



Market Statistics

September 2010

RE/MAX

JOHN COOPER

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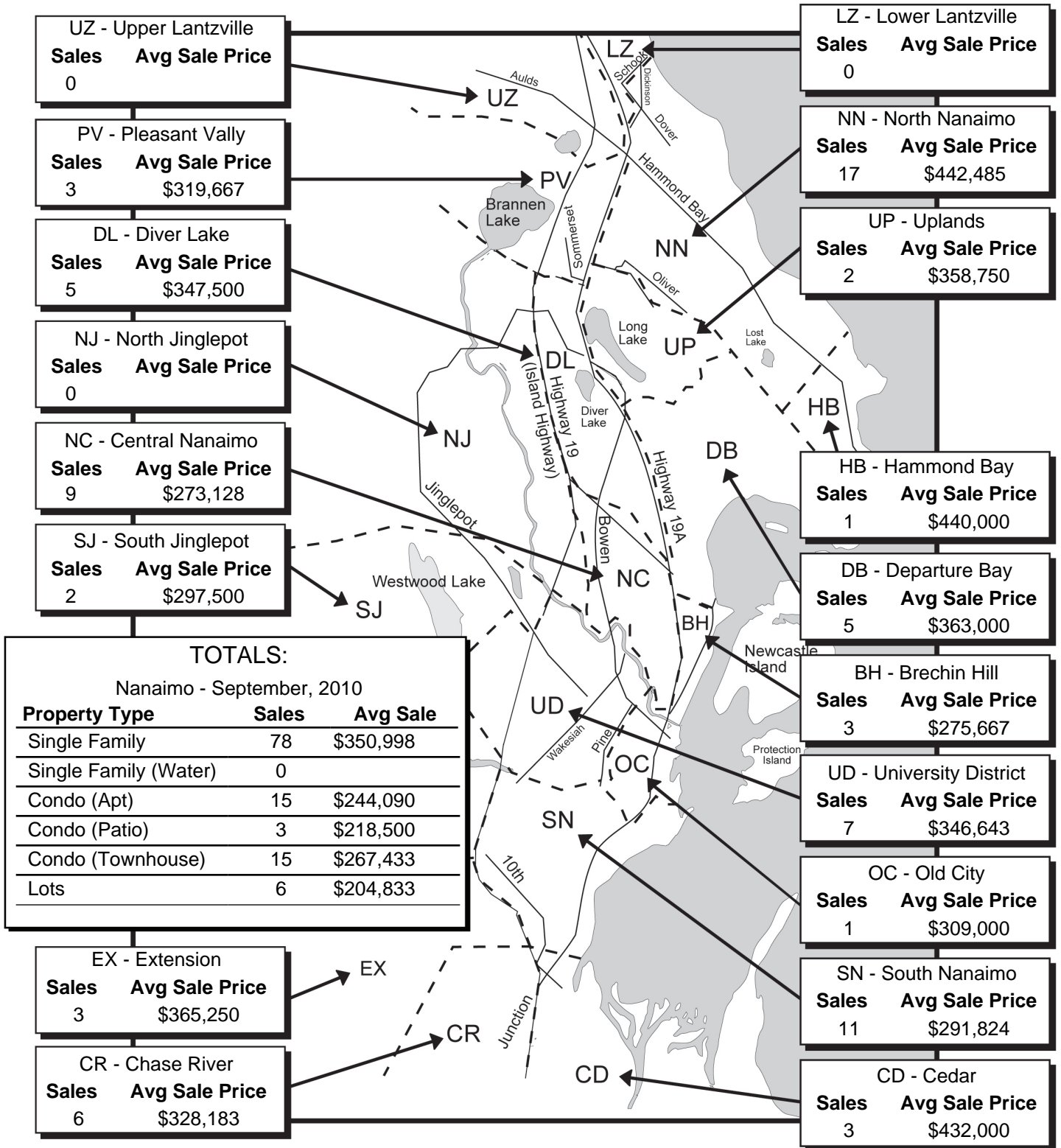
john@islandlifestyle.ca



