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JOHN COOPER | ISLAND LIFE



Market Statistics

For February 2009

RE/MAX

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RE/MAX
of Nanaimo
250-754-1223

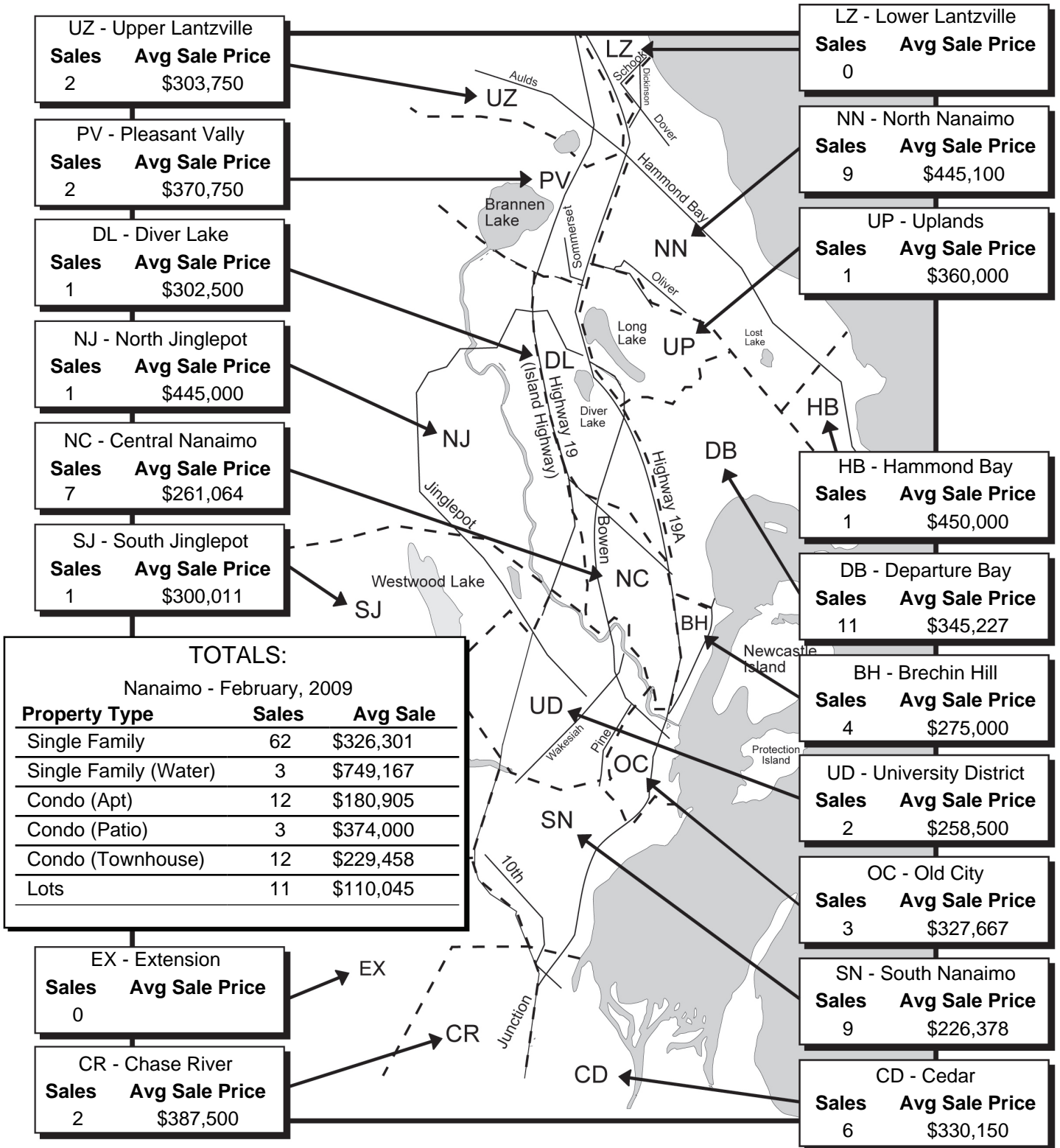
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Each office independently owned & operated.

