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RE/MAX
of Nanaimo
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Market Statistics

February 2011



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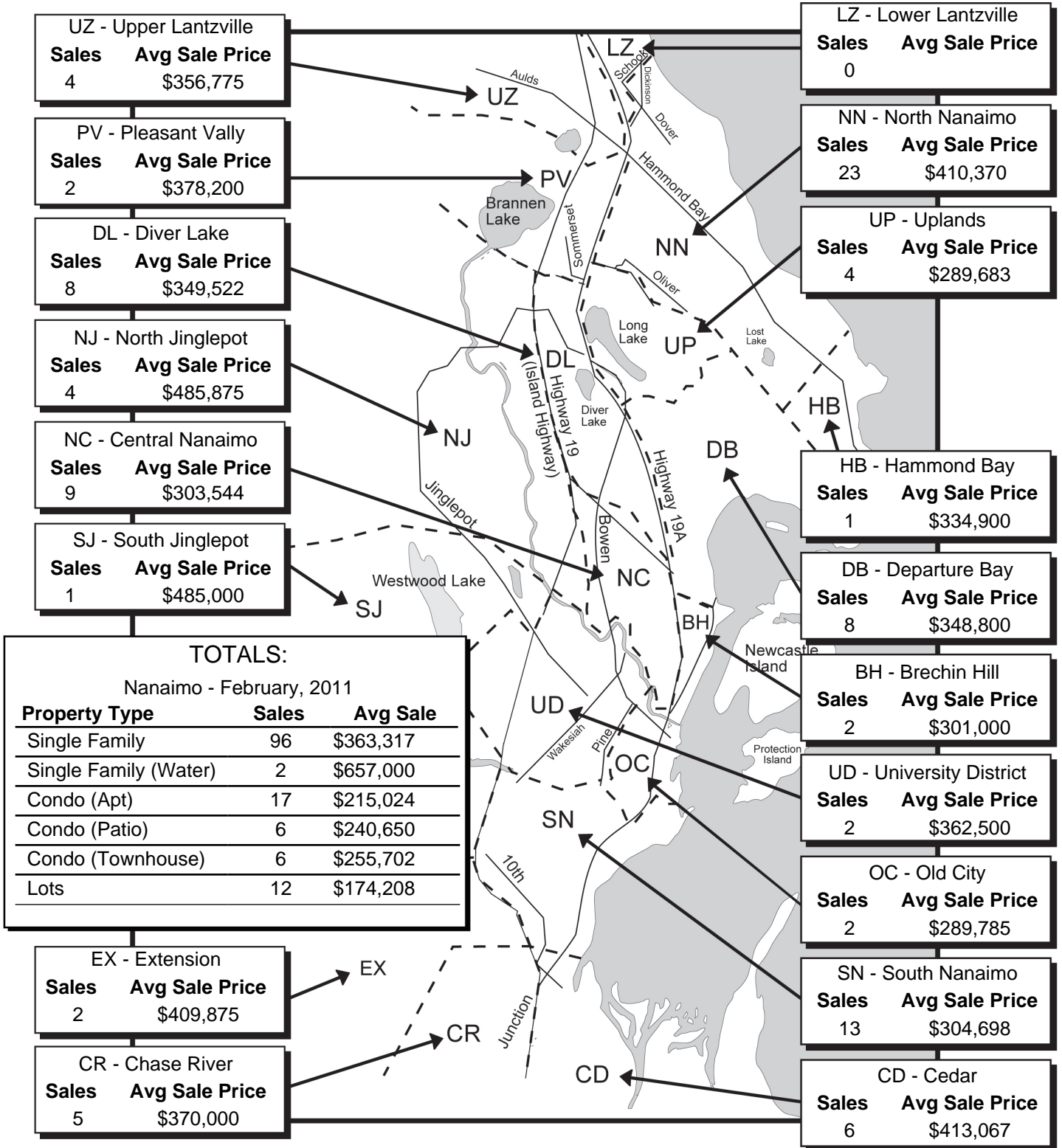


