



Market Statistics

December 2009

RE/MAX

JOHN COOPER

ISLANDLIFESTYLE.CA

1.866.956.6228

john@islandlifestyle.ca



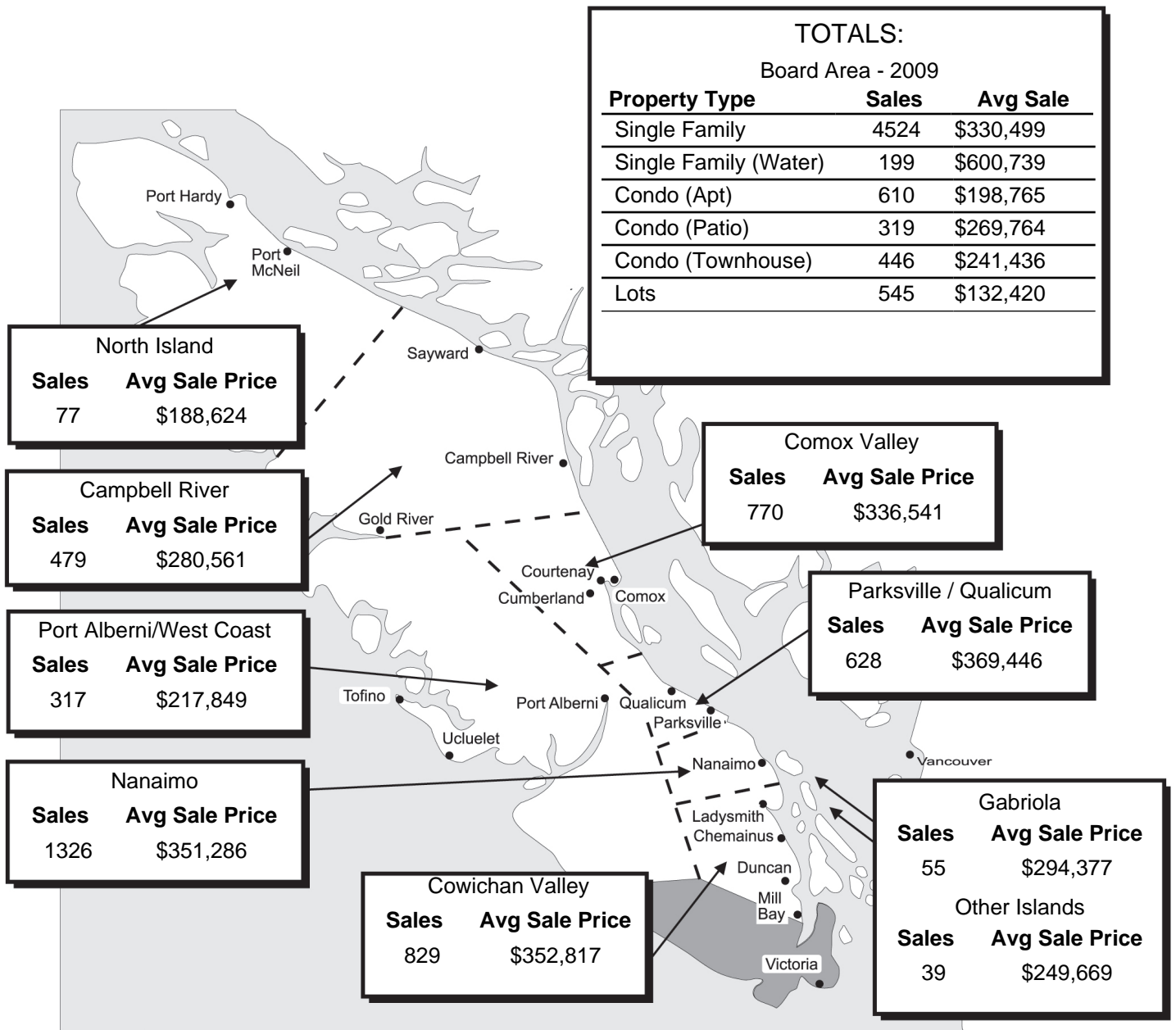
RE/MAX
of Nanaimo
250-754-1223

Vancouver Island Real Estate Board

Board Area Home Sales

Annual Home Sales for 2009

(Single Family)

