



Market Statistics

For May 2009

RE/MAX

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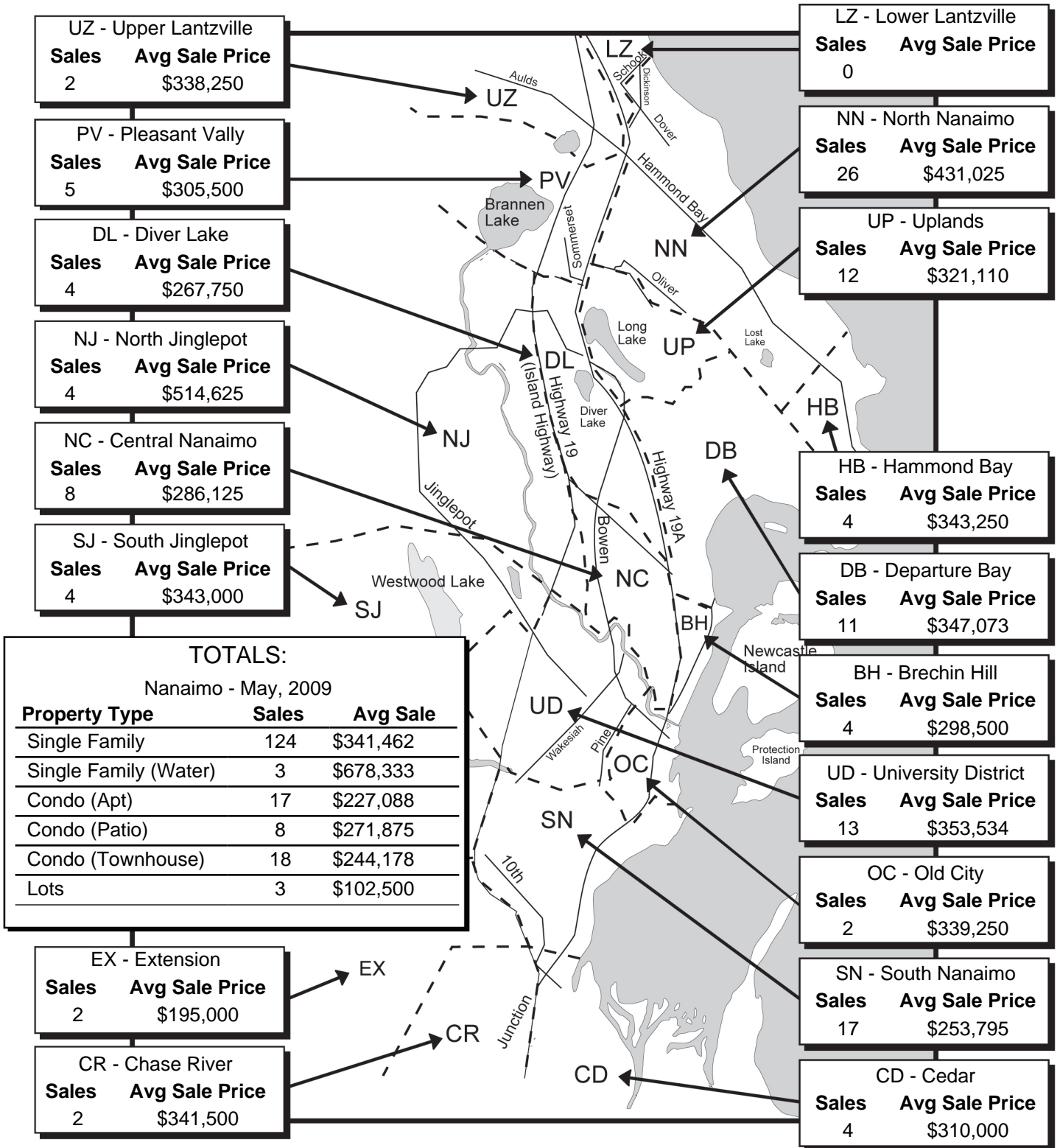
RE/MAX
of Nanaimo
250-754-1223

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Nanaimo

Home Sales for the month of May, 2009

(Single Family)

