



JOHN COOPER | ISLAND LIFE



Market Statistics August 2011

Nanaimo, BC



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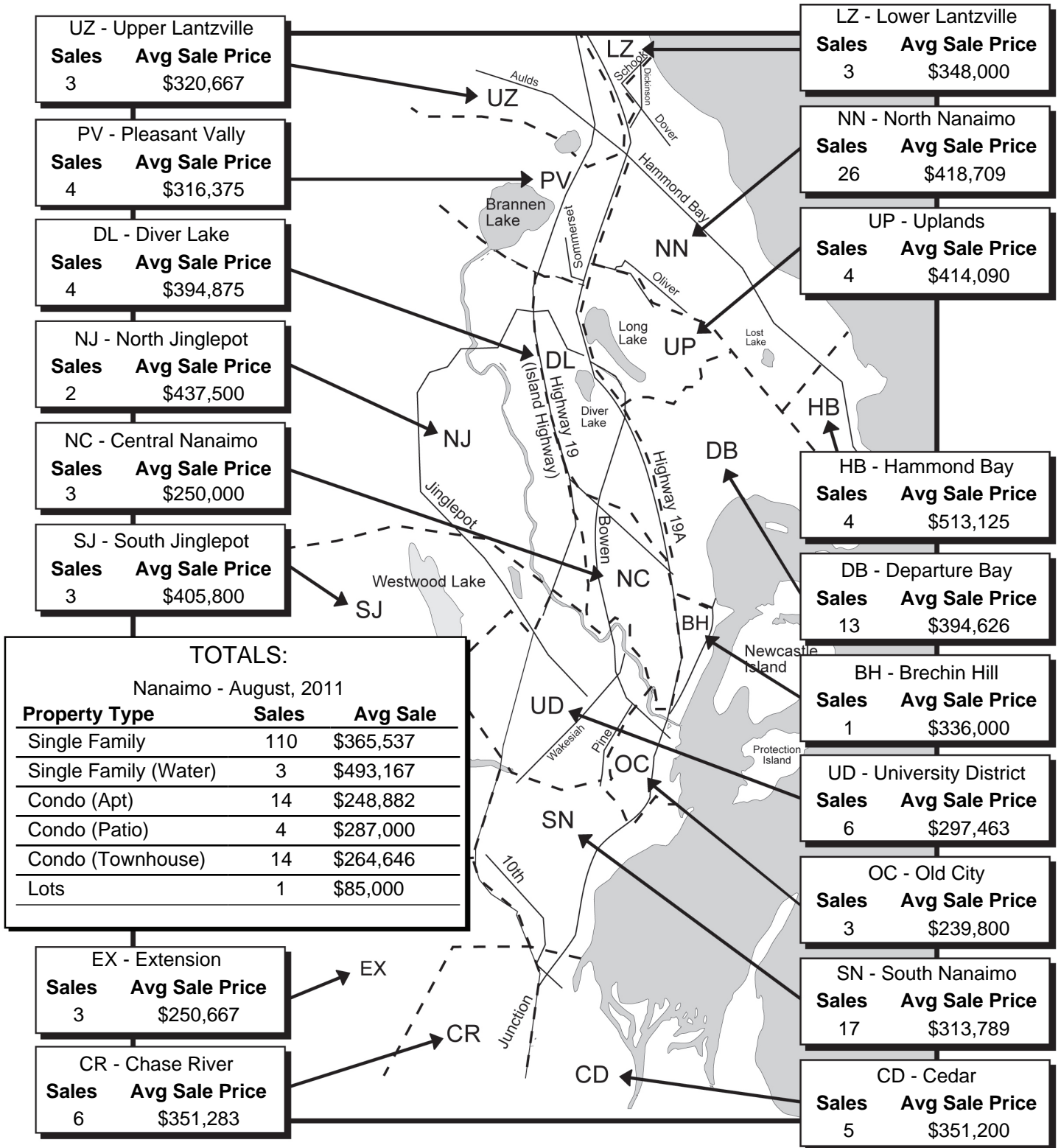


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Nanaimo

Home Sales for the month of August, 2011

(Single Family)



Average sale price does not include Waterfront.

