



Market Statistics

September 2010

RE/MAX

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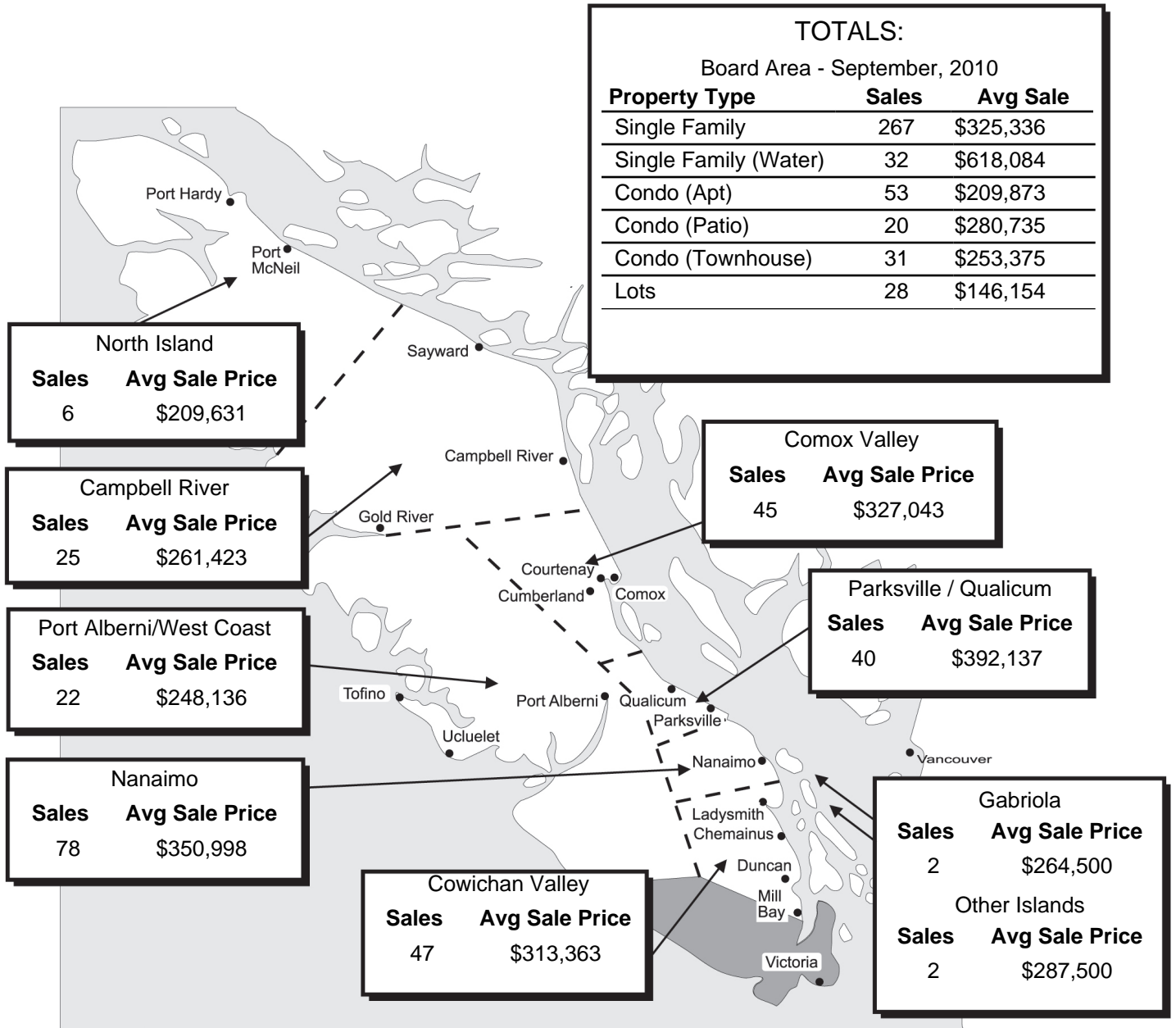
RE/MAX
of Nanaimo
250-754-1223

Vancouver Island Real Estate Board

Board Area Home Sales

Home Sales for the month of September, 2010

(Single Family)

