



Market Statistics

April 2010



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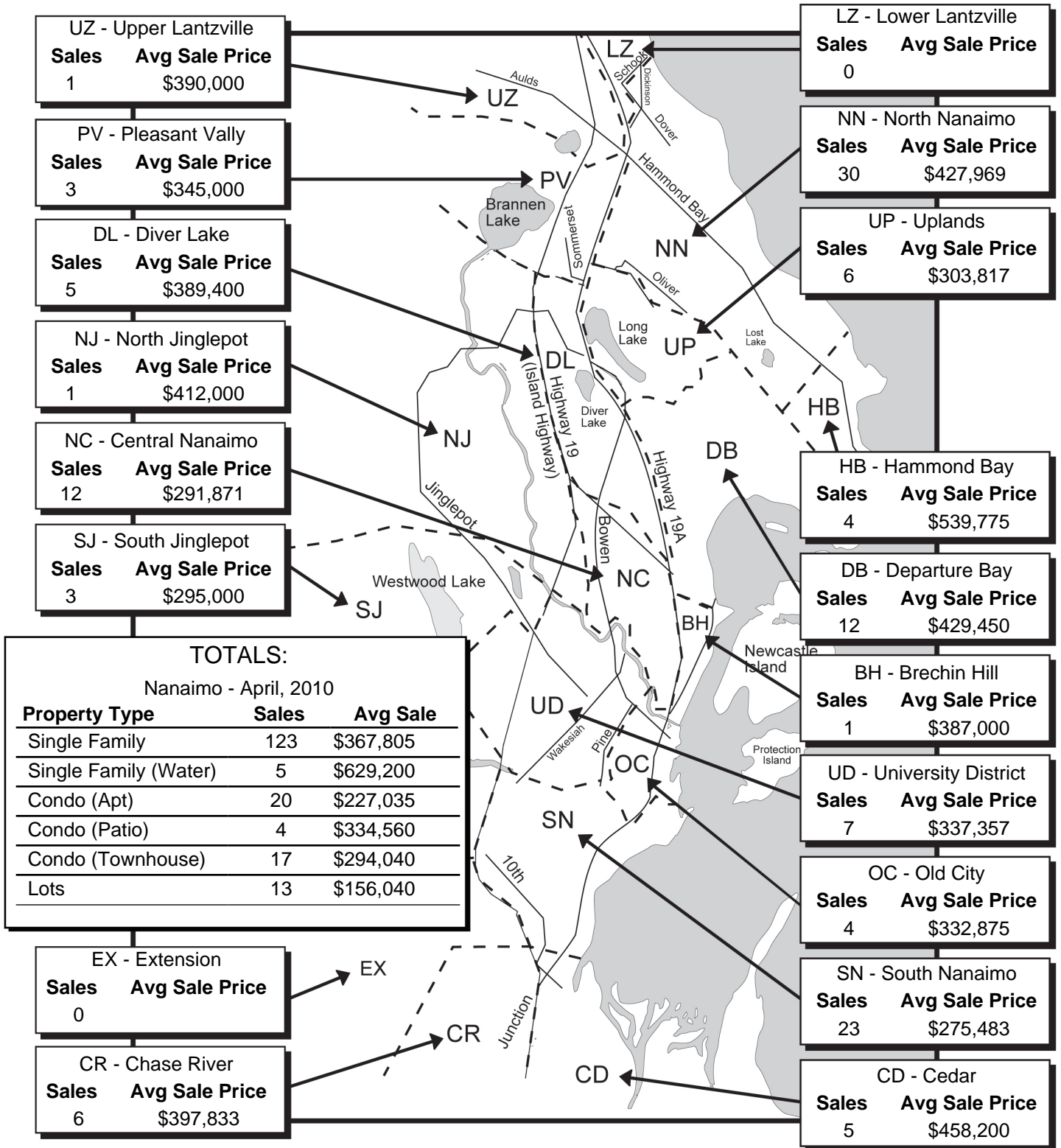
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RE/MAX
of Nanaimo
250-754-1223

Nanaimo

Home Sales for the month of April, 2010 (Single Family)

