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ISLAND LIFE



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of Nanaimo
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Market Statistics

February 2011



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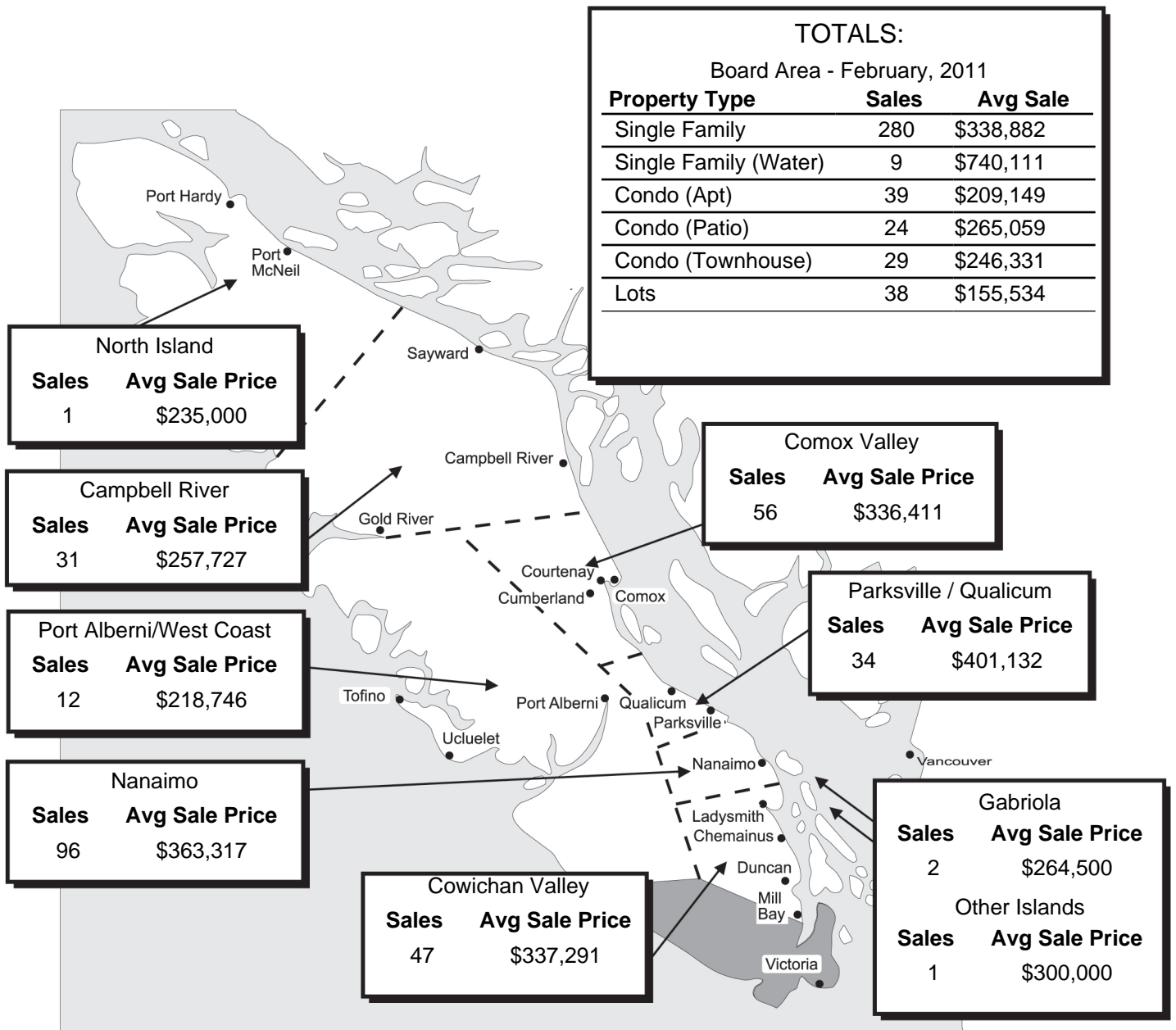
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Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of February, 2011

(Single Family)

