



Market Statistics

October 2010



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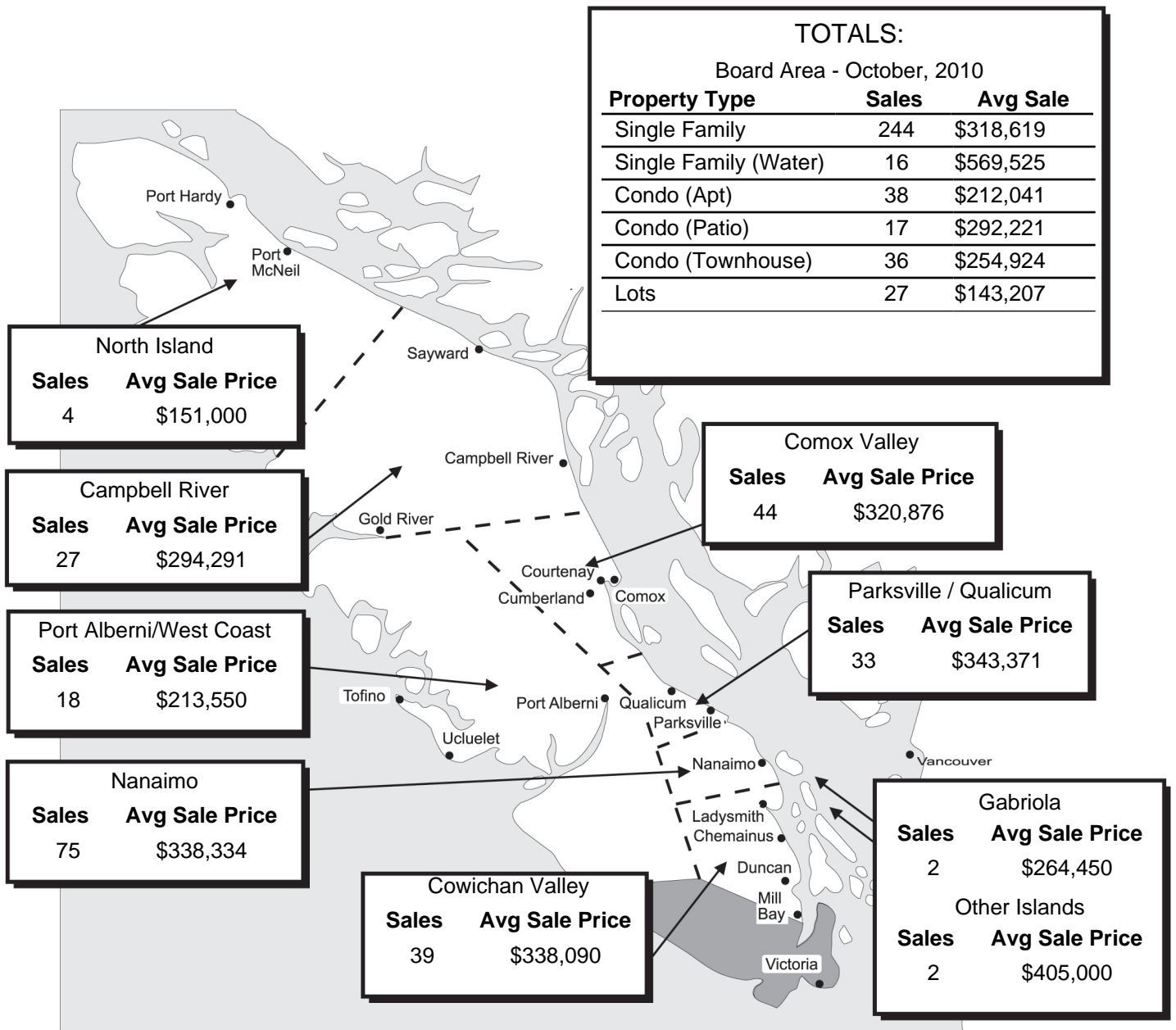
RE/MAX
of Nanaimo
250-754-1223

Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of October, 2010

(Single Family)

