



JOHN COOPER | ISLAND LIFE

**RE/MAX**  
of Nanaimo  
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# Market Statistics

## March 2011



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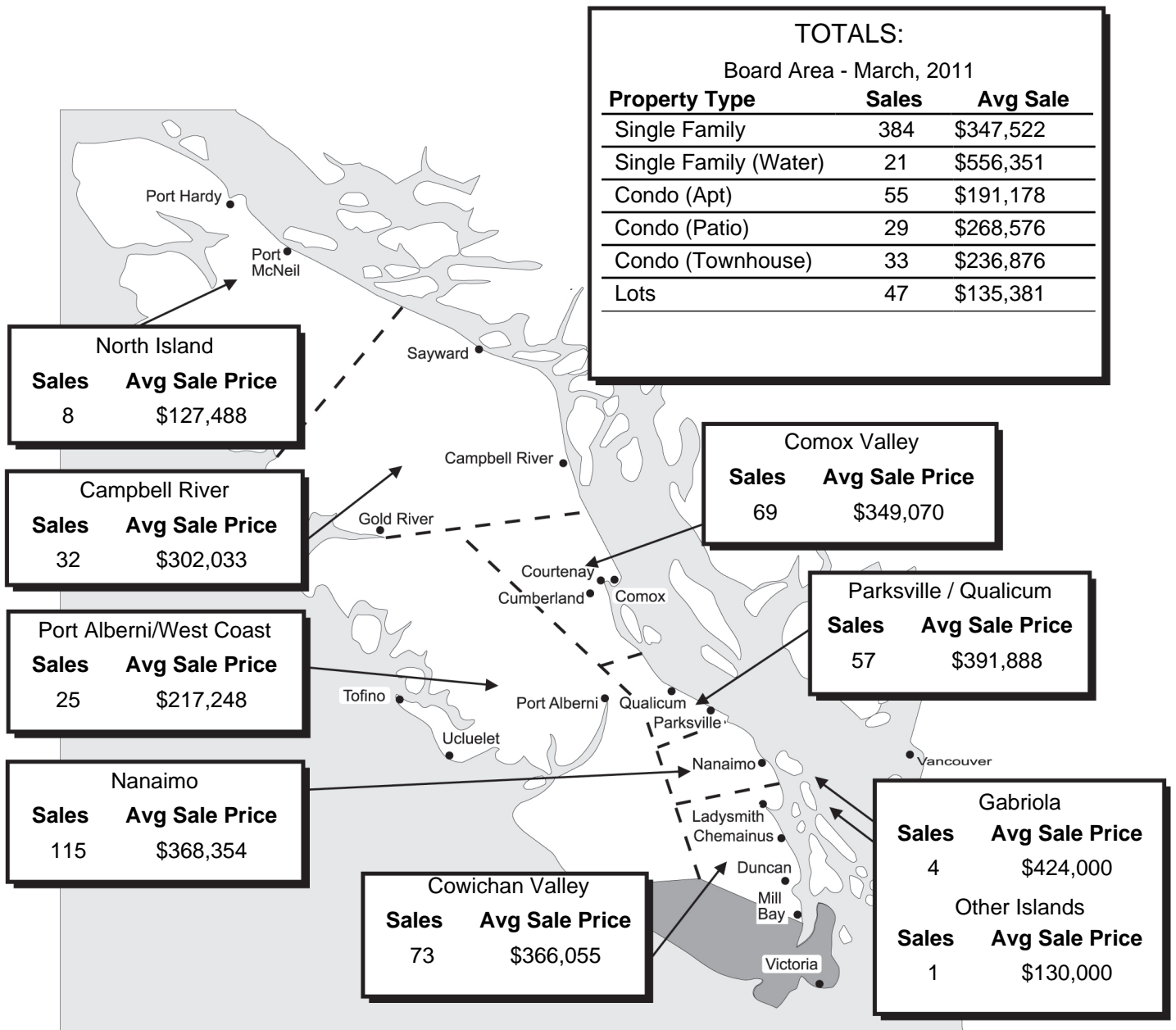
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# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of March, 2011

(Single Family)

