

Market Statistics

January 2009

RE/MAX

JOHN COOPER

ISLANDLIFE.TV

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RE/MAX
of Nanaimo
250-754-1223

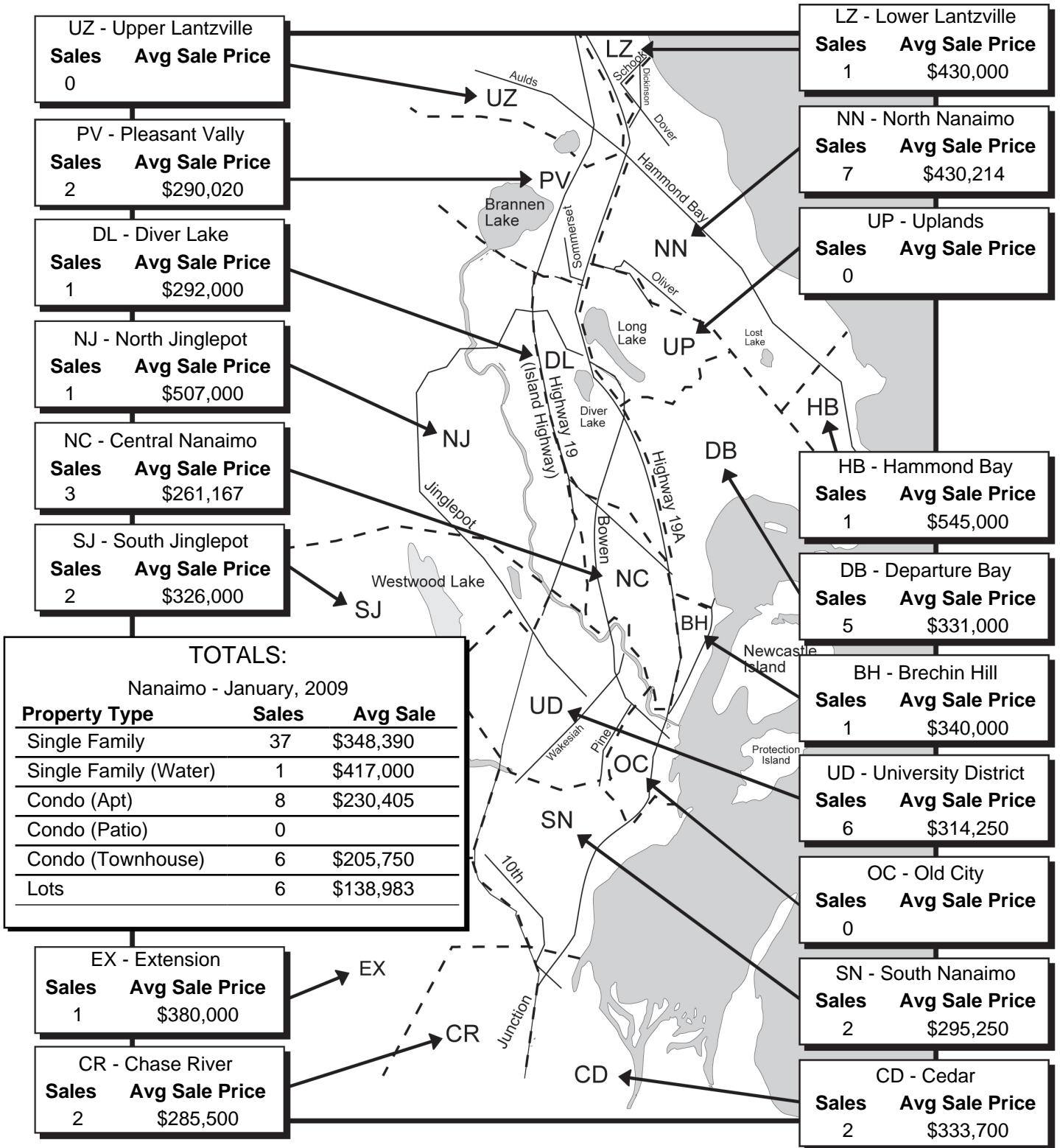
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Each office independently owned & operated.

Nanaimo

Home Sales for the month of January, 2009

(Single Family)

