



JOHN COOPER | ISLAND LIFE



Market Statistics August 2011

Parksville & Qualicum, BC



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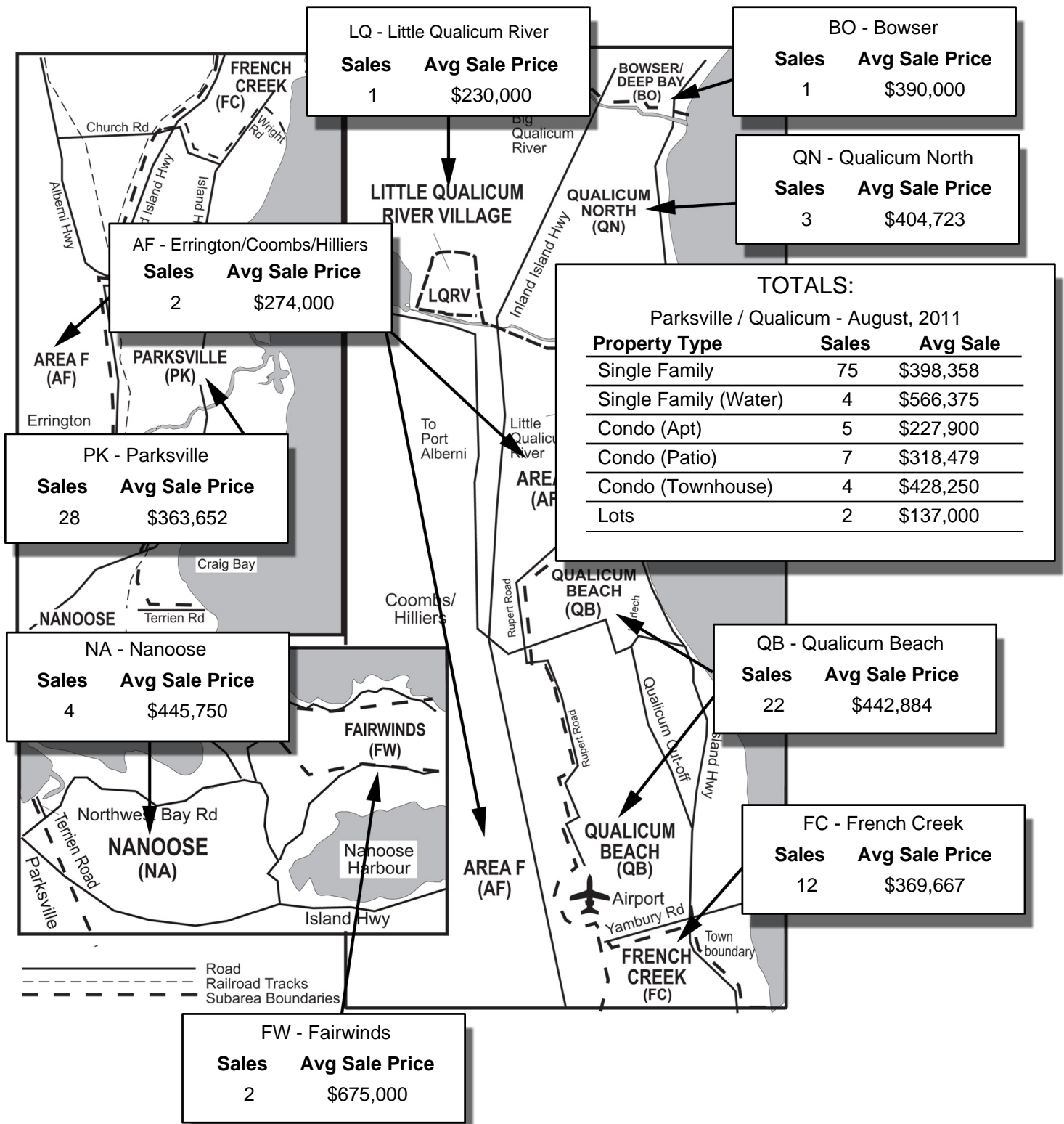


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Parksville / Qualicum

Home Sales for the month of August, 2011

(Single Family)