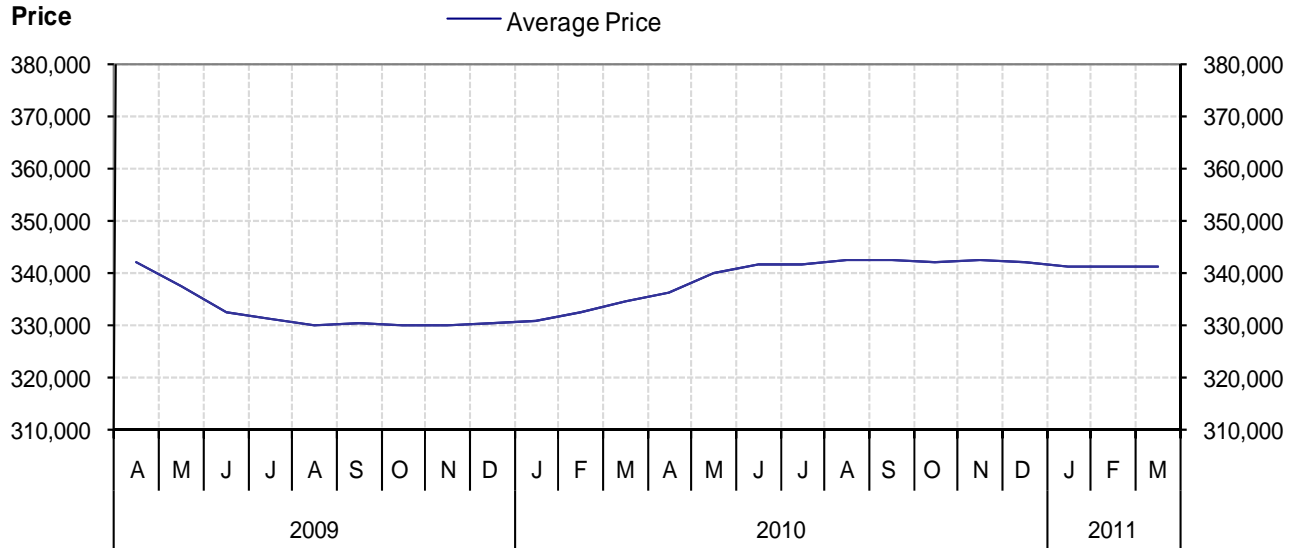


Average sale price does not include Waterfront.

