



JOHN COOPER | ISLAND LIFE



Market Statistics August 2011

Vancouver Island, BC



1.866.956.6228

ISLANDLIFESTYLE.CA

Follow me on



Google

[facebook.com/nanaimorealestate](https://www.facebook.com/nanaimorealestate)



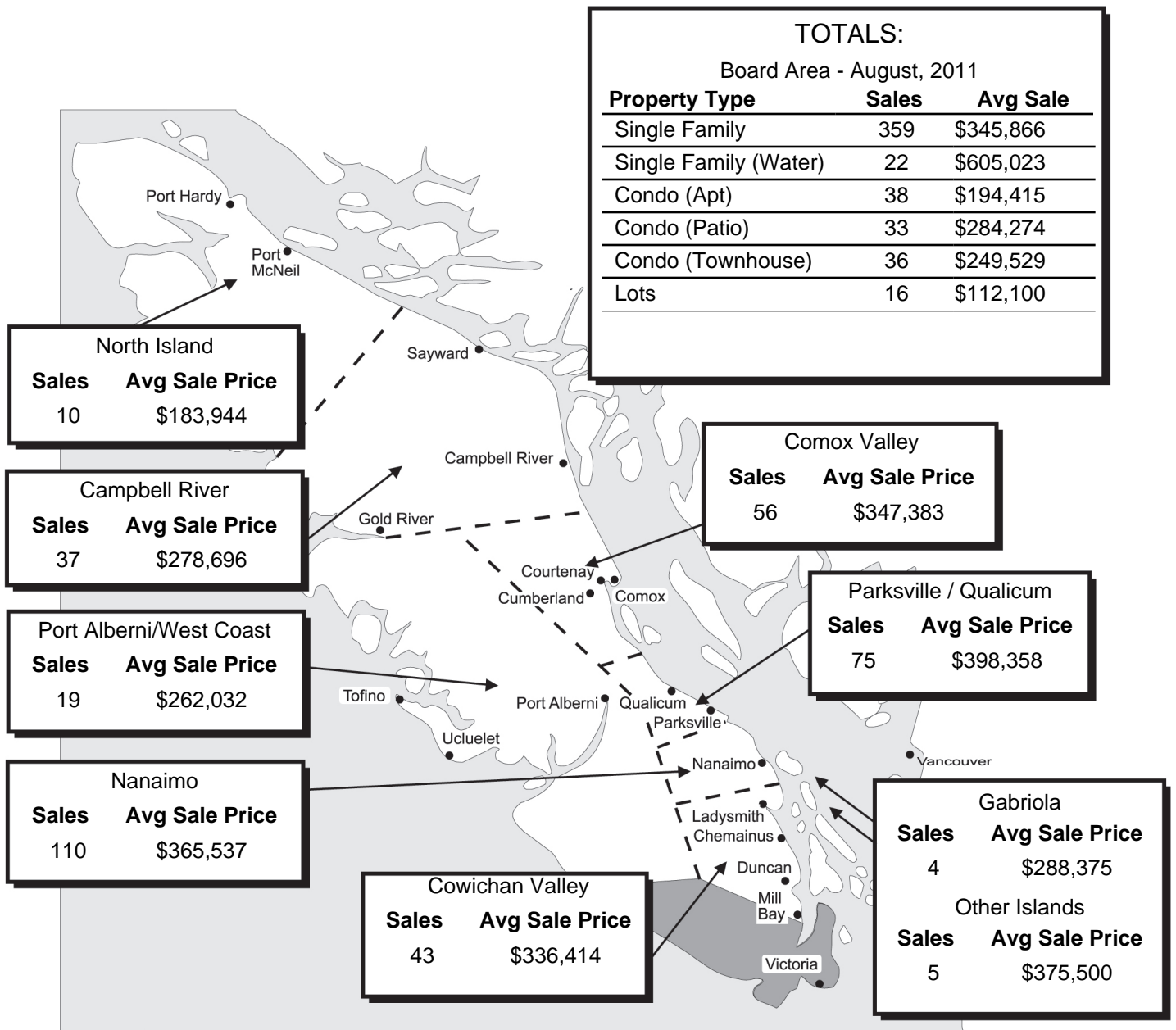
Download iPhone & Android
real estate apps at islandlifestyle.ca

Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of August, 2011

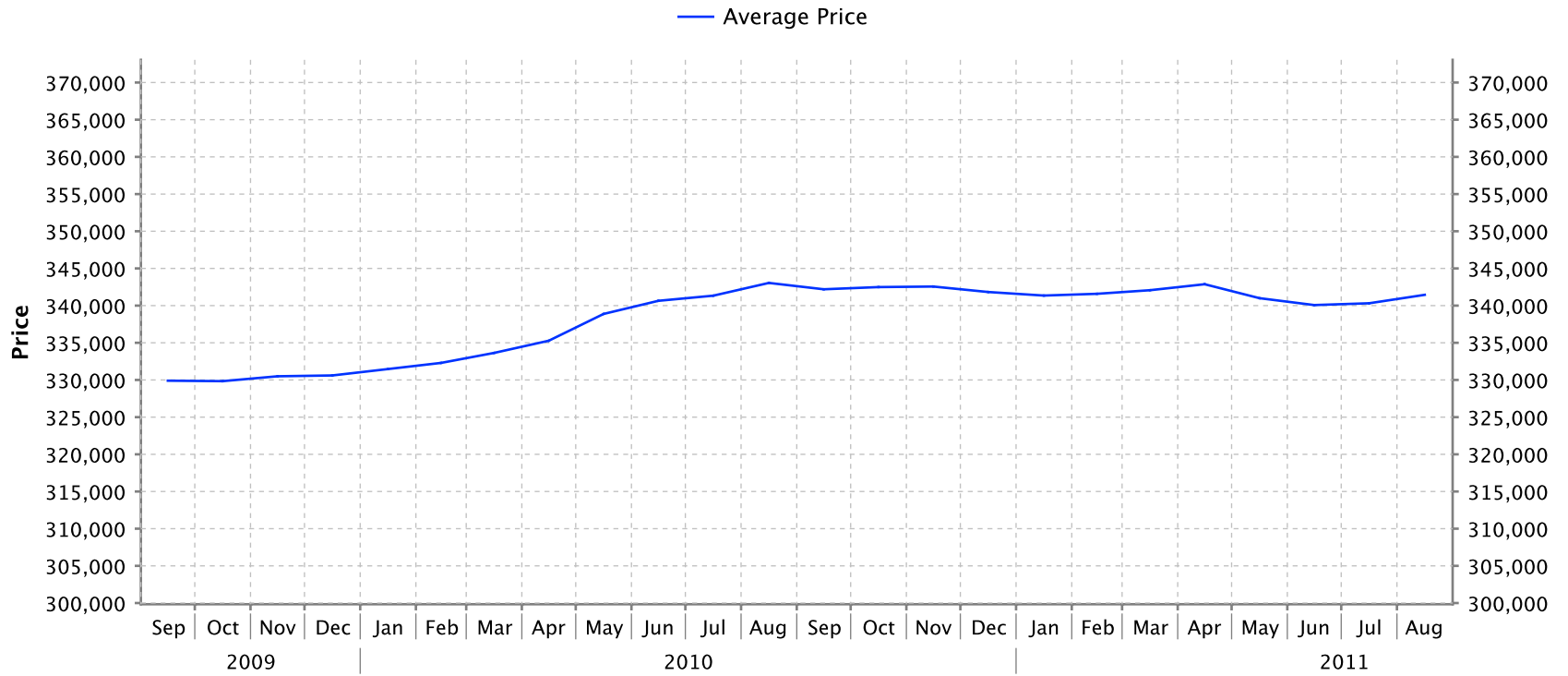
(Single Family)



Average sale price does not include Waterfront.