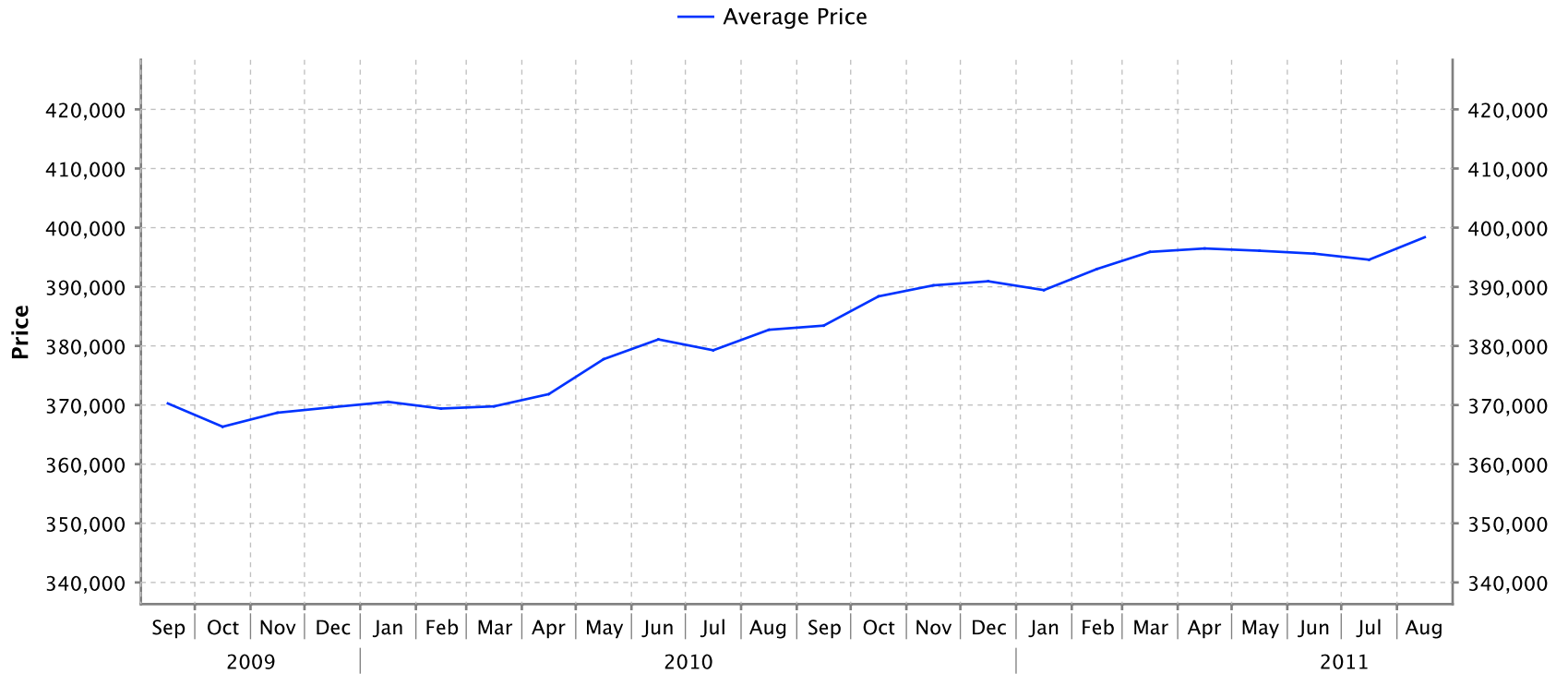


Average sale price does not include Waterfront.