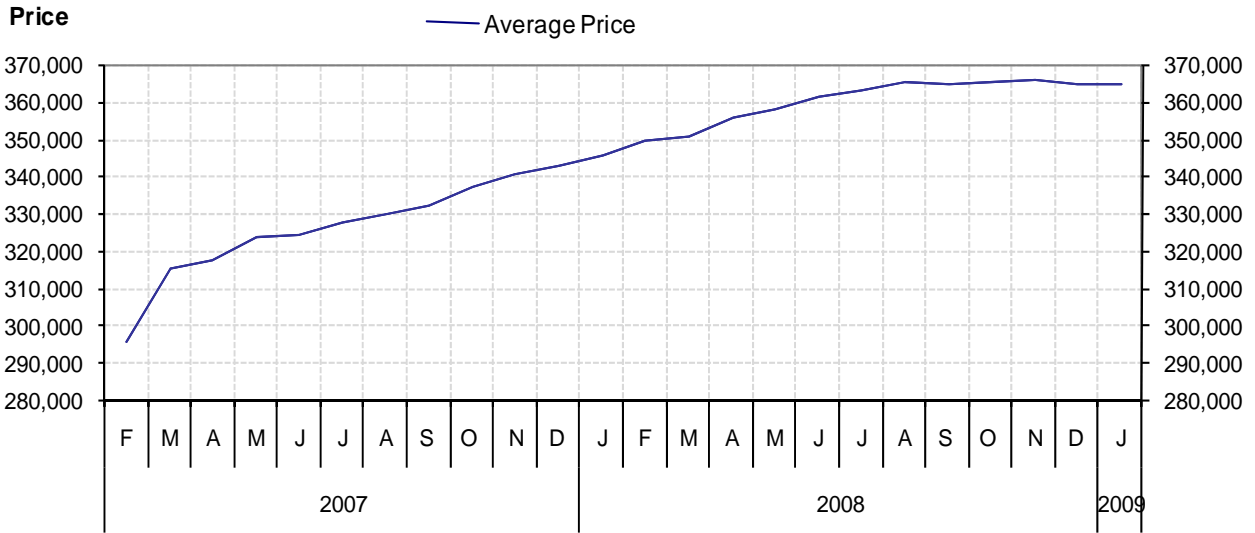


Average sale price does not include Waterfront.

