

JOHN COOPER | ISLAND LIFE



Market Statistics

For April 2009

RE/MAX

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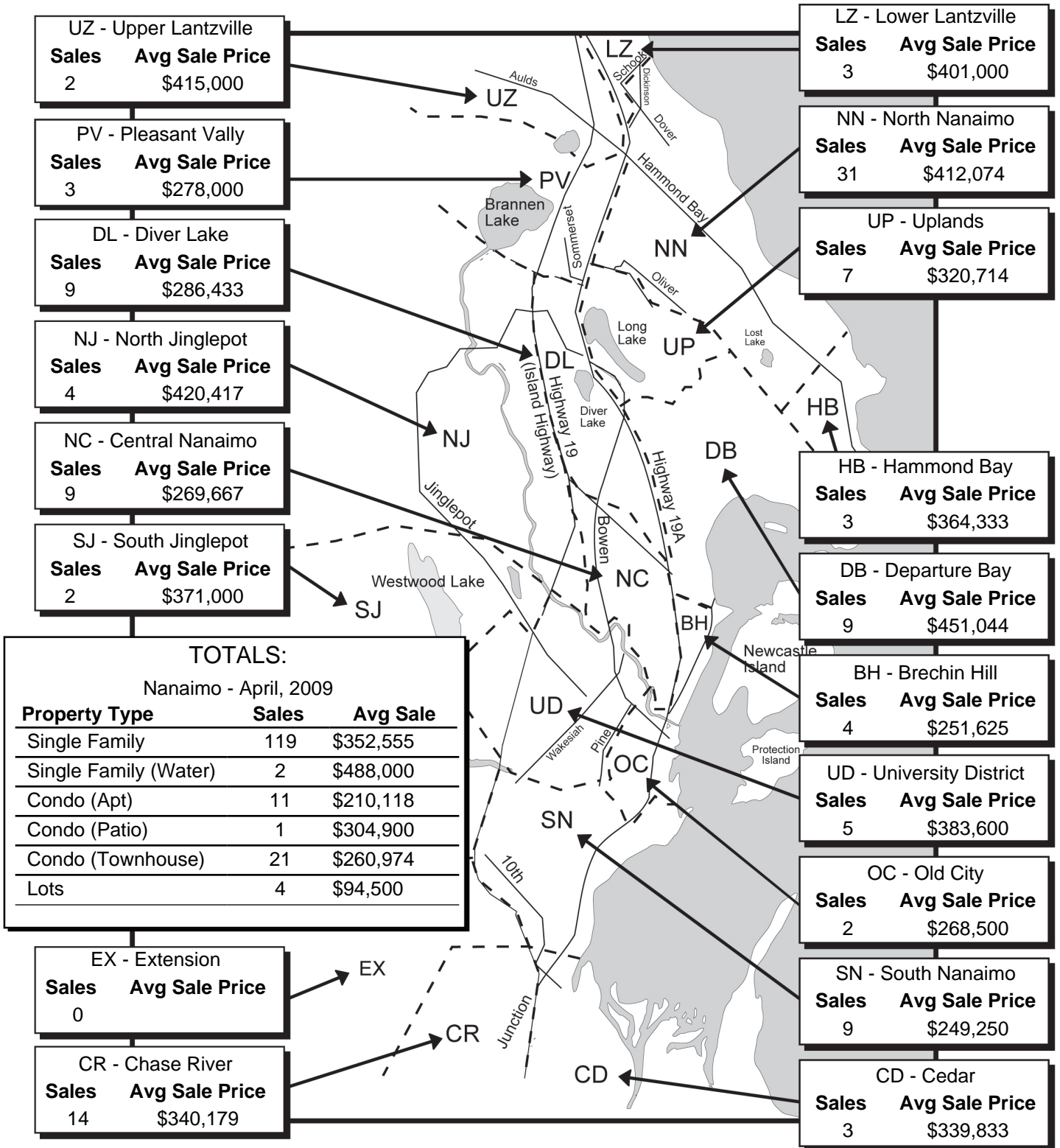
RE/MAX
of Nanaimo
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Each office independently owned & operated.

