



JOHN COOPER

ISLAND LIFE



RE/MAX
of Nanaimo
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Market Statistics

Vancouver Island - 2011 Review



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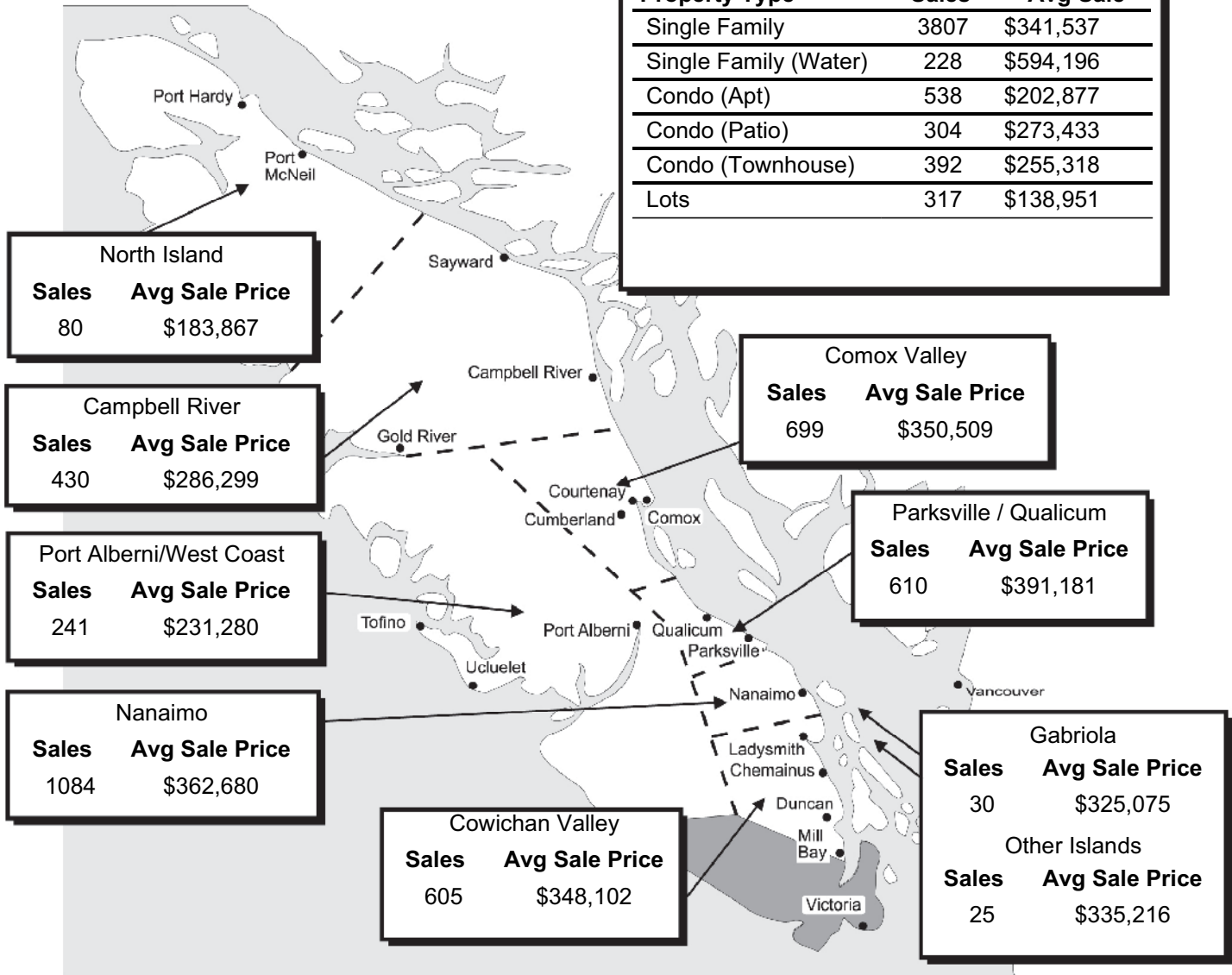
Vancouver Island Real Estate Board

Board Area Home Sales

Annual Home Sales for 2011

(Single Family)

TOTALS:		
Board Area - 2011		
Property Type	Sales	Avg Sale
Single Family	3807	\$341,537
Single Family (Water)	228	\$594,196
Condo (Apt)	538	\$202,877
Condo (Patio)	304	\$273,433
Condo (Townhouse)	392	\$255,318
Lots	317	\$138,951

