



JOHN COOPER | ISLAND LIFE



Market Statistics

September 2011

Vancouver Island, BC



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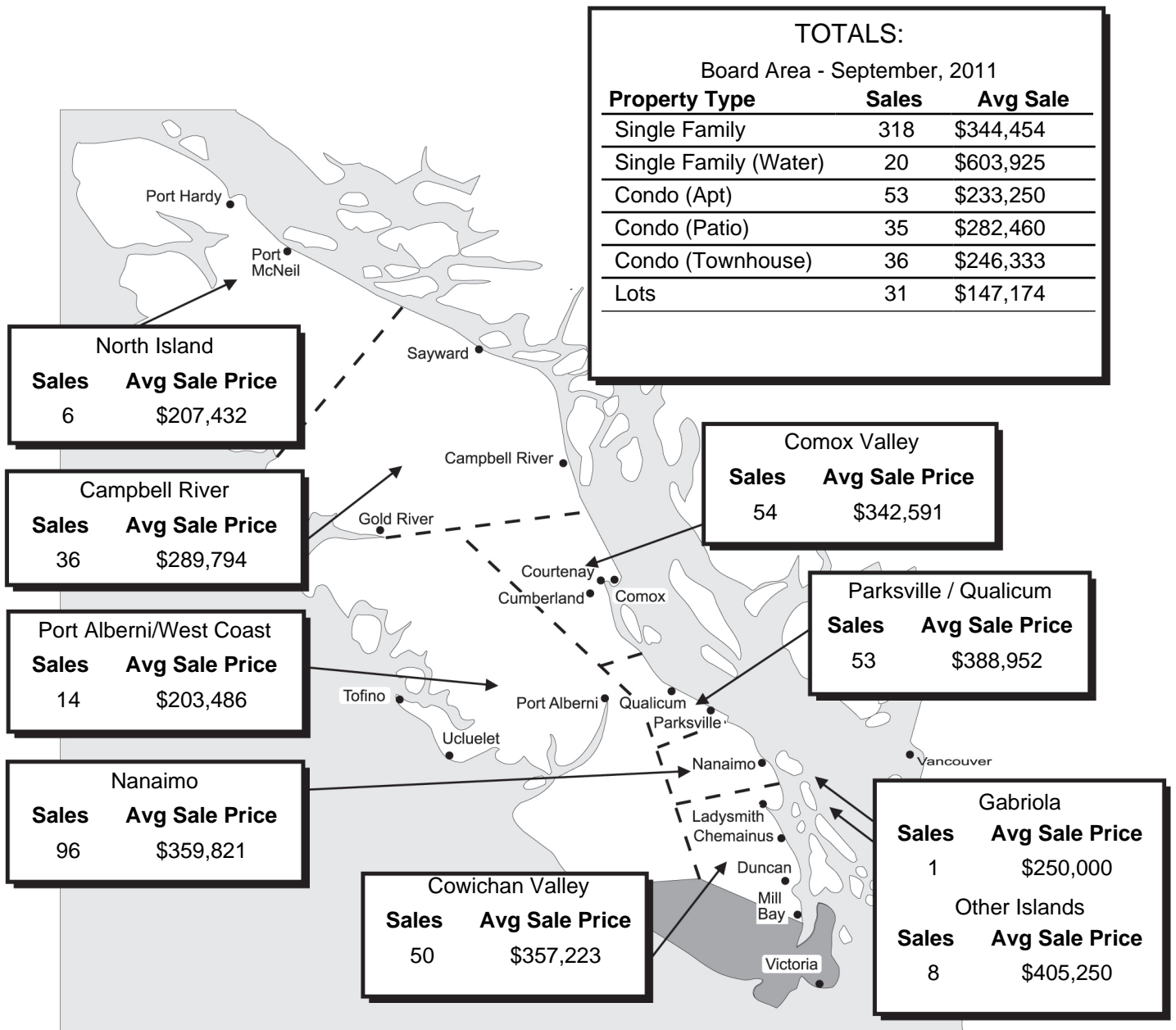
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Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of September, 2011

