

Monday, February 02, 2009

Graphstats – Format Changes

Effective January 2009, there are some major format changes that will be implemented on the Graphstats reports. They are as follows:

Page 1: Remains as is

Page 2: A section has been added to include Condo (Patio) information

(Old) Page 3: Bar Graph discontinued: Percentage of Market Share by Price Range

Line Graph discontinued: Single Family Comparisons

(Old) Page 4: Line Graph discontinued: Condominium (Apt) Comparisons

Line Graph discontinued: Condominium (Twnhs) Comparisons

New Page 3 Table for Single Family Sales Analysis – revised existing & added new dollar categories

New Page 4 (**only on the Quarter)

Table for Single Family Sales Analysis – revised existing & added new dollar categories

In Zone 4 only, new sub-areas have been added to both Page 3 table and pie graph below.

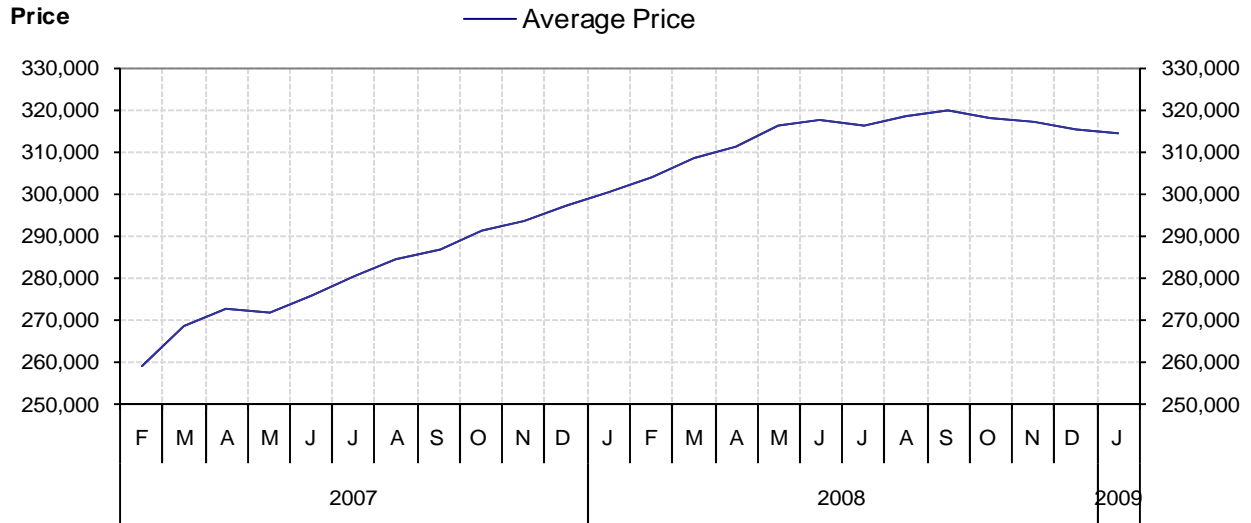
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Campbell River / North Island

