

JOHN COOPER | ISLAND LIFE



Market Statistics

August 2009

RE/MAX

JOHN COOPER

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RE/MAX
of Nanaimo
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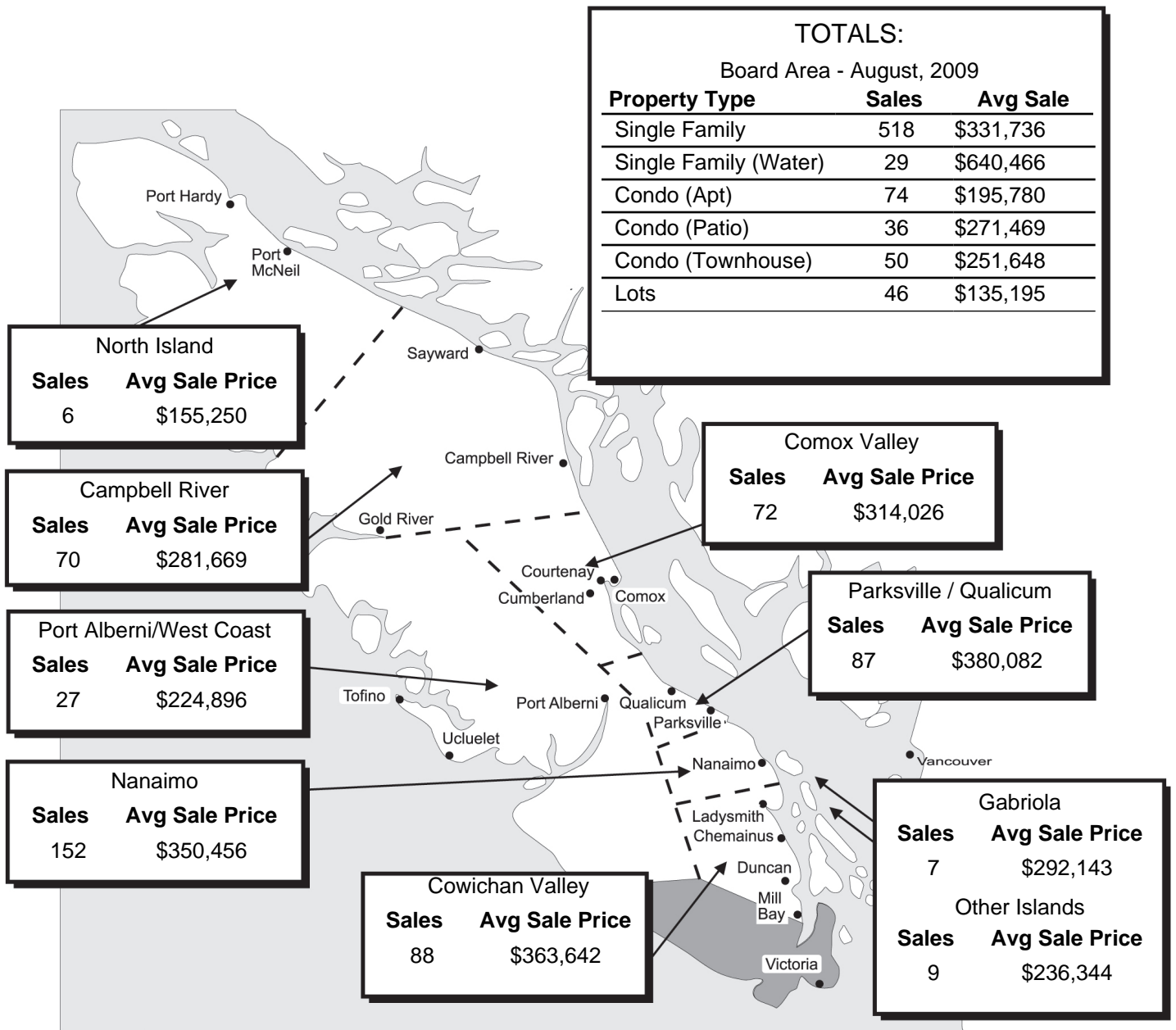
Each office independently owned & operated.

Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of August, 2009

(Single Family)



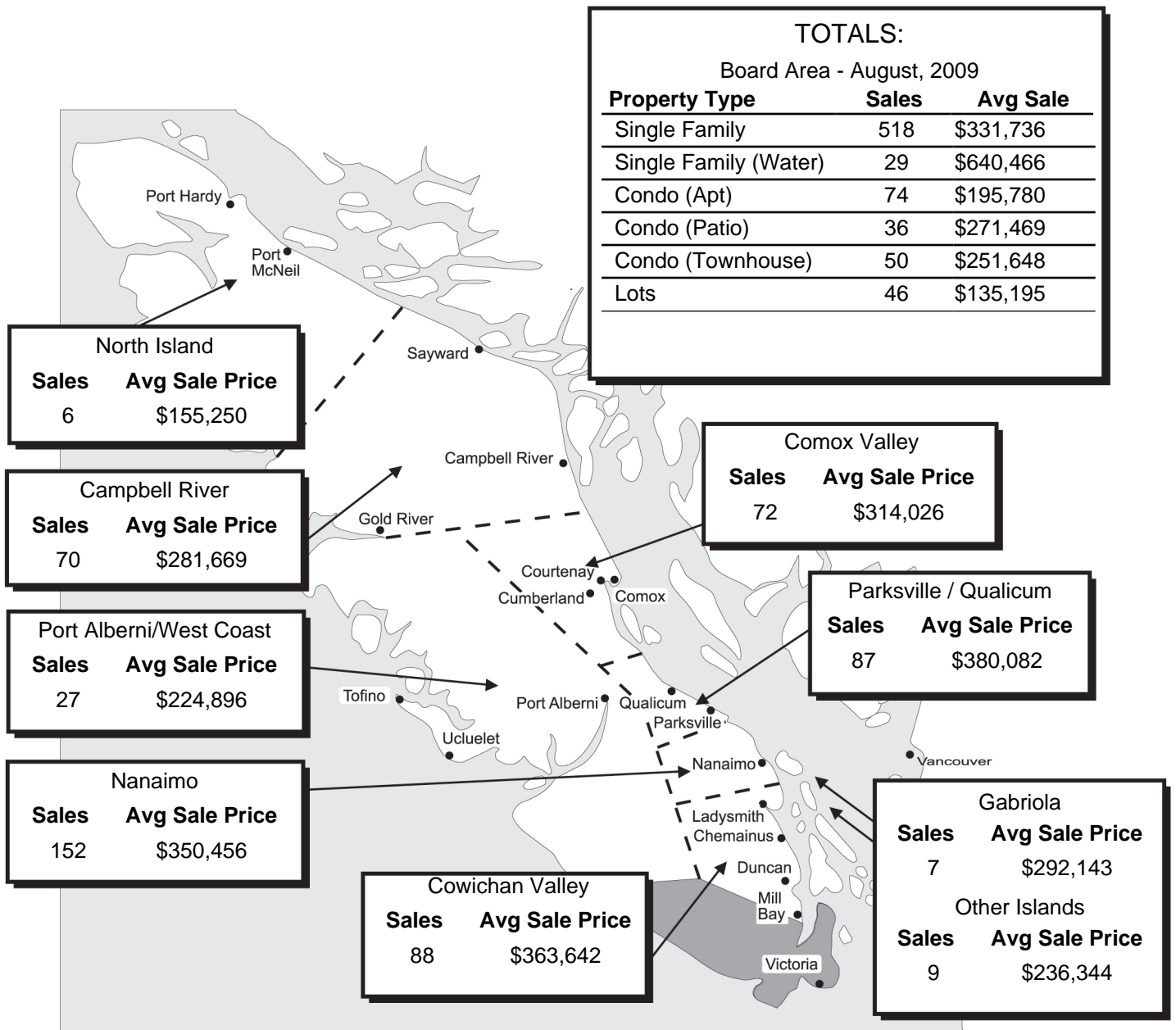
Average sale price does not include Waterfront.

