



# Market Statistics

*April 2010*



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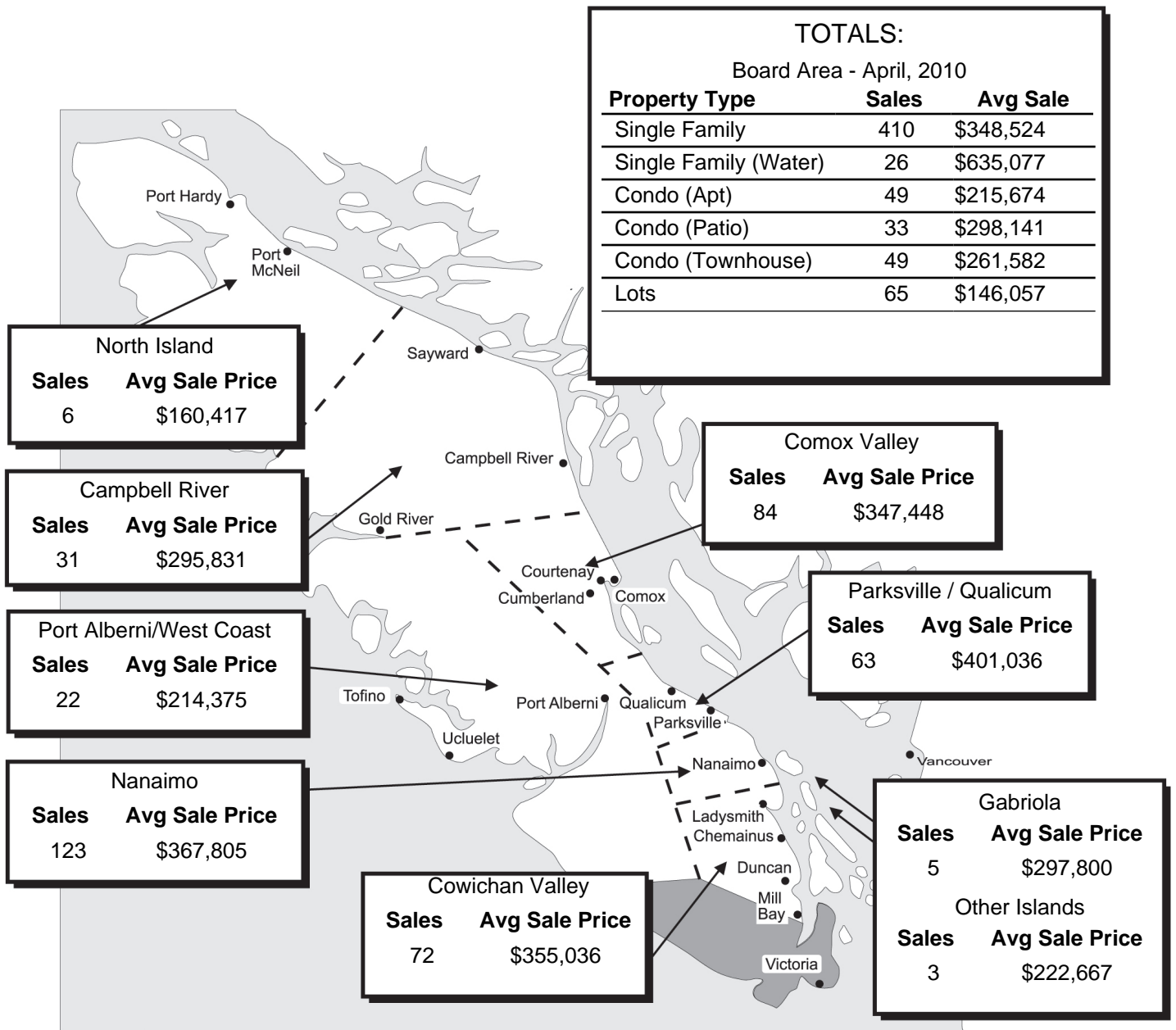
**RE/MAX**  
of Nanaimo  
250-754-1223

# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of April, 2010

(Single Family)