RE/MAX
of Nanaimo
250-754-1223

Nanaimo

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

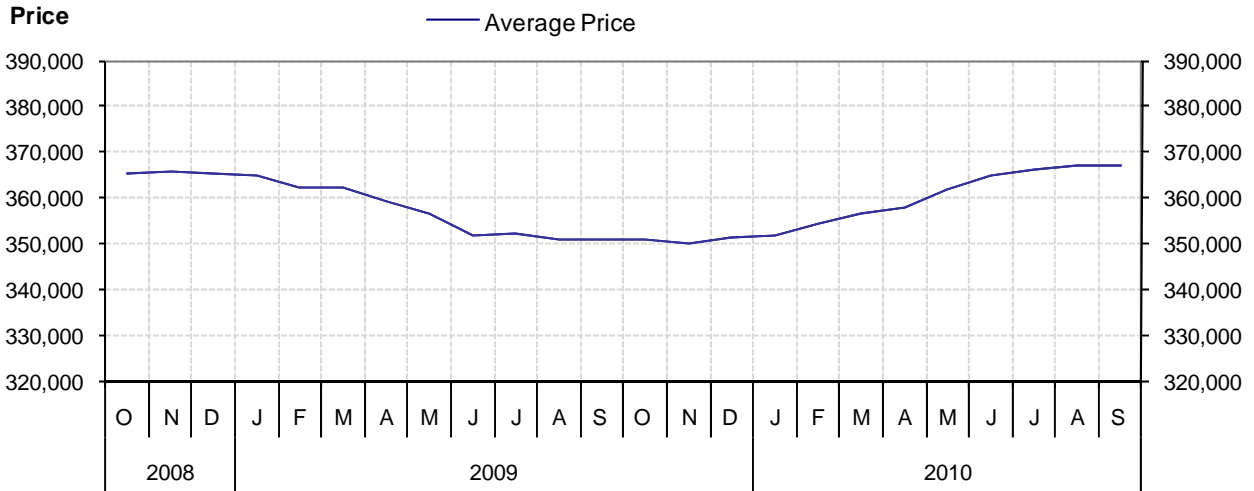


Average sale price does not include Waterfront.