Nanaimo

Home Sales for the month of April, 2009 (Single Family)

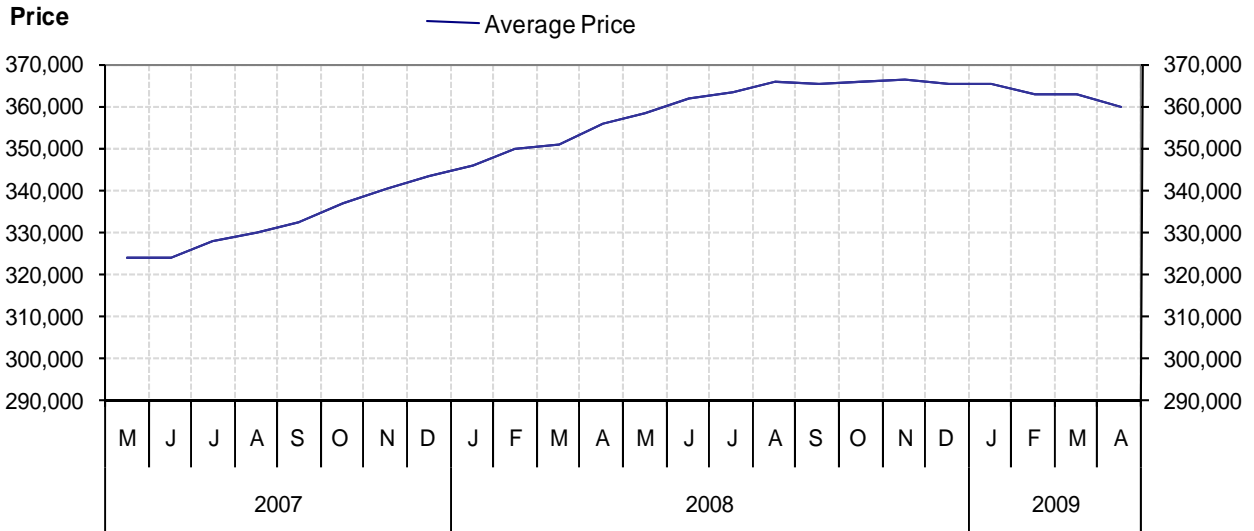


Average sale price does not include Waterfront.

Nanaimo

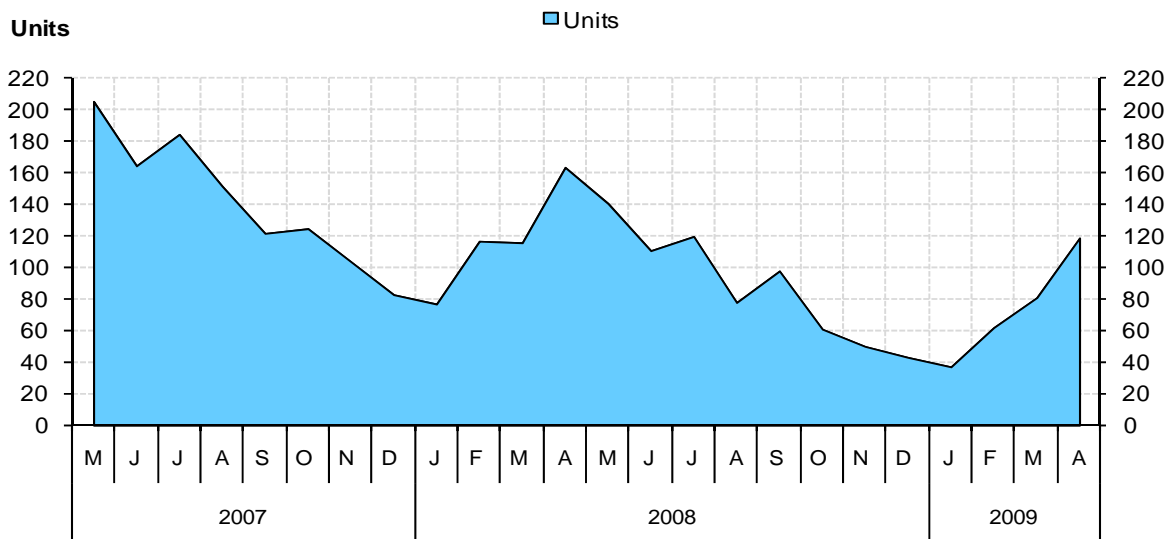
as at April 30, 2009

Cumulative Residential Average Single Family Sale Price



NOTE: Figures are based on a "rolling total" from the past 12 months – i.e. 12 months to date instead of the calendar "year to date".

