

# Queen Charlotte Islands Market Review



The Queen Charlotte Islands have remained serene and secluded over the years, with a sleepy pace of life pined for by many. The fact that most of this region is protected parkland or owned by the Crown means that there is a limited amount of land that is available for private purchase. These properties tend to be quickly snapped up when they come on to the market. To assist you in the purchase of your piece of paradise, here are some facts about the Queen Charlotte Islands market, provided to us by our sister company Landcor Data Corporation.

## Detached Housing

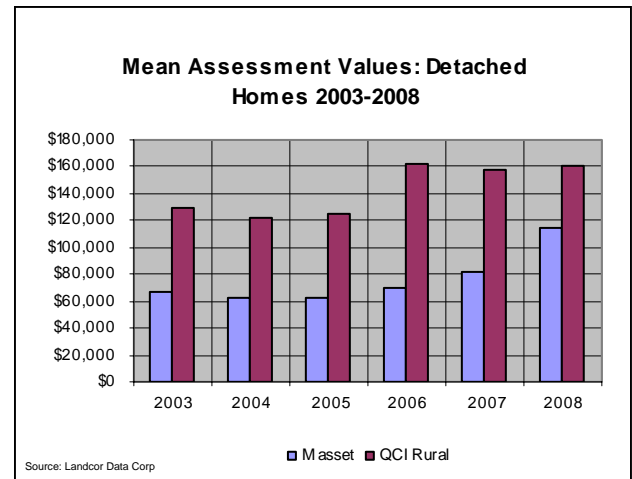
As one might expect, the inventory of detached housing in the Village of Masset is higher than that of the rural areas of the Queen Charlottes. There are currently 162 detached homes in the rural areas, while Masset shows a total of 263 homes.

### Mean Assessment Trends - Detached Homes

Property assessments are one of the key factors when considering affordability. Over the past six years, the Queen Charlotte Islands have seen an overall increase in their property assessments, with rural detached homes having lower mean assessment values than those in town.

In the rural areas of the Queen Charlotte Islands, mean property assessments of detached homes increased from \$129,963 in 2003 to \$160,205 in 2008, a 23% increase.

In Masset, mean property assessments of detached homes increased from \$66,982 in 2003 to \$114,732 in 2008, a larger increase of 71%.

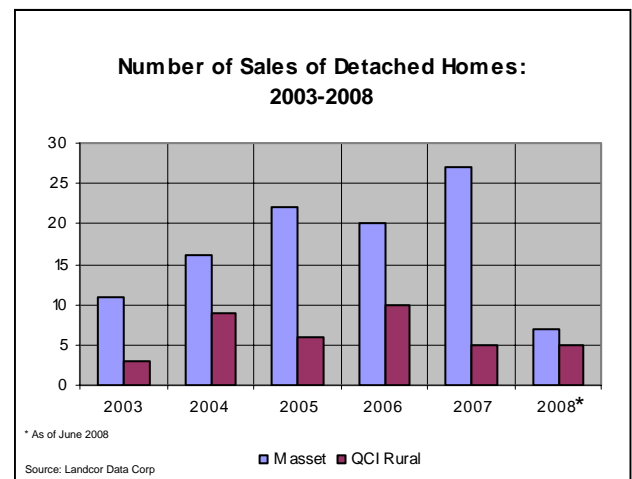


### Number of Sales - Detached Homes

The number of sales in the Queen Charlotte Islands has remained consistently low over the past six years.

The lack of detached homes in the rural areas of the Queen Charlotte Islands contributes to the lower numbers of sales, ranging from 3-10 sales per year, since 2003. However, it is interesting to note that the 5 sales for the first half of 2008 is equal to the entire total of the previous year.

Detached housing is more plentiful in the Village of Masset, with sales ranging from 11-27 sales per year since 2003, an increase of 145% over a four year period. However, a mere 7 sales for the first half of 2008 indicate that sales could decrease this year, following the recently reported trend across BC.

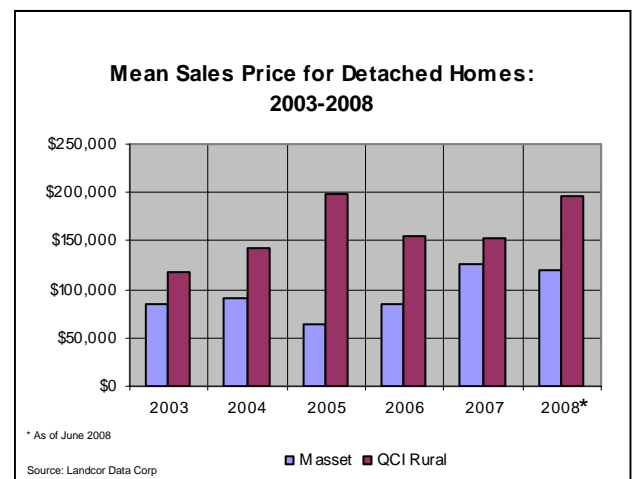


### Mean Sales Price - Detached Homes

Mean sales prices in the Queen Charlottes have fluctuated over the past six years. While these prices are lower when compared to other areas of BC, there have been significant jumps since 2003.

The mean sale price of detached housing in rural Haida Gwaii has so far increased by 65% since 2003, rising from \$118,333 in 2003 to \$196,210 in 2008. The mean sales price in the first six months of 2008 of \$196,210 is rapidly approaching the record high set in 2005 (\$197,883), showing that property values remain strong in the Queen Charlotte Islands.

The mean sale price of detached housing in Masset has increased from \$83,722 in 2003 to \$119,157 in the first half of 2008, a 42% increase. We note that currently the mean sale price is similar to that of last year (\$125,348) with the main summer selling months still to come.





