

Market Statistics

January 2009

RE/MAX

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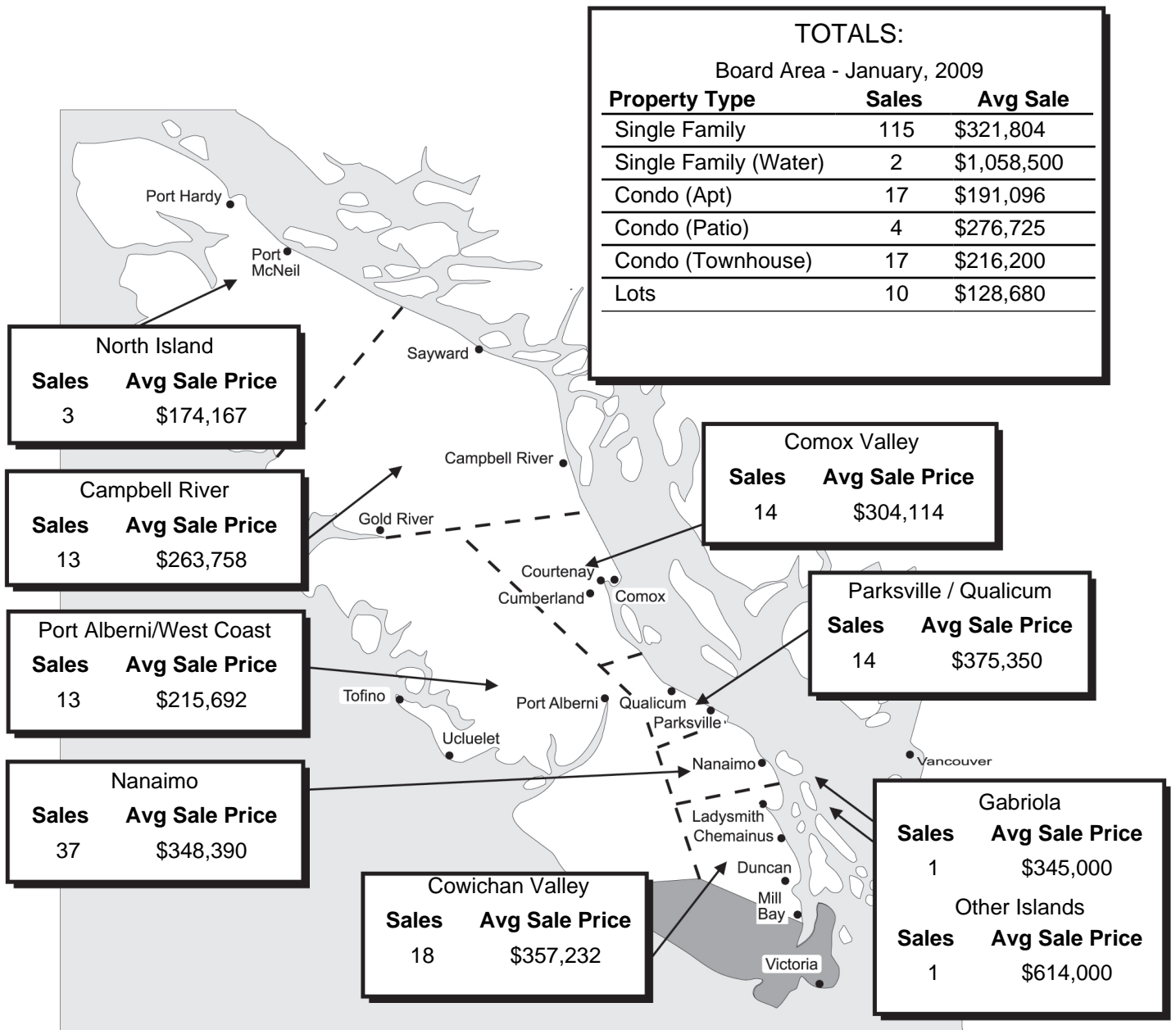
Each office independently owned & operated.

Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of January, 2009

(Single Family)