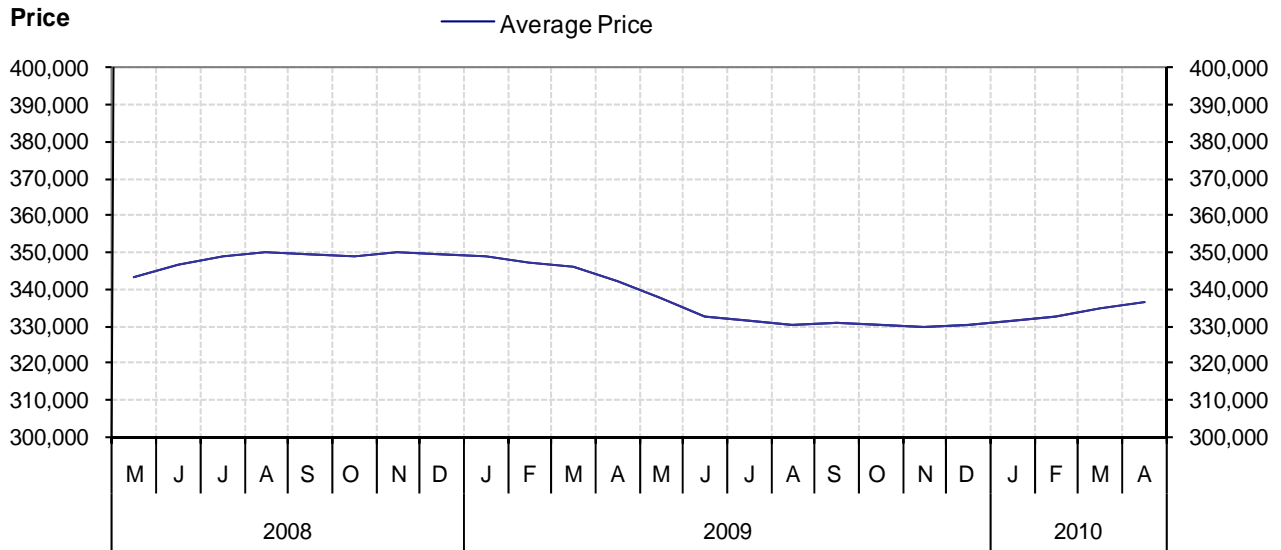


Average sale price does not include Waterfront.