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Nanaimo

Home Sales for the month of February, 2011

(Single Family)

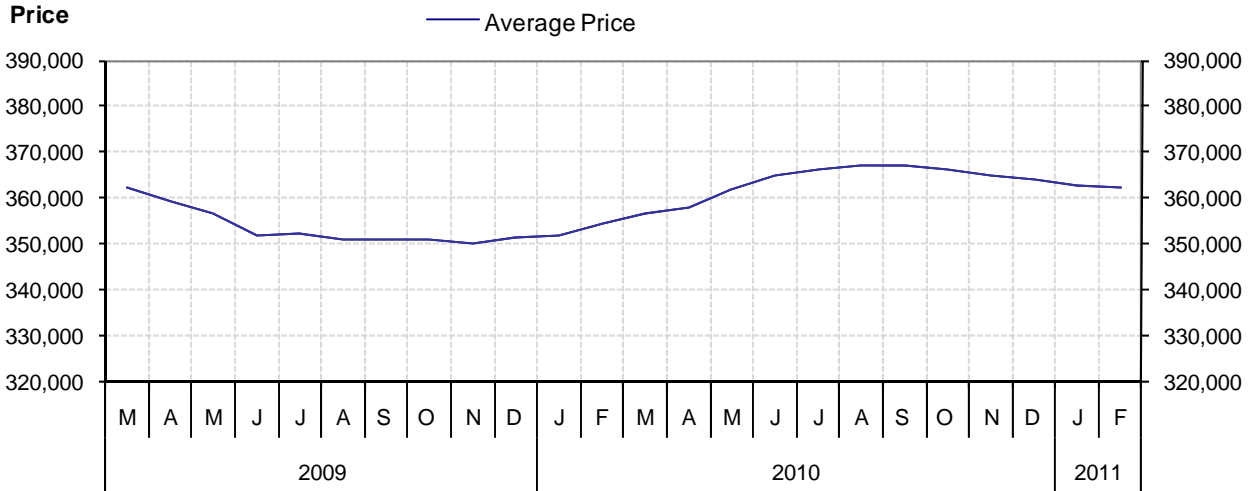


Average sale price does not include Waterfront.

