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JOHN COOPER | ISLAND LIFE



Market Statistics

For March 2009

RE/MAX

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RE/MAX
of Nanaimo
250-754-1223

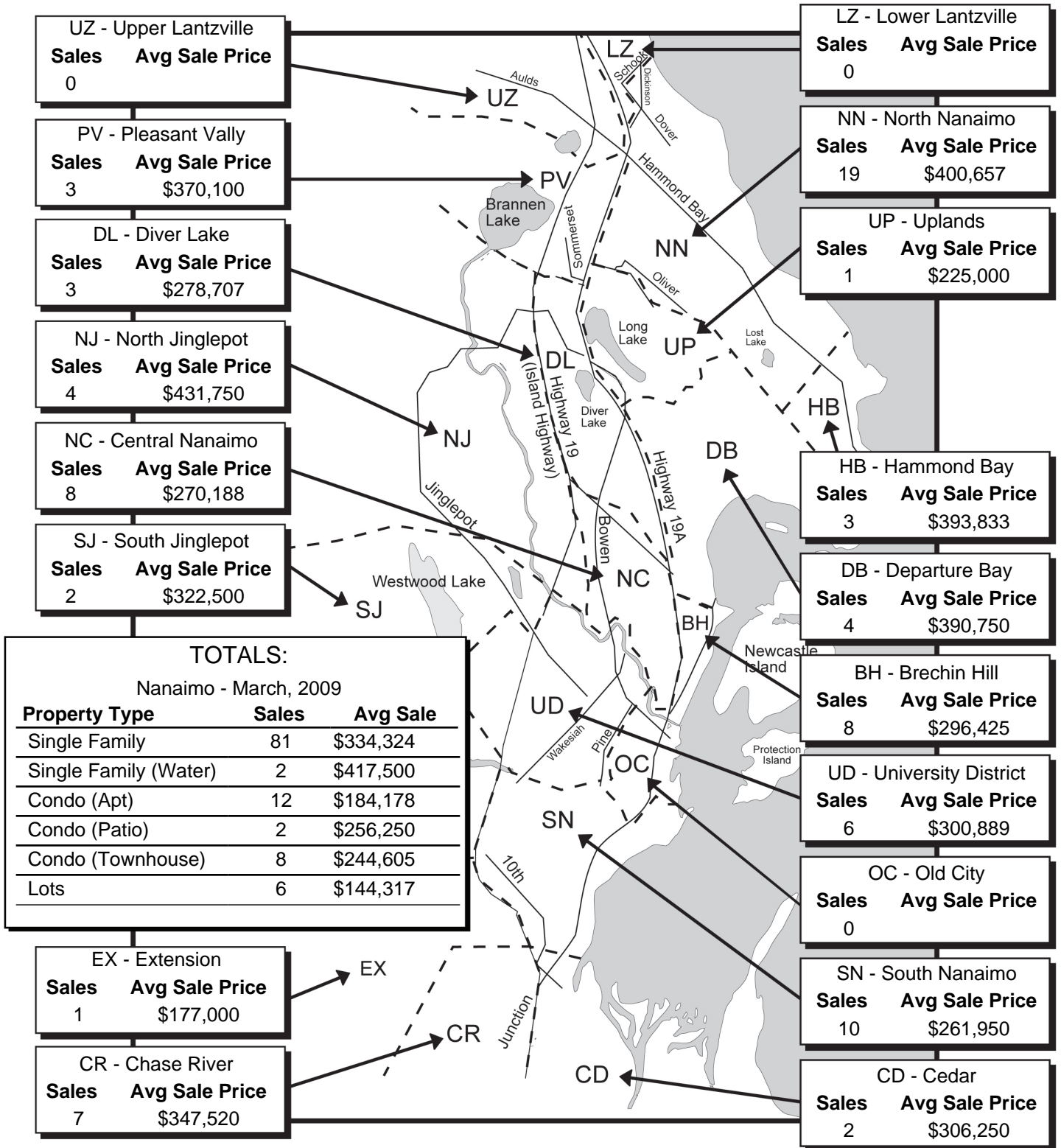
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Each office independently owned & operated.

