



RE/MAX[®]
of Nanaimo
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ISLAND LIFE



Market Statistics

January 2011



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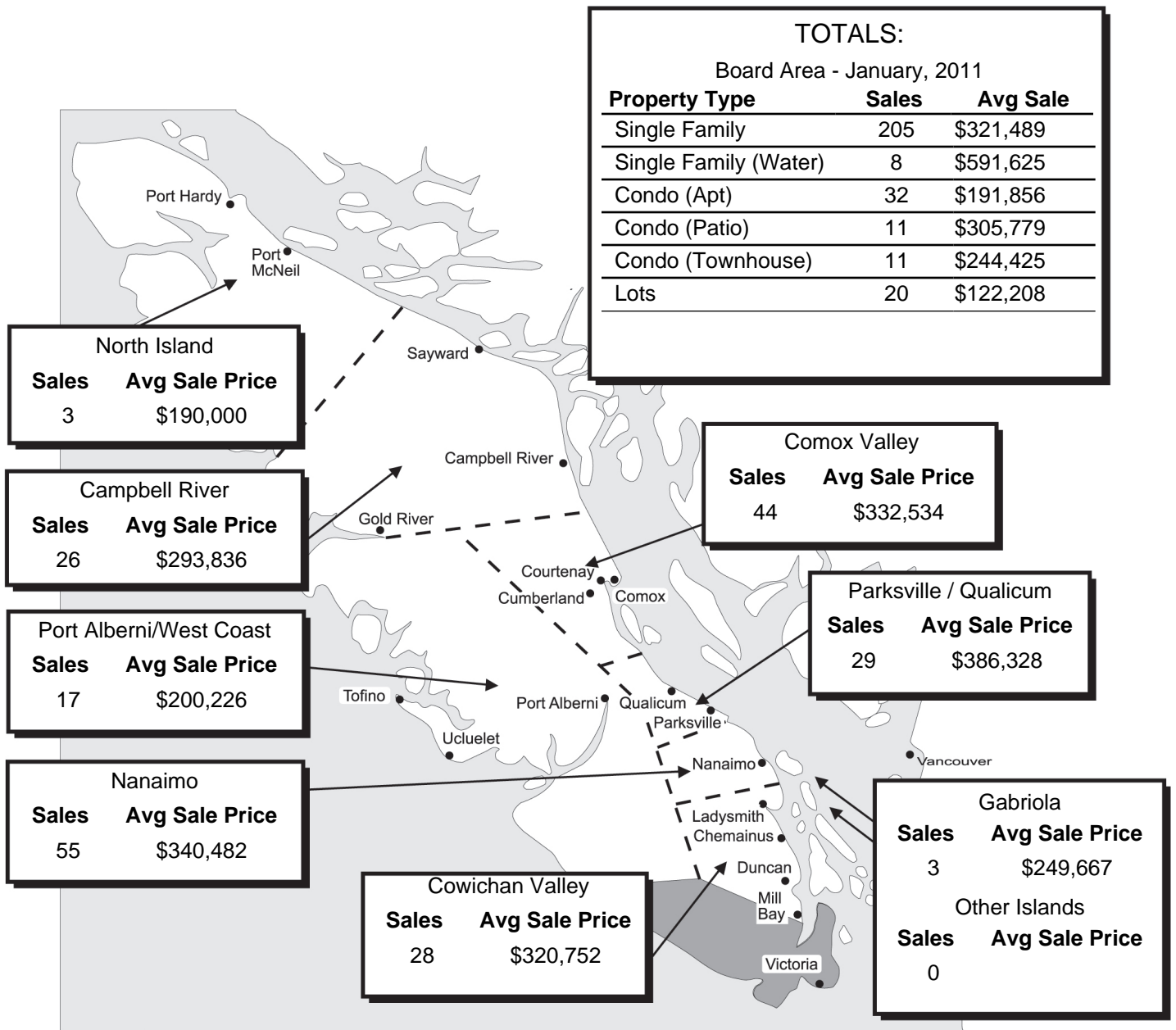
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Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of January, 2011

(Single Family)

