



Market Statistics

For May 2009

RE/MAX

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RE/MAX
of Nanaimo
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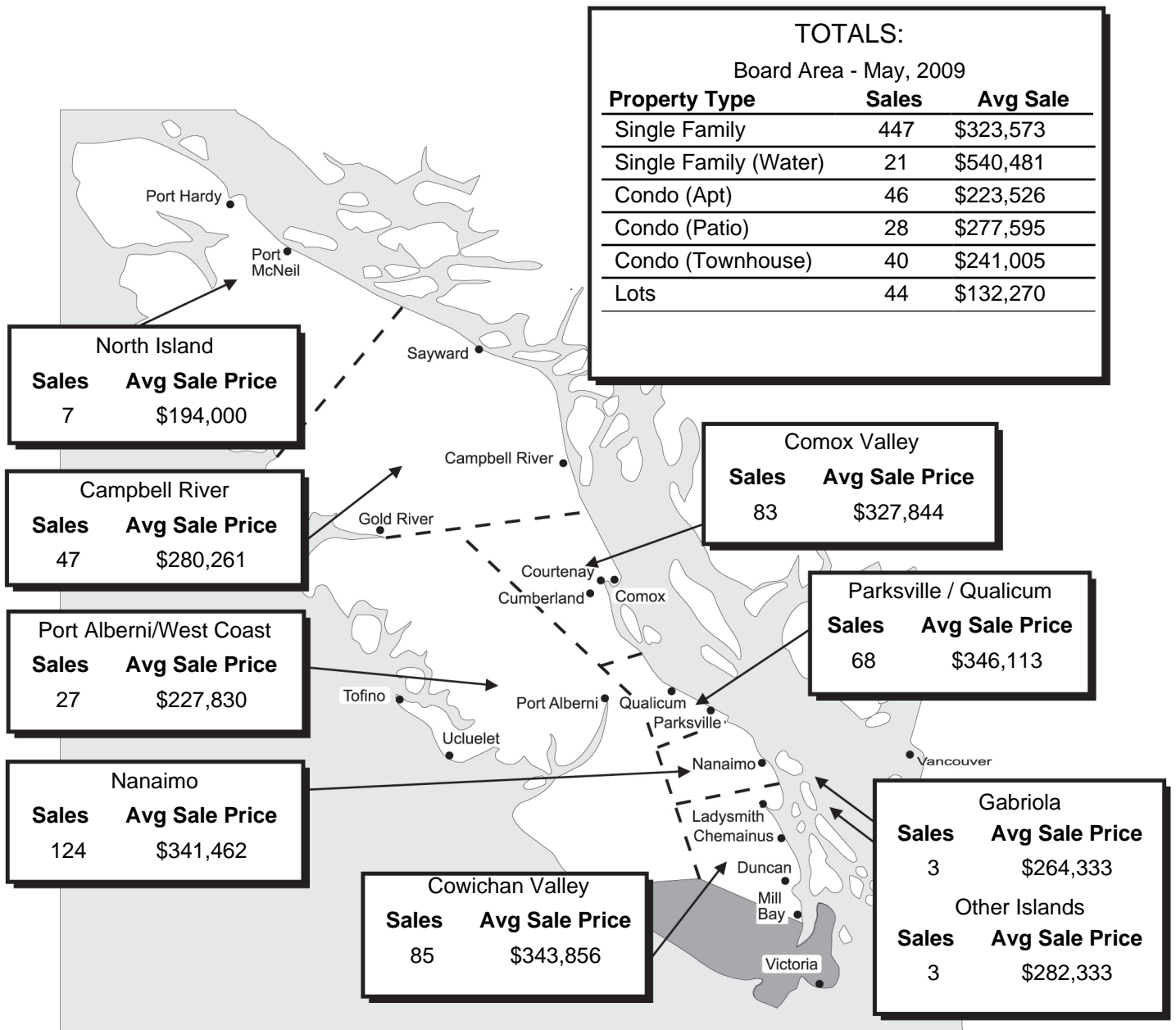
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Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of May, 2009

(Single Family)



