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ISLAND LIFE



**RE/MAX**  
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# Market Statistics

## April 2011



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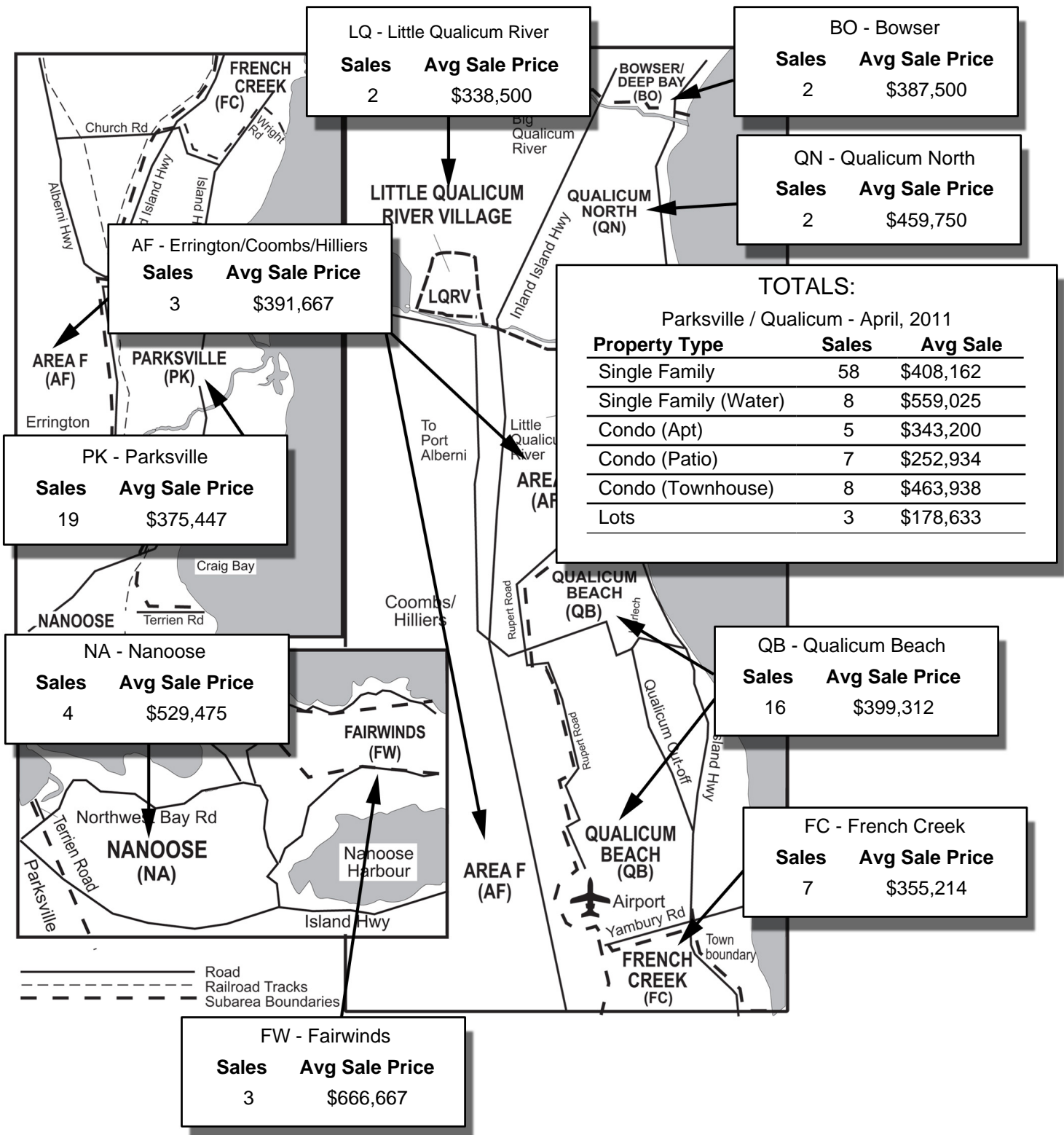


