



JOHN COOPER | ISLAND LIFE

RE/MAX
of Nanaimo
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MLS
MULTIPLE LISTING SERVICE®

Market Statistics

March 2011



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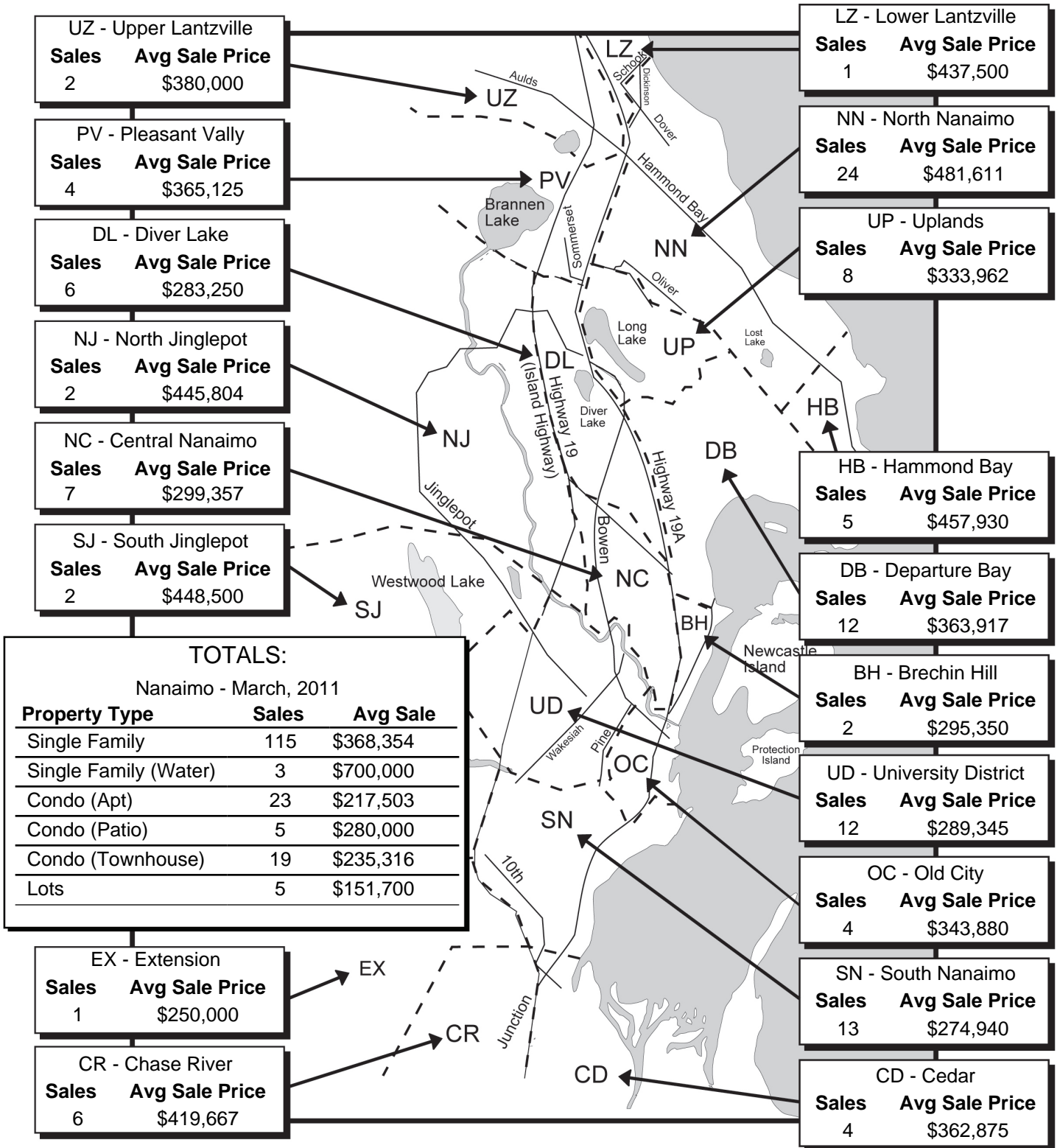