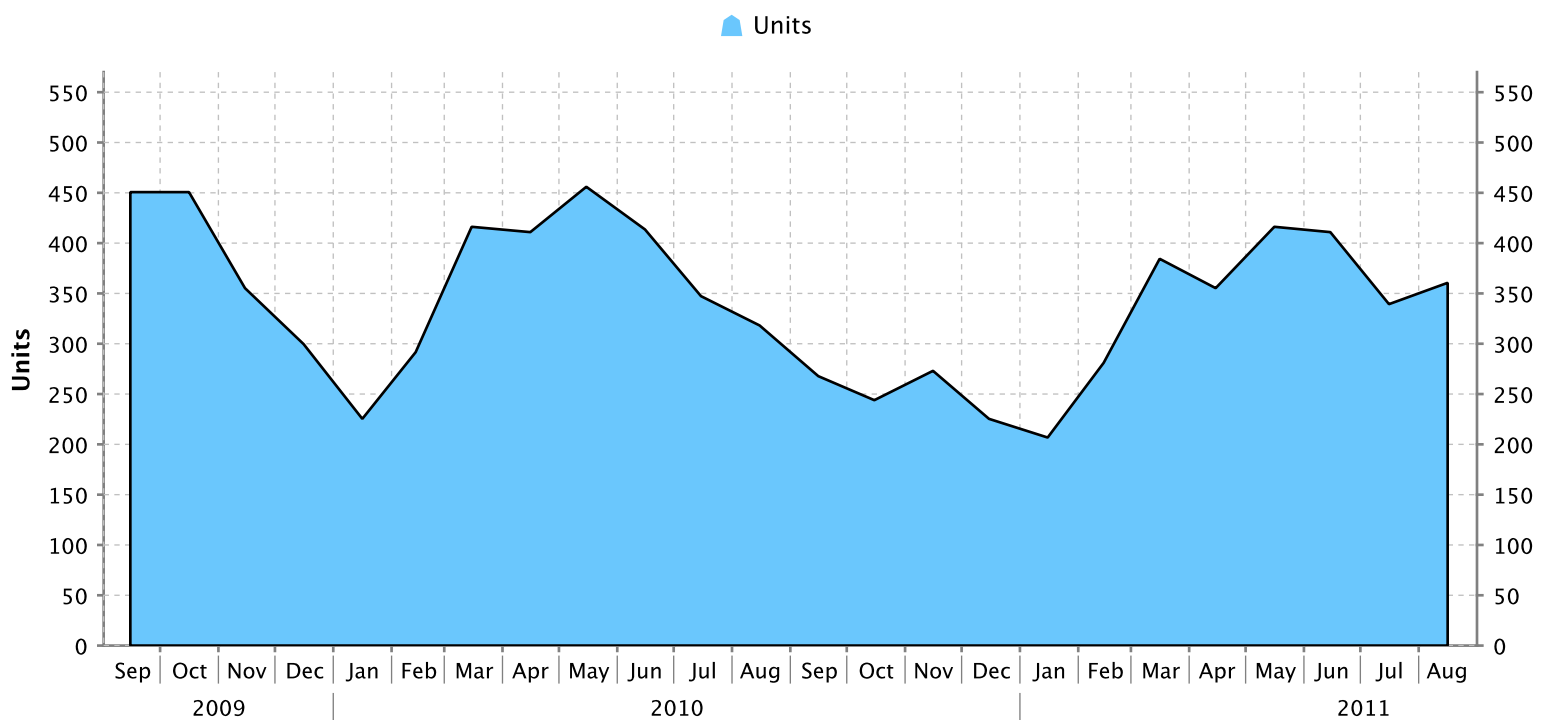
Board Area as at August 31, 2011

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	120	99	21%	1,135	1,348	-16%
Units Reported Sold	16	29	-45%	332	689	-52%
Sell/List Ratio	13%	29%		29%	51%	
Reported Sales Dollars	\$1,793,600	\$4,152,660	-57%	\$46,935,190	\$94,030,664	-50%
Average Sell Price / Unit	\$112,100	\$143,195	-22%	\$141,371	\$136,474	4%
Median Sell Price	\$114,000			\$131,000		
Sell Price / List Price	92%	93%		93%	95%	
Days to Sell	128	124	3%	150	170	-12%
Active Listings	820	837				
Single Family						
Units Listed	742	650	14%	8,458	8,798	-4%
Units Reported Sold	359	318	13%	3,750	4,465	-16%
Sell/List Ratio	48%	49%		44%	51%	
Reported Sales Dollars	\$124,166,034	\$106,690,950	16%	\$1,281,084,58	\$1,527,859,202	-16%
Average Sell Price / Unit	\$345,866	\$335,506	3%	\$341,623	\$342,186	-0%
Median Sell Price	\$334,000			\$329,000		
Sell Price / List Price	94%	96%		95%	95%	
Days to Sell	70	69	1%	74	65	14%
Active Listings	3168	2991				
Condos (Apt)						
Units Listed	100	103	-3%	1,589	1,850	-14%
Units Reported Sold	38	51	-25%	526	663	-21%
Sell/List Ratio	38%	50%		33%	36%	
Reported Sales Dollars	\$7,387,754	\$12,810,758	-42%	\$107,552,163	\$142,814,747	-25%
Average Sell Price / Unit	\$194,415	\$251,191	-23%	\$204,472	\$215,407	-5%
Median Sell Price	\$165,000			\$185,000		
Sell Price / List Price	92%	93%		92%	93%	
Days to Sell	119	105	13%	129	106	22%
Active Listings	847	973				
Condos (Patio)						
Units Listed	52	43	21%	540	547	-1%
Units Reported Sold	33	20	65%	260	335	-22%
Sell/List Ratio	63%	47%		48%	61%	
Reported Sales Dollars	\$9,381,055	\$5,502,830	70%	\$72,058,511	\$90,662,884	-21%
Average Sell Price / Unit	\$284,274	\$275,142	3%	\$277,148	\$270,635	2%
Median Sell Price	\$265,000			\$270,000		
Sell Price / List Price	97%	97%		96%	96%	
Days to Sell	122	72	69%	111	93	20%
Active Listings	248	209				
Condos (Twnhse)						
Units Listed	88	85	4%	1,094	1,127	-3%
Units Reported Sold	36	31	16%	386	450	-14%
Sell/List Ratio	41%	36%		35%	40%	
Reported Sales Dollars	\$8,983,047	\$8,577,908	5%	\$100,235,429	\$114,925,110	-13%
Average Sell Price / Unit	\$249,529	\$276,707	-10%	\$259,677	\$255,389	2%
Median Sell Price	\$244,000			\$229,900		
Sell Price / List Price	95%	95%		98%	95%	
Days to Sell	118	81	46%	85	78	10%
Active Listings	454	492				

