



JOHN COOPER | ISLAND LIFE



Market Statistics July 2011

Nanaimo, BC



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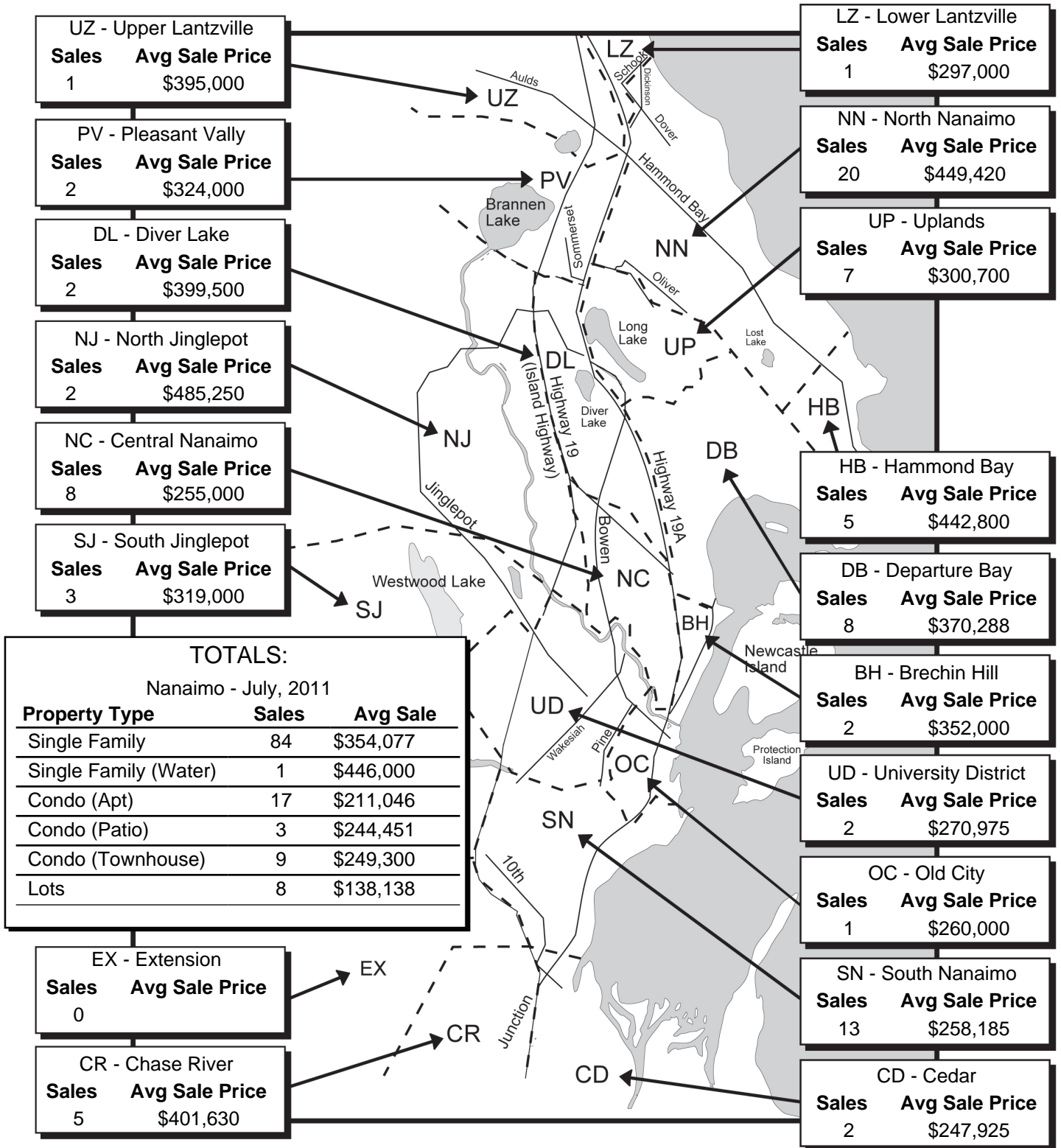