Nanaimo

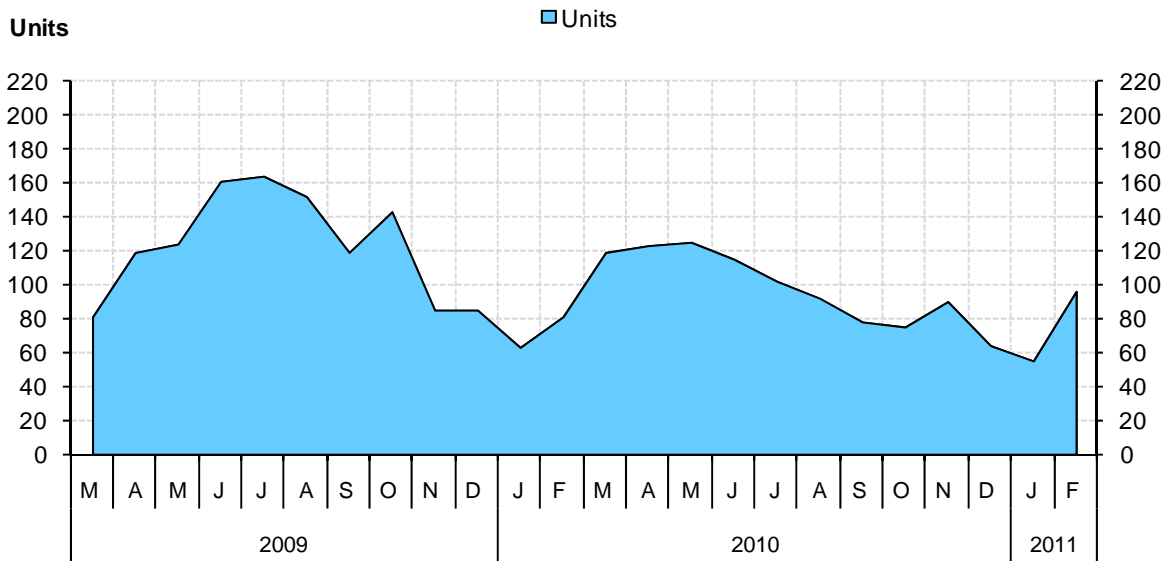
as at February 28, 2011

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	11	10	10%	196	302	-35%
Units Reported Sold	12	17	-29%	110	140	-21%
Sell/List Ratio	109%	170%		56%	46%	
Reported Sales Dollars	\$2,090,500	\$2,116,500	-1%	\$17,015,285	\$20,106,125	-15%
Average Sell Price / Unit	\$174,208	\$124,500	40%	\$154,684	\$143,615	8%
Median Sell Price	\$174,000			\$153,900		
Sell Price / List Price Ratio	98%	101%		95%	95%	
Days to Sell	81	112	-28%	112	100	12%
Active Listings	65	113				
Single Family						
Units Listed	224	221	1%	2364	2275	4%
Units Reported Sold	96	81	19%	1131	1371	-18%
Sell/List Ratio	43%	37%		48%	60%	
Reported Sales Dollars	\$34,878,402	\$30,030,488	16%	\$409,819,007	\$486,214,436	-16%
Average Sell Price / Unit	\$363,317	\$370,747	-2%	\$362,351	\$354,642	2%
Median Sell Price	\$369,500			\$349,900		
Sell Price / List Price Ratio	95%	98%		96%	96%	
Days to Sell	68	35	93%	53	52	2%
Active Listings	500	485				
Condos (Apt)						
Units Listed	53	48	10%	702	564	24%
Units Reported Sold	17	27	-37%	228	278	-18%
Sell/List Ratio	32%	56%		32%	49%	
Reported Sales Dollars	\$3,655,400	\$6,419,102	-43%	\$53,809,189	\$60,841,574	-12%
Average Sell Price / Unit	\$215,024	\$237,745	-10%	\$236,005	\$218,855	8%
Median Sell Price	\$187,000			\$220,900		
Sell Price / List Price Ratio	94%	94%		96%	93%	
Days to Sell	95	75	26%	67	88	-24%
Active Listings	212	163				
Condos (Patio)						
Units Listed	6	7	-14%	91	102	-11%
Units Reported Sold	6	2	200%	47	56	-16%
Sell/List Ratio	100%	29%		52%	55%	
Reported Sales Dollars	\$1,443,900	\$524,900	175%	\$12,487,341	\$15,806,216	-21%
Average Sell Price / Unit	\$240,650	\$262,450	-8%	\$265,688	\$282,254	-6%
Median Sell Price	\$252,500			\$280,000		
Sell Price / List Price Ratio	97%	96%		97%	96%	
Days to Sell	82	39	111%	67	69	-2%
Active Listings	26	27				
Condos (Twnhse)						
Units Listed	66	37	78%	490	403	22%
Units Reported Sold	6	17	-65%	161	193	-17%
Sell/List Ratio	9%	46%		33%	48%	
Reported Sales Dollars	\$1,534,209	\$4,281,657	-64%	\$42,550,223	\$49,485,428	-14%
Average Sell Price / Unit	\$255,702	\$251,862	2%	\$264,287	\$256,401	3%
Median Sell Price	\$299,900			\$249,000		
Sell Price / List Price Ratio	100%	98%		102%	95%	
Days to Sell	87	64	35%	66	79	-16%
Active Listings	183	122				

