



Market Statistics

June 2010



JOHN COOPER

ISLANDLIFESTYLE.CA

1.866.956.6228

john@islandlifestyle.ca



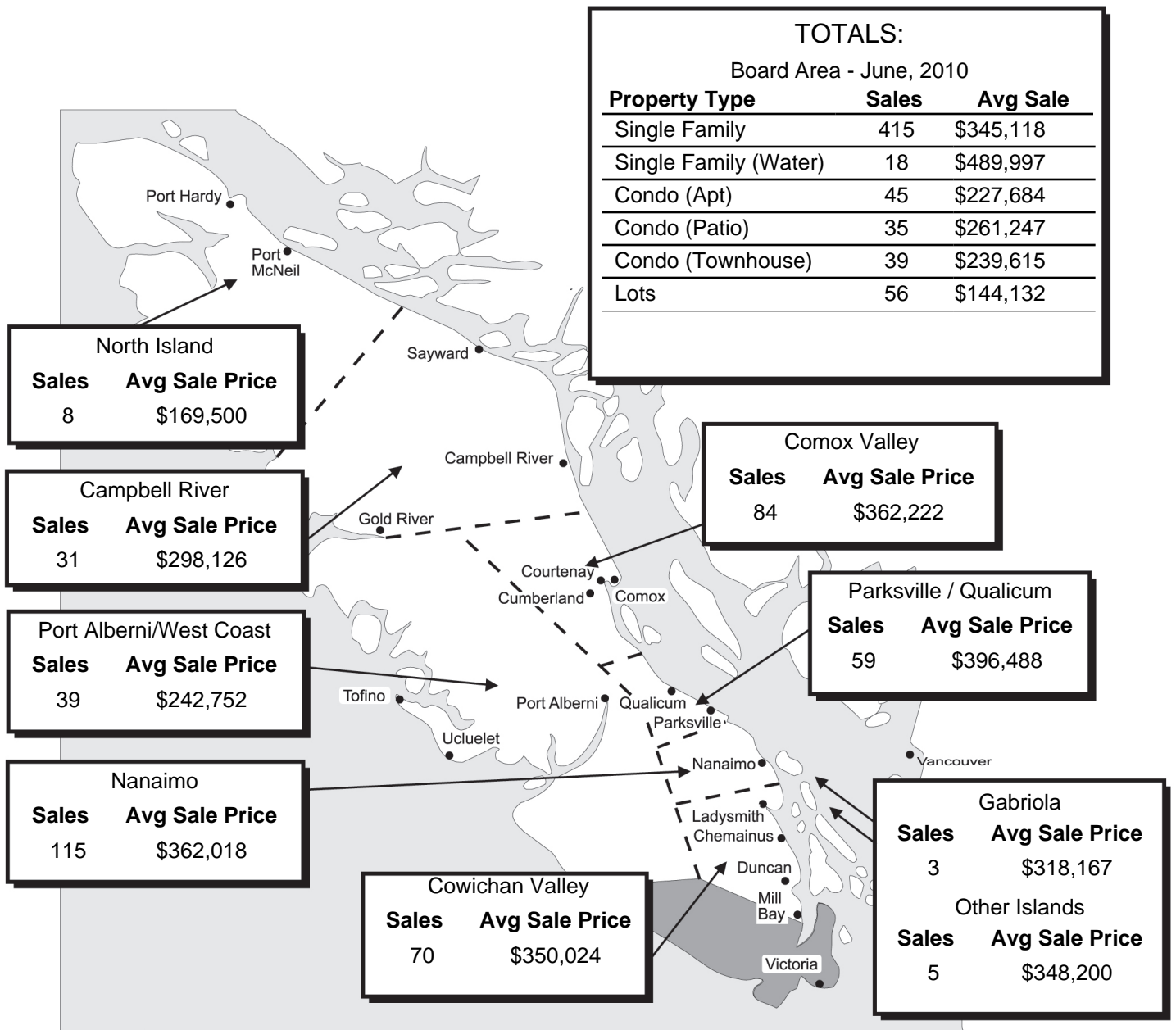
RE/MAX
of Nanaimo
250-754-1223

Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of June, 2010

(Single Family)