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Nanaimo

Home Sales for the month of July, 2011

(Single Family)

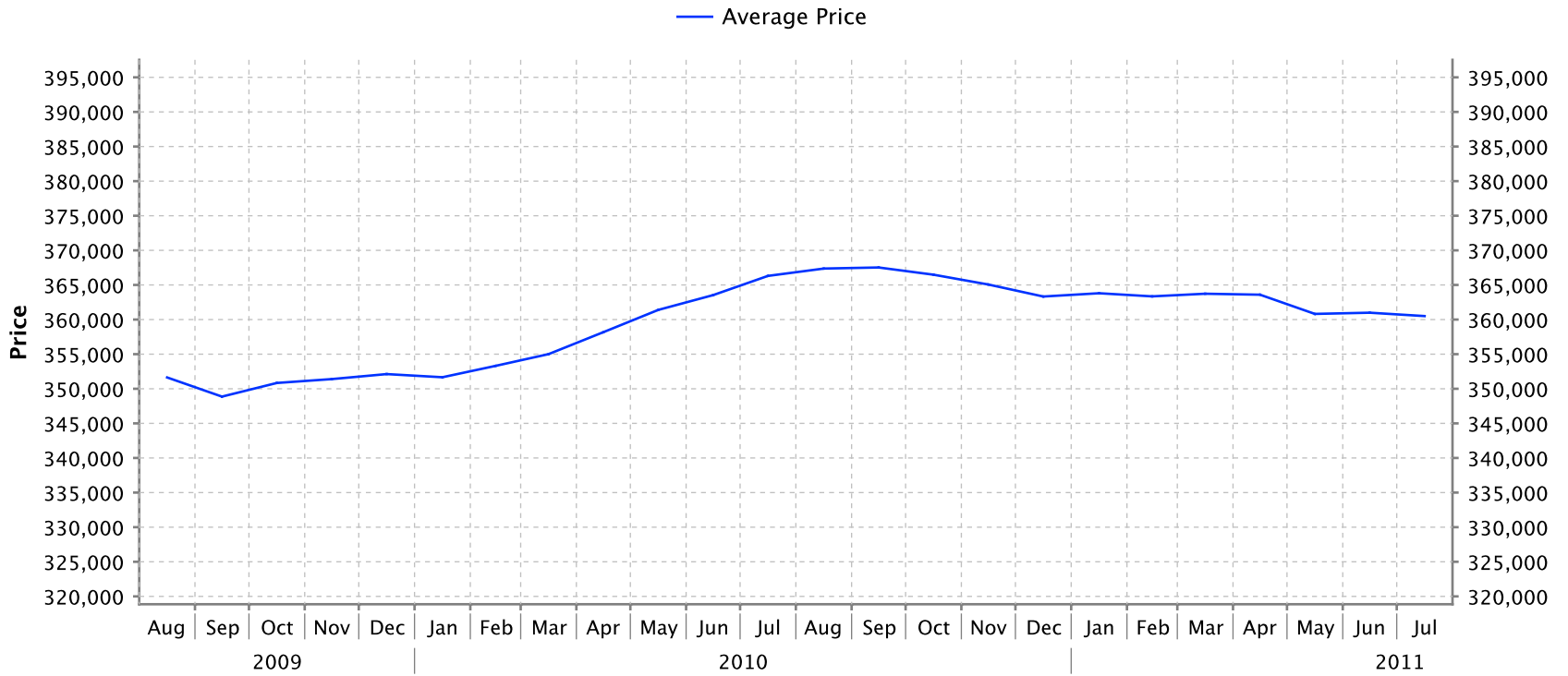


Average sale price does not include Waterfront.

