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ISLAND LIFE



RE/MAX
of Nanaimo
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Market Statistics

April 2011



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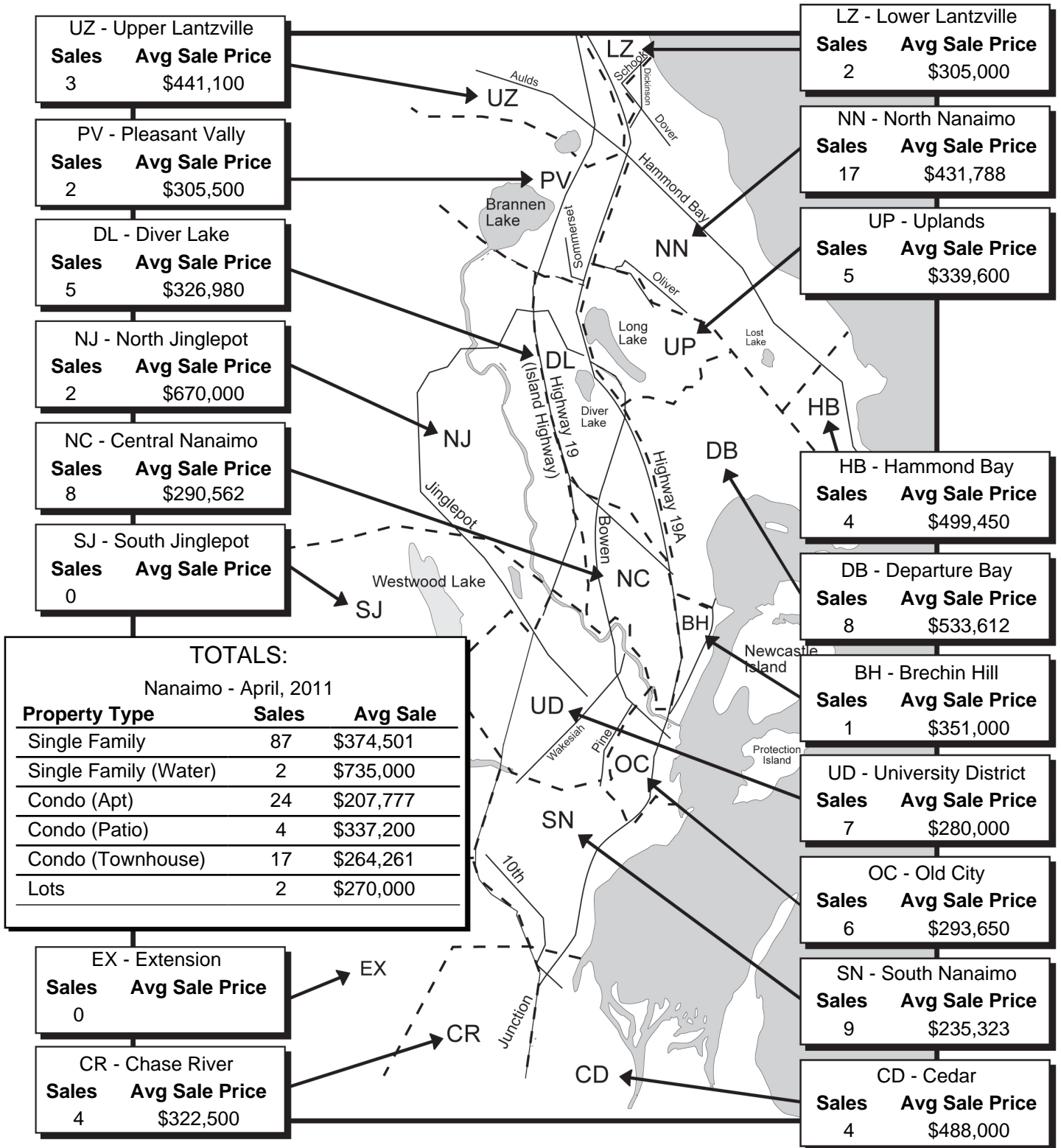
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Nanaimo

