



JOHN COOPER | ISLAND LIFE

RE/MAX
of Nanaimo
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Market Statistics

January 2011



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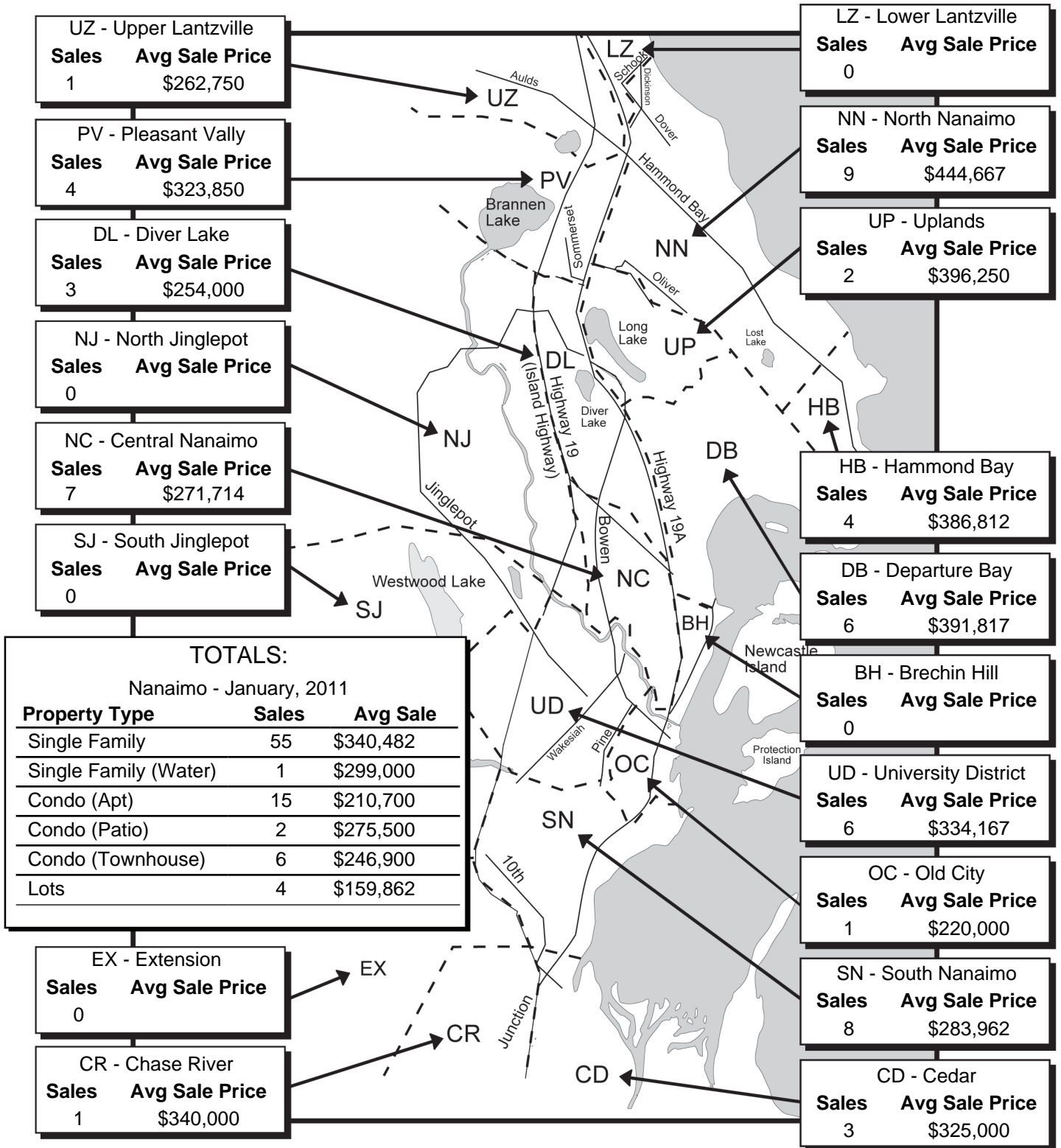
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Nanaimo