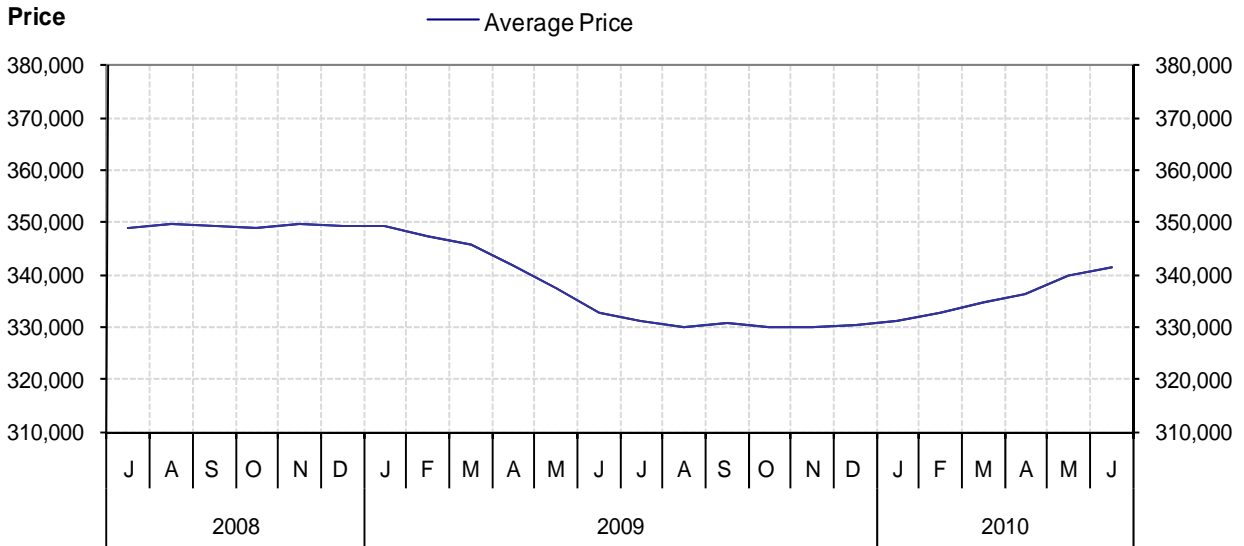


Average sale price does not include Waterfront.

