

JOHN COOPER | ISLAND LIFE



# Market Statistics

*June 2009*

# RE/MAX

## JOHN COOPER

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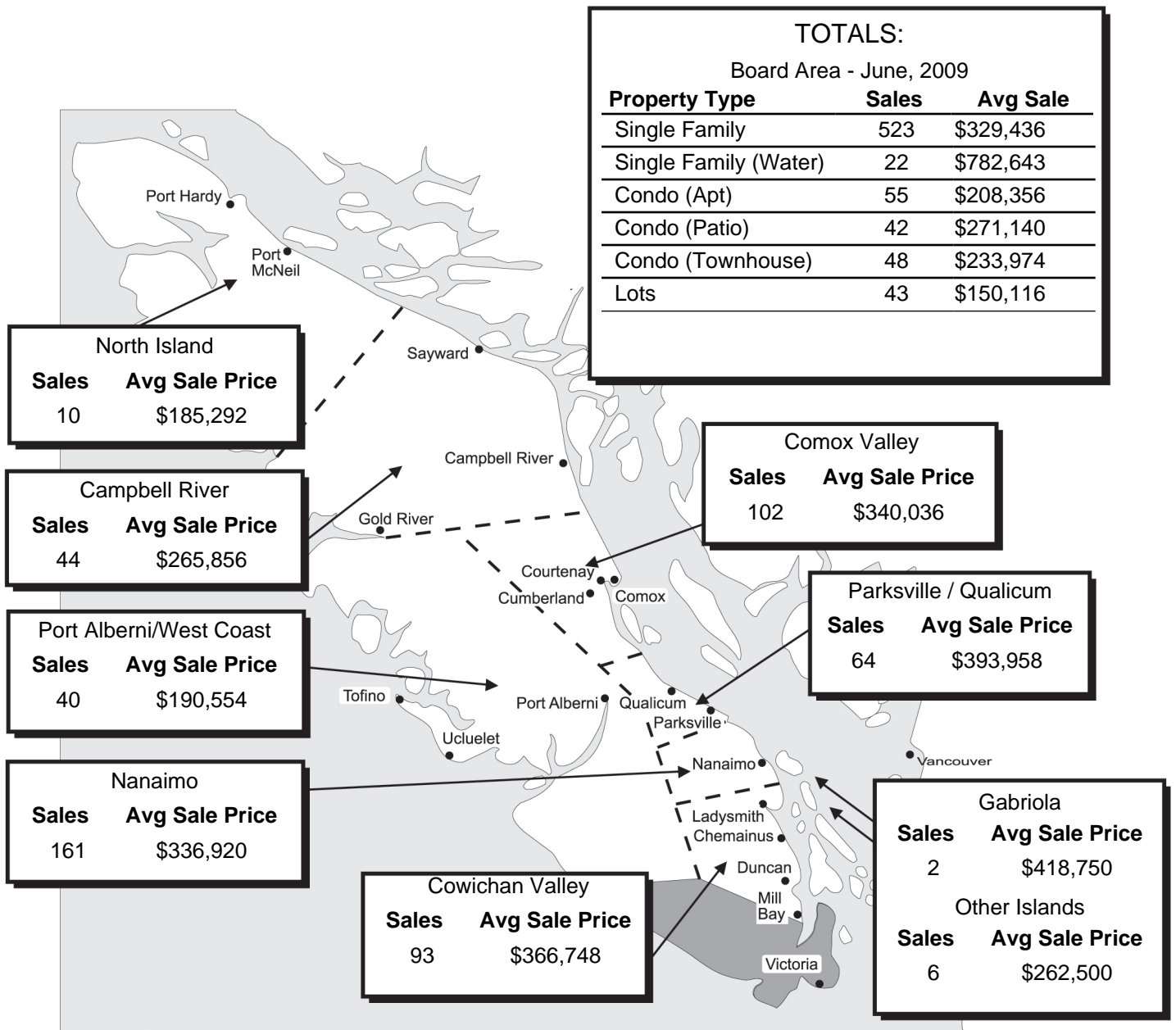
Each office independently owned & operated.

# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of June, 2009

(Single Family)

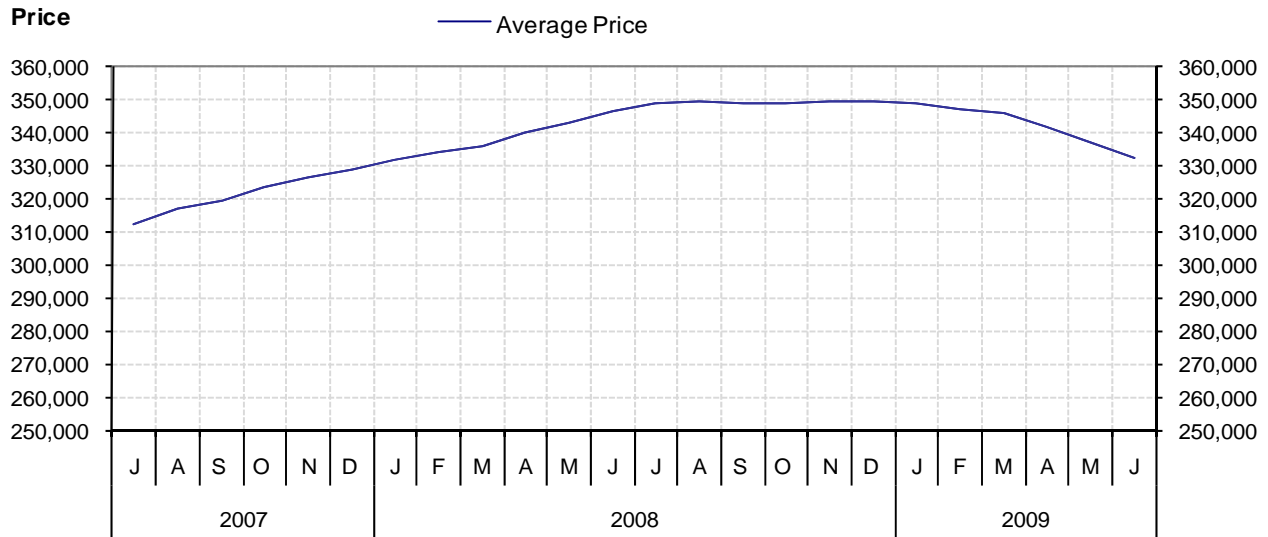


Average sale price does not include Waterfront.

