



JOHN COOPER | ISLAND LIFE



# Market Statistics July 2011

## Parksville & Qualicum Beach



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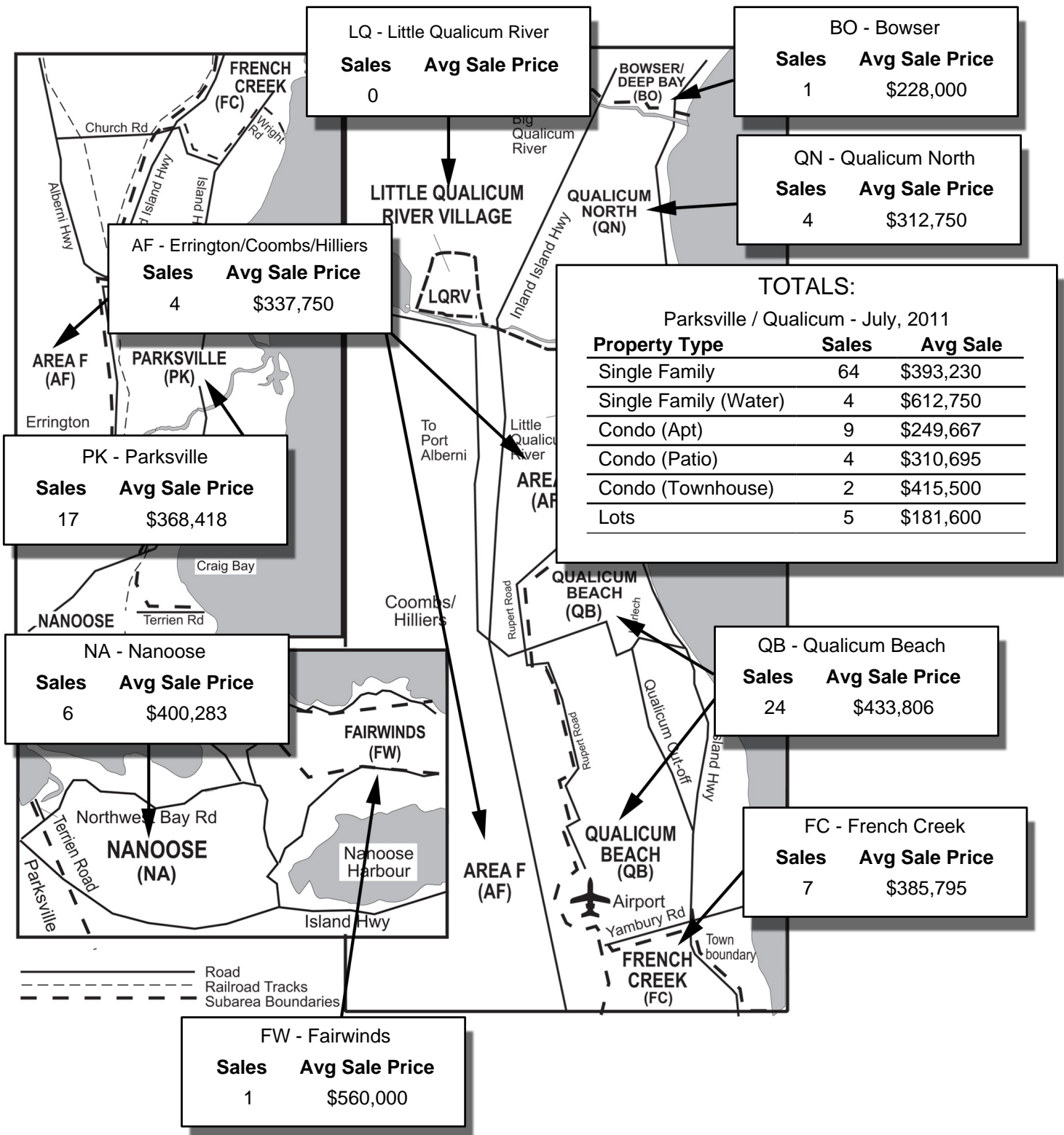


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# Parksville / Qualicum

Home Sales for the month of July, 2011

(Single Family)

