

ISLANDS

Cormorant Island

DeCoursey Island

Denman Island

Discovery Islands

Quadra, Cortez, Hernando, Read,
Maurelle, Sonora, East Thurlow, West
Thurlow, Stuart, East Redonda, West
Redonda, Rendezvous

Gabriola Island

Galiano Island

Hornby Island

Jedediah Island

Kuper Island

Lasqueti Island

Mayne Island

Malcolm Island

Mudge Island

Newcastle Island

Pender Islands

North/South

Protection Island

Prevost Island

Ruxton Island

Saltspring Island

Saturna Island

Stubbs Island

Savary Island

Texada Island

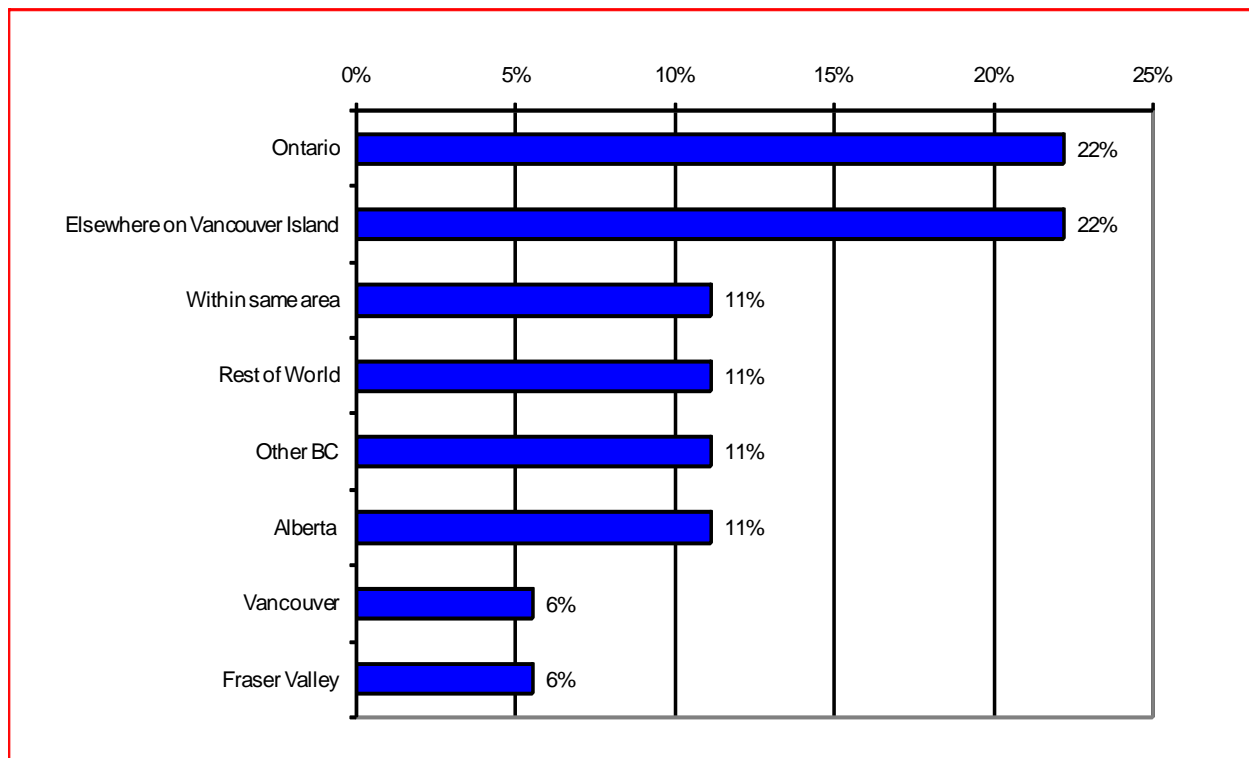
Thetis Island

Islands Area – Information from Questionnaire Survey

Buyer Origin

For Buyers of residential property, the primary Buyer origins for the Islands area (determined from 18 responses) were Ontario and Elsewhere on Vancouver Island, both with frequencies of 22%. When added together, all origins from within BC totalled 56% and from Vancouver Island totalled 33%.