Nanaimo

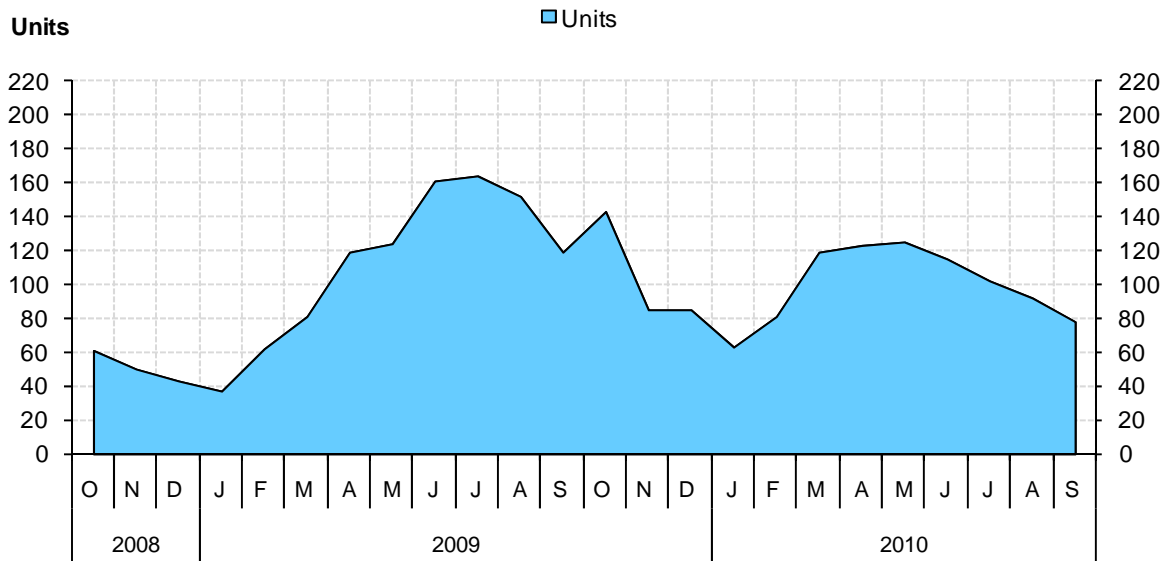
as at September 30, 2010

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 | 16 | 21 | -24% | 218 | 410 | -47% |
| Units Reported Sold | 6 | 14 | -57% | 146 | 85 | 72% |
| Sell/List Ratio | 38% | 67% | | 67% | 21% | |
| Reported Sales Dollars | \$1,229,000 | \$2,152,400 | -43% | \$20,853,810 | \$12,535,750 | 66% |
| Average Sell Price / Unit | \$204,833 | \$153,743 | 33% | \$142,834 | \$147,479 | -3% |
| Median Sell Price | \$215,000 | | | \$123,750 | | |
| Sell Price / List Price Ratio | 94% | 94% | | 96% | 90% | |
| Days to Sell | 49 | 73 | -33% | 109 | 136 | -20% |
| Active Listings | 92 | 186 | | | | |
| Single Family | | | | | | |
| Units Listed | 215 | 183 | 17% | 2437 | 2263 | 8% |
| Units Reported Sold | 78 | 118 | -34% | 1206 | 1166 | 3% |
| Sell/List Ratio | 36% | 64% | | 49% | 52% | |
| Reported Sales Dollars | \$27,377,815 | \$41,736,782 | -34% | \$442,727,031 | \$409,352,474 | 8% |
| Average Sell Price / Unit | \$350,998 | \$353,702 | -1% | \$367,104 | \$351,074 | 5% |
| Median Sell Price | \$350,000 | | | \$352,000 | | |
| Sell Price / List Price Ratio | 95% | 95% | | 97% | 95% | |
| Days to Sell | 55 | 55 | -1% | 46 | 57 | -18% |
| Active Listings | 654 | 478 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 67 | 63 | 6% | 677 | 554 | 22% |
| Units Reported Sold | 15 | 44 | -66% | 279 | 206 | 35% |
| Sell/List Ratio | 22% | 70% | | 41% | 37% | |
| Reported Sales Dollars | \$3,661,351 | \$8,717,523 | -58% | \$66,951,614 | \$43,085,431 | 55% |
| Average Sell Price / Unit | \$244,090 | \$198,126 | 23% | \$239,970 | \$209,153 | 15% |
| Median Sell Price | \$258,000 | | | \$220,000 | | |
| Sell Price / List Price Ratio | 93% | 96% | | 94% | 94% | |
| Days to Sell | 88 | 71 | 23% | 71 | 88 | -19% |
| Active Listings | 249 | 225 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 6 | 9 | -33% | 95 | 89 | 7% |
| Units Reported Sold | 3 | 13 | -77% | 48 | 50 | -4% |
| Sell/List Ratio | 50% | 144% | | 51% | 56% | |
| Reported Sales Dollars | \$655,500 | \$3,975,291 | -84% | \$12,795,866 | \$14,690,691 | -13% |
| Average Sell Price / Unit | \$218,500 | \$305,792 | -29% | \$266,581 | \$293,814 | -9% |
| Median Sell Price | \$210,000 | | | \$280,000 | | |
| Sell Price / List Price Ratio | 97% | 98% | | 97% | 96% | |
| Days to Sell | 27 | 59 | -55% | 62 | 71 | -13% |
| Active Listings | 30 | 28 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 32 | 29 | 10% | 440 | 381 | 15% |
| Units Reported Sold | 15 | 16 | -6% | 187 | 163 | 15% |
| Sell/List Ratio | 47% | 55% | | 42% | 43% | |
| Reported Sales Dollars | \$4,011,500 | \$4,139,700 | -3% | \$49,836,667 | \$40,182,379 | 24% |
| Average Sell Price / Unit | \$267,433 | \$258,731 | 3% | \$266,506 | \$246,518 | 8% |
| Median Sell Price | \$260,000 | | | \$248,000 | | |
| Sell Price / List Price Ratio | 96% | 95% | | 97% | 94% | |
| Days to Sell | 77 | 50 | 54% | 68 | 81 | -15% |
| Active Listings | 162 | 115 | | | | |