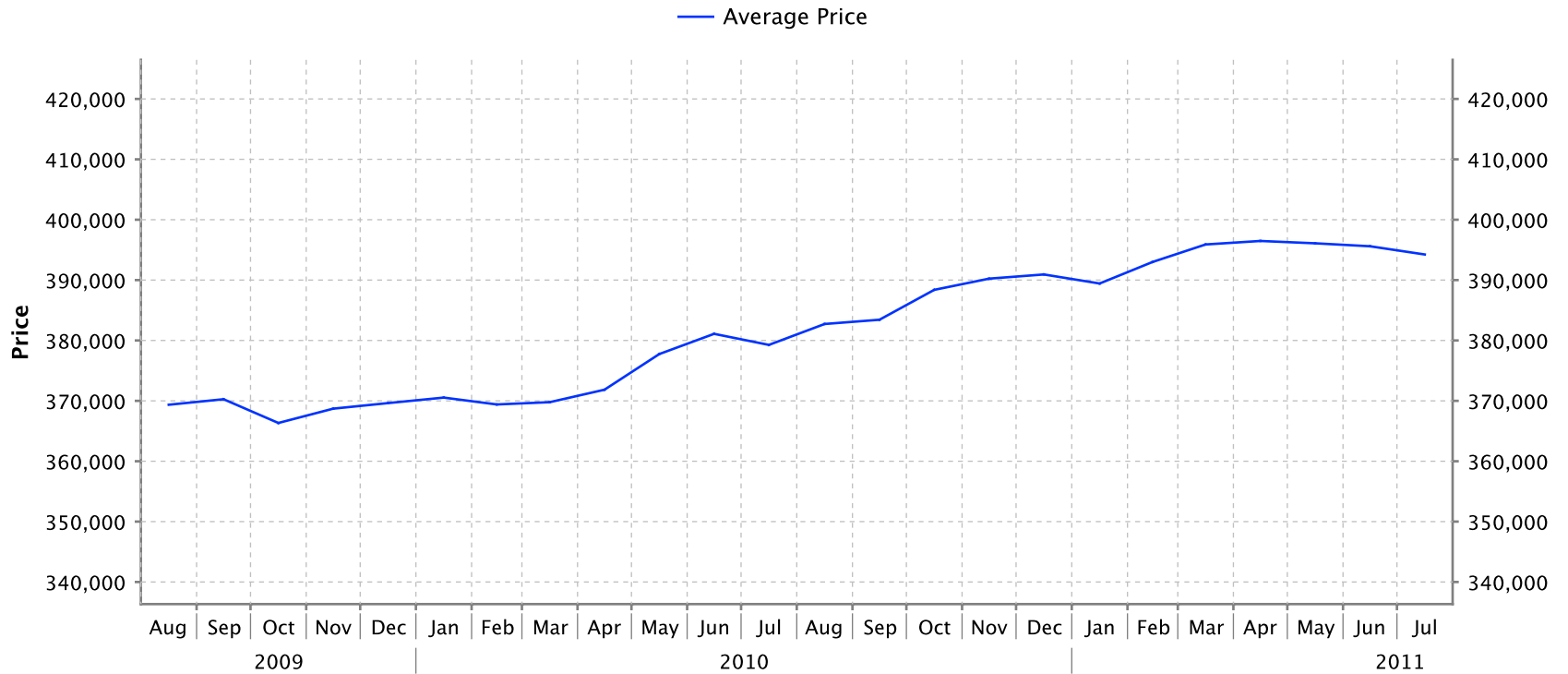


Average sale price does not include Waterfront.