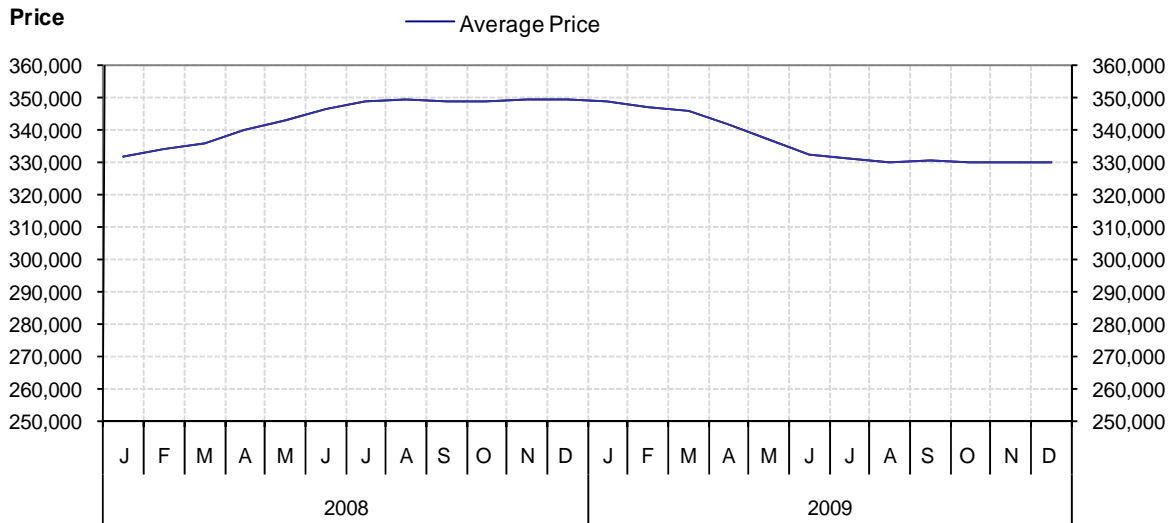


Average sale price does not include Waterfront.