Home Sales for the month of April, 2011 (Single Family)

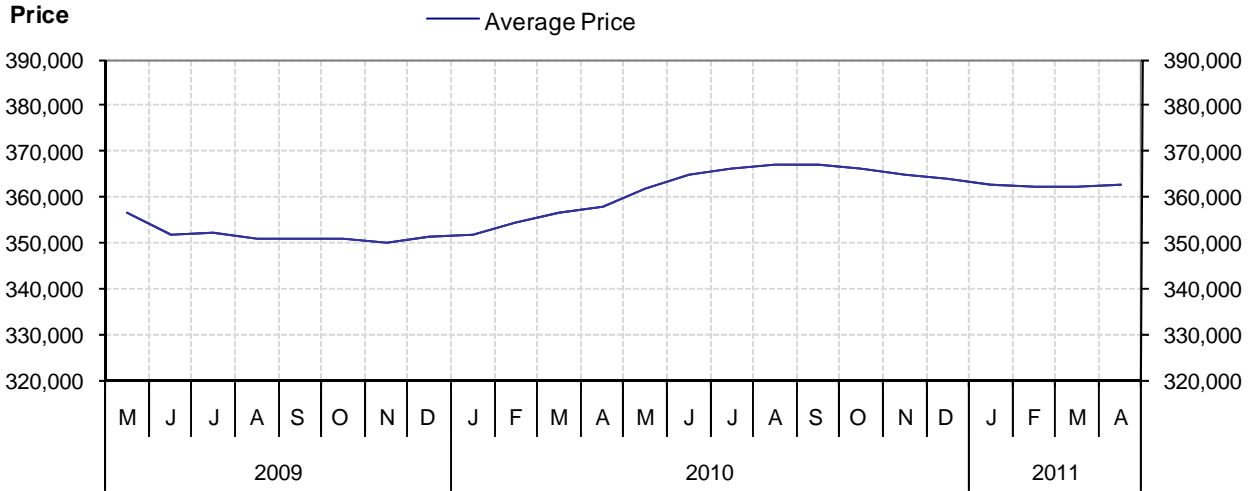


Average sale price does not include Waterfront.

