

JOHN COOPER | ISLAND LIFE



Market Statistics

July 2009

RE/MAX

JOHN COOPER

ISLANDLIFE.TV

(250) 619-9207



RE/MAX
of Nanaimo
250-754-1223

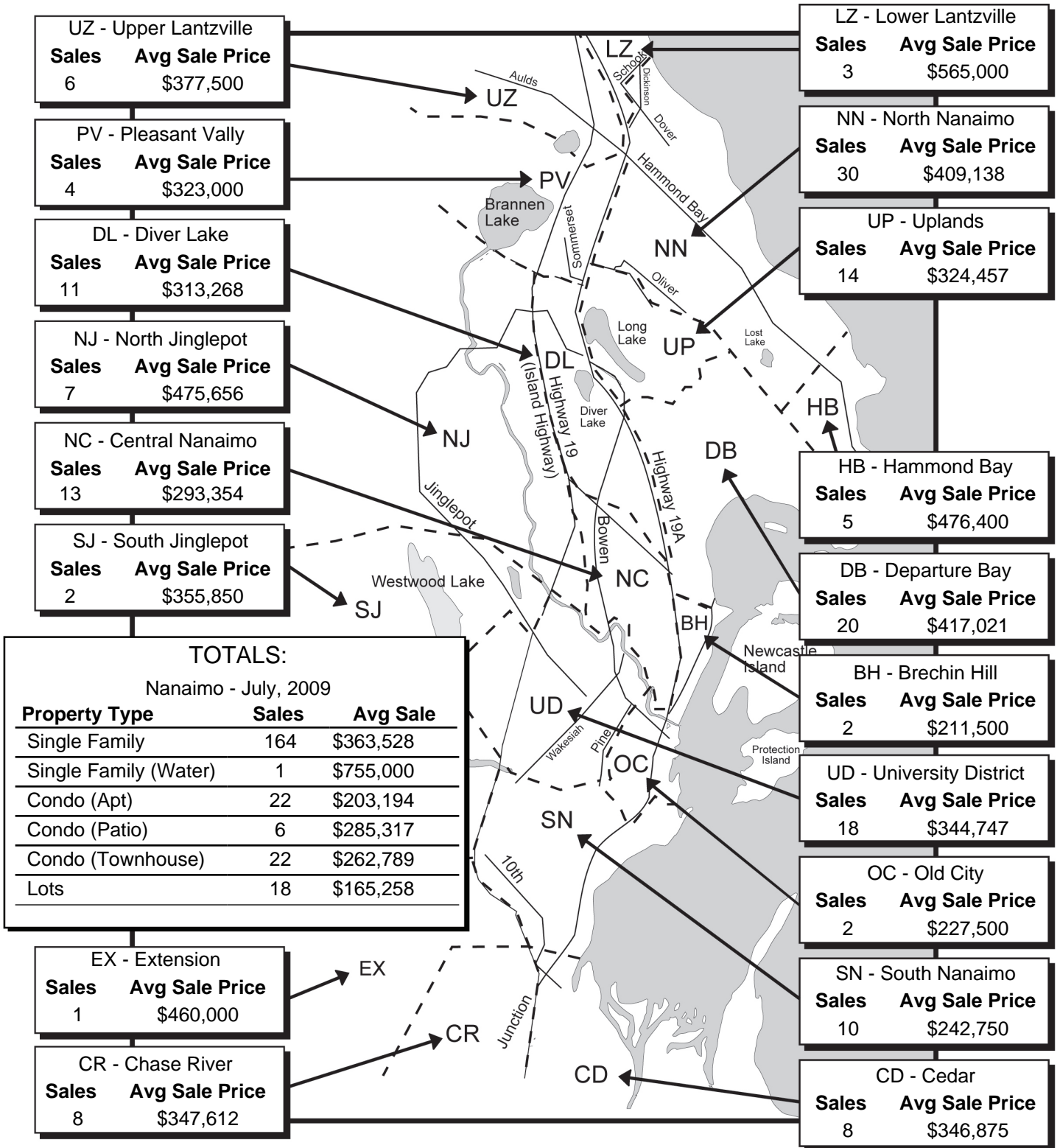
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Each office independently owned & operated.

