

JOHN COOPER | ISLAND LIFE



Market Statistics

August 2009

RE/MAX

JOHN COOPER

ISLANDLIFE.TV

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RE/MAX
of Nanaimo
250-754-1223

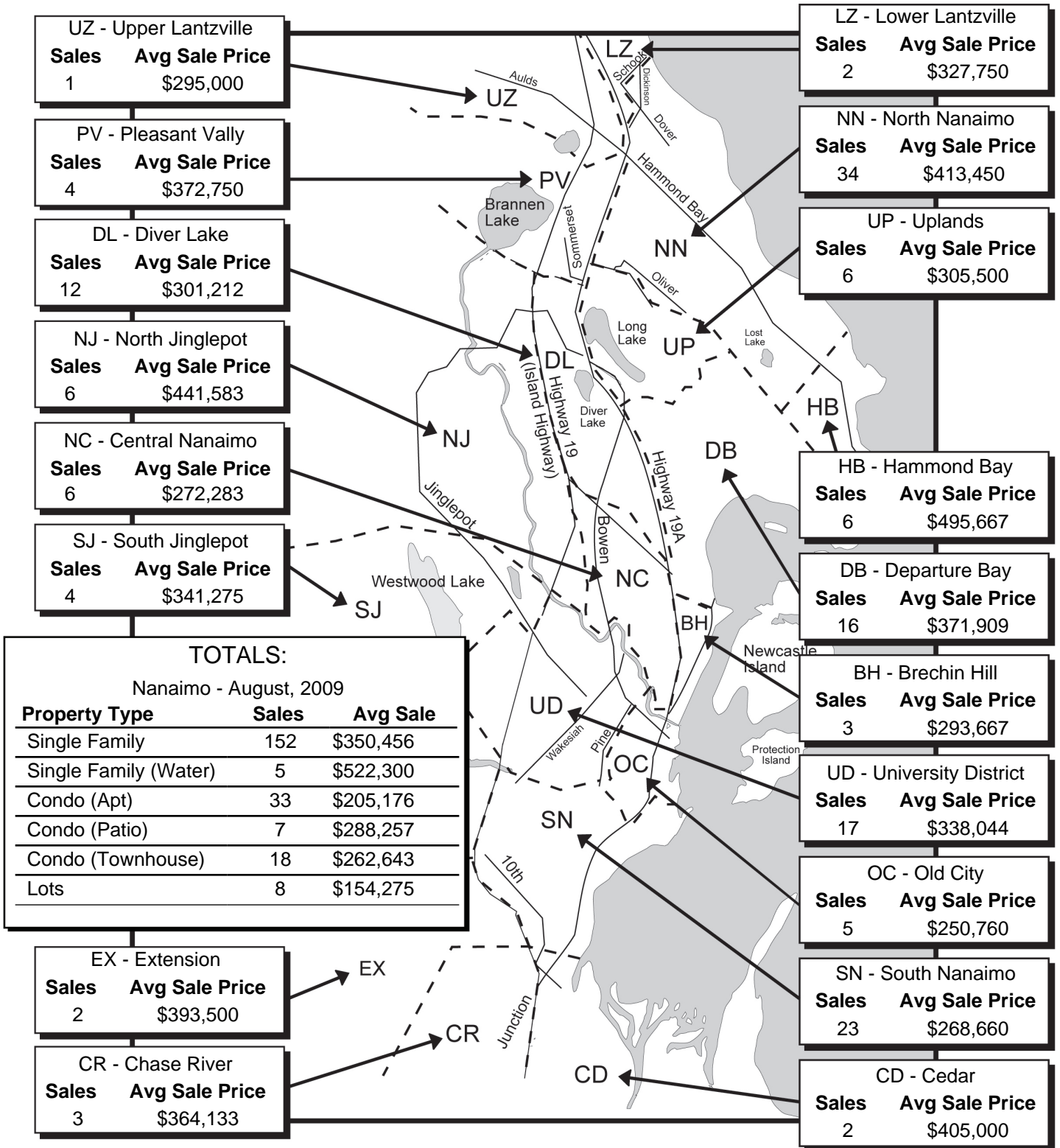
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Each office independently owned & operated.

