



JOHN COOPER | ISLAND LIFE



# Market Statistics

## October 2011

### Vancouver Island, BC



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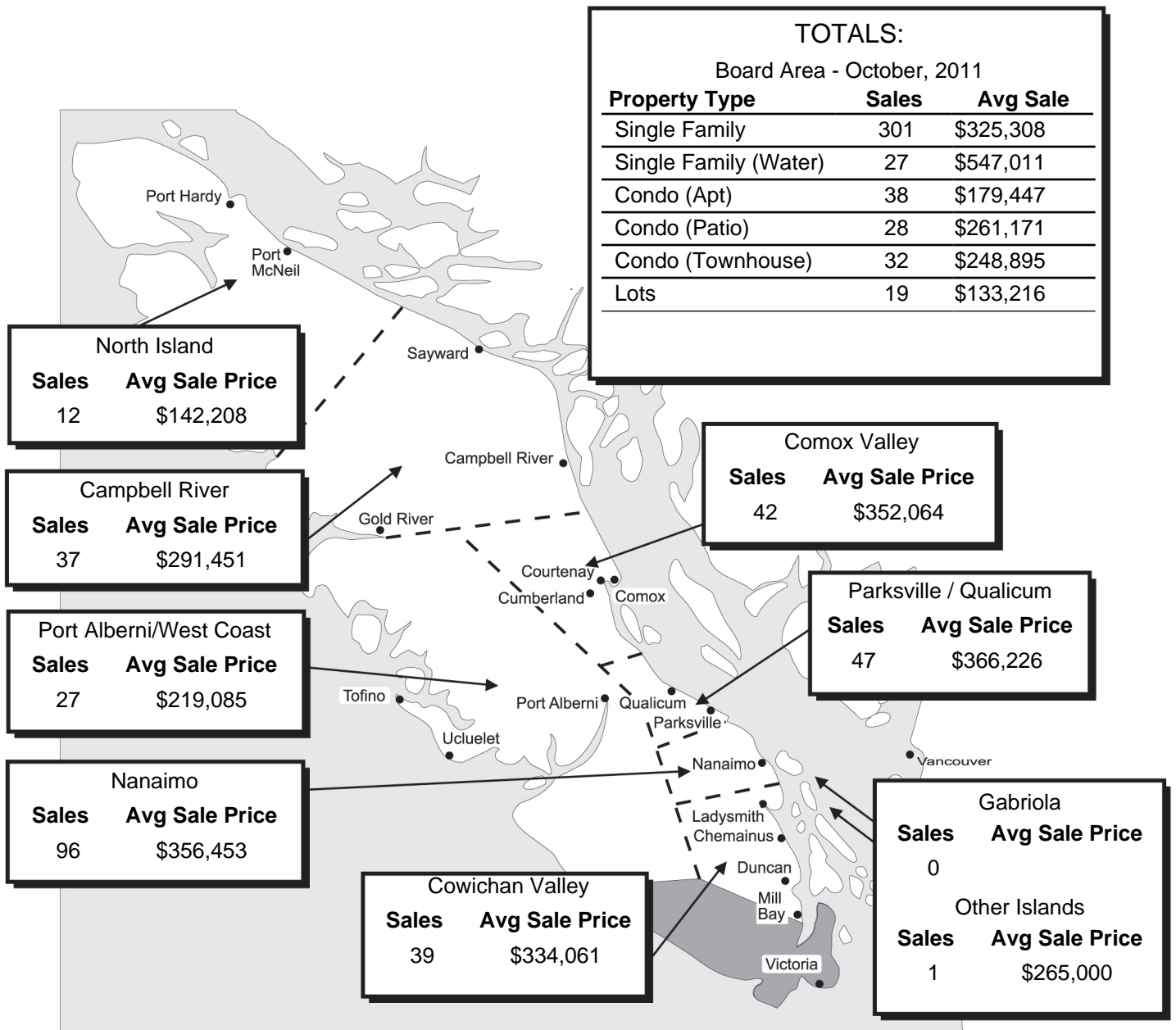
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# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of October, 2011

(Single Family)