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# Parksville / Qualicum

Home Sales for the month of April, 2011

(Single Family)

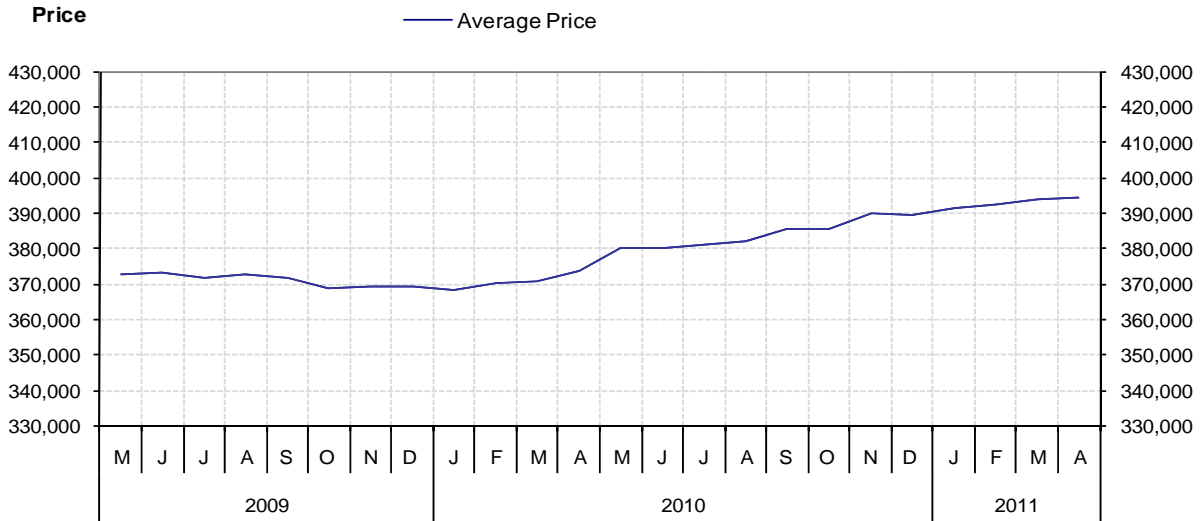


Average sale price does not include Waterfront.

