



Vancouver Island Real Estate Board

Monthly Statistics Package

July 2016

FOR IMMEDIATE RELEASE

August 2, 2016

Home Sales a Bit Cooler in July But Significantly Higher Than Last Year

NANAIMO, BC – Home sales in the VIREB area cooled somewhat last month but posted a 19 per cent increase over July 2015.

In July 2016, 608 single-family homes sold on the MLS® System compared to 512 last July. Month over month, sales decreased by 15 per cent from the 712 sales processed in June 2016. Last month's active listings for single-family homes totalled 1,577, down 34 per cent from the 2,391 reported in July 2015 and beating June's figure of 1,621. This is a historic low for VIREB, which began tracking inventory levels in 1999. The last time inventory was this low occurred in 2005 when the number of single-family homes for sale dropped to 1,629.

Economic factors fuelling the provincial housing market are strong consumer confidence, robust retail sales, and high employment growth. With GDP sitting at 3.5 per cent, British Columbia's economy continues to lead the country. Concerning the new Foreign Buyer Tax that takes effect today, Muir says it is too early to know whether it will affect home prices on the Lower Mainland or spill over into other parts of the province.

"The housing market is usually slower in the summer months, but we believe that sales might be beginning to normalize," says Cameron Muir, BCREA Chief Economist. "If so, that would allow inventory to build up and ease pricing pressure a bit."

Margo Hoffman, 2016 VIREB President, agrees that the housing market typically cools during the summer, and this trend likely accounts for July's lower sales figures. However, limited inventory continues to be a challenge for buyers and REALTORS®.

"Although we're in a seller's market, homeowners are holding back because they're worried they won't find another home to purchase," says Hoffman. "We're beginning to see more inventory, but buyers snap up available properties quickly."

Low inventory is also contributing to rising benchmark prices for single-family homes, townhouses, and apartments. Despite those increases, however, the Vancouver Island housing market continues to be affordable compared to the Lower Mainland and Victoria.

"Home buyers in the VIREB area have a variety of price points as options," adds Hoffman. "The benchmark price of a single-family home ranges from a low of \$209,600 in Port Alberni to a high of \$443,800 in the Parksville-Qualicum area, so there is a price to suit almost everyone."

Hoffman agrees that at the moment, there is no way to say whether the Foreign Buyer Tax will affect home prices in the VIREB area. For now, the housing market remains competitive, so connecting with a local REALTOR® is crucial to ensure you develop a winning strategy for buying or selling your home.

In July 2016, the benchmark price of a single-family home in the VIREB area was \$379,900, up just under 12 per cent from one year ago. The benchmark price of an apartment rose by 9.77 per cent to hit \$207,900 while the benchmark price of a townhouse increased to \$277,900, up just over 10 per cent from one year ago. Benchmark pricing tracks the value of a typical home in the reported area. The average price of a single-family home last month was \$409,816, an increase of 12 per cent over July 2015.

The July 2016 benchmark price of a single-family home in the Campbell River area was \$301,400, an increase of 5.57 per cent over July 2015. In the Comox Valley, the benchmark price was \$371,000, up 10.68 per cent from 2015. Duncan reported a benchmark price of \$326,700, an increase of just over nine per cent compared to July 2015. Nanaimo's benchmark price rose 15.46 per cent to \$409,700 while the Parksville-Qualicum area saw its benchmark price rise by 17 per cent to \$443,800. The price of a benchmark home in Port Alberni was \$209,600, up 7.86 per cent from one year ago.

ABOUT VIREB

VIREB represents approximately 995 REALTOR® members in nearly 90 member offices on Vancouver Island (north of Victoria).

VIREB cautions that average price information can be useful in establishing trends over time, but does not indicate the actual prices in centres comprised of widely divergent neighbourhoods or account for price differential between geographic areas.

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Visit our website for updated information at www.vireb.com.

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About the MLS[®] Home Price Index

On November 1st, VIREB adopted the MLS[®] Home Price Index (MLS[®] HPI) as a new method of reporting price trends in the market. The MLS[®] HPI determines the value for a typical “benchmark” home, which is a notional dwelling that shares a specific set of qualitative and quantitative attributes. Benchmark prices tend to be slightly lower than corresponding medians and averages

The MLS[®] HPI, based on the information entered into the MLS[®] System at the time of sale, is the best and purest way of determining price trends in the housing market. It was pioneered by six founding partners: the real estate boards of Calgary, Fraser Valley, Montreal, Toronto, and Vancouver, and the Canadian Real Estate Association. In 2009, the partners contracted with Altus Group to develop the MLS[®] HPI, which subsequently launched in January 2012. Others have since joined the program, with 10 partners and growing.

