



JOHN COOPER | ISLAND LIFE



# Market Statistics May 2011



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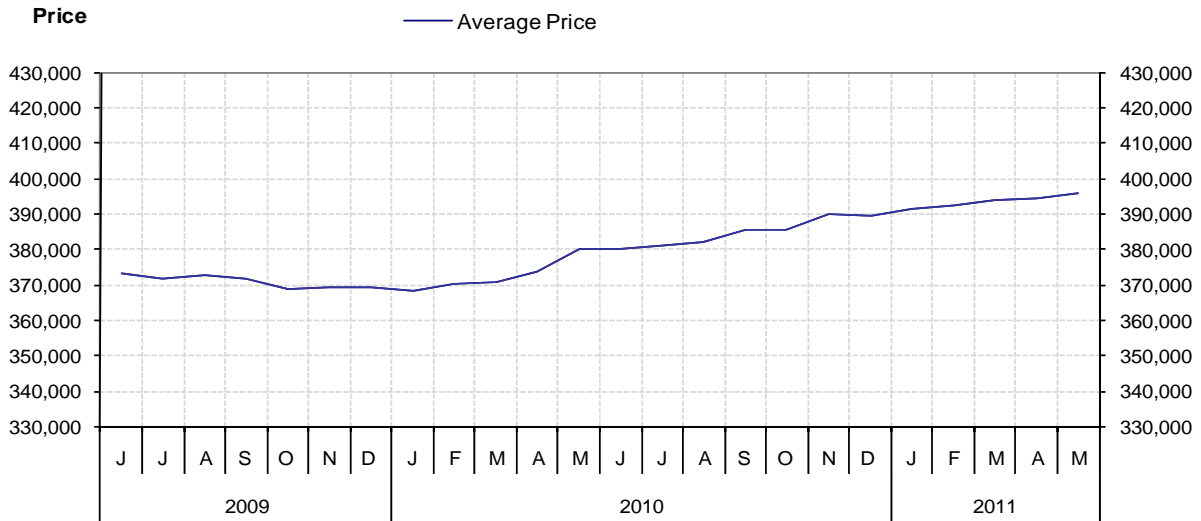