# Parksville / Qualicum

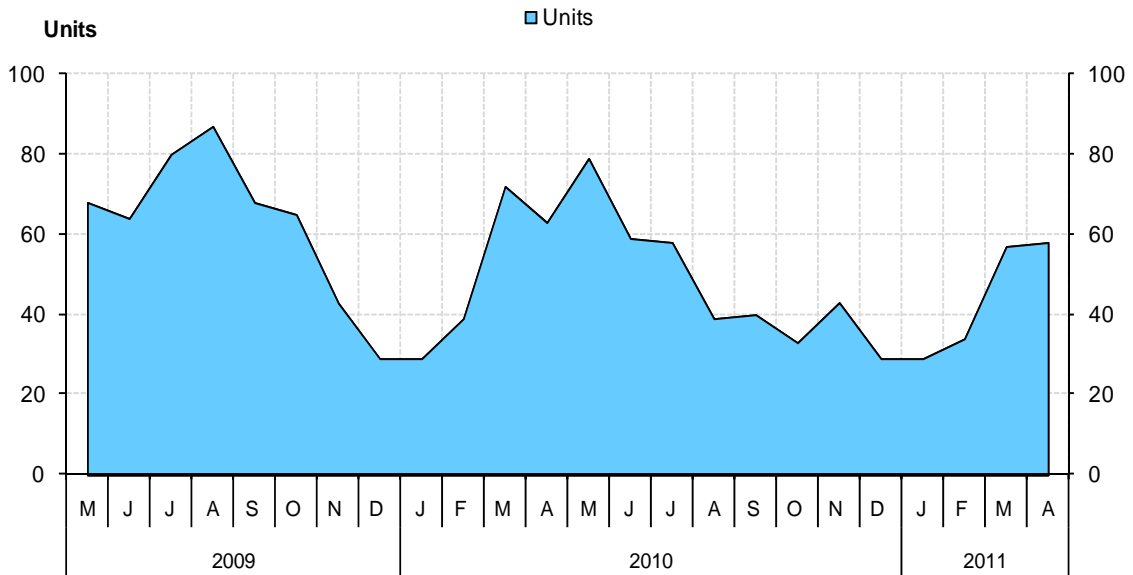
## as at April 30, 2011

### Cumulative Residential Average Single Family Sale Price



NOTE: Figures are based on a "rolling total" from the past 12 months – i.e. 12 months to date instead of the calendar "year to date".

### Single Family Units Reported Sold



## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	8	14	-43%	122	168	-27%
Units Reported Sold	3	13	-77%	55	73	-25%
Sell/List Ratio	38%	93%		45%	43%	
Reported Sales Dollars	\$535,900	\$2,391,400	-78%	\$9,656,700	\$12,161,215	-21%
Average Sell Price / Unit	\$178,633	\$183,954	-3%	\$175,576	\$166,592	5%
Median Sell Price	\$198,000			\$145,000		
Sell Price / List Price Ratio	92%	115%		93%	96%	
Days to Sell	323	57	464%	162	160	1%
Active Listings	71	84				
<b>Single Family</b>						
Units Listed	137	147	-7%	1210	1217	-1%
Units Reported Sold	58	63	-8%	556	706	-21%
Sell/List Ratio	42%	43%		46%	58%	
Reported Sales Dollars	\$23,673,400	\$25,265,252	-6%	\$219,374,664	\$264,070,466	-17%
Average Sell Price / Unit	\$408,162	\$401,036	2%	\$394,559	\$374,037	5%
Median Sell Price	\$371,000			\$365,400		
Sell Price / List Price Ratio	95%	96%		95%	95%	
Days to Sell	58	62	-6%	65	74	-13%
Active Listings	418	383				
<b>Condos (Apt)</b>						
Units Listed	26	12	117%	242	259	-7%
Units Reported Sold	5	7	-29%	48	79	-39%
Sell/List Ratio	19%	58%		20%	31%	
Reported Sales Dollars	\$1,716,000	\$1,957,150	-12%	\$12,336,100	\$17,802,450	-31%
Average Sell Price / Unit	\$343,200	\$279,593	23%	\$257,002	\$225,347	14%
Median Sell Price	\$320,000			\$237,500		
Sell Price / List Price Ratio	91%	93%		89%	90%	
Days to Sell	151	90	68%	153	109	40%
Active Listings	151	150				
<b>Condos (Patio)</b>						
Units Listed	13	20	-35%	156	208	-25%
Units Reported Sold	7	8	-13%	88	116	-24%
Sell/List Ratio	54%	40%		56%	56%	
Reported Sales Dollars	\$1,770,535	\$2,765,800	-36%	\$26,441,393	\$32,629,650	-19%
Average Sell Price / Unit	\$252,934	\$345,725	-27%	\$300,470	\$281,290	7%
Median Sell Price	\$245,535			\$293,000		
Sell Price / List Price Ratio	95%	99%		96%	95%	
Days to Sell	182	98	85%	94	121	-23%
Active Listings	67	86				
<b>Condos (Twnhse)</b>						
Units Listed	10	25	-60%	149	181	-18%
Units Reported Sold	8	10	-20%	62	81	-23%
Sell/List Ratio	80%	40%		42%	45%	
Reported Sales Dollars	\$3,711,500	\$2,880,250	29%	\$22,372,780	\$24,021,400	-7%
Average Sell Price / Unit	\$463,938	\$288,025	61%	\$360,851	\$296,560	22%
Median Sell Price	\$460,000			\$370,000		
Sell Price / List Price Ratio	97%	94%		94%	94%	
Days to Sell	56	44	27%	84	100	-16%
Active Listings	61	86				