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Nanaimo

Home Sales for the month of March, 2011

(Single Family)

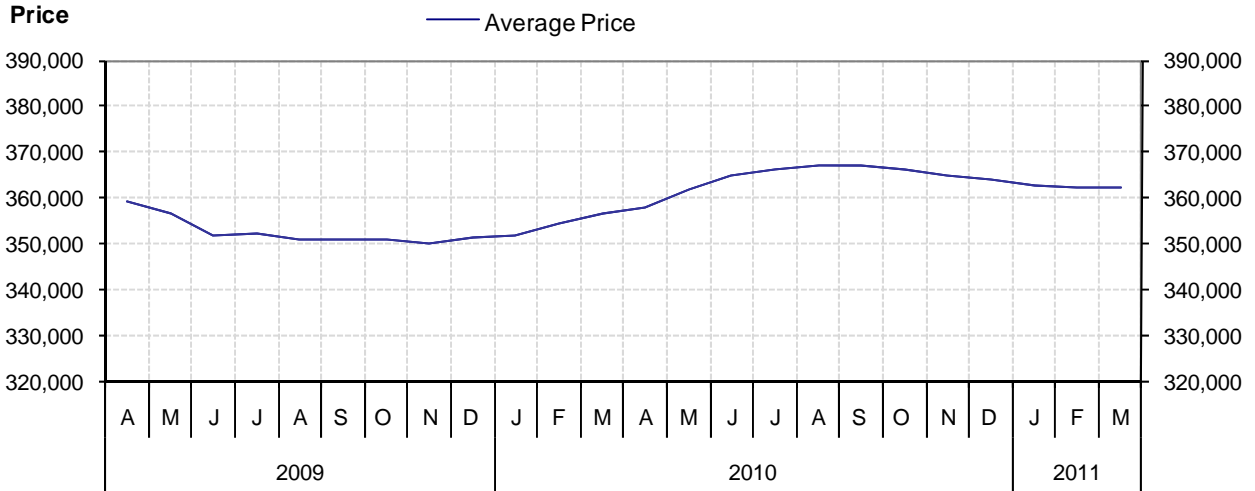


Average sale price does not include Waterfront.