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

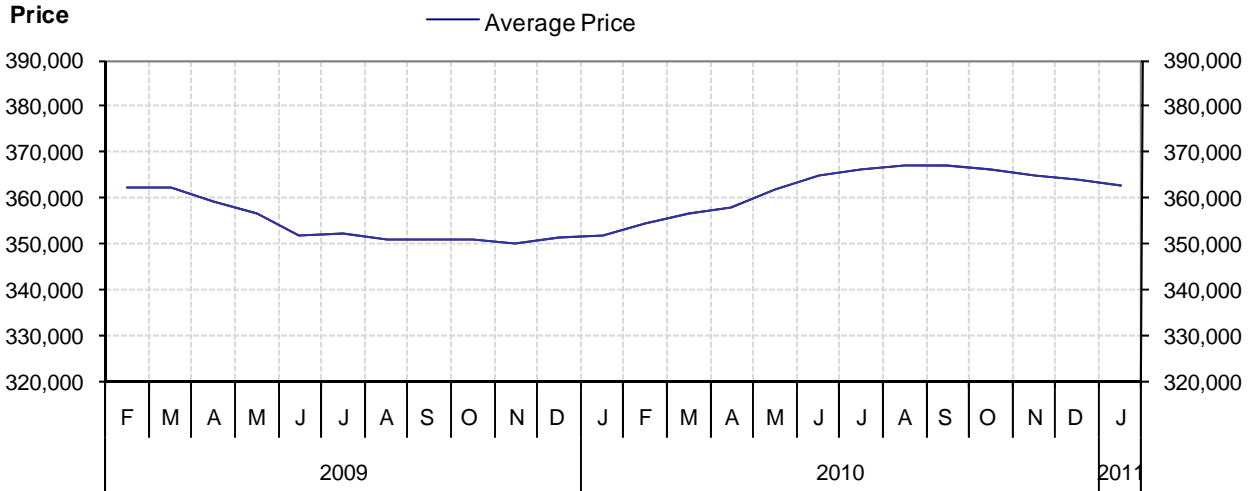


Average sale price does not include Waterfront.

Nanaimo

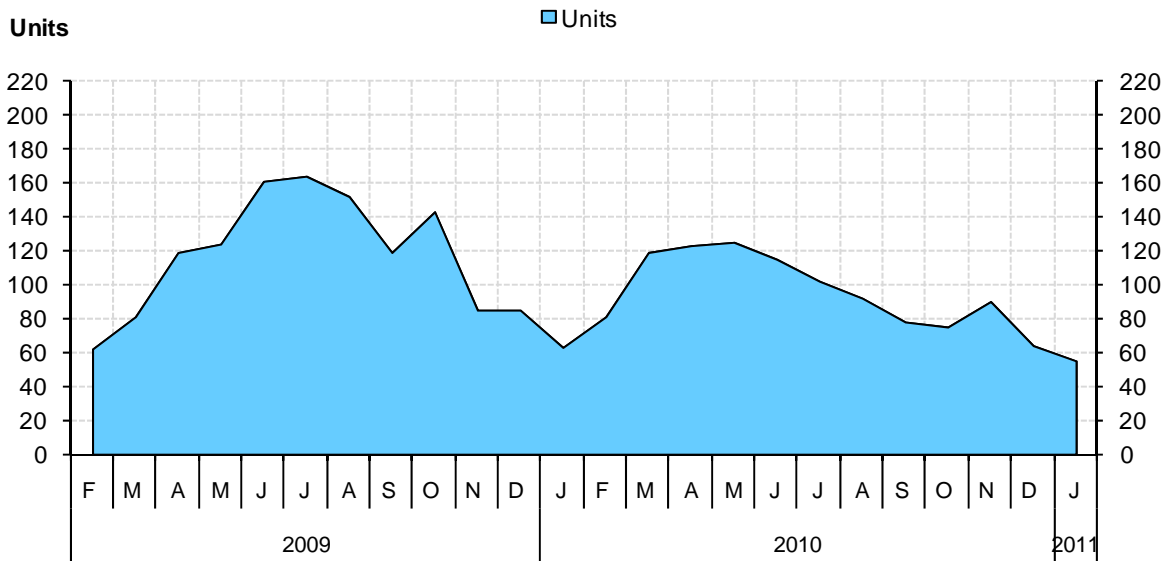
as at January 31, 2011

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	43	18	139%	195	335	-42%
Units Reported Sold	4	12	-67%	115	134	-14%
Sell/List Ratio	9%	67%		59%	40%	
Reported Sales Dollars	\$639,450	\$1,774,575	-64%	\$17,041,285	\$19,200,125	-11%
Average Sell Price / Unit	\$159,862	\$147,881	8%	\$148,185	\$143,285	3%
Median Sell Price	\$162,500			\$134,000		
Sell Price / List Price Ratio	96%	97%		95%	93%	
Days to Sell	64	138	-54%	115	113	2%
Active Listings	74	132				
Single Family						
Units Listed	159	170	-6%	2361	2256	5%
Units Reported Sold	55	63	-13%	1116	1352	-17%
Sell/List Ratio	35%	37%		47%	60%	
Reported Sales Dollars	\$18,726,500	\$22,874,845	-18%	\$404,971,093	\$476,414,609	-15%
Average Sell Price / Unit	\$340,482	\$363,093	-6%	\$362,877	\$352,378	3%
Median Sell Price	\$345,000			\$349,000		
Sell Price / List Price Ratio	95%	96%		96%	96%	
Days to Sell	71	50	40%	50	53	-5%
Active Listings	435	398				
Condos (Apt)						
Units Listed	37	58	-36%	696	546	27%
Units Reported Sold	15	17	-12%	238	263	-10%
Sell/List Ratio	41%	29%		34%	48%	
Reported Sales Dollars	\$3,160,500	\$4,102,793	-23%	\$56,572,891	\$56,593,337	0%
Average Sell Price / Unit	\$210,700	\$241,341	-13%	\$237,701	\$215,184	10%
Median Sell Price	\$224,900			\$220,900		
Sell Price / List Price Ratio	98%	93%		96%	93%	
Days to Sell	146	87	67%	66	89	-26%
Active Listings	242	161				
Condos (Patio)						
Units Listed	6	16	-62%	92	111	-17%
Units Reported Sold	2	4	-50%	43	57	-25%
Sell/List Ratio	33%	25%		47%	51%	
Reported Sales Dollars	\$551,000	\$1,086,000	-49%	\$11,568,341	\$16,403,316	-29%
Average Sell Price / Unit	\$275,500	\$271,500	1%	\$269,031	\$287,777	-7%
Median Sell Price	\$321,000			\$280,000		
Sell Price / List Price Ratio	94%	91%		97%	96%	
Days to Sell	124	90	38%	64	73	-13%
Active Listings	30	22				
Condos (Twnhse)						
Units Listed	45	42	7%	461	398	16%
Units Reported Sold	6	18	-67%	172	188	-9%
Sell/List Ratio	13%	43%		37%	47%	
Reported Sales Dollars	\$1,481,400	\$4,395,558	-66%	\$45,297,671	\$47,957,271	-6%
Average Sell Price / Unit	\$246,900	\$244,198	1%	\$263,359	\$255,092	3%
Median Sell Price	\$249,000			\$247,093		
Sell Price / List Price Ratio	239%	97%		101%	95%	
Days to Sell	94	54	74%	65	81	-19%
Active Listings	148	109				