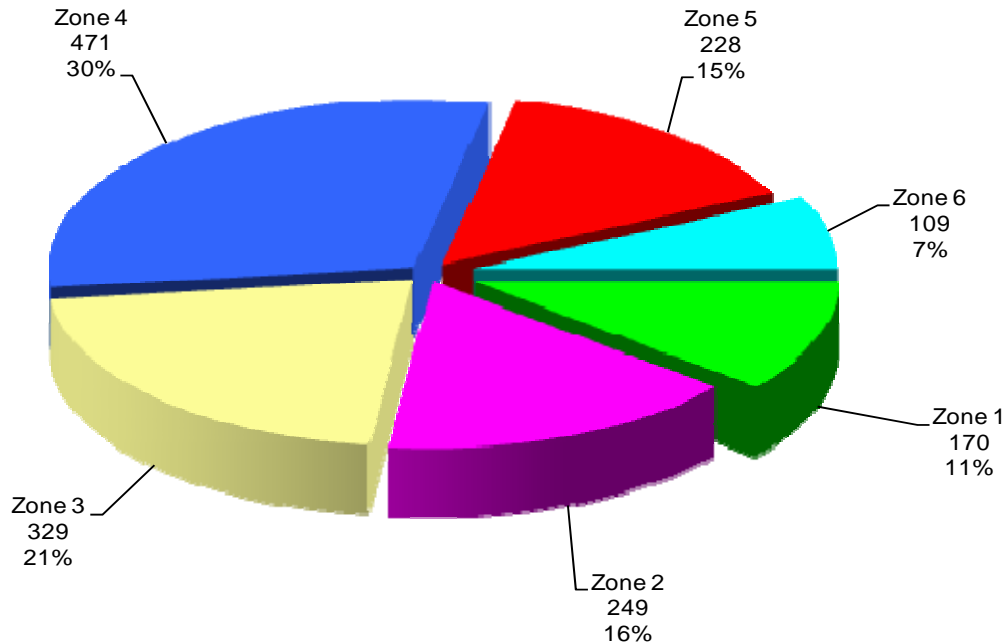
Average sale price does not include Waterfront.

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	143	183	-22%	1628	1916	-15%
Units Reported Sold	44	56	-21%	281	950	-70%
Sell/List Ratio	31%	31%		17%	50%	
Reported Sales Dollars	\$5,819,900	\$8,278,000	-30%	\$37,447,296	\$131,649,093	-72%
Average Sell Price / Unit	\$132,270	\$147,821	-11%	\$133,264	\$138,578	-4%
Median Sell Price	\$130,000			\$130,000		
Sell Price / List Price Ratio	89%	98%		91%	97%	
Days to Sell	169	122	38%	141	123	15%
Active Listings	1116	978				
Single Family						
Units Listed	808	1039	-22%	8756	9286	-6%
Units Reported Sold	447	448	0%	3480	5289	-34%
Sell/List Ratio	55%	43%		40%	57%	
Reported Sales Dollars	\$144,637,311	\$160,867,010	-10%	\$1,174,332,821	\$1,815,144,439	-35%
Average Sell Price / Unit	\$323,573	\$359,078	-10%	\$337,452	\$343,192	-2%
Median Sell Price	\$312,000			\$325,000		
Sell Price / List Price Ratio	93%	97%		93%	96%	
Days to Sell	83	54	54%	72	55	31%
Active Listings	2877	2851				
Condos (Apt)						
Units Listed	120	272	-56%	1801	2005	-10%
Units Reported Sold	46	64	-28%	483	985	-51%
Sell/List Ratio	38%	24%		27%	49%	
Reported Sales Dollars	\$10,282,200	\$14,270,607	-28%	\$98,535,858	\$197,090,704	-50%
Average Sell Price / Unit	\$223,526	\$222,978	0%	\$204,008	\$200,092	2%
Median Sell Price	\$195,000			\$179,900		
Sell Price / List Price Ratio	90%	97%		93%	97%	
Days to Sell	114	65	74%	88	74	19%
Active Listings	806	863				
Condos (Patio)						
Units Listed	61	54	13%	609	463	32%
Units Reported Sold	28	29	-3%	196	318	-38%
Sell/List Ratio	46%	54%		32%	69%	
Reported Sales Dollars	\$7,772,650	\$9,478,300	-18%	\$58,020,579	\$96,637,624	-40%
Average Sell Price / Unit	\$277,595	\$326,838	-15%	\$296,023	\$303,892	-3%
Median Sell Price	\$273,400			\$280,000		
Sell Price / List Price Ratio	93%	97%		96%	98%	
Days to Sell	118	55	116%	97	80	20%
Active Listings	251	160				
Condos (Twnhse)						
Units Listed	111	138	-20%	1135	1170	-3%
Units Reported Sold	40	47	-15%	403	667	-40%
Sell/List Ratio	36%	34%		36%	57%	
Reported Sales Dollars	\$9,640,200	\$10,536,200	-9%	\$93,619,724	\$164,058,135	-43%
Average Sell Price / Unit	\$241,005	\$224,174	8%	\$232,307	\$245,964	-6%
Median Sell Price	\$232,000			\$218,500		
Sell Price / List Price Ratio	94%	96%		94%	97%	
Days to Sell	116	60	93%	76	63	21%
Active Listings	449	426				

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 For Board Area – by Zone



Total Unconditional Sales January 1 to May 31, 2009 = 1,556

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