Nanaimo

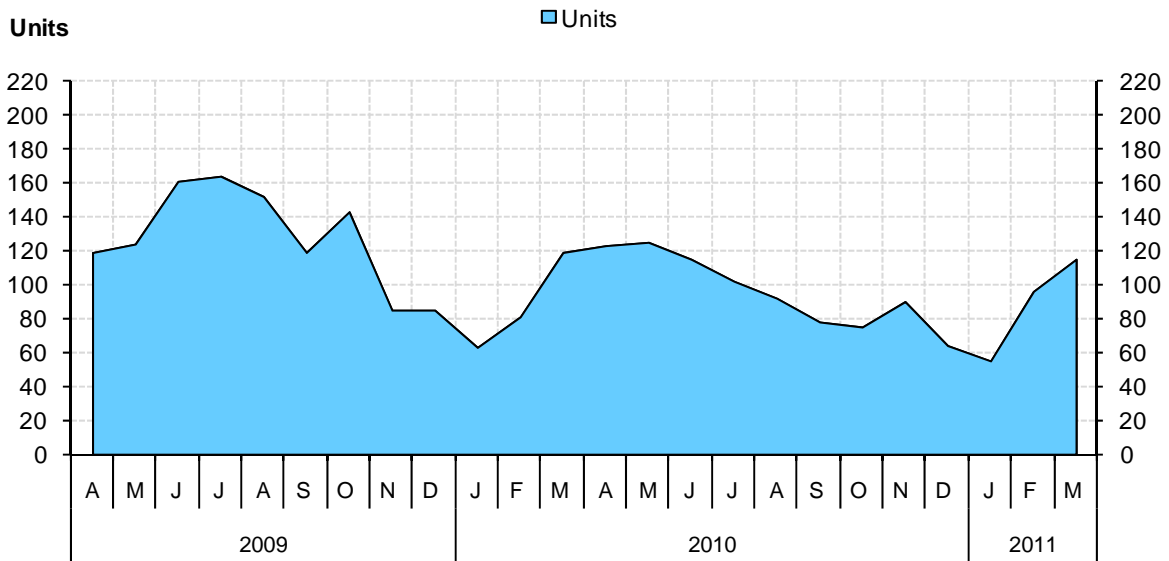
as at March 31, 2011

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	16	21	-24%	192	308	-38%
Units Reported Sold	5	18	-72%	97	152	-36%
Sell/List Ratio	31%	86%		51%	49%	
Reported Sales Dollars	\$758,500	\$2,927,200	-74%	\$14,846,585	\$22,167,425	-33%
Average Sell Price / Unit	\$151,700	\$162,622	-7%	\$153,058	\$145,838	5%
Median Sell Price	\$172,000			\$154,900		
Sell Price / List Price Ratio	91%	95%		94%	95%	
Days to Sell	91	121	-24%	109	100	9%
Active Listings	75	94				
Single Family						
Units Listed	247	257	-4%	2353	2312	2%
Units Reported Sold	115	118	-3%	1128	1408	-20%
Sell/List Ratio	47%	46%		48%	61%	
Reported Sales Dollars	\$42,360,720	\$43,379,594	-2%	\$408,808,133	\$502,513,757	-19%
Average Sell Price / Unit	\$368,354	\$367,624	0%	\$362,419	\$356,899	2%
Median Sell Price	\$348,000			\$347,000		
Sell Price / List Price Ratio	97%	98%		96%	96%	
Days to Sell	55	41	35%	54	51	7%
Active Listings	565	547				
Condos (Apt)						
Units Listed	75	84	-11%	694	601	15%
Units Reported Sold	23	30	-23%	219	296	-26%
Sell/List Ratio	31%	36%		32%	49%	
Reported Sales Dollars	\$5,002,575	\$8,129,535	-38%	\$50,157,429	\$66,760,968	-25%
Average Sell Price / Unit	\$217,503	\$270,984	-20%	\$229,029	\$225,544	2%
Median Sell Price	\$197,900			\$220,000		
Sell Price / List Price Ratio	93%	97%		95%	94%	
Days to Sell	102	52	95%	73	82	-11%
Active Listings	250	192				
Condos (Patio)						
Units Listed	7	2	250%	96	93	3%
Units Reported Sold	5	4	25%	48	58	-17%
Sell/List Ratio	71%	200%		50%	62%	
Reported Sales Dollars	\$1,400,000	\$1,168,000	20%	\$12,719,341	\$16,461,716	-23%
Average Sell Price / Unit	\$280,000	\$292,000	-4%	\$264,986	\$283,823	-7%
Median Sell Price	\$295,000			\$280,000		
Sell Price / List Price Ratio	96%	99%		97%	97%	
Days to Sell	109	26	312%	75	66	14%
Active Listings	27	22				
Condos (Twnhse)						
Units Listed	46	61	-25%	475	409	16%
Units Reported Sold	19	15	27%	165	200	-18%
Sell/List Ratio	41%	25%		35%	49%	
Reported Sales Dollars	\$4,471,000	\$3,563,000	25%	\$43,458,223	\$51,091,591	-15%
Average Sell Price / Unit	\$235,316	\$237,533	-1%	\$263,383	\$255,458	3%
Median Sell Price	\$230,000			\$249,000		
Sell Price / List Price Ratio	96%	97%		102%	96%	
Days to Sell	54	49	10%	67	77	-13%
Active Listings	172	153				