Nanaimo

Home Sales for the month of August, 2009

(Single Family)

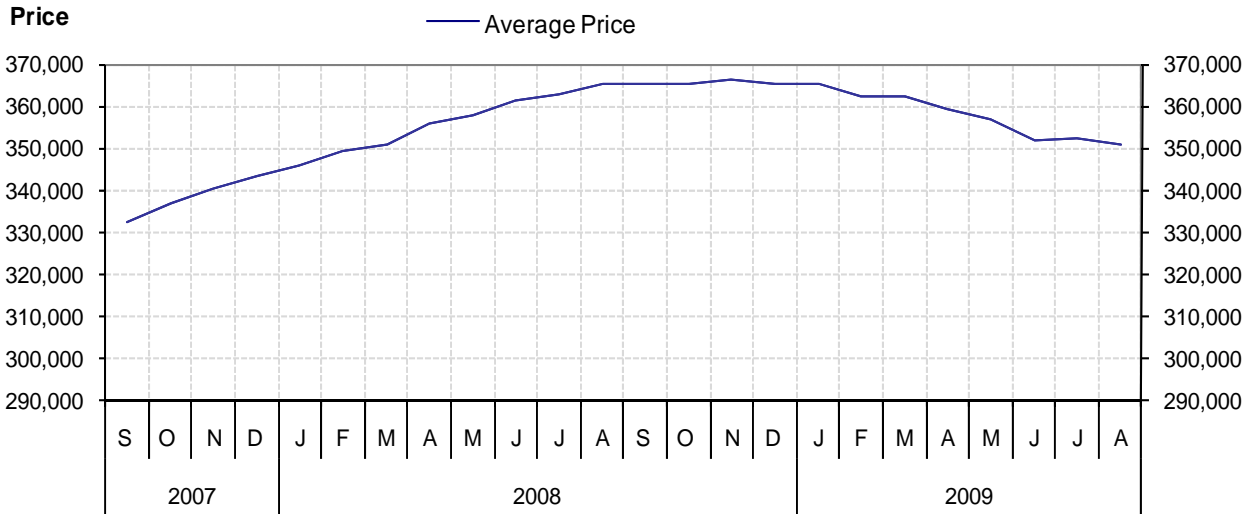


Average sale price does not include Waterfront.