Single Family Units Reported Sold



Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	15	39	-62%	362	582	-38%
Units Reported Sold	4	25	-84%	73	189	-61%
Sell/List Ratio	27%	64%		20%	32%	
Reported Sales Dollars	\$378,000	\$3,840,600	-90%	\$10,170,360	\$31,574,486	-68%
Average Sell Price / Unit	\$94,500	\$153,624	-38%	\$139,320	\$167,061	-17%
Median Sell Price	\$90,000			\$130,000		
Sell Price / List Price Ratio	84%	97%		90%	97%	
Days to Sell	45	40	13%	138	72	90%
Active Listings	197	258				
Single Family						
Units Listed	230	266	-14%	2488	2535	-2%
Units Reported Sold	119	164	-27%	999	1613	-38%
Sell/List Ratio	52%	62%		40%	64%	
Reported Sales Dollars	\$41,954,019	\$61,194,049	-31%	\$359,112,479	\$573,991,456	-37%
Average Sell Price / Unit	\$352,555	\$373,134	-6%	\$359,472	\$355,853	1%
Median Sell Price	\$340,000			\$344,500		
Sell Price / List Price Ratio	95%	97%		95%	97%	
Days to Sell	54	50	7%	51	47	9%
Active Listings	621	550				
Condos (Apt)						
Units Listed	34	80	-57%	643	552	16%
Units Reported Sold	11	23	-52%	191	316	-40%
Sell/List Ratio	32%	29%		30%	57%	
Reported Sales Dollars	\$2,311,300	\$4,840,800	-52%	\$43,503,443	\$69,487,230	-37%
Average Sell Price / Unit	\$210,118	\$210,470	0%	\$227,767	\$219,896	4%
Median Sell Price	\$195,000			\$200,000		
Sell Price / List Price Ratio	94%	97%		94%	96%	
Days to Sell	80	41	95%	74	56	32%
Active Listings	188	199				
Condos (Patio)						
Units Listed	4	11	-64%	83	71	17%
Units Reported Sold	1	6	-83%	35	51	-31%
Sell/List Ratio	25%	55%		42%	72%	
Reported Sales Dollars	\$304,900	\$1,604,500	-81%	\$10,575,200	\$14,311,000	-26%
Average Sell Price / Unit	\$304,900	\$267,417	14%	\$302,149	\$280,608	8%
Median Sell Price	\$304,900			\$302,900		
Sell Price / List Price Ratio	100%	98%		96%	97%	
Days to Sell	29	26	12%	59	62	-5%
Active Listings	32	14				
Condos (Twnhse)						
Units Listed	26	50	-48%	421	338	25%
Units Reported Sold	21	20	5%	171	204	-16%
Sell/List Ratio	81%	40%		41%	60%	
Reported Sales Dollars	\$5,480,460	\$4,843,800	13%	\$41,614,240	\$51,640,080	-19%
Average Sell Price / Unit	\$260,974	\$242,190	8%	\$243,358	\$253,138	-4%
Median Sell Price	\$242,900			\$234,700		
Sell Price / List Price Ratio	93%	96%		95%	97%	
Days to Sell	108	48	123%	59	49	18%
Active Listings	139	92				