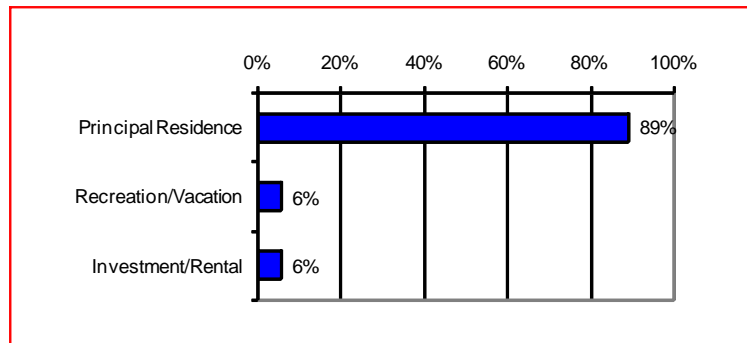
Buyer Origin	Frequency	Percent
Ontario	4	22%
Elsewhere on Vancouver Island	4	22%
Within same area	2	11%
Rest of World	2	11%
Other BC	2	11%
Alberta	2	11%
Vancouver	1	6%
Fraser Valley	1	6%
Total number of responses=	18	



Major Reason For Purchase

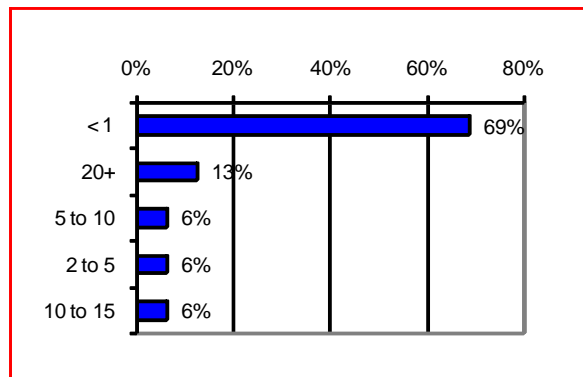
The **major reason** for residential property purchase was for **PRINCIPAL RESIDENCE** with a frequency of **89%**.

Major Reason For Purchase	Frequency	Percent
Principal Residence	16	89%
Recreation/Vacation	1	6%
Investment/Rental	1	6%
Total number of responses=	18	



Time Resident in Community Prior to Purchase

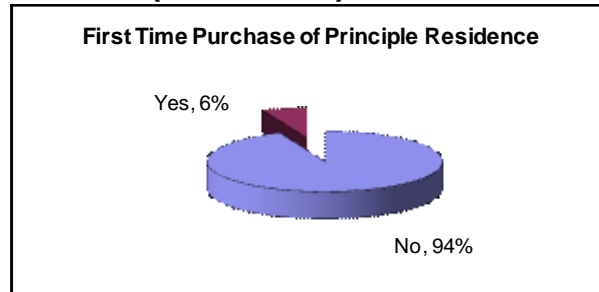
For the Islands area, the “<1 year” category totalled **69%**. Hence, **most Buyers were new to the community.**



Time Resident in Community Prior to Purchase	Frequency	Percent
< 1	11	69%
20+	2	13%
5 to 10	1	6%
2 to 5	1	6%
10 to 15	1	6%
Total number of responses=	16	

First Time Purchase of Principal Residence (Yes or No)

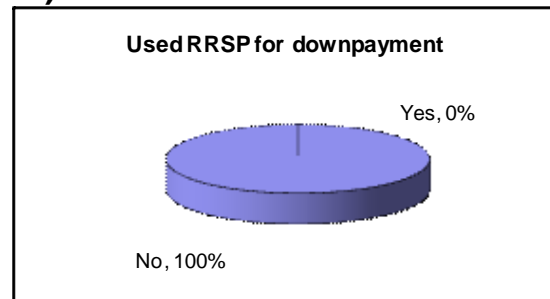
First time home buyer purchases made in the Islands area in 2008 accounted for **6%**.