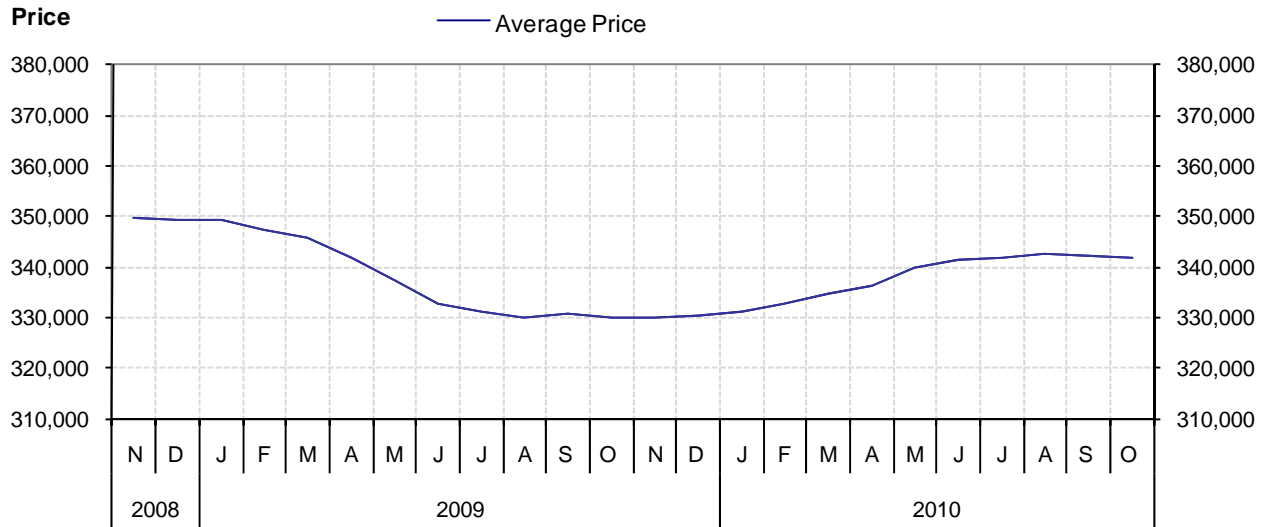


Average sale price does not include Waterfront.