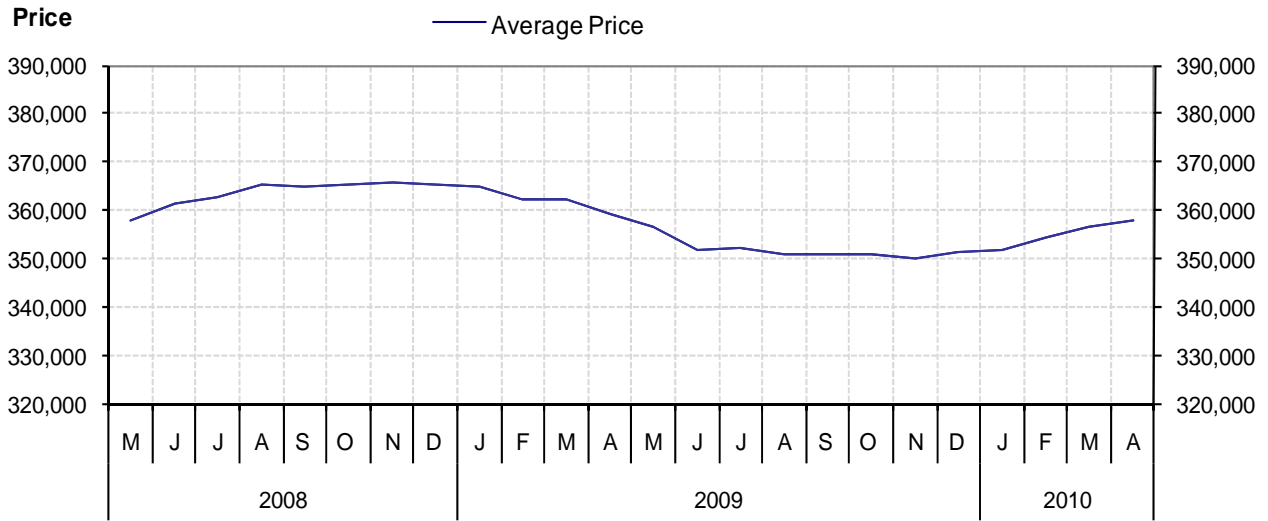


Average sale price does not include Waterfront.