Nanaimo

Home Sales for the month of March, 2009

(Single Family)

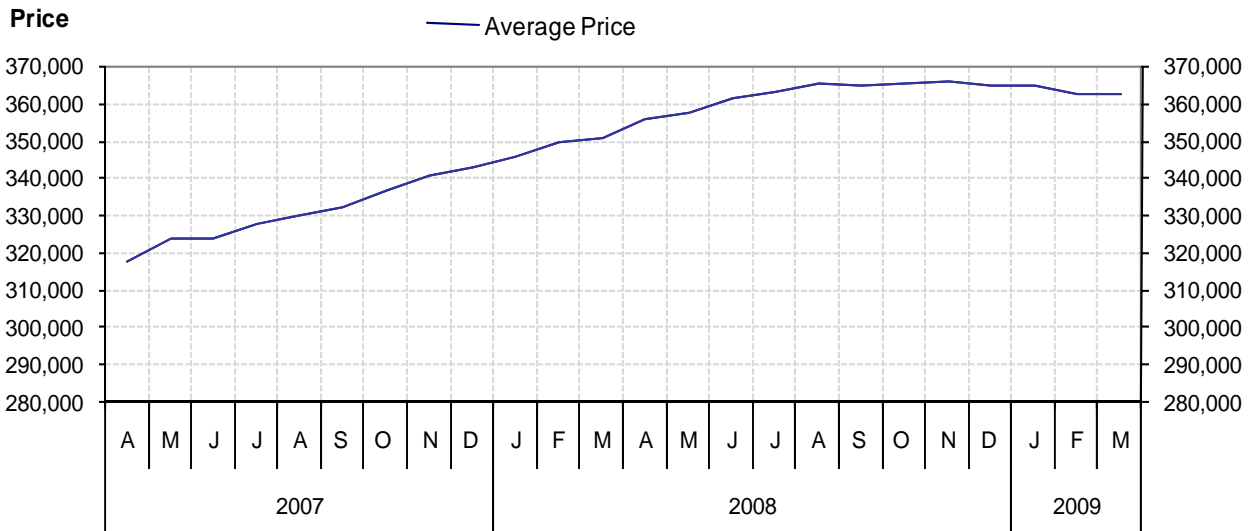


Average sale price does not include Waterfront.