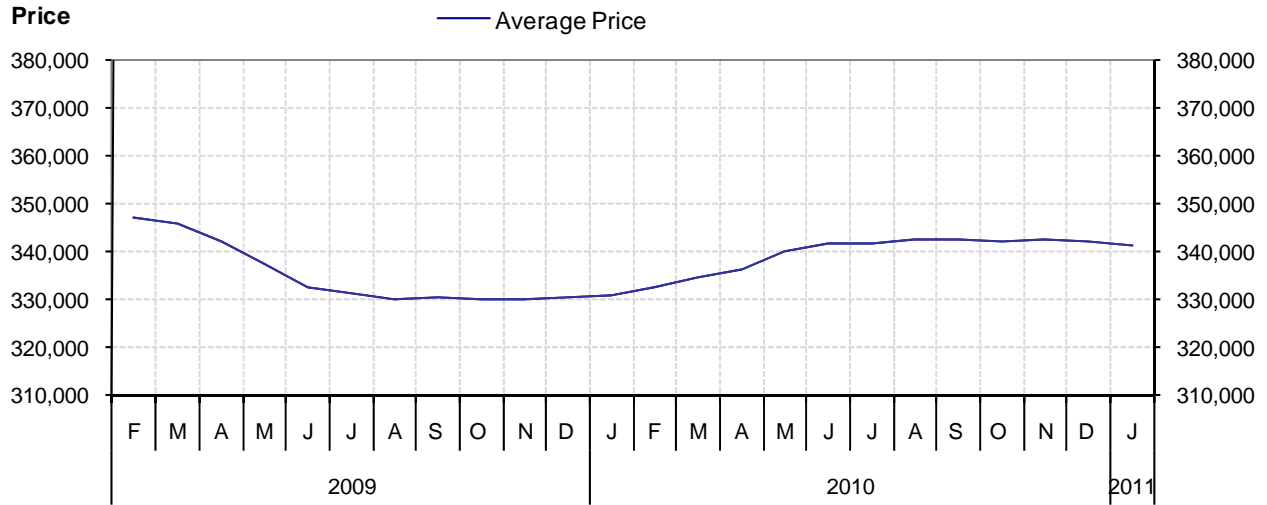


Average sale price does not include Waterfront.