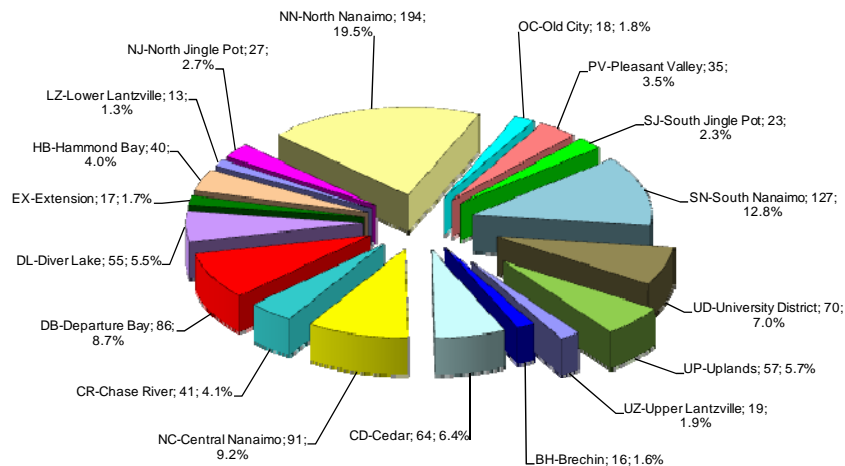
Please Note: Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 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 | 2 | 6 | 2 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| CD-Cedar | 1 | 4 | 3 | 7 | 2 | 9 | 7 | 11 | 13 | 3 | 2 | 1 | 0 | 1 | 64 |
| NC-Central Nanaimo | 0 | 1 | 15 | 40 | 21 | 11 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 91 |
| CR-Chase River | 0 | 1 | 3 | 6 | 12 | 7 | 8 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 41 |
| DB-Departure Bay | 0 | 0 | 1 | 6 | 31 | 23 | 9 | 7 | 3 | 1 | 1 | 2 | 1 | 1 | 86 |
| DL-Diver Lake | 0 | 2 | 0 | 8 | 25 | 9 | 8 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 55 |
| EX-Extension | 2 | 1 | 2 | 2 | 2 | 4 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 17 |
| HB-Hammond Bay | 0 | 2 | 0 | 0 | 4 | 13 | 4 | 4 | 6 | 4 | 0 | 2 | 1 | 0 | 40 |
| LZ-Low er Lantzville | 0 | 0 | 0 | 1 | 5 | 1 | 1 | 0 | 1 | 1 | 0 | 1 | 0 | 2 | 13 |
| NJ-North Jingle Pot | 0 | 0 | 2 | 0 | 1 | 0 | 4 | 5 | 7 | 3 | 2 | 2 | 0 | 1 | 27 |
| NN-North Nanaimo | 0 | 0 | 1 | 3 | 22 | 42 | 41 | 36 | 33 | 11 | 2 | 1 | 0 | 2 | 194 |
| OC-Old City | 1 | 0 | 1 | 6 | 5 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| PV-Pleasant Valley | 0 | 1 | 2 | 3 | 12 | 11 | 4 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 35 |
| SJ-South Jingle Pot | 0 | 0 | 2 | 3 | 7 | 2 | 3 | 3 | 2 | 1 | 0 | 0 | 0 | 0 | 23 |
| SN-South Nanaimo | 0 | 13 | 28 | 38 | 32 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 127 |
| UD-University District | 0 | 1 | 12 | 14 | 10 | 13 | 10 | 4 | 4 | 2 | 0 | 0 | 0 | 0 | 70 |
| UP-Uplands | 0 | 0 | 1 | 13 | 21 | 13 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 57 |
| UZ-Upper Lantzville | 0 | 1 | 0 | 0 | 4 | 5 | 4 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 19 |
| ZONE 4 TOTALS | 4 | 27 | 75 | 156 | 218 | 183 | 120 | 80 | 76 | 26 | 8 | 11 | 2 | 7 | 993 |