Nanaimo

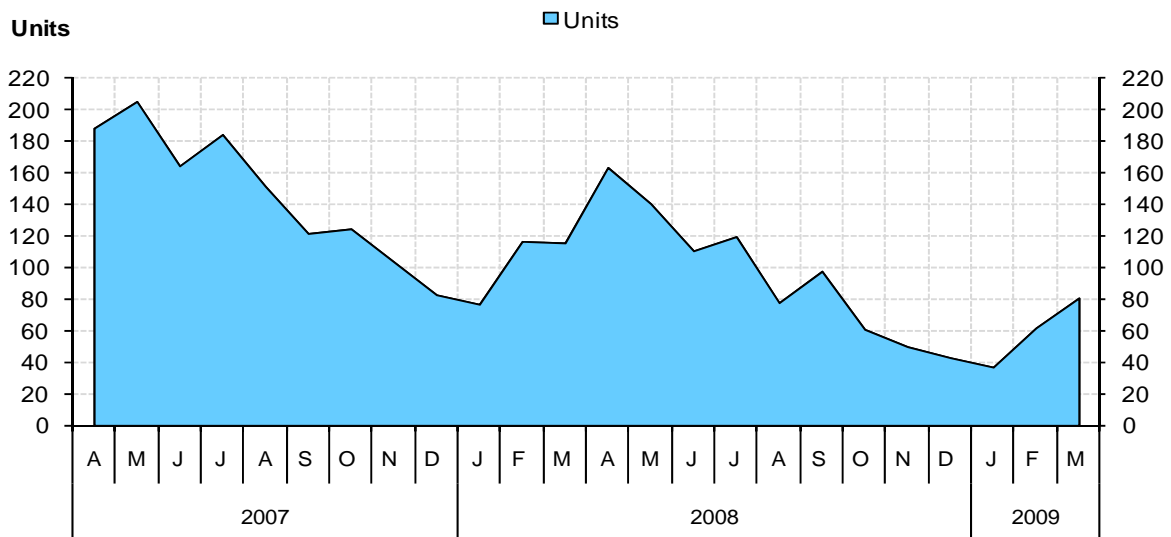
as at March 31, 2009

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	15	46	-67%	386	579	-33%
Units Reported Sold	6	11	-45%	94	180	-48%
Sell/List Ratio	40%	24%		24%	31%	
Reported Sales Dollars	\$865,900	\$1,745,700	-50%	\$13,632,960	\$30,105,086	-55%
Average Sell Price / Unit	\$144,317	\$158,700	-9%	\$145,031	\$167,250	-13%
Median Sell Price	\$155,000			\$142,500		
Sell Price / List Price Ratio	88%	96%		92%	97%	
Days to Sell	173	39	342%	116	80	45%
Active Listings	151	264				
Single Family						
Units Listed	219	222	-1%	2524	2540	-1%
Units Reported Sold	81	116	-30%	1044	1637	-36%
Sell/List Ratio	37%	52%		41%	64%	
Reported Sales Dollars	\$27,080,273	\$39,825,576	-32%	\$378,352,509	\$574,012,685	-34%
Average Sell Price / Unit	\$334,324	\$343,324	-3%	\$362,407	\$350,649	3%
Median Sell Price	\$320,000			\$345,000		
Sell Price / List Price Ratio	94%	97%		95%	97%	
Days to Sell	57	52	10%	51	46	9%
Active Listings	605	536				
Condos (Apt)						
Units Listed	48	53	-9%	689	520	32%
Units Reported Sold	12	25	-52%	203	322	-37%
Sell/List Ratio	25%	47%		29%	62%	
Reported Sales Dollars	\$2,210,141	\$6,311,230	-65%	\$46,032,943	\$71,749,380	-36%
Average Sell Price / Unit	\$184,178	\$252,449	-27%	\$226,763	\$222,824	2%
Median Sell Price	172,000			\$200,000		
Sell Price / List Price Ratio	94%	97%		95%	96%	
Days to Sell	134	70	92%	70	58	21%
Active Listings	256	155				
Condos (Patio)						
Units Listed	9	5	80%	89	62	44%
Units Reported Sold	2	5	-60%	40	48	-17%
Sell/List Ratio	22%	100%		45%	77%	
Reported Sales Dollars	\$512,500	\$1,515,000	-66%	\$11,874,800	\$13,766,619	-14%
Average Sell Price / Unit	\$256,250	\$303,000	-15%	\$296,870	\$286,805	4%
Median Sell Price	\$322,500			\$298,000		
Sell Price / List Price Ratio	95%	96%		96%	98%	
Days to Sell	73	85	-14%	55	82	-33%
Active Listings	30	12				
Condos (Twnhse)						
Units Listed	54	38	42%	446	321	39%
Units Reported Sold	8	18	-56%	170	202	-16%
Sell/List Ratio	15%	47%		38%	63%	
Reported Sales Dollars	\$1,956,837	\$4,951,009	-60%	\$40,977,580	\$50,810,580	-19%
Average Sell Price / Unit	\$244,605	\$275,056	-11%	\$241,045	\$251,538	-4%
Median Sell Price	\$205,000			\$234,700		
Sell Price / List Price Ratio	92%	97%		96%	98%	
Days to Sell	70	43	64%	51	50	2%
Active Listings	157	70				

