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ISLAND LIFE



RE/MAX
of Nanaimo
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Market Statistics

April 2011



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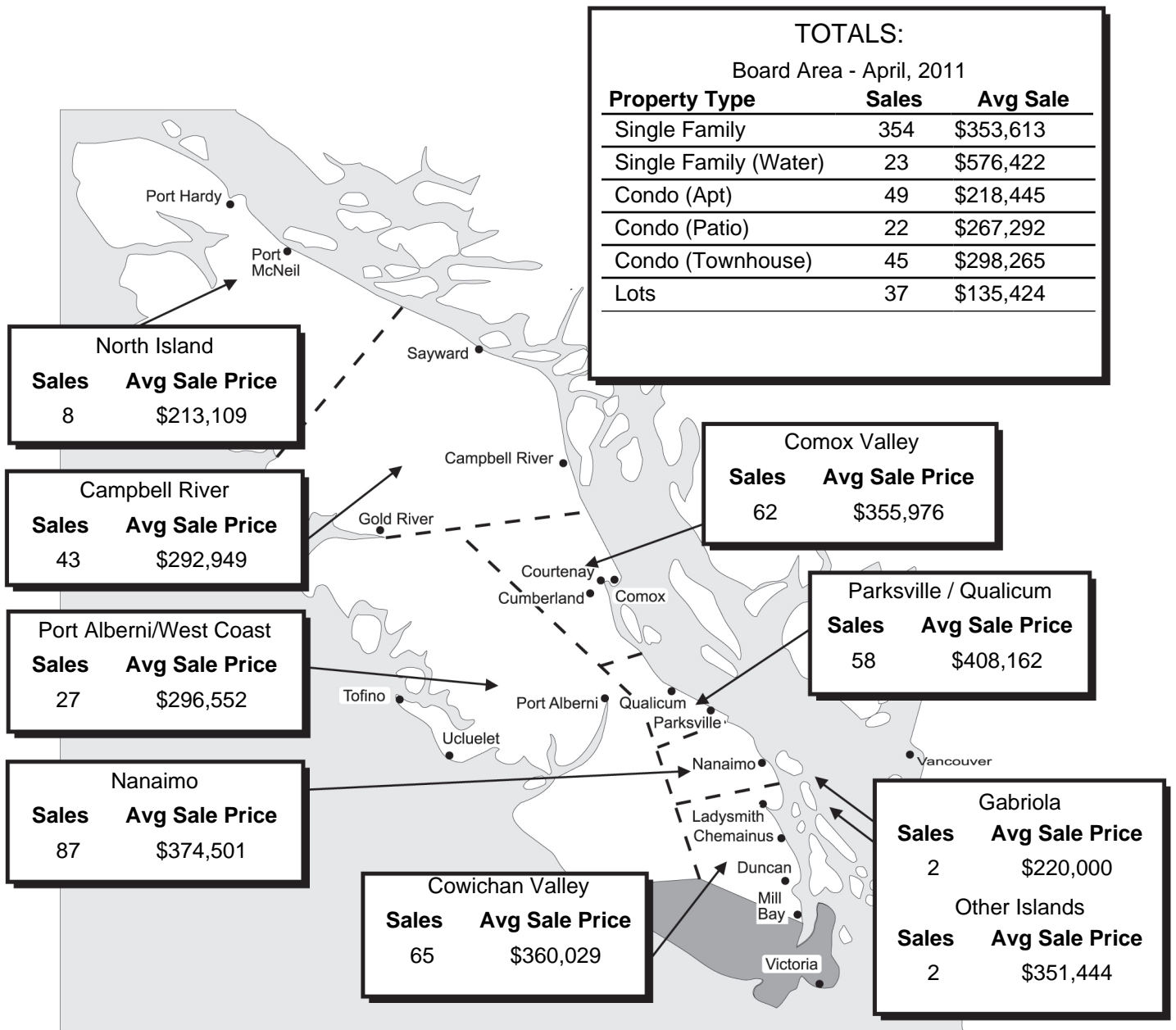
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Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of April, 2011

(Single Family)