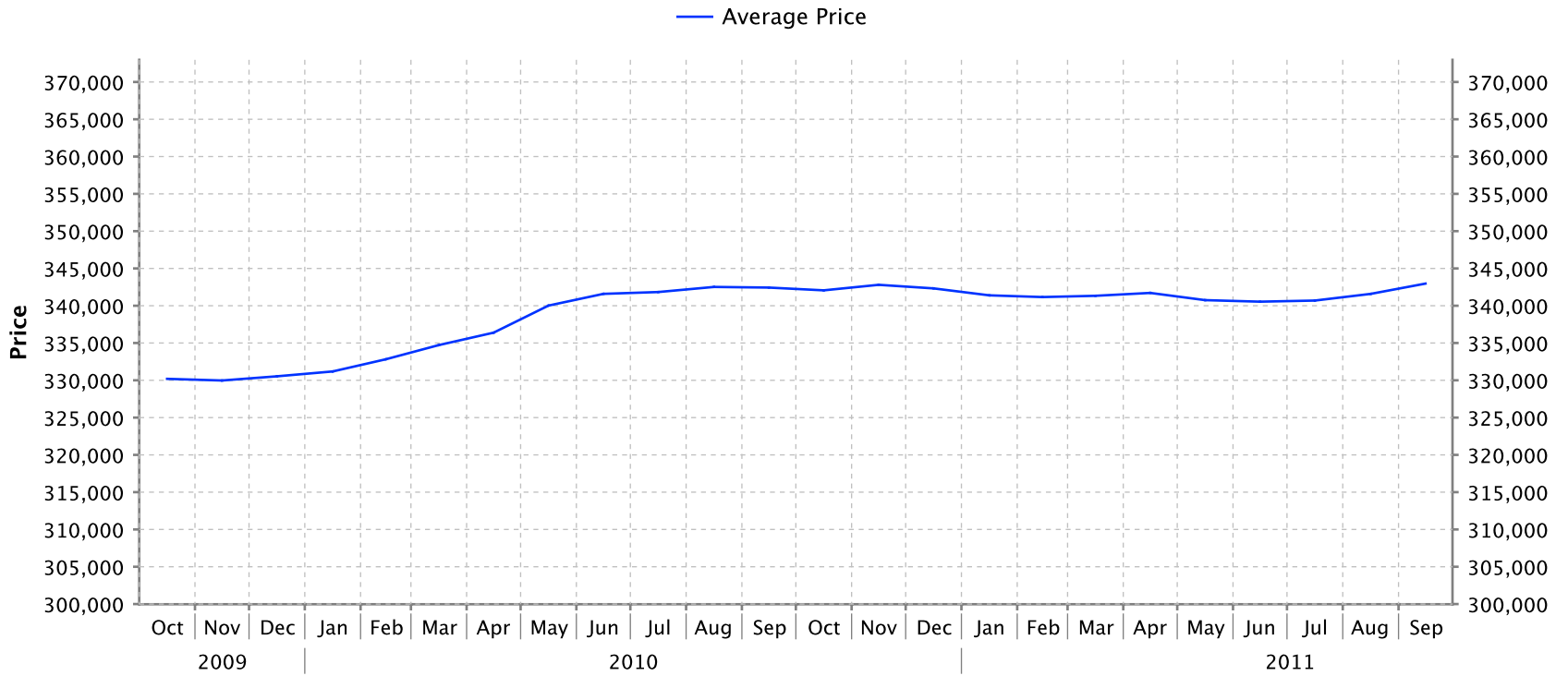
(Single Family)



Average sale price does not include Waterfront.