Why an MLS[®] Home Price Index?

The MLS[®] HPI captures and analyzes Canadian home prices based on both quantitative and qualitative housing features.

Quantitative features captured by the index are, for example, number of rooms and bathrooms, living area above ground and the age of the home. Qualitative features include finished basement, if the home is new or resale, and the home’s proximity to shopping, schools, transportation, hospitals and so on.

The MLS[®] HPI gauges Vancouver Island prices relative to January 2005, and tracks price trends for **benchmark** housing types:

- Single-family homes
 - One-storey
 - Two-storey
- Townhouses
- Condominium apartments
- The complete methodology is available at http://homepriceindex.ca/hpi_resources_en.html

Why Does It Matter?

Average and median home prices are often misinterpreted, are affected by change in the mix of homes sold, and can swing dramatically from month to month (based on the types and prices of properties that sold in a given month). The MLS[®] HPI overcomes these shortcomings.

Compared to all other Canadian home price measures, the MLS[®] HPI identifies turning points sooner, is the most current, and is the most detailed and accurate gauge for Canadian home prices.

How to Read the Tables

Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property in each market.

Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales. In January 2005, all indices are set to 100

Month/Year change %: Percentage change of index over a period of (x) month(s) year.

Single-Family Home Benchmark Price

MLS® Home Price Index

HPI or Benchmark
(Applies to all tabs)
○ HPI
● Benchmark

Value or percent change
(Applies only to this tab)
● Value
○ Percent change

Area
Vancouver Island & Areas
Property Type
Single Family

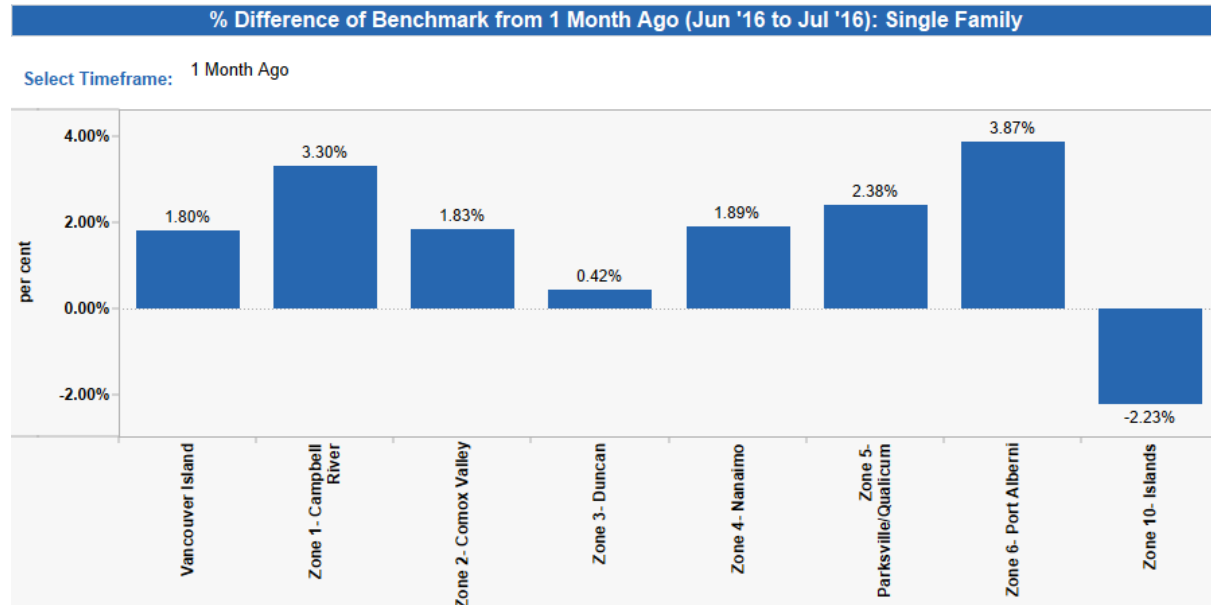
Benchmark by Timeframe and Property Type: Single Family							
	July 2016	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago
Vancouver Island	\$379,900	\$373,200	\$356,700	\$340,200	\$339,400	\$315,700	\$327,200
Zone 1- Campbell River	\$301,400	\$291,900	\$284,600	\$268,300	\$285,600	\$261,700	\$257,800
Zone 2- Comox Valley	\$371,000	\$364,400	\$357,700	\$332,100	\$335,200	\$317,900	\$322,100
Zone 3- Duncan	\$326,700	\$325,400	\$313,400	\$304,700	\$299,700	\$285,600	\$299,900
Zone 4- Nanaimo	\$409,700	\$402,100	\$379,300	\$358,200	\$354,900	\$328,900	\$343,000
Zone 5- Parksville/Qualicum	\$443,800	\$433,400	\$399,500	\$388,000	\$379,100	\$345,200	\$356,000
Zone 6- Port Alberni	\$209,600	\$201,800	\$191,600	\$186,800	\$194,400	\$187,800	\$196,000
Zone 10- Islands	\$292,100	\$298,700	\$276,800	\$261,800	\$269,500	\$256,400	\$280,600

