



# Market Statistics

*September 2009*

# RE/MAX

## JOHN COOPER

*ISLANDLIFE.TV*

1.866.956.6228



**RE/MAX**  
of Nanaimo  
250-754-1223

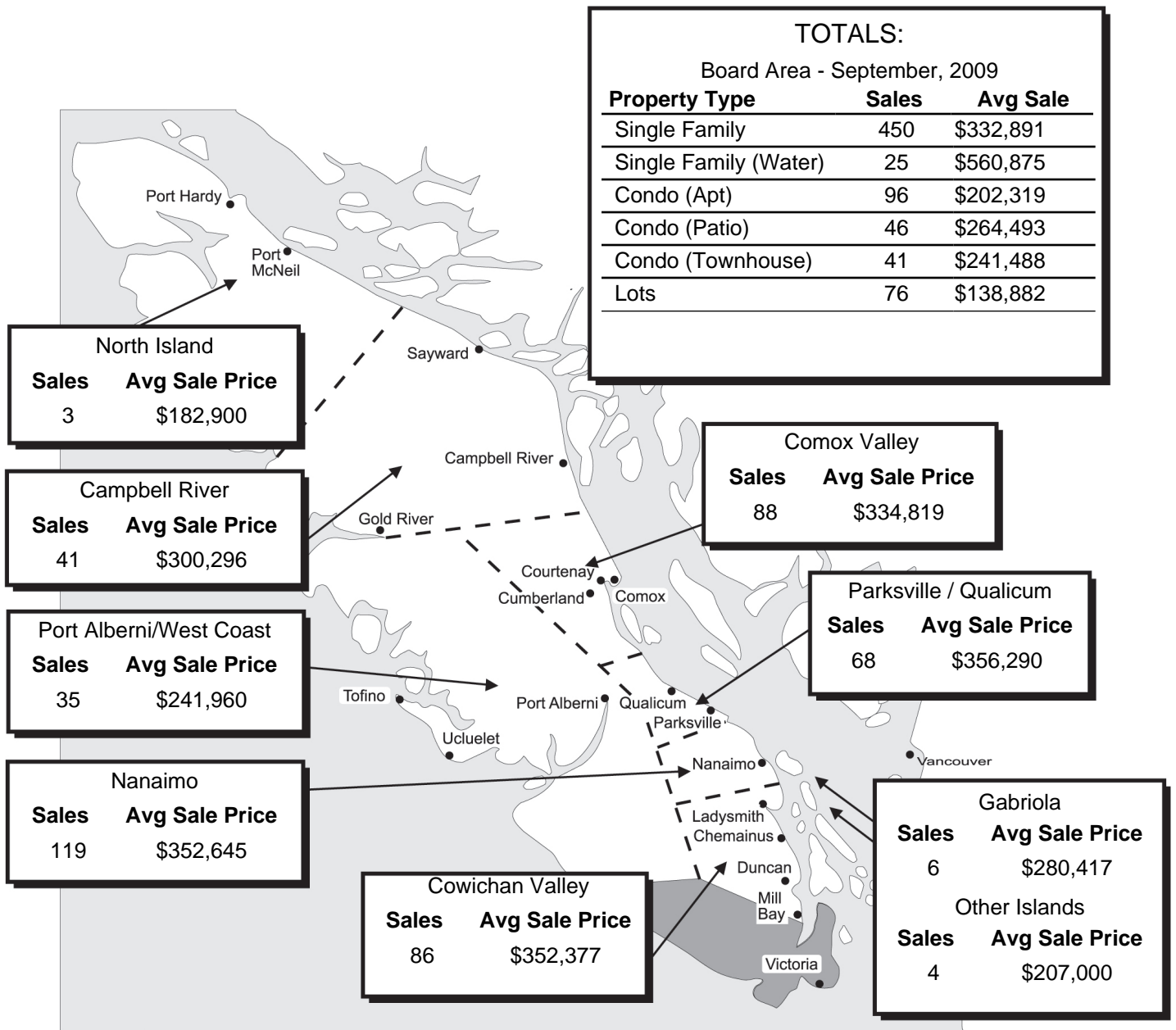
[www.islandlife.tv](http://www.islandlife.tv) email: [john@islandlife.tv](mailto:john@islandlife.tv) toll free: 1.866.956.6228

# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of September, 2009

(Single Family)