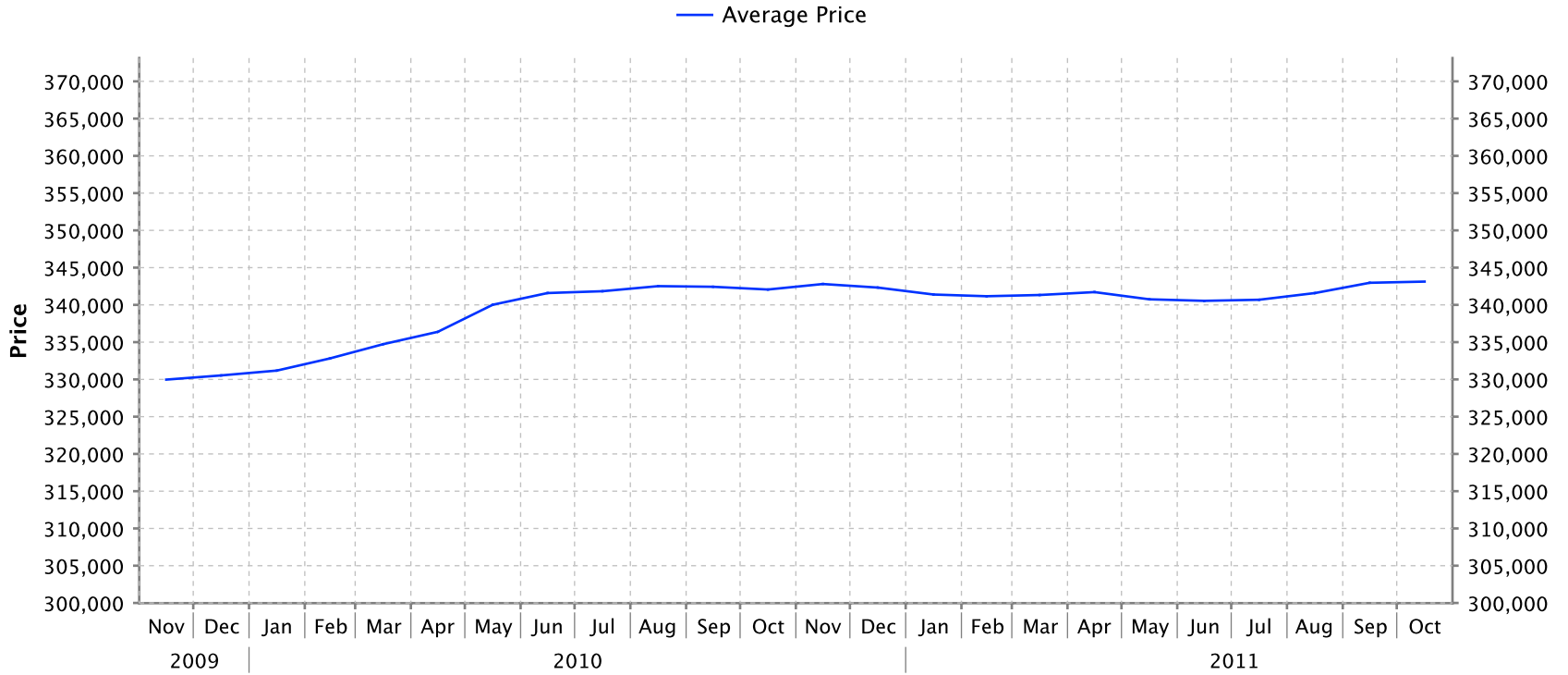


Average sale price does not include Waterfront.

