



# Market Statistics

*June 2010*



JOHN COOPER

*ISLANDLIFESTYLE.CA*

1.866.956.6228

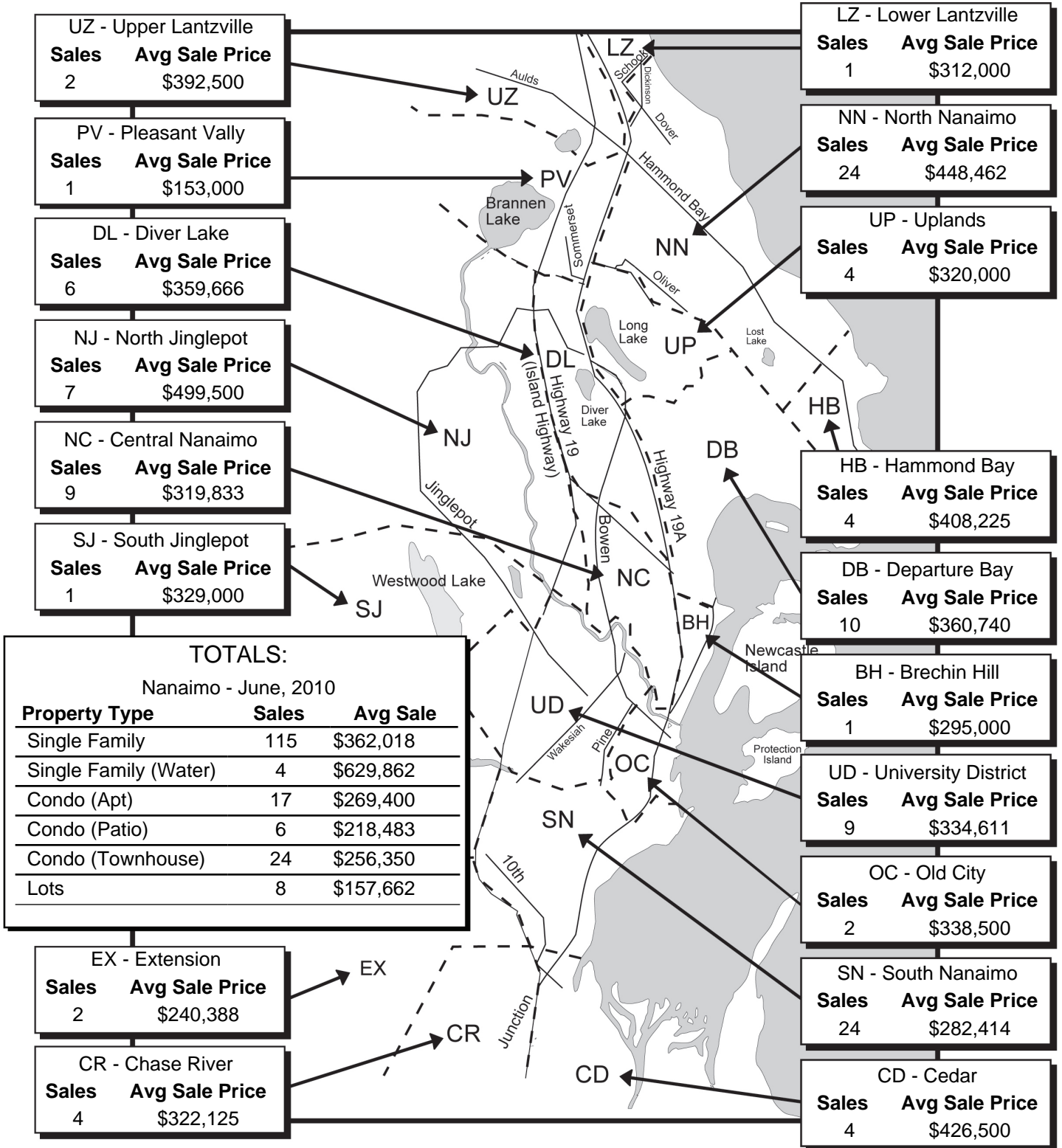
[john@islandlifestyle.ca](mailto:john@islandlifestyle.ca)



