

2011 1st quarter market report

May 6, 2011

While the Greater Vancouver market stabilized last month after 2 months of record sales, Bowen Island finally caught up on the previous years results with 14 sales YTD compared to 11 sales this time last year for a 27% increase year over year but down over 50% from the peak year in 2007. 3 Lots have sold this year compared to 2 at this time last year.

The average sale price of homes is \$788,535 YTD, down 3% from last year, with homes selling at an average of 95% of the listed sales price. Lots are selling at an average of 90% of asking price.

The average number of "Days on Market" (DOM) for home sales was 161 days and 127 for lot sales. This number only looks at the most recent listing and does not take into consideration properties that have been re listed.

The number of active listings is hovering between 65 and 75 listings.

The 2011 YTD Factor Analysis (sale price/assessed tax value) is an average of 1.13% for homes and .93 for lots, compared to 1.04% in 2010 and .91 for lots.

While this information is interesting it is important to note that statistically Bowen Island has too small a sample for accurate statistical analysis. Discretion should be taken in interpreting the data.

Penny Naldrett

penny@bowenproperties.com

TEL: 604 947 2725

CEL: 604 803 4400



www.bowenproperties.com



Bowen Island

No. of Units Sold per Month

Data taken from MLS

RESIDENTIAL DETACHED SALES

MONTHLY STATS	2004	2005	2006	2007	2008	2009	2010	2011
JANUARY	1	2	9	4	1	1		1
FEBRUARY	7	1	5	8	2		3	4
MARCH	11	6	7	6	10	4	7	3
APRIL	9	7	6	11	4	2	1	6
MAY	6	17	5	7	3	4	6	
JUNE	8	13	11	10	7	5	2	
JULY	10	6	6	8	7	4	6	
AUG	3	11	5	8	3	6	3	
SEPT	3	7	5	9	4	2	1	
OCT	5	9	5	2	2	6	2	
NOV	5	2	2	5	0	6	3	
DEC	0	2	0	2	0	5	2	
TOTAL	68	83	66	80	43	45	36	14
YEAR TO DATE SALES	28	16	27	29	17	7	11	14
% of sales for the year- YTD	41%	19%	41%	36%	40%	16%	31%	26%

LAND SALES

MONTHLY STATS	2004	2005	2006	2007	2008	2009	2010	2011
JANUARY		1	1	1	2			
FEBRUARY		0	2	0	1	1	1	1
MARCH		5	0	6			1	1
APRIL		1	1	0		2		1
MAY		6	0	0	1			
JUNE		0	0	0			1	
JULY		3	3	0			1	
AUG		0	1	0		2		
SEPT		1	2	0				
OCT		1	2	0				
NOV		2	0	0		1	1	
DEC		2	0	0				
TOTAL	0	22	12	7	4	6	5	3
YEAR TO DATE SALES	0	7	4	7	3	3	2	3

Penny Naldrett

Sutton Centre Realty

T: 604 947 2725

www.bowenproperties.com

Bowen Island
 Inventory Levels
 Data taken from MLS

HOMES

2011	LISTED	SOLD	EXPIRED	NO OF LISTINGS	+/-
JAN	6	1	1	54	4
FEB	14	4	0	58	10
MAR	16	2	3	69	11
APR	7	6	1	69	0
MAY					
JUN					
JULY					
AUG					
SEPT					
OCT					
NOV					
DEC					

LAND

2011	LISTED	SOLD	EXPIRED	NO OF LISTINGS	+/-
JAN	7	0	0	26	7
FEB	8	1	2	31	5
MAR	4	1	2	32	1
APR	3	1	1	33	1
MAY					
JUN					
JULY					
AUG					
SEPT					
OCT					
NOV					
DEC					