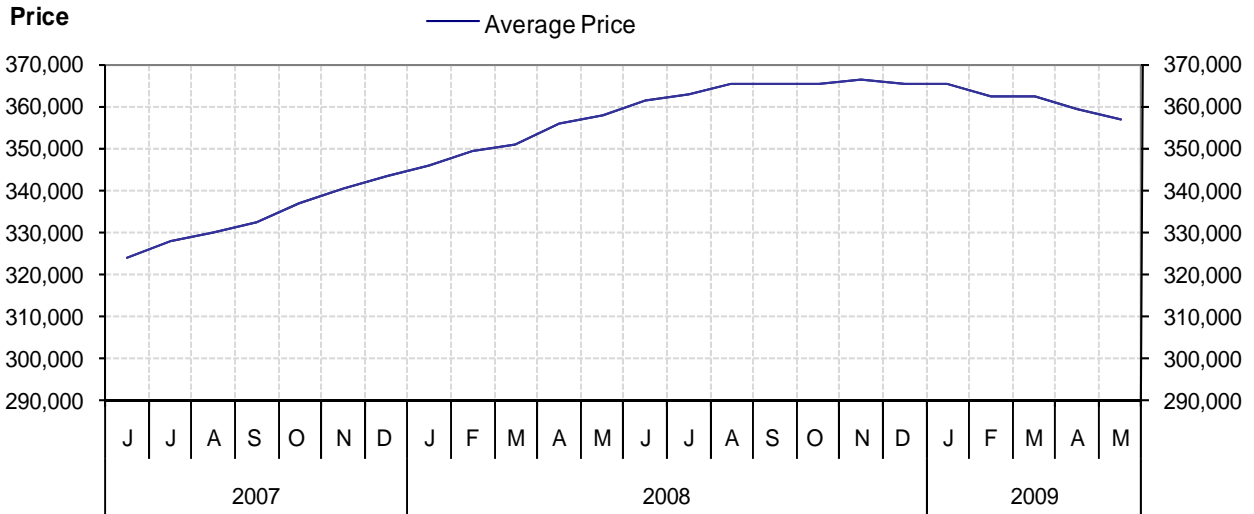


Average sale price does not include Waterfront.