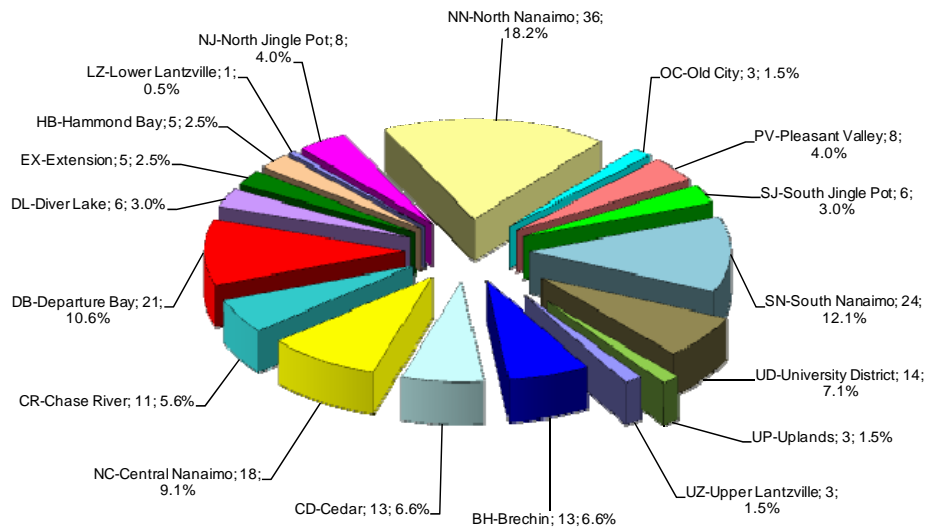
Please Note: Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 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 Mi	OVER 1 Mi	Total
BH-Brechin Hill	0	0	4	3	4	2	0	0	0	0	0	0	0	0	13
CD-Cedar	0	0	0	3	6	1	1	0	0	1	0	0	0	1	13
NC-Central Nanaimo	0	0	6	10	2	0	0	0	0	0	0	0	0	0	18
CR-Chase River	0	0	1	1	3	4	2	0	0	0	0	0	0	0	11
DB-Departure Bay	0	1	2	4	5	2	5	2	0	0	0	0	0	0	21
DL-Diver Lake	1	0	0	2	2	0	1	0	0	0	0	0	0	0	6
EX-Extension	0	1	1	0	1	1	0	0	1	0	0	0	0	0	5
HB-Hammond Bay	0	0	0	0	2	0	1	0	2	0	0	0	0	0	5
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	1	3	1	1	1	0	1	0	0	8
NN-North Nanaimo	0	0	0	1	10	8	4	5	5	3	0	0	0	0	36
OC-Old City	0	0	1	0	1	0	1	0	0	0	0	0	0	0	3
PV-Pleasant Valley	0	0	0	1	3	1	3	0	0	0	0	0	0	0	8
SJ-South Jingle Pot	0	0	0	1	3	1	1	0	0	0	0	0	0	0	6
SN-South Nanaimo	1	3	5	11	2	2	0	0	0	0	0	0	0	0	24
UD-University District	0	1	3	1	8	0	0	1	0	0	0	0	0	0	14
UP-Uplands	0	0	1	0	0	1	0	0	1	0	0	0	0	0	3
UZ-Upper Lantzville	0	0	1	0	0	1	0	0	0	1	0	0	0	0	3
ZONE 4 TOTALS	2	6	25	38	52	25	23	9	10	6	0	1	0	1	198

