



Market Statistics

October 2009

RE/MAX

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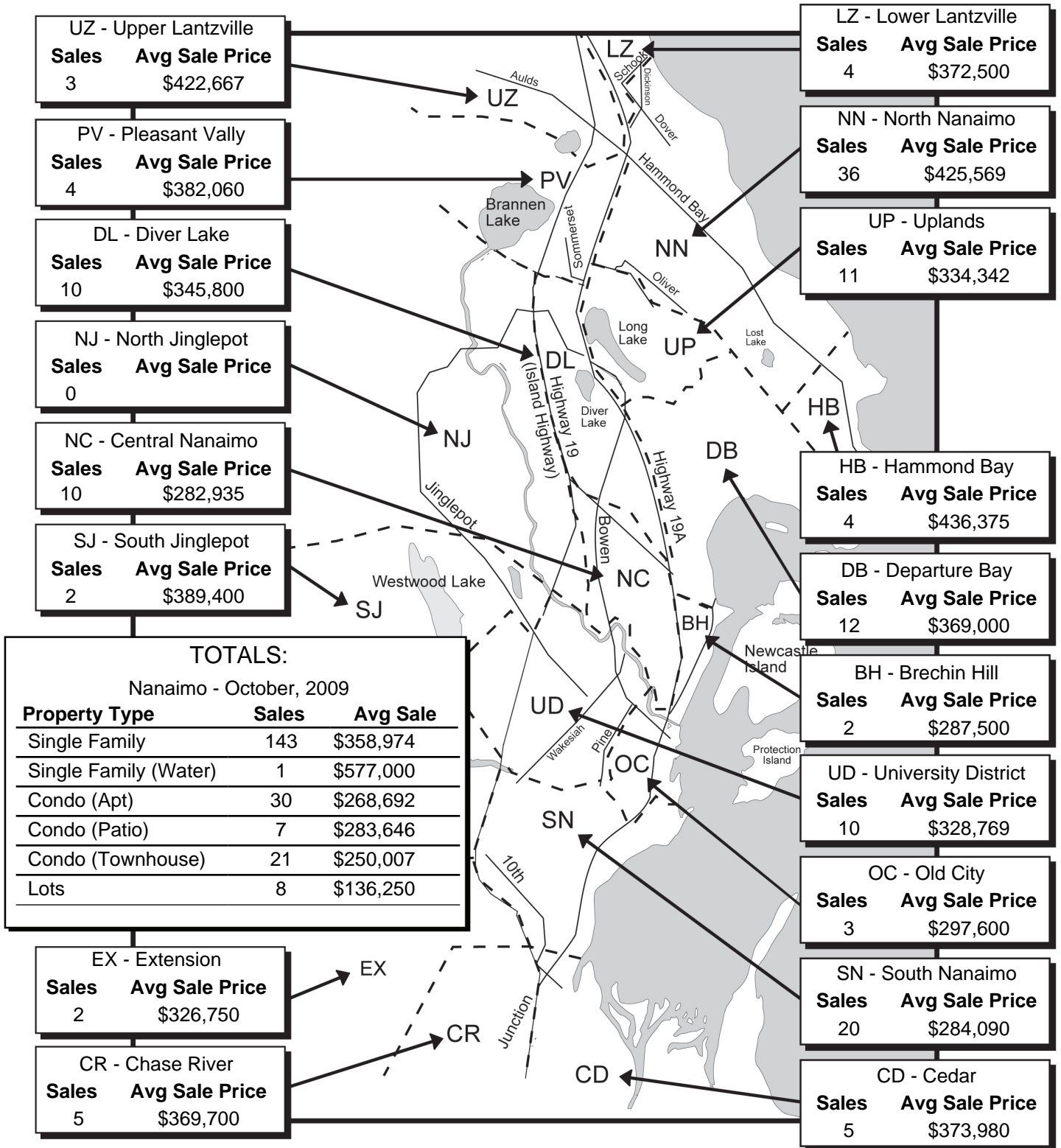
RE/MAX
of Nanaimo
250-754-1223

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Nanaimo

Home Sales for the month of October, 2009

(Single Family)

