

JOHN COOPER | ISLAND LIFE



# Market Statistics

*For April 2009*

# RE/MAX

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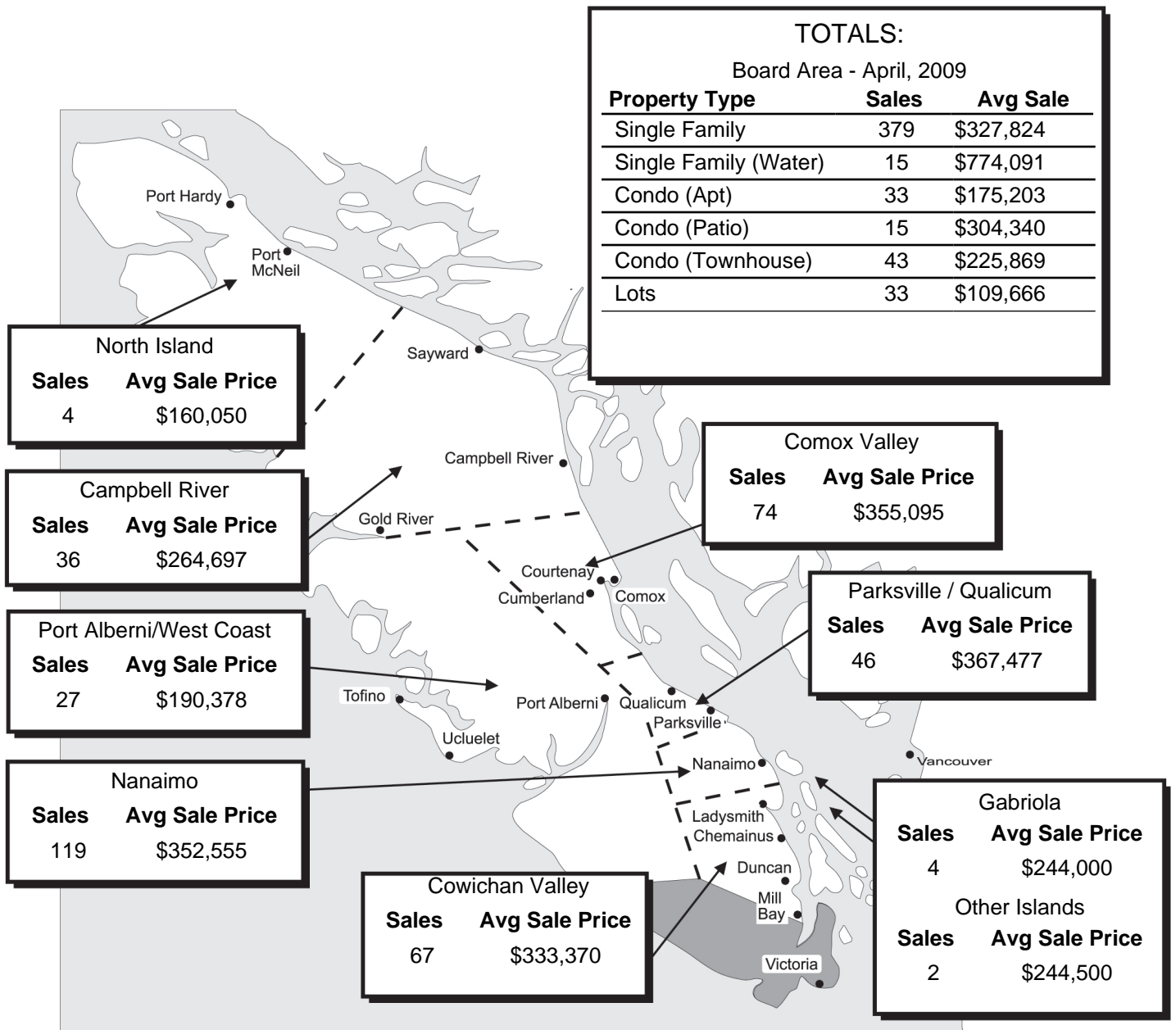
Each office independently owned & operated.

# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of April, 2009

(Single Family)

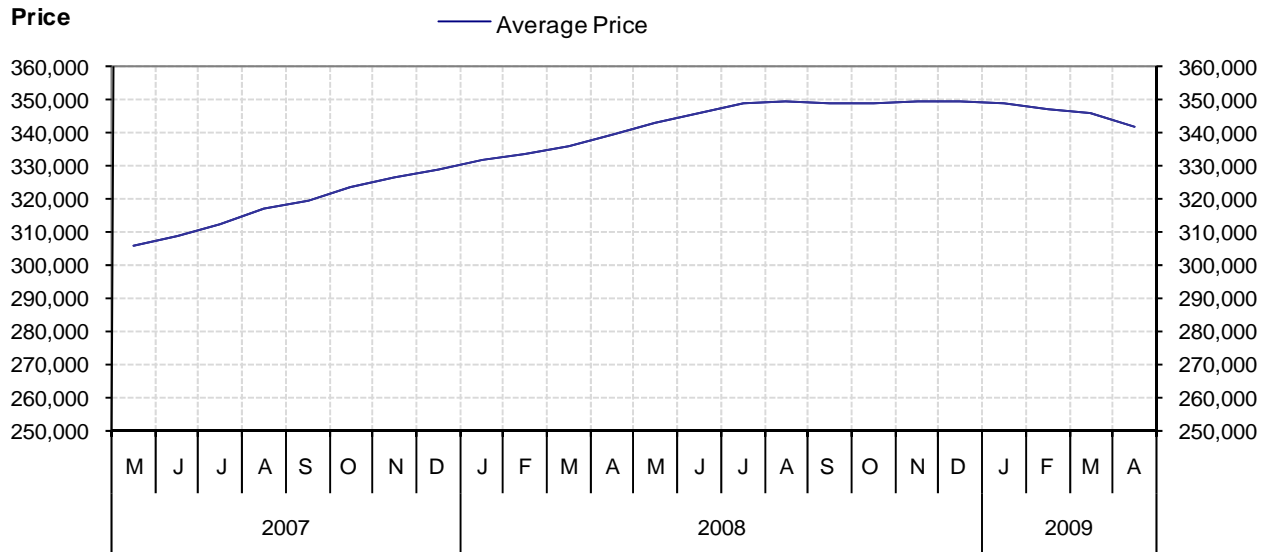


Average sale price does not include Waterfront.