Nanaimo

Home Sales for the month of February, 2009

(Single Family)

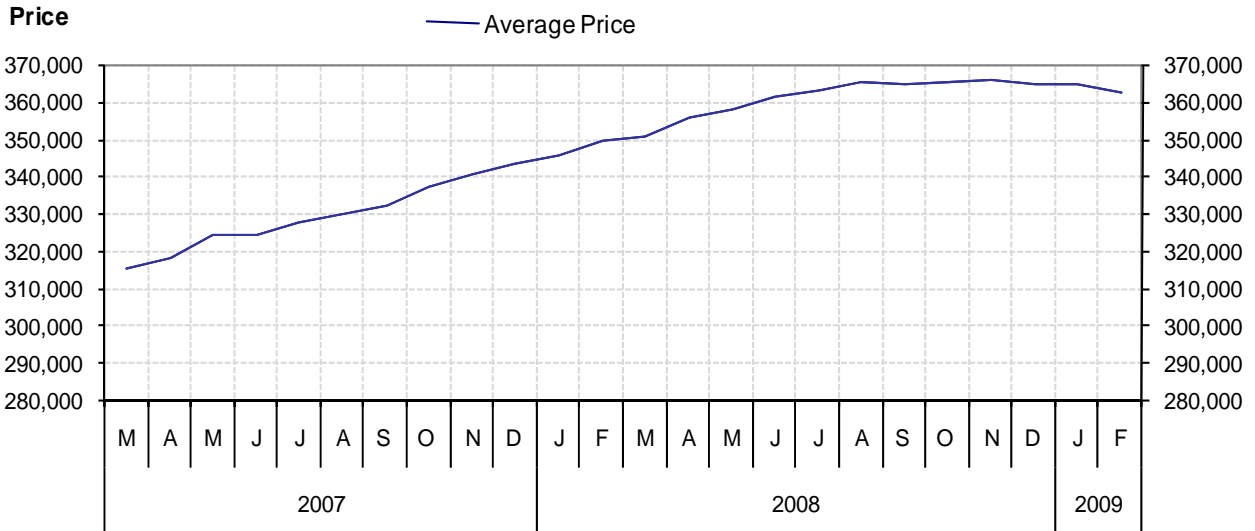


Average sale price does not include Waterfront.

