

Market Statistics

December 2008

RE/MAX

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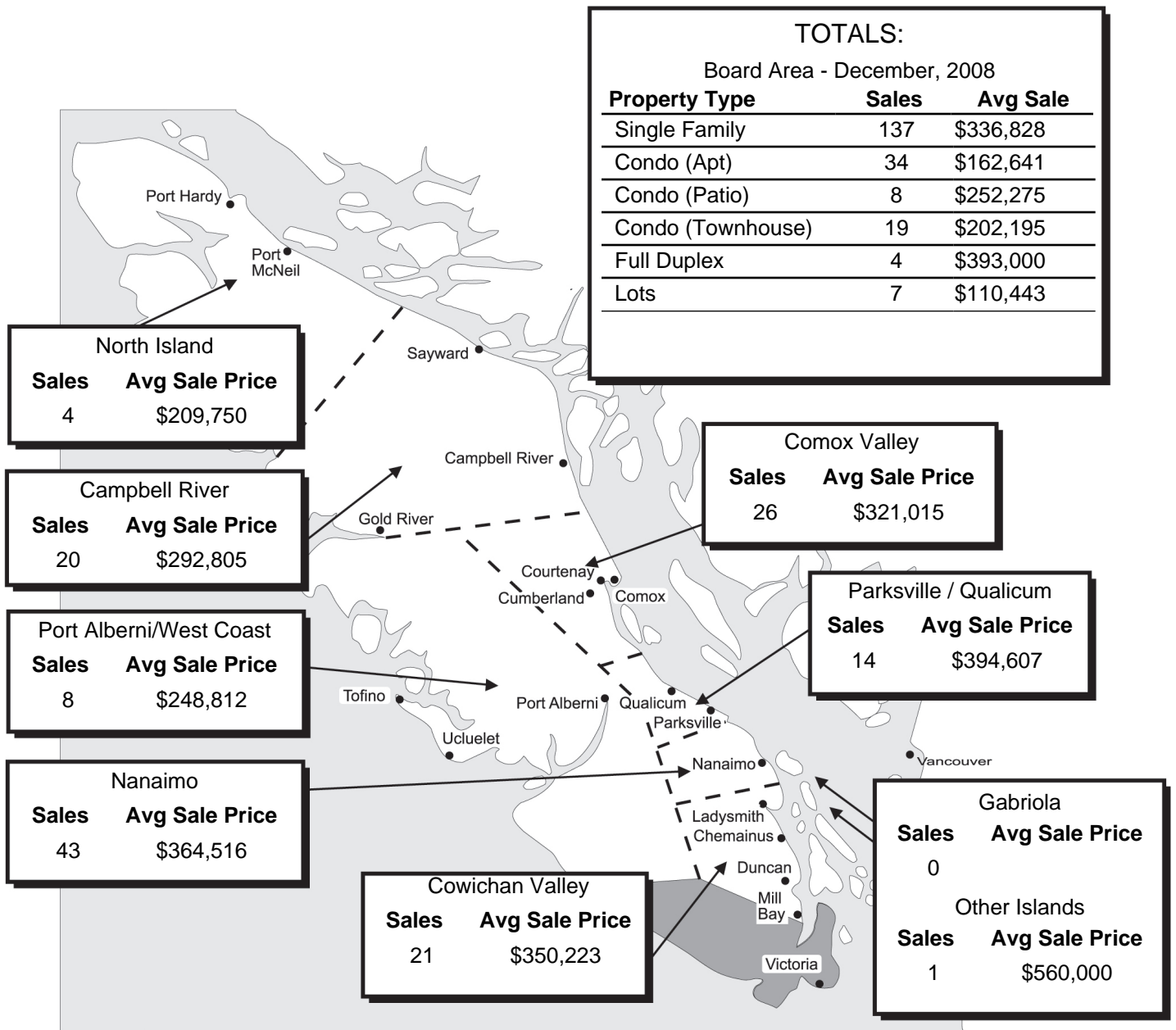
Each office independently owned & operated.

Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of December, 2008

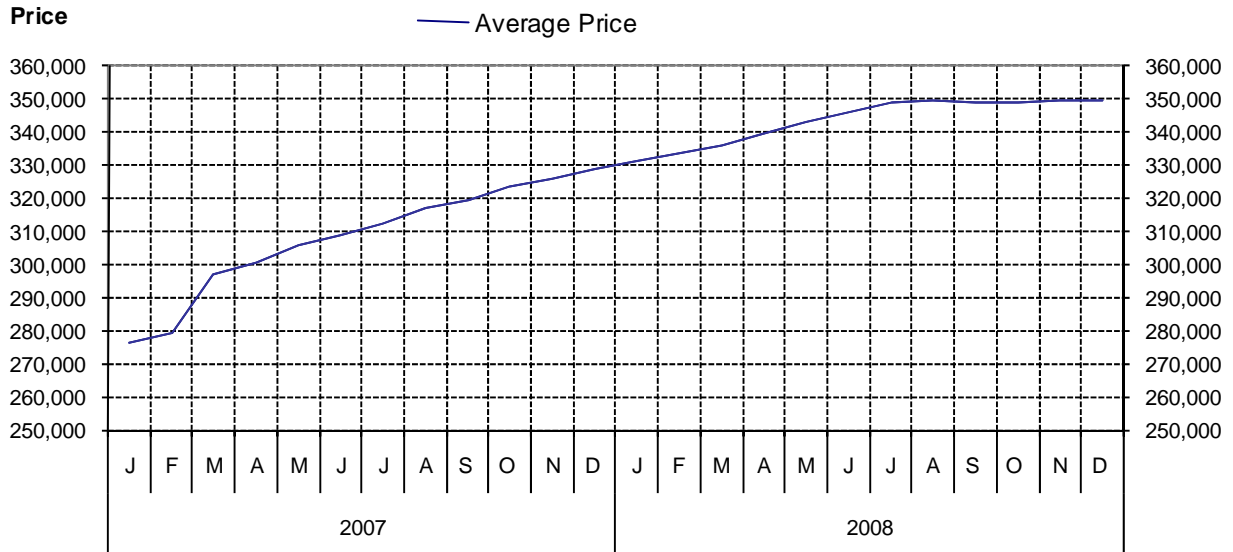
(Single Family)