Nanaimo

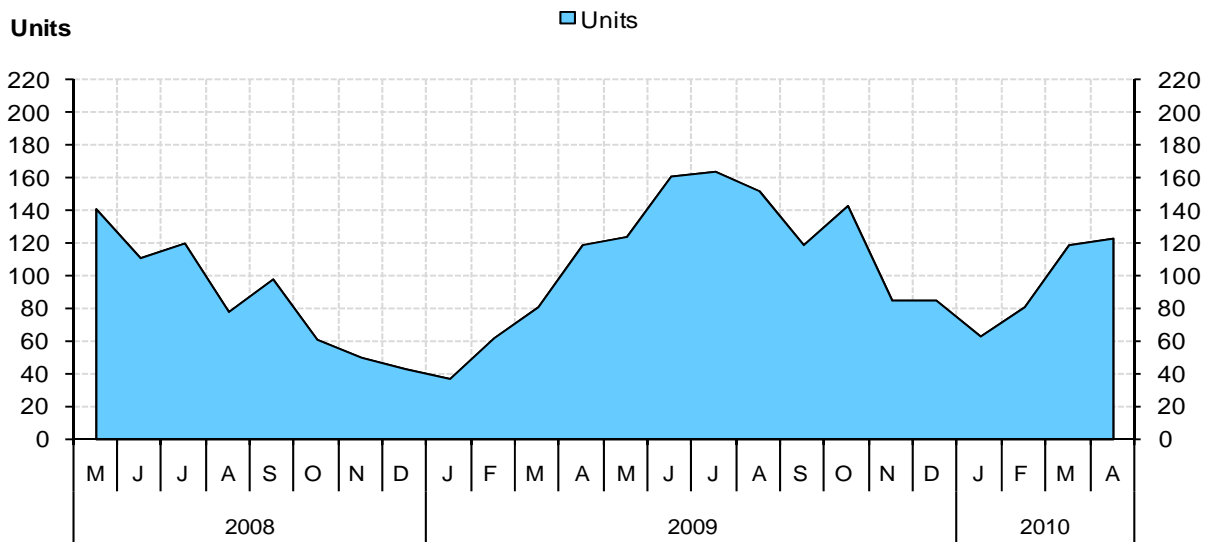
as at April 30, 2010

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	21	14	50%	315	362	-13%
Units Reported Sold	13	4	225%	161	73	121%
Sell/List Ratio	62%	29%		51%	20%	
Reported Sales Dollars	\$2,028,525	\$378,000	437%	\$23,817,950	\$10,170,360	134%
Average Sell Price / Unit	\$156,040	\$94,500	65%	\$147,938	\$139,320	6%
Median Sell Price	\$171,125			\$124,900		
Sell Price / List Price Ratio	96%	84%		95%	90%	
Days to Sell	157	45	248%	106	138	-23%
Active Listings	93	196				
Single Family						
Units Listed	235	230	2%	2317	2488	-7%
Units Reported Sold	123	119	3%	1411	999	41%
Sell/List Ratio	52%	52%		61%	40%	
Reported Sales Dollars	\$45,240,026	\$41,944,019	8%	\$505,090,764	\$359,102,479	41%
Average Sell Price / Unit	\$367,805	\$352,471	4%	\$357,967	\$359,462	0%
Median Sell Price	\$356,000			\$345,000		
Sell Price / List Price Ratio	97%	95%		96%	95%	
Days to Sell	45	54	-16%	50	51	-2%
Active Listings	582	621				
Condos (Apt)						
Units Listed	132	34	288%	699	642	9%
Units Reported Sold	20	10	100%	306	190	61%
Sell/List Ratio	15%	29%		44%	30%	
Reported Sales Dollars	\$4,540,700	\$2,096,300	117%	\$69,205,368	\$43,288,443	60%
Average Sell Price / Unit	\$227,035	\$209,630	8%	\$226,161	\$227,834	-1%
Median Sell Price	\$222,000			\$201,350		
Sell Price / List Price Ratio	96%	94%		94%	94%	
Days to Sell	74	85	-13%	82	74	10%
Active Listings	292	188				
Condos (Patio)						
Units Listed	6	4	50%	95	85	12%
Units Reported Sold	4	1	300%	61	35	74%
Sell/List Ratio	67%	25%		64%	41%	
Reported Sales Dollars	\$1,338,241	\$304,900	339%	\$17,495,057	\$10,575,200	65%
Average Sell Price / Unit	\$334,560	\$304,900	10%	\$286,804	\$302,149	-5%
Median Sell Price	\$312,341			\$291,000		
Sell Price / List Price Ratio	99%	100%		97%	96%	
Days to Sell	58	29	102%	66	59	12%
Active Listings	21	34				
Condos (Twnhse)						
Units Listed	29	26	12%	406	422	-4%
Units Reported Sold	17	22	-23%	195	172	13%
Sell/List Ratio	59%	85%		48%	41%	
Reported Sales Dollars	\$4,998,682	\$5,695,460	-12%	\$50,394,813	\$41,829,240	20%
Average Sell Price / Unit	\$294,040	\$258,885	14%	\$258,435	\$243,193	6%
Median Sell Price	\$287,500			\$238,000		
Sell Price / List Price Ratio	98%	94%		96%	96%	
Days to Sell	62	105	-41%	72	58	24%
Active Listings	145	138				