## Vacant Land over 5 Acres

Did you know that there are only 177 residential vacant parcels over 5 acres on Graham Island? Keep in mind that most land on the Queen Charlotte Islands is protected parkland or Crown land, limiting the amount available for residential use. There are only 32 vacant parcels over 5 acres in Masset.

### Mean Assessment Trends - Vacant Land

Following the general upward swing of the detached homes in the Queen Charlottes, vacant land property assessments have also increased over the past six years.

In the rural areas of the Queen Charlotte Islands, mean property assessments for vacant land over 5 acres increased from \$87,016 in 2003 to \$182,248 in 2008, a 35% increase.

In the Village of Masset, mean property assessments for similar property increased from \$149,395 in 2003 to \$170,331 in 2008, representing a 14% increase.

### Number of Sales - Vacant Land

The number of sales has remained consistently low over the past six years, partially due to the fact that there is limited amount of private property available for purchase.

Sales of vacant land over 5 acres have fluctuated in the rural areas between 1-9 sales per year since 2003. We note that there are current only eight listings of vacant property over 5 acres on MLS.ca\*. The opportunity to own this type of property is extremely limited, leading to lower number of actual sales.

This is also evident when looking at sales of large parcels of vacant land in Masset. Only 3 sales were reported in the past six years: one in 2006 and two in 2008. There are currently no listings for such property on MLS.ca\*.

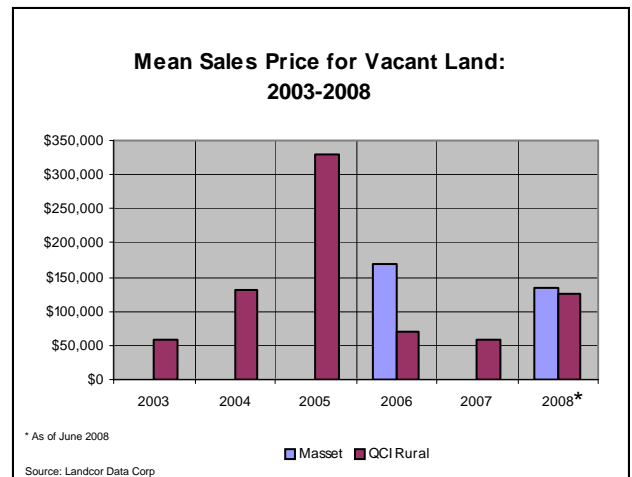
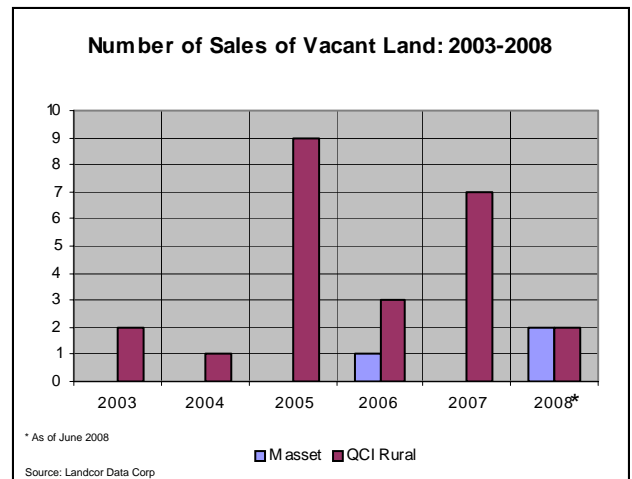
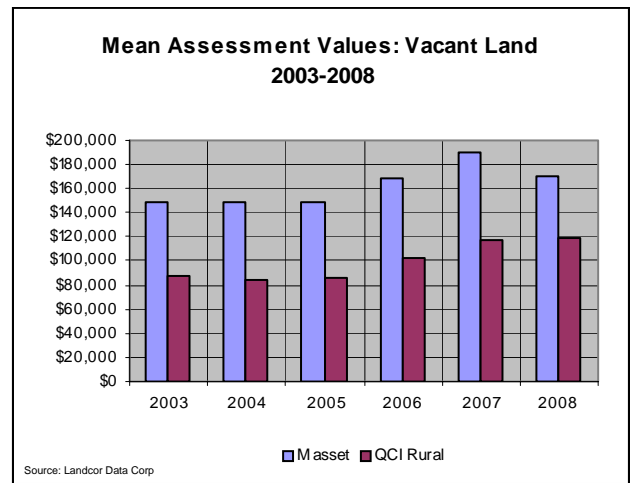
\*as of July 2008

### Mean Sales Price - Vacant Land

The lack of sales in this region are reflected in the mean sales prices, which have also tended to fluctuate over the past six years, making it harder to compare.

The mean sale price of vacant property over 5 acres in rural Haida Gwaii has increased by a whopping 114% from 2003, rising from \$58,700 to \$128,875 so far in 2008. In addition, the mean sales price in the first six months of 2008 of \$128,875 has increased over 110% from 2007's mean sales price of \$59,714. 2005 saw a dramatic increase in sales price when nine properties sold, for a mean sales price of \$329,893. *(Please note that due to the lack of sales in this region, the mean sales price correlates strongly to the value of individual properties rather than a generic market value.)*

Due to the lack of sales of vacant property over 5 acres in the Village of Masset, we cannot truly compare this trend over time. We note that the two sales in the first half of 2008 have returned a mean sales price of \$135,000.



The rising real estate market in BC over the past few years and the limited inventory of property in the region have caused prices and assessed values to increase on Graham Island since 2003. As access to the islands continues to improve, allowing more people to discover the beauty and affordability of the region, we expect property value and prices in the Queen Charlotte Islands to continue to climb. So remember, don't wait to buy land. Buy land and then wait.