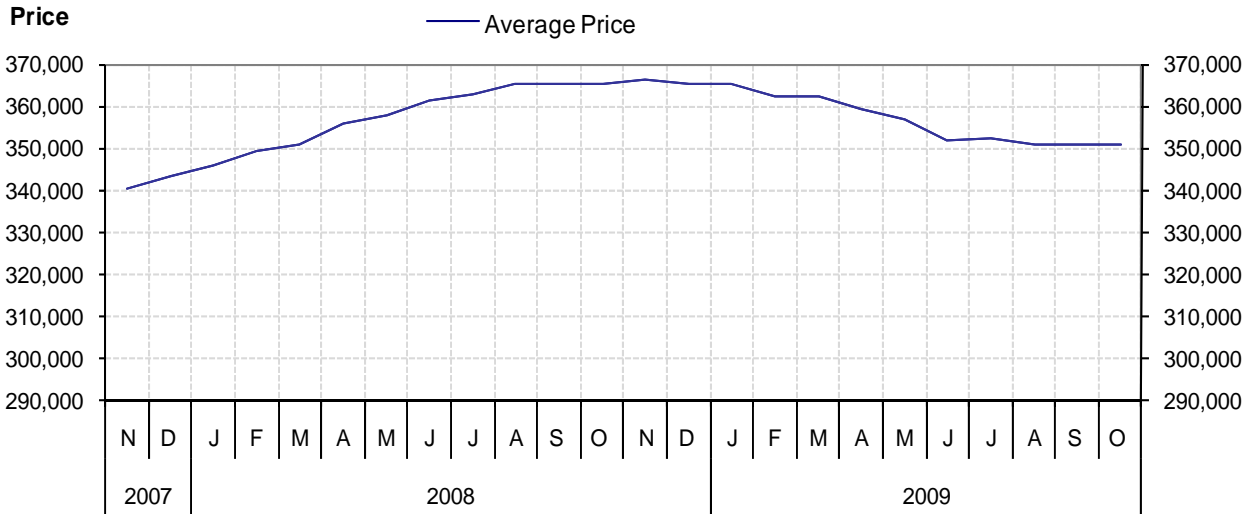


Average sale price does not include Waterfront.