**RE/MAX**  
of Nanaimo  
250-754-1223

# Nanaimo

## Home Sales for the month of June, 2010 (Single Family)

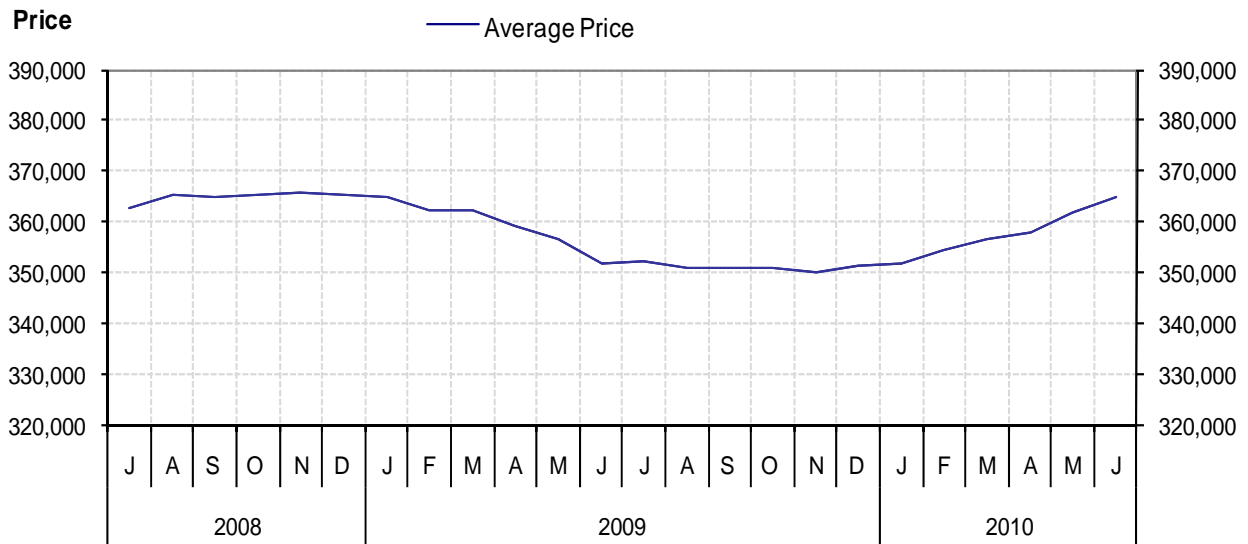


Average sale price does not include Waterfront.