Nanaimo

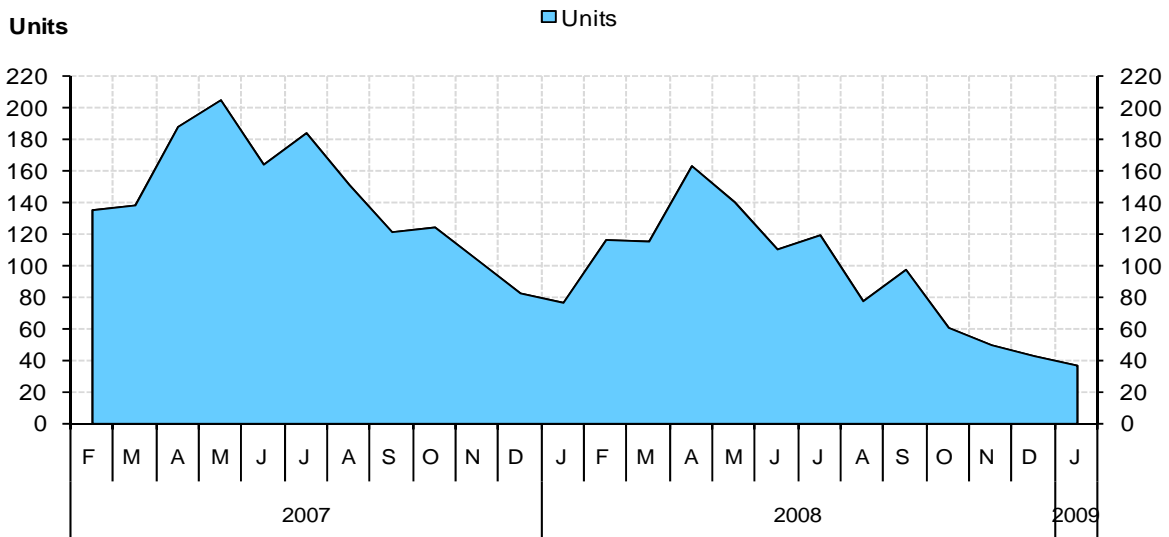
as at January 31, 2009

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	33	47	-30%	479	474	1%
Units Reported Sold	6	8	-25%	103	191	-46%
Sell/List Ratio	18%	17%		22%	40%	
Reported Sales Dollars	\$833,900	\$1,283,800	-35%	\$15,661,760	\$32,134,486	-51%
Average Sell Price / Unit	\$138,983	\$160,475	-13%	\$152,056	\$168,243	-10%
Median Sell Price	\$124,000			\$149,900		
Sell Price / List Price Ratio	86%	96%		95%	97%	
Days to Sell	277	43	539%	84	75	12%
Active Listings	187	187				
Single Family						
Units Listed	157	186	-16%	2535	2540	0%
Units Reported Sold	37	75	-51%	1135	1669	-32%
Sell/List Ratio	24%	40%		45%	66%	
Reported Sales Dollars	\$12,890,440	\$26,932,612	-52%	\$414,445,617	\$577,079,769	-28%
Average Sell Price / Unit	\$348,390	\$359,101	-3%	\$365,150	\$345,764	6%
Median Sell Price	\$333,500			\$349,000		
Sell Price / List Price Ratio	91%	97%		96%	97%	
Days to Sell	89	65	38%	51	47	8%
Active Listings	513	428				
Condos (Apt)						
Units Listed	37	41	-10%	721	506	42%
Units Reported Sold	8	11	-27%	230	329	-30%
Sell/List Ratio	22%	27%		32%	65%	
Reported Sales Dollars	\$1,843,237	\$2,765,100	-33%	\$53,927,167	\$70,649,035	-24%
Average Sell Price / Unit	\$230,405	\$251,373	-8%	\$234,466	\$214,739	9%
Median Sell Price	239,900			\$207,500		
Sell Price / List Price Ratio	93%	97%		96%	96%	
Days to Sell	75	73	4%	63	58	9%
Active Listings	258	120				
Condos (Patio)						
Units Listed	3	9	-67%	74	60	23%
Units Reported Sold	0	4	-100%	51	42	21%
Sell/List Ratio	0%	44%		69%	70%	
Reported Sales Dollars	\$0	\$969,000	-100%	\$14,838,600	\$11,959,619	24%
Average Sell Price / Unit		\$242,250		\$290,953	\$284,753	2%
Median Sell Price				\$297,500		
Sell Price / List Price Ratio		97%		96%	98%	
Days to Sell		32		50	87	-43%
Active Listings	17	20				
Condos (Twnhse)						
Units Listed	33	24	38%	418	294	42%
Units Reported Sold	6	5	20%	183	208	-12%
Sell/List Ratio	18%	21%		44%	71%	
Reported Sales Dollars	\$1,234,500	\$1,322,900	-7%	\$44,699,452	\$50,884,671	-12%
Average Sell Price / Unit	\$205,750	\$264,580	-22%	\$244,259	\$244,638	0%
Median Sell Price	\$215,000			\$235,000		
Sell Price / List Price Ratio	93%	97%		96%	98%	
Days to Sell	65	108	-40%	50	50	-1%
Active Listings	103	53				

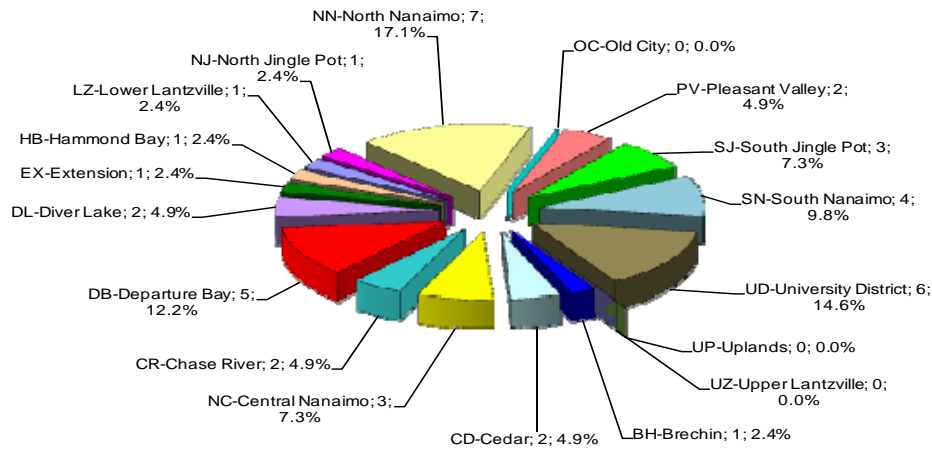
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to January 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	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
CD-Cedar	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
NC-Central Nanaimo	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
CR-Chase River	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
DB-Departure Bay	0	0	1	0	3	0	1	0	0	0	0	0	0	0	5
DL-Diver Lake	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
EX-Extension	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
HB-Hammond Bay	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
LZ-Low er Lantzville	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
NJ-North Jingle Pot	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
NN-North Nanaimo	0	0	0	0	2	1	1	1	2	0	0	0	0	0	7
OC-Old City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PV-Pleasant Valley	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
SJ-South Jingle Pot	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
SN-South Nanaimo	0	0	0	2	1	1	0	0	0	0	0	0	0	0	4
UD-University District	0	0	2	0	3	0	0	1	0	0	0	0	0	0	6
UP-Uplands	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UZ-Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ZONE 4 TOTALS	0	0	4	7	17	3	4	2	4	0	0	0	0	0	41

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to January 31, 2009 = 41

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	1	1	0%	58	57	2%
Units Reported Sold	0	3	-100%	27	40	-32%
Sell/List Ratio	0%	300%		47%	70%	
Reported Sales Dollars	\$0	\$371,300	-100%	\$3,635,500	\$5,521,100	-34%
Average Sell Price / Unit		\$123,767		\$134,648	\$138,028	-2%
Median Sell Price				\$133,000		
Sell Price / List Price Ratio		97%		92%	93%	
Days to Sell		42		66	67	-1%
Active Listings	12	7				
Single Family						
Units Listed	7	6	17%	103	118	-13%
Units Reported Sold	1	3	-67%	46	63	-27%
Sell/List Ratio	14%	50%		45%	53%	
Reported Sales Dollars	\$345,000	\$887,500	-61%	\$15,470,842	\$20,823,400	-26%
Average Sell Price / Unit	\$345,000	\$295,833	17%	\$336,323	\$330,530	2%
Median Sell Price	\$345,000			\$340,000		
Sell Price / List Price Ratio	93%	97%		96%	95%	
Days to Sell	74	50	48%	55	60	-10%
Active Listings	27	21				

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