Nanaimo

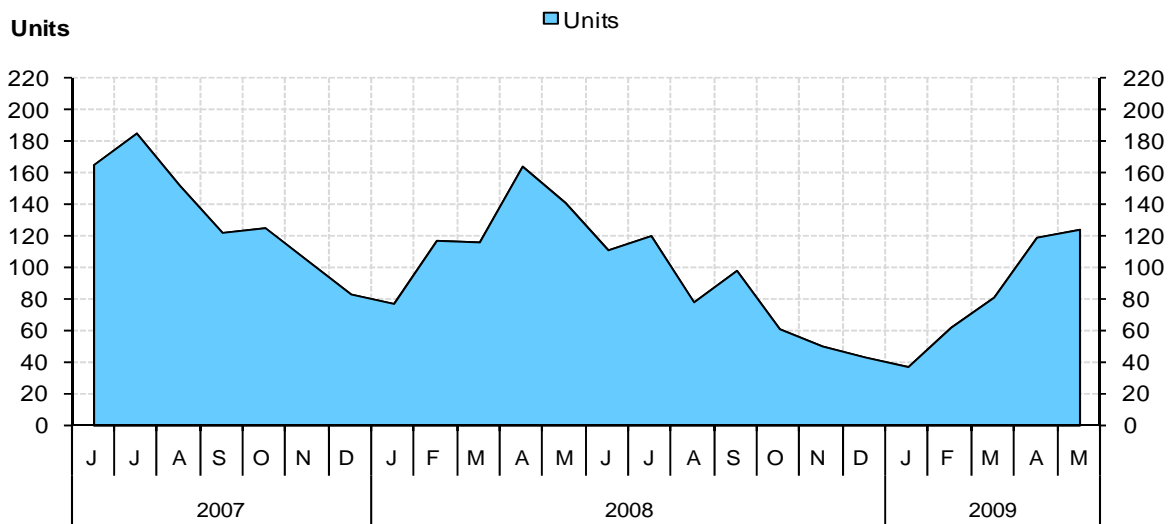
as at May 31, 2009

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

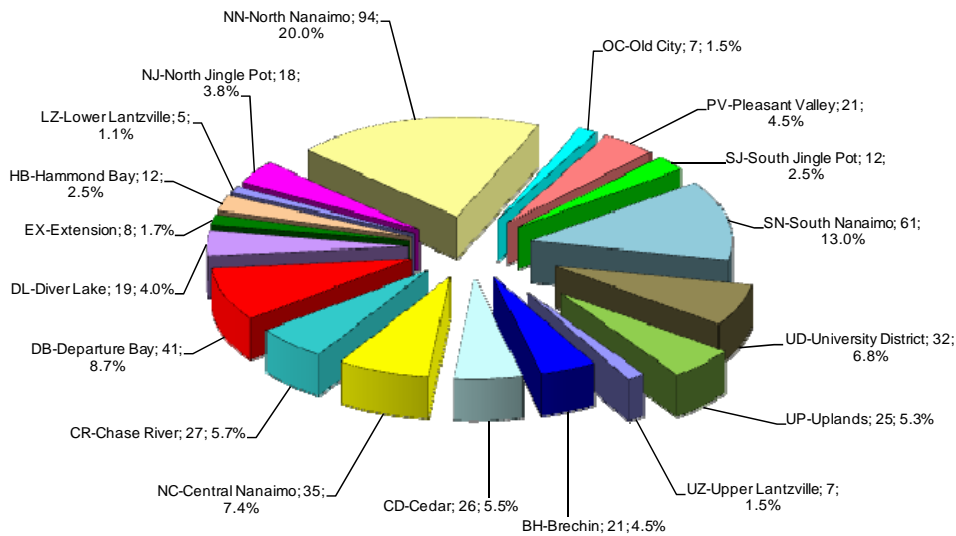
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	11	16	-31%	357	548	-35%
Units Reported Sold	3	12	-75%	64	171	-63%
Sell/List Ratio	27%	75%		18%	31%	
Reported Sales Dollars	\$307,500	\$1,638,600	-81%	\$8,839,260	\$28,606,286	-69%
Average Sell Price / Unit	\$102,500	\$136,550	-25%	\$138,113	\$167,288	-17%
Median Sell Price	\$105,000			\$125,000		
Sell Price / List Price Ratio	78%	98%		88%	97%	
Days to Sell	204	75	172%	153	75	104%
Active Listings	189	248				
Single Family						
Units Listed	216	260	-17%	2444	2529	-3%
Units Reported Sold	124	141	-12%	982	1553	-37%
Sell/List Ratio	57%	54%		40%	61%	
Reported Sales Dollars	\$42,341,229	\$51,239,607	-17%	\$350,204,101	\$555,810,858	-37%
Average Sell Price / Unit	\$341,462	\$363,401	-6%	\$356,623	\$357,895	0%
Median Sell Price	\$334,000			\$342,000		
Sell Price / List Price Ratio	95%	97%		95%	97%	
Days to Sell	58	42	39%	53	48	11%
Active Listings	631	597				
Condos (Apt)						
Units Listed	39	132	-70%	549	639	-14%
Units Reported Sold	17	23	-26%	184	302	-39%
Sell/List Ratio	44%	17%		34%	47%	
Reported Sales Dollars	\$3,860,500	\$5,305,800	-27%	\$41,843,143	\$66,865,530	-37%
Average Sell Price / Unit	\$227,088	\$230,687	-2%	\$227,408	\$221,409	3%
Median Sell Price	\$191,000			\$195,000		
Sell Price / List Price Ratio	92%	97%		94%	96%	
Days to Sell	92	37	145%	80	55	47%
Active Listings	180	296				
Condos (Patio)						
Units Listed	5	9	-44%	79	73	8%
Units Reported Sold	8	6	33%	37	53	-30%
Sell/List Ratio	160%	67%		47%	73%	
Reported Sales Dollars	\$2,175,000	\$1,822,900	19%	\$10,927,300	\$14,953,400	-27%
Average Sell Price / Unit	\$271,875	\$303,817	-11%	\$295,332	\$282,140	5%
Median Sell Price	\$295,000			\$298,000		
Sell Price / List Price Ratio	96%	97%		96%	97%	
Days to Sell	68	29	134%	66	60	10%
Active Listings	21	15				
Condos (Twnhse)						
Units Listed	31	47	-34%	406	350	16%
Units Reported Sold	18	16	12%	174	197	-12%
Sell/List Ratio	58%	34%		43%	56%	
Reported Sales Dollars	\$4,395,200	\$3,855,100	14%	\$42,369,340	\$49,676,580	-15%
Average Sell Price / Unit	\$244,178	\$240,944	1%	\$243,502	\$252,165	-3%
Median Sell Price	\$240,000			\$235,000		
Sell Price / List Price Ratio	95%	98%		95%	97%	
Days to Sell	105	26	308%	66	47	41%
Active Listings	140	101				