# Board Area

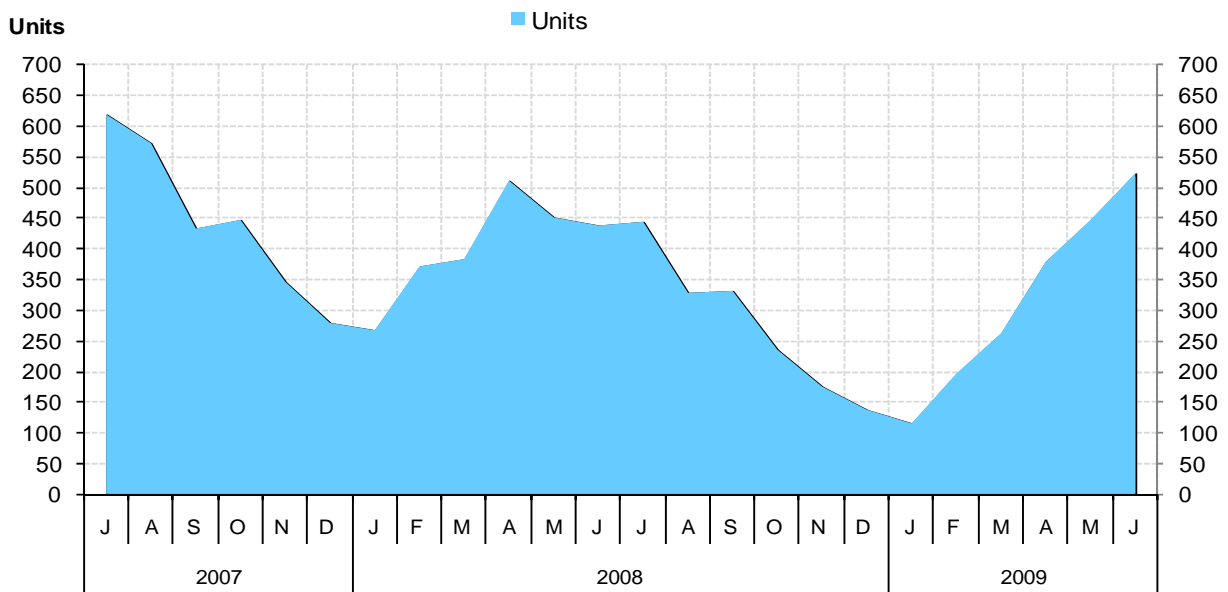
## as at June 30, 2009

### 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

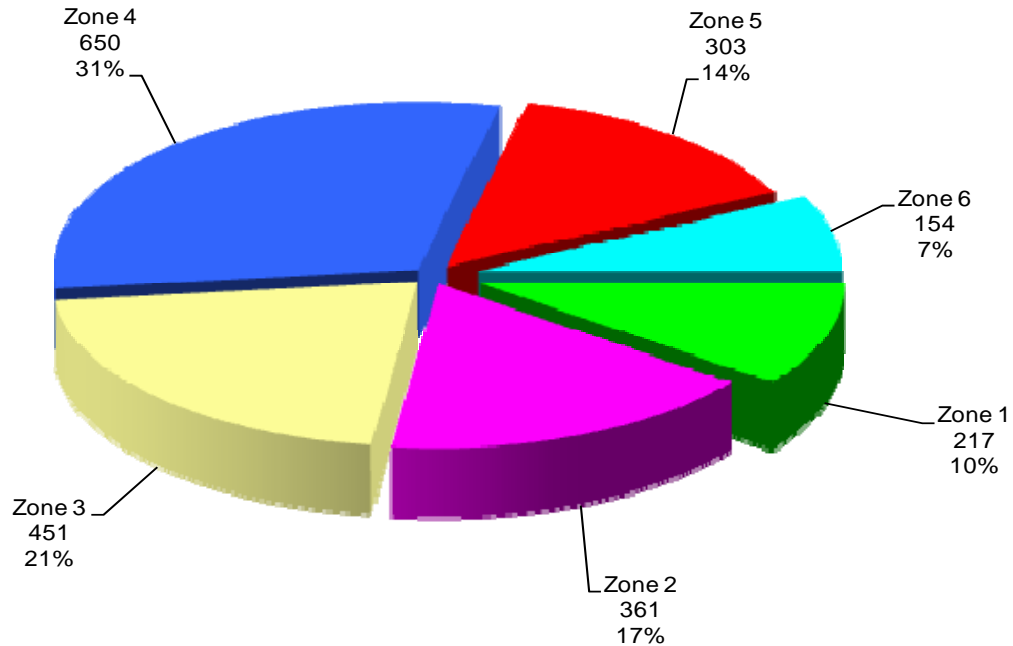


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	168	210	-20%	1584	2024	-22%
Units Reported Sold	43	42	2%	282	887	-68%
Sell/List Ratio	26%	20%		18%	44%	
Reported Sales Dollars	\$6,455,000	\$5,902,940	9%	\$37,774,977	\$123,247,033	-69%
Average Sell Price / Unit	\$150,116	\$140,546	7%	\$133,954	\$138,948	-4%
Median Sell Price	\$139,900			\$130,000		
Sell Price / List Price Ratio	91%	94%		90%	97%	
Days to Sell	165	107	55%	150	126	19%
Active Listings	1062	1077				
<b>Single Family</b>						
Units Listed	877	1053	-17%	8579	9361	-8%
Units Reported Sold	523	437	20%	3565	5100	-30%
Sell/List Ratio	60%	42%		42%	54%	
Reported Sales Dollars	\$172,294,913	\$160,207,355	8%	\$1,186,024,879	\$1,767,489,623	-33%
Average Sell Price / Unit	\$329,436	\$366,607	-10%	\$332,686	\$346,567	-4%
Median Sell Price	\$317,000			\$320,000		
Sell Price / List Price Ratio	94%	96%		93%	96%	
Days to Sell	74	52	45%	75	55	36%
Active Listings	2801	3085				
<b>Condos (Apt)</b>						
Units Listed	153	258	-41%	1697	2042	-17%
Units Reported Sold	55	70	-21%	468	967	-52%
Sell/List Ratio	36%	27%		28%	47%	
Reported Sales Dollars	\$11,459,590	\$14,476,560	-21%	\$95,518,888	\$193,858,414	-51%
Average Sell Price / Unit	\$208,356	\$206,808	1%	\$204,100	\$200,474	2%
Median Sell Price	\$200,000			\$183,000		
Sell Price / List Price Ratio	92%	96%		92%	97%	