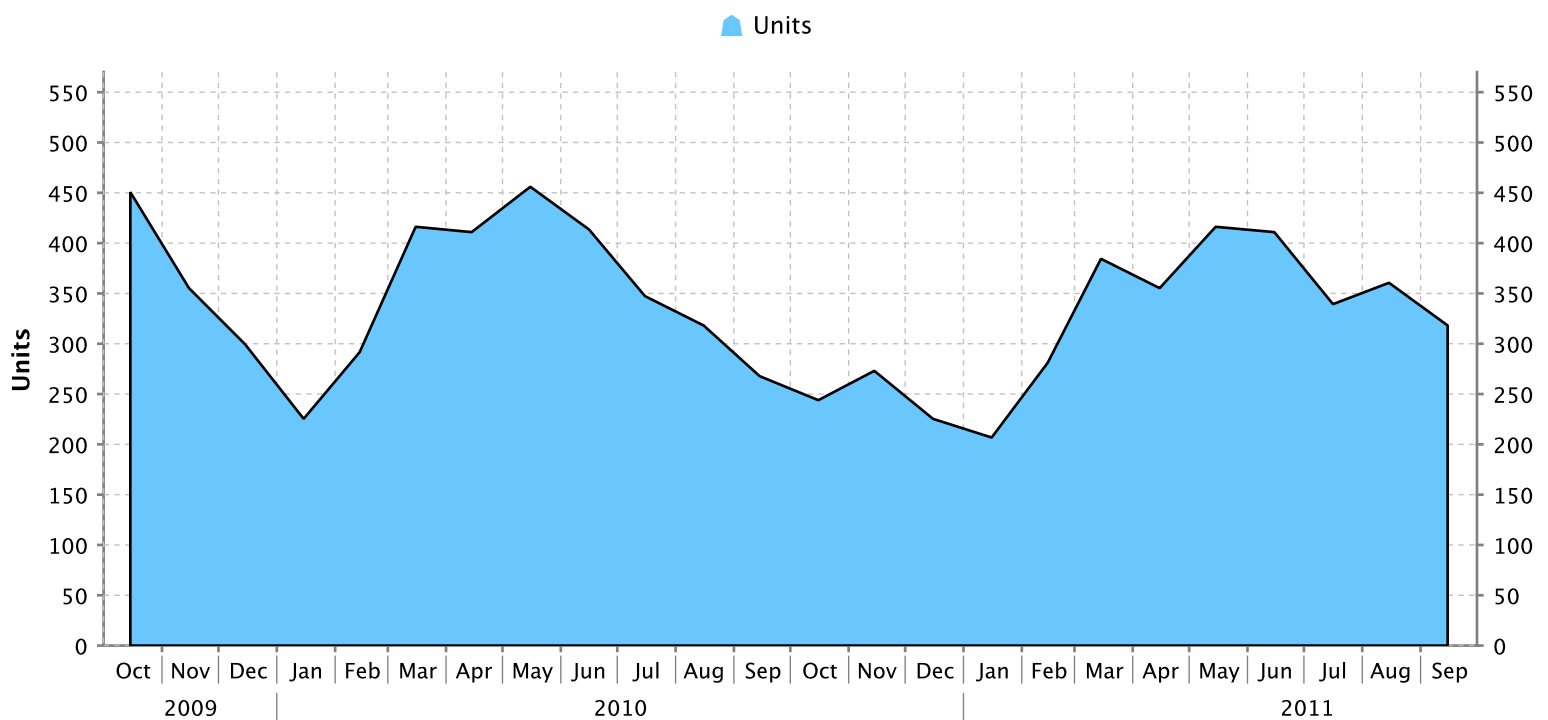
Board Area as at September 30, 2011

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	74	87	-15%	1,121	1,306	-14%
Units Reported Sold	31	28	11%	333	643	-48%
Sell/List Ratio	42%	32%		30%	49%	
Reported Sales Dollars	\$4,562,400	\$4,092,300	11%	\$47,162,290	\$88,025,919	-46%
Average Sell Price / Unit	\$147,174	\$146,154	1%	\$141,628	\$136,899	3%
Median Sell Price	\$141,000			\$133,500		
Sell Price / List Price	89%	89%		93%	94%	
Days to Sell	91	159	-43%	144	167	-14%
Active Listings	765	819				
Single Family						
Units Listed	682	679	0%	8,461	8,790	-4%
Units Reported Sold	318	267	19%	3,800	4,257	-11%
Sell/List Ratio	47%	39%		45%	48%	
Reported Sales Dollars	\$109,536,323	\$86,864,645	26%	\$1,303,280,26	\$1,457,307,822	-11%
Average Sell Price / Unit	\$344,454	\$325,336	6%	\$342,968	\$342,332	0%
Median Sell Price	\$330,000			\$330,000		
Sell Price / List Price	94%	93%		95%	95%	
Days to Sell	73	74	-2%	74	65	15%
Active Listings	2960	2874				
Condos (Apt)						
Units Listed	124	120	3%	1,593	1,793	-11%
Units Reported Sold	53	50	6%	528	614	-14%
Sell/List Ratio	43%	42%		33%	34%	
Reported Sales Dollars	\$12,362,250	\$10,255,244	21%	\$109,270,169	\$132,529,768	-18%
Average Sell Price / Unit	\$233,250	\$205,105	14%	\$206,951	\$215,847	-4%
Median Sell Price	\$205,000			\$185,000		
Sell Price / List Price	92%	88%		92%	93%	
Days to Sell	107	139	-23%	127	108	17%
Active Listings	793	874				
Condos (Patio)						
Units Listed	47	45	4%	541	529	2%
Units Reported Sold	35	20	75%	275	309	-11%
Sell/List Ratio	74%	44%		51%	58%	
Reported Sales Dollars	\$9,886,112	\$5,614,700	76%	\$76,329,923	\$84,291,793	-9%
Average Sell Price / Unit	\$282,460	\$280,735	1%	\$277,563	\$272,789	2%
Median Sell Price	\$275,000			\$270,000		
Sell Price / List Price	95%	96%		96%	96%	
Days to Sell	177	80	121%	122	89	37%
Active Listings	232	209				
Condos (Twnhse)						
Units Listed	103	67	54%	1,130	1,117	1%
Units Reported Sold	36	30	20%	391	437	-11%
Sell/List Ratio	35%	45%		35%	39%	
Reported Sales Dollars	\$8,867,997	\$7,604,720	17%	\$101,248,806	\$112,167,516	-10%
Average Sell Price / Unit	\$246,333	\$253,491	-3%	\$258,948	\$256,676	1%
Median Sell Price	\$232,000			\$228,500		
Sell Price / List Price	93%	96%		97%	95%	
Days to Sell	85	82	4%	85	80	7%
Active Listings	445	467				