Board Area

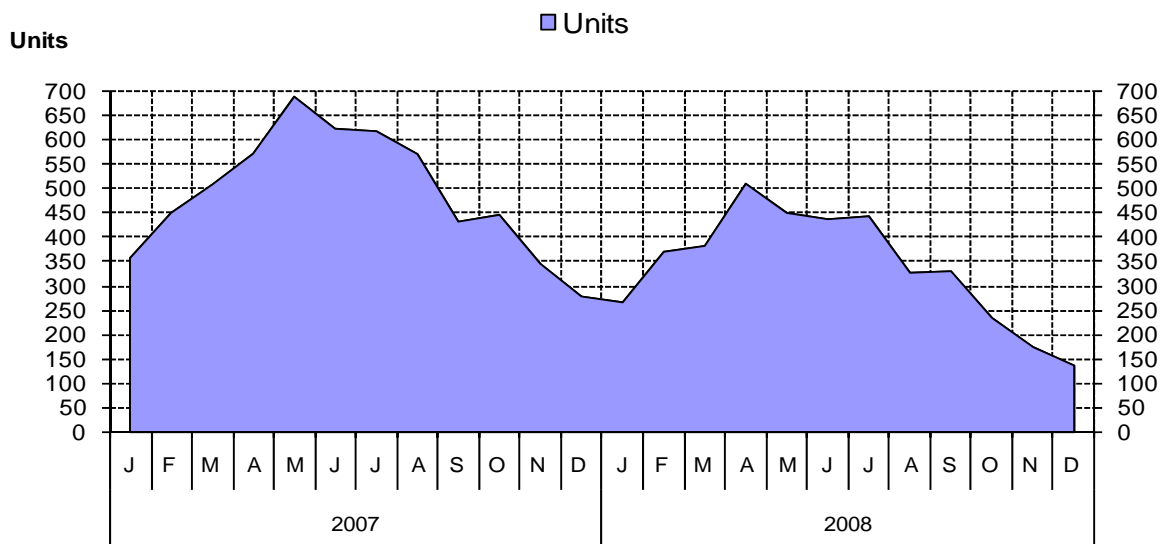
as at December 31, 2008

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

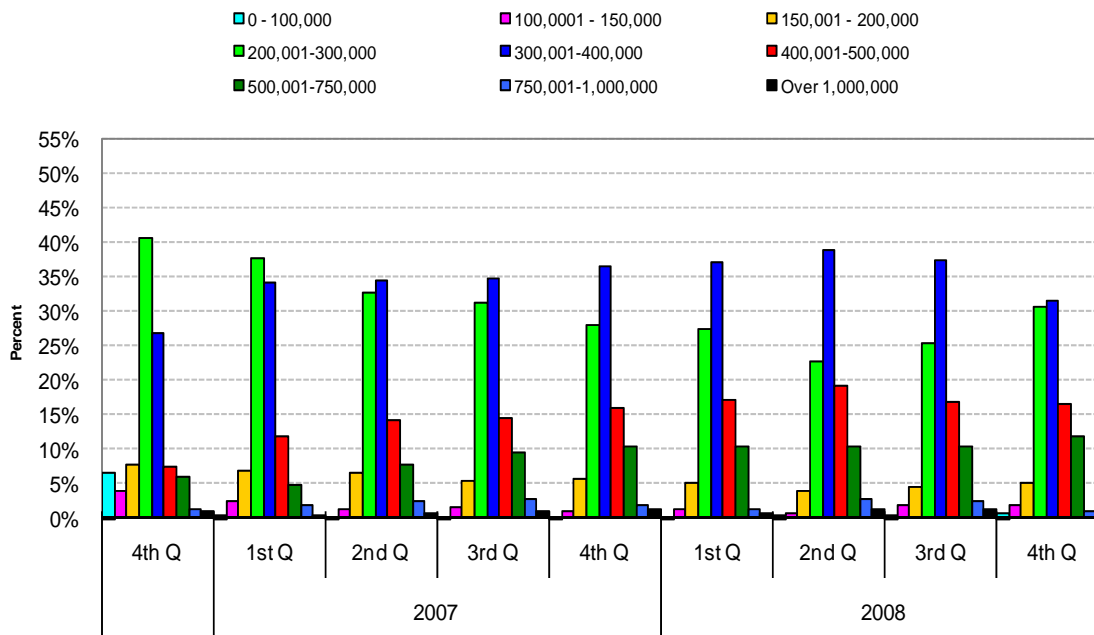
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	79	138	-43%	1800	2020	-11%
Units Reported Sold	7	41	-83%	489	994	-51%
Sell/List Ratio	9%	30%		27%	49%	
Reported Sales Dollars	\$773,100	\$5,720,750	-86%	\$68,552,124	\$137,954,602	-50%
Average Sell Price / Unit	\$110,443	\$139,530	-21%	\$140,188	\$138,787	1%
Median	\$124,900			\$135,000		
Sell Price / List Price Ratio	89%	96%		95%	97%	
Days to Sell	174	128	36%	136	104	30%
Active Listings	849					
Single Family						
Units Listed	302	328	-8%	9450	9022	5%
Units Reported Sold	137	279	-51%	4059	5834	-30%
Sell/List Ratio	45%	85%		43%	65%	
Reported Sales Dollars	\$46,145,388	\$96,762,990	-52%	\$1,418,659,173	\$1,920,088,111	-26%
Average Sell Price / Unit	\$336,828	\$346,821	-3%	\$349,510	\$329,120	6%
Median	\$310,000			\$337,000		
Sell Price / List Price Ratio	90%	96%		95%	96%	
Days to Sell	77	61	27%	60	56	7%
Active Listings	2245					
Condos (Apt)						
Units Listed	78	79	-1%	2115	1776	19%
Units Reported Sold	34	61	-44%	674	1073	-37%
Sell/List Ratio	44%	77%		32%	60%	
Reported Sales Dollars	\$5,529,800	\$12,240,415	-55%	\$144,269,898	\$207,737,776	-31%
Average Sell Price / Unit	\$162,641	\$200,663	-19%	\$214,050	\$193,605	11%
Median	\$145,000			\$192,000		
Sell Price / List Price Ratio	90%	95%		96%	96%	
Days to Sell	117	104	12%	76	74	3%
Active Listings	846					
Condos (Twnhse)						
Units Listed	34	33	3%	1224	1125	9%
Units Reported Sold	19	13	46%	466	772	-40%
Sell/List Ratio	56%	39%		38%	69%	
Reported Sales Dollars	\$3,841,700	\$2,986,400	29%	\$112,286,278	\$181,036,278	-38%
Average Sell Price / Unit	\$202,195	\$229,723	-12%	\$240,958	\$234,503	3%
Median	\$196,000			\$228,500		
Sell Price / List Price Ratio	91%	97%		96%	97%	
Days to Sell	72	50	42%	63	63	-1%
Active Listings	403					