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# Parksville / Qualicum

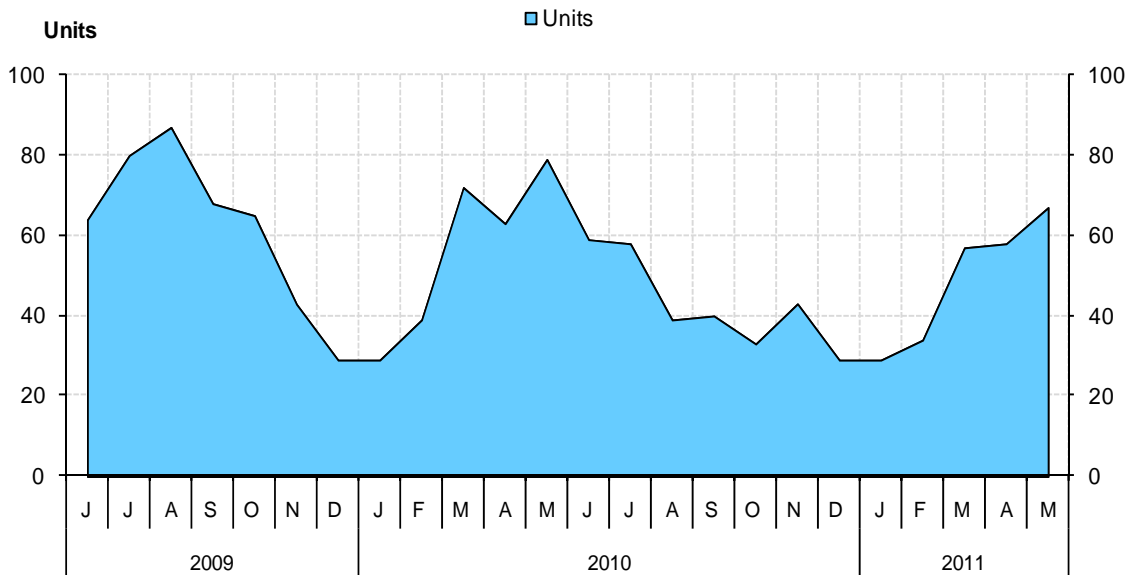
## as at May 31, 2011

### 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

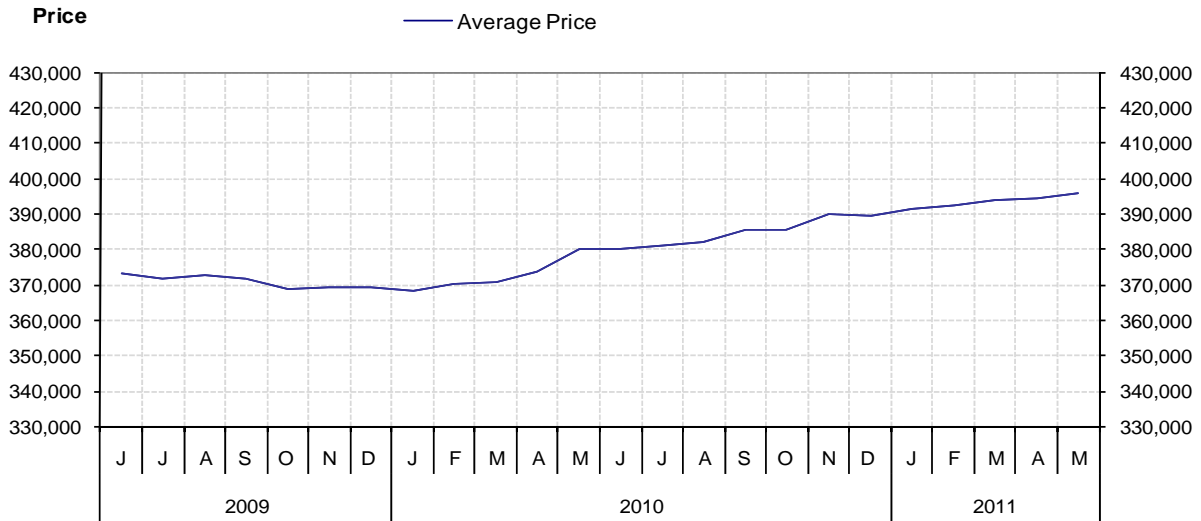
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	8	9	-11%	121	164	-26%
Units Reported Sold	5	6	-17%	54	77	-30%
Sell/List Ratio	62%	67%		45%	47%	
Reported Sales Dollars	\$864,500	\$1,091,800	-21%	\$9,429,400	\$12,895,015	-27%
Average Sell Price / Unit	\$172,900	\$181,967	-5%	\$174,619	\$167,468	4%
Median Sell Price	\$178,000			\$150,800		
Sell Price / List Price Ratio	77%	95%		92%	97%	
Days to Sell	223	129	73%	171	161	6%
Active Listings	66	88				
<b>Single Family</b>						
Units Listed	155	130	19%	1235	1239	0%
Units Reported Sold	67	79	-15%	544	717	-24%
Sell/List Ratio	43%	61%		44%	58%	
Reported Sales Dollars	\$28,179,400	\$32,275,350	-13%	\$215,278,714	\$272,810,131	-21%
Average Sell Price / Unit	\$420,588	\$408,549	3%	\$395,733	\$380,488	4%
Median Sell Price	\$373,000			\$365,000		
Sell Price / List Price Ratio	95%	95%		96%	95%	
Days to Sell	74	47	56%	68	70	-2%
Active Listings	466	399				
<b>Condos (Apt)</b>						
Units Listed	21	21	0%	242	263	-8%
Units Reported Sold	8	4	100%	52	74	-30%