Source: Vancouver Island Real Estate Board

MLS® Home Price Index

HPI or Benchmark
(Applies to all tabs)
○ HPI
● Benchmark

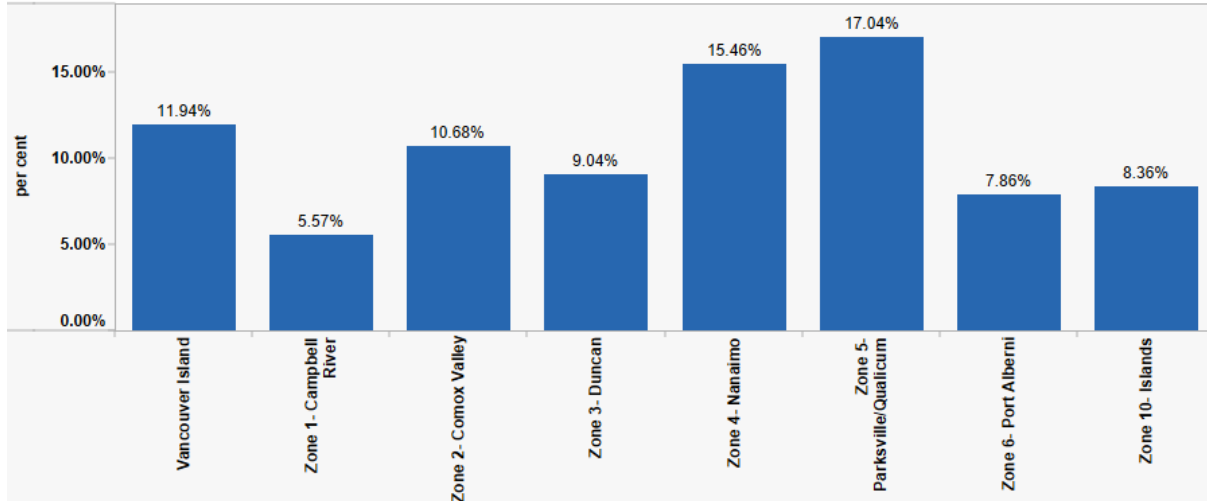
Area
Vancouver Island & Areas
Property Type
Single Family



Source: Vancouver Island Real Estate Board

% Difference of Benchmark from 12 Months Ago (Jul '15 to Jul '16): Single Family

Select Timeframe: 12 Months Ago



Source: Vancouver Island Real Estate Board

Apartment Benchmark Price

MLS® Home Price Index

HPI or Benchmark
(Applies to all tabs)
○ HPI
● Benchmark

Value or percent change
(Applies only to this tab)
● Value
○ Percent change

Area
Vancouver Island & Areas

Property Type
Apartment

Benchmark by Timeframe and Property Type: Apartment							
	July 2016	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago
Vancouver Island	\$207,900	\$202,600	\$194,700	\$193,100	\$189,400	\$181,600	\$184,400
Zone 1- Campbell River	\$175,500	\$172,900	\$165,200	\$162,700	\$168,600	\$162,100	\$178,800
Zone 2- Comox Valley	\$201,200	\$193,500	\$190,300	\$186,300	\$188,700	\$178,400	\$184,500
Zone 3- Duncan	\$149,800	\$149,500	\$128,400	\$123,400	\$125,200	\$117,700	\$133,100
Zone 4- Nanaimo	\$223,100	\$219,100	\$213,000	\$213,700	\$205,500	\$200,500	\$193,500
Zone 5- Parksville/Qualicum	\$267,400	\$252,800	\$247,000	\$245,300	\$229,300	\$214,800	\$213,200

