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JOHN COOPER | ISLAND LIFE



# Market Statistics

## *For February 2009*

# RE/MAX

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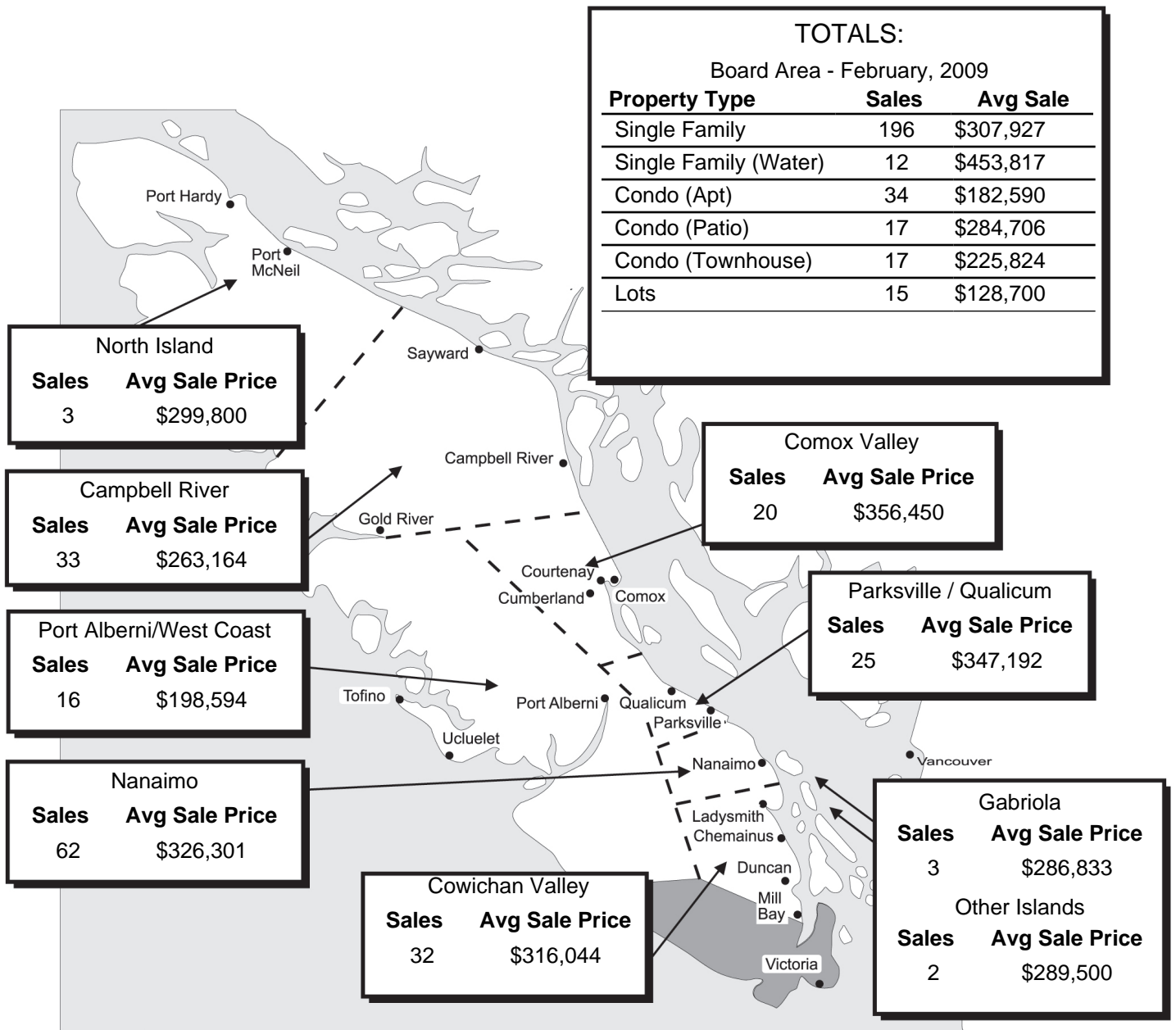
Each office independently owned & operated.

# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of February, 2009

(Single Family)