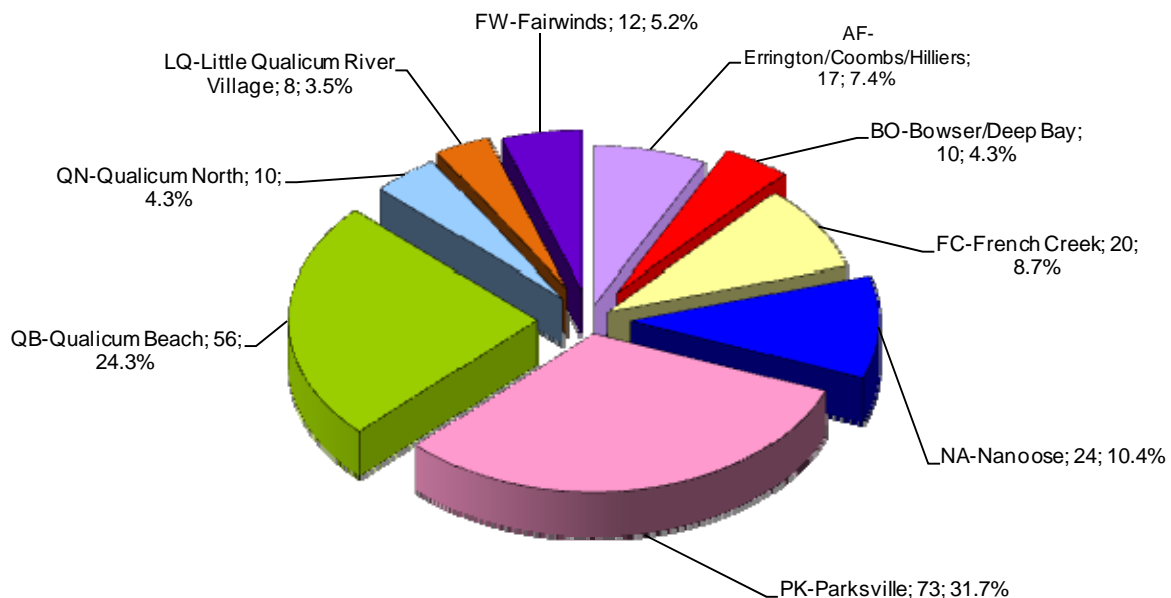
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to April 30, 2011

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
AF-Errington/Coombs/Hilliers	2	2	1	1	2	1	1	3	4	0	0	0	0	0	17
BO-Bowser/Deep Bay	0	1	2	1	0	1	1	3	1	0	0	0	0	0	10
FC-French Creek	0	1	0	1	4	5	3	1	4	1	0	0	0	0	20
NA-Nanose	0	0	1	1	2	1	1	1	4	4	4	3	0	2	24
PK-Parksville	1	0	4	22	18	12	5	5	2	1	1	2	0	0	73
QB-Qualicum Beach	1	0	0	3	14	15	7	6	4	2	2	1	1	0	56
QN-Qualicum North	0	0	0	1	1	1	1	0	2	0	2	1	1	0	10
LQ-Little Qualicum River Village	0	2	1	0	2	3	0	0	0	0	0	0	0	0	8
FW-Fairwinds	0	0	0	0	0	0	2	3	1	3	1	1	0	1	12
<b>ZONE 5 TOTALS</b>	<b>4</b>	<b>6</b>	<b>9</b>	<b>30</b>	<b>43</b>	<b>39</b>	<b>21</b>	<b>22</b>	<b>22</b>	<b>11</b>	<b>10</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>230</b>

### Single Family Sales - Parksville/Qualicum by Subarea



Total Unconditional Sales January 1 to April 30, 2011 = 230