Nanaimo

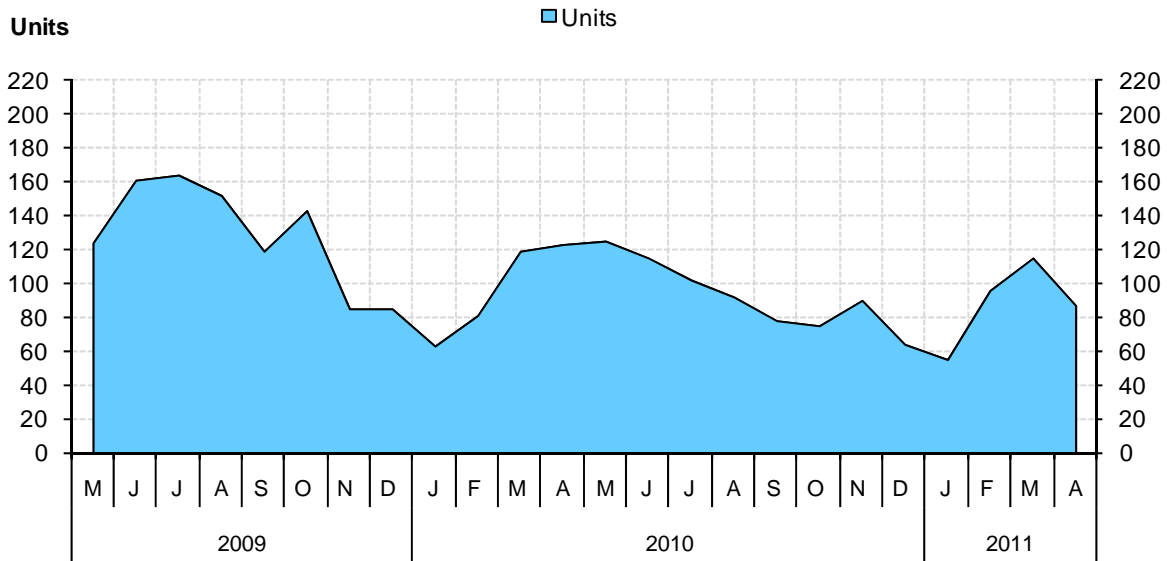
as at April 30, 2011

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	10	21	-52%	180	315	-43%
Units Reported Sold	2	13	-85%	85	161	-47%
Sell/List Ratio	20%	62%		47%	51%	
Reported Sales Dollars	\$540,000	\$2,028,525	-73%	\$13,186,060	\$23,817,950	-45%
Average Sell Price / Unit	\$270,000	\$156,040	73%	\$155,130	\$147,938	5%
Median Sell Price	\$335,000			\$154,900		
Sell Price / List Price Ratio	97%	96%		94%	95%	
Days to Sell	124	157	-21%	103	106	-3%
Active Listings	79	93				
Single Family						
Units Listed	237	235	1%	2354	2317	2%
Units Reported Sold	87	123	-29%	1092	1412	-23%
Sell/List Ratio	37%	52%		46%	61%	
Reported Sales Dollars	\$32,581,611	\$45,240,026	-28%	\$396,149,718	\$505,809,764	-22%
Average Sell Price / Unit	\$374,501	\$367,805	2%	\$362,774	\$358,222	1%
Median Sell Price	\$340,000			\$345,000		
Sell Price / List Price Ratio	95%	97%		96%	96%	
Days to Sell	51	45	13%	55	50	10%
Active Listings	645	581				
Condos (Apt)						
Units Listed	72	132	-45%	634	699	-9%
Units Reported Sold	24	20	20%	223	306	-27%
Sell/List Ratio	33%	15%		35%	44%	
Reported Sales Dollars	\$4,986,650	\$4,540,700	10%	\$50,603,379	\$69,205,368	-27%
Average Sell Price / Unit	\$207,777	\$227,035	-8%	\$226,921	\$226,161	0%
Median Sell Price	\$203,150			\$217,000		
Sell Price / List Price Ratio	94%	96%		95%	94%	
Days to Sell	72	74	-2%	73	82	-11%
Active Listings	284	292				
Condos (Patio)						
Units Listed	15	6	150%	105	95	11%
Units Reported Sold	4	4	0%	48	61	-21%
Sell/List Ratio	27%	67%		46%	64%	
Reported Sales Dollars	\$1,348,800	\$1,338,241	1%	\$12,729,900	\$17,495,057	-27%
Average Sell Price / Unit	\$337,200	\$334,560	1%	\$265,206	\$286,804	-8%
Median Sell Price	\$320,000			\$280,000		
Sell Price / List Price Ratio	98%	99%		97%	97%	
Days to Sell	63	58	8%	75	66	14%
Active Listings	30	21				
Condos (Twnhse)						
Units Listed	50	29	72%	497	412	21%
Units Reported Sold	17	17	0%	165	195	-15%
Sell/List Ratio	34%	59%		33%	47%	
Reported Sales Dollars	\$4,492,434	\$4,998,682	-10%	\$42,951,975	\$50,394,813	-15%
Average Sell Price / Unit	\$264,261	\$294,040	-10%	\$260,315	\$258,435	1%
Median Sell Price	\$228,000			\$244,000		
Sell Price / List Price Ratio	96%	98%		101%	96%	
Days to Sell	66	62	6%	67	72	-7%
Active Listings	187	151				