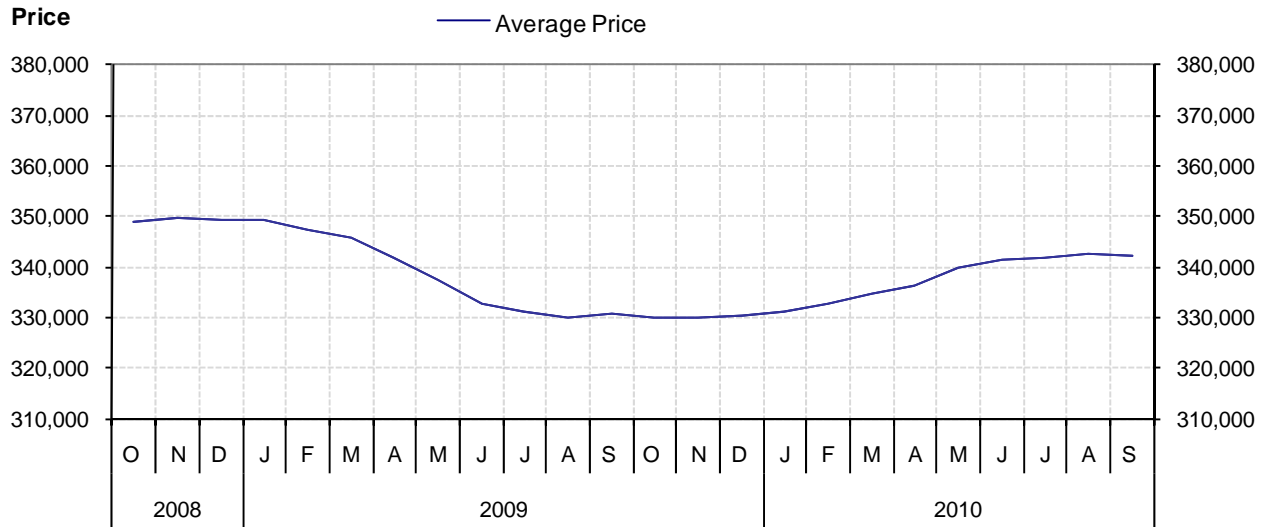


Average sale price does not include Waterfront.