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	15	19	-21%	217	223	-3%
Units Reported Sold	1	7	-86%	76	154	-51%
Sell/List Ratio	7%	37%		35%	69%	
Reported Sales Dollars	\$85,000	\$954,610	-91%	\$12,336,950	\$21,777,210	-43%
Average Sell Price / Unit	\$85,000	\$136,373	-38%	\$162,328	\$141,410	15%
Median Sell Price	\$85,000			\$160,000		
Sell Price / List Price	81%	91%		94%	96%	
Days to Sell	169	71	139%	79	108	-27%
Active Listings	105	93				
Single Family						
Units Listed	207	191	8%	2,331	2,405	-3%
Units Reported Sold	110	91	21%	1,062	1,254	-15%
Sell/List Ratio	53%	48%		46%	52%	
Reported Sales Dollars	\$40,209,119	\$31,752,611	27%	\$383,509,714	\$459,918,274	-17%
Average Sell Price / Unit	\$365,537	\$348,930	5%	\$361,120	\$366,761	-2%
Median Sell Price	\$362,000			\$347,000		
Sell Price / List Price	96%	95%		95%	97%	
Days to Sell	45	54	-17%	56	47	20%
Active Listings	691	655				
Condos (Apt)						
Units Listed	38	35	9%	652	673	-3%
Units Reported Sold	14	21	-33%	212	309	-31%
Sell/List Ratio	37%	60%		33%	46%	
Reported Sales Dollars	\$3,484,354	\$5,079,258	-31%	\$46,933,778	\$72,023,386	-35%
Average Sell Price / Unit	\$248,882	\$241,869	3%	\$221,386	\$233,085	-5%
Median Sell Price	\$249,900			\$203,150		
Sell Price / List Price	96%	94%		94%	95%	
Days to Sell	105	69	51%	87	71	23%
Active Listings	206	254				
Condos (Patio)						
Units Listed	10	16	-38%	96	98	-2%
Units Reported Sold	4	2	100%	49	59	-17%
Sell/List Ratio	40%	12%		51%	60%	
Reported Sales Dollars	\$1,148,000	\$424,500	170%	\$13,675,753	\$16,264,657	-16%
Average Sell Price / Unit	\$287,000	\$212,250	35%	\$279,097	\$275,672	1%
Median Sell Price	\$390,000			\$295,000		
Sell Price / List Price	102%	97%		97%	97%	
Days to Sell	184	31	493%	90	63	44%
Active Listings	29	32				
Condos (Twnhse)						
Units Listed	34	42	-19%	467	437	7%
Units Reported Sold	14	14	0%	156	189	-17%
Sell/List Ratio	41%	33%		33%	43%	
Reported Sales Dollars	\$3,705,047	\$3,822,346	-3%	\$40,348,222	\$50,124,867	-20%
Average Sell Price / Unit	\$264,646	\$273,025	-3%	\$258,642	\$265,211	-2%
Median Sell Price	\$249,000			\$237,900		
Sell Price / List Price	97%	95%		102%	97%	
Days to Sell	110	82	34%	68	66	2%
Active Listings	159	161				