First Time Purchase of Principal Residence	Frequency	Percent
No	15	94%
Yes	1	6%
Total number of responses=	16	

Used RRSP for downpayment (Yes or No)

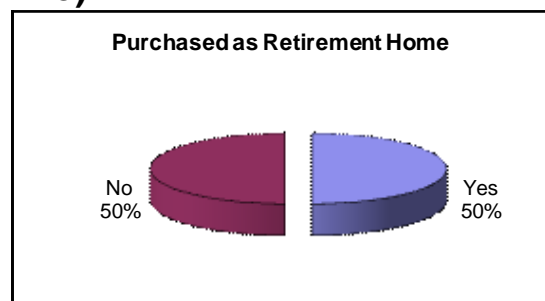
The frequency of first-time home buyers using **RRSP's for a downpayment was 0%**.



Used RRSP for downpayment	Frequency	Percent
No	4	100%
Yes	0	0%
Total number of responses=	4	

Purchased as Retirement Home (Yes or No)

The frequency of purchasing residential property as a **retirement home was 50%**.

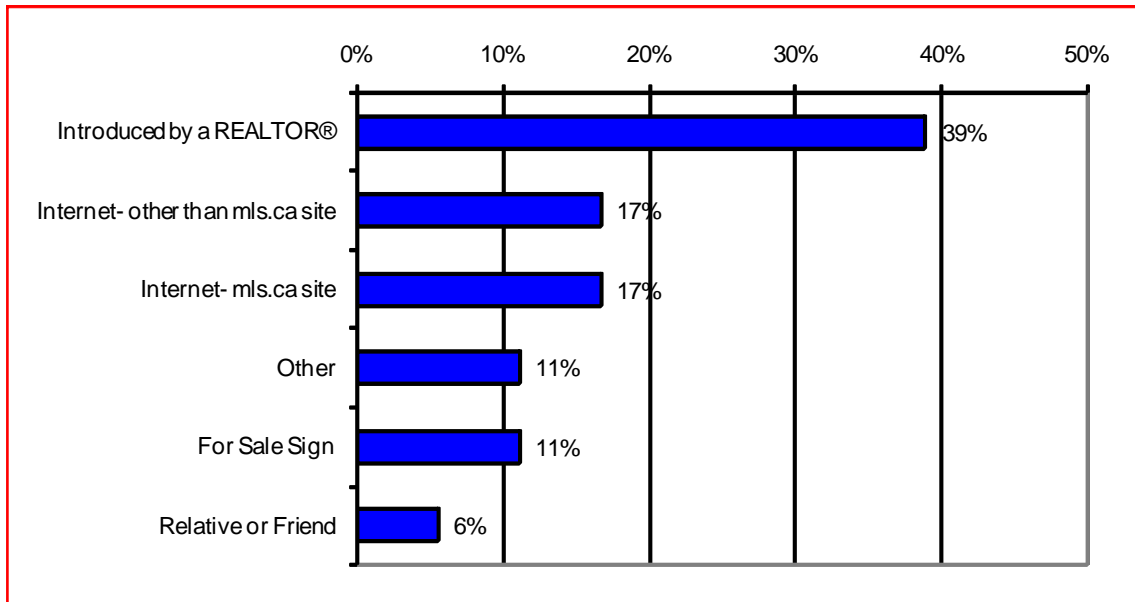


Purchased as Retirement Home	Frequency	Percent
Yes	8	50%
No	8	50%
Total number of responses=	16	

How Buyers First Became Aware of Property

The **TOP THREE** ways that buyers became aware of the property were **Introduced by a REALTOR® (39%)**, while **internet usage** totalled **34%**, with both **Internet- other than mls.ca site** and **Internet- mls.ca site** frequencies at **17%** each.