Nanaimo

Home Sales for the month of July, 2009

(Single Family)

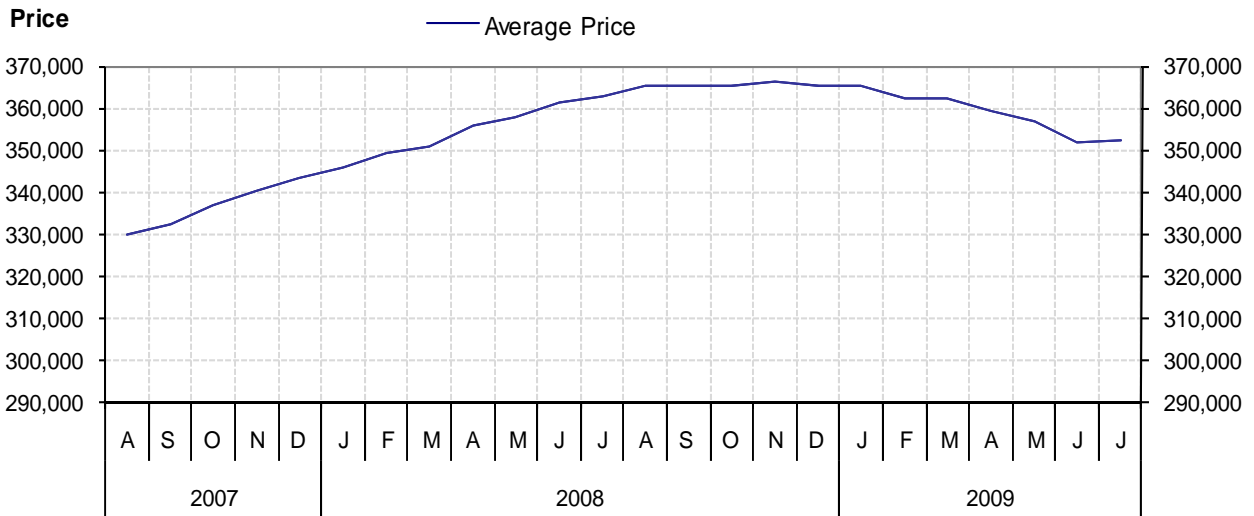


Average sale price does not include Waterfront.