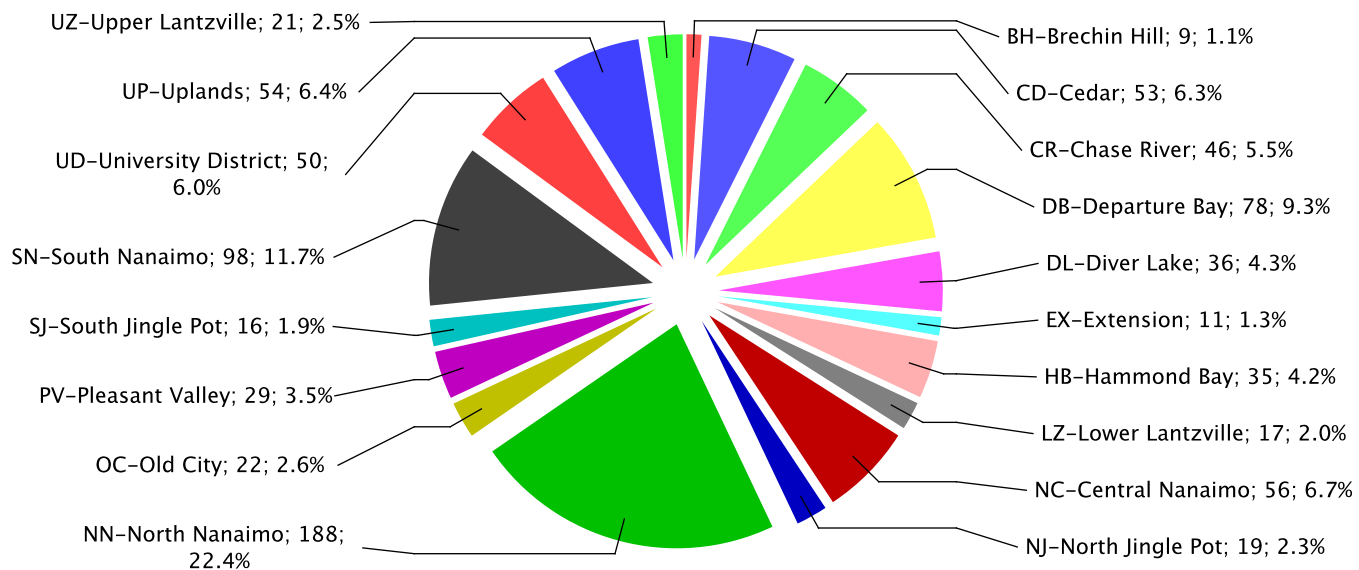
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 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	4	2	0	0	0	0	0	0	0	0	9
CD-Cedar	0	1	7	9	5	5	9	8	3	1	3	0	1	1	53
CR-Chase River	0	0	1	5	11	11	14	3	1	0	0	0	0	0	46
DB-Departure Bay	0	0	1	10	27	16	12	6	5	0	0	0	0	1	78
DL-Diver Lake	0	1	5	5	13	7	2	2	1	0	0	0	0	0	36
EX-Extension	0	0	3	1	3	2	1	0	1	0	0	0	0	0	11
HB-Hammond Bay	0	0	0	0	7	6	5	6	5	4	0	1	0	1	35
LZ-Lower Lantzville	0	0	0	3	3	6	1	0	1	1	1	1	0	0	17
NC-Central Nanaimo	1	1	10	20	17	7	0	0	0	0	0	0	0	0	56
NJ-North Jingle Pot	0	0	0	0	0	3	3	3	4	4	2	0	0	0	19
NN-North Nanaimo	0	0	2	3	24	44	45	20	38	3	4	3	0	2	188
OC-Old City	0	4	3	6	3	2	2	0	1	1	0	0	0	0	22
PV-Pleasant Valley	0	1	2	2	9	9	3	2	0	0	1	0	0	0	29
SJ-South Jingle Pot	0	0	0	2	3	2	3	3	3	0	0	0	0	0	16
SN-South Nanaimo	2	16	14	27	19	19	1	0	0	0	0	0	0	0	98
UD-University District	1	2	13	14	9	5	3	2	1	0	0	0	0	0	50
UP-Uplands	0	0	3	15	12	14	4	1	3	1	1	0	0	0	54
UZ-Upper Lantzville	0	0	1	3	5	6	3	1	2	0	0	0	0	0	21
Zone 4 TOTALS	4	26	65	128	174	166	111	57	69	15	12	5	1	5	838