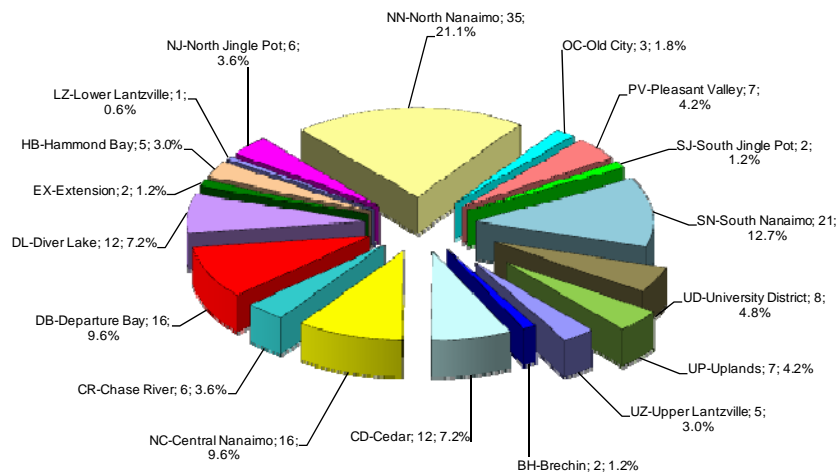
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to February 28, 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	1	1	0	0	0	0	0	0	0	0	0	2
CD-Cedar	0	0	2	2	1	1	1	2	1	1	0	0	1	0	12
NC-Central Nanaimo	0	0	4	5	5	2	0	0	0	0	0	0	0	0	16
CR-Chase River	0	0	0	1	2	0	3	0	0	0	0	0	0	0	6
DB-Departure Bay	0	0	0	0	8	4	2	1	1	0	0	0	0	0	16
DL-Diver Lake	0	1	1	3	4	1	0	2	0	0	0	0	0	0	12
EX-Extension	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
HB-Hammond Bay	0	0	0	0	3	1	0	1	0	0	0	0	0	0	5
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	2	0	1	2	1	0	0	0	0	6
NN-North Nanaimo	0	0	0	1	3	10	12	3	4	1	0	1	0	0	35
OC-Old City	0	1	1	0	0	1	0	0	0	0	0	0	0	0	3
PV-Pleasant Valley	0	1	0	0	1	4	1	0	0	0	0	0	0	0	7
SJ-South Jingle Pot	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
SN-South Nanaimo	0	3	1	5	7	4	1	0	0	0	0	0	0	0	21
UD-University District	0	2	0	1	1	1	2	0	1	0	0	0	0	0	8
UP-Uplands	0	0	1	2	1	1	1	0	0	1	0	0	0	0	7
UZ-Upper Lantzville	0	0	1	1	1	0	1	1	0	0	0	0	0	0	5
ZONE 4 TOTALS	0	8	11	22	39	33	25	13	9	4	0	1	1	0	166

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to February 28, 2011 = 166

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	2	3	-33%	43	51	-16%
Units Reported Sold	1	2	-50%	20	24	-17%
Sell/List Ratio	50%	67%		47%	47%	
Reported Sales Dollars	\$120,000	\$249,000	-52%	\$2,696,999	\$3,180,000	-15%
Average Sell Price / Unit	\$120,000	\$124,500	-4%	\$134,850	\$132,500	2%
Median Sell Price	\$120,000			\$138,000		
Sell Price / List Price Ratio	81%	92%		92%	89%	
Days to Sell	219	108	104%	84	114	-26%
Active Listings	19	20				
Single Family						
Units Listed	8	17	-53%	112	113	-1%
Units Reported Sold	2	2	0%	43	57	-25%
Sell/List Ratio	25%	12%		38%	50%	
Reported Sales Dollars	\$529,000	\$710,000	-25%	\$13,957,400	\$17,301,250	-19%
Average Sell Price / Unit	\$264,500	\$355,000	-25%	\$324,591	\$303,531	7%
Median Sell Price	\$270,000			\$319,000		
Sell Price / List Price Ratio	95%	96%		94%	93%	
Days to Sell	134	156	-14%	88	90	-2%
Active Listings	39	33				

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