How Buyers First Became Aware of Property	Frequency	Percent
Introduced by a REALTOR®	7	39%
Internet- other than mls.ca site	3	17%
Internet- mls.ca site	3	17%
Other	2	11%
For Sale Sign	2	11%
Relative or Friend	1	6%
Total number of responses=		18

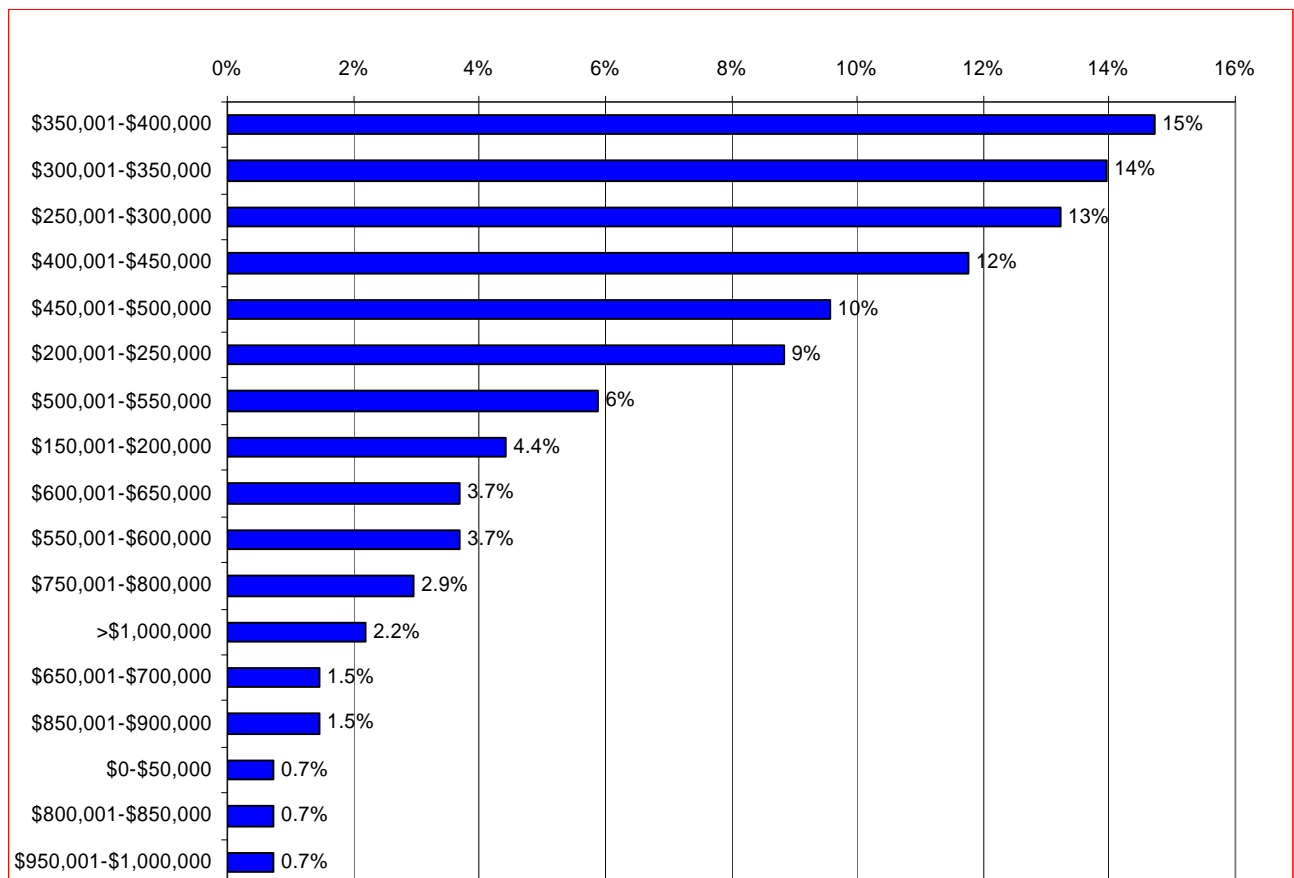


Islands Area – Home Characteristics from MLS® data

Selling Price Range

The **TOP THREE** categories were **\$350,001-\$400,000 (15%)**, **\$300,001-\$350,000 (14%)**, and **\$250,001-\$300,000 (13%)**.