Board Area

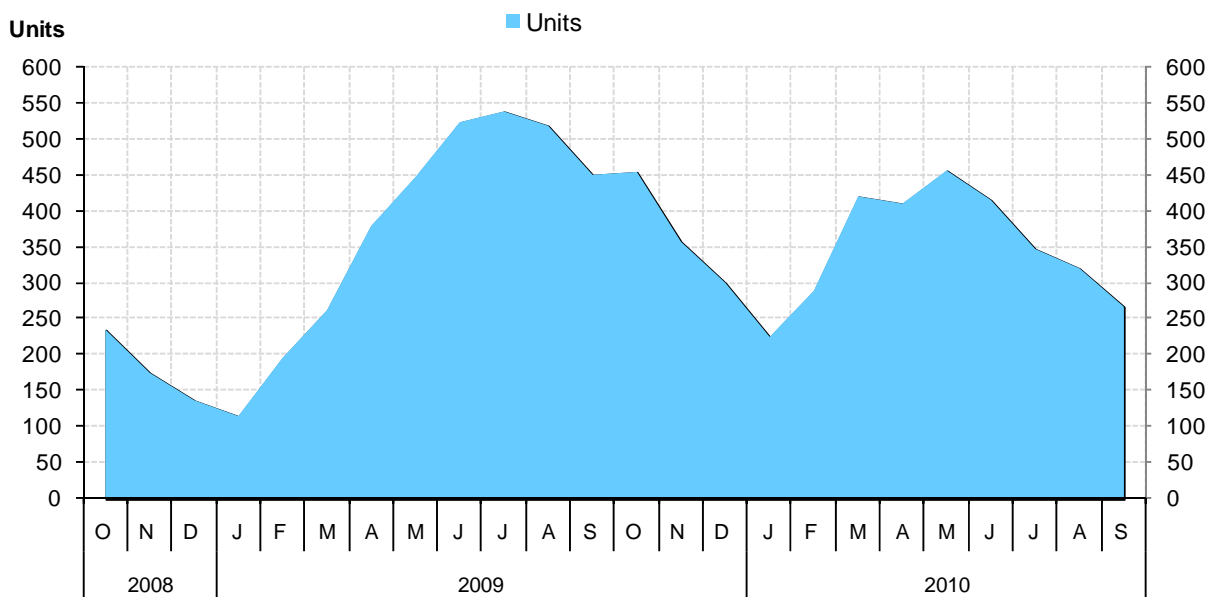
as at September 30, 2010

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

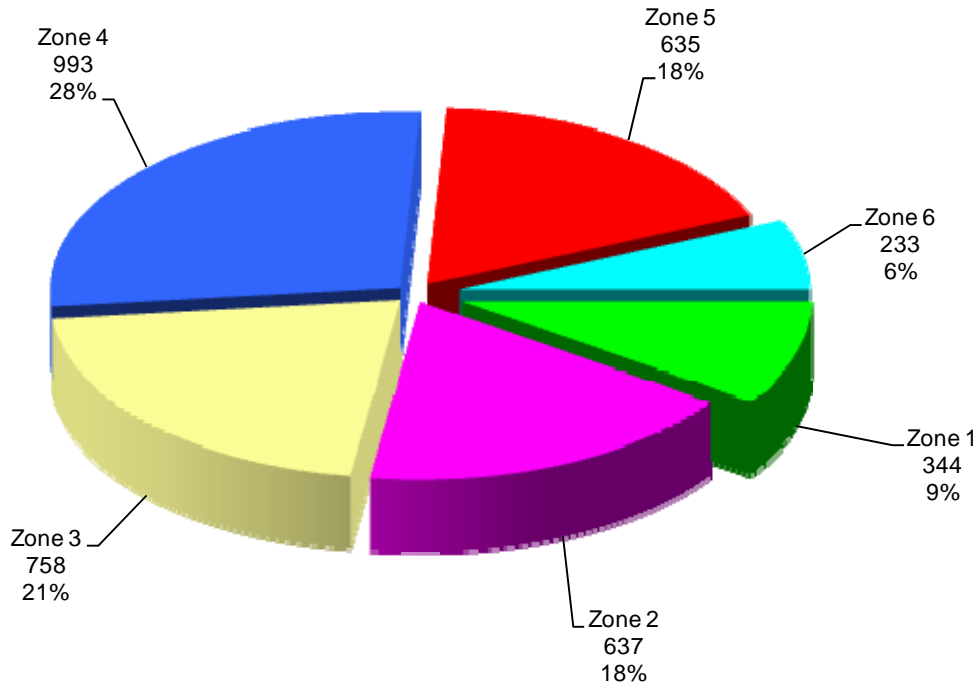


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	80	129	-38%	1298	1616	-20%
Units Reported Sold	28	74	-62%	642	381	69%
Sell/List Ratio	35%	57%		49%	24%	
Reported Sales Dollars	\$4,092,300	\$10,235,245	-60%	\$87,794,719	\$50,828,877	73%
Average Sell Price / Unit	\$146,154	\$138,314	6%	\$136,752	\$133,409	3%
Median Sell Price	\$135,000			\$129,900		
Sell Price / List Price Ratio	89%	97%		94%	91%	
Days to Sell	159	186	-15%	167	155	7%
Active Listings	811	1009				
Single Family						
Units Listed	679	687	-1%	8791	8230	7%
Units Reported Sold	267	449	-41%	4242	3960	7%
Sell/List Ratio	39%	65%		48%	48%	
Reported Sales Dollars	\$86,864,645	\$149,569,349	-42%	\$1,452,601,698	\$1,309,865,500	11%
Average Sell Price / Unit	\$325,336	\$333,117	-2%	\$342,433	\$330,774	4%
Median Sell Price	\$320,000			\$330,000		
Sell Price / List Price Ratio	93%	95%		95%	93%	
Days to Sell	74	76	-2%	65	78	-17%
Active Listings	2876	2392				
Condos (Apt)						
Units Listed	120	177	-32%	1792	1653	8%
Units Reported Sold	53	94	-44%	618	534	16%
Sell/List Ratio	44%	53%		34%	32%	
Reported Sales Dollars	\$11,123,244	\$19,045,823	-42%	\$134,021,668	\$107,358,650	25%
Average Sell Price / Unit	\$209,873	\$202,615	4%	\$216,864	\$201,046	8%
Median Sell Price	\$200,000			\$202,500		
Sell Price / List Price Ratio	89%	93%		93%	92%	
Days to Sell	134	111	21%	108	109	-1%
Active Listings	873	852				
Condos (Patio)						
Units Listed	46	63	-27%	530	587	-10%
Units Reported Sold	20	46	-57%	308	267	15%
Sell/List Ratio	43%	73%		58%	45%	
Reported Sales Dollars	\$5,614,700	\$12,166,691	-54%	\$83,961,893	\$73,707,115	14%
Average Sell Price / Unit	\$280,735	\$264,493	6%	\$272,604	\$276,057	-1%
Median Sell Price	\$280,000			\$265,000		
Sell Price / List Price Ratio	96%	96%		97%	95%	
Days to Sell	80	112	-29%	89	111	-19%
Active Listings	210	241				
Condos (Twnhse)						
Units Listed	67	77	-13%	1118	1030	9%
Units Reported Sold	31	41	-24%	437	408	7%
Sell/List Ratio	46%	53%		39%	40%	
Reported Sales Dollars	\$7,854,620	\$9,802,914	-20%	\$112,150,916	\$94,242,401	19%
Average Sell Price / Unit	\$253,375	\$239,095	6%	\$256,638	\$230,986	11%
Median Sell Price	\$237,900			\$240,000		
Sell Price / List Price Ratio	95%	95%		95%	94%	
Days to Sell	86	59	47%	80	83	-3%
Active Listings	468	345				