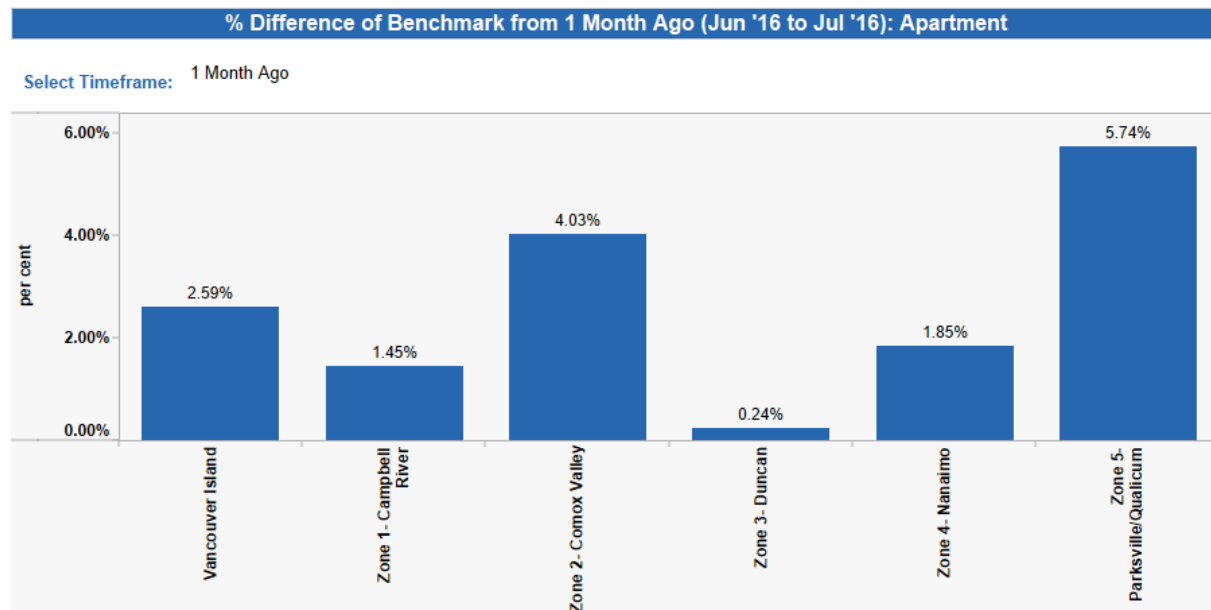
Source: Vancouver Island Real Estate Board

