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Market Statistics Vancouver Island July 2011



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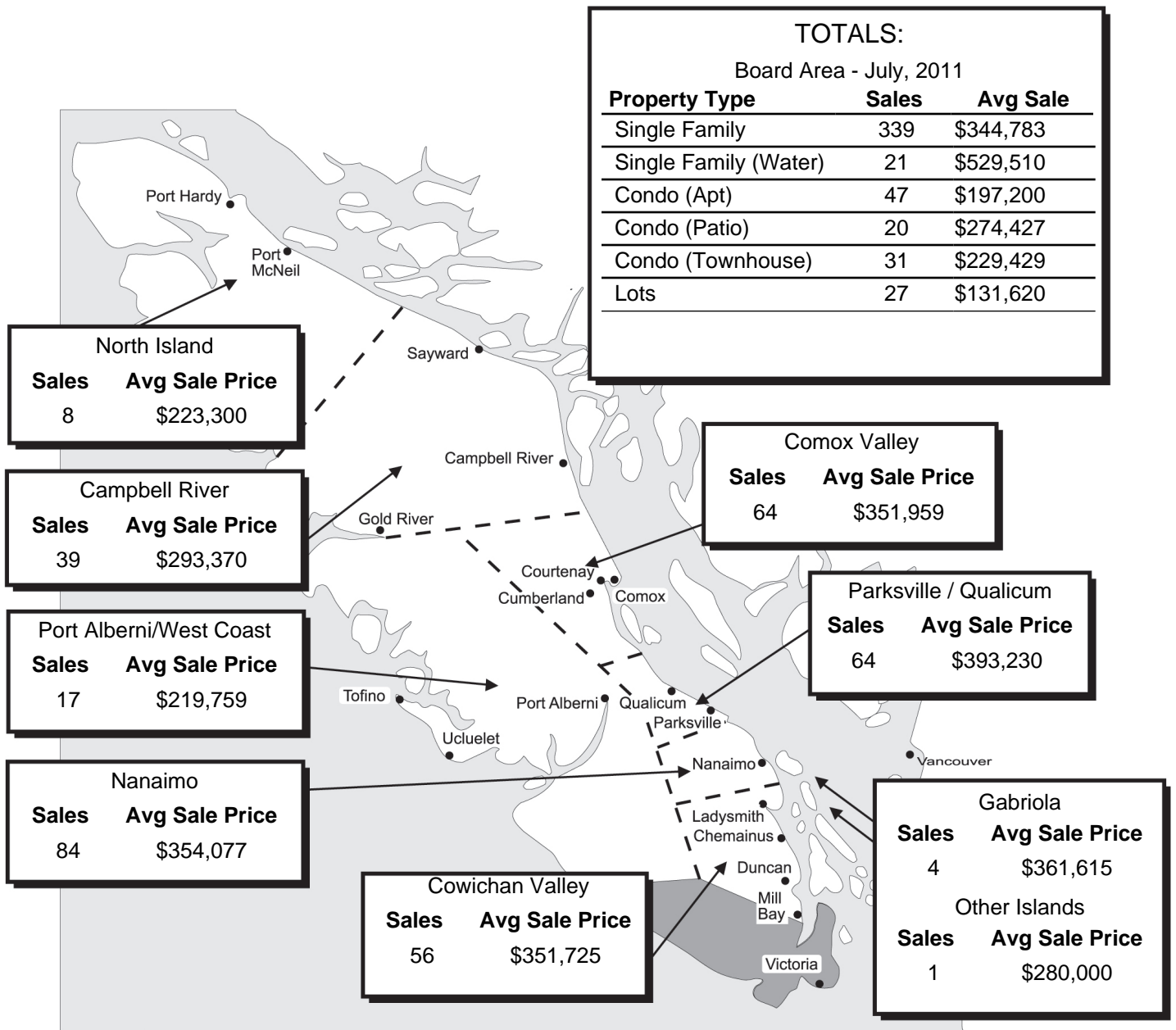
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Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of July, 2011