Nanaimo

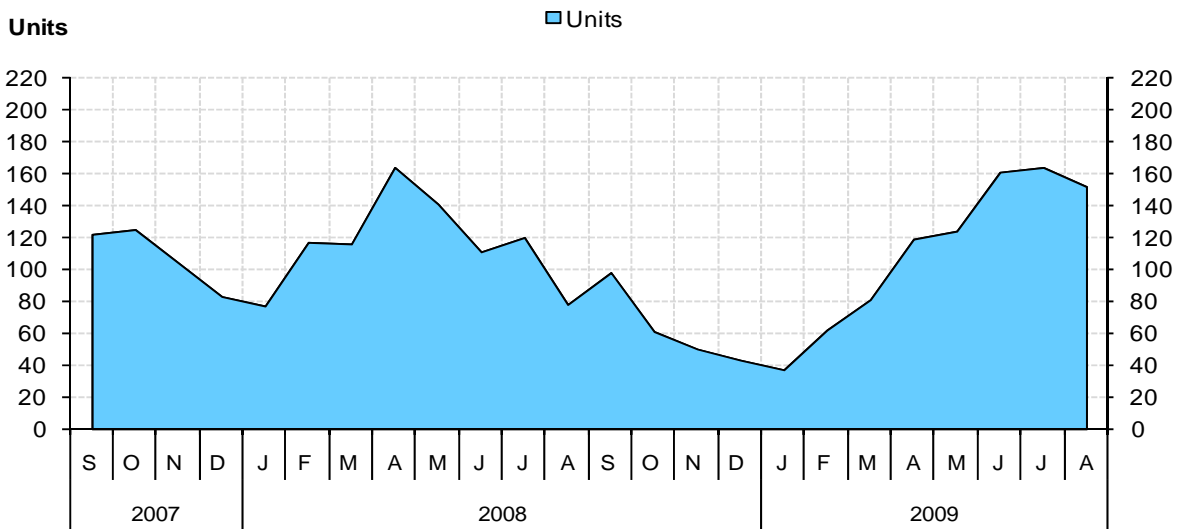
as at August 31, 2009

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	58	32	81%	401	538	-25%
Units Reported Sold	8	6	33%	76	133	-43%
Sell/List Ratio	14%	19%		19%	25%	
Reported Sales Dollars	\$1,234,200	\$765,500	61%	\$11,285,270	\$21,479,006	-47%
Average Sell Price / Unit	\$154,275	\$127,583	21%	\$148,490	\$161,496	-8%
Median Sell Price	\$136,500			\$129,900		
Sell Price / List Price Ratio	94%	89%		89%	96%	
Days to Sell	27	121	-78%	145	75	94%
Active Listings	194	246				
Single Family						
Units Listed	174	217	-20%	2342	2537	-8%
Units Reported Sold	152	78	95%	1148	1355	-15%
Sell/List Ratio	87%	36%		49%	53%	
Reported Sales Dollars	\$53,269,326	\$29,068,187	83%	\$402,759,979	\$495,211,636	-19%
Average Sell Price / Unit	\$350,456	\$372,669	-6%	\$350,836	\$365,470	-4%
Median Sell Price	\$350,000			\$338,500		
Sell Price / List Price Ratio	96%	96%		95%	97%	
Days to Sell	51	47	7%	57	49	16%
Active Listings	482	670				
Condos (Apt)						
Units Listed	50	59	-15%	541	699	-23%
Units Reported Sold	33	21	57%	181	291	-38%
Sell/List Ratio	66%	36%		33%	42%	
Reported Sales Dollars	\$6,770,800	\$4,743,200	43%	\$38,509,008	\$67,907,180	-43%
Average Sell Price / Unit	\$205,176	\$225,867	-9%	\$212,757	\$233,358	-9%
Median Sell Price	\$188,000			\$192,000		
Sell Price / List Price Ratio	93%	94%		93%	96%	
Days to Sell	99	60	66%	90	55	64%
Active Listings	220	337				
Condos (Patio)						
Units Listed	11	11	0%	89	90	-1%
Units Reported Sold	7	6	17%	40	57	-30%
Sell/List Ratio	64%	55%		45%	63%	
Reported Sales Dollars	\$2,017,800	\$1,563,400	29%	\$11,742,400	\$16,029,800	-27%
Average Sell Price / Unit	\$288,257	\$260,567	11%	\$293,560	\$281,225	4%
Median Sell Price	\$299,900			\$295,000		
Sell Price / List Price Ratio	95%	95%		95%	97%	
Days to Sell	93	60	56%	77	55	39%
Active Listings	36	19				
Condos (Twnhse)						
Units Listed	29	30	-3%	377	399	-6%
Units Reported Sold	18	23	-22%	163	205	-20%
Sell/List Ratio	62%	77%		43%	51%	
Reported Sales Dollars	\$4,727,575	\$6,066,087	-22%	\$39,877,428	\$51,809,954	-23%
Average Sell Price / Unit	\$262,643	\$263,743	0%	\$244,647	\$252,731	-3%
Median Sell Price	\$260,000			\$231,500		
Sell Price / List Price Ratio	97%	97%		94%	97%	
Days to Sell	73	40	84%	82	47	74%
Active Listings	129	120				