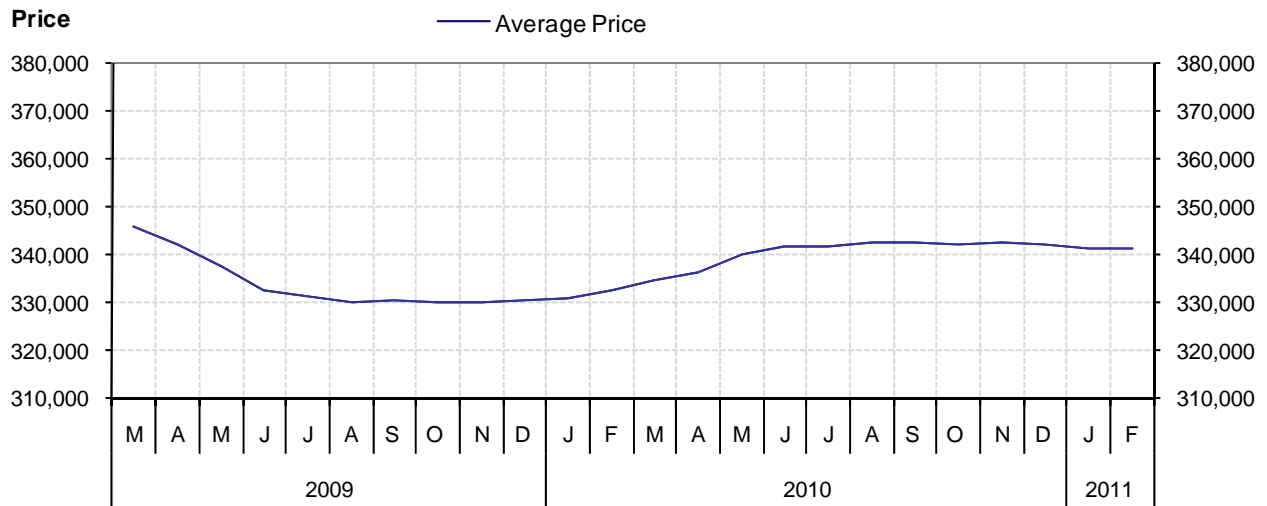


Average sale price does not include Waterfront.