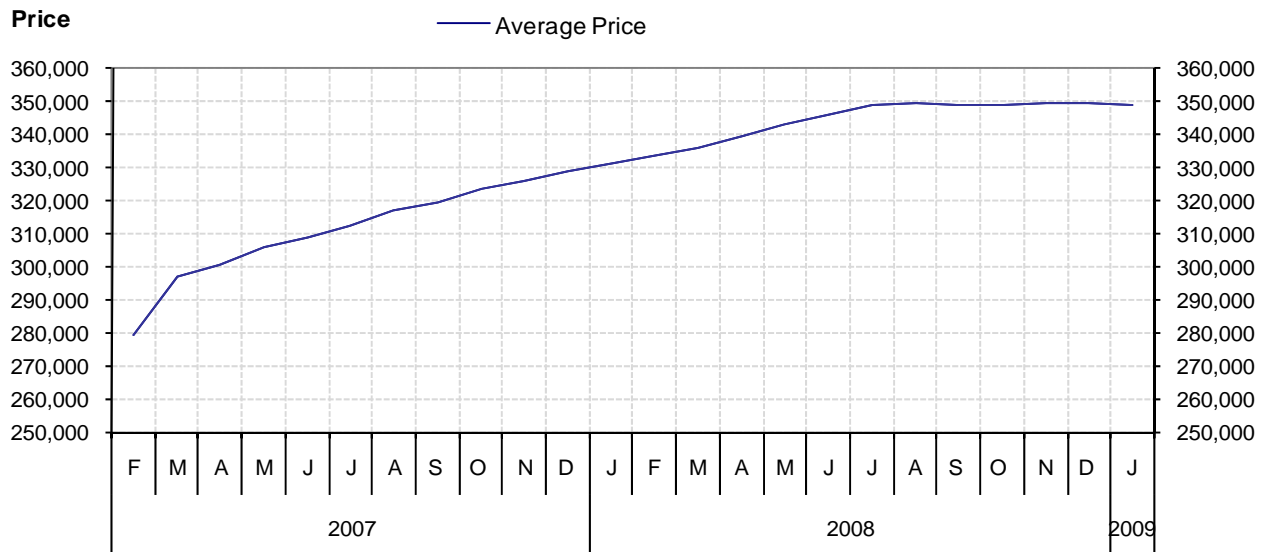


Average sale price does not include Waterfront.