# Parksville / Qualicum

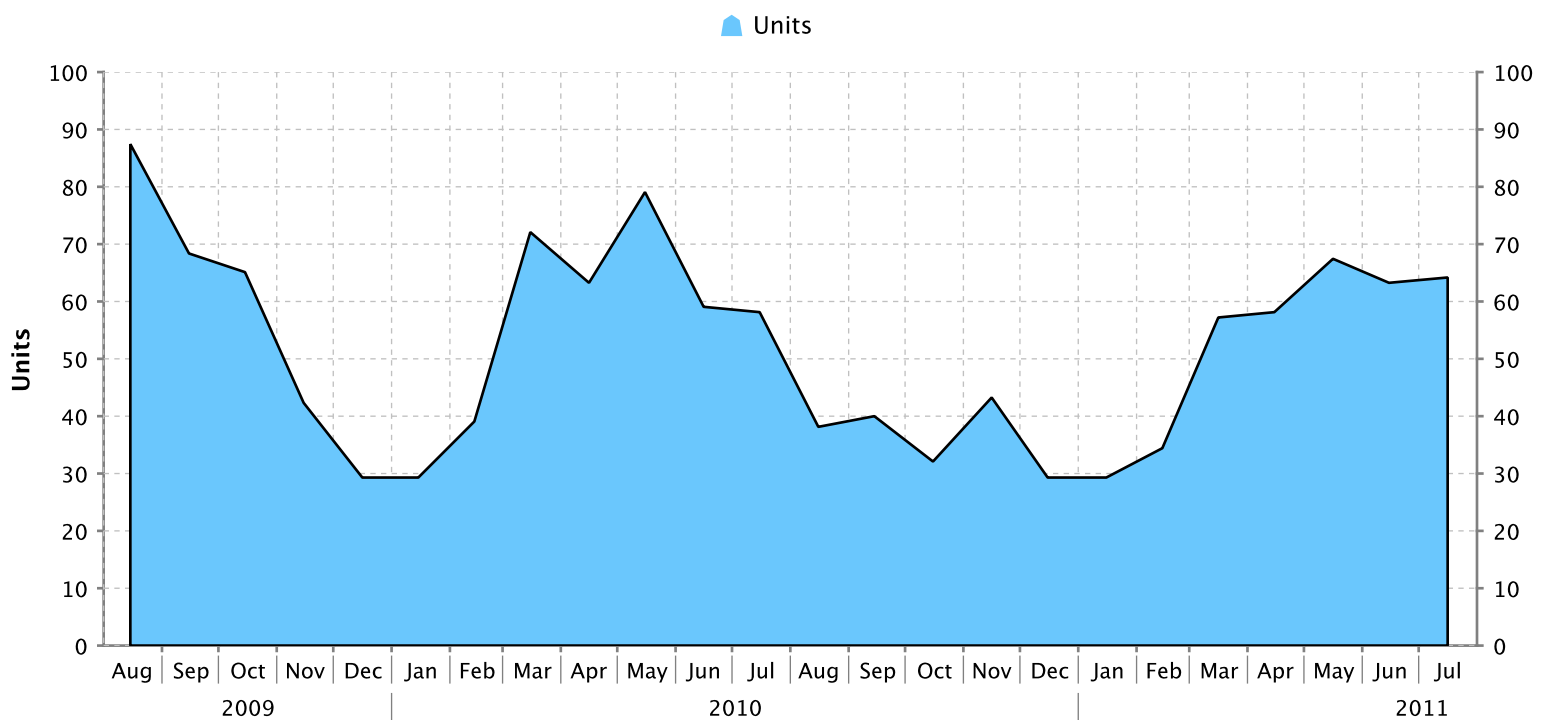
as at July 31, 2011

## 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
<b>Lots</b>						
Units Listed	11	9	22%	132	156	-15%
Units Reported Sold	5	4	25%	48	83	-42%
Sell/List Ratio	45%	44%		36%	53%	
Reported Sales Dollars	\$908,000	\$560,900	62%	\$8,599,400	\$13,711,015	-37%
Average Sell Price / Unit	\$181,600	\$140,225	30%	\$179,154	\$165,193	8%
Median Sell Price	\$170,000			\$178,000		
Sell Price / List Price	91%	89%		91%	97%	
Days to Sell	156	212	-26%	178	163	9%
Active Listings	77	72				
<b>Single Family</b>						
Units Listed	132	115	15%	1,276	1,228	4%
Units Reported Sold	64	58	10%	554	694	-20%
Sell/List Ratio	48%	50%		43%	57%	
Reported Sales Dollars	\$25,166,711	\$21,895,350	15%	\$219,545,254	\$265,006,506	-17%
Average Sell Price / Unit	\$393,230	\$377,506	4%	\$396,291	\$381,854	4%
Median Sell Price	\$360,000			\$360,000		
Sell Price / List Price	94%	95%		94%	95%	
Days to Sell	60	41	48%	71	63	12%
Active Listings	492	417				
<b>Condos (Apt)</b>						
Units Listed	15	24	-38%	232	255	-9%
Units Reported Sold	9	2	350%	54	67	-19%
Sell/List Ratio	60%	8%		23%	26%	
Reported Sales Dollars	\$2,247,000	\$415,000	441%	\$13,456,750	\$15,651,150	-14%
Average Sell Price / Unit	\$249,667	\$207,500	20%	\$249,199	\$233,599	7%
Median Sell Price	\$255,000			\$231,000		
Sell Price / List Price	95%	95%		91%	89%	
Days to Sell	80	108	-25%	115	125	-8%
Active Listings	149	161				
<b>Condos (Patio)</b>						
Units Listed	23	17	35%	158	201	-21%
Units Reported Sold	4	9	-56%	79	108	-27%
Sell/List Ratio	17%	53%		50%	54%	
Reported Sales Dollars	\$1,242,780	\$2,981,950	-58%	\$24,316,401	\$30,189,550	-19%
Average Sell Price / Unit	\$310,695	\$331,328	-6%	\$307,803	\$279,533	10%
Median Sell Price	\$282,500			\$305,000		
Sell Price / List Price	99%	99%		96%	95%	
Days to Sell	197	78	154%	123	108	14%
Active Listings	93	85				
<b>Condos (Twnhse)</b>						
Units Listed	22	15	47%	150	182	-18%
Units Reported Sold	2	4	-50%	56	73	-23%
Sell/List Ratio	9%	27%		37%	40%	
Reported Sales Dollars	\$831,000	\$1,781,500	-53%	\$20,800,130	\$22,173,050	-6%
Average Sell Price / Unit	\$415,500	\$445,375	-7%	\$371,431	\$303,740	22%
Median Sell Price	\$520,000			\$370,000		
Sell Price / List Price	98%	93%		94%	94%	
Days to Sell	46	63	-28%	81	96	-16%
Active Listings	76	98				