# Board Area

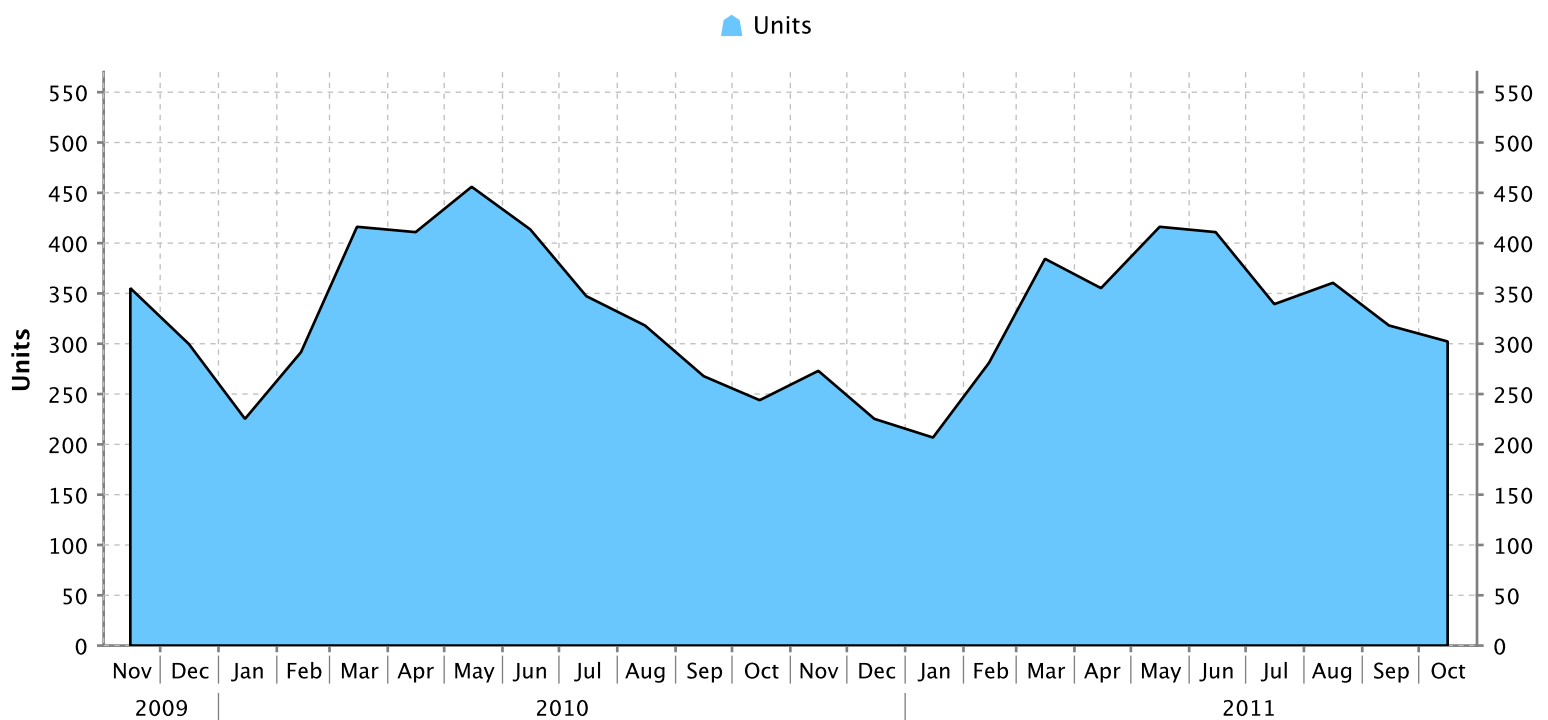
## as at October 31, 2011

### 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	110	65	69%	1,164	1,254	-7%
Units Reported Sold	19	27	-30%	324	608	-47%
Sell/List Ratio	17%	42%		28%	48%	
Reported Sales Dollars	\$2,531,100	\$3,866,600	-35%	\$45,676,790	\$83,847,694	-46%
Average Sell Price / Unit	\$133,216	\$143,207	-7%	\$140,978	\$137,907	2%
Median Sell Price	\$125,000			\$130,000		
Sell Price / List Price	91%	87%		93%	94%	
Days to Sell	120	158	-24%	141	165	-15%
Active Listings	767	733				
<b>Single Family</b>						
Units Listed	566	486	16%	8,539	8,684	-2%
Units Reported Sold	301	243	24%	3,858	4,034	-4%
Sell/List Ratio	53%	50%		45%	46%	
Reported Sales Dollars	\$97,917,641	\$77,422,026	26%	\$1,323,776,38	\$1,379,878,810	-4%
Average Sell Price / Unit	\$325,308	\$318,609	2%	\$343,125	\$342,062	0%
Median Sell Price	\$322,000			\$330,000		
Sell Price / List Price	94%	94%		95%	95%	
Days to Sell	78	71	9%	75	65	15%
Active Listings	2695	2581				
<b>Condos (Apt)</b>						
Units Listed	117	129	-9%	1,580	1,801	-12%
Units Reported Sold	38	38	0%	528	583	-9%
Sell/List Ratio	32%	29%		33%	32%	
Reported Sales Dollars	\$6,818,979	\$8,057,545	-15%	\$108,031,603	\$125,041,563	-14%
Average Sell Price / Unit	\$179,447	\$212,041	-15%	\$204,605	\$214,480	-5%
Median Sell Price	\$167,000			\$181,000		
Sell Price / List Price	90%	91%		92%	93%	
Days to Sell	114	113	1%	127	109	16%
Active Listings	719	857				
<b>Condos (Patio)</b>						
Units Listed	44	38	16%	550	531	4%
Units Reported Sold	28	17	65%	286	282	1%
Sell/List Ratio	64%	45%		52%	53%	
Reported Sales Dollars	\$7,312,800	\$4,967,750	47%	\$78,674,973	\$77,480,828	2%
Average Sell Price / Unit	\$261,171	\$292,221	-11%	\$275,087	\$274,755	0%
Median Sell Price	\$273,000			\$267,500		
Sell Price / List Price	95%	96%		95%	97%	
Days to Sell	68	63	8%	120	82	46%
Active Listings	228	205				
<b>Condos (Twnhse)</b>						
Units Listed	87	68	28%	1,147	1,116	3%
Units Reported Sold	32	36	-11%	386	429	-10%
Sell/List Ratio	37%	53%		34%	38%	
Reported Sales Dollars	\$7,964,634	\$9,177,250	-13%	\$99,776,290	\$110,743,525	-10%
Average Sell Price / Unit	\$248,895	\$254,924	-2%	\$258,488	\$258,143	0%
Median Sell Price	\$237,500			\$229,900		
Sell Price / List Price	95%	94%		98%	95%	
Days to Sell	110	92	20%	87	80	9%
Active Listings	440	433				