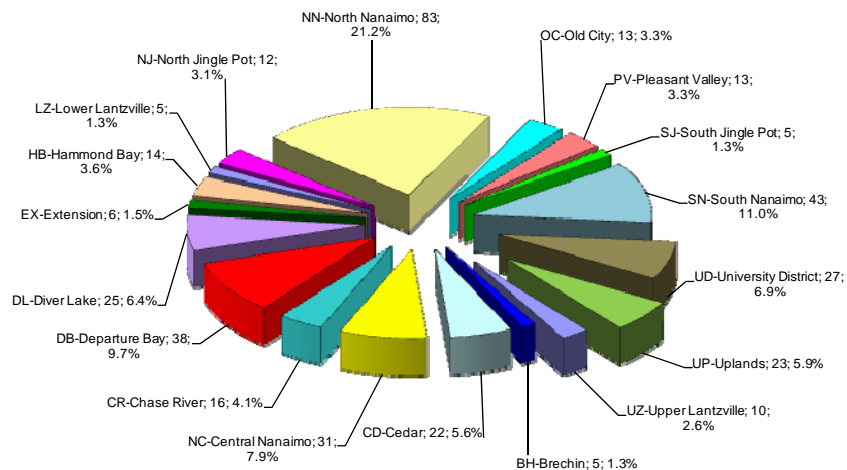
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2011

	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 MI	OVER 1 MI	Total
BH-Brechin Hill	0	0	0	2	2	1	0	0	0	0	0	0	0	0	5
CD-Cedar	0	0	4	4	3	1	2	3	1	1	1	0	1	1	22
NC-Central Nanaimo	0	0	6	11	11	3	0	0	0	0	0	0	0	0	31
CR-Chase River	0	0	0	2	5	2	6	1	0	0	0	0	0	0	16
DB-Departure Bay	0	0	1	2	16	8	7	1	2	0	0	0	0	1	38
DL-Diver Lake	0	1	4	4	10	4	0	2	0	0	0	0	0	0	25
EX-Extension	0	0	1	0	2	2	1	0	0	0	0	0	0	0	6
HB-Hammond Bay	0	0	0	0	5	1	1	4	2	1	0	0	0	0	14
LZ-Low er Lantzville	0	0	0	1	2	0	1	0	0	0	1	0	0	0	5
NJ-North Jingle Pot	0	0	0	0	0	3	0	2	2	3	2	0	0	0	12
NN-North Nanaimo	0	0	0	3	9	18	24	9	13	2	2	3	0	0	83
OC-Old City	0	3	1	2	3	2	1	0	1	0	0	0	0	0	13
PV-Pleasant Valley	0	1	0	1	3	7	1	0	0	0	0	0	0	0	13
SJ-South Jingle Pot	0	0	0	0	0	0	1	3	1	0	0	0	0	0	5
SN-South Nanaimo	0	10	3	12	10	7	1	0	0	0	0	0	0	0	43
UD-University District	0	2	4	9	7	2	2	0	1	0	0	0	0	0	27
UP-Uplands	0	0	1	7	6	6	2	0	0	1	0	0	0	0	23
UZ-Upper Lantzville	0	0	1	1	2	2	2	1	1	0	0	0	0	0	10
ZONE 4 TOTALS	0	17	26	61	96	69	52	26	24	8	6	3	1	2	391

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to April 30, 2011 = 391

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	3	4	-25%	44	50	-12%
Units Reported Sold	0	2	-100%	17	24	-29%
Sell/List Ratio	0%	50%		39%	48%	
Reported Sales Dollars	\$0	\$323,000	-100%	\$2,127,999	\$3,482,500	-39%
Average Sell Price / Unit		\$161,500		\$125,176	\$145,104	-14%
Median Sell Price				\$130,000		
Sell Price / List Price Ratio		94%		92%	91%	
Days to Sell		46		91	96	-5%
Active Listings	22	19				
Single Family						
Units Listed	12	13	-8%	103	123	-16%
Units Reported Sold	2	5	-60%	39	62	-37%
Sell/List Ratio	17%	38%		38%	50%	
Reported Sales Dollars	\$440,000	\$1,489,000	-70%	\$13,123,900	\$19,014,750	-31%
Average Sell Price / Unit	\$220,000	\$297,800	-26%	\$336,510	\$306,690	10%
Median Sell Price	\$225,000			\$315,000		
Sell Price / List Price Ratio	89%	89%		94%	93%	
Days to Sell	149	115	30%	94	87	9%
Active Listings	44	46				

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

