

Vancouver Island Real Estate Board

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December 2011 MLS® Sales Summary

NANAIMO, January 1, 2012. Presented in chart form below, are the single-family residential units sales, average sale prices and median price information for all zones within the Board.

Zone	Unit Sales			% Change	Average Sale Price			% Change	Median
	Dec 2011	Nov 2011	Dec 2010		Dec 2011	Nov 2011	Dec 2010		
Zone 1- Campbell River	25	41	25	0%	\$271,220	\$283,562	\$303,970	-11%	\$253,000
Zone 2- Comox Valley	27	37	62	-56%	\$364,422	\$348,704	\$323,914	13%	\$317,500
Zone 3- Cowichan Valley	23	38	20	15%	\$363,172	\$351,212	\$366,865	-1%	\$340,000
Zone 4- Nanaimo	57	79	64	-11%	\$332,400	\$361,210	\$357,101	-7%	\$340,000
Zone 5- Parksville/Qualicum	24	40	29	-17%	\$343,292	\$364,505	\$375,759	-9%	\$317,000
Zone 6- Port Alberni/West	19	17	21	-10%	\$177,179	\$205,088	\$239,810	-26%	\$167,000
Board Totals	182	264	225	-19%	\$315,239	\$332,438	\$333,710	-6%	\$305,000

Source: Multiple Listing Service® (MLS®) sales data from the Vancouver Island Real Estate Board.

Median Price: An actual sale at or immediately adjacent to the midpoint in a price group. In the case of an even number of sales, the median is the highest price in the lower half of that price group. If the total number of sales is an odd amount, the midpoint sale is taken to be the median (i.e. 9 sales, sale no. 5 represents the median).

Please note: The Board Totals figures also include: Zone 7-North Island, Zone 9-Out of Board Properties, and Zone 10-Islands figures which are not listed separately in this table.

Copies of archived Statistics are available at our website. Go to <http://www.vireb.com/> and choose MLS® Statistics. You are encouraged to contact any of the Directors of the Vancouver Island Real Estate Board to obtain local comments.

Campbell River:	Karol Power	250-286-1187	
Comox Valley:	Corey Zaal	250-334-3124	
Cowichan Valley:	Jason Finlayson	250-748-4443	
Nanaimo:	Jennifer Merrilees	250-758-7653	
	Jim Stewart	250-758-7653	(President)
Parksville-Qualicum:	Margo Hoffman	250-248-8371	
Port Alberni/West Coast:	Gary Gray	250-723-1800	
Directors-At-Large	Guy Bezeau	250-245-3700	(President-Elect)
	Blair Herbert	250-746-6621	
	Cliff Moberg	250-748-5000	(Past President)

The Vancouver Island Real Estate Board is an association of REALTORS® committed to providing its members with the structure and services to ensure a high standard of business practice and ethics, and to effectively serve the real estate needs of the community.

Properties may be searched on the Internet through <http://www.realtor.ca/>. This information is usually updated each business day. VIREB cautions that average price information can be useful in establishing trends over time, but does not indicate the actual prices in centers comprised of widely divergent neighborhoods or account for price differential between geographic areas.