Nanaimo

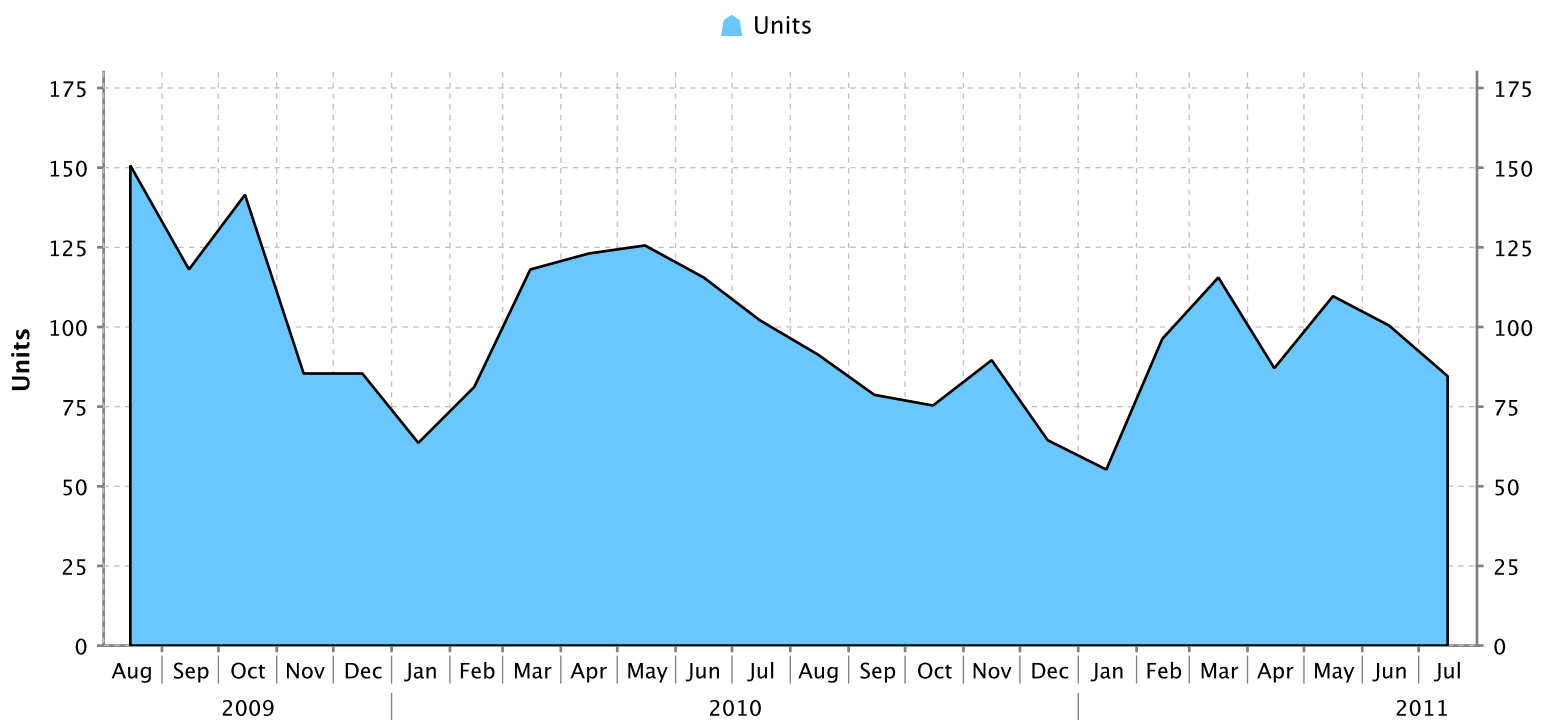
as at July 31, 2011

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	12	12	0%	221	262	-16%
Units Reported Sold	8	4	100%	82	156	-47%
Sell/List Ratio	67%	33%		37%	60%	
Reported Sales Dollars	\$1,105,100	\$583,950	89%	\$13,206,560	\$22,346,800	-41%
Average Sell Price / Unit	\$138,138	\$145,988	-5%	\$161,056	\$143,249	12%
Median Sell Price	\$125,000			\$160,000		
Sell Price / List Price	95%	94%		94%	96%	
Days to Sell	33	88	-63%	77	106	-27%
Active Listings	99	90				
Single Family						
Units Listed	224	223	0%	2,311	2,389	-3%
Units Reported Sold	84	102	-18%	1,043	1,313	-21%
Sell/List Ratio	38%	46%		45%	55%	
Reported Sales Dollars	\$29,742,451	\$39,032,536	-24%	\$375,053,206	\$481,099,713	-22%
Average Sell Price / Unit	\$354,077	\$382,672	-7%	\$359,591	\$366,413	-2%
Median Sell Price	\$332,500			\$344,106		
Sell Price / List Price	95%	96%		95%	97%	
Days to Sell	50	42	18%	57	47	23%
Active Listings	720	670				
Condos (Apt)						
Units Listed	51	49	4%	649	688	-6%
Units Reported Sold	17	14	21%	219	319	-31%
Sell/List Ratio	33%	29%		34%	46%	
Reported Sales Dollars	\$3,587,779	\$3,448,300	4%	\$48,528,682	\$73,469,528	-34%