Board Area

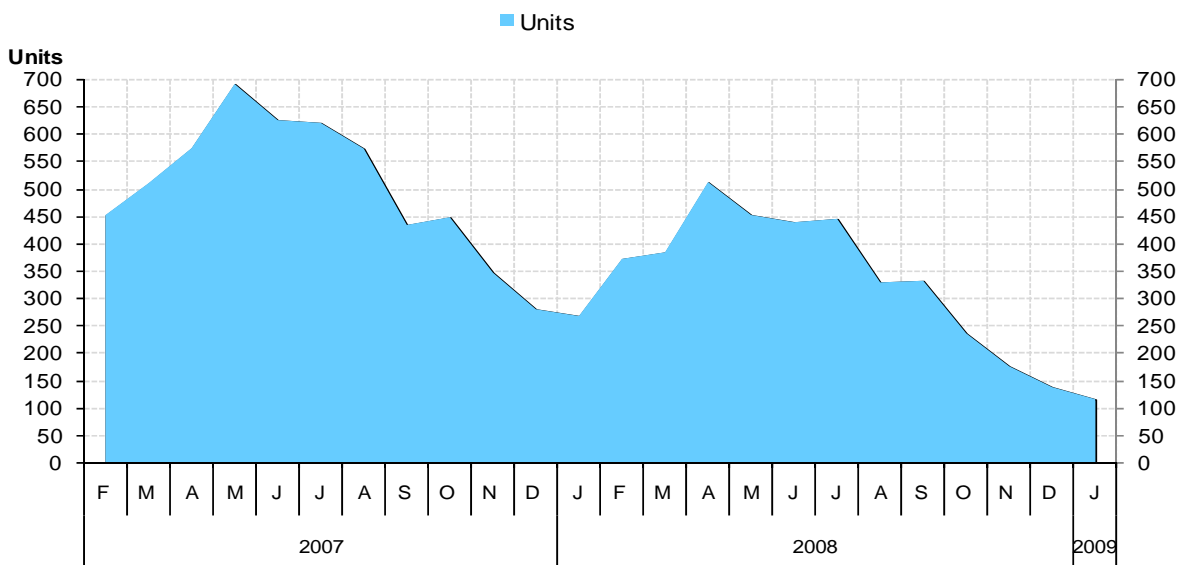
as at January 31, 2009

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

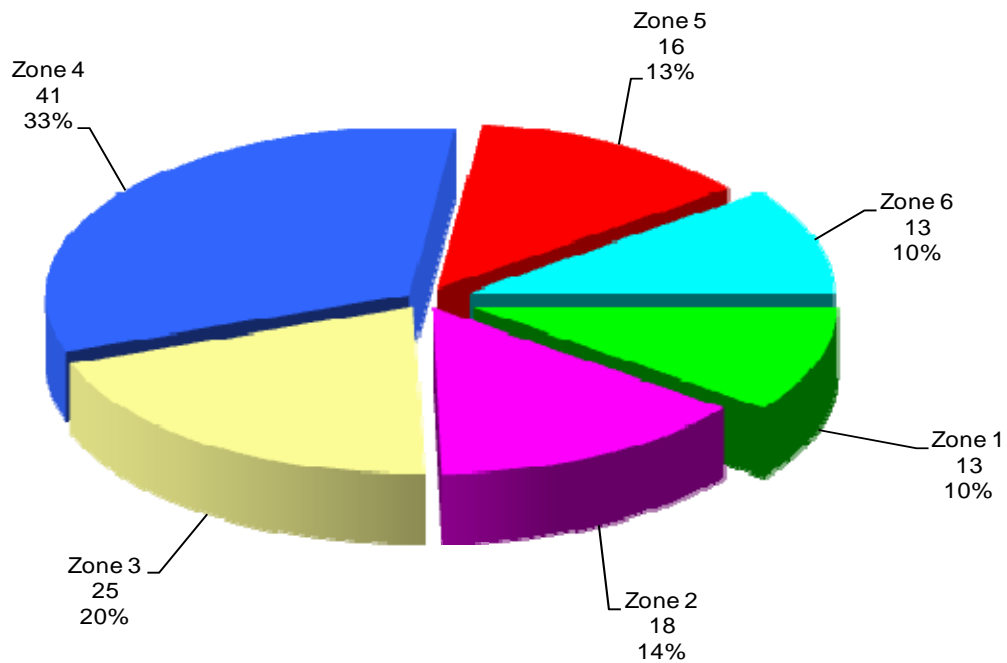


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	125	124	1%	1801	1973	-9%
Units Reported Sold	10	73	-86%	425	1035	-59%
Sell/List Ratio	8%	59%		24%	52%	
Reported Sales Dollars	\$1,286,800	\$9,904,675	-87%	\$59,839,249	\$143,405,669	-58%
Average Sell Price / Unit	\$128,680	\$135,680	-5%	\$140,798	\$138,556	2%
Median Sell Price	\$124,000			\$136,901		
Sell Price / List Price Ratio	86%	98%		95%	97%	
Days to Sell	267	116	130%	143	106	35%
Active Listings	972	747				
Single Family						
Units Listed	586	691	-15%	9345	9028	4%
Units Reported Sold	115	265	-57%	3908	5768	-32%
Sell/List Ratio	20%	38%		42%	64%	
Reported Sales Dollars	\$37,007,469	\$90,880,093	-59%	\$1,364,561,549	\$1,913,769,449	-29%
Average Sell Price / Unit	\$321,804	\$342,944	-6%	\$349,171	\$331,791	5%
Median Sell Price	\$317,000			\$335,998		
Sell Price / List Price Ratio	90%	96%		95%	96%	
Days to Sell	97	66	46%	61	56	9%
Active Listings	2308	1780				
Condos (Apt)						
Units Listed	121	157	-23%	2079	1815	15%
Units Reported Sold	17	52	-67%	639	1065	-40%
Sell/List Ratio	14%	33%		31%	59%	
Reported Sales Dollars	\$3,248,637	\$10,790,589	-70%	\$136,727,946	\$207,145,217	-34%
Average Sell Price / Unit	\$191,096	\$207,511	-8%	\$213,972	\$194,503	10%
Median Sell Price	\$195,000			\$192,000		
Sell Price / List Price Ratio	92%	97%		95%	96%	
Days to Sell	89	91	-1%	75	75	1%
Active Listings	880	555				
Condos (Patio)						
Units Listed	35	33	6%	572	435	31%
Units Reported Sold	4	19	-79%	236	336	-30%
Sell/List Ratio	11%	58%		41%	77%	
Reported Sales Dollars	\$1,106,900	\$5,529,900	-80%	\$71,300,172	\$99,166,112	-28%
Average Sell Price / Unit	\$276,725	\$291,047	-5%	\$302,119	\$295,137	2%
Median Sell Price	\$309,000			\$289,800		
Sell Price / List Price Ratio	96%	99%		97%	99%	
Days to Sell	41	70	-42%	78	91	-13%
Active Listings	218	156				
Condos (Twnhse)						
Units Listed	81	73	11%	1233	1115	11%
Units Reported Sold	17	29	-41%	454	755	-40%
Sell/List Ratio	21%	40%		37%	68%	
Reported Sales Dollars	\$3,675,400	\$7,563,400	-51%	\$108,398,278	\$178,961,818	-39%
Average Sell Price / Unit	\$216,200	\$260,807	-17%	\$238,763	\$237,036	1%
Median Sell Price	\$195,000			\$227,500		
Sell Price / List Price Ratio	93%	96%		96%	97%	
Days to Sell	74	77	-4%	62	63	-1%
Active Listings	400	259				

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 January 31, 2009 = 126

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