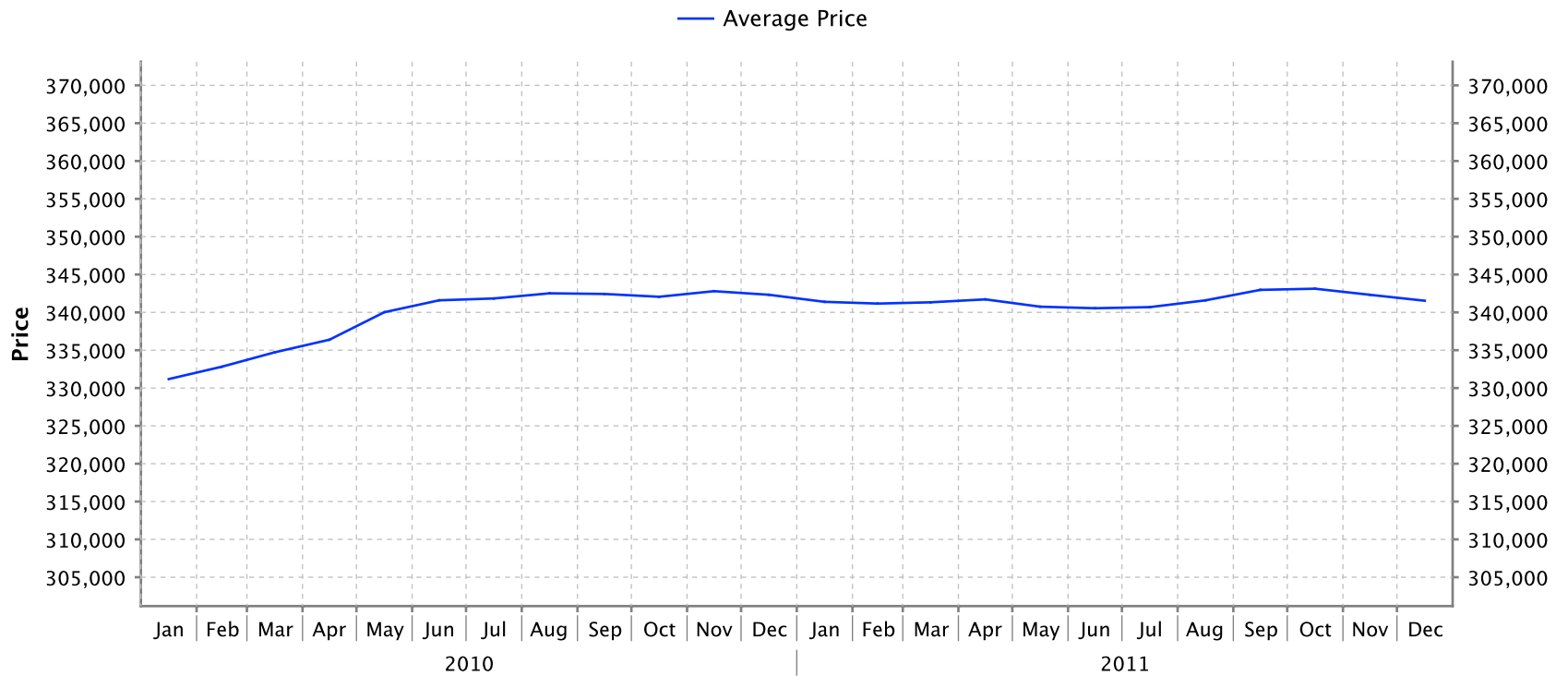


Average sale price does not include Waterfront.