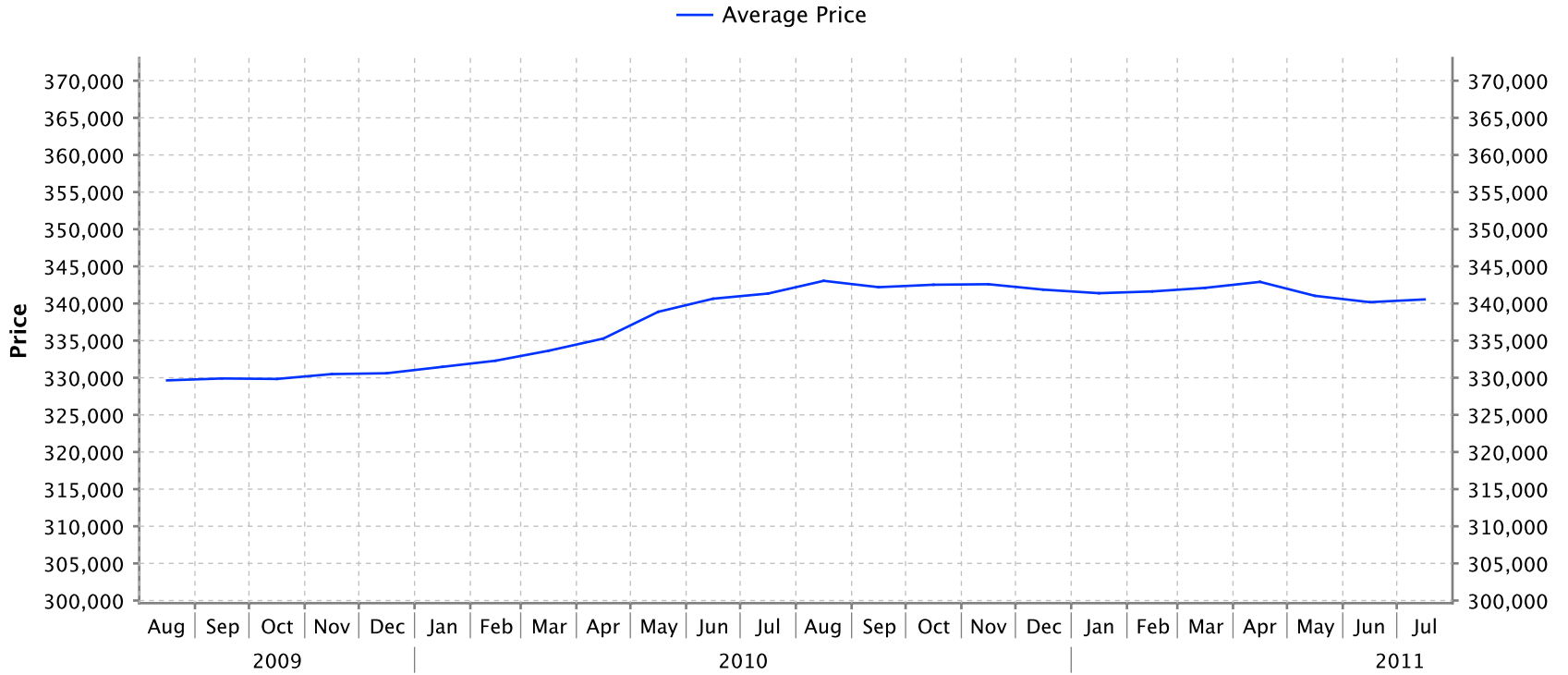
(Single Family)



Average sale price does not include Waterfront.