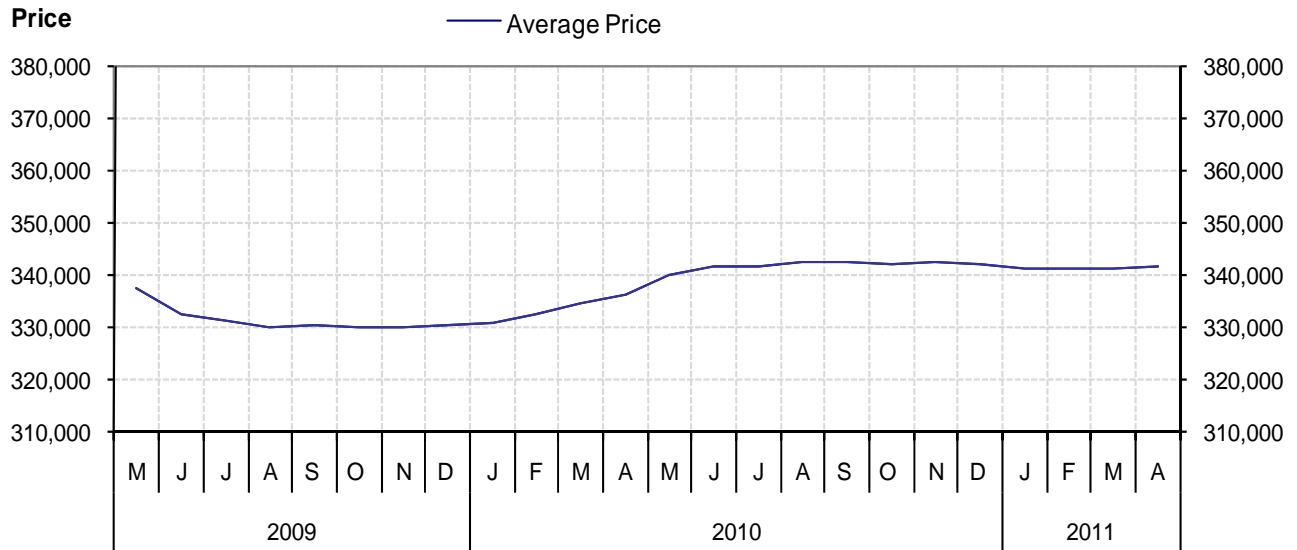


Average sale price does not include Waterfront.