Board Area

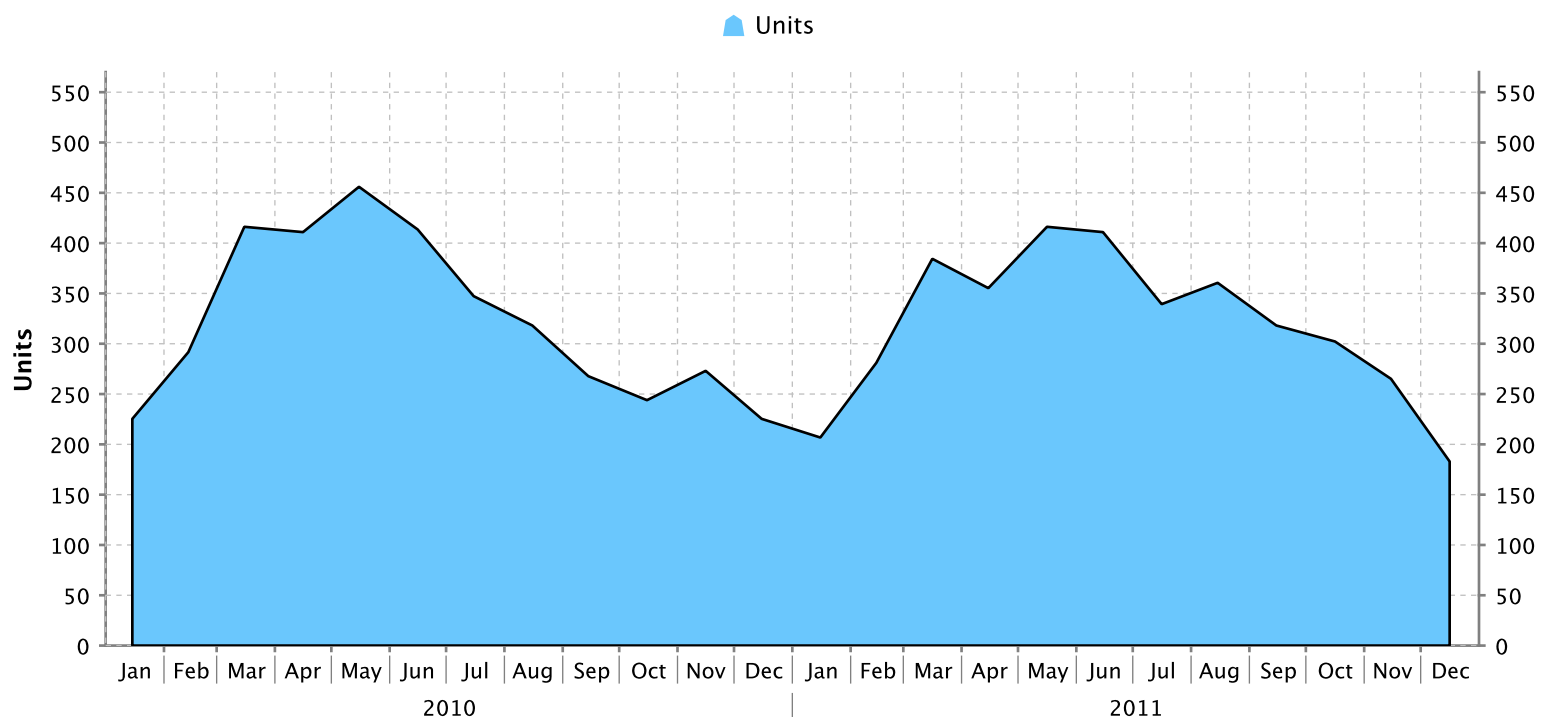
as at December 31, 2011

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	45	44	2%	1,192	1,214	-2%
Units Reported Sold	17	22	-23%	317	519	-39%
Sell/List Ratio	38%	50%		27%	43%	
Reported Sales Dollars	\$2,416,500	\$3,871,500	-38%	\$44,047,390	\$73,284,724	-40%
Average Sell Price / Unit	\$142,147	\$175,977	-19%	\$138,951	\$141,204	-2%
Median Sell Price	\$123,000			\$129,900		
Sell Price / List Price	87%	95%		93%	95%	
Days to Sell	200	115	74%	143	161	-11%
Active Listings	737	630				
Single Family						
Units Listed	281	297	-5%	8,498	8,616	-1%
Units Reported Sold	182	225	-19%	3,807	3,881	-2%
Sell/List Ratio	65%	76%		45%	45%	
Reported Sales Dollars	\$57,373,529	\$75,084,658	-24%	\$1,300,231,99	\$1,328,833,373	-2%
Average Sell Price / Unit	\$315,239	\$333,710	-6%	\$341,537	\$342,395	-0%
Median Sell Price	\$305,000			\$330,000		
Sell Price / List Price	93%	93%		94%	95%	
Days to Sell	82	89	-8%	75	66	13%
Active Listings	2022	1912				
Condos (Apt)						
Units Listed	59	77	-23%	1,553	1,785	-13%
Units Reported Sold	31	22	41%	538	545	-1%
Sell/List Ratio	53%	29%		35%	31%	
Reported Sales Dollars	\$6,049,900	\$4,738,200	28%	\$109,147,778	\$119,184,298	-8%
Average Sell Price / Unit	\$195,158	\$215,373	-9%	\$202,877	\$218,687	-7%
Median Sell Price	\$175,000			\$176,000		
Sell Price / List Price	89%	92%		92%	93%	
Days to Sell	168	119	41%	131	111	18%
Active Listings	621	736				
Condos (Patio)						
Units Listed	28	21	33%	553	532	4%
Units Reported Sold	21	7	200%	304	266	14%
Sell/List Ratio	75%	33%		55%	50%	
Reported Sales Dollars	\$5,300,600	\$1,582,250	235%	\$83,123,605	\$73,826,228	13%
Average Sell Price / Unit	\$252,410	\$226,036	12%	\$273,433	\$277,542	-1%
Median Sell Price	\$245,000			\$265,000		
Sell Price / List Price	93%	95%		95%	97%	
Days to Sell	114	66	74%	122	81	51%
Active Listings	182	173				
Condos (Twnhse)						
Units Listed	37	43	-14%	1,148	1,116	3%
Units Reported Sold	22	27	-19%	392	419	-6%
Sell/List Ratio	59%	63%		34%	38%	
Reported Sales Dollars	\$5,607,239	\$6,388,900	-12%	\$100,084,539	\$107,587,445	-7%
Average Sell Price / Unit	\$254,874	\$236,626	8%	\$255,318	\$256,772	-1%
Median Sell Price	\$229,900			\$231,334		
Sell Price / List Price	95%	92%		98%	95%	
Days to Sell	79	87	-9%	88	74	18%
Active Listings	383	351				