Sell/List Ratio	38%	19%		21%	28%	
Reported Sales Dollars	\$1,371,400	\$1,229,000	12%	\$12,478,500	\$17,170,450	-27%
Average Sell Price / Unit	\$171,425	\$307,250	-44%	\$239,971	\$232,033	3%
Median Sell Price	\$171,000			\$227,500		
Sell Price / List Price Ratio	91%	81%		90%	89%	
Days to Sell	65	220	-71%	134	117	15%
Active Listings	158	162				
<b>Condos (Patio)</b>						
Units Listed	15	9	67%	162	197	-18%
Units Reported Sold	7	9	-22%	86	118	-27%
Sell/List Ratio	47%	100%		53%	60%	
Reported Sales Dollars	\$2,235,078	\$2,357,900	-5%	\$26,318,571	\$32,705,500	-20%
Average Sell Price / Unit	\$319,297	\$261,989	22%	\$306,030	\$277,165	10%
Median Sell Price	\$337,500			\$306,000		
Sell Price / List Price Ratio	97%	96%		96%	95%	
Days to Sell	140	38	269%	103	118	-13%
Active Listings	75	73				
<b>Condos (Twnhse)</b>						
Units Listed	16	12	33%	153	179	-15%
Units Reported Sold	4	10	-60%	56	84	-33%
Sell/List Ratio	25%	83%		37%	47%	
Reported Sales Dollars	\$1,339,000	\$2,971,400	-55%	\$20,740,380	\$25,098,800	-17%
Average Sell Price / Unit	\$334,750	\$297,140	13%	\$370,364	\$298,795	24%
Median Sell Price	\$447,000			\$430,000		
Sell Price / List Price Ratio	87%	93%		93%	94%	
Days to Sell	127	106	21%	83	100	-16%
Active Listings	67	82				