Board Area

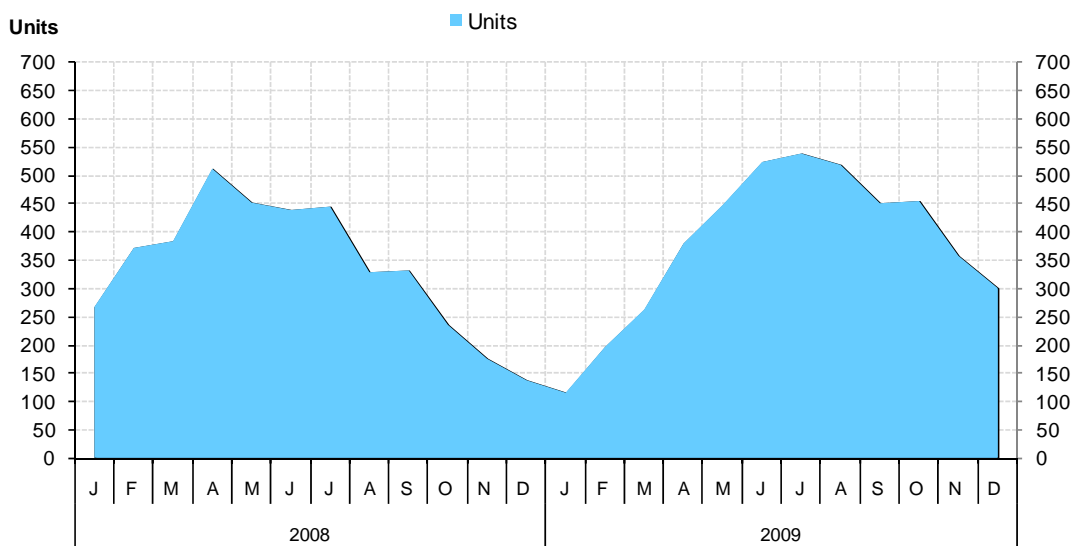
as at December 31, 2009

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

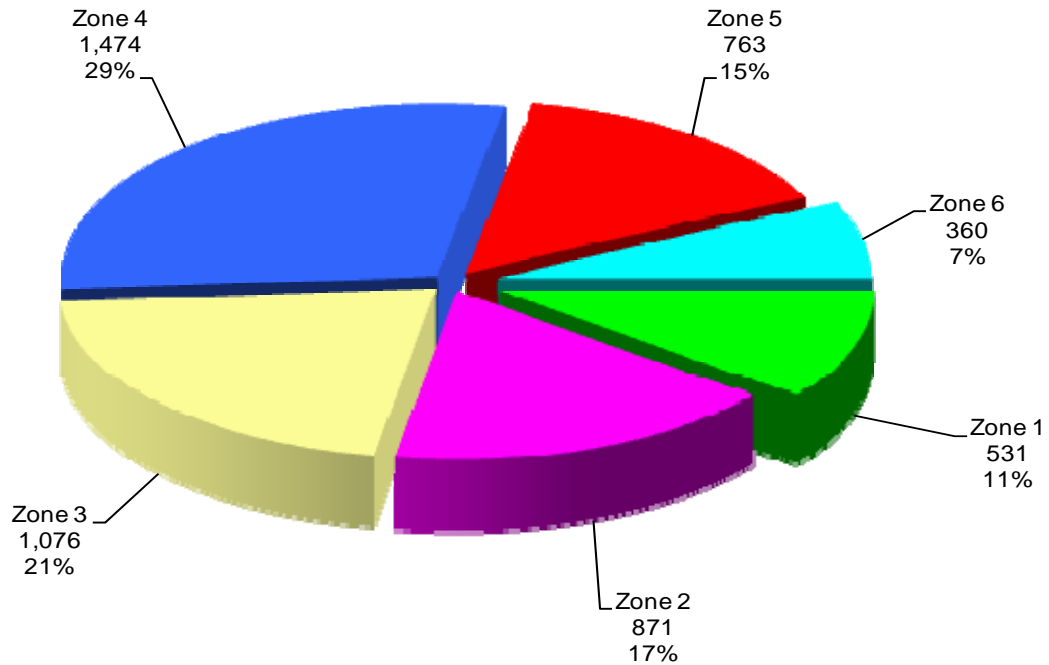


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	44	79	-44%	1533	1802	-15%
Units Reported Sold	77	6	1183%	545	488	12%
Sell/List Ratio	175%	8%		36%	27%	
Reported Sales Dollars	\$9,669,970	\$678,100	1326%	\$72,168,965	\$68,457,124	5%
Average Sell Price / Unit	\$125,584	\$113,017	11%	\$132,420	\$140,281	-6%
Median Sell Price	\$118,000			\$126,000		
Sell Price / List Price Ratio	95%	88%		92%	95%	
Days to Sell	163	201	-19%	164	136	20%
Active Listings	777	849				
Single Family						
Units Listed	348	302	15%	8188	9450	-13%
Units Reported Sold	300	136	121%	4524	4057	12%
Sell/List Ratio	86%	45%		55%	43%	
Reported Sales Dollars	\$102,337,884	\$45,957,888	123%	\$1,495,175,772	\$1,418,246,673	5%
Average Sell Price / Unit	\$341,126	\$337,926	1%	\$330,499	\$349,580	-5%
Median Sell Price	\$325,000			\$320,000		
Sell Price / List Price Ratio	94%	90%		94%	95%	
Days to Sell	74	78	-4%	77	60	28%
Active Listings	1614	2245				
Condos (Apt)						
Units Listed	94	78	21%	1665	2115	-21%
Units Reported Sold	45	34	32%	610	673	-9%
Sell/List Ratio	48%	44%		37%	32%	
Reported Sales Dollars	\$8,244,890	\$5,529,800	49%	\$121,246,440	\$144,010,898	-16%
Average Sell Price / Unit	\$183,220	\$162,641	13%	\$198,765	\$213,984	-7%
Median Sell Price	\$180,000			\$185,000		
Sell Price / List Price Ratio	90%	90%		92%	96%	
Days to Sell	108	117	-7%	108	76	41%
Active Listings	629	846				
Condos (Patio)						
Units Listed	21	11	91%	569	570	0%
Units Reported Sold	18	8	125%	319	251	27%
Sell/List Ratio	86%	73%		56%	44%	
Reported Sales Dollars	\$4,370,900	\$2,018,200	117%	\$86,054,638	\$75,723,172	14%
Average Sell Price / Unit	\$242,828	\$252,275	-4%	\$269,764	\$301,686	-11%
Median Sell Price	\$247,000			\$270,000		
Sell Price / List Price Ratio	96%	93%		95%	97%	
Days to Sell	84	74	14%	113	78	44%
Active Listings	182	192				
Condos (Twnhse)						
Units Listed	55	34	62%	994	1235	-20%
Units Reported Sold	25	19	32%	446	465	-4%
Sell/List Ratio	45%	56%		45%	38%	
Reported Sales Dollars	\$6,639,732	\$3,841,700	73%	\$107,680,367	\$112,026,378	-4%
Average Sell Price / Unit	\$265,589	\$202,195	31%	\$241,436	\$240,917	0%
Median Sell Price	\$257,896			\$222,000		
Sell Price / List Price Ratio	94%	91%		94%	96%	
Days to Sell	130	72	81%	88	63	41%
Active Listings	325	403				