Board Area

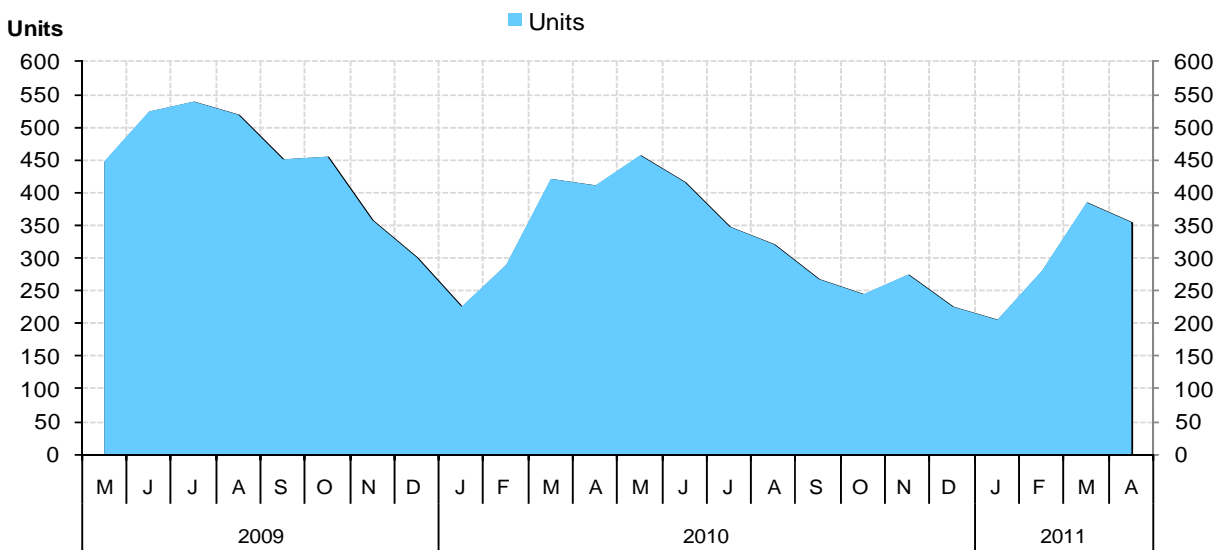
as at April 30, 2011

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

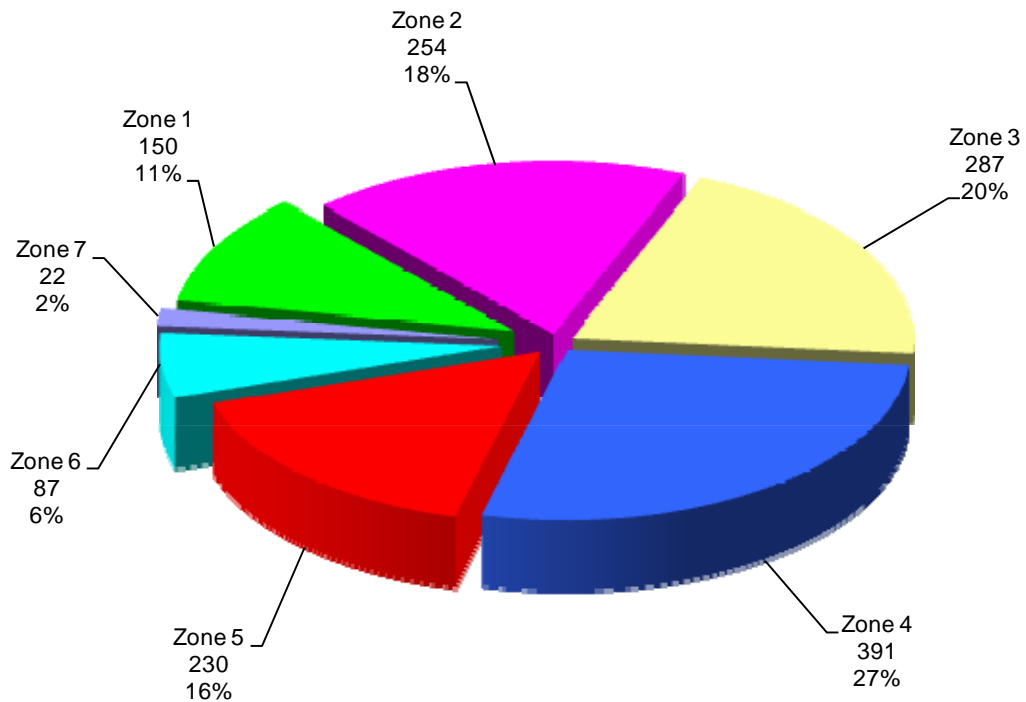


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	98	134	-27%	1069	1565	-32%
Units Reported Sold	37	63	-41%	395	720	-45%
Sell/List Ratio	38%	47%		37%	46%	
Reported Sales Dollars	\$5,010,700	\$9,223,825	-46%	\$55,951,509	\$98,125,980	-43%
Average Sell Price / Unit	\$135,424	\$146,410	-8%	\$141,649	\$136,286	4%
Median Sell Price	\$115,000			\$132,800		
Sell Price / List Price Ratio	95%	98%		94%	94%	
Days to Sell	202	148	37%	162	163	-1%
Active Listings	734	866				
Single Family						
Units Listed	868	988	-12%	8389	8717	-4%
Units Reported Sold	354	409	-13%	3764	4906	-23%
Sell/List Ratio	41%	41%		45%	56%	
Reported Sales Dollars	\$125,178,854	\$142,505,005	-12%	\$1,286,214,350	\$1,650,319,366	-22%
Average Sell Price / Unit	\$353,613	\$348,423	1%	\$341,715	\$336,388	2%
Median Sell Price	\$342,000			\$329,000		
Sell Price / List Price Ratio	95%	96%		95%	95%	
Days to Sell	64	55	17%	71	71	0%
Active Listings	2944	2818				
Condos (Apt)						
Units Listed	155	274	-43%	1568	1923	-18%
Units Reported Sold	49	48	2%	532	688	-23%
Sell/List Ratio	32%	18%		34%	36%	
Reported Sales Dollars	\$10,703,817	\$10,402,550	3%	\$112,669,689	\$143,980,738	-22%
Average Sell Price / Unit	\$218,445	\$216,720	1%	\$211,785	\$209,274	1%
Median Sell Price	\$202,000			\$196,000		
Sell Price / List Price Ratio	92%	94%		93%	92%	
Days to Sell	178	124	44%	122	109	11%
Active Listings	852	973				
Condos (Patio)						
Units Listed	50	53	-6%	538	594	-9%
Units Reported Sold	22	33	-33%	257	363	-29%
Sell/List Ratio	44%	62%		48%	61%	
Reported Sales Dollars	\$5,880,417	\$9,838,641	-40%	\$70,305,241	\$98,179,625	-28%
Average Sell Price / Unit	\$267,292	\$298,141	-10%	\$273,561	\$270,467	1%
Median Sell Price	\$257,000			\$264,900		
Sell Price / List Price Ratio	96%	97%		96%	96%	
Days to Sell	161	89	81%	96	107	-10%
Active Listings	229	197				
Condos (Twnhse)						
Units Listed	142	124	15%	1149	1077	7%
Units Reported Sold	45	49	-8%	382	487	-22%
Sell/List Ratio	32%	40%		33%	45%	
Reported Sales Dollars	\$13,421,934	\$12,817,532	5%	\$100,334,458	\$120,567,522	-17%
Average Sell Price / Unit	\$298,265	\$261,582	14%	\$262,656	\$247,572	6%
Median Sell Price	\$254,899			\$237,500		
Sell Price / List Price Ratio	96%	96%		98%	95%	
Days to Sell	89	59	51%	80	82	-3%
Active Listings	502	432				

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, 2011 = 1,421

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