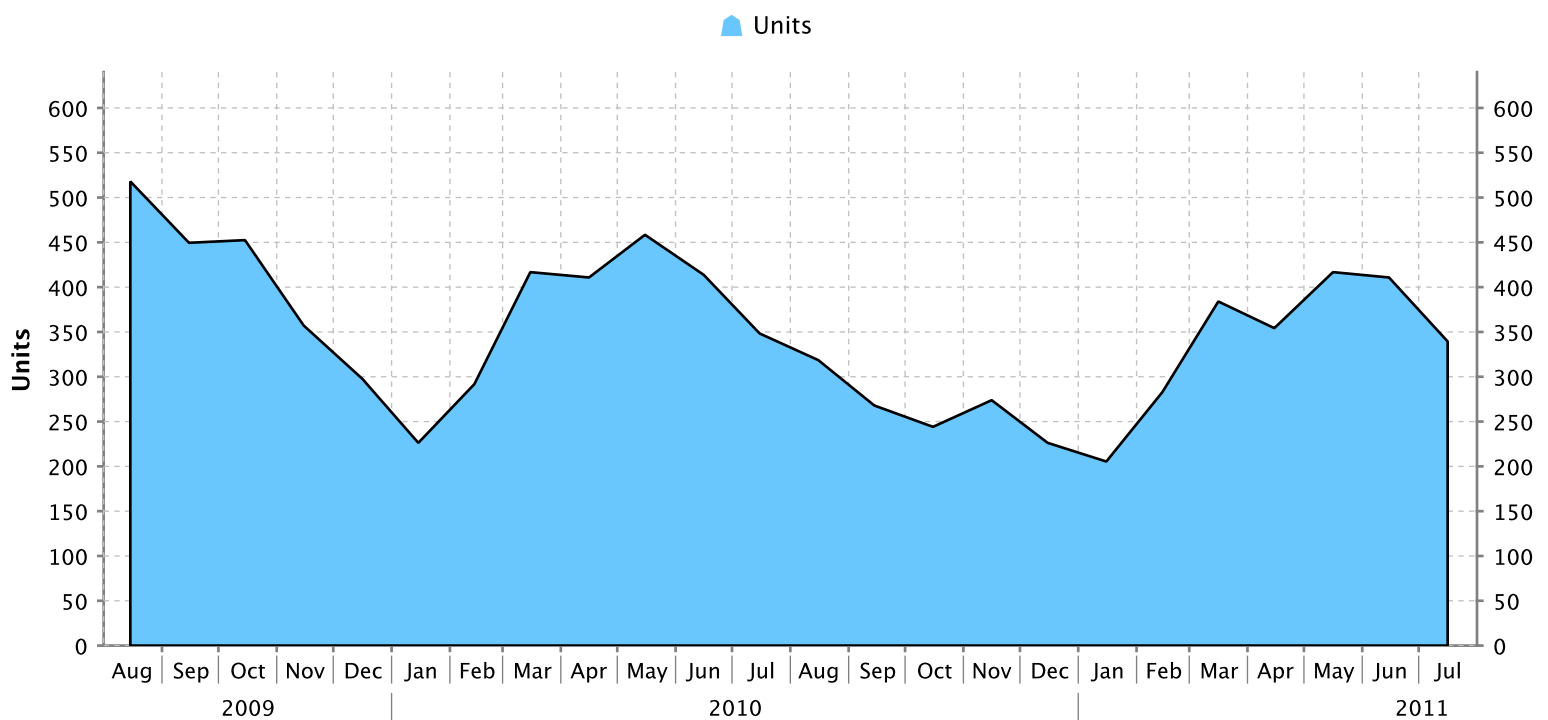
Board Area as at July 31, 2011

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
Lots						
Units Listed	84	74	14%	1,115	1,376	-19%
Units Reported Sold	27	25	8%	345	700	-51%
Sell/List Ratio	32%	34%		31%	51%	
Reported Sales Dollars	\$3,553,750	\$3,584,150	-1%	\$49,294,250	\$95,550,154	-48%
Average Sell Price / Unit	\$131,620	\$143,366	-8%	\$142,882	\$136,500	5%
Median Sell Price	\$125,000			\$133,500		
Sell Price / List Price	92%	93%		93%	95%	
Days to Sell	112	119	-6%	149	169	-12%
Active Listings	810	836				
Single Family						
Units Listed	785	741	6%	8,365	8,787	-5%
Units Reported Sold	339	347	-2%	3,710	4,642	-20%
Sell/List Ratio	43%	47%		44%	53%	
Reported Sales Dollars	\$116,881,316	\$119,014,745	-2%	\$1,263,997,50	\$1,586,570,321	-20%
Average Sell Price / Unit	\$344,783	\$342,982	1%	\$340,700	\$341,786	-0%
Median Sell Price	\$330,000			\$328,000		
Sell Price / List Price	94%	94%		95%	95%	
Days to Sell	73	59	25%	74	66	13%
Active Listings	3239	3094				
Condos (Apt)						
Units Listed	118	139	-15%	1,592	1,877	-15%
Units Reported Sold	47	37	27%	539	682	-21%
Sell/List Ratio	40%	27%		34%	36%	
Reported Sales Dollars	\$9,268,404	\$8,469,600	9%	\$112,975,167	\$143,639,339	-21%
Average Sell Price / Unit	\$197,200	\$228,908	-14%	\$209,601	\$210,615	-0%
Median Sell Price	\$191,000			\$188,500		
Sell Price / List Price	95%	92%		92%	93%	
Days to Sell	77	110	-29%	128	106	21%
Active Listings	862	1005				
Condos (Patio)						
Units Listed	44	43	2%	531	569	-7%
Units Reported Sold	20	21	-5%	247	352	-30%
Sell/List Ratio	45%	49%		47%	62%	
Reported Sales Dollars	\$5,488,533	\$5,906,850	-7%	\$68,180,286	\$95,345,954	-28%
Average Sell Price / Unit	\$274,427	\$281,279	-2%	\$276,034	\$270,869	2%
Median Sell Price	\$284,000			\$269,000		
Sell Price / List Price	95%	97%		96%	96%	
Days to Sell	127	67	90%	107	97	10%
Active Listings	260	206				
Condos (Twnhse)						
Units Listed	100	144	-31%	1,091	1,110	-2%
Units Reported Sold	31	34	-9%	381	470	-19%
Sell/List Ratio	31%	24%		35%	42%	
Reported Sales Dollars	\$7,112,300	\$10,253,922	-31%	\$99,830,290	\$119,084,177	-16%
Average Sell Price / Unit	\$229,429	\$301,586	-24%	\$262,022	\$253,371	3%
Median Sell Price	\$217,500			\$229,900		
Sell Price / List Price	95%	95%		98%	95%	
Days to Sell	87	70	24%	82	78	6%
Active Listings	477	502				