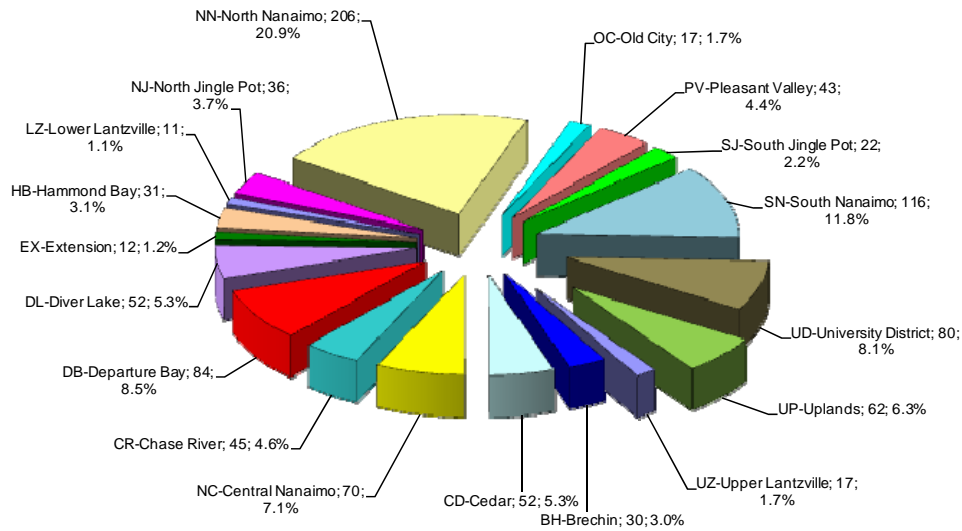
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 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	2	5	11	7	4	0	0	0	0	0	0	0	0	30
CD-Cedar	0	3	5	9	8	12	5	4	3	1	0	0	0	2	52
NC-Central Nanaimo	0	3	20	30	15	1	0	1	0	0	0	0	0	0	70
CR-Chase River	0	0	3	8	12	14	7	1	0	0	0	0	0	0	45
DB-Departure Bay	0	1	3	15	18	22	11	9	2	1	0	0	1	1	84
DL-Diver Lake	1	2	2	21	16	8	2	0	0	0	0	0	0	0	52
EX-Extension	0	2	2	2	1	1	0	2	2	0	0	0	0	0	12
HB-Hammond Bay	0	1	0	1	3	6	6	6	4	1	1	1	0	1	31
LZ-Low er Lantzville	0	0	0	3	0	1	3	1	1	1	1	0	0	0	11
NJ-North Jingle Pot	0	0	0	0	1	6	11	5	8	1	1	2	0	1	36
NN-North Nanaimo	0	1	3	13	36	48	39	32	23	7	1	2	1	0	206
OC-Old City	0	2	4	6	3	1	1	0	0	0	0	0	0	0	17
PV-Pleasant Valley	0	1	6	3	16	9	5	2	0	1	0	0	0	0	43
SJ-South Jingle Pot	0	0	0	4	8	9	1	0	0	0	0	0	0	0	22
SN-South Nanaimo	3	19	21	45	18	7	2	0	1	0	0	0	0	0	116
UD-University District	1	4	10	17	17	9	14	6	2	0	0	0	0	0	80
UP-Uplands	0	0	4	17	23	9	5	0	2	1	0	1	0	0	62
UZ-Upper Lantzville	0	0	2	5	2	3	3	0	1	1	0	0	0	0	17
ZONE 4 TOTALS	6	41	90	210	204	170	115	69	49	15	4	6	2	5	986

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to August 31, 2009 = 986

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	3	133%	51	57	-11%
Units Reported Sold	5	2	150%	24	31	-23%
Sell/List Ratio	71%	67%		47%	54%	
Reported Sales Dollars	\$791,000	\$355,500	123%	\$3,224,100	\$4,378,600	-26%
Average Sell Price / Unit	\$158,200	\$177,750	-11%	\$134,338	\$141,245	-5%
Median Sell Price	\$160,000			\$149,600		
Sell Price / List Price Ratio	94%	94%		90%	93%	
Days to Sell	94	62	52%	96	70	37%
Active Listings	25	21				
Single Family						
Units Listed	8	13	-38%	94	109	-14%
Units Reported Sold	7	3	133%	39	51	-24%
Sell/List Ratio	88%	23%		41%	47%	
Reported Sales Dollars	\$2,045,000	\$973,900	110%	\$11,996,542	\$16,680,700	-28%
Average Sell Price / Unit	\$292,143	\$324,633	-10%	\$307,604	\$327,073	-6%
Median Sell Price	\$295,000			\$298,000		
Sell Price / List Price Ratio	95%	95%		92%	96%	
Days to Sell	80	26	207%	77	59	30%
Active Listings	42	42				

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