Board Area

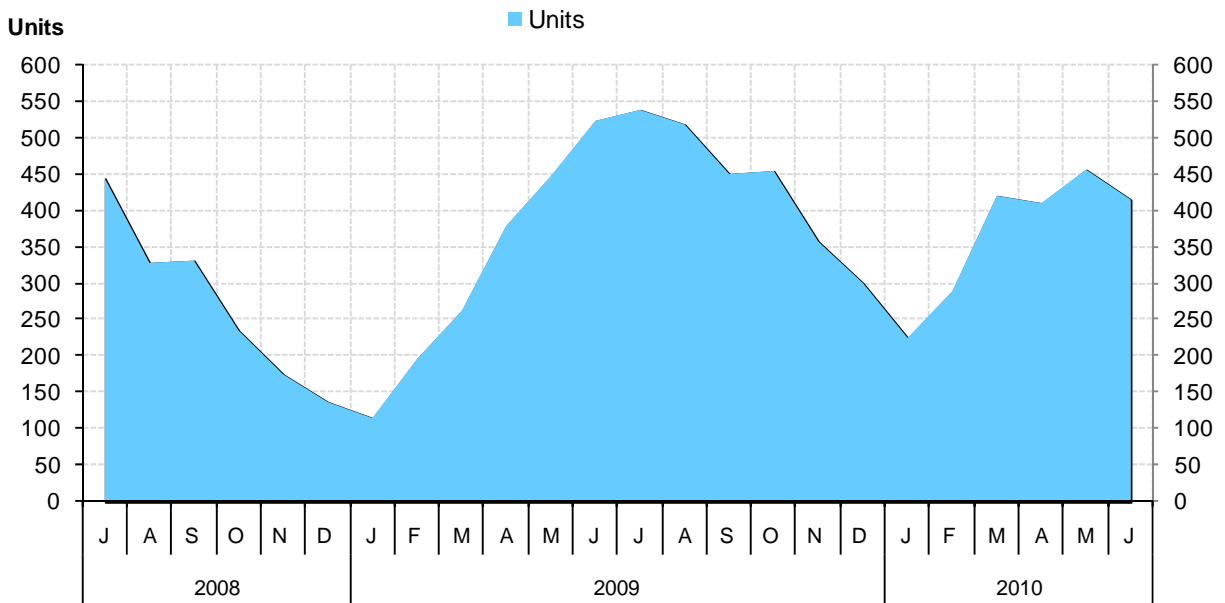
as at June 30, 2010

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

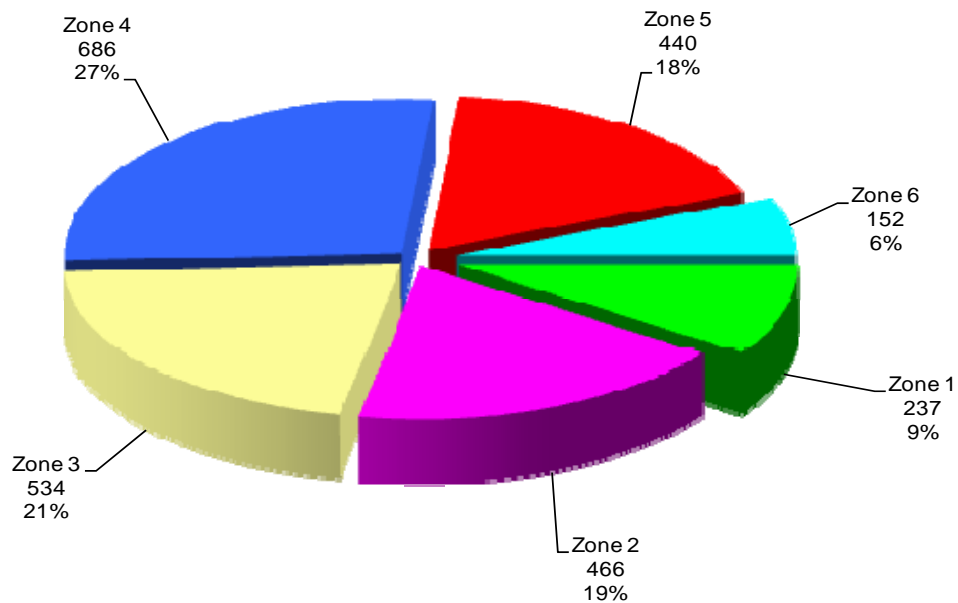


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	105	167	-37%	1454	1583	-8%
Units Reported Sold	56	40	40%	748	279	168%
Sell/List Ratio	53%	24%		51%	18%	
Reported Sales Dollars	\$8,071,399	\$6,025,300	34%	\$101,627,829	\$37,345,277	172%
Average Sell Price / Unit	\$144,132	\$150,632	-4%	\$135,866	\$133,854	2%
Median Sell Price	\$132,800			\$129,900		
Sell Price / List Price Ratio	94%	90%		95%	90%	
Days to Sell	158	171	-8%	166	150	10%
Active Listings	846	1061				
Single Family						
Units Listed	914	877	4%	8891	8579	4%
Units Reported Sold	415	520	-20%	4814	3561	35%
Sell/List Ratio	45%	59%		54%	42%	
Reported Sales Dollars	\$143,223,956	\$171,411,813	-16%	\$1,644,524,913	\$1,184,866,779	39%
Average Sell Price / Unit	\$345,118	\$329,638	5%	\$341,613	\$332,734	3%
Median Sell Price	\$330,000			\$330,000		
Sell Price / List Price Ratio	95%	94%		95%	93%	
Days to Sell	63	75	-15%	67	75	-10%
Active Listings	3088	2800				
Condos (Apt)						
Units Listed	116	153	-24%	1972	1695	16%
Units Reported Sold	45	53	-15%	718	466	54%
Sell/List Ratio	39%	35%		36%	27%	
Reported Sales Dollars	\$10,245,800	\$11,292,590	-9%	\$150,077,023	\$95,351,888	57%
Average Sell Price / Unit	\$227,684	\$213,068	7%	\$209,021	\$204,618	2%
Median Sell Price	\$210,000			\$192,500		
Sell Price / List Price Ratio	94%	91%		93%	92%	
Days to Sell	103	79	30%	108	91	18%
Active Listings	992	791				
Condos (Patio)						
Units Listed	70	59	19%	593	588	1%
Units Reported Sold	35	42	-17%	363	210	73%
Sell/List Ratio	50%	71%		61%	36%	
Reported Sales Dollars	\$9,143,650	\$11,387,887	-20%	\$97,851,604	\$60,242,066	62%
Average Sell Price / Unit	\$261,247	\$271,140	-4%	\$269,564	\$286,867	-6%
Median Sell Price	\$274,000			\$269,900		
Sell Price / List Price Ratio	97%	95%		96%	95%	
Days to Sell	93	129	-28%	99	109	-9%
Active Listings	202	225				
Condos (Twnhse)						
Units Listed	98	86	14%	1077	1108	-3%
Units Reported Sold	39	47	-17%	487	393	24%
Sell/List Ratio	40%	55%		45%	35%	
Reported Sales Dollars	\$9,345,000	\$10,867,749	-14%	\$121,655,659	\$90,465,587	34%
Average Sell Price / Unit	\$239,615	\$231,229	4%	\$249,806	\$230,192	9%
Median Sell Price	\$237,900			\$237,500		
Sell Price / List Price Ratio	96%	95%		95%	94%	
Days to Sell	62	58	7%	79	77	2%
Active Listings	451	418				