# Nanaimo

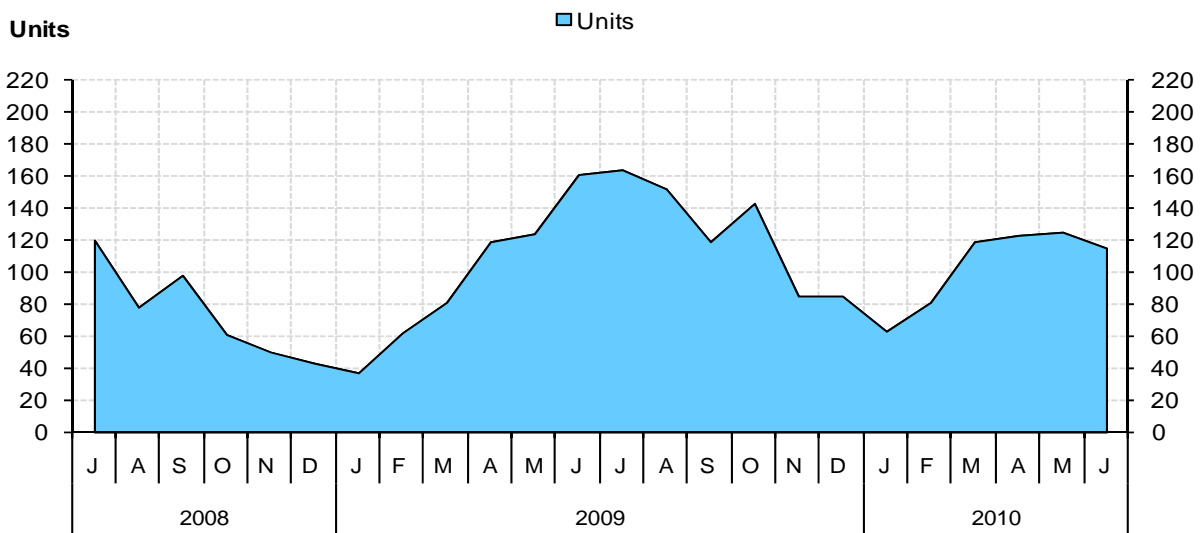
## as at June 30, 2010

### 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
<b>Lots</b>						
Units Listed	15	54	-72%	276	377	-27%
Units Reported Sold	8	11	-27%	169	61	177%
Sell/List Ratio	53%	20%		61%	16%	
Reported Sales Dollars	\$1,261,300	\$2,038,700	-38%	\$24,447,500	\$8,550,420	186%
Average Sell Price / Unit	\$157,662	\$185,336	-15%	\$144,660	\$140,171	3%
Median Sell Price	\$154,900			\$125,900		
Sell Price / List Price Ratio	90%	90%		96%	87%	
Days to Sell	190	217	-12%	103	174	-41%
Active Listings	89	167				
<b>Single Family</b>						
Units Listed	254	236	8%	2383	2382	0%
Units Reported Sold	115	159	-28%	1367	1030	33%
Sell/List Ratio	45%	67%		57%	43%	
Reported Sales Dollars	\$41,632,101	\$53,740,959	-23%	\$498,717,835	\$362,642,010	38%
Average Sell Price / Unit	\$362,018	\$337,993	7%	\$364,827	\$352,080	4%
Median Sell Price	\$343,992			\$350,000		
Sell Price / List Price Ratio	97%	95%		97%	95%	
Days to Sell	46	59	-22%	48	56	-14%
Active Listings	646	582				
<b>Condos (Apt)</b>						
Units Listed	32	48	-33%	724	536	35%
Units Reported Sold	17	19	-11%	329	175	88%
Sell/List Ratio	53%	40%		45%	33%	
Reported Sales Dollars	\$4,579,800	\$4,375,040	5%	\$74,981,203	\$39,561,233	90%
Average Sell Price / Unit	\$269,400	\$230,265	17%	\$227,906	\$226,064	1%
Median Sell Price	\$220,900			\$209,000		
Sell Price / List Price Ratio	96%	92%		95%	93%	
Days to Sell	41	62	-34%	74	80	-7%
Active Listings	270	184				
<b>Condos (Patio)</b>						
Units Listed	7	17	-59%	95	83	14%
Units Reported Sold	6	3	100%	65	36	81%
Sell/List Ratio	86%	18%		68%	43%	
Reported Sales Dollars	\$1,310,900	\$767,000	71%	\$18,461,357	\$10,540,000	75%
Average Sell Price / Unit	\$218,483	\$255,667	-15%	\$284,021	\$292,778	-3%
Median Sell Price	\$216,000			\$286,000		
Sell Price / List Price Ratio	96%	92%		97%	95%	
Days to Sell	82	121	-32%	66	73	-9%
Active Listings	20	35				
<b>Condos (Twnhse)</b>						
Units Listed	28	37	-24%	409	397	3%
Units Reported Sold	24	20	20%	202	173	17%
Sell/List Ratio	86%	54%		49%	44%	
Reported Sales Dollars	\$6,152,400	\$4,675,649	32%	\$53,040,650	\$42,115,989	26%
Average Sell Price / Unit	\$256,350	\$233,782	10%	\$262,577	\$243,445	8%
Median Sell Price	\$255,000			\$247,286		
Sell Price / List Price Ratio	96%	96%		96%	95%	
Days to Sell	56	63	-11%	66	69	-4%
Active Listings	137	125				

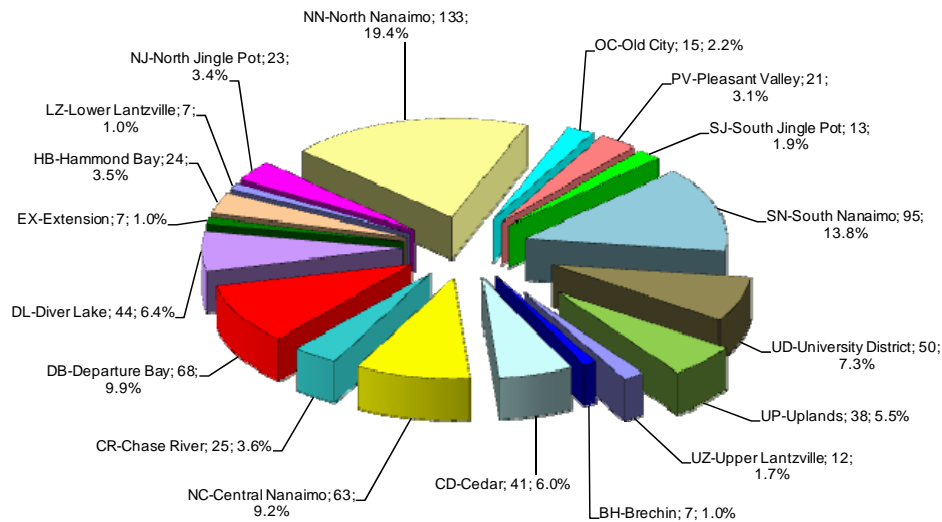
**Please Note:** Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to June 30, 2010