Nanaimo

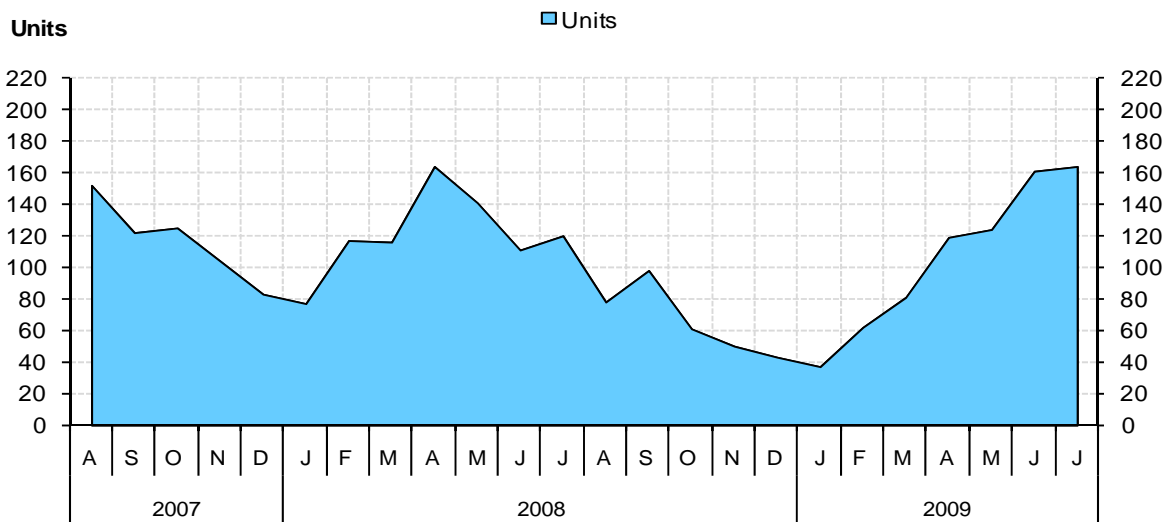
as at July 31, 2009

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

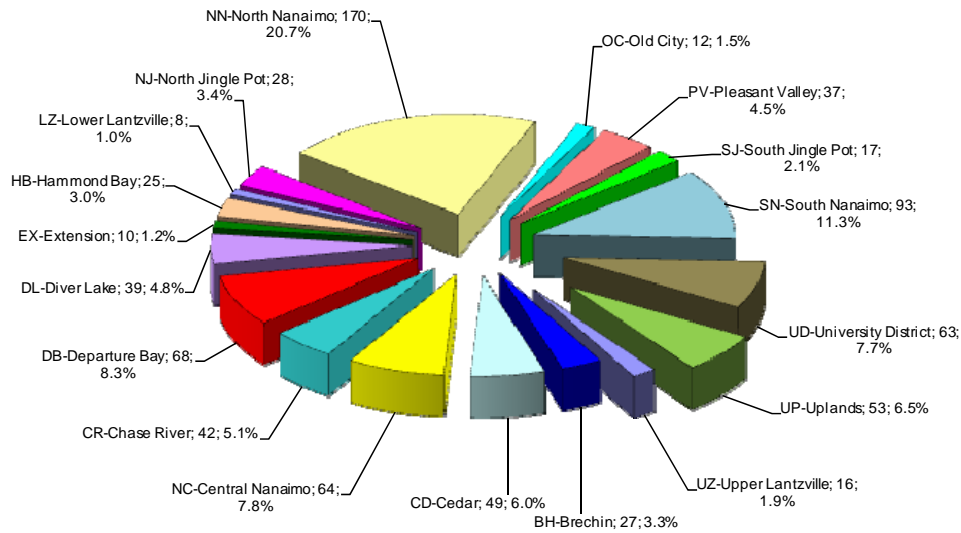
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	27	29	-7%	375	560	-33%
Units Reported Sold	18	5	260%	74	163	-55%
Sell/List Ratio	67%	17%		20%	29%	
Reported Sales Dollars	\$2,974,650	\$708,500	320%	\$10,816,570	\$27,063,392	-60%
Average Sell Price / Unit	\$165,258	\$141,700	17%	\$146,170	\$166,033	-12%
Median Sell Price	\$139,900			\$129,900		
Sell Price / List Price Ratio	96%	89%		89%	97%	
Days to Sell	73	85	-13%	155	77	102%
Active Listings	157	232				
Single Family						
Units Listed	218	215	1%	2385	2531	-6%
Units Reported Sold	164	120	37%	1074	1432	-25%
Sell/List Ratio	75%	56%		45%	57%	
Reported Sales Dollars	\$59,618,658	\$43,701,828	36%	\$378,558,840	\$519,772,033	-27%
Average Sell Price / Unit	\$363,528	\$364,182	0%	\$352,476	\$362,969	-3%
Median Sell Price	\$348,500			\$338,000		
Sell Price / List Price Ratio	96%	96%		95%	97%	
Days to Sell	53	40	31%	57	48	18%
Active Listings	556	662				
Condos (Apt)						
Units Listed	85	71	20%	550	689	-20%
Units Reported Sold	22	28	-21%	169	298	-43%
Sell/List Ratio	26%	39%		31%	43%	
Reported Sales Dollars	\$4,470,275	\$7,550,100	-41%	\$36,481,408	\$68,574,680	-47%
Average Sell Price / Unit	\$203,194	\$269,646	-25%	\$215,866	\$230,116	-6%
Median Sell Price	\$183,800			\$194,900		
Sell Price / List Price Ratio	95%	97%		93%	96%	
Days to Sell	84	55	54%	84	57	49%
Active Listings	233	325				
Condos (Patio)						
Units Listed	9	3	200%	89	84	6%
Units Reported Sold	6	3	100%	39	54	-28%
Sell/List Ratio	67%	100%		44%	64%	
Reported Sales Dollars	\$1,711,900	\$963,900	78%	\$11,288,000	\$15,340,900	-26%
Average Sell Price / Unit	\$285,317	\$321,300	-11%	\$289,436	\$284,091	2%
Median Sell Price	\$283,000			\$292,000		
Sell Price / List Price Ratio	97%	98%		95%	97%	
Days to Sell	42	28	48%	71	54	33%
Active Listings	36	22				
Condos (Twnhse)						
Units Listed	46	65	-29%	378	394	-4%
Units Reported Sold	22	28	-21%	168	202	-17%
Sell/List Ratio	48%	43%		44%	51%	
Reported Sales Dollars	\$5,781,354	\$7,044,403	-18%	\$41,215,940	\$51,215,883	-20%
Average Sell Price / Unit	\$262,789	\$251,586	4%	\$245,333	\$253,544	-3%
Median Sell Price	\$266,500			\$232,000		
Sell Price / List Price Ratio	94%	97%		94%	97%	
Days to Sell	87	32	170%	77	47	65%
Active Listings	130	138				