PLEASE NOTE:

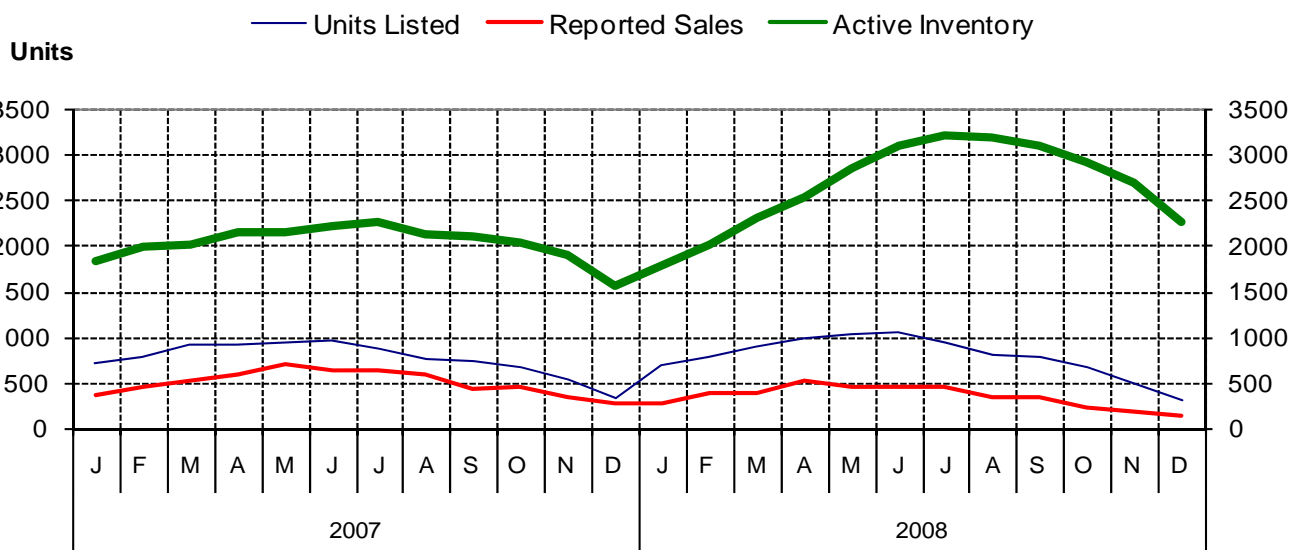
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

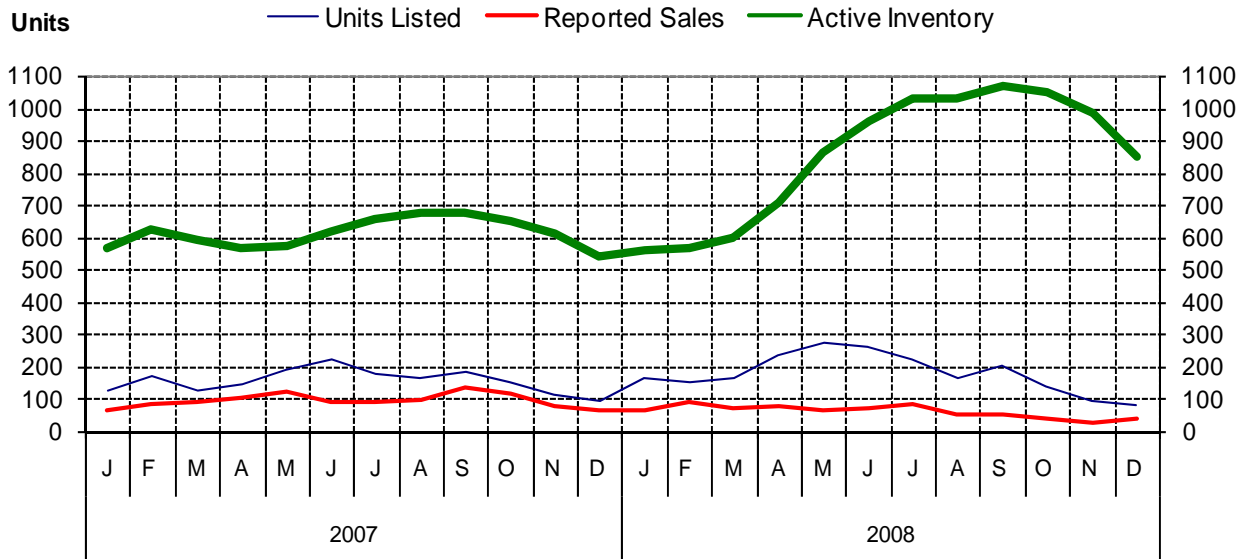
Percentage of Market Share by Price Range Board Area