Board Area

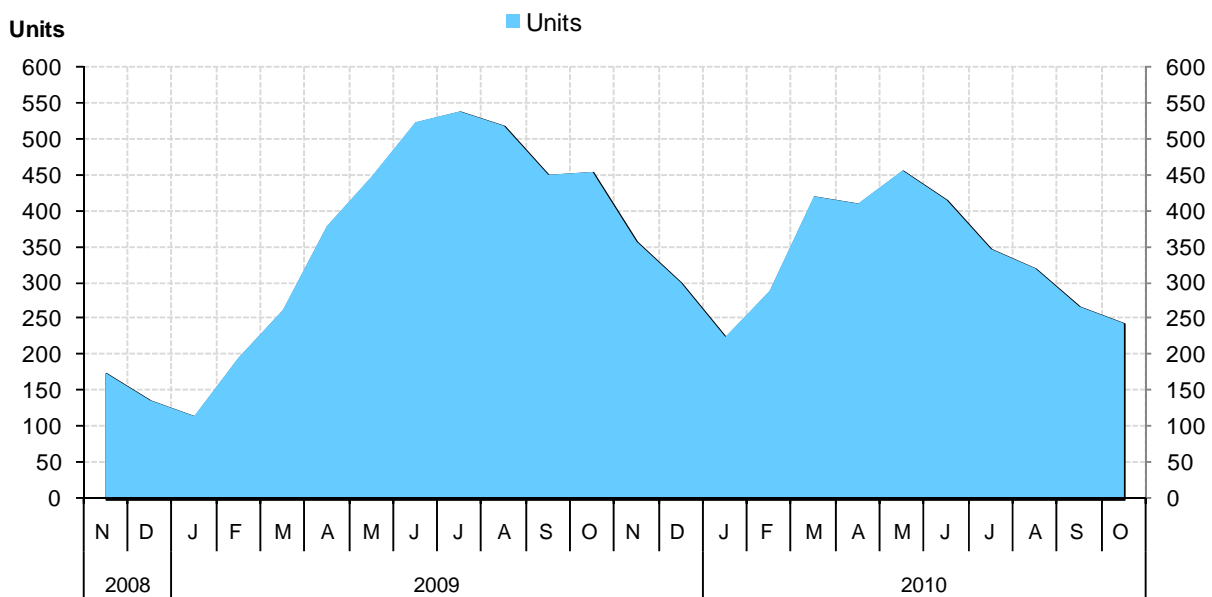
as at October 31, 2010

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

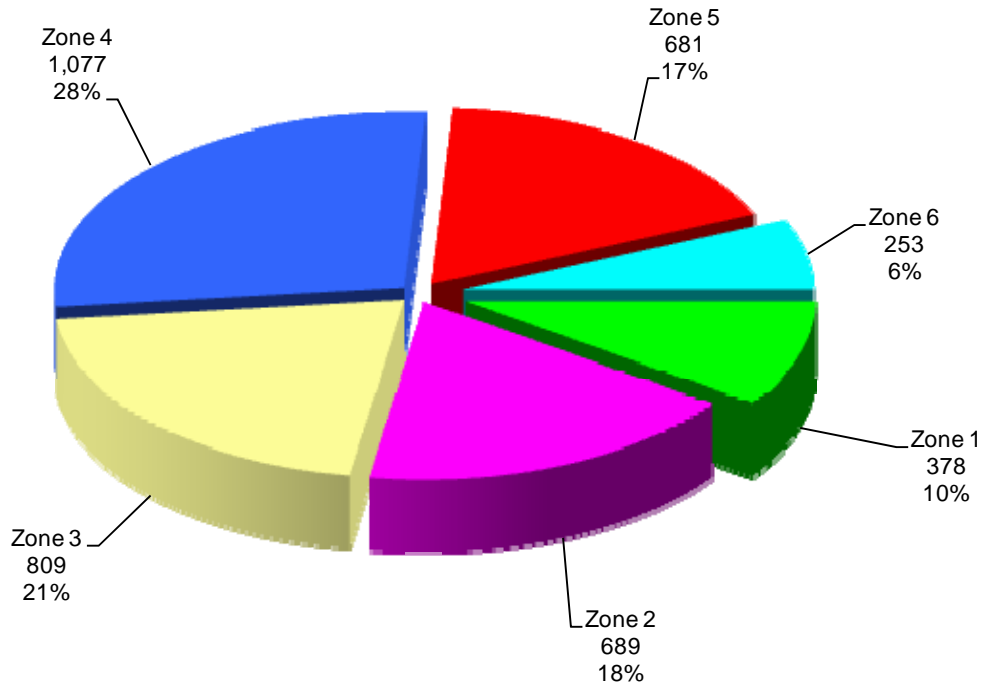


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	66	117	-44%	1248	1532	-19%
Units Reported Sold	27	56	-52%	611	419	46%
Sell/List Ratio	41%	48%		49%	27%	
Reported Sales Dollars	\$3,866,600	\$7,259,725	-47%	\$84,117,694	\$55,725,495	51%
Average Sell Price / Unit	\$143,207	\$129,638	10%	\$137,672	\$132,996	4%
Median Sell Price	\$136,900			\$129,900		
Sell Price / List Price Ratio	87%	93%		94%	91%	
Days to Sell	158	185	-15%	165	161	2%
Active Listings	727	1005				
Single Family						
Units Listed	485	592	-18%	8684	8146	7%
Units Reported Sold	244	450	-46%	4036	4175	-3%
Sell/List Ratio	50%	76%		46%	51%	
Reported Sales Dollars	\$77,743,026	\$149,794,838	-48%	\$1,380,549,886	\$1,378,563,238	0%
Average Sell Price / Unit	\$318,619	\$332,877	-4%	\$342,059	\$330,195	4%
Median Sell Price	\$308,500			\$330,000		
Sell Price / List Price Ratio	94%	95%		95%	93%	
Days to Sell	71	66	8%	65	77	-15%
Active Listings	2581	2138				
Condos (Apt)						
Units Listed	130	121	7%	1802	1640	10%
Units Reported Sold	38	67	-43%	587	562	4%
Sell/List Ratio	29%	55%		33%	34%	
Reported Sales Dollars	\$8,057,545	\$15,210,850	-47%	\$126,389,363	\$113,103,100	12%
Average Sell Price / Unit	\$212,041	\$227,028	-7%	\$215,314	\$201,251	7%
Median Sell Price	\$190,000			\$200,000		
Sell Price / List Price Ratio	91%	94%		93%	92%	
Days to Sell	113	102	11%	109	106	2%
Active Listings	858	768				
Condos (Patio)						
Units Listed	36	36	0%	529	579	-9%
Units Reported Sold	17	43	-60%	282	292	-3%
Sell/List Ratio	47%	119%		53%	50%	
Reported Sales Dollars	\$4,967,750	\$11,448,815	-57%	\$77,480,828	\$79,616,538	-3%
Average Sell Price / Unit	\$292,221	\$266,252	10%	\$274,755	\$272,659	1%
Median Sell Price	\$297,000			\$271,000		
Sell Price / List Price Ratio	96%	96%		97%	95%	
Days to Sell	63	127	-50%	82	114	-28%
Active Listings	203	220				
Condos (Twnhse)						
Units Listed	68	69	-1%	1117	959	16%
Units Reported Sold	36	43	-16%	430	424	1%
Sell/List Ratio	53%	62%		38%	44%	
Reported Sales Dollars	\$9,177,250	\$10,334,741	-11%	\$110,993,425	\$98,601,738	13%
Average Sell Price / Unit	\$254,924	\$240,343	6%	\$258,124	\$232,551	11%
Median Sell Price	\$225,000			\$240,000		
Sell Price / List Price Ratio	94%	95%		95%	94%	
Days to Sell	92	92	0%	80	84	-5%
Active Listings	434	328				

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 October 31, 2010 = 3,887

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