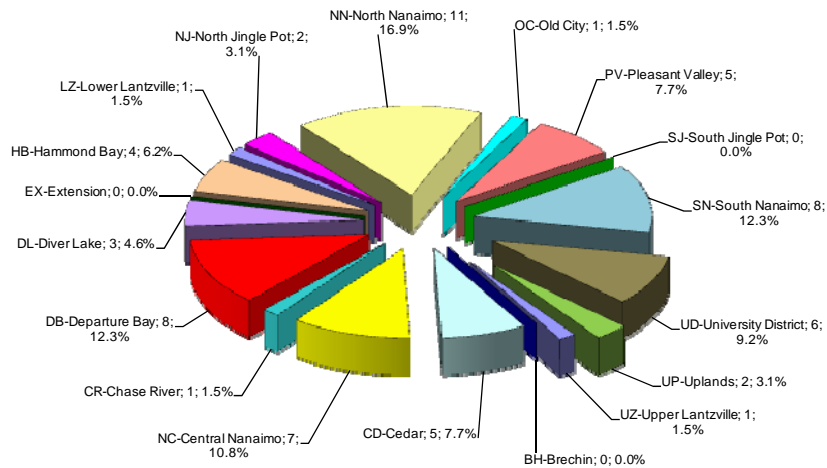
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to January 31, 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 Mil	OVER 1 Mil	Total
BH-Brechin Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CD-Cedar	0	0	1	1	1	0	1	0	0	0	0	0	1	0	5
NC-Central Nanaimo	0	0	2	3	2	0	0	0	0	0	0	0	0	0	7
CR-Chase River	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
DB-Departure Bay	0	0	0	0	3	2	1	1	1	0	0	0	0	0	8
DL-Diver Lake	0	1	0	2	0	0	0	0	0	0	0	0	0	0	3
EX-Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HB-Hammond Bay	0	0	0	0	2	1	0	1	0	0	0	0	0	0	4
LZ-Low er Lantzville	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
NJ-North Jingle Pot	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
NN-North Nanaimo	0	0	0	0	1	3	3	1	2	1	0	0	0	0	11
OC-Old City	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
PV-Pleasant Valley	0	1	0	0	1	2	1	0	0	0	0	0	0	0	5
SJ-South Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SN-South Nanaimo	0	2	0	2	1	3	0	0	0	0	0	0	0	0	8
UD-University District	0	1	0	1	1	1	2	0	0	0	0	0	0	0	6
UP-Uplands	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
UZ-Upper Lantzville	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
ZONE 4 TOTALS	0	5	4	10	14	13	9	4	3	2	0	0	1	0	65

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to January 31, 2011 = 65

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	6	-50%	44	55	-20%
Units Reported Sold	0	0		21	23	-9%
Sell/List Ratio	0%	0%		48%	42%	
Reported Sales Dollars	\$0	\$0		\$2,825,999	\$3,056,000	-8%
Average Sell Price / Unit				\$134,571	\$132,870	1%
Median Sell Price				\$130,000		
Sell Price / List Price Ratio				92%	89%	
Days to Sell				79	111	-29%
Active Listings	18	20				
Single Family						
Units Listed	6	6	0%	121	102	19%
Units Reported Sold	3	4	-25%	43	58	-26%
Sell/List Ratio	50%	67%		36%	57%	
Reported Sales Dollars	\$749,000	\$1,606,000	-53%	\$14,138,400	\$17,451,750	-19%
Average Sell Price / Unit	\$249,667	\$401,500	-38%	\$328,800	\$300,892	9%
Median Sell Price	\$242,000			\$320,000		
Sell Price / List Price Ratio	99%	97%		94%	93%	
Days to Sell	65	89	-27%	89	87	2%
Active Listings	33	18				

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

