



JOHN COOPER | ISLAND LIFE



# Market Statistics May 2011



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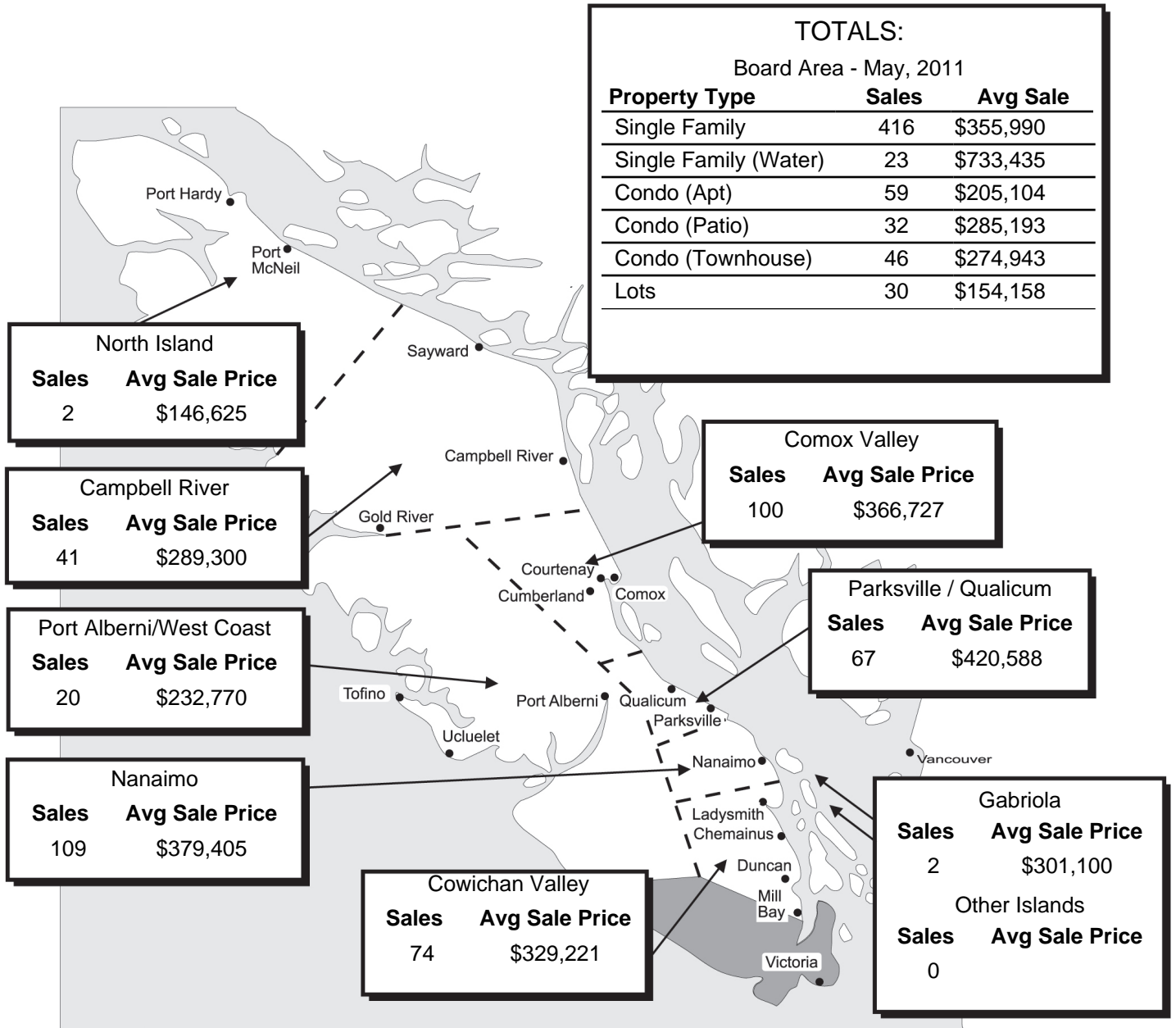
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# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of May, 2011

(Single Family)