Bowen Island

RESIDENTIAL DETACHED SALES BY PRICE RANGE

Data taken from MLS

	2004	2005	2006	2007	2008	2009	2010	2011	AVE # Sales in Price Range over 5 years	# of Homes Currently Listed in this Price Range*	How Many Years Supply?***
100K	0	1	0	0		0	0	0	0.2%	0	0.0
200K	5	1	1	0	1	0	0	0	1.9%	1	0.9
300K	21	13	2	3	1	0	1	0	9.7%	0	0.0
400K	22	19	11	11	3	6	4	1	18.1%	5	0.5
500K	3	16	17	25	6	7	10	4	20.0%	12	1.0
600K	10	7	11	14	13	9	8	5	17.1%	11	1.1
700K	2	10	3	9	6	9	2	2	9.7%	8	1.4
800K	3	3	9	7	3	4	5	0	8.1%	7	1.4
900K	2	2	3	2	3	3	1	0	3.8%	2	0.9
1000-1250K	1	4	4	3		5	3	0	4.8%	6	2.1
1251-1500K		6	2	4	3	1	0	1	3.8%	7	3.1
1500-1750K			1	0	1	0	1	0	0.7%	6	14.0
1750-2000K				2	2	0	0	0	1.0%	2	3.5
OVER 2 MIL		1		1	1	1	1	1	1.2%	2	2.0
	69	83	64	81	43	45	36	14		69	

* How many homes are currently listed on the MLS in this price range

** Based on the # of sales in 2010- how many years would it take to sell current inventory.

Bowen Island

RESIDENTIAL DETACHED SALES / AVERAGE PRICE

Data taken from MLS

	2005	2006	2007	2008	2009	2010	2011
JAN	\$ 503,500.00	\$ 572,833.33	\$ 536,450.00	\$ 1,399,000.00	\$ 449,000.00	\$ -	\$ 755,000.00
FEB	\$ 356,500.00	\$ 712,000.00	\$ 726,625.00	\$ 785,000.00	\$ -	\$ 656,000.00	\$ 1,098,750.00
MAR	\$ 619,166.67	\$ 806,914.29	\$ 729,000.00	\$ 793,350.00	\$ 688,250.00	\$ 712,576.00	\$ 865,000.00
APR	\$ 503,428.57	\$ 748,833.33	\$ 569,928.57	\$ 628,250.00	\$ 470,000.00	\$ 565,000.00	\$ 549,083.00
MAY	\$ 651,058.82	\$ 644,600.00	\$ 592,500.00	\$ 775,833.00	\$ 630,000.00	\$ 602,333.00	
JUN	\$ 723,884.62	\$ 640,500.00	\$ 761,350.00	\$ 926,826.00	\$ 660,000.00	\$ 1,153,000.00	
JUL	\$ 553,625.00	\$ 786,250.00	\$ 768,813.00	\$ 942,200.00	\$ 855,625.00	\$ 715,083.00	
AUG	\$ 597,727.27	\$ 833,000.00	\$ 937,250.00	\$ 608,750.00	\$ 845,833.00	\$ 585,666.00	
SEP	\$ 638,642.86	\$ 591,400.00	\$ 628,389.00	\$ 582,500.00	\$ 905,000.00	\$ 527,500.00	
OCT	\$ 820,000.00	\$ 671,400.00	\$ 692,500.00	\$ 632,500.00	\$ 1,220,180.00	\$ 2,941,666.00	
NOV	\$ 589,000.00	\$ 599,500.00	\$ 598,000.00	no sales	\$ 658,366.00	\$ 773,000.00	
DEC	\$ 544,500.00	no sales	\$ 1,085,000.00	no sales	\$ 728,400.00	\$ 564,000.00	
TOTAL AVE. SALES PRICE	\$ 639,701.81	\$ 689,710.61	\$ 722,291.00	\$ 823,500.00	\$ 771,000.00	\$ 815,231.00	\$ 788,535.00
% CHANGE		8%	5%	14%	-6%	6%	-3%

*If you exclude 48 Eagletree at \$5250000 it reduces the average price to \$688,610 a -11% change in average price from 2009