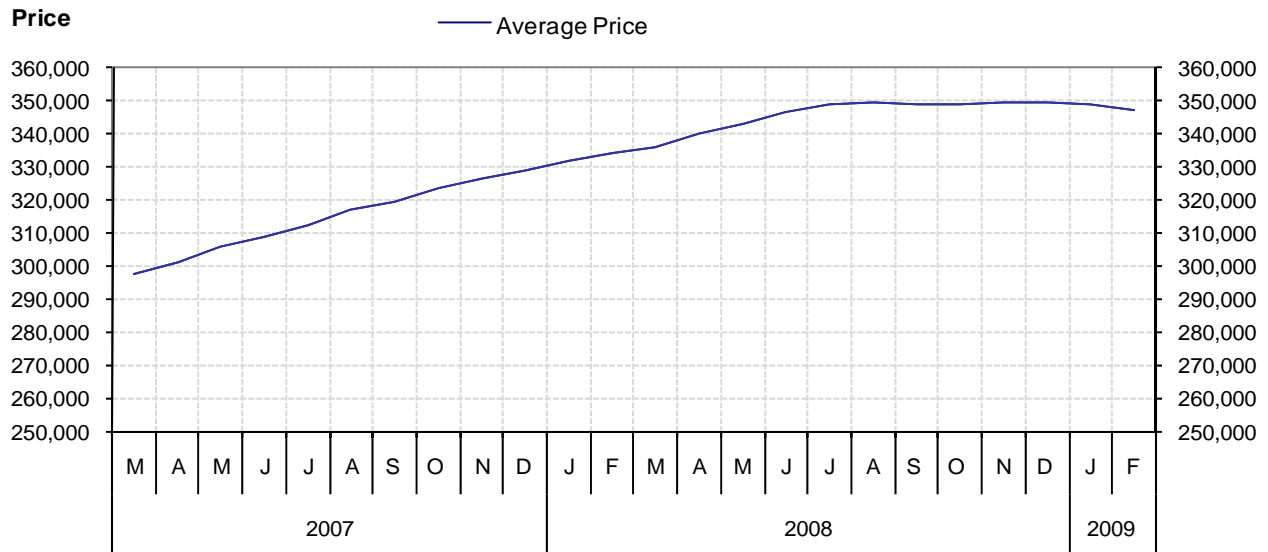


Average sale price does not include Waterfront.