Average Sell Price / Unit	\$211,046	\$246,307	-14%	\$221,592	\$230,312	-4%
Median Sell Price	\$210,000			\$203,150		
Sell Price / List Price	96%	93%		94%	95%	
Days to Sell	57	81	-29%	85	74	14%
Active Listings	221	278				
Condos (Patio)						
Units Listed	9	6	50%	102	92	11%
Units Reported Sold	3	4	-25%	47	63	-25%
Sell/List Ratio	33%	67%		46%	68%	
Reported Sales Dollars	\$733,353	\$959,500	-24%	\$12,952,253	\$17,708,957	-27%
Average Sell Price / Unit	\$244,451	\$239,875	2%	\$275,580	\$281,095	-2%
Median Sell Price	\$200,000			\$295,000		
Sell Price / List Price	91%	97%		96%	97%	
Days to Sell	202	49	312%	80	67	19%
Active Listings	29	21				
Condos (Twnhse)						
Units Listed	32	62	-48%	473	425	11%
Units Reported Sold	9	12	-25%	156	194	-20%
Sell/List Ratio	28%	19%		33%	46%	
Reported Sales Dollars	\$2,243,700	\$3,610,800	-38%	\$40,465,521	\$51,367,596	-21%
Average Sell Price / Unit	\$249,300	\$300,900	-17%	\$259,394	\$264,781	-2%
Median Sell Price	\$229,000			\$237,900		
Sell Price / List Price	96%	95%		102%	97%	
Days to Sell	55	99	-45%	65	66	-2%
Active Listings	169	158				

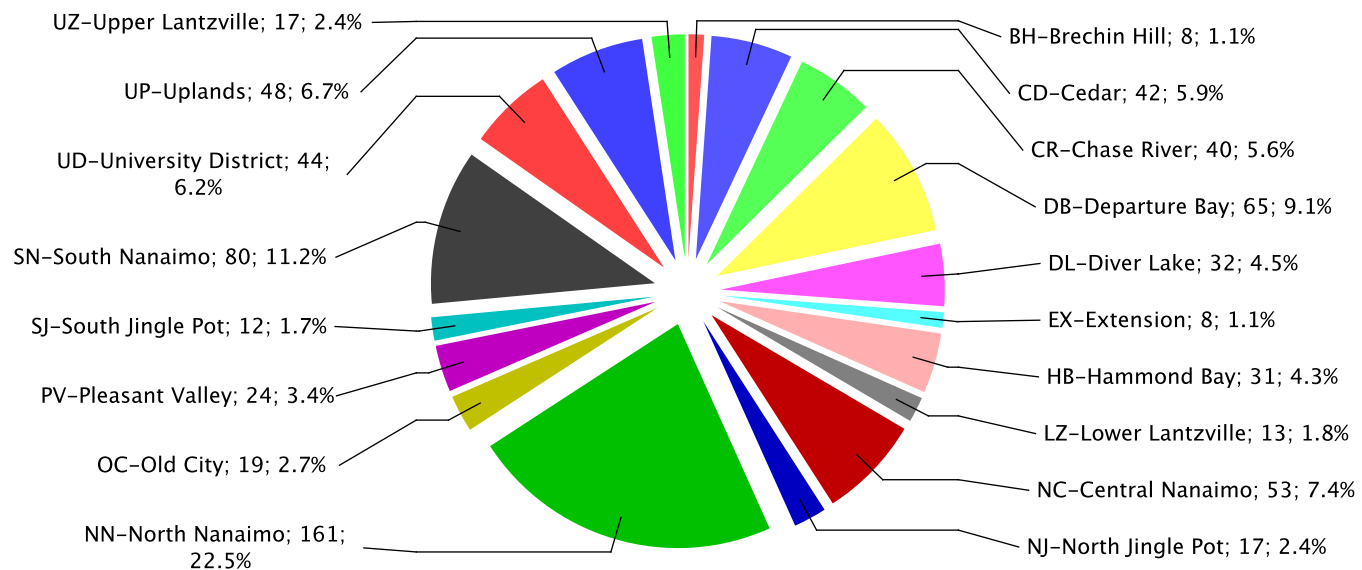
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 2011