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2011 = 838

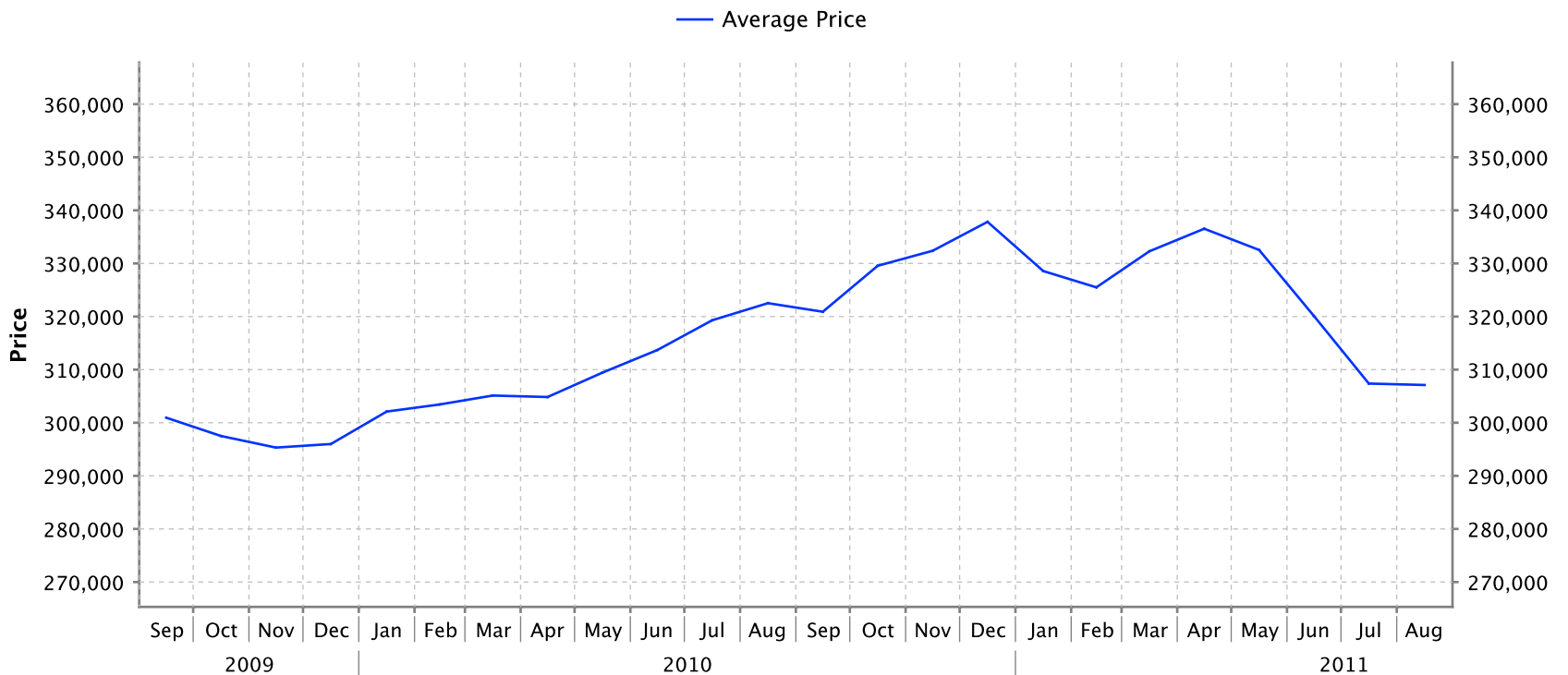
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Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	4	6	-33%	33	53	-38%
Units Reported Sold	0	2	-100%	10	23	-57%
Sell/List Ratio	0%	33%		30%	43%	
Reported Sales Dollars	\$0	\$267,000	-100%	\$1,105,000	\$3,049,499	-64%
Average Sell Price / Unit		\$133,500		\$110,500	\$132,587	-17%
Median Sell Price				\$120,000		
Sell Price / List Price		94%		88%	92%	
Days to Sell		42		110	79	39%
Active Listings	27	24				
Single Family						
Units Listed	8	8	0%	94	128	-27%
Units Reported Sold	4	7	-43%	30	65	-54%
Sell/List Ratio	50%	88%		32%	51%	
Reported Sales Dollars	\$1,153,500	\$2,589,500	-55%	\$9,200,060	\$20,993,250	-56%
Average Sell Price / Unit	\$288,375	\$369,929	-22%	\$306,669	\$322,973	-5%
Median Sell Price	\$328,000			\$292,200		
Sell Price / List Price	95%	96%		94%	94%	
Days to Sell	34	67	-49%	90	84	7%
Active Listings	46	55				

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Cumulative Residential Average Single Family Sale Price





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