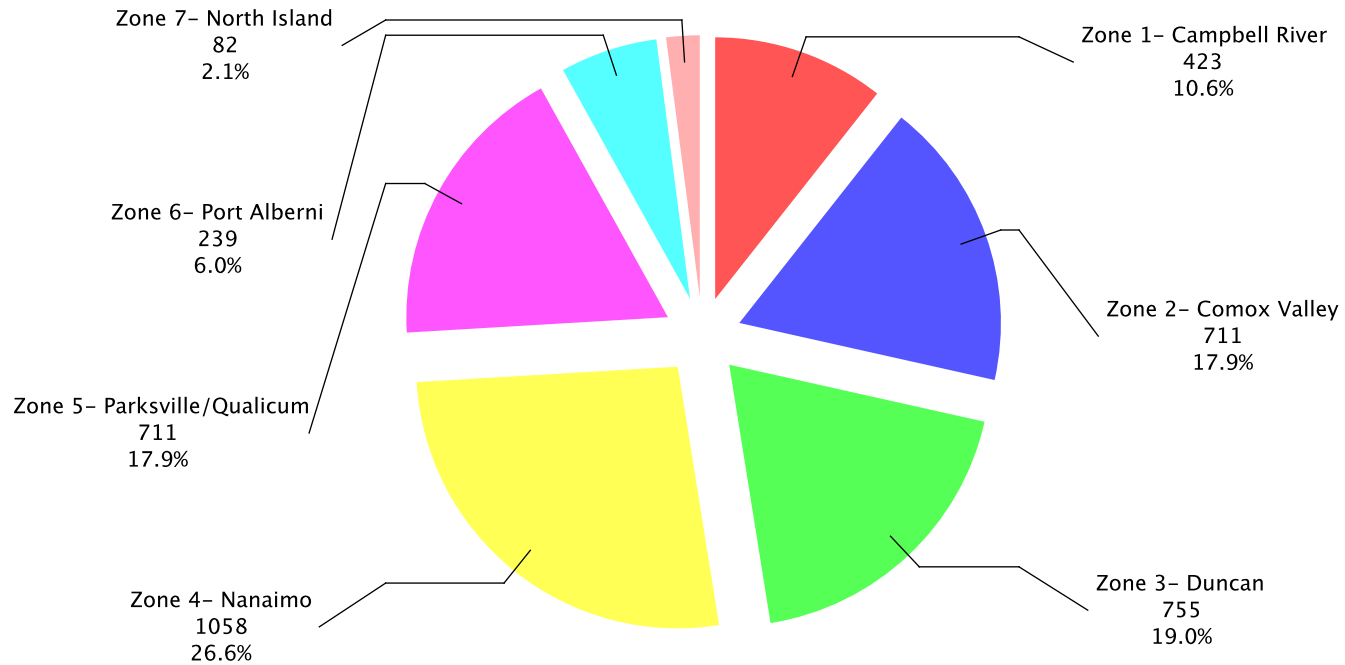
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 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	10	37	122	95	64	43	15	14	14	5	1	2	1	0	<b>423</b>
Zone 2- Comox Valley	6	26	64	113	160	143	84	43	40	16	7	3	4	2	<b>711</b>
Zone 3- Duncan	7	38	61	114	138	126	84	71	60	23	20	8	3	2	<b>755</b>
Zone 4- Nanaimo	5	35	86	163	223	201	139	73	83	20	15	6	3	6	<b>1,058</b>
Zone 5- Parksville/Qualicum	9	13	36	102	143	101	69	60	74	31	31	25	8	9	<b>711</b>
Zone 6- Port Alberni	33	58	46	36	22	16	8	6	3	2	3	1	2	3	<b>239</b>
Zone 7- North Island	30	20	15	8	3	2	1	1	1	0	1	0	0	0	<b>82</b>
<b>Board Area Totals</b>	<b>100</b>	<b>227</b>	<b>430</b>	<b>631</b>	<b>753</b>	<b>632</b>	<b>400</b>	<b>268</b>	<b>275</b>	<b>97</b>	<b>78</b>	<b>45</b>	<b>21</b>	<b>22</b>	<b>3,979</b>

## Single Family Sales by Zone



Total Unconditional Sales January 1 to October 31, 2011 = 3,979



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