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to September 30, 2010 = 993

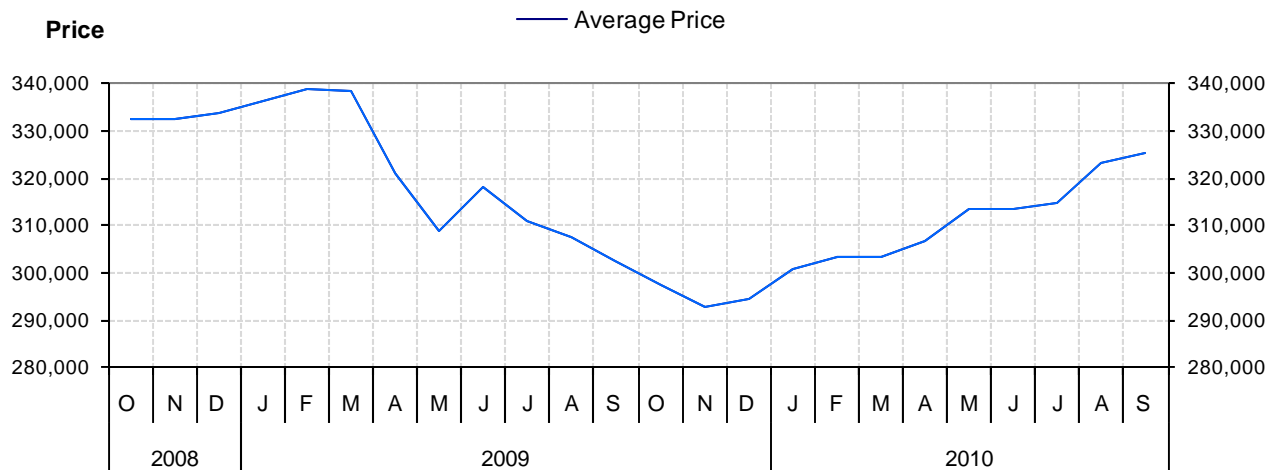
GABRIOLA ISLAND

Comparative Activity by Property Type

| | Current Month | | | 12 Months to Date | | |
|-------------------------------|---------------|-------------|----------|-------------------|--------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Lots | | | | | | |
| Units Listed | 0 | 4 | -100% | 49 | 51 | -4% |
| Units Reported Sold | 1 | 1 | 0% | 22 | 24 | -8% |
| Sell/List Ratio | | 25% | | 45% | 47% | |
| Reported Sales Dollars | \$120,000 | \$80,000 | 50% | \$3,008,499 | \$3,129,100 | -4% |
| Average Sell Price / Unit | \$120,000 | \$80,000 | 50% | \$136,750 | \$130,379 | 5% |
| Median Sell Price | \$120,000 | | | \$138,000 | | |
| Sell Price / List Price Ratio | 93% | 90% | | 92% | 90% | |
| Days to Sell | 119 | 106 | 12% | 82 | 96 | -15% |
| Active Listings | 21 | 22 | | | | |
| Single Family | | | | | | |
| Units Listed | 6 | 6 | 0% | 128 | 93 | 38% |
| Units Reported Sold | 2 | 6 | -67% | 61 | 41 | 49% |
| Sell/List Ratio | 33% | 100% | | 48% | 44% | |
| Reported Sales Dollars | \$529,000 | \$1,682,500 | -69% | \$19,839,750 | \$12,400,042 | 60% |
| Average Sell Price / Unit | \$264,500 | \$280,417 | -6% | \$325,242 | \$302,440 | 8% |
| Median Sell Price | \$329,000 | | | \$317,000 | | |
| Sell Price / List Price Ratio | 93% | 95% | | 94% | 92% | |
| Days to Sell | 110 | 65 | 70% | 87 | 79 | 9% |
| Active Listings | 51 | 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.