MLS® Home Price Index

HPI or Benchmark
(Applies to all tabs)
○ HPI
● Benchmark

Area
Vancouver Island & Areas

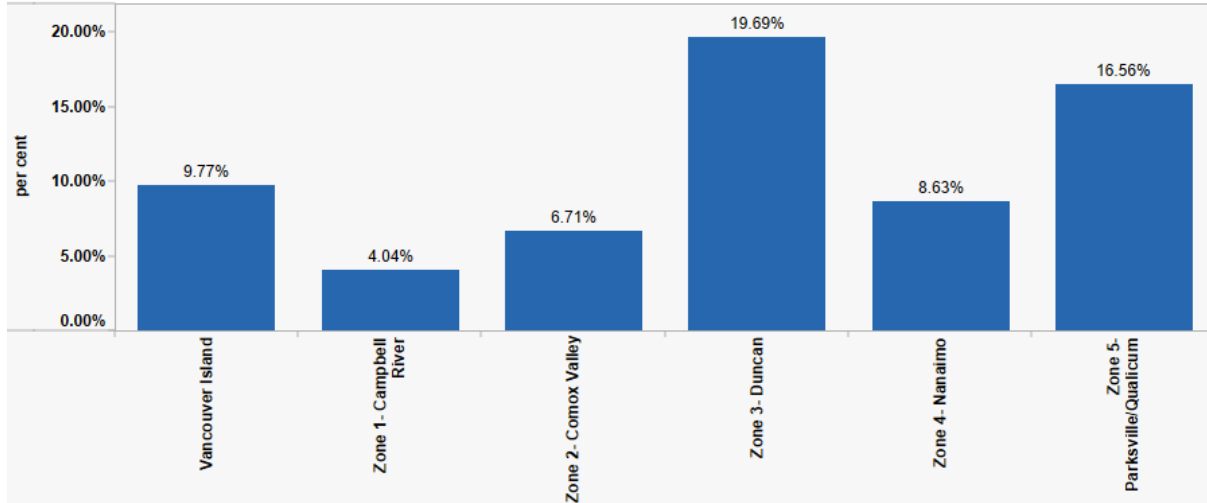
Property Type
Apartment



Source: Vancouver Island Real Estate Board

% Difference of Benchmark from 12 Months Ago (Jul '15 to Jul '16): Apartment

Select Timeframe: 12 Months Ago



Source: Vancouver Island Real Estate Board

Townhouse Benchmark Price

MLS® Home Price Index

HPI or Benchmark
(Applies to all tabs)
○ HPI
● Benchmark

Value or percent change
(Applies only to this tab)
● Value
○ Percent change

Area
Vancouver Island & Areas

Property Type
Townhouse

Benchmark by Timeframe and Property Type: Townhouse							
	July 2016	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago
Vancouver Island	\$277,900	\$275,200	\$268,400	\$254,400	\$252,400	\$244,300	\$260,600
Zone 1- Campbell River	\$198,700	\$195,900	\$188,300	\$187,700	\$180,000	\$176,300	\$199,200
Zone 2- Comox Valley	\$281,500	\$276,900	\$269,100	\$265,800	\$253,000	\$242,600	\$252,800
Zone 3- Duncan	\$202,000	\$192,000	\$196,300	\$181,600	\$188,100	\$185,200	\$198,000
Zone 4- Nanaimo	\$243,500	\$240,900	\$236,400	\$225,400	\$228,400	\$222,100	\$229,600
Zone 5- Parksville/Qualicum	\$337,700	\$345,000	\$330,100	\$297,000	\$296,500	\$291,800	\$321,300
Zone 6- Port Alberni	\$174,200	\$175,300	\$173,200	\$155,100	\$151,300	\$164,100	\$162,300

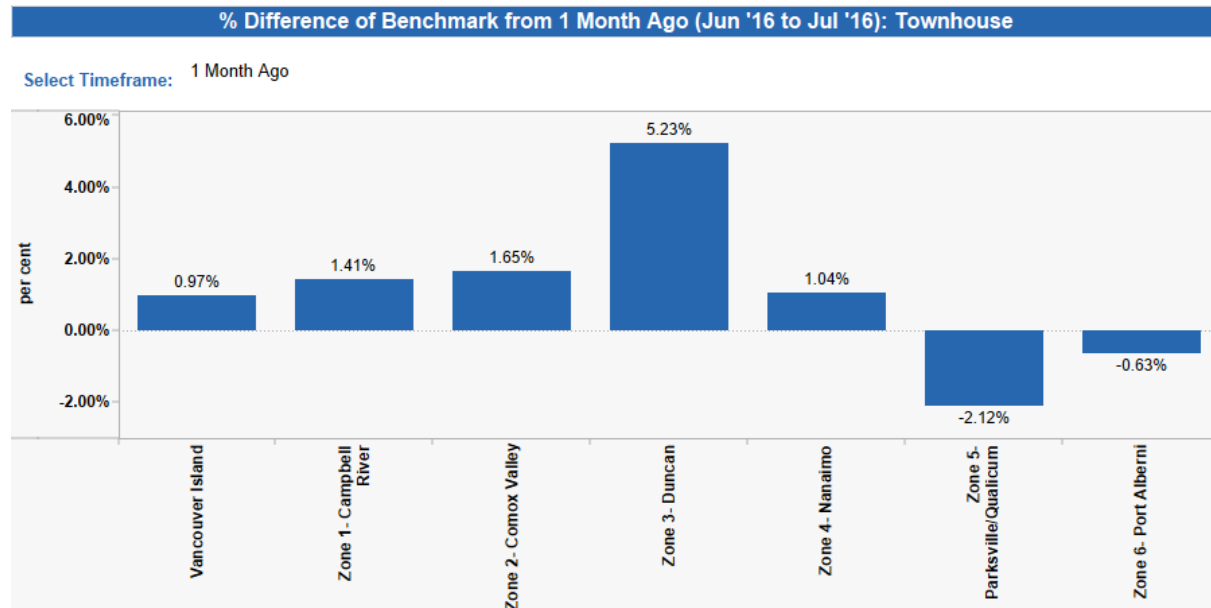
Source: Vancouver Island Real Estate Board