**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.

# Parksville / Qualicum

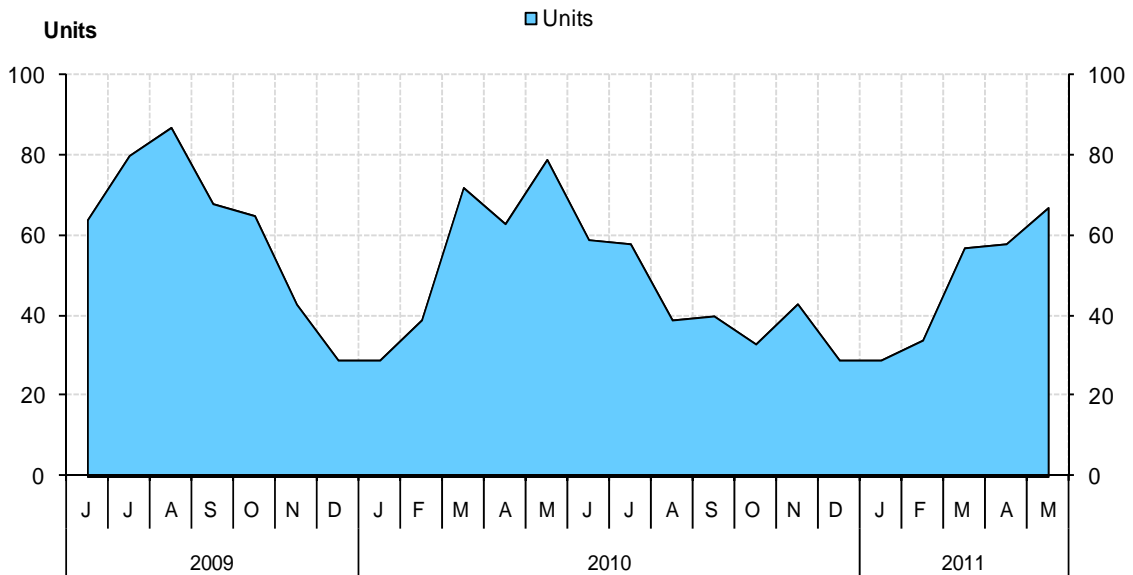
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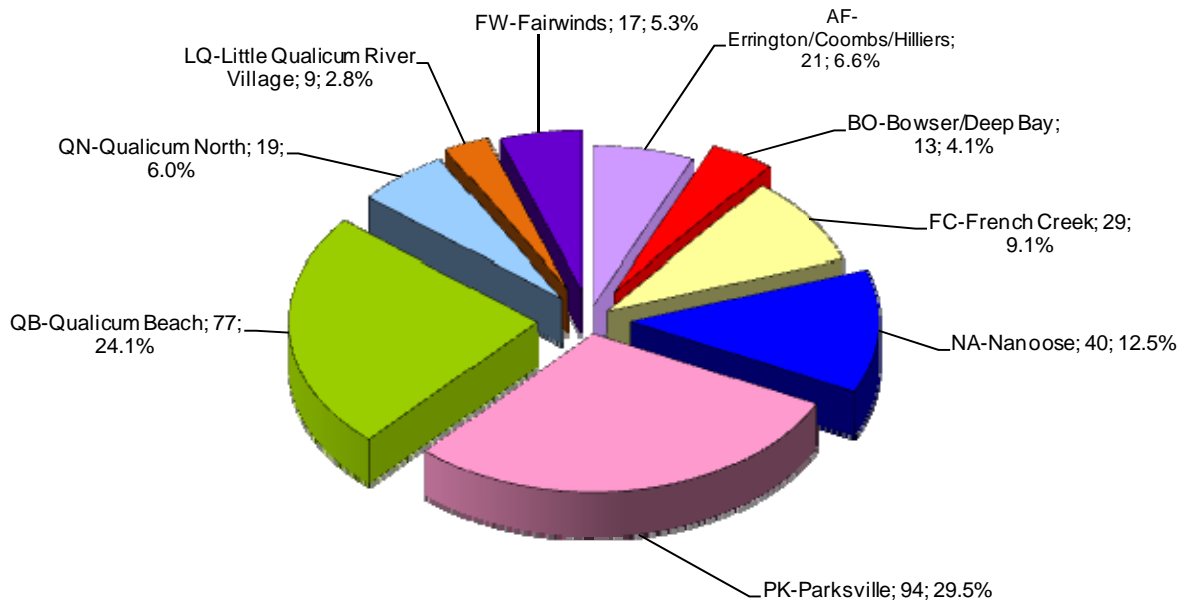
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## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to May 31, 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	1 Mil-1 Mil	OVER 1 Mil	Total
AF-Errington/Coombs/Hilliers	2	2	2	1	2	2	1	3	4	1	0	1	0	0	0	21
BO-Bowser/Deep Bay	0	1	3	2	1	1	1	3	1	0	0	0	0	0	0	13
FC-French Creek	0	1	2	2	5	6	4	1	5	1	0	0	2	0	0	29
NA-Nanose	0	1	1	2	4	2	4	2	7	5	4	5	0	3	0	40
PK-Parksville	1	0	4	24	23	15	7	8	5	1	3	2	0	1	0	94
QB-Qualicum Beach	2	0	0	4	21	18	9	10	4	4	2	2	1	0	0	77
QN-Qualicum North	1	0	1	2	6	2	1	0	2	0	2	1	1	0	0	19
LQ-Little Qualicum River Village	0	2	1	0	2	4	0	0	0	0	0	0	0	0	0	9
FW-Fairwinds	0	0	0	0	0	0	2	4	1	5	1	2	1	1	0	17
<b>ZONE 5 TOTALS</b>	<b>6</b>	<b>7</b>	<b>14</b>	<b>37</b>	<b>64</b>	<b>50</b>	<b>29</b>	<b>31</b>	<b>29</b>	<b>17</b>	<b>12</b>	<b>13</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>319</b>