Board Area

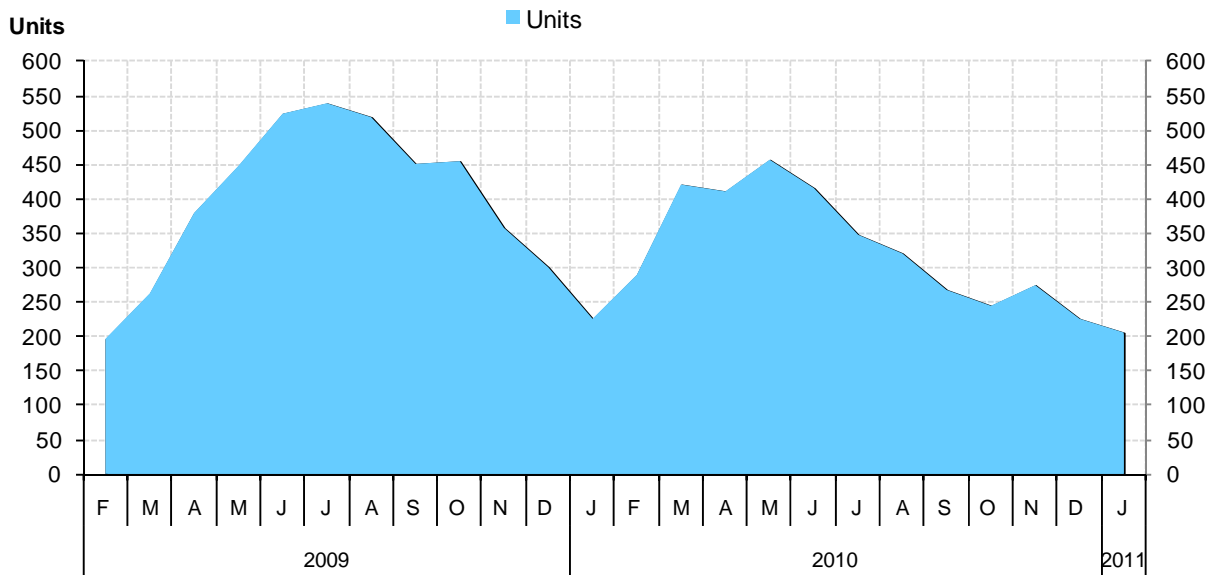
as at January 31, 2011

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

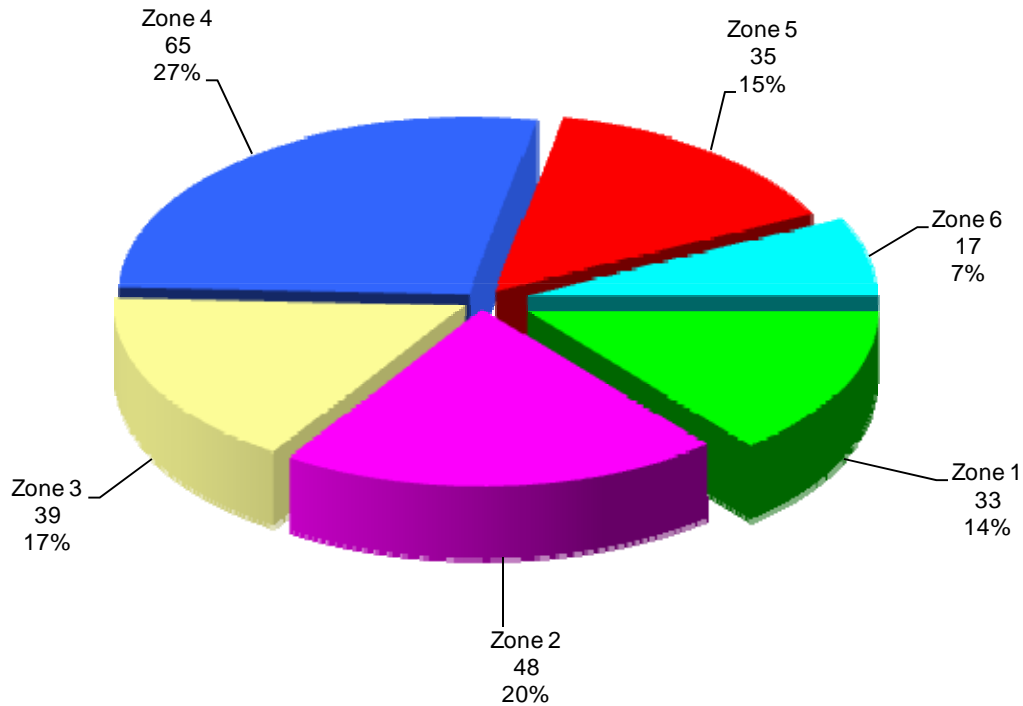


Comparative Activity by Property Type

| | Current Month | | | 12 Months to Date | | |
|-------------------------------|---------------|--------------|----------|-------------------|-----------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Lots | | | | | | |
| Units Listed | 105 | 125 | -16% | 1187 | 1529 | -22% |
| Units Reported Sold | 20 | 52 | -62% | 485 | 580 | -16% |
| Sell/List Ratio | 19% | 42% | | 41% | 38% | |
| Reported Sales Dollars | \$2,444,150 | \$7,155,725 | -66% | \$68,443,249 | \$76,963,490 | -11% |
| Average Sell Price / Unit | \$122,208 | \$137,610 | -11% | \$141,120 | \$132,696 | 6% |
| Median Sell Price | \$130,000 | | | \$131,900 | | |
| Sell Price / List Price Ratio | 96% | 95% | | 95% | 92% | |
| Days to Sell | 112 | 165 | -32% | 159 | 163 | -2% |
| Active Listings | 655 | 801 | | | | |
| Single Family | | | | | | |
| Units Listed | 604 | 652 | -7% | 8567 | 8251 | 4% |
| Units Reported Sold | 205 | 225 | -9% | 3859 | 4628 | -17% |
| Sell/List Ratio | 34% | 35% | | 45% | 56% | |
| Reported Sales Dollars | \$65,905,168 | \$76,348,534 | -14% | \$1,317,431,007 | \$1,532,729,985 | -14% |
| Average Sell Price / Unit | \$321,489 | \$339,327 | -5% | \$341,392 | \$331,186 | 3% |
| Median Sell Price | \$316,500 | | | \$329,000 | | |
| Sell Price / List Price Ratio | 94% | 95% | | 95% | 94% | |
| Days to Sell | 87 | 76 | 14% | 66 | 76 | -13% |
| Active Listings | 2055 | 1834 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 105 | 142 | -26% | 1749 | 1685 | 4% |
| Units Reported Sold | 32 | 32 | 0% | 549 | 622 | -12% |
| Sell/List Ratio | 30% | 23% | | 31% | 37% | |
| Reported Sales Dollars | \$6,139,400 | \$7,233,793 | -15% | \$119,462,705 | \$124,513,096 | -4% |
| Average Sell Price / Unit | \$191,856 | \$226,056 | -15% | \$217,601 | \$200,182 | 9% |
| Median Sell Price | \$194,900 | | | \$202,500 | | |
| Sell Price / List Price Ratio | 96% | 94% | | 93% | 92% | |
| Days to Sell | 124 | 81 | 52% | 113 | 106 | 6% |
| Active Listings | 747 | 676 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 36 | 48 | -25% | 518 | 599 | -14% |
| Units Reported Sold | 11 | 20 | -45% | 257 | 335 | -23% |
| Sell/List Ratio | 31% | 42% | | 50% | 56% | |
| Reported Sales Dollars | \$3,363,571 | \$5,545,900 | -39% | \$71,643,899 | \$90,493,638 | -21% |
| Average Sell Price / Unit | \$305,779 | \$277,295 | 10% | \$278,770 | \$270,130 | 3% |
| Median Sell Price | \$260,000 | | | \$271,800 | | |
| Sell Price / List Price Ratio | 93% | 94% | | 97% | 95% | |
| Days to Sell | 142 | 98 | 46% | 82 | 113 | -27% |
| Active Listings | 190 | 194 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 106 | 108 | -2% | 1115 | 1009 | 11% |
| Units Reported Sold | 11 | 35 | -69% | 396 | 462 | -14% |
| Sell/List Ratio | 10% | 32% | | 36% | 46% | |
| Reported Sales Dollars | \$2,688,680 | \$8,797,895 | -69% | \$101,728,130 | \$112,044,862 | -9% |
| Average Sell Price / Unit | \$244,425 | \$251,368 | -3% | \$256,889 | \$242,521 | 6% |
| Median Sell Price | \$242,500 | | | \$237,900 | | |
| Sell Price / List Price Ratio | 174% | 96% | | 97% | 95% | |
| Days to Sell | 91 | 71 | 28% | 75 | 87 | -14% |
| Active Listings | 373 | 344 | | | | |

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 January 31, 2011 = 237

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