Nanaimo

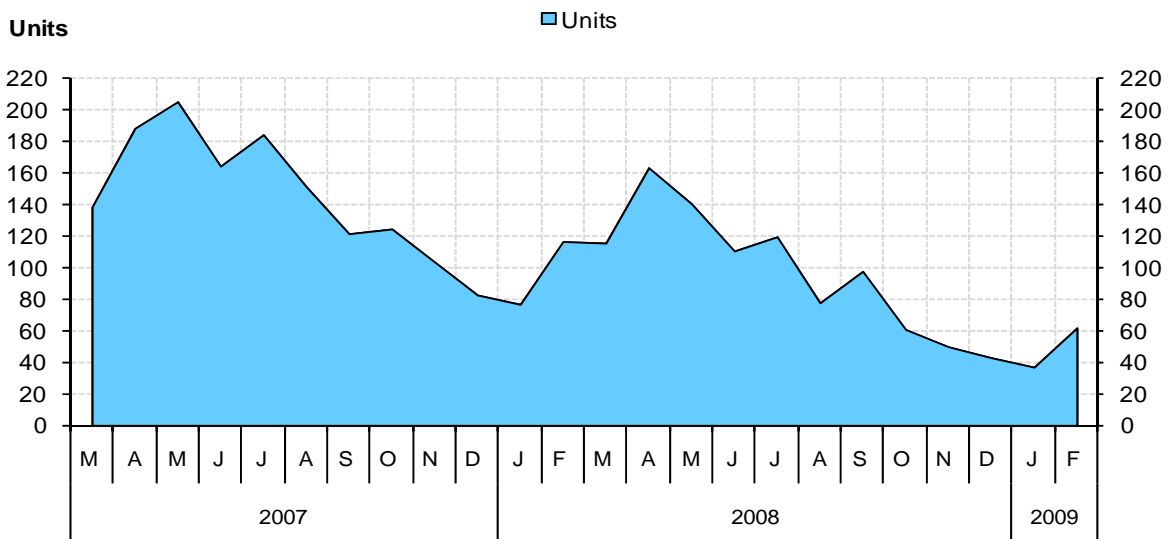
as at February 28, 2009

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	41	105	-61%	415	547	-24%
Units Reported Sold	11	15	-27%	99	185	-46%
Sell/List Ratio	27%	14%		24%	34%	
Reported Sales Dollars	\$1,210,500	\$2,359,500	-49%	\$14,512,760	\$31,095,486	-53%
Average Sell Price / Unit	\$110,045	\$157,300	-30%	\$146,594	\$168,084	-13%
Median Sell Price	\$122,000			\$145,000		
Sell Price / List Price Ratio	80%	96%		93%	97%	
Days to Sell	271	91	199%	104	80	29%
Active Listings	196	258				
Single Family						
Units Listed	202	211	-4%	2527	2556	-1%
Units Reported Sold	62	117	-47%	1079	1660	-35%
Sell/List Ratio	31%	55%		43%	65%	
Reported Sales Dollars	\$20,230,661	\$43,390,966	-53%	\$391,097,812	\$580,169,088	-33%
Average Sell Price / Unit	\$326,301	\$370,863	-12%	\$362,463	\$349,499	4%
Median Sell Price	\$310,000			\$346,000		
Sell Price / List Price Ratio	93%	97%		96%	97%	
Days to Sell	57	59	-3%	50	47	8%
Active Listings	557	480				
Condos (Apt)						
Units Listed	30	57	-47%	694	506	37%
Units Reported Sold	12	25	-52%	216	329	-34%
Sell/List Ratio	40%	44%		31%	65%	
Reported Sales Dollars	\$2,170,865	\$5,705,000	-62%	\$50,134,032	\$71,432,735	-30%
Average Sell Price / Unit	\$180,905	\$228,200	-21%	\$232,102	\$217,121	7%
Median Sell Price	195,000			\$205,000		
Sell Price / List Price Ratio	90%	97%		95%	96%	
Days to Sell	90	48	86%	66	57	17%
Active Listings	240	137				
Condos (Patio)						
Units Listed	15	4	275%	85	61	39%
Units Reported Sold	3	11	-73%	43	50	-14%
Sell/List Ratio	20%	275%		51%	82%	
Reported Sales Dollars	\$1,122,000	\$3,083,300	-64%	\$12,877,300	\$14,333,919	-10%
Average Sell Price / Unit	\$374,000	\$280,300	33%	\$299,472	\$286,678	4%
Median Sell Price	\$405,000			\$298,000		
Sell Price / List Price Ratio	95%	98%		96%	98%	
Days to Sell	136	45	202%	57	80	-28%
Active Listings	23	12				
Condos (Twnhse)						
Units Listed	33	32	3%	430	306	41%
Units Reported Sold	12	15	-20%	180	203	-11%
Sell/List Ratio	36%	47%		42%	66%	
Reported Sales Dollars	\$2,753,500	\$3,481,200	-21%	\$43,971,752	\$50,126,971	-12%
Average Sell Price / Unit	\$229,458	\$232,080	-1%	\$244,288	\$246,931	-1%
Median Sell Price	\$220,000			\$234,900		
Sell Price / List Price Ratio	94%	97%		96%	98%	
Days to Sell	88	81	8%	50	53	-7%
Active Listings	124	58				