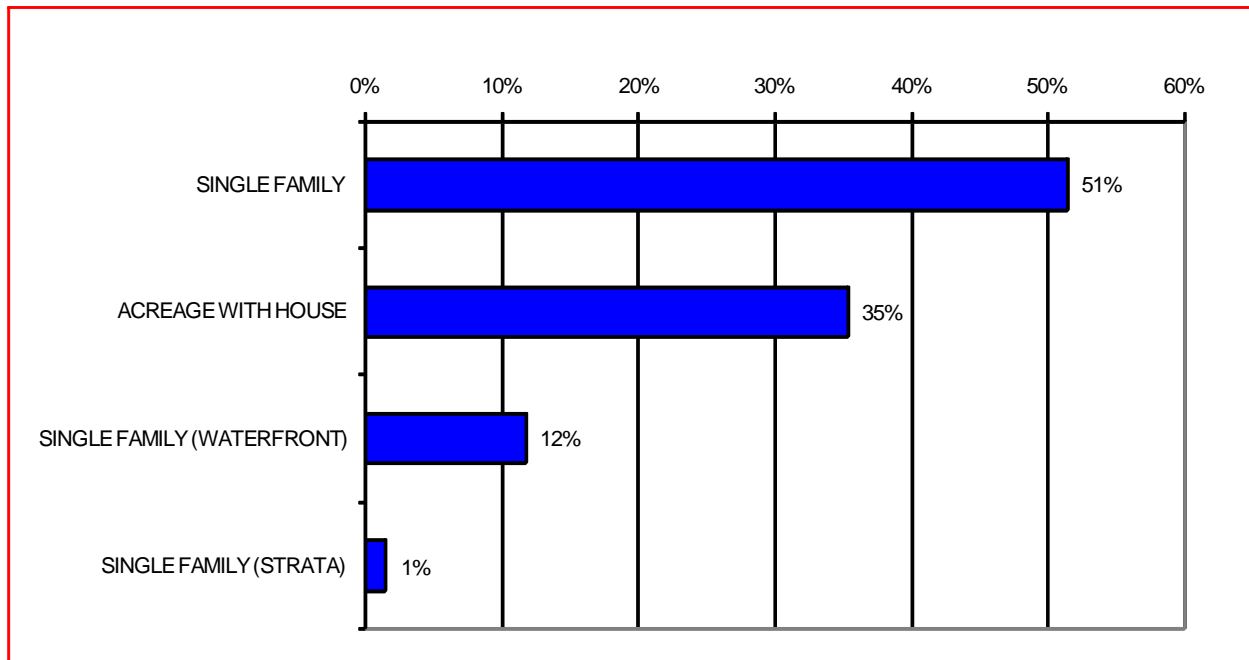
Selling Price Range	Frequency	Percent
\$350,001-\$400,000	20	15%
\$300,001-\$350,000	19	14%
\$250,001-\$300,000	18	13%
\$400,001-\$450,000	16	12%
\$450,001-\$500,000	13	10%
\$200,001-\$250,000	12	9%
\$500,001-\$550,000	8	6%
\$150,001-\$200,000	6	4.4%
\$600,001-\$650,000	5	3.7%
\$550,001-\$600,000	5	3.7%
\$750,001-\$800,000	4	2.9%
>\$1,000,000	3	2.2%
\$650,001-\$700,000	2	1.5%
\$850,001-\$900,000	2	1.5%
\$0-\$50,000	1	0.7%
\$800,001-\$850,000	1	0.7%
\$950,001-\$1,000,000	1	0.7%
Total number of responses=	136	



Home Type

The **TOP THREE** home types were **SINGLE FAMILY (51%)**, **ACREAGE WITH HOUSE (35%)**, and **SINGLE FAMILY (WATERFRONT) (12%)**.

