

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.

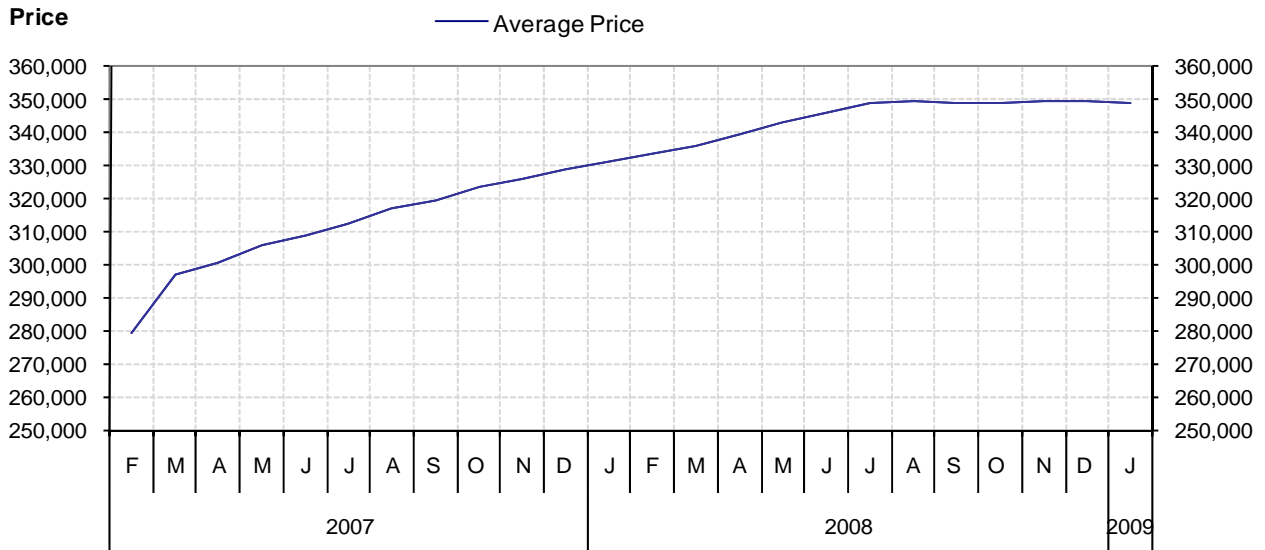
### IMPORTANT - CONFIDENTIAL INFORMATION

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify VIREB immediately and permanently delete this message.

# Board Area

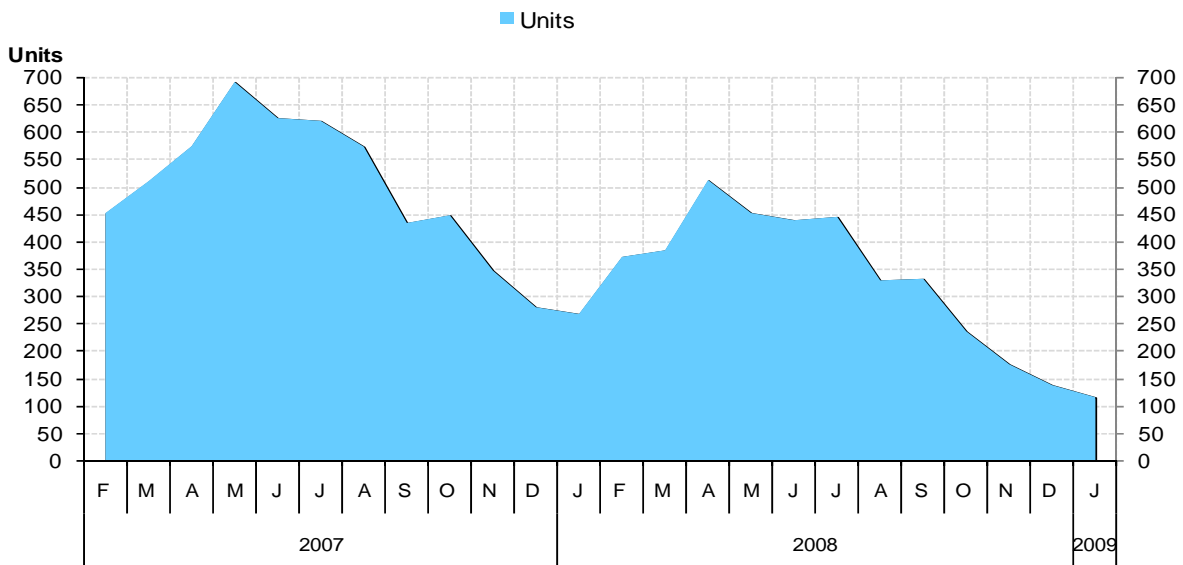
## as at January 31, 2009

### 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

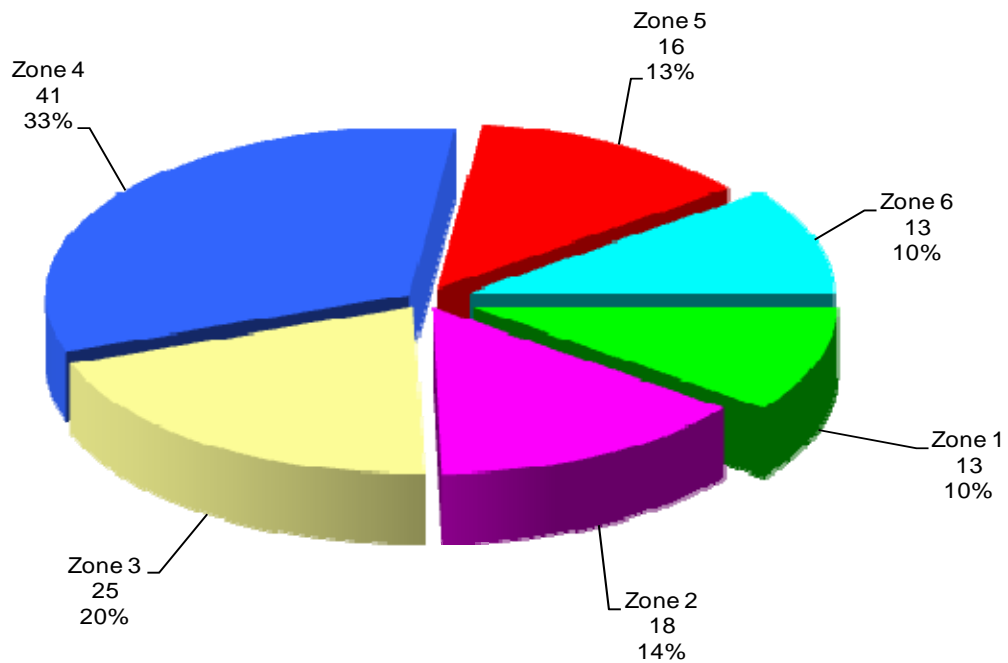


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
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				
<b>Single Family</b>						
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				
<b>Condos (Apt)</b>						
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				
<b>Condos (Patio)</b>						
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				
<b>Condos (Twnhse)</b>						
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**