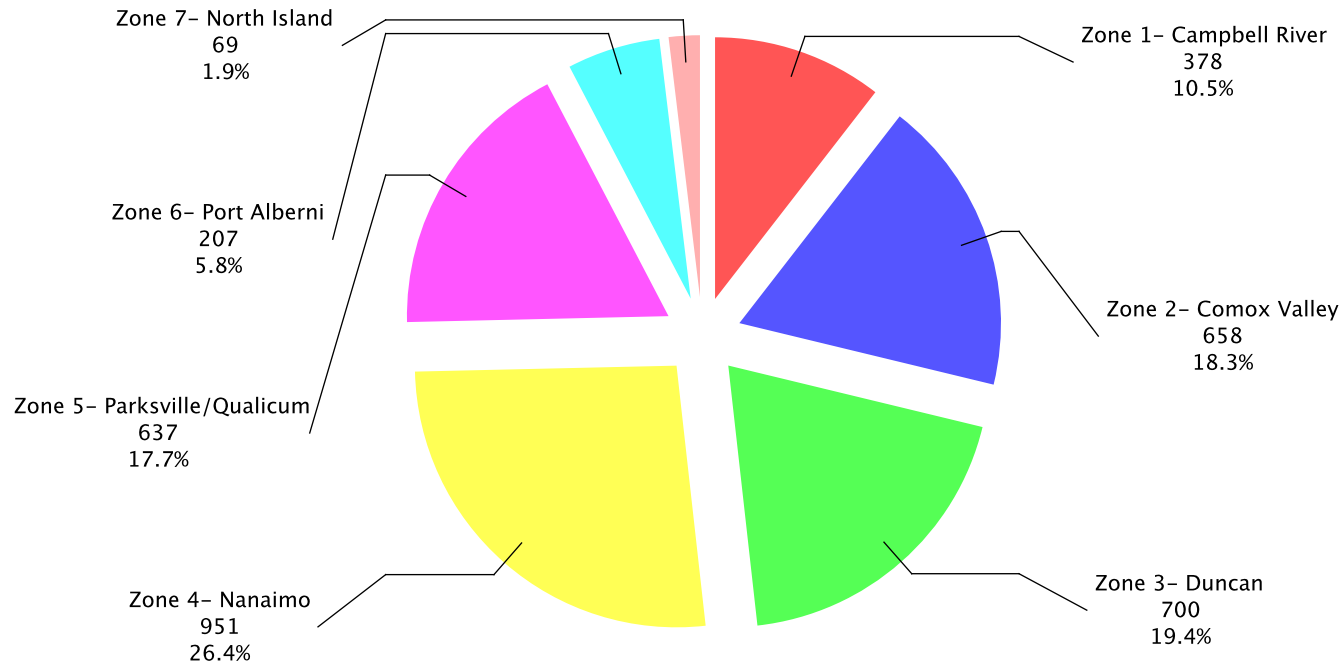
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 30, 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	9	36	106	86	56	36	13	14	13	5	1	2	1	0	378
Zone 2- Comox Valley	6	23	63	101	149	133	79	41	34	15	6	3	4	1	658
Zone 3- Duncan	7	32	56	107	129	117	80	67	54	21	18	8	3	1	700
Zone 4- Nanaimo	5	31	74	144	203	183	122	67	76	17	14	6	3	6	951
Zone 5- Parksville/Qualicum	8	12	33	89	129	89	62	52	71	30	27	21	7	7	637
Zone 6- Port Alberni	28	49	42	29	19	15	8	5	3	1	2	1	2	3	207
Zone 7- North Island	21	18	15	8	2	1	1	1	1	0	1	0	0	0	69
Board Area Totals	84	201	389	564	687	574	365	247	252	89	69	41	20	18	3,600