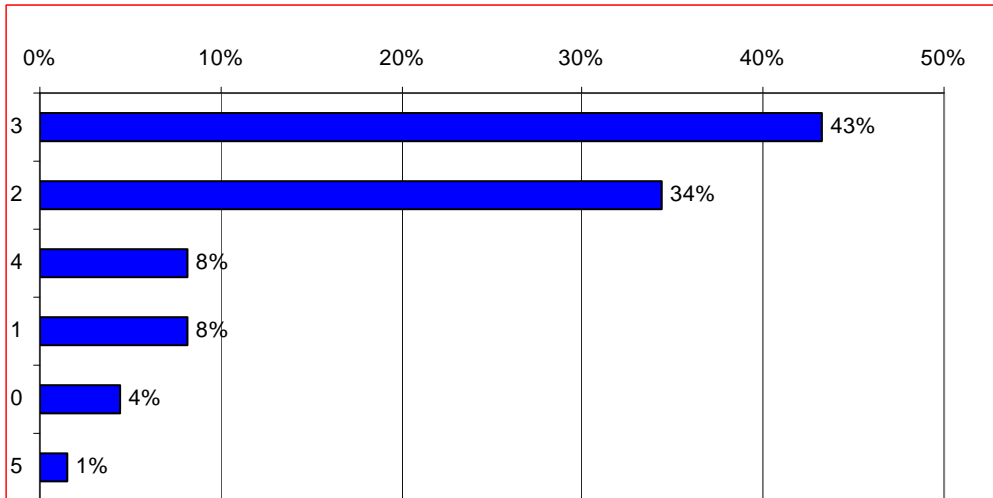
Home Type	Frequency	Percent
SINGLE FAMILY	70	51%
ACREAGE WITH HOUSE	48	35%
SINGLE FAMILY (WATERFRONT)	16	12%
SINGLE FAMILY (STRATA)	2	1%
Total number of responses=	136	



Number of Bedrooms

The **TOP THREE** frequencies for number of bedrooms was **3 (43%)**, **2 (34%)**, with **4** and **1** both at **8%**.

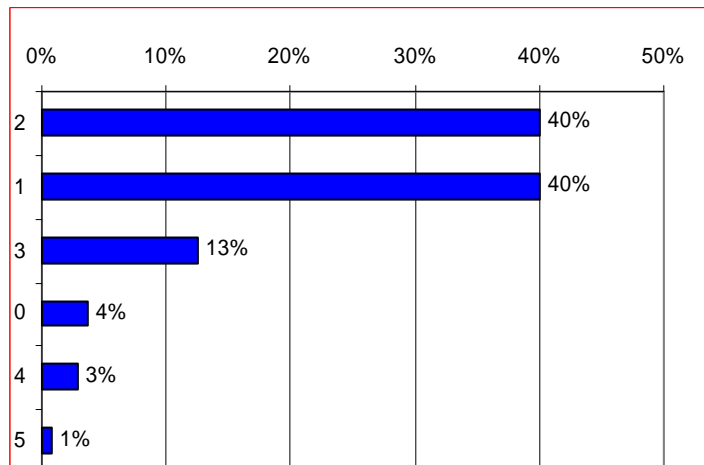
Number of Bedrooms	Frequency	Percent
3	58	43%
2	46	34%
4	11	8%
1	11	8%
0	6	4%
5	2	1%
Total number of responses=		134



Number of Bathrooms

The **most common** number of bathrooms was **2** and **1**, both at **40%**, followed by **3 (13%)**.