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 May 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	5	8	5	3	0	0	0	0	0	0	0	0	21
CD-Cedar	0	1	2	5	7	3	1	1	3	1	0	0	0	2	26
NC-Central Nanaimo	0	1	12	17	4	0	0	1	0	0	0	0	0	0	35
CR-Chase River	0	0	3	3	7	10	3	1	0	0	0	0	0	0	27
DB-Departure Bay	0	1	2	6	11	10	7	3	0	0	0	0	1	0	41
DL-Diver Lake	1	1	1	9	6	0	1	0	0	0	0	0	0	0	19
EX-Extension	0	2	2	0	1	1	0	1	1	0	0	0	0	0	8
HB-Hammond Bay	0	1	0	1	3	2	3	0	2	0	0	0	0	0	12
LZ-Low er Lantzville	0	0	0	1	0	0	2	1	0	0	1	0	0	0	5
NJ-North Jingle Pot	0	0	0	0	1	4	6	1	2	1	1	2	0	0	18
NN-North Nanaimo	0	0	1	6	19	18	17	16	11	4	1	0	1	0	94
OC-Old City	0	0	1	3	1	1	1	0	0	0	0	0	0	0	7
PV-Pleasant Valley	0	0	3	2	9	4	3	0	0	0	0	0	0	0	21
SJ-South Jingle Pot	0	0	0	2	4	5	1	0	0	0	0	0	0	0	12
SN-South Nanaimo	2	7	12	28	7	4	1	0	0	0	0	0	0	0	61
UD-University District	0	1	4	5	10	4	5	3	0	0	0	0	0	0	32
UP-Uplands	0	0	1	7	10	4	2	0	1	0	0	0	0	0	25
UZ-Upper Lantzville	0	0	1	1	0	2	2	0	0	1	0	0	0	0	7
ZONE 4 TOTALS	3	15	50	104	105	75	55	28	20	7	3	2	2	2	471

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to May 31, 2009 = 471

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	4	5	-20%	48	61	-21%
Units Reported Sold	2	4	-50%	21	37	-43%
Sell/List Ratio	50%	80%		44%	61%	
Reported Sales Dollars	\$313,000	\$628,900	-50%	\$2,693,600	\$5,141,100	-48%
Average Sell Price / Unit	\$156,500	\$157,225	0%	\$128,267	\$138,949	-8%
Median Sell Price	\$165,000			\$129,000		
Sell Price / List Price Ratio	95%	92%		90%	93%	
Days to Sell	90	89	1%	76	58	30%
Active Listings	23	19				
Single Family						
Units Listed	18	17	6%	94	125	-25%
Units Reported Sold	3	9	-67%	32	64	-50%
Sell/List Ratio	17%	53%		34%	51%	
Reported Sales Dollars	\$793,000	\$3,107,000	-74%	\$9,878,442	\$21,405,300	-54%
Average Sell Price / Unit	\$264,333	\$345,222	-23%	\$308,701	\$334,458	-8%
Median Sell Price	\$279,000			\$293,000		
Sell Price / List Price Ratio	90%	97%		92%	96%	
Days to Sell	161	37	334%	70	56	25%
Active Listings	49	36				

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