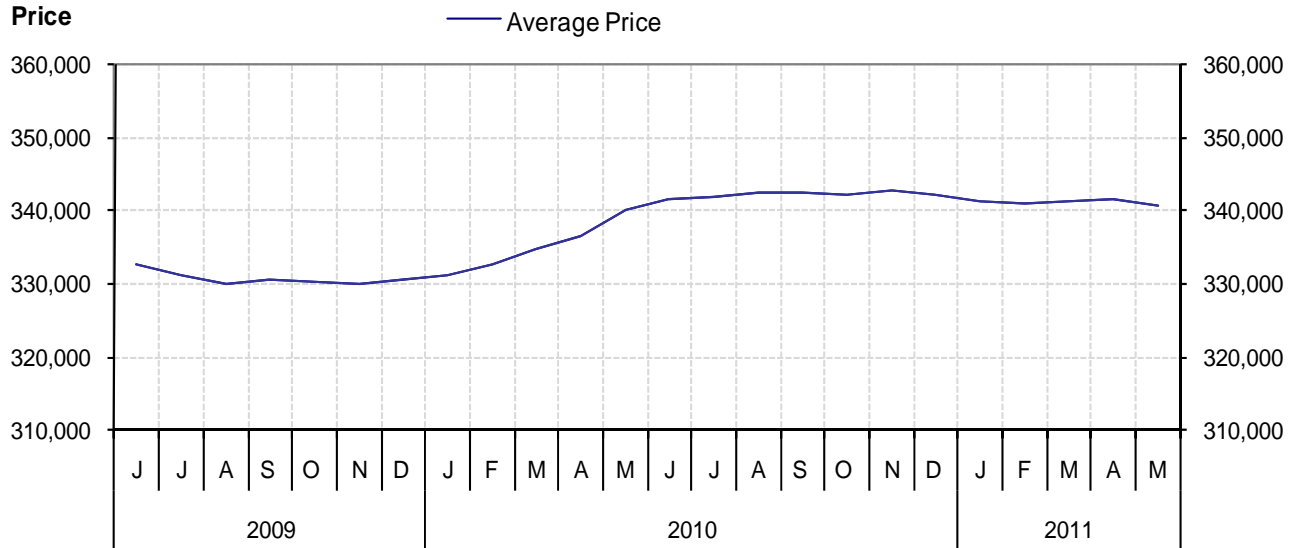


Average sale price does not include Waterfront.