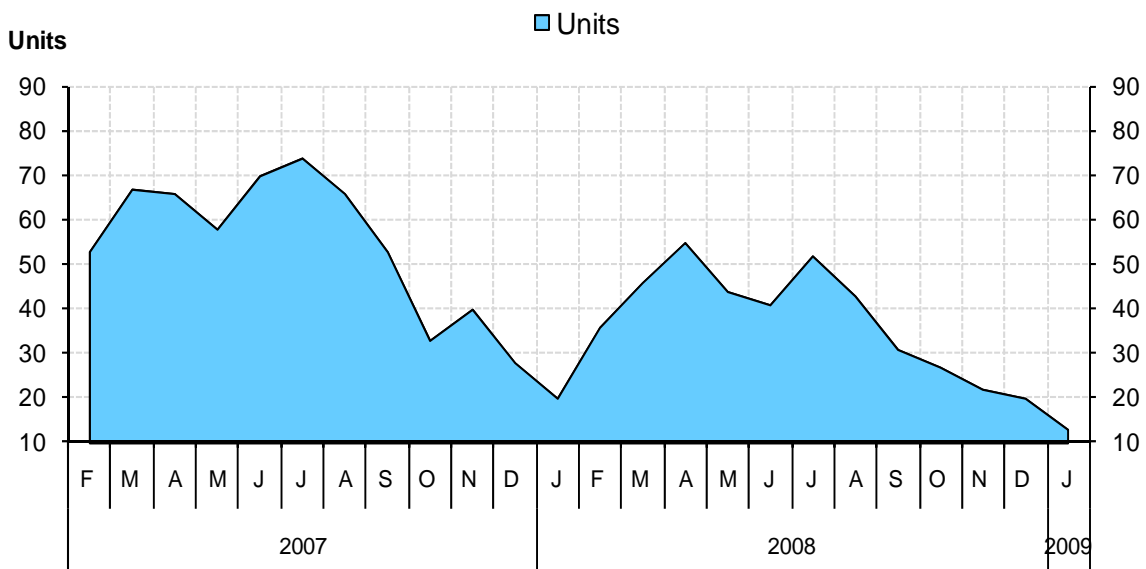
as at January 31, 2009

Cumulative Residential Average Single Family Sales 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	31	9	244%	195	261	-25%
Units Reported Sold	1	21	-95%	57	182	-69%
Sell/List Ratio	3%	233%		29%	70%	
Reported Sales Dollars	\$91,900	\$2,502,700	-96%	\$6,173,100	\$20,357,350	-70%
Average Sell Price / Unit	\$91,900	\$119,176	-23%	\$108,300	\$111,854	-3%
Median Sell Price	\$91,900			\$101,000		
Sell Price / List Price Ratio	105%	97%		95%	98%	
Days to Sell	391	159	146%	257	131	97%
Active Listings	128	87				
Single Family						
Units Listed	56	85	-34%	985	961	2%
Units Reported Sold	13	20	-35%	430	628	-32%
Sell/List Ratio	23%	24%		44%	65%	
Reported Sales Dollars	\$3,428,850	\$6,188,900	-45%	\$135,005,278	\$188,564,054	-28%
Average Sell Price / Unit	\$263,758	\$309,445	-15%	\$313,966	\$300,261	5%
Median Sell Price	\$260,000			\$298,900		
Sell Price / List Price Ratio	88%	98%		95%	97%	
Days to Sell	130	52	151%	67	60	13%
Active Listings	237	226				
Condos (Apt)						
Units Listed	11	14	-21%	233	209	11%
Units Reported Sold	0	6	-100%	84	108	-22%
Sell/List Ratio	0%	43%		36%	52%	
Reported Sales Dollars	\$0	\$1,089,500	-100%	\$19,616,229	\$20,875,600	-6%
Average Sell Price / Unit		\$181,583		\$233,527	\$193,293	21%
Median Sell Price				\$195,000		
Sell Price / List Price Ratio		95%		98%	96%	
Days to Sell		88		61	97	-37%
Active Listings	94	60				
Condos (Patio)						
Units Listed	2	1	100%	96	38	153%
Units Reported Sold	0	1	-100%	23	34	-32%
Sell/List Ratio	0%	100%		24%	89%	
Reported Sales Dollars	\$0	\$223,000	-100%	\$6,146,632	\$8,241,055	-25%
Average Sell Price / Unit		\$223,000		\$267,245	\$242,384	10%
Median Sell Price				\$279,900		
Sell Price / List Price Ratio		97%		98%	101%	
Days to Sell		38		77	88	-13%
Active Listings	42	21				
Condos (Twnhse)						
Units Listed	6	6	0%	109	85	28%
Units Reported Sold	1	5	-80%	32	57	-44%
Sell/List Ratio	17%	83%		29%	67%	
Reported Sales Dollars	\$184,000	\$908,400	-80%	\$6,129,250	\$9,571,695	-36%
Average Sell Price / Unit	\$184,000	\$181,680	1%	\$191,539	\$167,924	14%
Median Sell Price	\$184,000			\$179,500		
Sell Price / List Price Ratio	95%	100%		97%	97%	
Days to Sell	119	12	908%	59	42	41%
Active Listings	22	23				

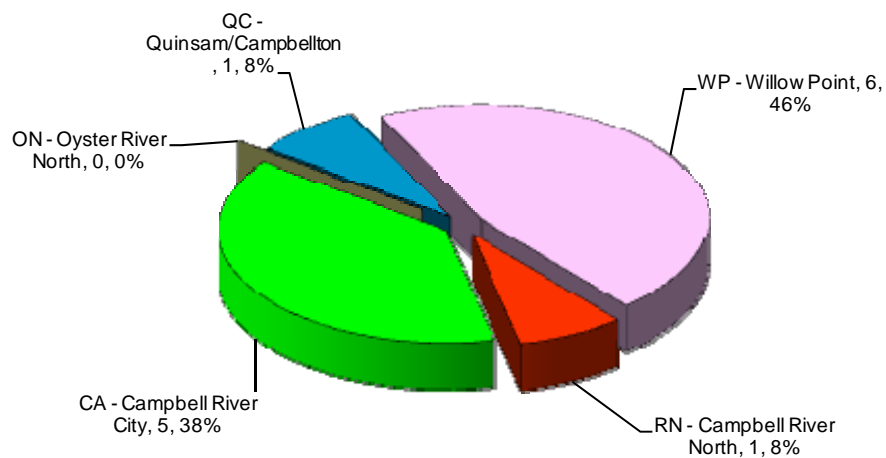
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to January 31, 2009

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mi	OVER 1 Mi	Total
RN-Campbell River North	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
CA-Campbell River City	0	1	1	2	0	1	0	0	0	0	0	0	0	0	5
ON-Oyster River North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QC-Quinsam/Campbellton	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
WP-Willow Point	0	0	2	1	0	2	0	1	0	0	0	0	0	0	6
ZONE1 TOTALS	2	1	3	3	0	3	0	1	0	0	0	0	0	0	13

Single Family Sales-Campbell River by Subarea



Total Unconditional Sales January 1 to January 31, 2009 = 13