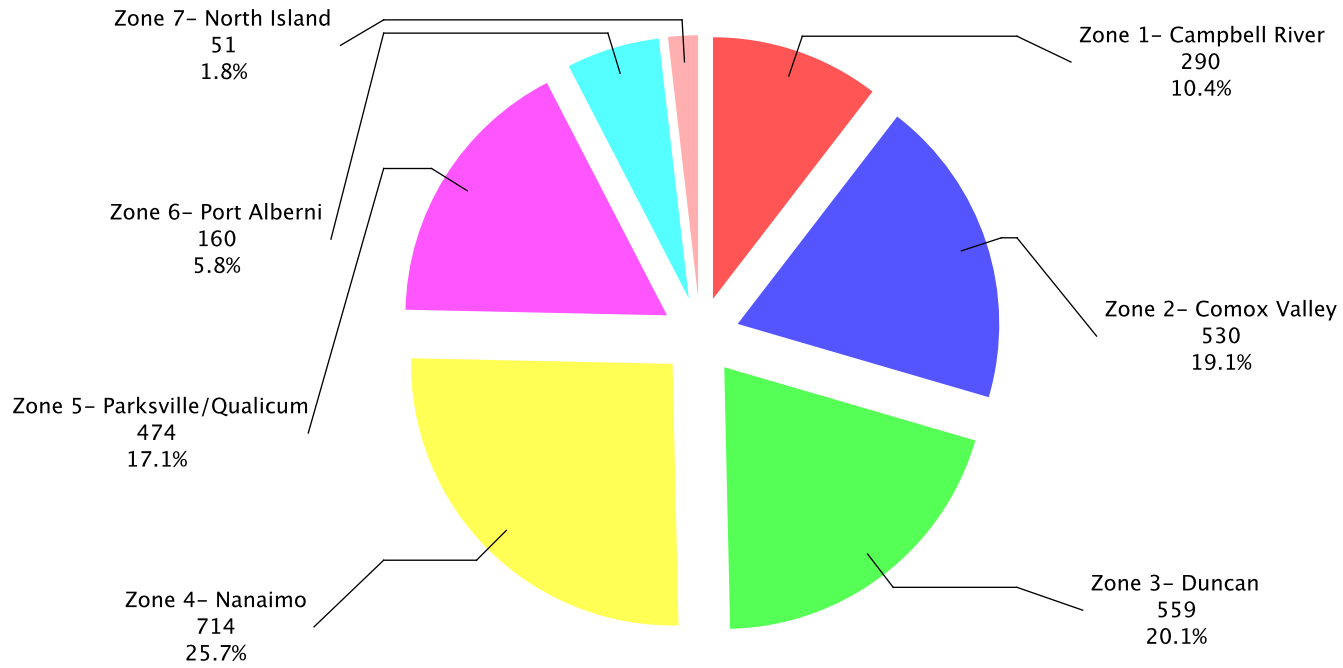
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 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	OVER 1 Mil	Total
Zone 1- Campbell River	6	28	87	68	38	29	9	12	9	3	0	1	0	0	290
Zone 2- Comox Valley	6	19	52	81	113	110	64	33	30	12	4	3	2	1	530
Zone 3- Duncan	6	24	49	84	106	99	58	50	43	14	16	6	3	1	559
Zone 4- Nanaimo	3	25	56	109	152	131	94	53	56	15	11	3	1	5	714
Zone 5- Parksville/Qualicum	7	9	20	64	103	66	44	40	51	22	21	16	6	5	474
Zone 6- Port Alberni	21	37	34	25	12	12	6	4	2	0	2	1	2	2	160
Zone 7- North Island	16	14	11	4	1	1	1	1	1	0	1	0	0	0	51
Board Area Totals	65	156	309	435	525	448	276	193	192	66	55	30	14	14	2,778

Single Family Sales by Zone



Total Unconditional Sales January 1 to July 31, 2011 = 2,778



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