Parksville / Qualicum

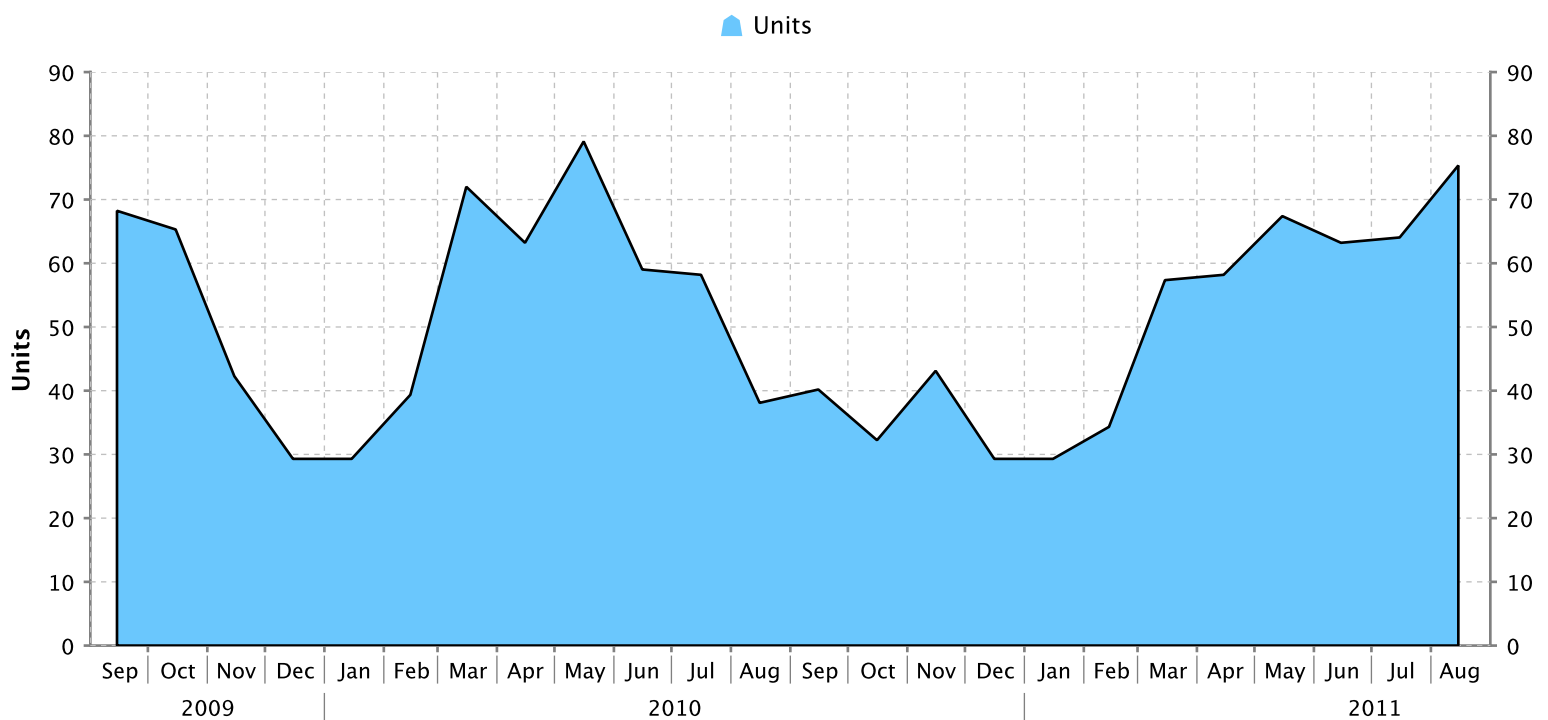
as at August 31, 2011

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	12	9	33%	135	159	-15%
Units Reported Sold	2	5	-60%	45	87	-48%
Sell/List Ratio	17%	56%		33%	55%	
Reported Sales Dollars	\$274,000	\$878,900	-69%	\$7,994,500	\$14,410,915	-45%
Average Sell Price / Unit	\$137,000	\$175,780	-22%	\$177,656	\$165,643	7%
Median Sell Price	\$154,000			\$170,000		
Sell Price / List Price	94%	93%		91%	97%	
Days to Sell	162	160	1%	179	164	9%
Active Listings	82	68				
Single Family						
Units Listed	125	92	36%	1,308	1,222	7%
Units Reported Sold	75	38	97%	591	646	-9%
Sell/List Ratio	60%	41%		45%	53%	
Reported Sales Dollars	\$29,876,870	\$14,889,900	101%	\$234,532,224	\$246,915,757	-5%
Average Sell Price / Unit	\$398,358	\$391,839	2%	\$396,840	\$382,223	4%
Median Sell Price	\$363,000			\$360,000		
Sell Price / List Price	95%	94%		94%	95%	
Days to Sell	60	52	17%	70	61	15%
Active Listings	474	412				
Condos (Apt)						
Units Listed	21	16	31%	237	255	-7%
Units Reported Sold	5	6	-17%	53	58	-9%
Sell/List Ratio	24%	38%		22%	23%	
Reported Sales Dollars	\$1,139,500	\$1,497,500	-24%	\$13,098,750	\$14,204,950	-8%
Average Sell Price / Unit	\$227,900	\$249,583	-9%	\$247,146	\$244,913	1%
Median Sell Price	\$255,000			\$231,000		
Sell Price / List Price	76%	94%		89%	90%	
Days to Sell	307	33	822%	142	119	19%
Active Listings	160	163				
Condos (Patio)						
Units Listed	13	10	30%	161	199	-19%
Units Reported Sold	7	7	0%	79	101	-22%
Sell/List Ratio	54%	70%		49%	51%	
Reported Sales Dollars	\$2,229,355	\$2,211,330	1%	\$24,334,426	\$28,659,080	-15%
Average Sell Price / Unit	\$318,479	\$315,904	1%	\$308,031	\$283,753	9%
Median Sell Price	\$275,000			\$293,000		
Sell Price / List Price	98%	98%		96%	96%	
Days to Sell	129	26	406%	132	96	38%
Active Listings	97	81				
Condos (Twnhse)						
Units Listed	17	7	143%	160	177	-10%
Units Reported Sold	4	6	-33%	54	70	-23%
Sell/List Ratio	24%	86%		34%	40%	
Reported Sales Dollars	\$1,713,000	\$2,345,200	-27%	\$20,167,930	\$21,800,450	-7%
Average Sell Price / Unit	\$428,250	\$390,867	10%	\$373,480	\$311,435	20%
Median Sell Price	\$433,000			\$370,000		
Sell Price / List Price	88%	95%		93%	93%	
Days to Sell	275	78	255%	96	98	-2%
Active Listings	81	94				