# Board Area

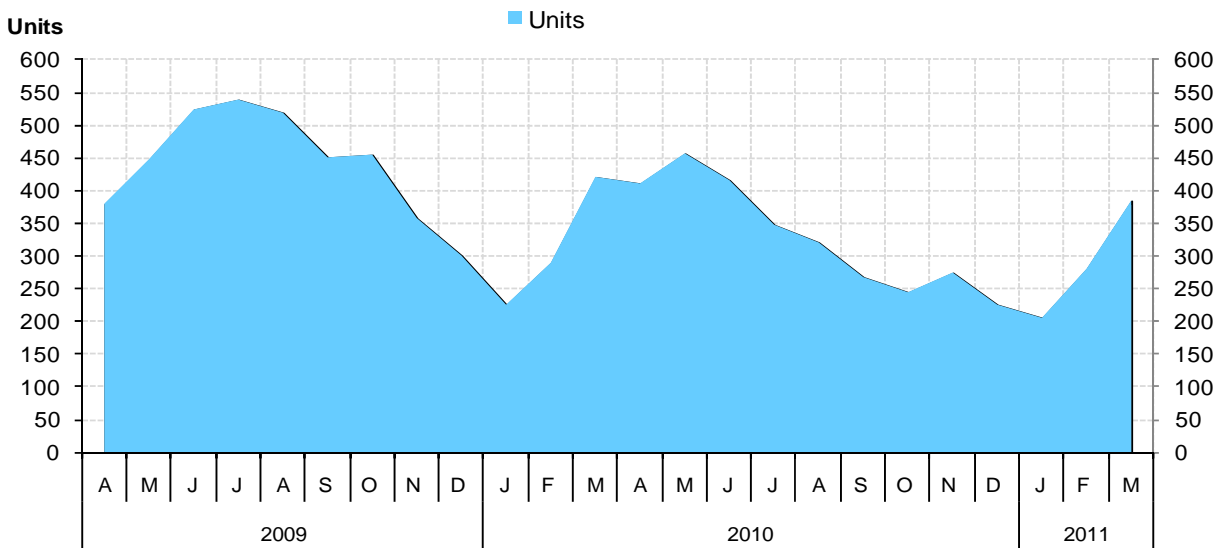
## as at March 31, 2011

### 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

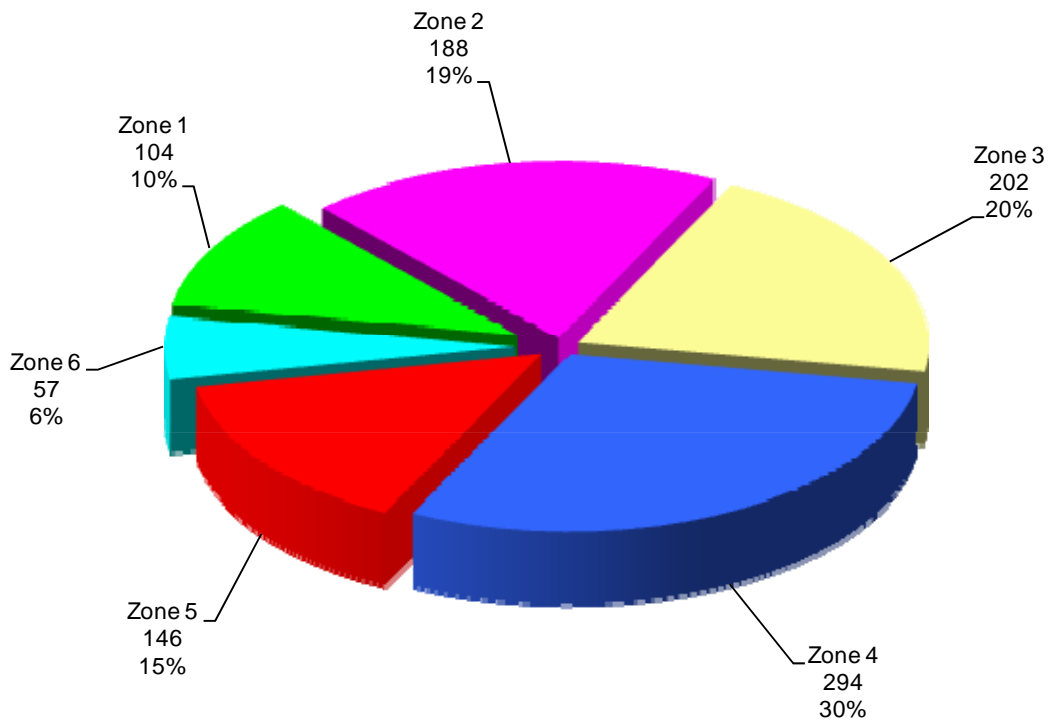


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	156	115	36%	1100	1545	-29%
Units Reported Sold	47	82	-43%	422	689	-39%
Sell/List Ratio	30%	71%		38%	45%	
Reported Sales Dollars	\$6,362,900	\$11,890,215	-46%	\$60,336,634	\$92,176,755	-35%
Average Sell Price / Unit	\$135,381	\$145,003	-7%	\$142,978	\$133,783	7%
Median Sell Price	\$129,900			\$136,900		
Sell Price / List Price Ratio	95%	95%		94%	93%	
Days to Sell	152	161	-6%	156	162	-4%
Active Listings	715	851				
<b>Single Family</b>						
Units Listed	943	1045	-10%	8513	8526	0%
Units Reported Sold	384	415	-7%	3819	4875	-22%
Sell/List Ratio	41%	40%		45%	57%	
Reported Sales Dollars	\$133,448,266	\$143,382,396	-7%	\$1,303,540,501	\$1,631,766,680	-20%
Average Sell Price / Unit	\$347,522	\$345,500	1%	\$341,330	\$334,721	2%
Median Sell Price	\$335,000			\$328,500		
Sell Price / List Price Ratio	95%	96%		95%	95%	
Days to Sell	80	58	38%	70	73	-3%
Active Listings	2701	2526				
<b>Condos (Apt)</b>						
Units Listed	165	214	-23%	1689	1797	-6%
Units Reported Sold	55	58	-5%	531	672	-21%
Sell/List Ratio	33%	27%		31%	37%	
Reported Sales Dollars	\$10,514,775	\$13,827,401	-24%	\$112,368,422	\$139,144,888	-19%
Average Sell Price / Unit	\$191,178	\$238,403	-20%	\$211,617	\$207,061	2%
Median Sell Price	\$171,990			\$195,277		
Sell Price / List Price Ratio	93%	95%		93%	92%	
Days to Sell	143	90	59%	116	108	8%
Active Listings	800	796				
<b>Condos (Patio)</b>						
Units Listed	64	40	60%	538	577	-7%
Units Reported Sold	29	20	45%	268	345	-22%
Sell/List Ratio	45%	50%		50%	60%	
Reported Sales Dollars	\$7,788,700	\$5,487,300	42%	\$74,263,465	\$92,906,079	-20%
Average Sell Price / Unit	\$268,576	\$274,365	-2%	\$277,102	\$269,293	3%
Median Sell Price	\$281,000			\$273,000		
Sell Price / List Price Ratio	96%	98%		96%	95%	
Days to Sell	101	88	15%	90	109	-17%
Active Listings	221	196				
<b>Condos (Twnhse)</b>						
Units Listed	99	128	-23%	1130	1035	9%
Units Reported Sold	33	41	-20%	386	482	-20%
Sell/List Ratio	33%	32%		34%	47%	
Reported Sales Dollars	\$7,816,900	\$10,300,926	-24%	\$99,730,056	\$117,677,350	-15%
Average Sell Price / Unit	\$236,876	\$251,242	-6%	\$258,368	\$244,144	6%
Median Sell Price	\$215,000			\$237,500		
Sell Price / List Price Ratio	96%	96%		98%	95%	
Days to Sell	68	78	-13%	76	86	-12%
Active Listings	458	395				

