



294 Coronation Ave.
 Duncan, BC, V9L 2T2
 1-877-854-7468 toll free

REAL ESTATE REVIEW
 Third Quarter 2009

250-748-4443
 (24 Hour Answering)
www.osborne-realty.com

Looking at the statistics on the back of this page, the graph stats are indicating that the drop in real estate values may be coming to an end as we see them leveling off around the \$350,000 range for the average price of single family dwellings in the Cowichan Valley. The sales activity has rebounded since the start of the year reaching a peak in June and continuing strong through this quarter of July, August and September. In the table below showing the individual month sales, sales held strong for September and a great increase over the month of September 2008. Prices held steady for September and are holding close to even with September of 2008.

October 2009 MLS® Sales Summary

NANAIMO, November 1, 2009. 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
	Oct 2009	Sep 2009	Oct 2008		Oct 2009	Sep 2009	Oct 2008		
Zone 1- Campbell River	41	41	27	52%	\$270,532	\$300,296	\$285,085	-5%	\$263,000
Zone 2- Comox Valley	82	88	40	105%	\$338,062	\$334,779	\$367,779	-8%	\$315,000
Zone 3- Cowichan Valley	71	86	38	87%	\$357,556	\$352,377	\$367,453	-3%	\$342,000
Zone 4- Nanaimo	143	118	61	134%	\$358,974	\$353,702	\$373,031	-4%	\$345,000
Zone 5- Parksville/Qualicum	65	68	37	76%	\$364,249	\$356,290	\$402,876	-10%	\$347,000
Zone 6- Port Alberni/West	34	35	21	62%	\$223,218	\$241,960	\$207,845	7%	\$214,000
Board Totals	454	449	235	93%	\$332,898	\$333,117	\$345,094	-4%	\$320,000

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.

activity and less properties coming onto the market, it appears we are. If you have been holding off on selling or purchasing real estate, you need to evaluate if the time has come to take action. Whether you are thinking of selling or buying, give us a call at Osborne Realty. The record shows that you have a better chance to sell when your home is listed with Osborne Realty. Through the first 9 months of 2009, 48% of our listings sold compared to the average of 38% for all real estate companies in the Cowichan Valley.

Yours in Real Estate,
 Osborne Realty

If your home is currently listed with another real estate company, it is not our intention to solicit the offerings of other REALTORS. We are happy to work with them and cooperate fully.