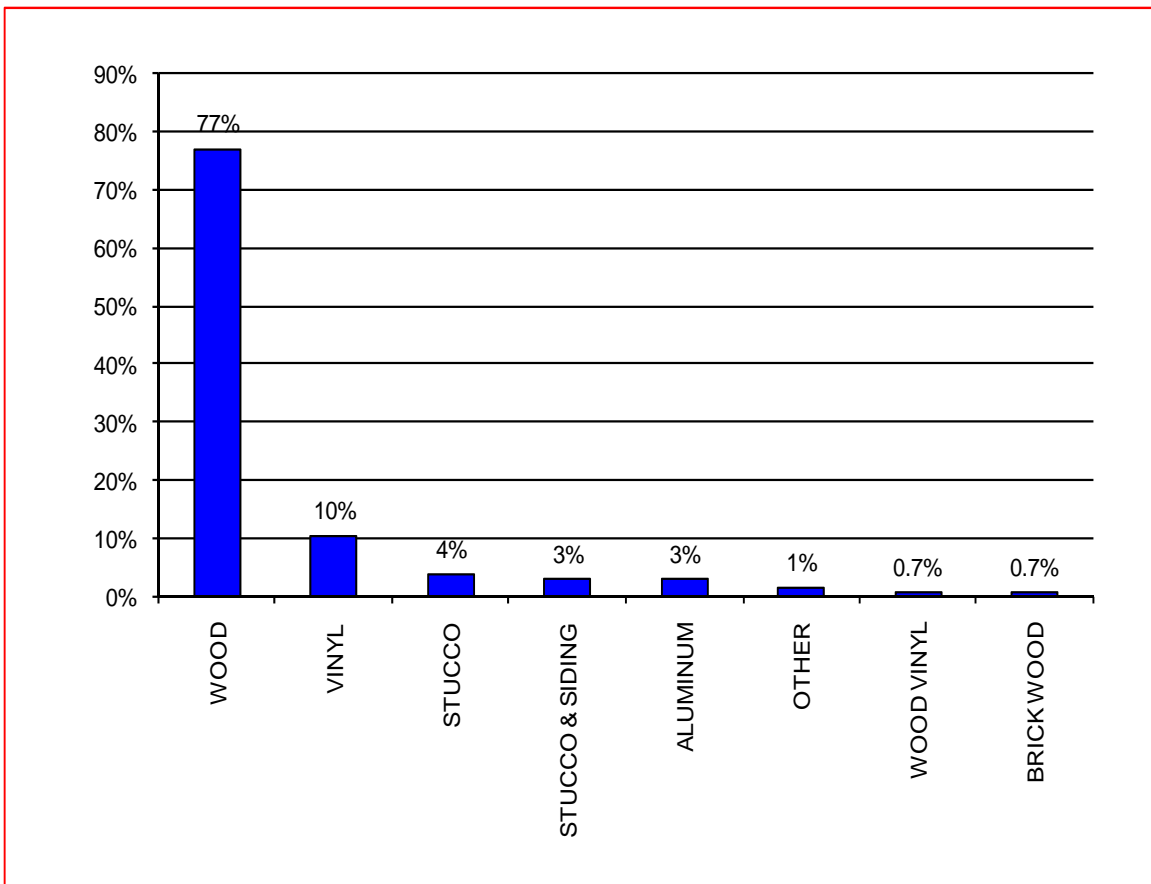
Number of Bathrooms	Frequency	Percent
2	54	40%
1	54	40%
3	17	13%
0	5	4%
4	4	3%
5	1	1%
Total number of responses=		135



Exterior

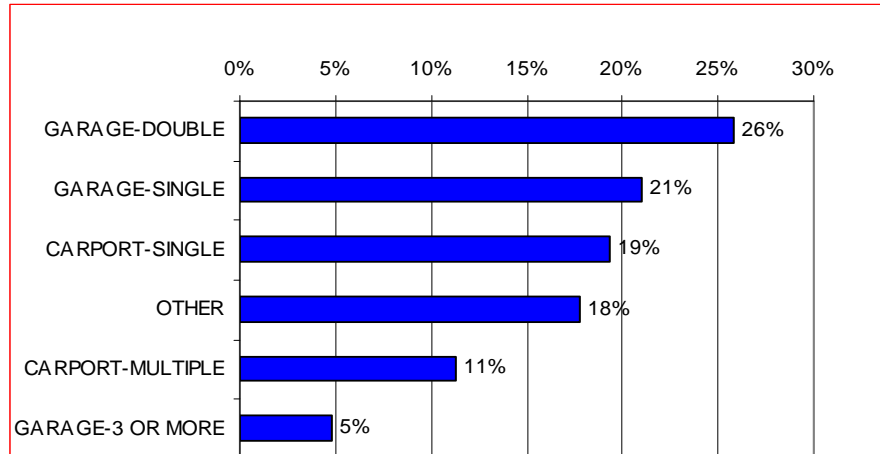
The **TOP THREE** house exterior types were **WOOD (77%)**, **VINYL (10%)**, and **STUCCO (4%)**.