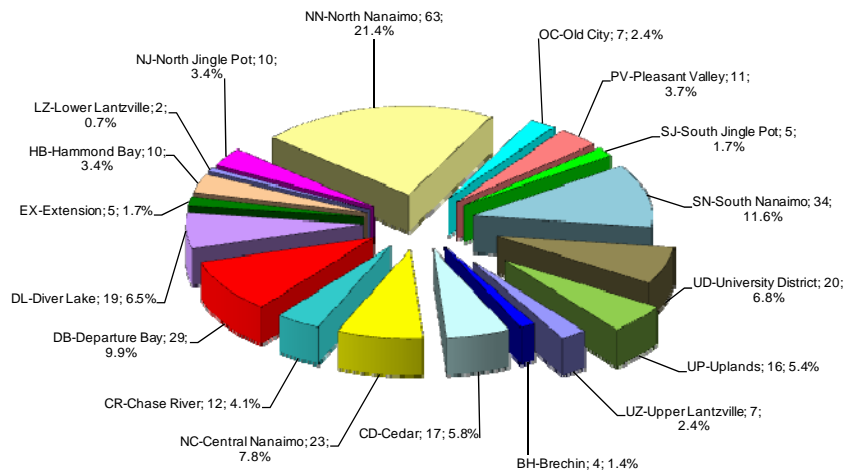
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 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	2	2	0	0	0	0	0	0	0	0	0	4
CD-Cedar	0	0	3	3	3	1	1	3	1	1	0	0	1	0	17
NC-Central Nanaimo	0	0	5	7	8	3	0	0	0	0	0	0	0	0	23
CR-Chase River	0	0	0	1	2	2	6	1	0	0	0	0	0	0	12
DB-Departure Bay	0	0	0	1	15	6	4	1	2	0	0	0	0	0	29
DL-Diver Lake	0	1	4	3	7	2	0	2	0	0	0	0	0	0	19
EX-Extension	0	0	1	0	1	2	1	0	0	0	0	0	0	0	5
HB-Hammond Bay	0	0	0	0	5	1	0	3	0	1	0	0	0	0	10
LZ-Low er Lantzville	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
NJ-North Jingle Pot	0	0	0	0	0	3	0	2	2	1	2	0	0	0	10
NN-North Nanaimo	0	0	0	2	7	15	17	4	12	1	2	3	0	0	63
OC-Old City	0	1	1	1	1	2	1	0	0	0	0	0	0	0	7
PV-Pleasant Valley	0	1	0	0	2	7	1	0	0	0	0	0	0	0	11
SJ-South Jingle Pot	0	0	0	0	0	0	1	3	1	0	0	0	0	0	5
SN-South Nanaimo	0	7	2	8	9	7	1	0	0	0	0	0	0	0	34
UD-University District	0	2	2	6	6	1	2	0	1	0	0	0	0	0	20
UP-Uplands	0	0	1	4	5	3	2	0	0	1	0	0	0	0	16
UZ-Upper Lantzville	0	0	1	1	2	0	2	1	0	0	0	0	0	0	7
ZONE 4 TOTALS	0	12	20	39	76	55	40	20	19	5	4	3	1	0	294