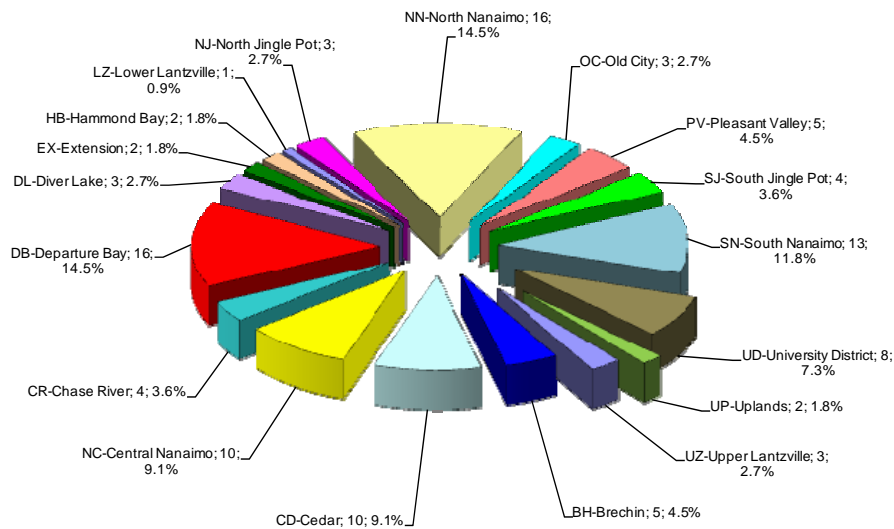
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to February 28, 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	2	0	3	0	0	0	0	0	0	0	0	0	5
CD-Cedar	0	0	0	2	4	1	1	0	0	1	0	0	0	1	10
NC-Central Nanaimo	0	0	3	6	1	0	0	0	0	0	0	0	0	0	10
CR-Chase River	0	0	1	0	1	1	1	0	0	0	0	0	0	0	4
DB-Departure Bay	0	0	2	4	4	1	4	1	0	0	0	0	0	0	16
DL-Diver Lake	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
EX-Extension	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
HB-Hammond Bay	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
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	1	0	1	0	0	1	0	0	3
NN-North Nanaimo	0	0	0	0	4	4	2	1	3	2	0	0	0	0	16
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	2	1	1	0	0	0	0	0	0	0	5
SJ-South Jingle Pot	0	0	0	0	3	0	1	0	0	0	0	0	0	0	4
SN-South Nanaimo	1	1	4	5	1	1	0	0	0	0	0	0	0	0	13
UD-University District	0	1	2	0	4	0	0	1	0	0	0	0	0	0	8
UP-Uplands	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
UZ-Upper Lantzville	0	0	1	0	0	1	0	0	0	1	0	0	0	0	3
ZONE 4 TOTALS	1	2	16	19	30	12	14	3	7	4	0	1	0	1	110

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to February 28, 2009 = 110

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	7	7	0%	58	63	-8%
Units Reported Sold	1	0		28	38	-26%
Sell/List Ratio	14%	0%		48%	60%	
Reported Sales Dollars	\$125,000	\$0		\$3,760,500	\$5,328,600	-29%
Average Sell Price / Unit	\$125,000			\$134,304	\$140,226	-4%
Median Sell Price	\$125,000			\$133,000		
Sell Price / List Price Ratio	93%			92%	93%	
Days to Sell	48			66	62	7%
Active Listings	17					
Single Family						
Units Listed	6	8	-25%	101	120	-16%
Units Reported Sold	3	4	-25%	45	65	-31%
Sell/List Ratio	50%	50%		45%	54%	
Reported Sales Dollars	\$860,500	\$1,088,000	-21%	\$15,243,342	\$21,534,400	-29%
Average Sell Price / Unit	\$286,833	\$272,000	5%	\$338,741	\$331,298	2%
Median Sell Price	\$293,000			\$343,000		
Sell Price / List Price Ratio	90%	98%		95%	96%	
Days to Sell	78	56	39%	56	59	-5%
Active Listings	28	22				

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