MLS® Home Price Index

HPI or Benchmark
(Applies to all tabs)
○ HPI
● Benchmark

Area
Vancouver Island & Areas

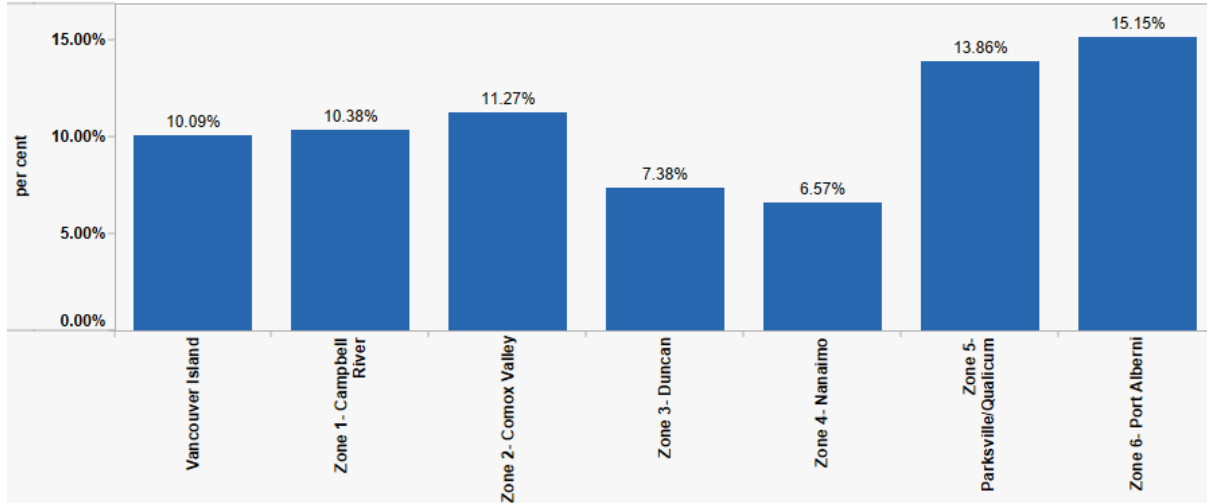
Property Type
Townhouse



Source: Vancouver Island Real Estate Board

% Difference of Benchmark from 12 Months Ago (Jul '15 to Jul '16): Townhouse


Select Timeframe: 12 Months Ago



Source: Vancouver Island Real Estate Board

HPI Data

MLS® Home Price Index

 **HPI or Benchmark**
(Applies to all tabs)
 HPI
 Benchmark

Value or percent change
(Applies only to this tab)
 Value
 Percent change


Area
Vancouver Island & Areas

Property Type
Single Family

HPI by Timeframe and Property Type: Single Family							
	July 2016	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago
Vancouver Island	175.3	172.2	164.6	157.0	156.6	145.7	151.0
Zone 1- Campbell River	172.4	166.9	162.7	153.4	163.3	149.6	147.4
Zone 2- Comox Valley	178.2	175.0	171.8	159.5	161.0	152.7	154.7
Zone 3- Duncan	168.8	168.1	161.9	157.4	154.8	147.5	154.9
Zone 4- Nanaimo	183.0	179.6	169.4	160.0	158.5	146.9	153.2
Zone 5- Parksville/Qualicum	180.6	176.4	162.6	157.9	154.3	140.5	144.9
Zone 6- Port Alberni	179.8	173.1	164.3	160.2	166.7	161.1	168.1
Zone 10- Islands	140.0	143.2	132.7	125.5	129.2	122.9	134.5

Source: Vancouver Island Real Estate Board

MLS® Home Price Index

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(Applies to all tabs)
 HPI
 Benchmark