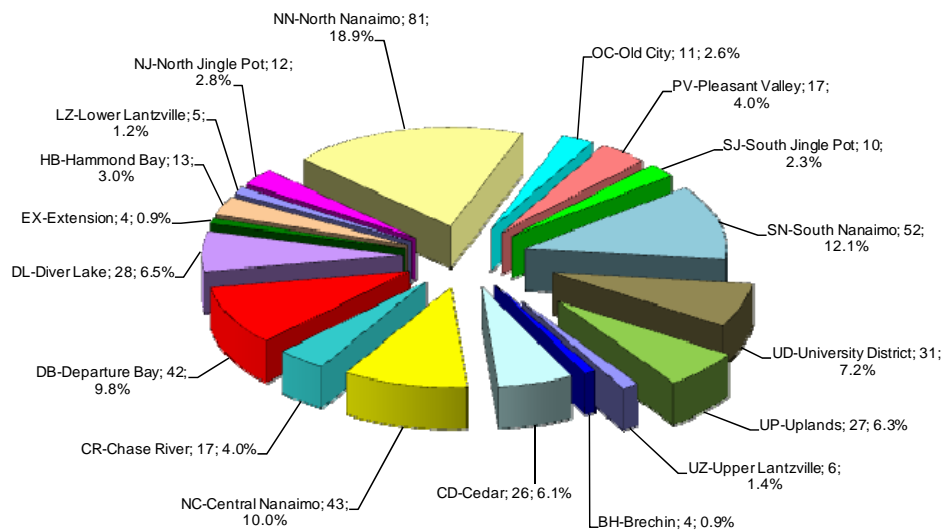
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2010

	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	0	1	2	1	0	0	0	0	0	0	0	0	4
CD-Cedar	0	3	2	2	1	5	1	2	8	1	0	0	0	1	26
NC-Central Nanaimo	0	0	8	21	6	8	0	0	0	0	0	0	0	0	43
CR-Chase River	0	0	1	1	6	1	5	3	0	0	0	0	0	0	17
DB-Departure Bay	0	0	1	3	11	12	4	4	3	1	1	0	1	1	42
DL-Diver Lake	0	1	0	6	10	6	4	1	0	0	0	0	0	0	28
EX-Extension	0	0	1	1	0	0	0	0	2	0	0	0	0	0	4
HB-Hammond Bay	0	1	0	0	0	4	1	1	1	3	0	2	0	0	13
LZ-Low er Lantzville	0	0	0	0	1	1	0	0	0	1	0	1	0	1	5
NJ-North Jingle Pot	0	0	1	0	0	0	1	2	4	2	1	1	0	0	12
NN-North Nanaimo	0	0	0	2	7	19	20	22	6	3	1	0	0	1	81
OC-Old City	1	0	0	5	1	3	1	0	0	0	0	0	0	0	11
PV-Pleasant Valley	0	0	1	3	4	5	3	0	0	0	1	0	0	0	17
SJ-South Jingle Pot	0	0	0	2	3	0	2	1	1	1	0	0	0	0	10
SN-South Nanaimo	0	6	18	15	10	2	1	0	0	0	0	0	0	0	52
UD-University District	0	1	3	5	4	6	5	2	3	2	0	0	0	0	31
UP-Uplands	0	0	1	7	8	8	2	1	0	0	0	0	0	0	27
UZ-Upper Lantzville	0	0	0	0	0	2	2	2	0	0	0	0	0	0	6
ZONE 4 TOTALS	1	12	37	74	74	83	52	41	28	14	4	4	1	4	429

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to April 30, 2010 = 429

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	6	-33%	50	49	2%
Units Reported Sold	2	3	-33%	24	23	4%
Sell/List Ratio	50%	50%		48%	47%	
Reported Sales Dollars	\$323,000	\$267,500	21%	\$3,482,500	\$3,009,500	16%
Average Sell Price / Unit	\$161,500	\$89,167	81%	\$145,104	\$130,848	11%
Median Sell Price	\$179,000			\$148,000		
Sell Price / List Price Ratio	94%	79%		91%	90%	
Days to Sell	46	180	-74%	96	77	25%
Active Listings	19	21				
Single Family						
Units Listed	13	11	18%	123	93	32%
Units Reported Sold	5	4	25%	62	38	63%
Sell/List Ratio	38%	36%		50%	41%	
Reported Sales Dollars	\$1,489,000	\$976,000	53%	\$19,014,750	\$12,192,442	56%
Average Sell Price / Unit	\$297,800	\$244,000	22%	\$306,690	\$320,854	-4%
Median Sell Price	\$290,000			\$295,000		
Sell Price / List Price Ratio	89%	85%		93%	94%	
Days to Sell	115	108	6%	87	55	59%
Active Listings	46	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