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.

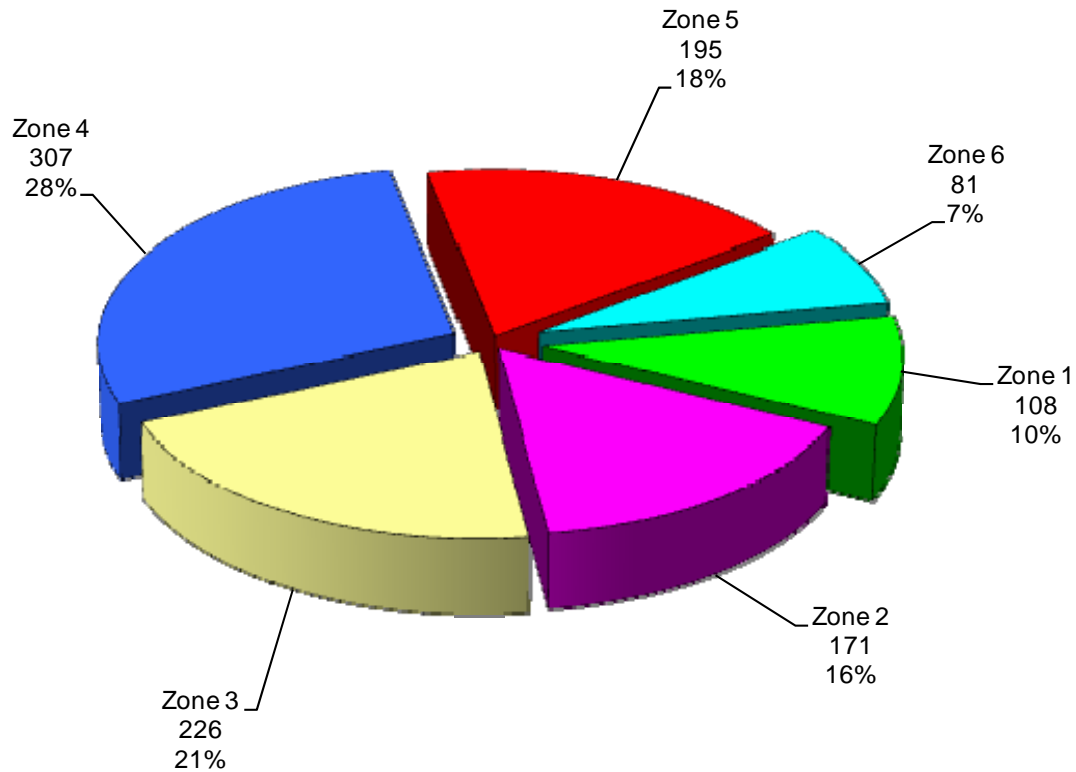
MLS® Single Family Sales Analysis For Board Area – by Zone



Total Unconditional Sales January 1 to September 30, 2010 = 3,600

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

3rd Quarter 2010
MLS® Single Family Sales Analysis
For Board Area – By Zone



Total Unconditional Sales - 1,088
3rd Quarter - July 1 to September 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**