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
BH-Brechin Hill	0	0	0	3	3	2	0	0	0	0	0	0	0	0	8
CD-Cedar	0	1	7	6	4	2	7	7	2	1	3	0	1	1	42
CR-Chase River	0	0	0	5	9	9	13	3	1	0	0	0	0	0	40
DB-Departure Bay	0	0	1	7	26	14	9	3	4	0	0	0	0	1	65
DL-Diver Lake	0	1	5	5	12	5	2	2	0	0	0	0	0	0	32
EX-Extension	0	0	1	1	2	2	1	0	1	0	0	0	0	0	8
HB-Hammond Bay	0	0	0	0	7	4	4	6	5	4	0	0	0	1	31
LZ-Lower Lantzville	0	0	0	2	3	4	1	0	1	1	1	0	0	0	13
NC-Central Nanaimo	0	1	10	19	16	7	0	0	0	0	0	0	0	0	53
NJ-North Jingle Pot	0	0	0	0	0	3	1	3	4	4	2	0	0	0	17
NN-North Nanaimo	0	0	2	3	19	34	40	20	31	3	4	3	0	2	161
OC-Old City	0	3	3	4	3	2	2	0	1	1	0	0	0	0	19
PV-Pleasant Valley	0	1	1	1	8	8	2	2	0	0	1	0	0	0	24
SJ-South Jingle Pot	0	0	0	1	3	2	2	3	1	0	0	0	0	0	12
SN-South Nanaimo	2	16	11	23	14	13	1	0	0	0	0	0	0	0	80
UD-University District	1	2	11	13	8	3	3	2	1	0	0	0	0	0	44
UP-Uplands	0	0	3	14	11	13	3	1	2	1	0	0	0	0	48
UZ-Upper Lantzville	0	0	1	2	4	4	3	1	2	0	0	0	0	0	17
Zone 4 TOTALS	3	25	56	109	152	131	94	53	56	15	11	3	1	5	714

