



# Market Statistics

*May 2010*



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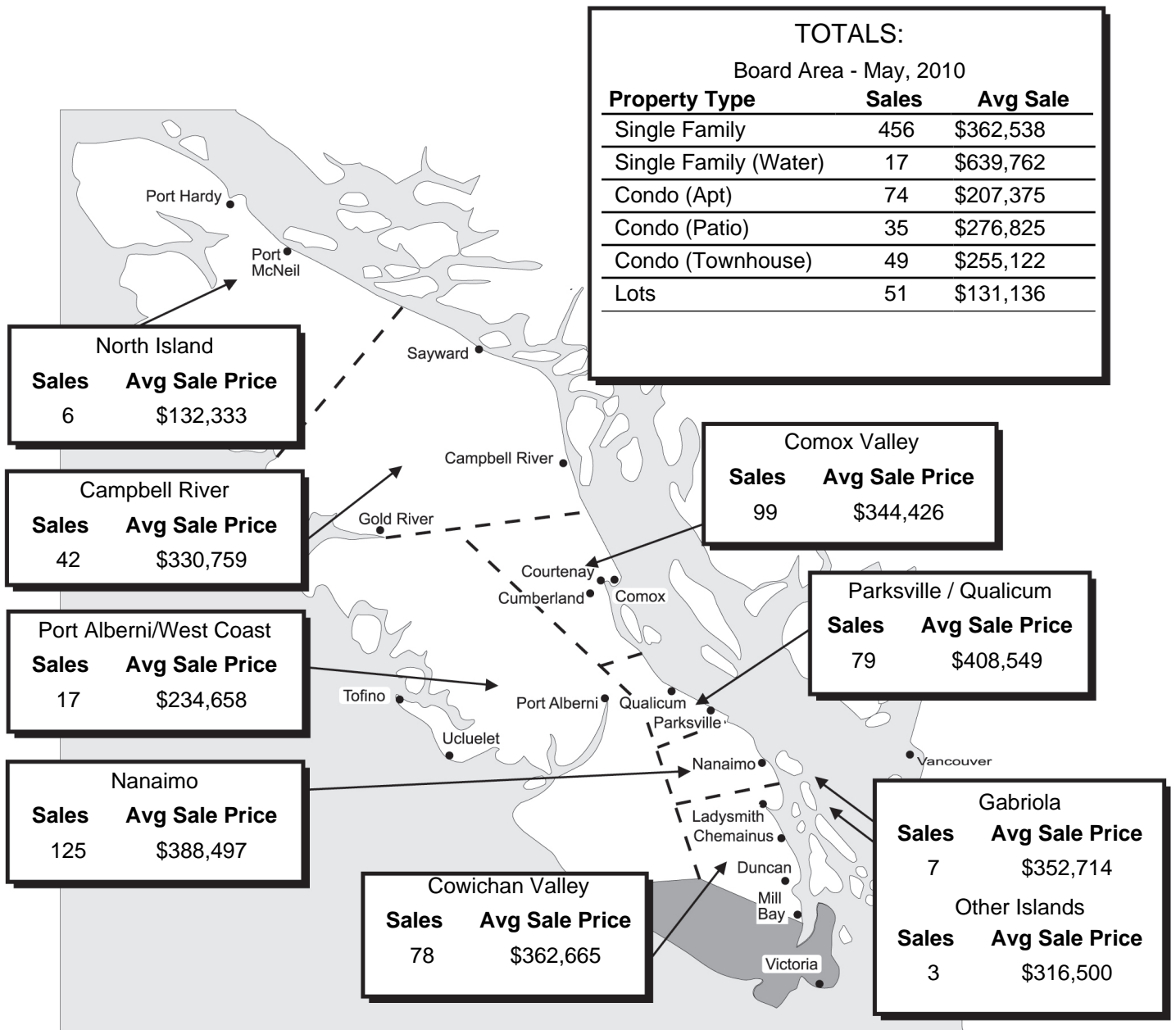
**RE/MAX**  
of Nanaimo  
250-754-1223

# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of May, 2010

(Single Family)