**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.

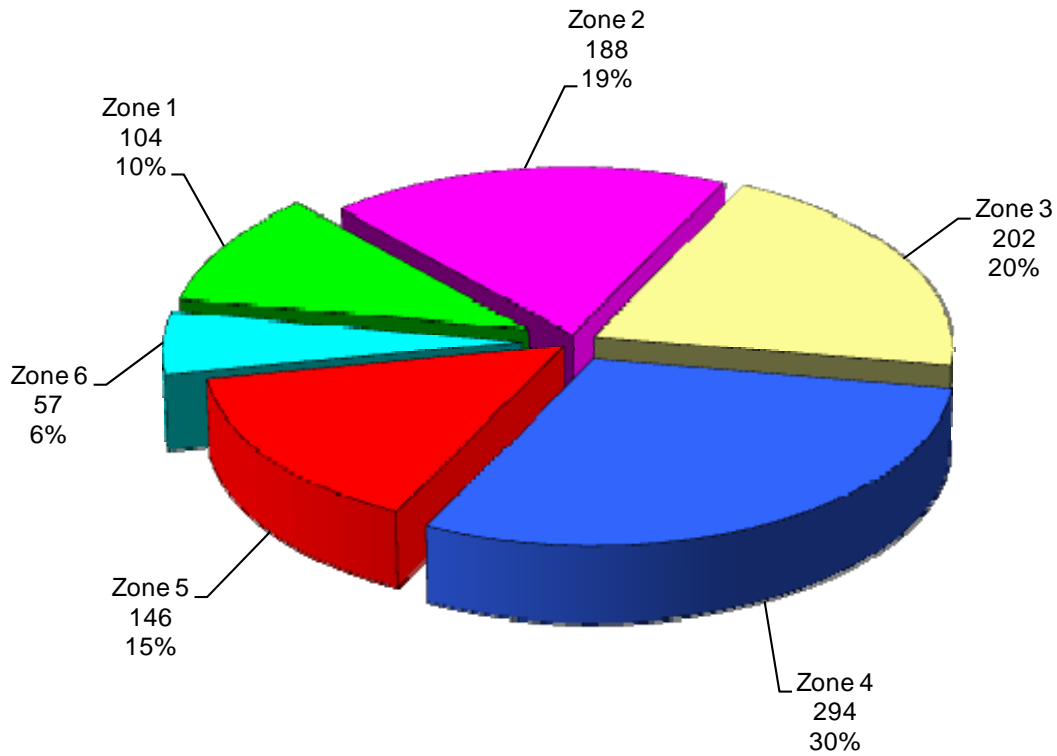
## MLS® Single Family Sales Analysis For Board Area – by Zone



Total Unconditional Sales January 1 to March 31, 2011 = 991

**Zone 1 – Campbell River**  
**Zone 2 – Comox Valley**  
**Zone 3 – Cowichan Valley**  
**Zone 4 – Nanaimo**  
**Zone 5 – Parksville/Qualicum**  
**Zone 6 – Port Alberni/West Coast**

**1st Quarter 2011**  
**MLS® Single Family Sales Analysis**  
**For Board Area – By Zone**



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