Vancouver Island Real Estate Board

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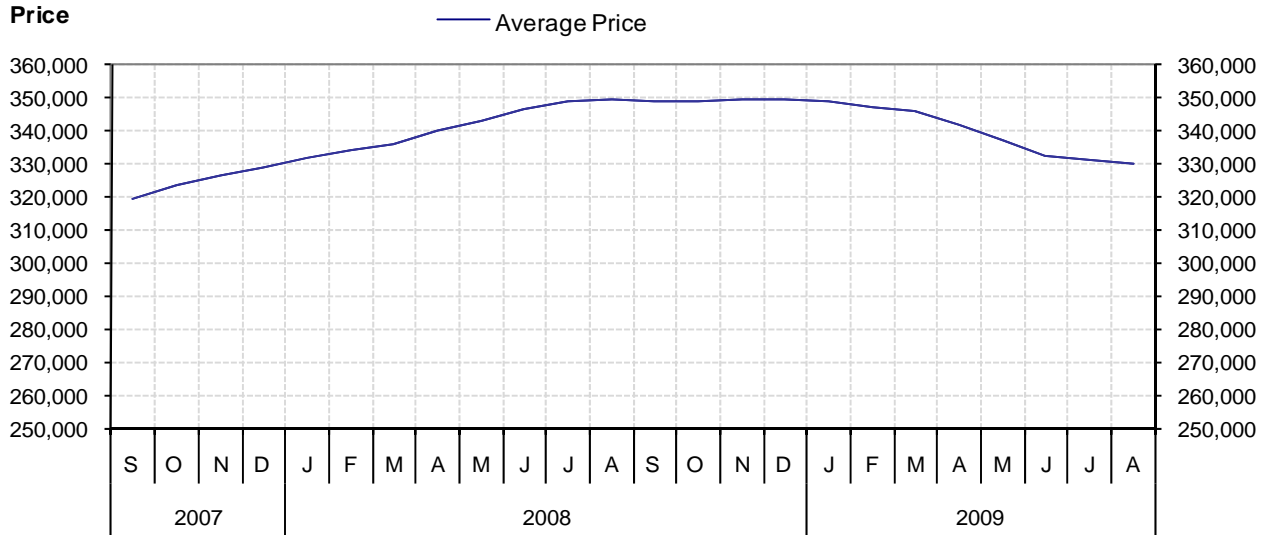


Average sale price does not include Waterfront.