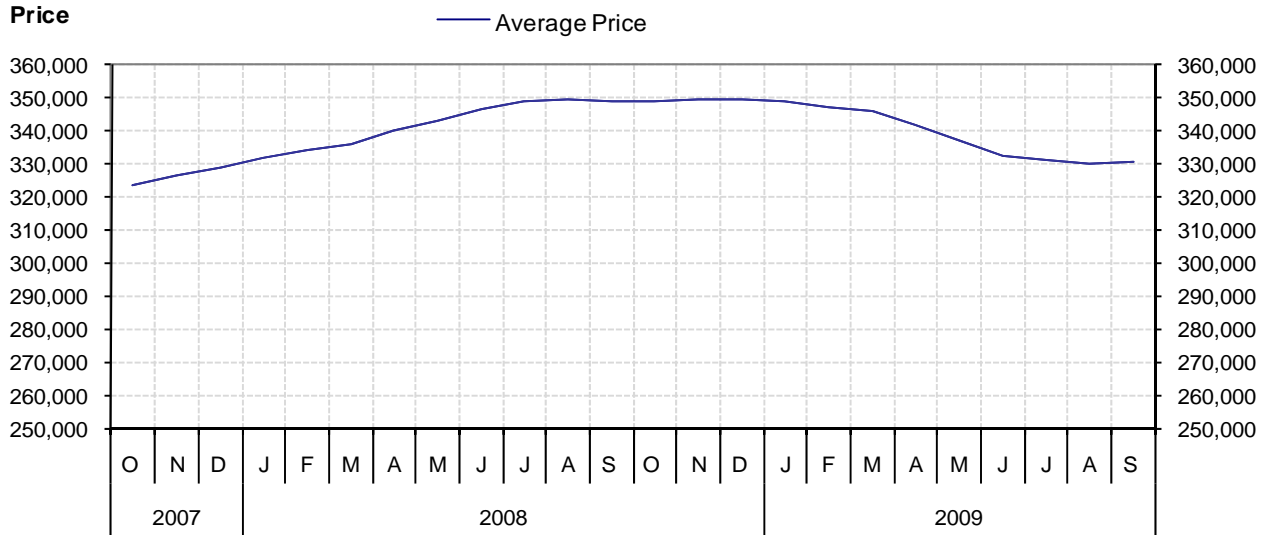


Average sale price does not include Waterfront.