Exterior	Frequency	Percent
WOOD	104	77%
VINYL	14	10%
STUCCO	5	4%
STUCCO & SIDING	4	3%
ALUMINUM	4	3%
OTHER	2	1%
WOOD VINYL	1	0.7%
BRICK WOOD	1	0.7%
Total number of responses=	135	



Parking

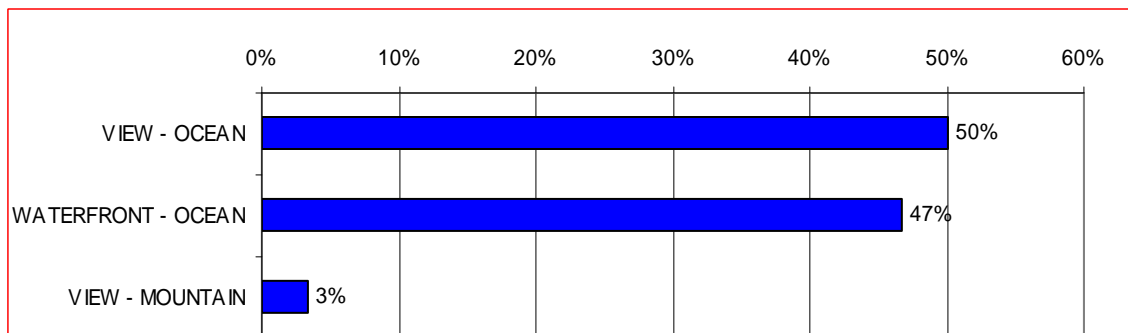
The **TOP THREE** parking features were **GARAGE-DOUBLE (26%)**, **GARAGE-SINGLE (21%)**, and **CARPORT-SINGLE (19%)**.



Parking	Frequency	Percent
GARAGE-DOUBLE	16	26%
GARAGE-SINGLE	13	21%
CARPORT-SINGLE	12	19%
OTHER	11	18%
CARPORT-MULTIPLE	7	11%
GARAGE-3 OR MORE	3	5%
Total number of responses=	62	

Site Characteristics

The **TOP THREE** site characteristics were **VIEW – OCEAN (50%)**, **WATERFRONT - OCEAN (47%)**, and **VIEW - MOUNTAIN (3%)**.



Site Characteristics	Frequency	Percent
VIEW - OCEAN	30	50%
WATERFRONT - OCEAN	28	47%
VIEW - MOUNTAIN	2	3%
Total number of responses=	60	

Islands Area – Typical Buyer

Table with the highest frequency or most common value for each category, illustrating the “*typical*” Buyer profile for 2008.

Information Category from Questionnaire Survey	Highest Frequency	%
Buyer Origin	Ontario	22%
Major Reason For Purchase	Principal Residence	89%
Time Resident in Community Prior to Purchase	< 1	69%
First Time Purchase of Principal Residence (Yes or No)	No	94%
Used RRSP for downpayment (Yes or No)	No	100%
Purchased as Retirement Home (Yes or No)	Yes	50%
How Buyers First Became Aware of Property	Introduced by a REALTOR®	39%
How Buyers First Chose a REALTOR®	Recommended by family or friend	22%
Form of Agency Provided by REALTOR®	Dual Agency - representing both buyer and seller	56%
Home Characteristics from corresponding MLS® data base	Highest Frequency	%
Selling Price Range	\$350,001-\$400,000	15%
Home Type	SINGLE FAMILY	51%
Number of Bedrooms	3	43%
Number of Bathrooms	2	40%
Exterior	WOOD	77%
Parking	GARAGE-DOUBLE	26%
Site Characteristics	VIEW - OCEAN	50%