,740	3.08
2002	\$280,218	\$21,080	8.13
2003	\$328,005	\$47,787	17.05
2004	\$386,045	\$58,040	17.70
2005	\$463,399	\$77,354	20.04