# Board Area

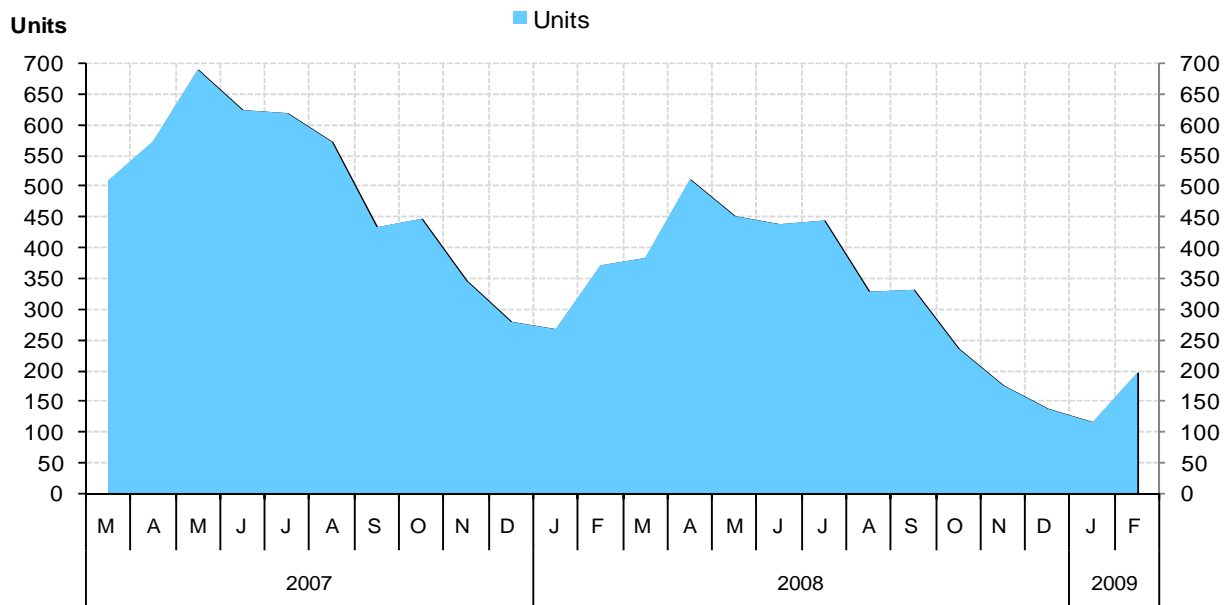
## as at February 28, 2009

### 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

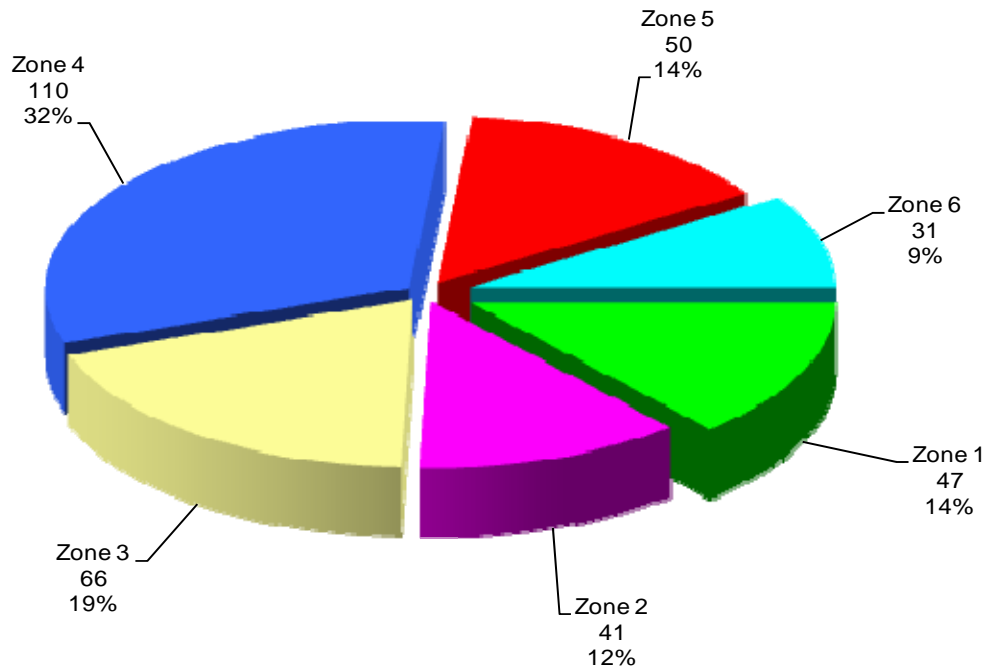


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	132	171	-23%	1763	1983	-11%
Units Reported Sold	15	59	-75%	381	1019	-63%
Sell/List Ratio	11%	35%		22%	51%	
Reported Sales Dollars	\$1,930,500	\$8,100,650	-76%	\$53,669,099	\$140,447,144	-62%
Average Sell Price / Unit	\$128,700	\$137,299	-6%	\$140,864	\$137,828	2%
Median Sell Price	\$122,000			\$135,920		
Sell Price / List Price Ratio	82%	95%		94%	97%	
Days to Sell	271	207	31%	138	113	22%
Active Listings	1004	845				
<b>Single Family</b>						
Units Listed	684	776	-12%	9253	9072	2%
Units Reported Sold	196	369	-47%	3733	5719	-35%
Sell/List Ratio	29%	48%		40%	63%	
Reported Sales Dollars	\$60,353,670	\$127,967,516	-53%	\$1,296,395,203	\$1,910,816,498	-32%
Average Sell Price / Unit	\$307,927	\$346,795	-11%	\$347,280	\$334,117	4%
Median Sell Price	\$310,000			\$335,000		
Sell Price / List Price Ratio	91%	97%		94%	96%	
Days to Sell	106	58	82%	63	55	16%
Active Listings	2513	2001				
<b>Condos (Apt)</b>						
Units Listed	131	150	-13%	2060	1799	15%
Units Reported Sold	34	85	-60%	587	1071	-45%
Sell/List Ratio	26%	57%		28%	60%	
Reported Sales Dollars	\$6,208,065	\$17,802,616	-65%	\$124,874,395	\$210,443,945	-41%
Average Sell Price / Unit	\$182,590	\$209,443	-13%	\$212,733	\$196,493	8%
Median Sell Price	162,000			\$190,000		
Sell Price / List Price Ratio	90%	97%		95%	97%	
Days to Sell	91	86	6%	75	74	1%
Active Listings	892	562				
<b>Condos (Patio)</b>						
Units Listed	63	33	91%	601	440	37%
Units Reported Sold	17	35	-51%	218	340	-36%
Sell/List Ratio	27%	106%		36%	77%	
Reported Sales Dollars	\$4,840,000	\$9,906,682	-51%	\$66,233,490	\$101,275,712	-35%
Average Sell Price / Unit	\$284,706	\$283,048	1%	\$303,823	\$297,870	2%
Median Sell Price	\$271,300			\$289,500		
Sell Price / List Price Ratio	96%	98%		97%	99%	
Days to Sell	117	72	64%	83	91	-9%
Active Listings	236	130				
<b>Condos (Twnhse)</b>						
Units Listed	72	84	-14%	1232	1111	11%
Units Reported Sold	17	33	-48%	438	723	-39%
Sell/List Ratio	24%	39%		36%	65%	
Reported Sales Dollars	\$3,839,000	\$9,303,250	-59%	\$102,934,028	\$174,429,901	-41%
Average Sell Price / Unit	\$225,824	\$281,917	-20%	\$235,009	\$241,259	-3%
Median Sell Price	\$219,000			\$224,000		
Sell Price / List Price Ratio	92%	98%		96%	97%	
Days to Sell	109	63	74%	64	63	2%
Active Listings	428	267				

**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 For Board Area – by Zone



Total Unconditional Sales January 1 to February 28, 2009 = 345

**Zone 1 – Campbell River**  
**Zone 2 – Comox Valley**  
**Zone 3 – Cowichan Valley**  
**Zone 4 – Nanaimo**  
**Zone 5 – Parksville/Qualicum**  
**Zone 6 – Port Alberni/West Coast**