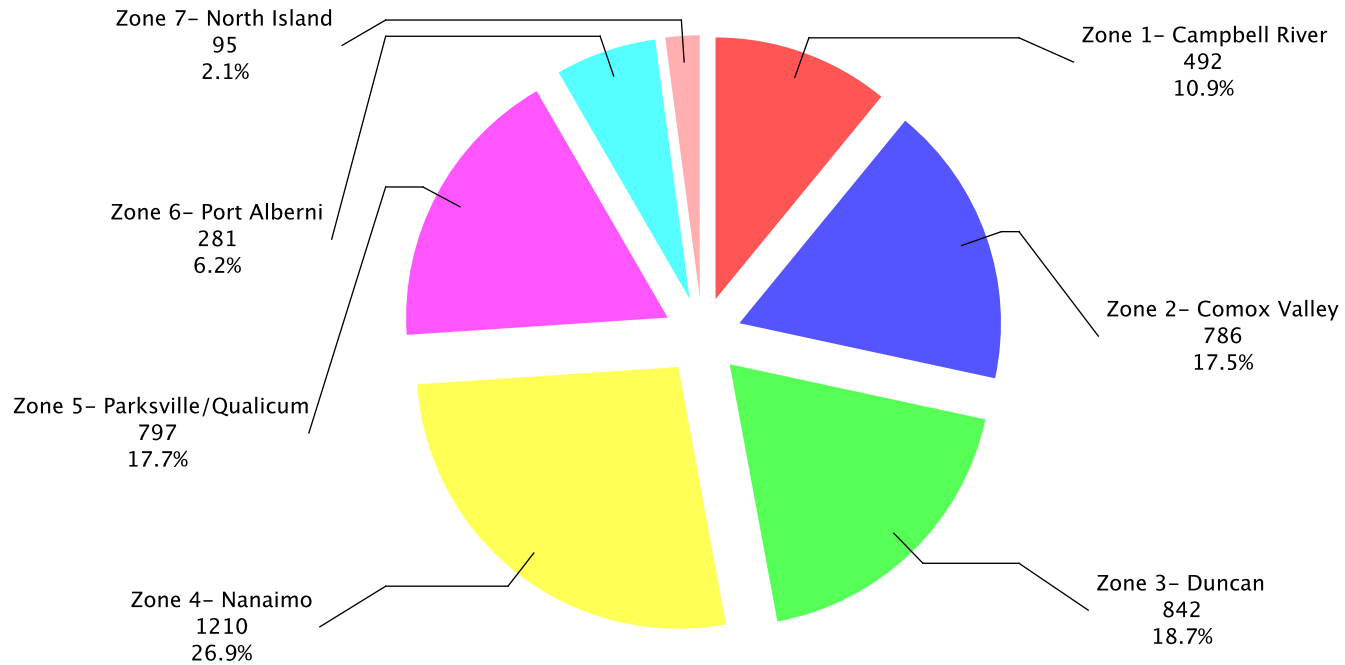
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Dec 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	11	45	141	109	81	50	15	14	16	5	1	2	1	1	492
Zone 2- Comox Valley	6	30	74	123	179	149	89	53	44	20	9	4	4	2	786
Zone 3- Duncan	8	39	69	127	161	142	95	75	66	23	23	8	3	3	842
Zone 4- Nanaimo	6	39	100	187	254	238	152	86	91	24	16	6	3	8	1,210
Zone 5- Parksville/Qualicum	10	18	45	116	159	112	78	62	79	40	32	25	10	11	797
Zone 6- Port Alberni	45	70	54	39	24	18	8	7	4	3	3	1	2	3	281
Zone 7- North Island	33	22	19	11	3	3	1	1	1	0	1	0	0	0	95
Board Area Totals	119	263	502	712	861	712	438	298	301	115	85	46	23	28	4,503