Single Family Sales by Zone



Total Unconditional Sales January 1 to September 30, 2011 = 3,600

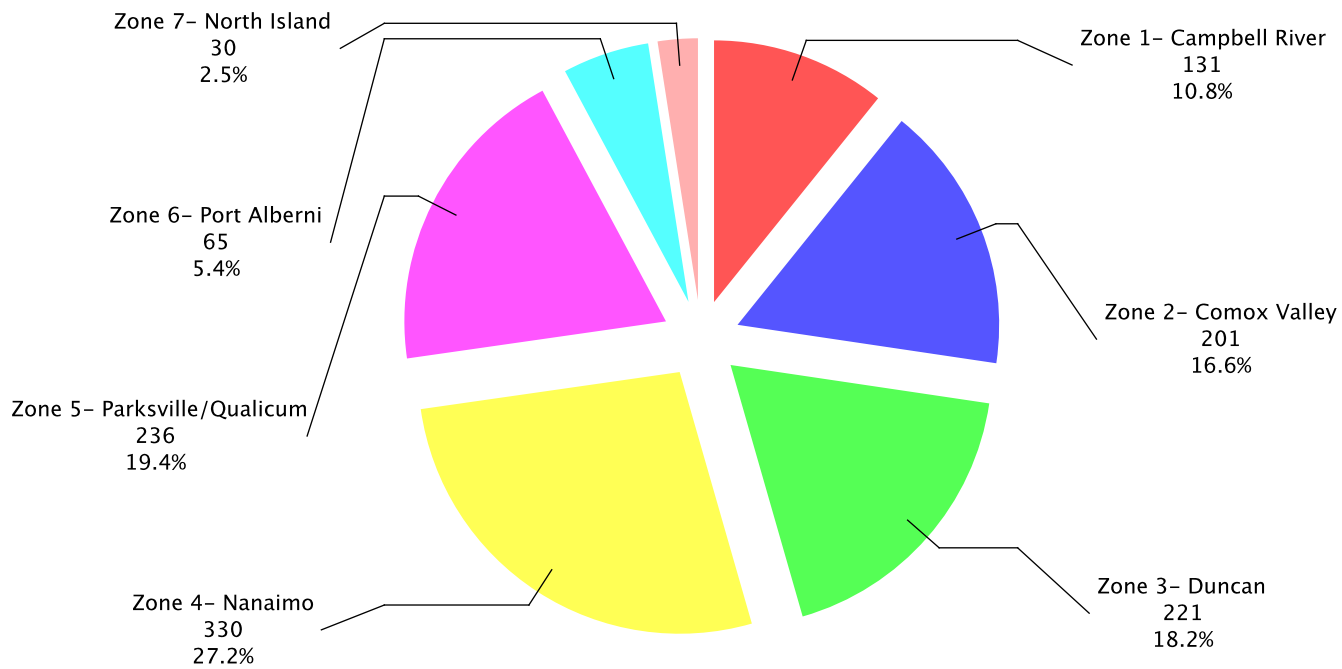
3rd Quarter 2011

MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to Sep 30, 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	4	12	31	29	20	15	5	3	7	2	1	1	1	0	131
Zone 2- Comox Valley	0	10	19	27	53	37	23	10	12	6	2	0	2	0	201
Zone 3- Duncan	1	11	13	36	37	30	33	28	13	10	4	4	1	0	221
Zone 4- Nanaimo	3	9	26	55	71	68	38	18	29	3	4	3	2	1	330
Zone 5- Parksville/Qualicum	2	4	15	35	45	31	25	18	32	10	9	7	1	2	236
Zone 6- Port Alberni	12	16	12	6	7	4	4	1	1	1	0	0	0	1	65
Zone 7- North Island	8	8	6	5	1	1	0	0	0	0	1	0	0	0	30
Board Area Totals	30	70	122	193	234	186	128	78	94	32	21	15	7	4	1,214

Single Family Sales by Zone



Total Unconditional Sales July 1 to September 30, 2011 = 1,214



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