# Board Area

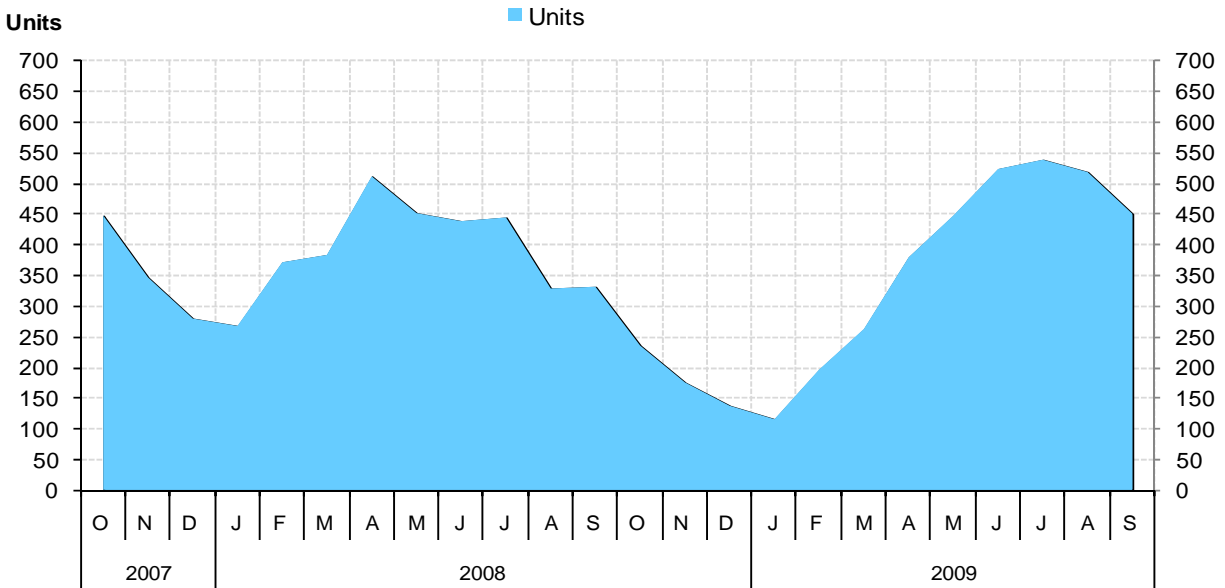
## as at September 30, 2009

### 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

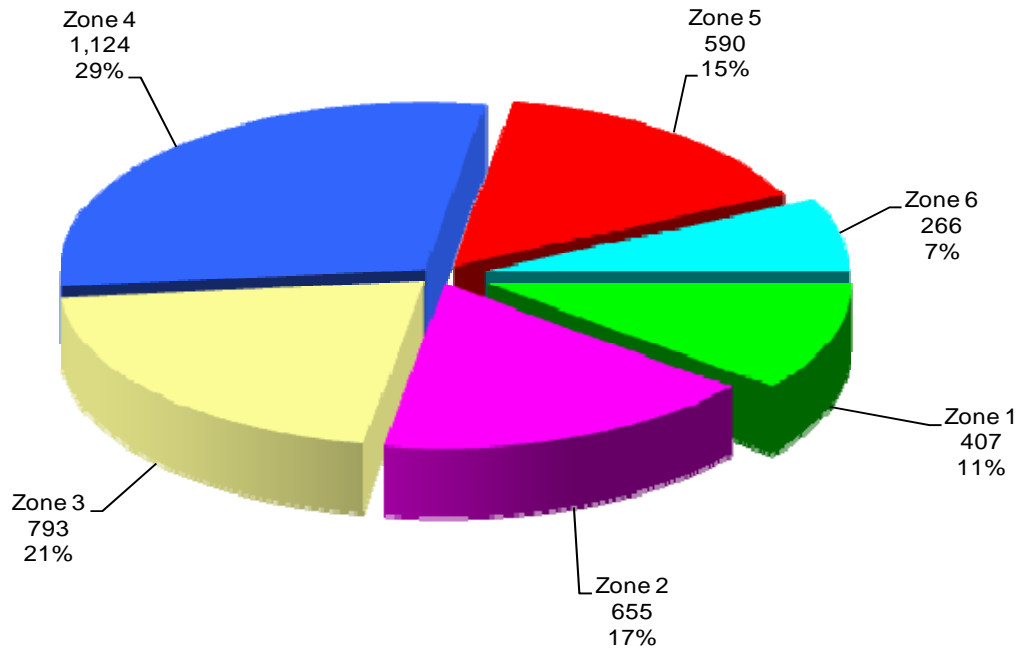


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	129	114	13%	1622	1827	-11%
Units Reported Sold	76	19	300%	387	694	-44%
Sell/List Ratio	59%	17%		24%	38%	
Reported Sales Dollars	\$10,555,045	\$3,015,720	250%	\$51,768,277	\$94,770,623	-45%
Average Sell Price / Unit	\$138,882	\$158,722	-12%	\$133,768	\$136,557	-2%
Median Sell Price	\$132,000			\$129,000		
Sell Price / List Price Ratio	97%	94%		91%	96%	
Days to Sell	182	108	69%	154	139	11%
Active Listings	1012	1076				
<b>Single Family</b>						
Units Listed	687	788	-13%	8230	9518	-14%
Units Reported Sold	450	331	36%	3961	4582	-14%
Sell/List Ratio	66%	42%		48%	48%	
Reported Sales Dollars	\$149,800,849	\$108,127,687	39%	\$1,310,097,000	\$1,599,992,715	-18%
Average Sell Price / Unit	\$332,891	\$326,670	2%	\$330,749	\$349,191	-5%
Median Sell Price	\$319,900			\$319,000		
Sell Price / List Price Ratio	95%	93%		93%	96%	
Days to Sell	76	68	12%	78	58	35%
Active Listings	2390	3091				
<b>Condos (Apt)</b>						
Units Listed	177	201	-12%	1655	2112	-22%
Units Reported Sold	96	44	118%	536	815	-34%
Sell/List Ratio	54%	22%		32%	39%	
Reported Sales Dollars	\$19,422,660	\$8,786,850	121%	\$107,735,487	\$171,666,006	-37%
Average Sell Price / Unit	\$202,319	\$199,701	1%	\$200,999	\$210,633	-5%
Median Sell Price	\$185,000			\$183,000		
Sell Price / List Price Ratio	93%	93%		92%	96%	
Days to Sell	109	65	67%	108	76	43%
Active Listings	853	1067				
<b>Condos (Patio)</b>						
Units Listed	63	63	0%	572	580	-1%
Units Reported Sold	46	19	142%	267	272	-2%
Sell/List Ratio	73%	30%		47%	47%	
Reported Sales Dollars	\$12,166,691	\$5,443,200	124%	\$73,707,115	\$81,025,116	-9%
Average Sell Price / Unit	\$264,493	\$286,484	-8%	\$276,057	\$297,886	-7%
Median Sell Price	\$270,000			\$274,000		
Sell Price / List Price Ratio	96%	96%		95%	98%	
Days to Sell	112	96	17%	111	79	41%
Active Listings	227	271				
<b>Condos (Twnhse)</b>						
Units Listed	72	108	-33%	1037	1186	-13%
Units Reported Sold	41	35	17%	409	542	-25%
Sell/List Ratio	57%	32%		39%	46%	
Reported Sales Dollars	\$9,901,014	\$9,036,049	10%	\$94,703,501	\$134,082,199	-29%
Average Sell Price / Unit	\$241,488	\$258,173	-6%	\$231,549	\$247,384	-6%
Median Sell Price	\$220,000			\$215,000		
Sell Price / List Price Ratio	95%	95%		94%	97%	
Days to Sell	58	62	-6%	83	61	35%
Active Listings	353	467				