# Board Area

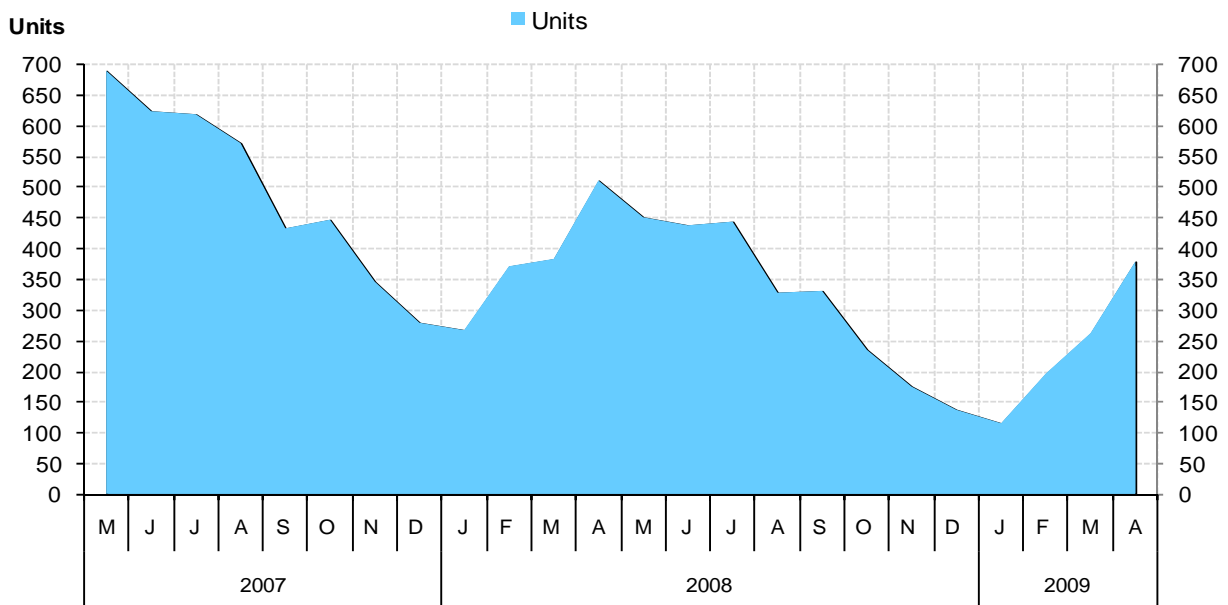
## as at April 30, 2009

### 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

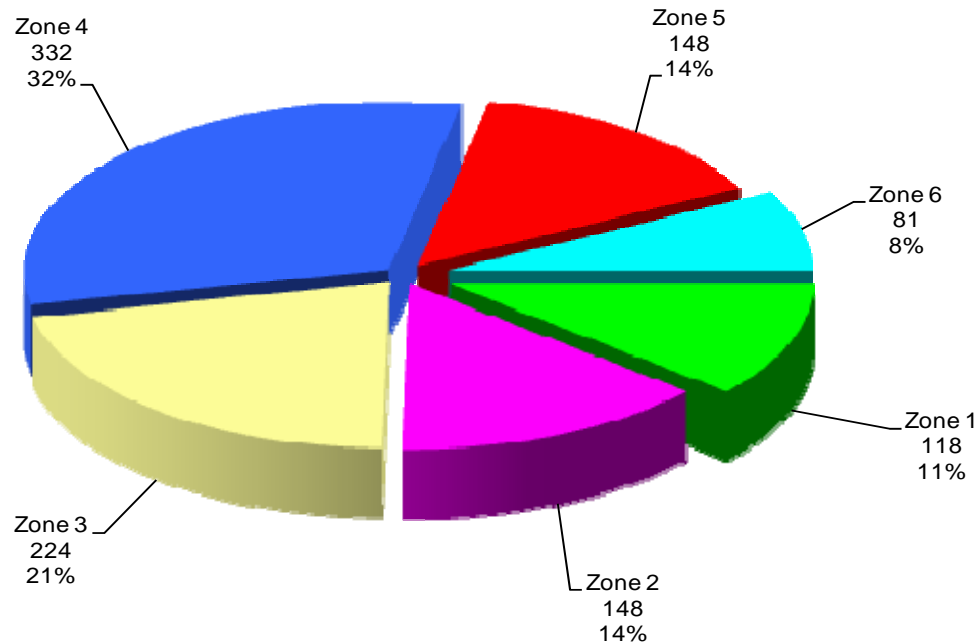


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	117	230	-49%	1669	2021	-17%
Units Reported Sold	33	80	-59%	294	1020	-71%
Sell/List Ratio	28%	35%		18%	50%	
Reported Sales Dollars	\$3,618,979	\$10,285,432	-65%	\$40,025,396	\$140,932,281	-72%
Average Sell Price / Unit	\$109,666	\$128,568	-15%	\$136,141	\$138,169	-1%
Median Sell Price	\$104,900			\$130,000		
Sell Price / List Price Ratio	90%	96%		92%	97%	
Days to Sell	125	124	1%	133	118	13%
Active Listings	1086	935				
<b>Single Family</b>						
Units Listed	797	1001	-20%	8987	9193	-2%
Units Reported Sold	379	511	-26%	3482	5526	-37%
Sell/List Ratio	48%	51%		39%	60%	
Reported Sales Dollars	\$124,245,319	\$183,526,836	-32%	\$1,190,835,520	\$1,879,320,811	-37%
Average Sell Price / Unit	\$327,824	\$359,152	-9%	\$341,998	\$340,087	1%
Median Sell Price	\$319,000			\$330,000		
Sell Price / List Price Ratio	93%	97%		93%	96%	
Days to Sell	72	53	35%	68	54	26%
Active Listings	2840	2522				
<b>Condos (Apt)</b>						
Units Listed	148	229	-35%	1955	1922	2%
Units Reported Sold	33	77	-57%	502	1038	-52%
Sell/List Ratio	22%	34%		26%	54%	
Reported Sales Dollars	\$5,781,700	\$17,174,650	-66%	\$102,739,265	\$205,622,645	-50%
Average Sell Price / Unit	\$175,203	\$223,047	-21%	\$204,660	\$198,095	3%
Median Sell Price	\$183,000			\$180,500		
Sell Price / List Price Ratio	91%	97%		94%	97%	
Days to Sell	97	71	37%	82	73	13%
Active Listings	815	706				
<b>Condos (Patio)</b>						
Units Listed	36	40	-10%	603	468	29%
Units Reported Sold	15	24	-38%	197	330	-40%
Sell/List Ratio	42%	60%		33%	71%	
Reported Sales Dollars	\$4,565,095	\$7,059,000	-35%	\$59,726,229	\$99,073,931	-40%
Average Sell Price / Unit	\$304,340	\$294,125	3%	\$303,179	\$300,224	1%
Median Sell Price	\$300,000			\$289,500		
Sell Price / List Price Ratio	93%	98%		96%	98%	
Days to Sell	103	53	94%	87	83	6%
Active Listings	236	152				
<b>Condos (Twnhse)</b>						
Units Listed	87	140	-38%	1166	1146	2%
Units Reported Sold	43	53	-19%	409	700	-42%
Sell/List Ratio	49%	38%		35%	61%	
Reported Sales Dollars	\$9,712,360	\$11,815,450	-18%	\$94,300,724	\$171,832,147	-45%
Average Sell Price / Unit	\$225,869	\$222,933	1%	\$230,564	\$245,474	-6%
Median Sell Price	\$200,000			\$217,900		
Sell Price / List Price Ratio	93%	95%		95%	97%	
Days to Sell	112	60	88%	71	62	13%
Active Listings	450	378				

**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 April 30, 2009 = 1,051

**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**