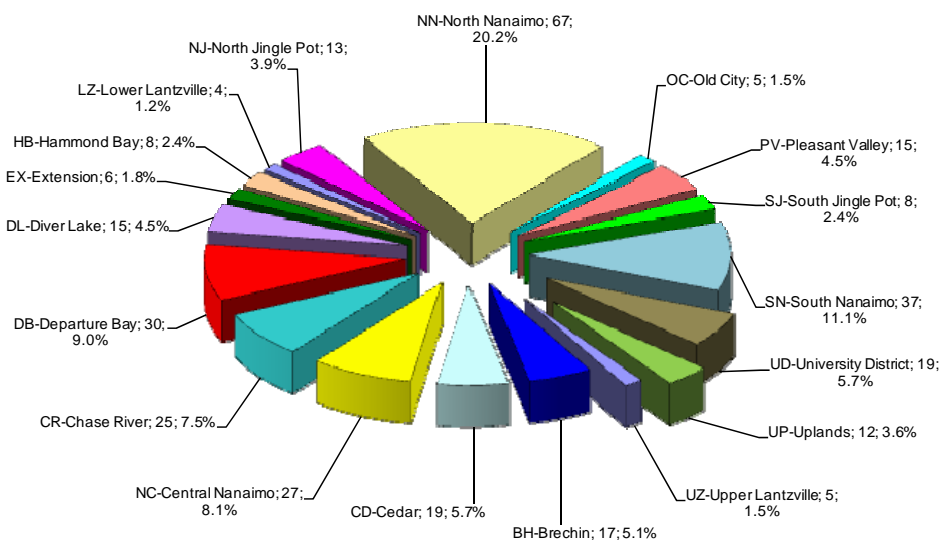
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2009

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
BH-Brechin Hill	0	0	5	6	4	2	0	0	0	0	0	0	0	0	17
CD-Cedar	0	1	0	5	6	3	1	0	1	1	0	0	0	1	19
NC-Central Nanaimo	0	1	8	14	4	0	0	0	0	0	0	0	0	0	27
CR-Chase River	0	0	2	3	7	10	3	0	0	0	0	0	0	0	25
DB-Departure Bay	0	1	2	4	8	5	6	3	0	0	0	0	1	0	30
DL-Diver Lake	1	1	1	5	6	0	1	0	0	0	0	0	0	0	15
EX-Extension	0	1	1	0	1	1	0	1	1	0	0	0	0	0	6
HB-Hammond Bay	0	0	0	1	2	1	2	0	2	0	0	0	0	0	8
LZ-Low er Lantzville	0	0	0	1	0	0	2	1	0	0	0	0	0	0	4
NJ-North Jingle Pot	0	0	0	0	1	2	6	1	1	1	0	1	0	0	13
NN-North Nanaimo	0	0	1	5	14	12	12	11	9	3	0	0	0	0	67
OC-Old City	0	0	1	2	1	0	1	0	0	0	0	0	0	0	5
PV-Pleasant Valley	0	0	1	2	7	2	3	0	0	0	0	0	0	0	15
SJ-South Jingle Pot	0	0	0	1	3	3	1	0	0	0	0	0	0	0	8
SN-South Nanaimo	1	6	7	16	3	3	1	0	0	0	0	0	0	0	37
UD-University District	0	1	3	2	8	1	3	1	0	0	0	0	0	0	19
UP-Uplands	0	0	1	2	5	2	1	0	1	0	0	0	0	0	12
UZ-Upper Lantzville	0	0	1	0	0	1	2	0	0	1	0	0	0	0	5
ZONE 4 TOTALS	2	12	34	69	80	48	45	18	15	6	0	1	1	1	332

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to April 30, 2009 = 332

GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	6	12	-50%	49	64	-23%
Units Reported Sold	3	3	0%	23	37	-38%
Sell/List Ratio	50%	25%		47%	58%	
Reported Sales Dollars	\$267,500	\$348,000	-23%	\$3,009,500	\$5,093,200	-41%
Average Sell Price / Unit	\$89,167	\$116,000	-23%	\$130,848	\$137,654	-5%
Median Sell Price	\$78,500			\$129,000		
Sell Price / List Price Ratio	79%	92%		90%	93%	
Days to Sell	180	110	63%	77	56	38%
Active Listings	21	19				
Single Family						
Units Listed	11	14	-21%	93	123	-24%
Units Reported Sold	4	6	-33%	38	68	-44%
Sell/List Ratio	36%	43%		41%	55%	
Reported Sales Dollars	\$976,000	\$2,320,000	-58%	\$12,192,442	\$22,985,300	-47%
Average Sell Price / Unit	\$244,000	\$386,667	-37%	\$320,854	\$338,019	-5%
Median Sell Price	\$272,000			\$330,000		
Sell Price / List Price Ratio	85%	97%		94%	96%	
Days to Sell	108	97	12%	55	56	-2%
Active Listings	36	30				

PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

Cumulative Residential Average Single Family Sale Price