Board Area

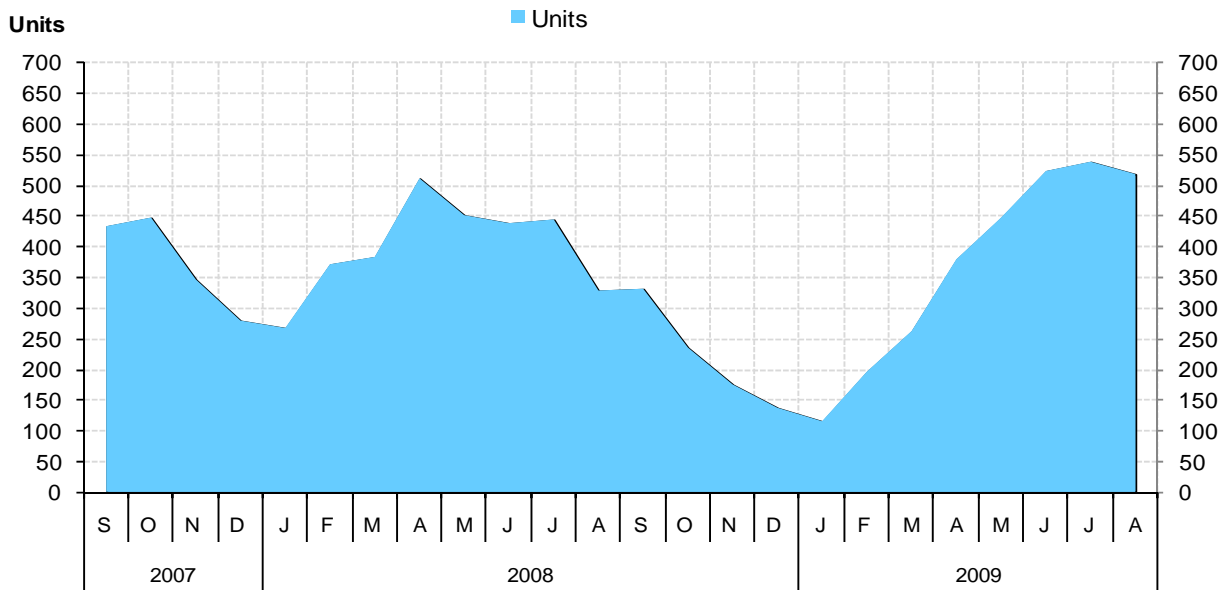
as at August 31, 2009

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

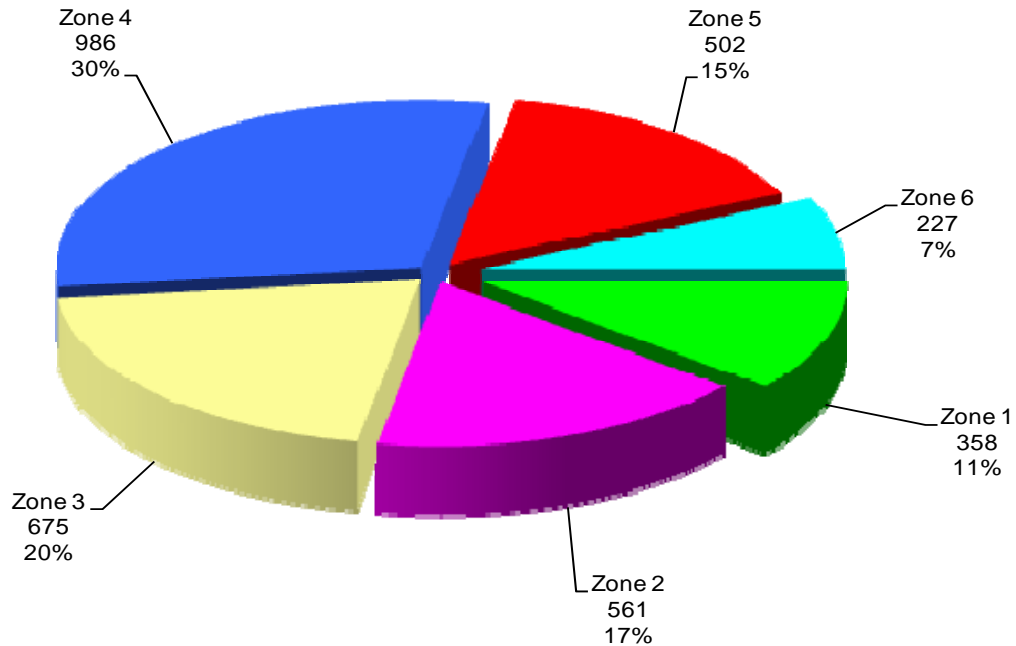


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	129	129	0%	1607	1883	-15%
Units Reported Sold	46	30	53%	330	759	-57%
Sell/List Ratio	36%	23%		21%	40%	
Reported Sales Dollars	\$6,218,950	\$4,329,300	44%	\$44,228,952	\$104,570,673	-58%
Average Sell Price / Unit	\$135,195	\$144,310	-6%	\$134,027	\$137,774	-3%
Median Sell Price	\$130,000			\$129,000		
Sell Price / List Price Ratio	90%	92%		90%	96%	
Days to Sell	126	140	-10%	145	136	7%
Active Listings	1088	1144				
Single Family						
Units Listed	640	800	-20%	8331	9454	-12%
Units Reported Sold	518	327	58%	3845	4681	-18%
Sell/List Ratio	81%	41%		46%	50%	
Reported Sales Dollars	\$171,839,445	\$113,016,862	52%	\$1,269,224,738	\$1,637,447,541	-22%
Average Sell Price / Unit	\$331,736	\$345,617	-4%	\$330,097	\$349,807	-6%
Median Sell Price	\$325,000			\$319,000		
Sell Price / List Price Ratio	94%	94%		93%	96%	
Days to Sell	74	61	20%	77	57	35%
Active Listings	2510	3179				
Condos (Apt)						
Units Listed	130	158	-18%	1679	2089	-20%
Units Reported Sold	74	45	64%	484	904	-46%
Sell/List Ratio	57%	28%		29%	43%	
Reported Sales Dollars	\$14,487,750	\$8,531,250	70%	\$97,099,677	\$184,425,486	-47%
Average Sell Price / Unit	\$195,780	\$189,583	3%	\$200,619	\$204,010	-2%
Median Sell Price	\$184,000			\$180,500		
Sell Price / List Price Ratio	92%	93%		91%	96%	
Days to Sell	105	54	94%	104	71	46%
Active Listings	897	1027				
Condos (Patio)						
Units Listed	64	83	-23%	572	554	3%
Units Reported Sold	36	19	89%	240	284	-15%
Sell/List Ratio	56%	23%		42%	51%	
Reported Sales Dollars	\$9,772,900	\$5,310,142	84%	\$66,983,624	\$86,267,666	-22%
Average Sell Price / Unit	\$271,469	\$279,481	-3%	\$279,098	\$303,759	-8%
Median Sell Price	\$265,000			\$274,900		
Sell Price / List Price Ratio	95%	96%		95%	98%	
Days to Sell	120	119	0%	109	81	34%
Active Listings	232	249				
Condos (Twnhse)						
Units Listed	66	82	-20%	1072	1148	-7%
Units Reported Sold	50	46	9%	403	568	-29%
Sell/List Ratio	76%	56%		38%	49%	
Reported Sales Dollars	\$12,582,375	\$11,025,887	14%	\$93,838,536	\$139,923,650	-33%
Average Sell Price / Unit	\$251,648	\$239,693	5%	\$232,850	\$246,344	-5%
Median Sell Price	\$243,000			\$218,500		
Sell Price / List Price Ratio	96%	96%		94%	97%	
Days to Sell	77	60	29%	83	62	34%
Active Listings	382	436				

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 August 31, 2009 = 3,309

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