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to March 31, 2009 = 198

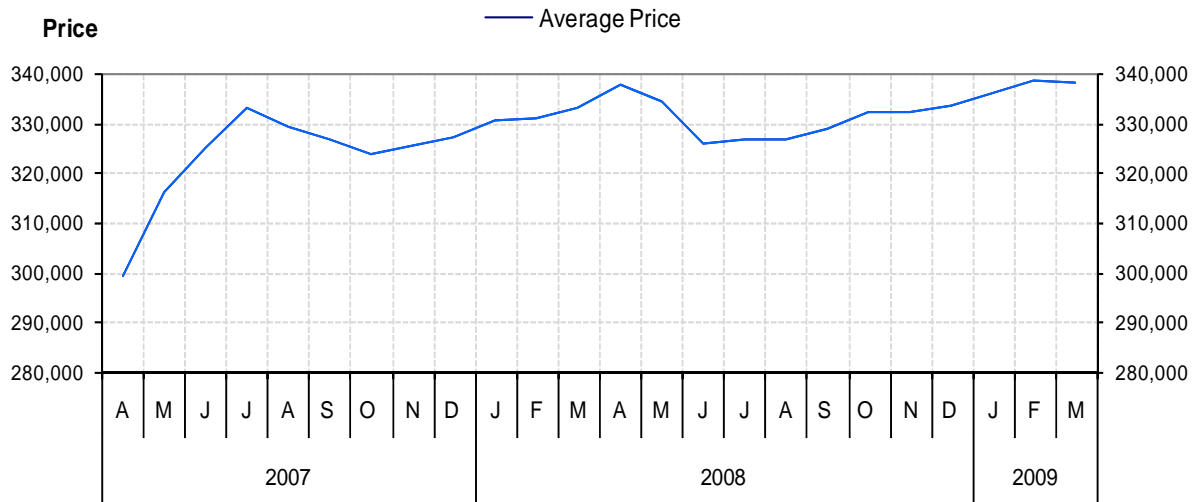
GABRIOLA ISLAND

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	6	-50%	55	60	-8%
Units Reported Sold	1	6	-83%	23	37	-38%
Sell/List Ratio	33%	100%		42%	62%	
Reported Sales Dollars	\$154,000	\$824,500	-81%	\$3,090,000	\$5,210,200	-41%
Average Sell Price / Unit	\$154,000	\$137,417	12%	\$134,348	\$140,816	-5%
Median Sell Price	\$154,000			\$135,000		
Sell Price / List Price Ratio	96%	95%		91%	93%	
Days to Sell	9	49	-82%	68	55	24%
Active Listings	20	13				
Single Family						
Units Listed	9	14	-36%	96	126	-24%
Units Reported Sold	1	6	-83%	40	69	-42%
Sell/List Ratio	11%	43%		42%	55%	
Reported Sales Dollars	\$280,000	\$1,986,900	-86%	\$13,536,442	\$23,002,300	-41%
Average Sell Price / Unit	\$280,000	\$331,150	-15%	\$338,411	\$333,367	2%
Median Sell Price	\$280,000			\$343,000		
Sell Price / List Price Ratio	98%	99%		95%	96%	
Days to Sell	11	52	-79%	56	54	3%
Active Listings	33	26				

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



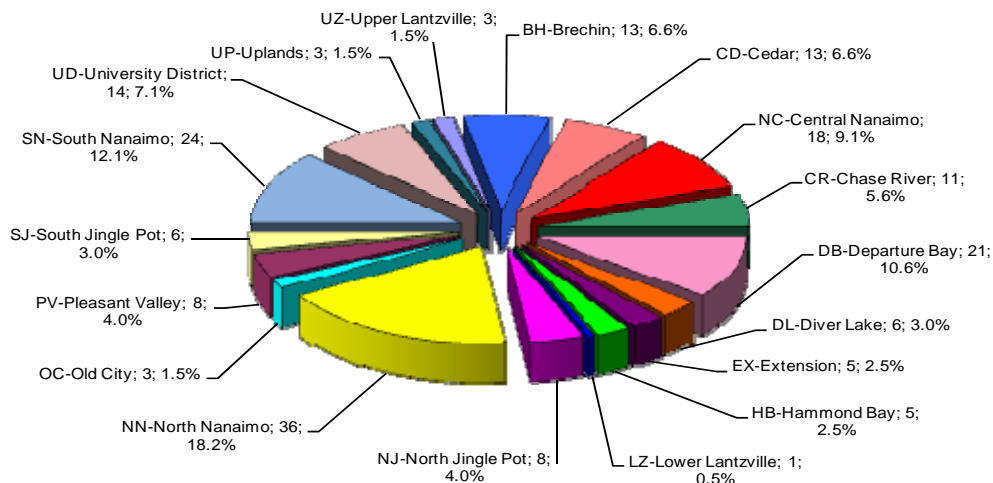
1st Quarter 2009

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 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	4	3	4	2	0	0	0	0	0	0	0	0	13
CD-Cedar	0	0	0	3	6	1	1	0	0	1	0	0	0	1	13
NC-Central Nanaimo	0	0	6	10	2	0	0	0	0	0	0	0	0	0	18
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DL-Diver Lake	1	0	0	2	2	0	1	0	0	0	0	0	0	0	6
EX-Extension	0	1	1	0	1	1	0	0	1	0	0	0	0	0	5
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NJ-North Jingle Pot	0	0	0	0	0	1	3	1	1	1	0	1	0	0	8
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SN-South Nanaimo	1	3	5	11	2	2	0	0	0	0	0	0	0	0	24
UD-University District	0	1	3	1	8	0	0	1	0	0	0	0	0	0	14
UP-Uplands	0	0	1	0	0	1	0	0	1	0	0	0	0	0	3
UZ-Upper Lantzville	0	0	1	0	0	1	0	0	0	1	0	0	0	0	3
ZONE 4 TOTALS	2	6	25	38	52	25	23	9	10	6	0	1	0	1	198

1st Quarter 2009 Single Family Sales Nanaimo by Subarea



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