# Board Area

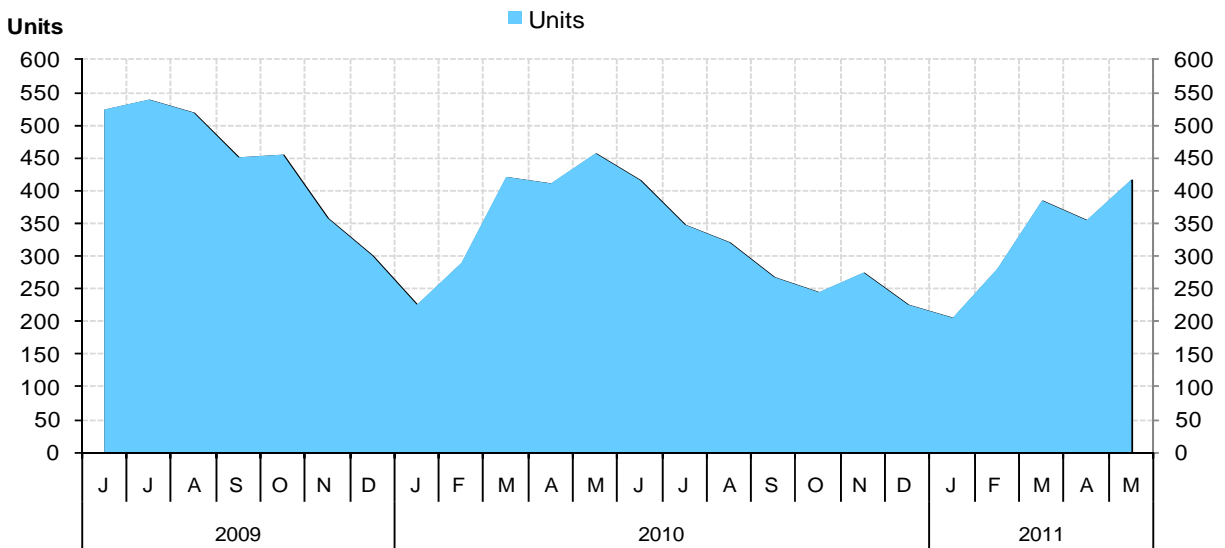
## as at May 31, 2011

### 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

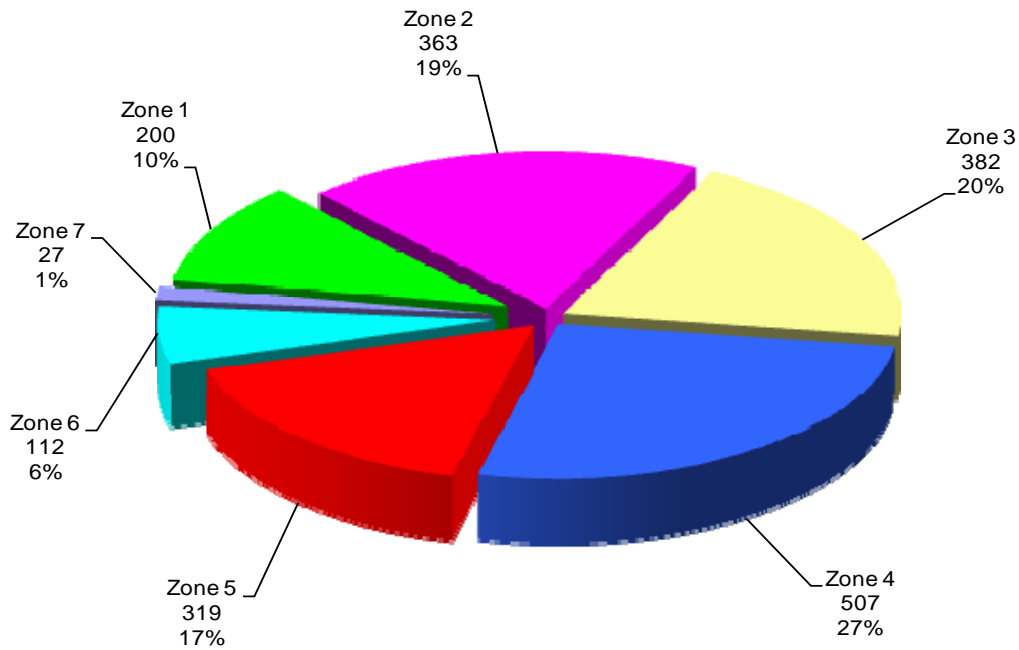


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	119	92	29%	1093	1515	-28%
Units Reported Sold	30	51	-41%	374	727	-49%
Sell/List Ratio	25%	55%		34%	48%	
Reported Sales Dollars	\$4,624,750	\$6,687,950	-31%	\$53,888,309	\$98,994,030	-46%
Average Sell Price / Unit	\$154,158	\$131,136	18%	\$144,086	\$136,168	6%
Median Sell Price	\$160,000			\$135,000		
Sell Price / List Price Ratio	91%	95%		93%	94%	
Days to Sell	165	229	-28%	153	167	-9%
Active Listings	782	852				
<b>Single Family</b>						
Units Listed	908	948	-4%	8347	8857	-6%
Units Reported Sold	416	456	-9%	3724	4917	-24%
Sell/List Ratio	46%	48%		45%	56%	
Reported Sales Dollars	\$148,091,766	\$165,517,115	-11%	\$1,268,789,001	\$1,671,869,670	-24%
Average Sell Price / Unit	\$355,990	\$362,976	-2%	\$340,706	\$340,018	0%
Median Sell Price	\$340,000			\$327,500		
Sell Price / List Price Ratio	98%	96%		95%	95%	
Days to Sell	64	53	21%	73	68	6%
Active Listings	3121	3013				
<b>Condos (Apt)</b>						
Units Listed	196	206	-5%	1559	2009	-22%
Units Reported Sold	59	72	-18%	519	714	-27%
Sell/List Ratio	30%	35%		33%	36%	
Reported Sales Dollars	\$12,101,140	\$14,816,975	-18%	\$109,953,854	\$148,515,513	-26%
Average Sell Price / Unit	\$205,104	\$205,791	0%	\$211,857	\$208,005	2%
Median Sell Price	\$178,500			\$190,000		
Sell Price / List Price Ratio	94%	95%		92%	93%	
Days to Sell	81	70	15%	124	105	18%
Active Listings	871	1022				
<b>Condos (Patio)</b>						
Units Listed	57	50	14%	544	582	-7%
Units Reported Sold	32	35	-9%	254	370	-31%
Sell/List Ratio	56%	70%		47%	64%	
Reported Sales Dollars	\$9,126,178	\$9,688,866	-6%	\$69,742,553	\$100,095,841	-30%
Average Sell Price / Unit	\$285,193	\$276,825	3%	\$274,577	\$270,529	1%
Median Sell Price	\$297,000			\$270,000		
Sell Price / List Price Ratio	96%	97%		96%	96%	
Days to Sell	79	74	7%	97	103	-6%
Active Listings	239	184				
<b>Condos (Twnhse)</b>						
Units Listed	115	98	17%	1165	1063	10%
Units Reported Sold	46	48	-4%	380	495	-23%
Sell/List Ratio	40%	49%		33%	47%	
Reported Sales Dollars	\$12,647,371	\$12,251,086	3%	\$100,731,743	\$123,178,408	-18%
Average Sell Price / Unit	\$274,943	\$255,231	8%	\$265,084	\$248,845	7%
Median Sell Price	\$254,000			\$235,332		
Sell Price / List Price Ratio	96%	95%		98%	95%	
Days to Sell	83	73	13%	81	78	3%
Active Listings	498	442				

**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 May 31, 2011 = 1,910

**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**



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