Board Area

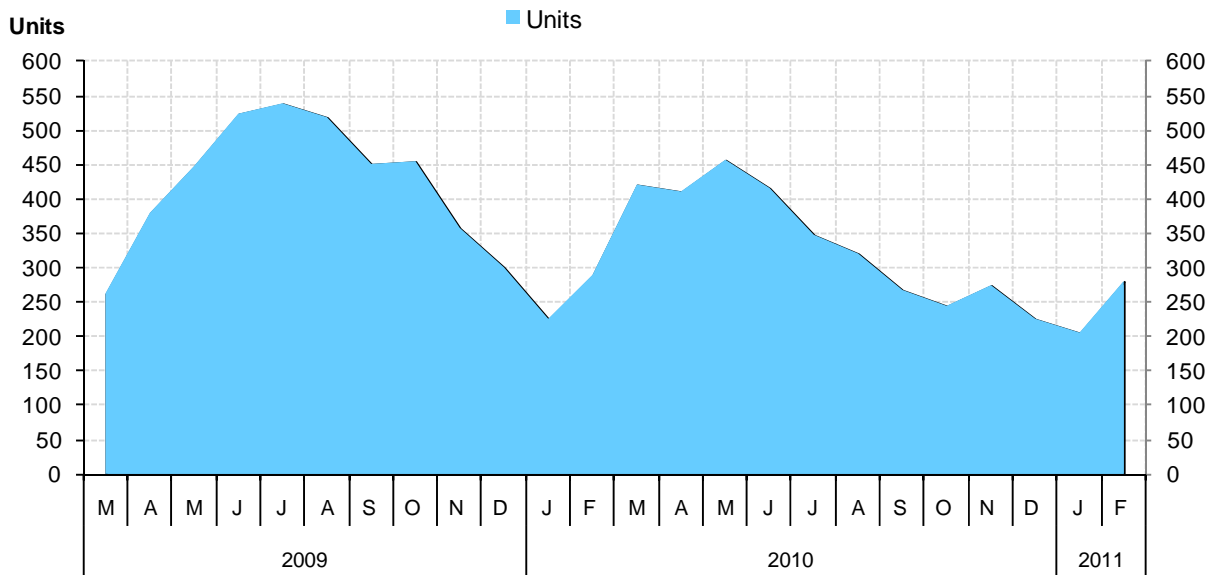
as at February 28, 2011

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

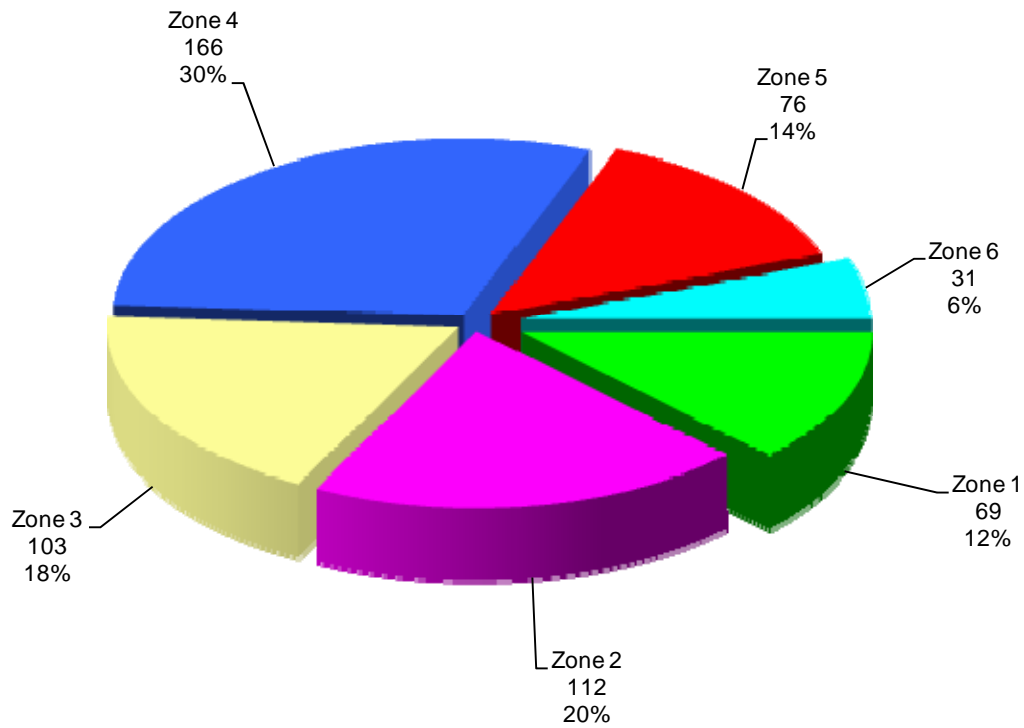


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	79	208	-62%	1059	1603	-34%
Units Reported Sold	38	66	-42%	457	631	-28%
Sell/List Ratio	48%	32%		43%	39%	
Reported Sales Dollars	\$5,910,300	\$8,489,600	-30%	\$65,863,949	\$83,522,590	-21%
Average Sell Price / Unit	\$155,534	\$128,630	21%	\$144,122	\$132,365	9%
Median Sell Price	\$165,000			\$134,900		
Sell Price / List Price Ratio	97%	96%		94%	93%	
Days to Sell	149	170	-12%	157	161	-3%
Active Listings	653	899				
Single Family						
Units Listed	806	757	6%	8617	8324	4%
Units Reported Sold	280	289	-3%	3850	4721	-18%
Sell/List Ratio	35%	38%		45%	57%	
Reported Sales Dollars	\$94,887,073	\$98,851,449	-4%	\$1,313,466,631	\$1,571,229,264	-16%
Average Sell Price / Unit	\$338,882	\$342,047	-1%	\$341,160	\$332,817	3%
Median Sell Price	\$329,000			\$329,000		
Sell Price / List Price Ratio	95%	96%		95%	94%	
Days to Sell	87	66	31%	68	74	-9%
Active Listings	2388	2135				
Condos (Apt)						
Units Listed	147	162	-9%	1735	1715	1%
Units Reported Sold	39	52	-25%	536	640	-16%
Sell/List Ratio	27%	32%		31%	37%	
Reported Sales Dollars	\$8,156,800	\$11,413,657	-29%	\$116,205,848	\$129,718,688	-10%
Average Sell Price / Unit	\$209,149	\$219,493	-5%	\$216,802	\$202,685	7%
Median Sell Price	\$185,000			\$200,000		
Sell Price / List Price Ratio	93%	92%		93%	92%	
Days to Sell	144	162	-11%	111	112	-1%
Active Listings	751	735				
Condos (Patio)						
Units Listed	48	53	-9%	513	588	-13%
Units Reported Sold	24	22	9%	259	340	-24%
Sell/List Ratio	50%	42%		50%	58%	
Reported Sales Dollars	\$6,361,407	\$6,043,241	5%	\$71,962,065	\$91,696,879	-22%
Average Sell Price / Unit	\$265,059	\$274,693	-4%	\$277,846	\$269,697	3%
Median Sell Price	\$252,500			\$270,000		
Sell Price / List Price Ratio	96%	97%		96%	95%	
Days to Sell	147	80	85%	88	110	-20%
Active Listings	198	186				
Condos (Twnhse)						
Units Listed	124	80	55%	1159	1019	14%
Units Reported Sold	29	31	-6%	394	476	-17%
Sell/List Ratio	23%	39%		34%	47%	
Reported Sales Dollars	\$7,143,609	\$6,657,657	7%	\$102,214,082	\$114,863,519	-11%
Average Sell Price / Unit	\$246,331	\$214,763	15%	\$259,427	\$241,310	8%
Median Sell Price	\$219,900			\$237,900		
Sell Price / List Price Ratio	96%	95%		97%	95%	
Days to Sell	103	85	20%	77	86	-11%
Active Listings	443	359				

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 February 28, 2011 = 557

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