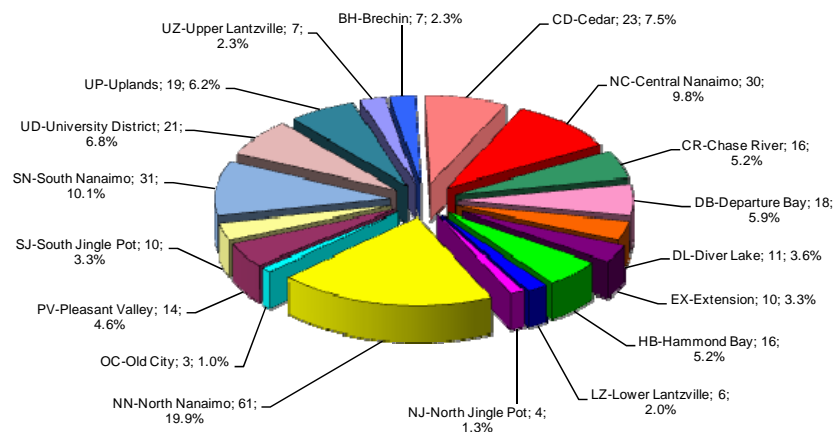
Cumulative Residential Average Single Family Sale Price



3rd Quarter 2010 MLS® Single Family Sales Analysis Unconditional Sales from July 1 to September 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 Mi | OVER 1 Mi | Total |
|------------------------|-----------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|-----------|------------|
| BH-Brechin Hill | 0 | 0 | 2 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| CD-Cedar | 1 | 1 | 1 | 4 | 1 | 2 | 3 | 3 | 4 | 0 | 2 | 1 | 0 | 0 | 23 |
| NC-Central Nanaimo | 0 | 1 | 7 | 13 | 8 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| CR-Chase River | 0 | 1 | 1 | 3 | 4 | 4 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 16 |
| DB-Departure Bay | 0 | 0 | 0 | 2 | 7 | 3 | 1 | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 18 |
| DL-Diver Lake | 0 | 1 | 0 | 1 | 7 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| EX-Extension | 2 | 0 | 1 | 1 | 1 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 10 |
| HB-Hammond Bay | 0 | 1 | 0 | 0 | 2 | 5 | 2 | 1 | 3 | 1 | 0 | 0 | 1 | 0 | 16 |
| LZ-Low er Lantzville | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 6 |
| NJ-North Jingle Pot | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 4 |
| NN-North Nanaimo | 0 | 0 | 1 | 1 | 10 | 12 | 14 | 7 | 12 | 4 | 0 | 0 | 0 | 0 | 61 |
| OC-Old City | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| PV-Pleasant Valley | 0 | 0 | 1 | 0 | 7 | 4 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 14 |
| SJ-South Jingle Pot | 0 | 0 | 2 | 0 | 3 | 2 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 10 |
| SN-South Nanaimo | 0 | 4 | 5 | 8 | 9 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| UD-University District | 0 | 0 | 5 | 4 | 4 | 3 | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 21 |
| UP-Uplands | 0 | 0 | 0 | 4 | 7 | 2 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| UZ-Upper Lantzville | 0 | 1 | 0 | 0 | 1 | 2 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 7 |
| ZONE 4 TOTALS | 3 | 10 | 26 | 43 | 77 | 52 | 37 | 17 | 26 | 5 | 3 | 6 | 1 | 1 | 307 |

3rd Quarter 2010 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales July 1 to September 30, 2010 = 307