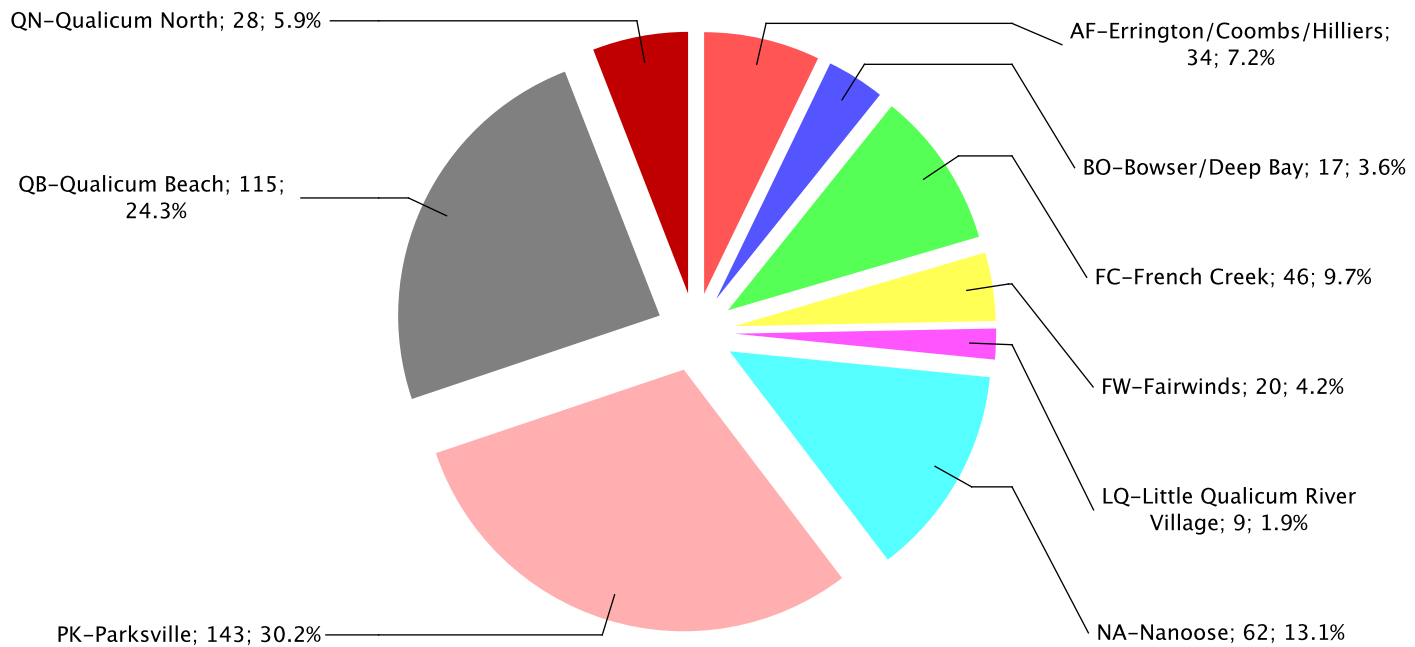
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# 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
AF-Errington/Coombs/Hilliers	3	2	4	2	5	5	2	3	6	1	0	1	0	0	34
BO-Bowser/Deep Bay	0	1	4	3	2	1	1	3	1	0	1	0	0	0	17
FC-French Creek	0	3	2	4	13	6	4	1	9	1	1	0	2	0	46
FW-Fairwinds	0	0	0	0	0	0	2	4	3	5	1	3	1	1	20
LQ-Little Qualicum River Village	0	2	1	0	2	4	0	0	0	0	0	0	0	0	9
NA-Nanoose	0	1	2	4	6	2	8	3	9	9	9	5	1	3	62
PK-Parksville	1	0	4	39	36	21	9	13	11	1	4	3	0	1	143
QB-Qualicum Beach	2	0	1	8	30	25	16	12	9	5	3	3	1	0	115
QN-Qualicum North	1	0	2	4	9	2	2	1	3	0	2	1	1	0	28
<b>Zone 5 TOTALS</b>	<b>7</b>	<b>9</b>	<b>20</b>	<b>64</b>	<b>103</b>	<b>66</b>	<b>44</b>	<b>40</b>	<b>51</b>	<b>22</b>	<b>21</b>	<b>16</b>	<b>6</b>	<b>5</b>	<b>474</b>

## Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2011 = 474



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