Value or percent change
(Applies only to this tab)
 Value
 Percent change

Area
Vancouver Island & Areas

Property Type
Apartment

HPI by Timeframe and Property Type: Apartment							
	July 2016	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago
Vancouver Island	174.1	169.7	163.1	161.7	158.6	152.1	154.4
Zone 1- Campbell River	154.4	152.2	145.4	143.2	148.4	142.7	157.4
Zone 2- Comox Valley	170.2	163.6	160.9	157.5	159.5	150.8	156.0
Zone 3- Duncan	167.8	167.4	143.8	138.2	140.2	131.8	149.1
Zone 4- Nanaimo	181.3	178.0	173.0	173.6	166.9	162.9	157.2
Zone 5- Parksville/Qualicum	178.8	169.1	165.2	164.1	153.4	143.7	142.6

Source: Vancouver Island Real Estate Board

MLS® Home Price Index

HPI or Benchmark
(Applies to all tabs)
 HPI
 Benchmark

Value or percent change
(Applies only to this tab)
 Value
 Percent change

Area
 Vancouver Island & Areas
Property Type
 Townhouse

HPI by Timeframe and Property Type: Townhouse							
	July 2016	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago
Vancouver Island	167.0	165.4	161.3	152.9	151.7	146.8	156.6
Zone 1- Campbell River	172.3	169.9	163.3	162.8	156.1	152.9	172.8
Zone 2- Comox Valley	184.7	181.7	176.6	174.4	166.0	159.2	165.9
Zone 3- Duncan	152.8	145.2	148.5	137.4	142.3	140.1	149.8
Zone 4- Nanaimo	165.5	163.8	160.7	153.2	155.3	151.0	156.1
Zone 5- Parksville/Qualicum	156.9	160.3	153.4	138.0	137.8	135.6	149.3
Zone 6- Port Alberni	173.3	174.4	172.3	154.3	150.5	163.3	161.5

Source: Vancouver Island Real Estate Board

MLS® Sales Summary

July 2016 MLS® Sales Summary

NANAIMO, August 1, 2016. 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
	Jul 2016	Jun 2016	Jul 2015		Jul 2016	Jun 2016	Jul 2015		
Zone 1- Campbell River	72	74	53	36%	\$373,898	\$331,593	\$317,381	18%	\$342,000
Zone 2- Comox Valley	112	130	84	33%	\$425,205	\$396,481	\$396,102	7%	\$415,000
Zone 3- Cowichan Valley	99	134	86	15%	\$413,156	\$400,182	\$364,555	13%	\$385,000
Zone 4- Nanaimo	147	203	147	0%	\$423,511	\$467,408	\$384,355	10%	\$385,000
Zone 5- Parksville/Qualicum	100	102	98	2%	\$500,926	\$488,883	\$400,956	25%	\$486,000
Zone 6- Port Alberni/West	49	47	28	75%	\$265,681	\$252,317	\$227,527	17%	\$215,000
Board Totals	608	712	512	19%	\$409,816	\$410,442	\$364,346	12%	\$380,000