Single Family Sales by Zone



Total Unconditional Sales January 1 to December 31, 2011 = 4,503

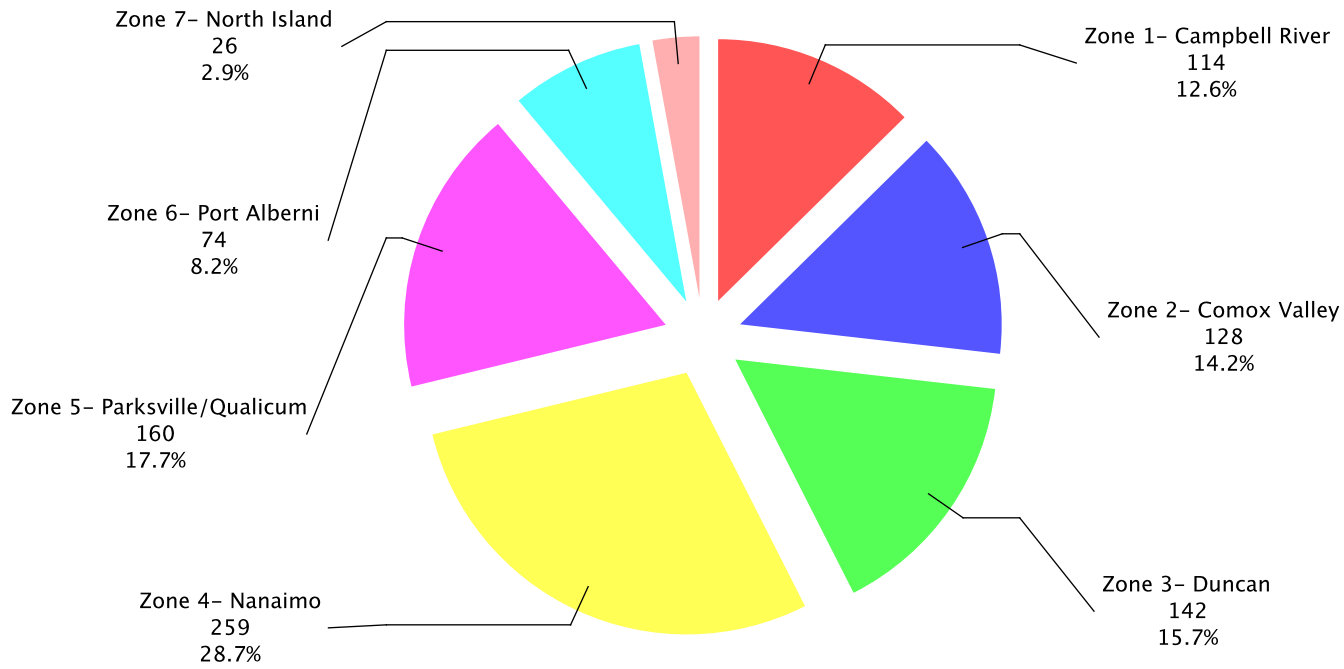
4th Quarter 2011

MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to Dec 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	2	9	35	23	25	14	2	0	3	0	0	0	0	1	114
Zone 2- Comox Valley	0	7	11	22	30	16	10	12	10	5	3	1	0	1	128
Zone 3- Duncan	1	7	13	20	32	25	15	8	12	2	5	0	0	2	142
Zone 4- Nanaimo	1	8	26	43	51	55	30	19	15	7	2	0	0	2	259
Zone 5- Parksville/Qualicum	2	6	12	27	30	23	16	10	8	10	5	4	3	4	160
Zone 6- Port Alberni	17	21	12	10	5	3	0	2	1	2	1	0	0	0	74
Zone 7- North Island	12	4	4	3	1	2	0	0	0	0	0	0	0	0	26
Board Area Totals	35	62	113	148	174	138	73	51	49	26	16	5	3	10	903

Single Family Sales by Zone



Total Unconditional Sales October 1 to December 31, 2011 = 903



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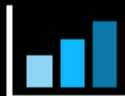
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