**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.

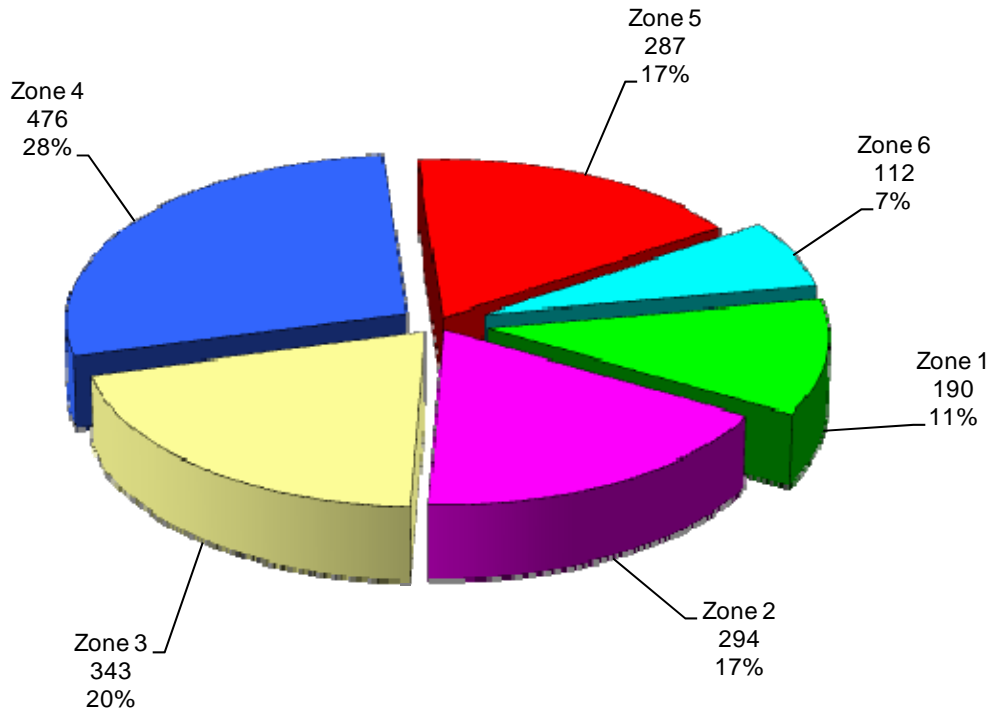
## MLS® Single Family Sales Analysis For Board Area – by Zone



Total Unconditional Sales January 1 to September 30, 2009 = 3,835

**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**

**3rd Quarter 2009**  
**MLS® Single Family Sales Analysis**  
**For Board Area – By Zone**



Total Unconditional Sales - 1,702  
3rd Quarter - July 1 to September 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**