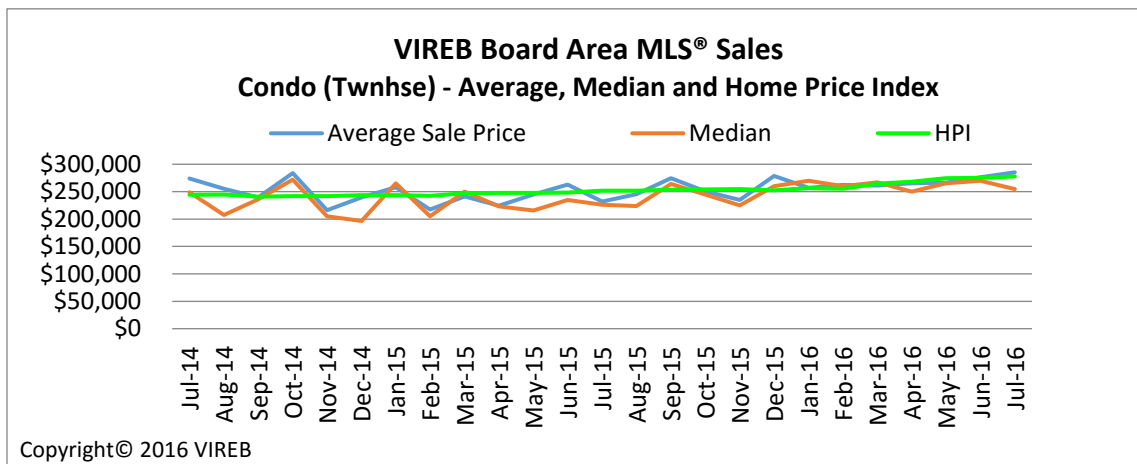
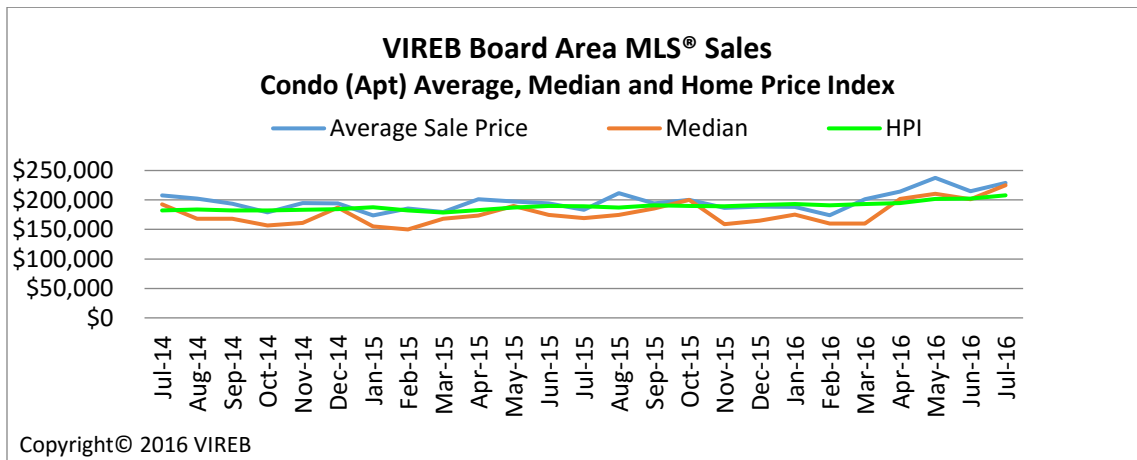
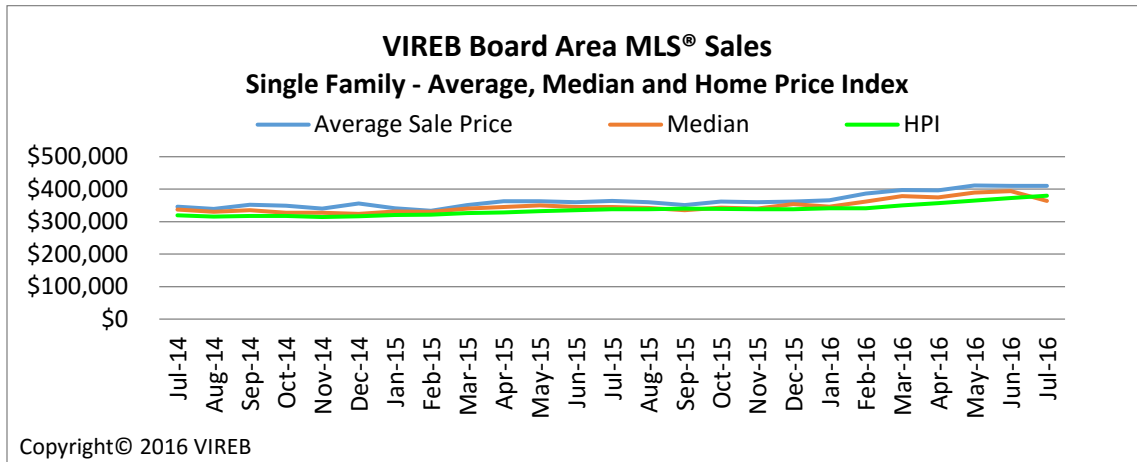
Source: Multiple Listing Service® (MLS®) sales data from the Vancouver Island Real Estate Board.

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 www.vireb.com and under Resources in the top menu, choose Market Statistics. You are encouraged to contact any of the Directors of the Vancouver Island Real Estate Board to obtain local comments.

Average, Median, and Benchmark Price (HPI) Comparisons



Single-Family - Active Listings / Listings and Sales