# Board Area

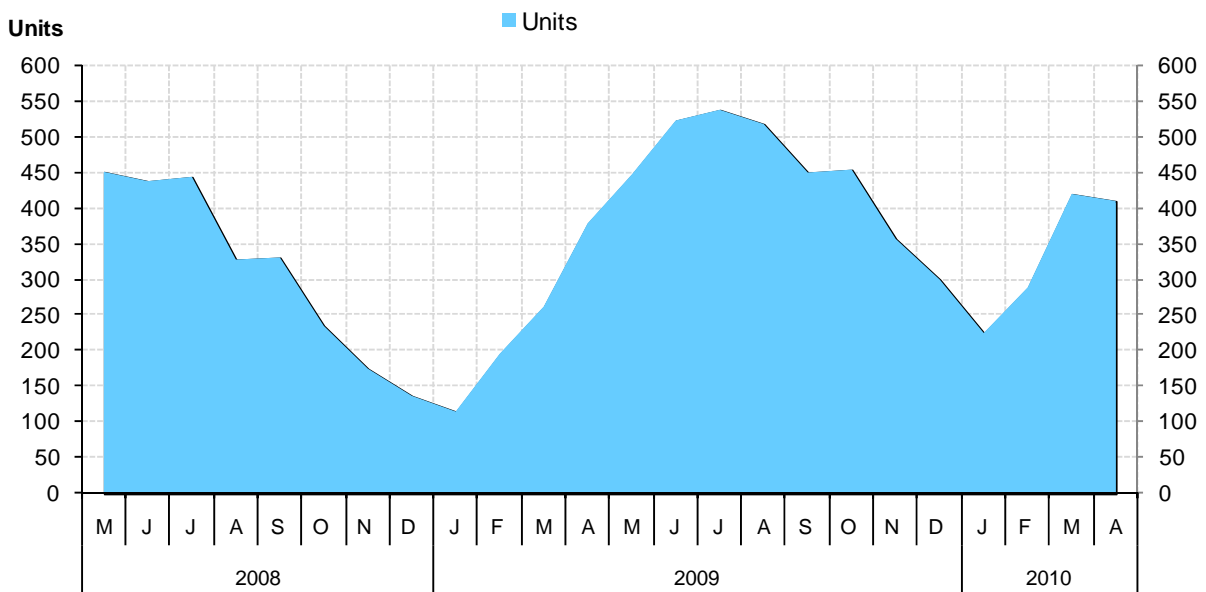
## as at April 30, 2010

### 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

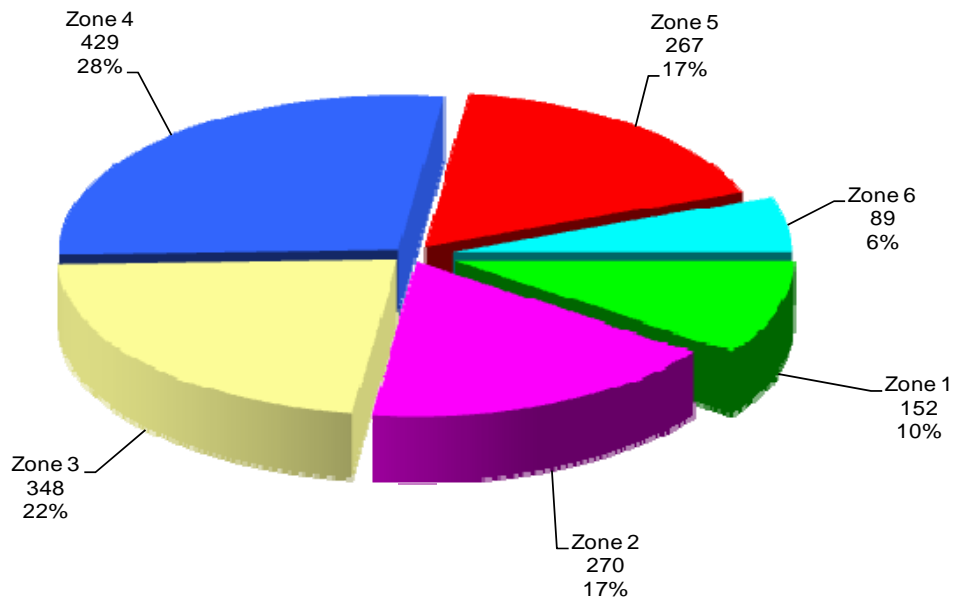


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	134	114	18%	1566	1667	-6%
Units Reported Sold	65	32	103%	730	293	149%
Sell/List Ratio	49%	28%		47%	18%	
Reported Sales Dollars	\$9,493,725	\$3,274,600	190%	\$99,483,180	\$39,681,017	151%
Average Sell Price / Unit	\$146,057	\$102,331	43%	\$136,278	\$135,430	1%
Median Sell Price	\$144,000			\$129,900		
Sell Price / List Price Ratio	98%	86%		94%	92%	
Days to Sell	144	126	14%	162	133	22%
Active Listings	868	1083				
<b>Single Family</b>						
Units Listed	987	797	24%	8717	8985	-3%
Units Reported Sold	410	378	8%	4910	3481	41%
Sell/List Ratio	42%	47%		56%	39%	
Reported Sales Dollars	\$142,895,005	\$123,952,319	15%	\$1,652,216,466	\$1,190,562,520	39%
Average Sell Price / Unit	\$348,524	\$327,916	6%	\$336,500	\$342,017	-2%
Median Sell Price	\$342,000			\$325,000		
Sell Price / List Price Ratio	96%	93%		95%	93%	
Days to Sell	55	71	-23%	71	68	5%
Active Listings	2818	2837				
<b>Condos (Apt)</b>						
Units Listed	274	148	85%	1923	1952	-1%
Units Reported Sold	49	32	53%	699	501	40%
Sell/List Ratio	18%	22%		36%	26%	
Reported Sales Dollars	\$10,568,050	\$5,566,700	90%	\$146,229,238	\$102,524,265	43%
Average Sell Price / Unit	\$215,674	\$173,959	24%	\$209,198	\$204,639	2%
Median Sell Price	\$198,500			\$191,000		
Sell Price / List Price Ratio	94%	90%		92%	94%	
Days to Sell	125	99	26%	110	83	34%
Active Listings	973	813				
<b>Condos (Patio)</b>						
Units Listed	54	36	50%	595	605	-2%
Units Reported Sold	33	15	120%	363	197	84%
Sell/List Ratio	61%	42%		61%	33%	
Reported Sales Dollars	\$9,838,641	\$4,565,095	116%	\$98,179,625	\$59,726,229	64%
Average Sell Price / Unit	\$298,141	\$304,340	-2%	\$270,467	\$303,179	-11%
Median Sell Price	\$285,000			\$270,000		
Sell Price / List Price Ratio	97%	93%		96%	96%	
Days to Sell	89	103	-14%	107	87	23%
Active Listings	198	238				
<b>Condos (Twnhse)</b>						
Units Listed	128	82	56%	1076	1163	-7%
Units Reported Sold	49	44	11%	487	409	19%
Sell/List Ratio	38%	54%		45%	35%	
Reported Sales Dollars	\$12,817,532	\$9,927,360	29%	\$120,567,522	\$94,255,824	28%
Average Sell Price / Unit	\$261,582	\$225,622	16%	\$247,572	\$230,454	7%
Median Sell Price	\$250,000			\$231,900		
Sell Price / List Price Ratio	96%	93%		95%	95%	
Days to Sell	59	110	-46%	82	71	16%
Active Listings	431	445				

**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 For Board Area – by Zone



Total Unconditional Sales January 1 to April 30, 2010 = 1,555

**Zone 1 – Campbell River**  
**Zone 2 – Comox Valley**  
**Zone 3 – Cowichan Valley**  
**Zone 4 – Nanaimo**  
**Zone 5 – Parksville/Qualicum**  
**Zone 6 – Port Alberni/West Coast**