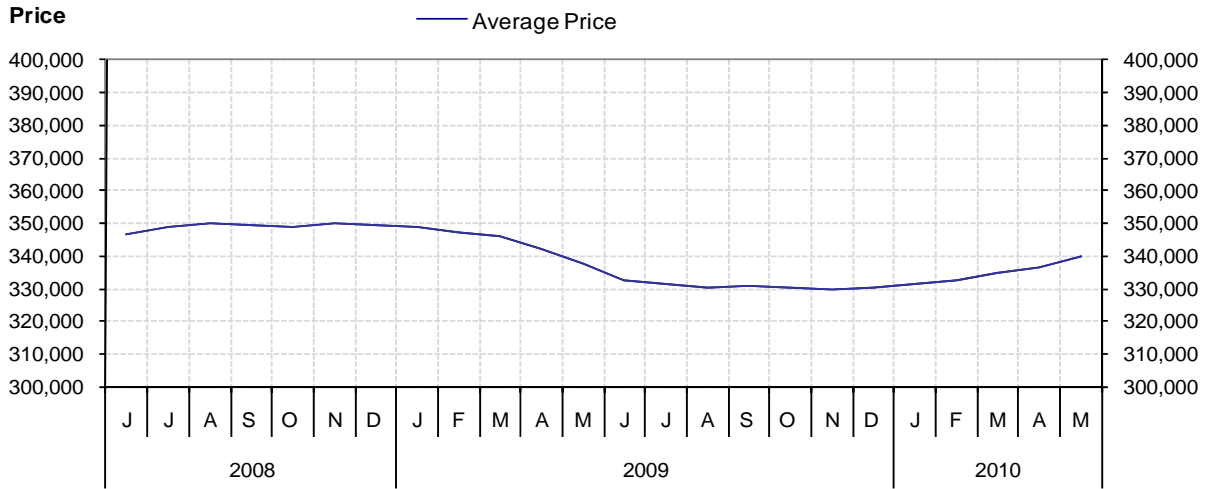


Average sale price does not include Waterfront.