Nanaimo

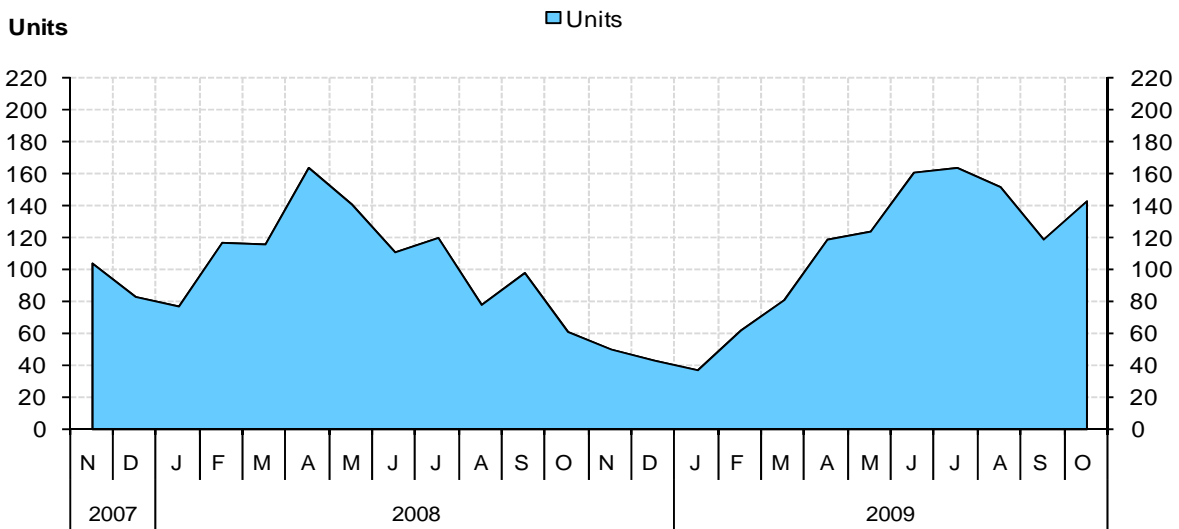
as at October 31, 2009

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	18	78	-77%	350	521	-33%
Units Reported Sold	8	2	300%	91	114	-20%
Sell/List Ratio	44%	3%		26%	22%	
Reported Sales Dollars	\$1,090,000	\$285,000	282%	\$13,340,750	\$17,816,010	-25%
Average Sell Price / Unit	\$136,250	\$142,500	-4%	\$146,602	\$156,281	-6%
Median Sell Price	\$154,000			\$130,000		
Sell Price / List Price Ratio	92%	95%		90%	95%	
Days to Sell	58	2	2794%	132	69	91%
Active Listings	194	206				
Single Family						
Units Listed	159	198	-20%	2224	2571	-13%
Units Reported Sold	143	61	134%	1248	1268	-2%
Sell/List Ratio	90%	31%		56%	49%	
Reported Sales Dollars	\$51,333,346	\$22,754,900	126%	\$437,930,920	\$463,270,952	-5%
Average Sell Price / Unit	\$358,974	\$373,031	-4%	\$350,906	\$365,356	-4%
Median Sell Price	\$345,000			\$337,500		
Sell Price / List Price Ratio	96%	94%		95%	97%	
Days to Sell	43	60	-29%	55	50	11%
Active Listings	401	670				
Condos (Apt)						
Units Listed	35	51	-31%	538	704	-24%
Units Reported Sold	30	16	88%	220	257	-14%
Sell/List Ratio	86%	31%		41%	37%	
Reported Sales Dollars	\$8,060,750	\$3,903,550	106%	\$47,242,631	\$59,977,730	-21%
Average Sell Price / Unit	\$268,692	\$243,972	10%	\$214,739	\$233,376	-8%
Median Sell Price	\$209,900			\$192,500		
Sell Price / List Price Ratio	94%	93%		94%	96%	
Days to Sell	89	95	-6%	88	59	48%
Active Listings	176	317				
Condos (Patio)						
Units Listed	4	1	300%	92	86	7%
Units Reported Sold	7	5	40%	52	57	-9%
Sell/List Ratio	175%	500%		57%	66%	
Reported Sales Dollars	\$1,985,525	\$1,411,800	41%	\$15,264,416	\$16,199,100	-6%
Average Sell Price / Unit	\$283,646	\$282,360	0%	\$293,546	\$284,195	3%
Median Sell Price	\$299,900			\$299,900		
Sell Price / List Price Ratio	98%	96%		96%	97%	
Days to Sell	69	38	80%	74	50	48%
Active Listings	25	18				
Condos (Twnhse)						
Units Listed	30	31	-3%	380	401	-5%
Units Reported Sold	21	10	110%	175	192	-9%
Sell/List Ratio	70%	32%		46%	48%	
Reported Sales Dollars	\$5,250,141	\$2,420,604	117%	\$43,374,916	\$48,185,827	-10%
Average Sell Price / Unit	\$250,007	\$242,060	3%	\$247,857	\$250,968	-1%
Median Sell Price	\$225,000			\$226,000		
Sell Price / List Price Ratio	96%	96%		94%	97%	
Days to Sell	99	81	23%	83	51	65%
Active Listings	112	109				