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.

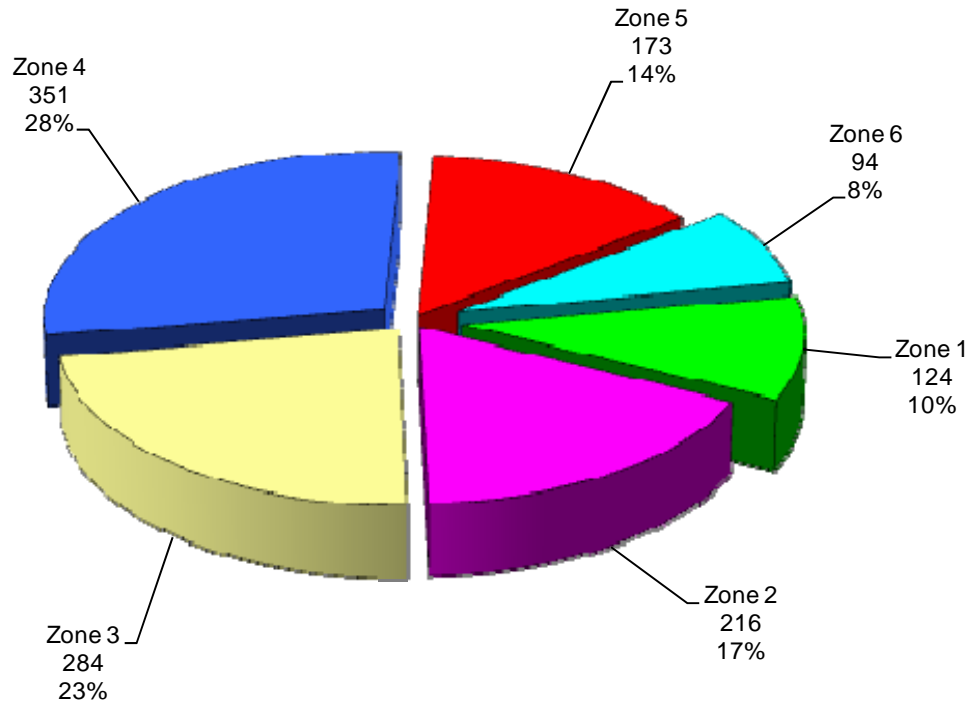
MLS® Single Family Sales Analysis For Board Area – by Zone



Total Unconditional Sales January 1 to December 31, 2009 = 5,075

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

4th Quarter 2009
MLS® Single Family Sales Analysis
For Board Area – By Zone



Total Unconditional Sales - 1,242
4th Quarter - October 1 to December 31, 2009

- 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**