# Board Area

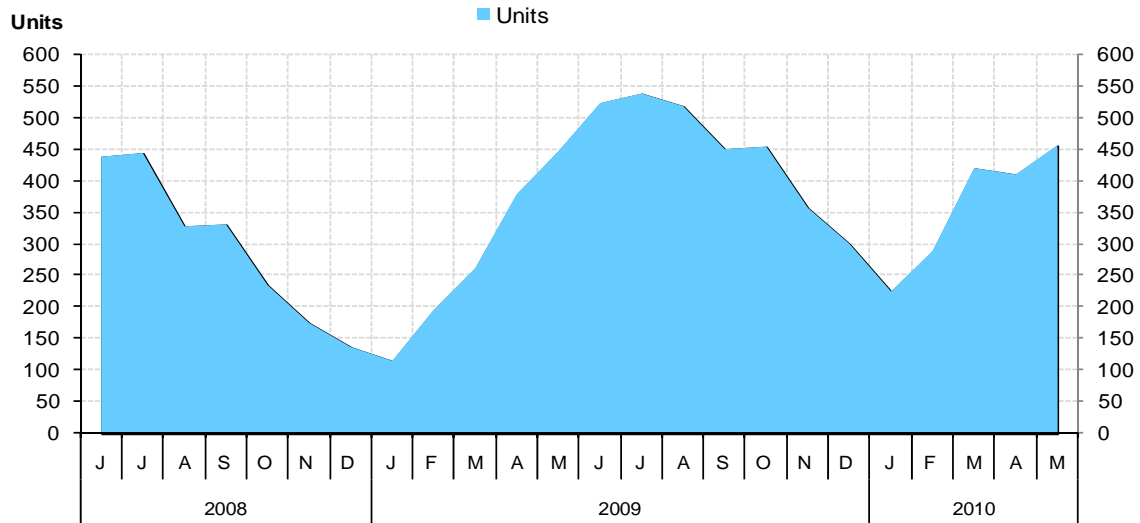
## as at May 31, 2010

### 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

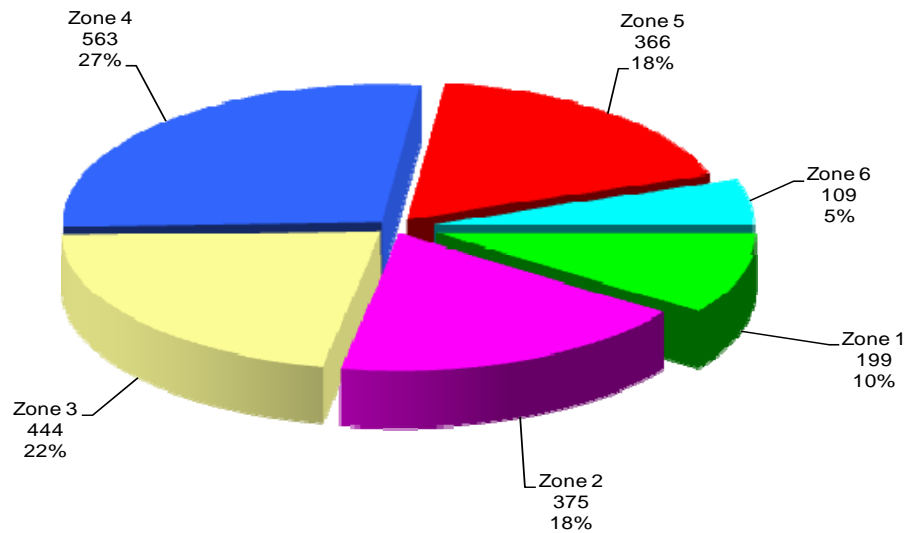


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	93	142	-35%	1517	1626	-7%
Units Reported Sold	51	44	16%	732	281	160%
Sell/List Ratio	55%	31%		48%	17%	
Reported Sales Dollars	\$6,687,950	\$5,819,900	15%	\$99,581,730	\$37,222,917	168%
Average Sell Price / Unit	\$131,136	\$132,270	-1%	\$136,041	\$132,466	3%
Median Sell Price	\$128,950			\$129,000		
Sell Price / List Price Ratio	95%	89%		94%	90%	
Days to Sell	229	169	36%	167	141	18%
Active Listings	855	1114				
<b>Single Family</b>						
Units Listed	942	808	17%	8847	8755	1%
Units Reported Sold	456	445	2%	4919	3478	41%
Sell/List Ratio	48%	55%		56%	40%	
Reported Sales Dollars	\$165,317,115	\$143,966,811	15%	\$1,672,512,770	\$1,173,662,321	43%
Average Sell Price / Unit	\$362,538	\$323,521	12%	\$340,011	\$337,453	1%
Median Sell Price	\$351,000			\$329,000		
Sell Price / List Price Ratio	96%	93%		95%	93%	
Days to Sell	53	83	-36%	68	72	-5%
Active Listings	3004	2876				
<b>Condos (Apt)</b>						
Units Listed	205	120	71%	2008	1800	12%
Units Reported Sold	74	46	61%	727	483	51%
Sell/List Ratio	36%	38%		36%	27%	
Reported Sales Dollars	\$15,345,775	\$10,282,200	49%	\$151,292,813	\$98,535,858	54%
Average Sell Price / Unit	\$207,375	\$223,526	-7%	\$208,106	\$204,008	2%
Median Sell Price	\$211,000			\$192,500		
Sell Price / List Price Ratio	95%	90%		93%	93%	
Days to Sell	68	114	-40%	106	88	21%
Active Listings	1021	805				
<b>Condos (Patio)</b>						
Units Listed	47	62	-24%	580	613	-5%
Units Reported Sold	35	28	25%	370	196	89%
Sell/List Ratio	74%	45%		64%	32%	
Reported Sales Dollars	\$9,688,866	\$7,772,650	25%	\$100,095,841	\$58,020,579	73%
Average Sell Price / Unit	\$276,825	\$277,595	0%	\$270,529	\$296,023	-9%
Median Sell Price	\$265,000			\$269,900		
Sell Price / List Price Ratio	97%	93%		96%	96%	
Days to Sell	74	118	-38%	103	97	7%
Active Listings	182	255				
<b>Condos (Twnhse)</b>						
Units Listed	96	112	-14%	1063	1137	-7%
Units Reported Sold	49	40	23%	496	402	23%
Sell/List Ratio	51%	36%		47%	35%	
Reported Sales Dollars	\$12,500,986	\$9,640,200	30%	\$123,428,308	\$93,359,824	32%
Average Sell Price / Unit	\$255,122	\$241,005	6%	\$248,847	\$232,238	7%
Median Sell Price	\$240,000			\$233,527		
Sell Price / List Price Ratio	95%	94%		95%	94%	
Days to Sell	73	116	-37%	78	76	2%
Active Listings	442	450				

**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 May 31, 2010 = 2,056

**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**