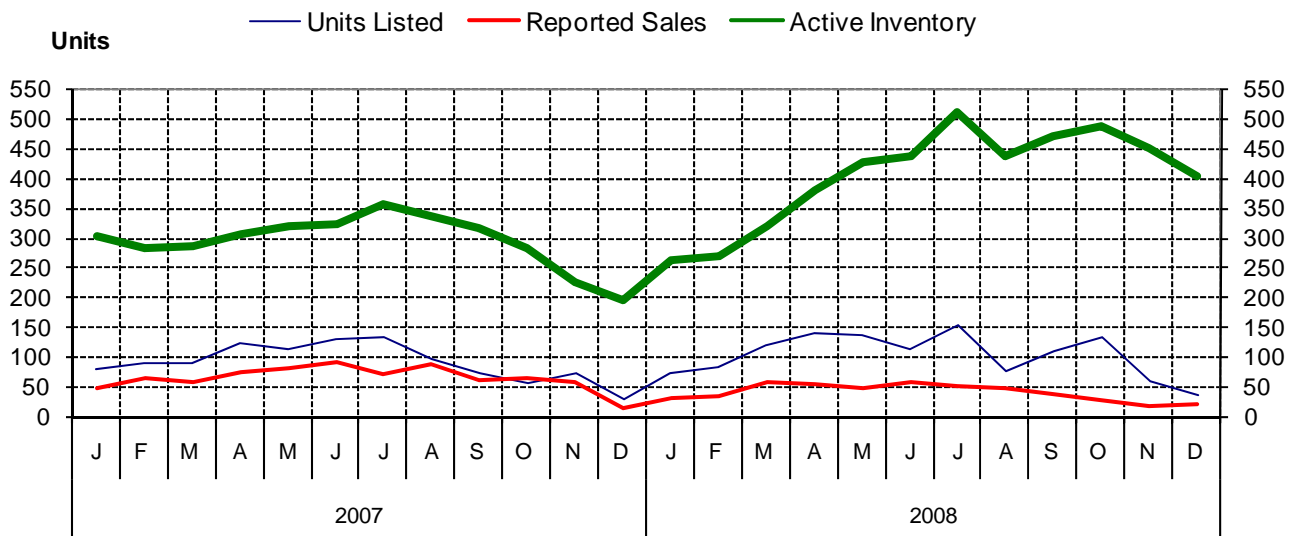
Single Family Comparisons between



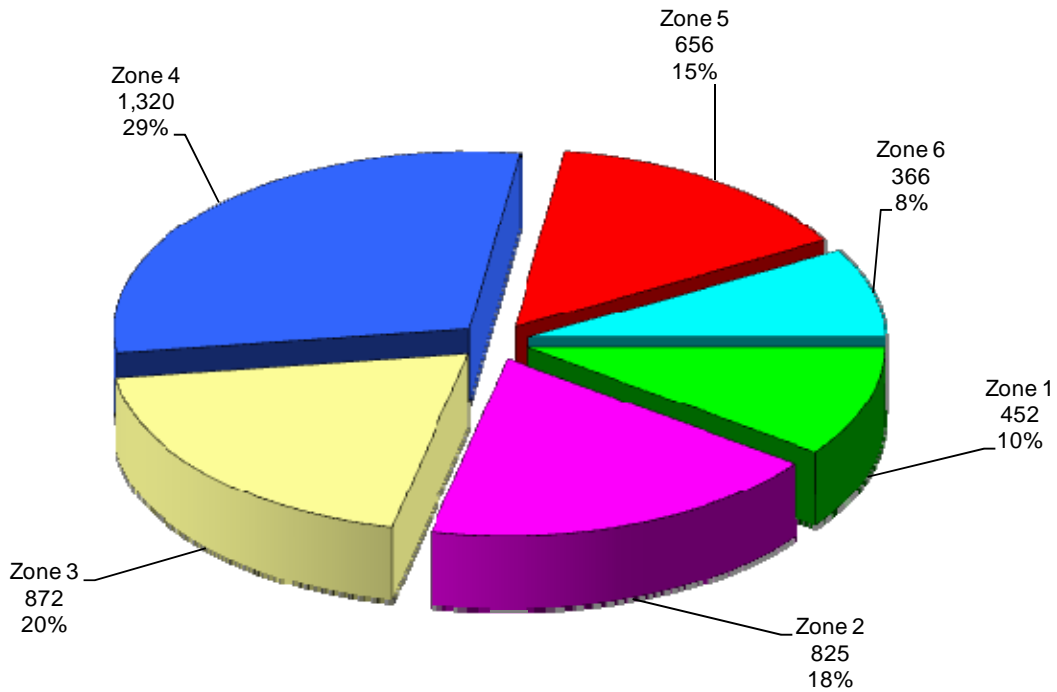
Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



MLS® Single Family Sales Analysis For Board Area – by Zone



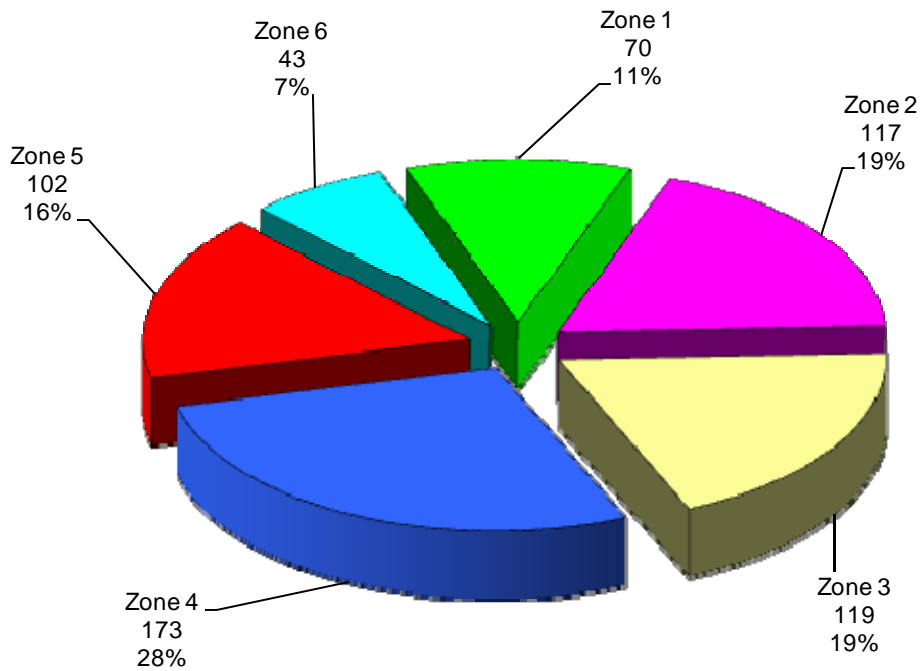
Total Unconditional Sales January 1 to December 31, 2008 = 4,491

Zone 1 – Campbell River
Zone 2 – Comox Valley
Zone 3 – Cowichan Valley
Zone 4 – Nanaimo
Zone 5 – Parksville/Qualicum
Zone 6 – Port Alberni/West Coast

4th Quarter 2008

MLS® Single Family Sales Analysis

For Board Area – By Zone



Total Unconditional Sales - 624
4th Quarter - October 1 to December 31, 2008

- Zone 1 – Campbell River**
- Zone 2 – Comox Valley**
- Zone 3 – Cowichan Valley**
- Zone 4 – Nanaimo**
- Zone 5 – Parksville/Qualicum**
- Zone 6 – Port Alberni/West Coast**