	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	2	2	2	1	0	0	0	0	0	0	0	7
CD-Cedar	0	3	2	3	1	7	4	8	9	3	0	0	0	1	41
NC-Central Nanaimo	0	0	8	29	13	11	2	0	0	0	0	0	0	0	63
CR-Chase River	0	0	2	3	8	3	6	3	0	0	0	0	0	0	25
DB-Departure Bay	0	0	1	4	24	20	8	4	3	1	1	0	1	1	68
DL-Diver Lake	0	1	0	7	18	8	7	2	1	0	0	0	0	0	44
EX-Extension	0	1	1	1	1	0	0	1	2	0	0	0	0	0	7
HB-Hammond Bay	0	1	0	0	2	8	2	3	3	3	0	2	0	0	24
LZ-Low er Lantzville	0	0	0	1	2	1	0	0	0	1	0	1	0	1	7
NJ-North Jingle Pot	0	0	2	0	0	0	4	5	6	3	1	1	0	1	23
NN-North Nanaimo	0	0	0	2	12	30	27	29	21	7	2	1	0	2	133
OC-Old City	1	0	1	6	3	3	1	0	0	0	0	0	0	0	15
PV-Pleasant Valley	0	1	1	3	5	7	3	0	0	0	1	0	0	0	21
SJ-South Jingle Pot	0	0	0	3	4	0	2	2	1	1	0	0	0	0	13
SN-South Nanaimo	0	9	23	30	23	7	3	0	0	0	0	0	0	0	95
UD-University District	0	1	7	10	6	10	8	3	3	2	0	0	0	0	50
UP-Uplands	0	0	1	9	14	11	2	1	0	0	0	0	0	0	38
UZ-Upper Lantzville	0	0	0	0	3	3	3	2	1	0	0	0	0	0	12
<b>ZONE 4 TOTALS</b>	<b>1</b>	<b>17</b>	<b>49</b>	<b>113</b>	<b>141</b>	<b>131</b>	<b>83</b>	<b>63</b>	<b>50</b>	<b>21</b>	<b>5</b>	<b>5</b>	<b>1</b>	<b>6</b>	<b>686</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to June 30, 2010 = 686

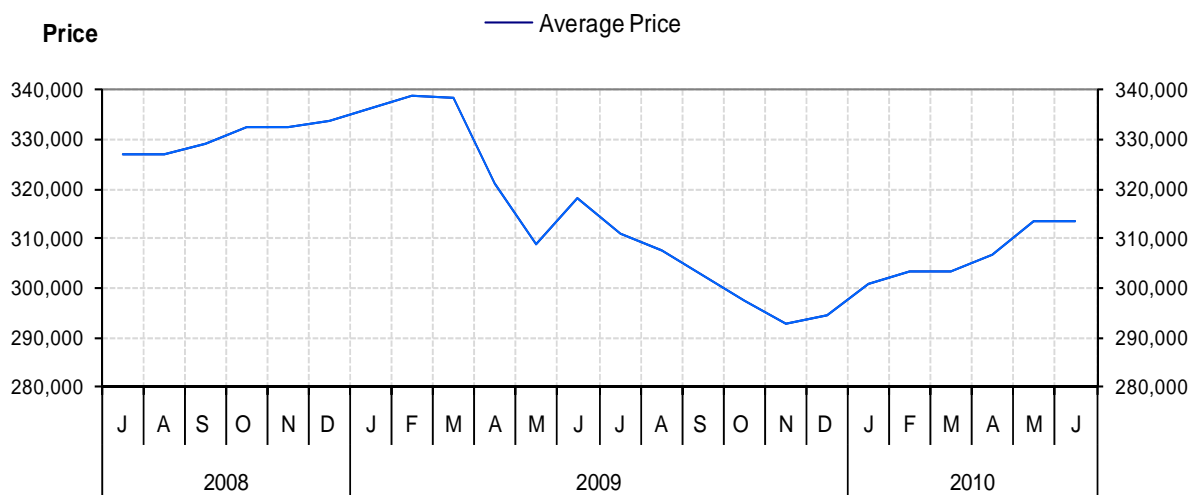
# GABRIOLA ISLAND

## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	7	4	75%	54	46	17%
Units Reported Sold	4	0		27	17	59%
Sell/List Ratio	57%	0%		50%	37%	
Reported Sales Dollars	\$630,999	\$0		\$3,883,499	\$2,259,600	72%
Average Sell Price / Unit	\$157,750			\$143,833	\$132,918	8%
Median Sell Price	\$162,000			\$144,000		
Sell Price / List Price Ratio	96%			91%	90%	
Days to Sell	66			92	76	20%
Active Listings	23	27				
<b>Single Family</b>						
Units Listed	17	6	183%	128	96	33%
Units Reported Sold	3	2	50%	68	32	112%
Sell/List Ratio	18%	33%		53%	33%	
Reported Sales Dollars	\$954,500	\$837,500	14%	\$21,306,750	\$10,175,942	109%
Average Sell Price / Unit	\$318,167	\$418,750	-24%	\$313,335	\$317,998	-1%
Median Sell Price	\$300,000			\$295,000		
Sell Price / List Price Ratio	94%	97%		94%	92%	
Days to Sell	187	24	665%	86	69	25%
Active Listings	52	50				