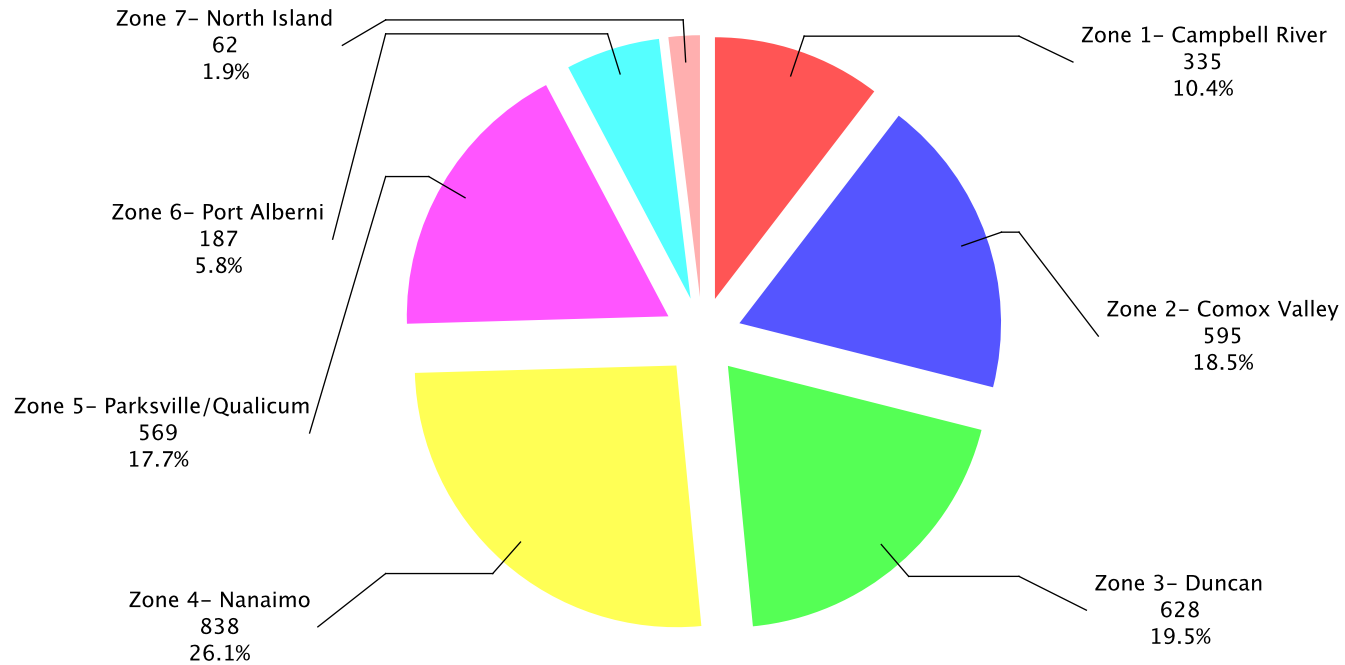
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

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
Zone 1- Campbell River	8	32	98	78	47	31	12	12	11	3	1	2	0	0	335
Zone 2- Comox Valley	6	20	58	91	129	127	71	35	33	13	6	3	2	1	595
Zone 3- Duncan	6	27	54	93	121	107	68	59	46	18	18	7	3	1	628
Zone 4- Nanaimo	4	26	65	128	174	166	111	57	69	15	12	5	1	5	838
Zone 5- Parksville/Qualicum	8	11	28	79	116	79	56	46	61	25	26	21	7	6	569
Zone 6- Port Alberni	24	42	39	28	18	14	6	5	2	1	2	1	2	3	187
Zone 7- North Island	20	16	13	6	2	1	1	1	1	0	1	0	0	0	62
Board Area Totals	76	174	355	503	607	525	325	215	223	75	66	39	15	16	3,214

Single Family Sales by Zone



Total Unconditional Sales January 1 to August 31, 2011 = 3,214



JOHN COOPER
ISLANDLIFESTYLE.CA
1.866.956.6228



• Exclusive MLS[®] Access



• iPhone & Android Vancouver Island Real Estate Apps

FORECLOSURE

• Instant foreclosure notifications & listing catalogues



• Access to the latest Vancouver Island Market statistics





JOHN COOPER
ISLANDLIFESTYLE.CA
1.866.956.6228



• Exclusive MLS[®] Access



• iPhone & Android Vancouver Island Real Estate Apps

FORECLOSURE

• Instant foreclosure notifications & listing catalogues



• Access to the latest Vancouver Island Market statistics