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



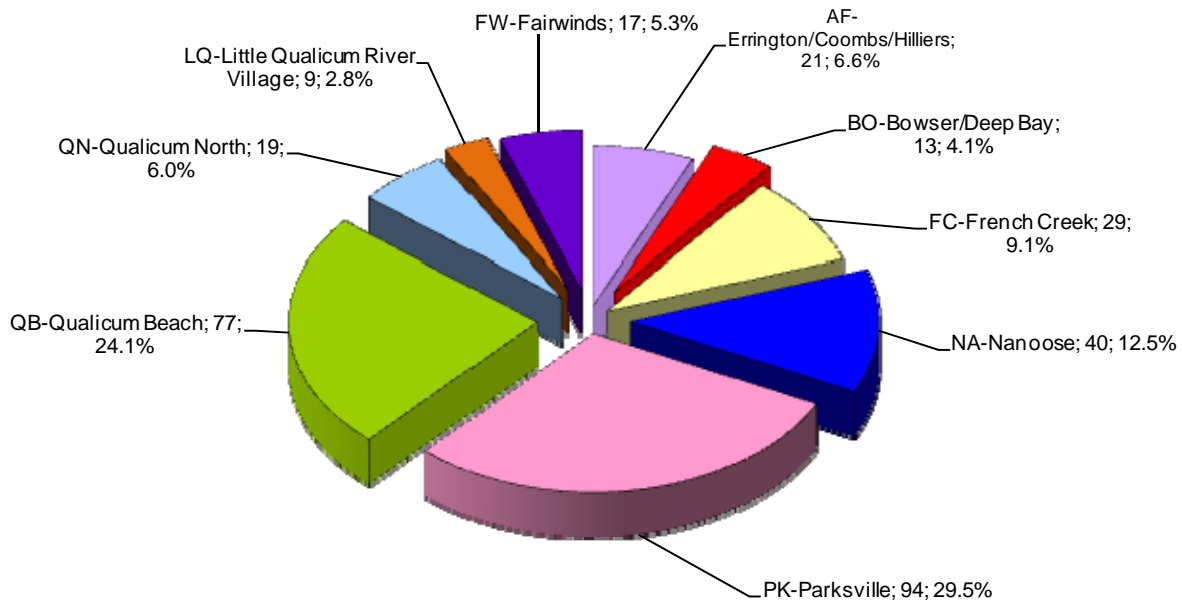
Total Unconditional Sales January 1 to May 31, 2011 = 319

## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to May 31, 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	1 Mil-1 Mil	OVER 1 Mil	Total
AF-Errington/Coombs/Hilliers	2	2	2	1	2	2	1	3	4	1	0	1	0	0	0	21
BO-Bowser/Deep Bay	0	1	3	2	1	1	1	3	1	0	0	0	0	0	0	13
FC-French Creek	0	1	2	2	5	6	4	1	5	1	0	0	2	0	0	29
NA-Nanose	0	1	1	2	4	2	4	2	7	5	4	5	0	3	0	40
PK-Parksville	1	0	4	24	23	15	7	8	5	1	3	2	0	1	0	94
QB-Qualicum Beach	2	0	0	4	21	18	9	10	4	4	2	2	1	0	0	77
QN-Qualicum North	1	0	1	2	6	2	1	0	2	0	2	1	1	0	0	19
LQ-Little Qualicum River Village	0	2	1	0	2	4	0	0	0	0	0	0	0	0	0	9
FW-Fairwinds	0	0	0	0	0	0	2	4	1	5	1	2	1	1	0	17
<b>ZONE 5 TOTALS</b>	<b>6</b>	<b>7</b>	<b>14</b>	<b>37</b>	<b>64</b>	<b>50</b>	<b>29</b>	<b>31</b>	<b>29</b>	<b>17</b>	<b>12</b>	<b>13</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>319</b>

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



Total Unconditional Sales January 1 to May 31, 2011 = 319



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