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.

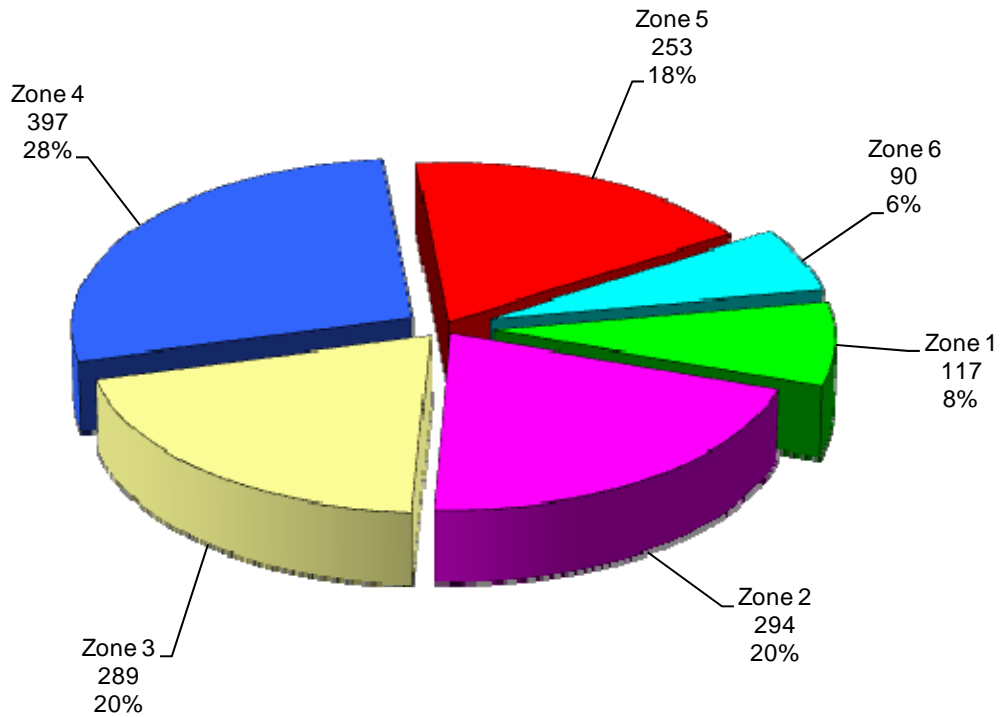
MLS® Single Family Sales Analysis For Board Area – by Zone



Total Unconditional Sales January 1 to June 30, 2010 = 2,515

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

2nd Quarter 2010
MLS® Single Family Sales Analysis
For Board Area – By Zone



Total Unconditional Sales - 1,440
2nd Quarter - April 1 to June 30, 2010

- 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**