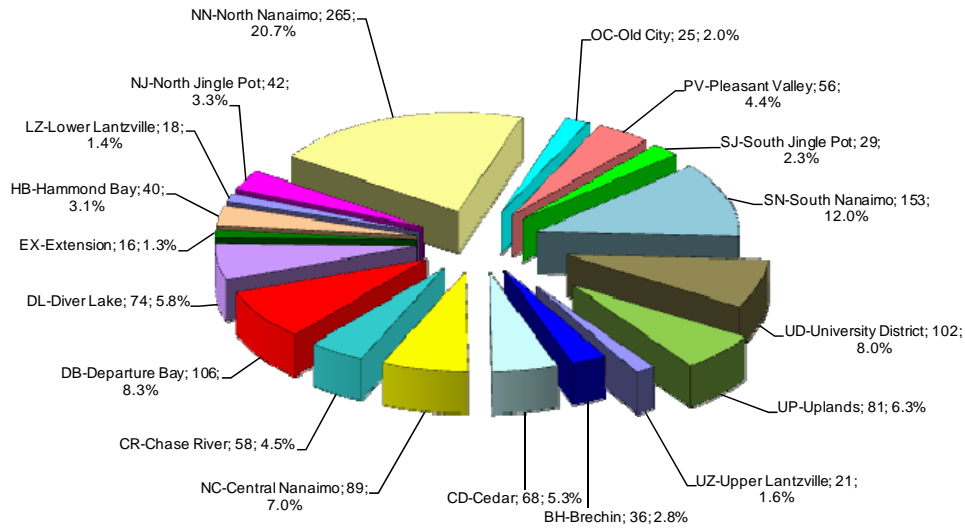
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to October 31, 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	1	2	7	12	9	5	0	0	0	0	0	0	0	0	36
CD-Cedar	0	3	5	13	10	15	7	6	5	1	0	1	0	2	68
NC-Central Nanaimo	0	3	27	38	16	4	0	1	0	0	0	0	0	0	89
CR-Chase River	0	0	4	8	18	16	10	2	0	0	0	0	0	0	58
DB-Departure Bay	0	1	3	17	26	27	13	12	3	1	0	0	2	1	106
DL-Diver Lake	1	2	2	25	25	14	5	0	0	0	0	0	0	0	74
EX-Extension	0	2	3	4	1	2	0	2	2	0	0	0	0	0	16
HB-Hammond Bay	0	1	0	1	5	7	7	8	7	1	1	1	0	1	40
LZ-Low er Lantzville	0	0	0	5	1	3	3	2	1	2	1	0	0	0	18
NJ-North Jingle Pot	0	0	0	0	1	6	12	6	9	4	1	2	0	1	42
NN-North Nanaimo	0	1	4	16	41	59	54	41	32	13	1	2	1	0	265
OC-Old City	0	2	6	10	4	2	1	0	0	0	0	0	0	0	25
PV-Pleasant Valley	0	1	6	5	23	11	7	2	0	1	0	0	0	0	56
SJ-South Jingle Pot	0	0	1	5	11	10	1	1	0	0	0	0	0	0	29
SN-South Nanaimo	3	22	34	54	27	9	3	0	1	0	0	0	0	0	153
UD-University District	1	4	15	26	18	9	18	8	3	0	0	0	0	0	102
UP-Uplands	0	0	4	23	28	14	7	0	3	1	0	1	0	0	81
UZ-Upper Lantzville	0	0	2	5	2	4	4	1	1	1	1	0	0	0	21
ZONE 4 TOTALS	6	44	123	267	266	217	152	92	67	25	5	7	3	5	1,279

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to October 31, 2009 = 1,279

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	3	5	-40%	49	60	-18%
Units Reported Sold	1	3	-67%	22	31	-29%
Sell/List Ratio	33%	60%		45%	52%	
Reported Sales Dollars	\$190,000	\$342,000	-44%	\$2,977,100	\$4,462,600	-33%
Average Sell Price / Unit	\$190,000	\$114,000	67%	\$135,323	\$143,955	-6%
Median Sell Price	\$190,000			\$149,600		
Sell Price / List Price Ratio	101%	89%		90%	93%	
Days to Sell	254	46	452%	110	65	69%
Active Listings	22	17				
Single Family						
Units Listed	8	7	14%	94	108	-13%
Units Reported Sold	8	4	100%	45	47	-4%
Sell/List Ratio	100%	57%		48%	44%	
Reported Sales Dollars	\$2,232,500	\$1,244,900	79%	\$13,387,642	\$15,621,700	-14%
Average Sell Price / Unit	\$279,062	\$311,225	-10%	\$297,503	\$332,377	-10%
Median Sell Price	\$332,000			\$295,000		
Sell Price / List Price Ratio	91%	97%		91%	97%	
Days to Sell	117	66	76%	87	53	64%
Active Listings	32	39				

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