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 July 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	1	1	5	11	6	3	0	0	0	0	0	0	0	0	27
CD-Cedar	0	3	5	9	8	11	3	4	3	1	0	0	0	2	49
NC-Central Nanaimo	0	3	18	26	15	1	0	1	0	0	0	0	0	0	64
CR-Chase River	0	0	3	8	11	12	7	1	0	0	0	0	0	0	42
DB-Departure Bay	0	1	2	13	17	14	10	6	2	1	0	0	1	1	68
DL-Diver Lake	1	1	1	17	12	6	1	0	0	0	0	0	0	0	39
EX-Extension	0	2	2	1	1	1	0	2	1	0	0	0	0	0	10
HB-Hammond Bay	0	1	0	1	3	6	5	3	2	1	1	1	0	1	25
LZ-Low er Lantzville	0	0	0	1	0	0	3	1	1	1	1	0	0	0	8
NJ-North Jingle Pot	0	0	0	0	1	5	9	2	7	1	1	2	0	0	28
NN-North Nanaimo	0	1	2	11	27	40	34	27	19	6	1	1	1	0	170
OC-Old City	0	1	2	5	2	1	1	0	0	0	0	0	0	0	12
PV-Pleasant Valley	0	1	6	3	12	8	5	1	0	1	0	0	0	0	37
SJ-South Jingle Pot	0	0	0	3	6	7	1	0	0	0	0	0	0	0	17
SN-South Nanaimo	3	12	17	41	13	5	2	0	0	0	0	0	0	0	93
UD-University District	0	4	8	14	14	6	11	5	1	0	0	0	0	0	63
UP-Uplands	0	0	3	15	21	7	5	0	1	0	0	1	0	0	53
UZ-Upper Lantzville	0	0	2	4	2	3	3	0	1	1	0	0	0	0	16
ZONE 4 TOTALS	5	31	76	183	171	136	100	53	38	13	4	5	2	4	821

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to July 31, 2009 = 821

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	6	5	20%	47	61	-23%
Units Reported Sold	5	1	400%	21	35	-40%
Sell/List Ratio	83%	20%		45%	57%	
Reported Sales Dollars	\$723,000	\$194,000	273%	\$2,788,600	\$4,755,600	-41%
Average Sell Price / Unit	\$144,600	\$194,000	-25%	\$132,790	\$135,874	-2%
Median Sell Price	\$156,000			\$148,000		
Sell Price / List Price Ratio	87%	94%		89%	92%	
Days to Sell	145	72	101%	93	63	48%
Active Listings	25	20				
Single Family						
Units Listed	11	8	38%	99	109	-9%
Units Reported Sold	8	4	100%	36	56	-36%
Sell/List Ratio	73%	50%		36%	51%	
Reported Sales Dollars	\$2,586,500	\$1,561,500	66%	\$11,200,942	\$18,301,700	-39%
Average Sell Price / Unit	\$323,312	\$390,375	-17%	\$311,137	\$326,816	-5%
Median Sell Price	\$315,000			\$298,000		
Sell Price / List Price Ratio	90%	90%		92%	97%	
Days to Sell	74	62	19%	71	57	24%
Active Listings	50	37				

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