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to March 31, 2011 = 294

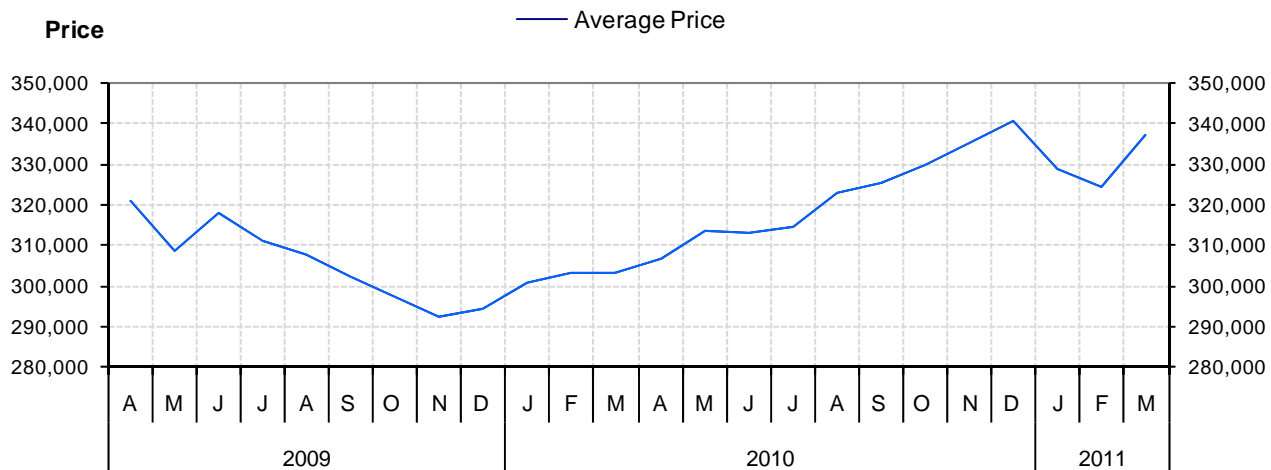
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Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	6	4	50%	45	52	-13%
Units Reported Sold	1	2	-50%	19	25	-24%
Sell/List Ratio	17%	50%		42%	48%	
Reported Sales Dollars	\$155,000	\$401,000	-61%	\$2,450,999	\$3,427,000	-28%
Average Sell Price / Unit	\$155,000	\$200,500	-23%	\$129,000	\$137,080	-6%
Median Sell Price	\$155,000			\$138,000		
Sell Price / List Price Ratio	100%	95%		92%	90%	
Days to Sell	1	13	-92%	87	110	-21%
Active Listings	21	19				
Single Family						
Units Listed	9	17	-47%	104	121	-14%
Units Reported Sold	4	5	-20%	42	61	-31%
Sell/List Ratio	44%	29%		40%	50%	
Reported Sales Dollars	\$1,696,000	\$1,480,500	15%	\$14,172,900	\$18,501,750	-23%
Average Sell Price / Unit	\$424,000	\$296,100	43%	\$337,450	\$303,307	11%
Median Sell Price	\$315,000			\$319,000		
Sell Price / List Price Ratio	96%	98%		94%	93%	
Days to Sell	80	27	190%	94	86	10%
Active Listings	39	43				

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



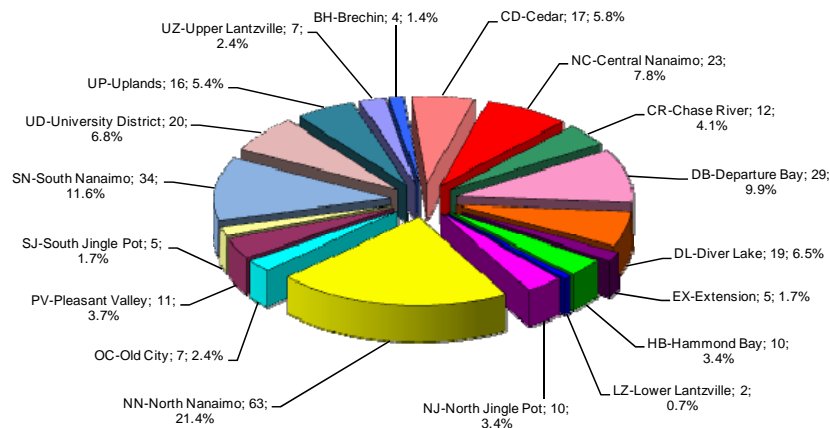
1st Quarter 2011

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 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 Mi	OVER 1 Mi	Total
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EX-Extension	0	0	1	0	1	2	1	0	0	0	0	0	0	0	5
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NJ-North Jingle Pot	0	0	0	0	0	3	0	2	2	1	2	0	0	0	10
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1st Quarter 2011 Single Family Sales Nanaimo by Subarea



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