Days to Sell	77	60	29%	91	73	24%
Active Listings	793	959				
<b>Condos (Patio)</b>						
Units Listed	57	84	-32%	584	494	18%
Units Reported Sold	42	28	50%	210	301	-30%
Sell/List Ratio	74%	33%		36%	61%	
Reported Sales Dollars	\$11,387,887	\$9,166,400	24%	\$60,242,066	\$93,106,644	-35%
Average Sell Price / Unit	\$271,140	\$327,371	-17%	\$286,867	\$309,324	-7%
Median Sell Price	\$270,000			\$279,700		
Sell Price / List Price Ratio	95%	97%		95%	98%	
Days to Sell	129	54	137%	109	78	39%
Active Listings	221	188				
<b>Condos (Twnhse)</b>						
Units Listed	89	115	-23%	1109	1155	-4%
Units Reported Sold	48	56	-14%	394	632	-38%
Sell/List Ratio	54%	49%		36%	55%	
Reported Sales Dollars	\$11,230,749	\$13,761,986	-18%	\$90,828,587	\$157,247,671	-42%
Average Sell Price / Unit	\$233,974	\$245,750	-5%	\$230,529	\$248,810	-7%
Median Sell Price	\$210,000			\$215,000		
Sell Price / List Price Ratio	95%	96%		94%	97%	
Days to Sell	58	55	6%	77	63	23%
Active Listings	420	435				

**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.

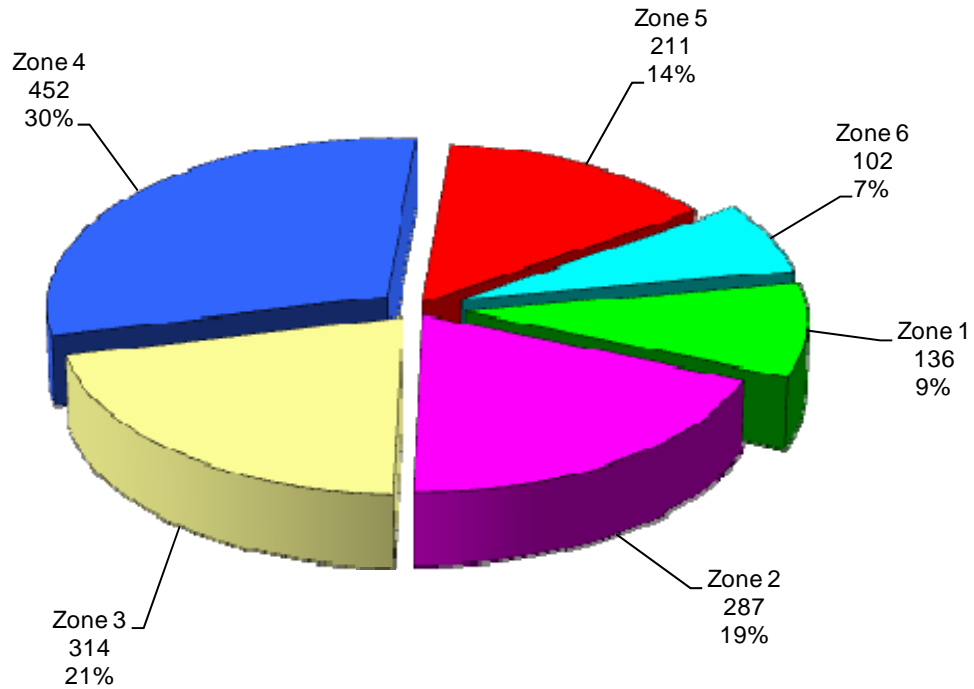
## MLS® Single Family Sales Analysis For Board Area – by Zone



Total Unconditional Sales January 1 to June 30, 2009 = 2,136

**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**

**2nd Quarter 2009**  
**MLS® Single Family Sales Analysis**  
**For Board Area – By Zone**



Total Unconditional Sales - 1,502  
2nd Quarter - April 1 to June 30, 2009

**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**