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2011 = 714

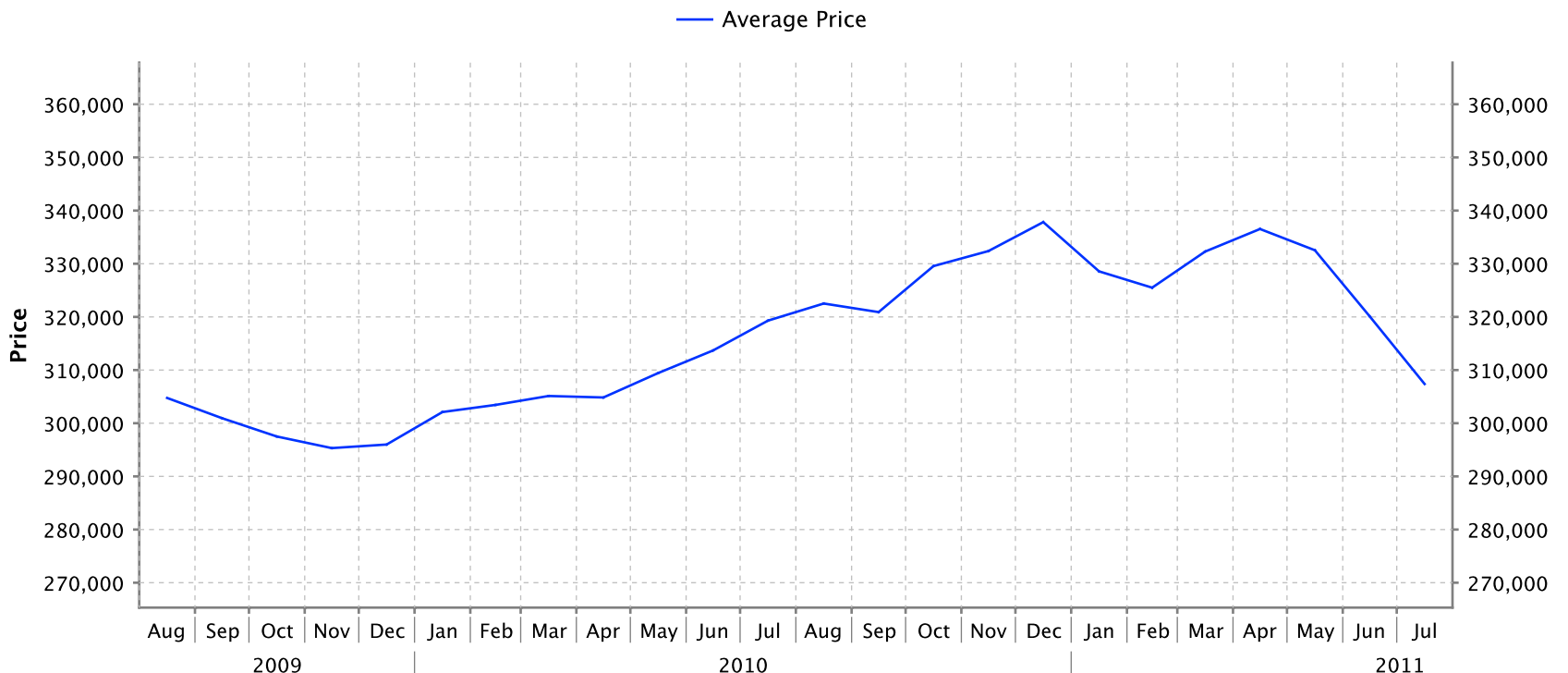
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Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	7	6	17%	35	54	-35%
Units Reported Sold	2	3	-33%	12	25	-52%
Sell/List Ratio	29%	50%		34%	46%	
Reported Sales Dollars	\$210,000	\$332,000	-37%	\$1,372,000	\$3,492,499	-61%
Average Sell Price / Unit	\$105,000	\$110,667	-5%	\$114,333	\$139,700	-18%
Median Sell Price	\$120,000			\$120,000		
Sell Price / List Price	79%	87%		89%	92%	
Days to Sell	124	142	-12%	98	87	13%
Active Listings	24	22				
Single Family						
Units Listed	11	11	0%	94	128	-27%
Units Reported Sold	4	4	0%	33	65	-49%
Sell/List Ratio	36%	36%		35%	51%	
Reported Sales Dollars	\$1,446,460	\$1,453,000	-0%	\$10,636,060	\$20,448,750	-48%
Average Sell Price / Unit	\$361,615	\$363,250	-0%	\$322,305	\$314,596	2%
Median Sell Price	\$441,460			\$292,200		
Sell Price / List Price	93%	94%		94%	94%	
Days to Sell	36	71	-49%	92	85	8%
Active Listings	49	55				

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Cumulative Residential Average Single Family Sale Price





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