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

### Cumulative Residential Average Single Family Sale Price



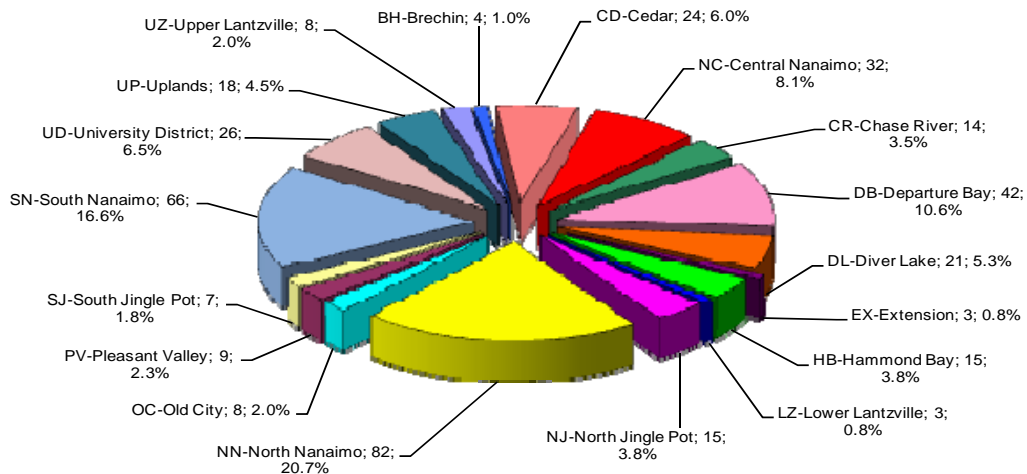
## 2nd Quarter 2010

### MLS® Single Family Sales Analysis

Unconditional Sales from April 1 to June 30, 2010

	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	1	0	2	1	0	0	0	0	0	0	0	4
CD-Cedar	0	1	1	2	0	2	3	6	6	3	0	0	0	0	24
NC-Central Nanaimo	0	0	2	13	11	4	2	0	0	0	0	0	0	0	32
CR-Chase River	0	0	1	2	4	2	3	2	0	0	0	0	0	0	14
DB-Departure Bay	0	0	0	1	18	11	5	3	3	0	0	0	1	0	42
DL-Diver Lake	0	0	0	1	10	3	4	2	1	0	0	0	0	0	21
EX-Extension	0	1	0	0	1	0	0	1	0	0	0	0	0	0	3
HB-Hammond Bay	0	0	0	0	2	5	2	3	2	0	0	1	0	0	15
LZ-Low er Lantzville	0	0	0	1	1	0	0	0	0	0	0	1	0	0	3
NJ-North Jingle Pot	0	0	2	0	0	0	4	3	3	2	0	0	0	1	15
NN-North Nanaimo	0	0	0	0	6	21	16	14	17	5	1	1	0	1	82
OC-Old City	0	0	1	2	3	2	0	0	0	0	0	0	0	0	8
PV-Pleasant Valley	0	1	0	1	2	3	2	0	0	0	0	0	0	0	9
SJ-South Jingle Pot	0	0	0	3	2	0	0	2	0	0	0	0	0	0	7
SN-South Nanaimo	0	4	13	22	18	6	3	0	0	0	0	0	0	0	66
UD-University District	0	1	4	7	2	6	4	2	0	0	0	0	0	0	26
UP-Uplands	0	0	0	5	9	4	0	0	0	0	0	0	0	0	18
UZ-Upper Lantzville	0	0	0	0	3	2	1	1	1	0	0	0	0	0	8
<b>ZONE 4 TOTALS</b>	<b>0</b>	<b>8</b>	<b>24</b>	<b>61</b>	<b>92</b>	<b>73</b>	<b>50</b>	<b>39</b>	<b>33</b>	<b>10</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>397</b>

### 2nd Quarter 2010 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales April 1 to June 30, 2010 = 397