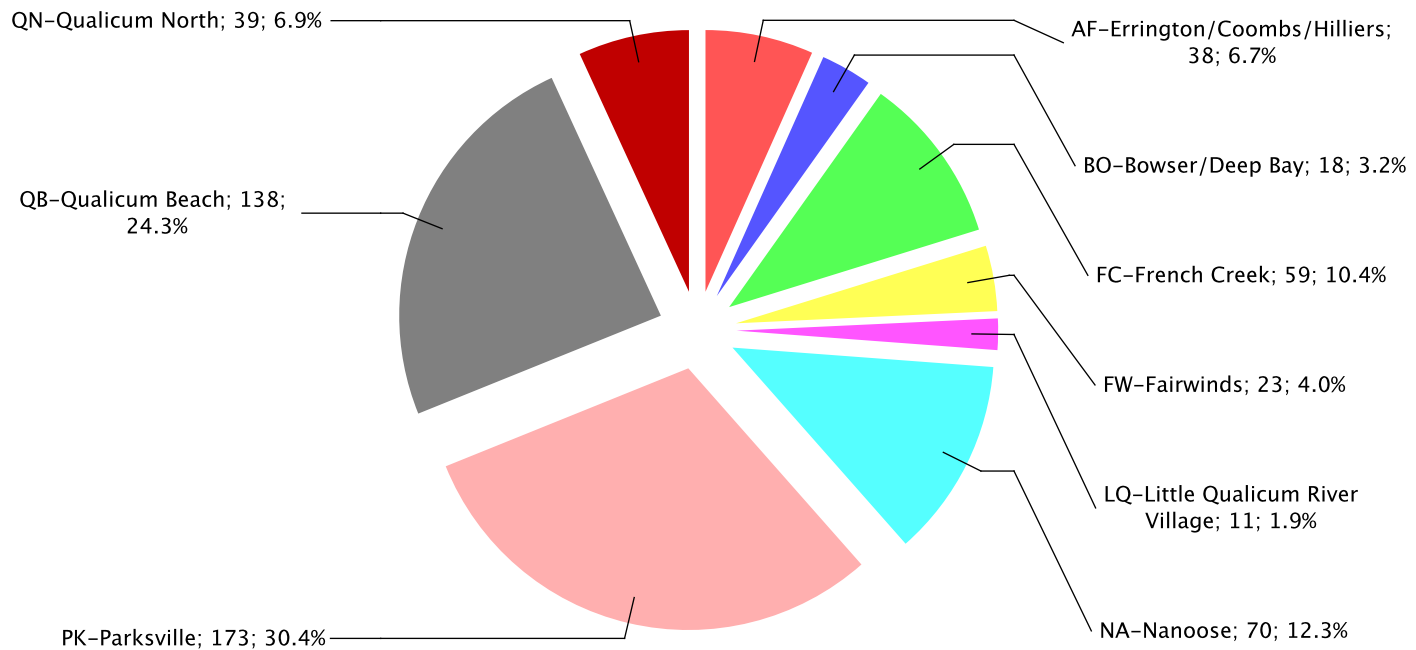
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 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	4	7	5	2	3	6	1	0	1	0	0	38
BO-Bowser/Deep Bay	0	1	4	3	2	2	1	3	1	0	1	0	0	0	18
FC-French Creek	0	5	3	5	16	8	4	3	9	1	2	1	2	0	59
FW-Fairwinds	0	0	0	0	0	0	2	5	4	5	1	4	1	1	23
LQ-Little Qualicum River Village	0	2	3	0	2	4	0	0	0	0	0	0	0	0	11
NA-Nanoose	0	1	3	4	6	2	8	5	12	9	10	5	1	4	70
PK-Parksville	2	0	6	47	42	27	13	13	12	1	5	4	0	1	173
QB-Qualicum Beach	2	0	1	12	32	28	22	13	13	6	5	3	1	0	138
QN-Qualicum North	1	0	4	4	9	3	4	1	4	2	2	3	2	0	39
Zone 5 TOTALS	8	11	28	79	116	79	56	46	61	25	26	21	7	6	569

Parksville / Qualicum - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2011 = 569



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