

Market Statistics

December 2008

RE/MAX

JOHN COOPER

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RE/MAX
of Nanaimo
250-754-1223

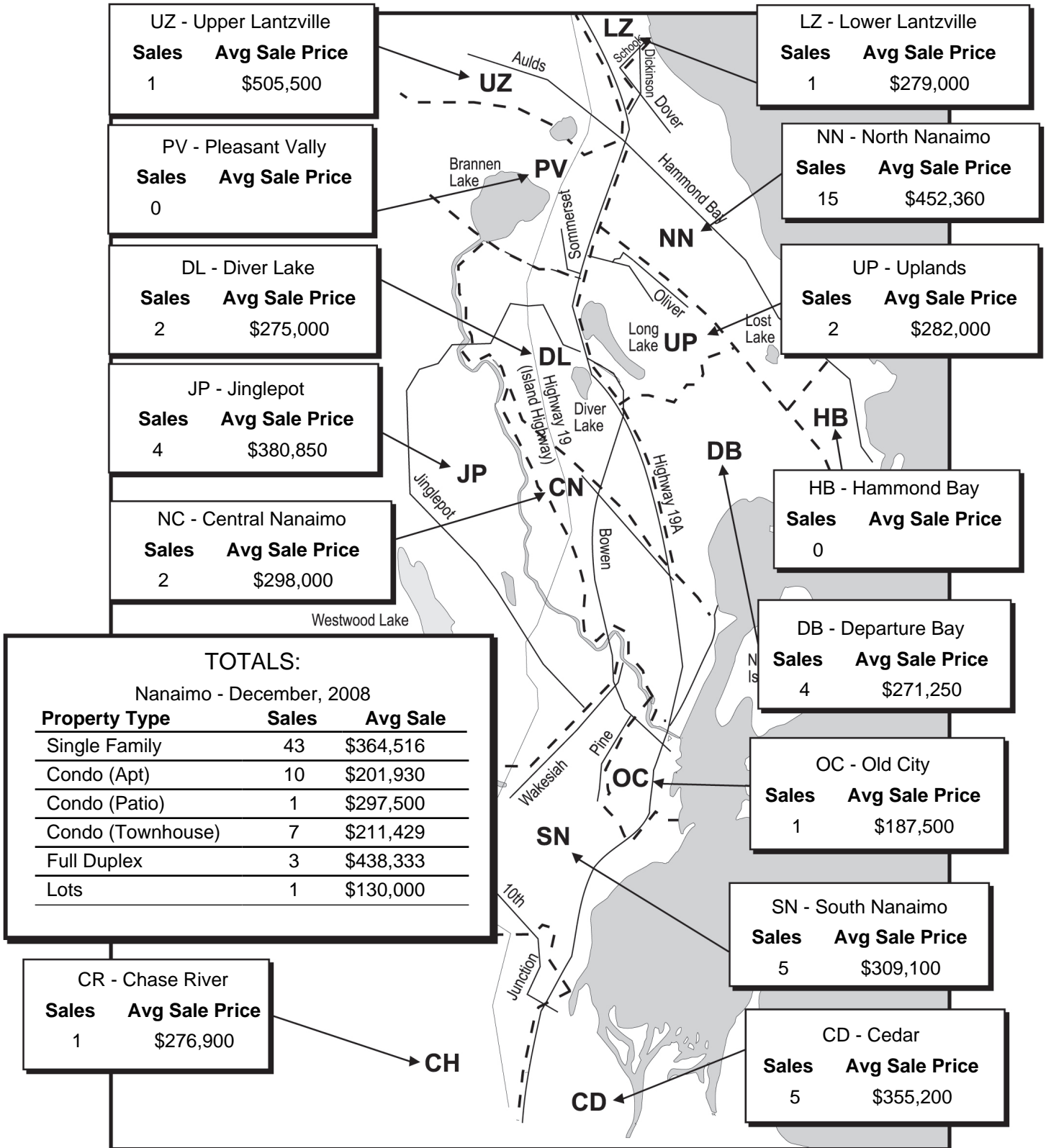
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Each office independently owned & operated.

Nanaimo

Home Sales for the month of December, 2008

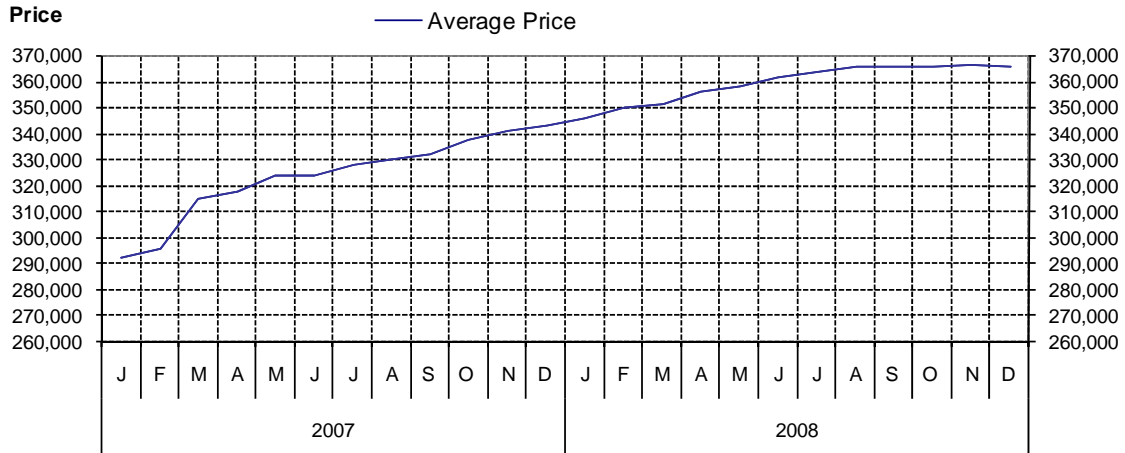
(Single Family)



Nanaimo

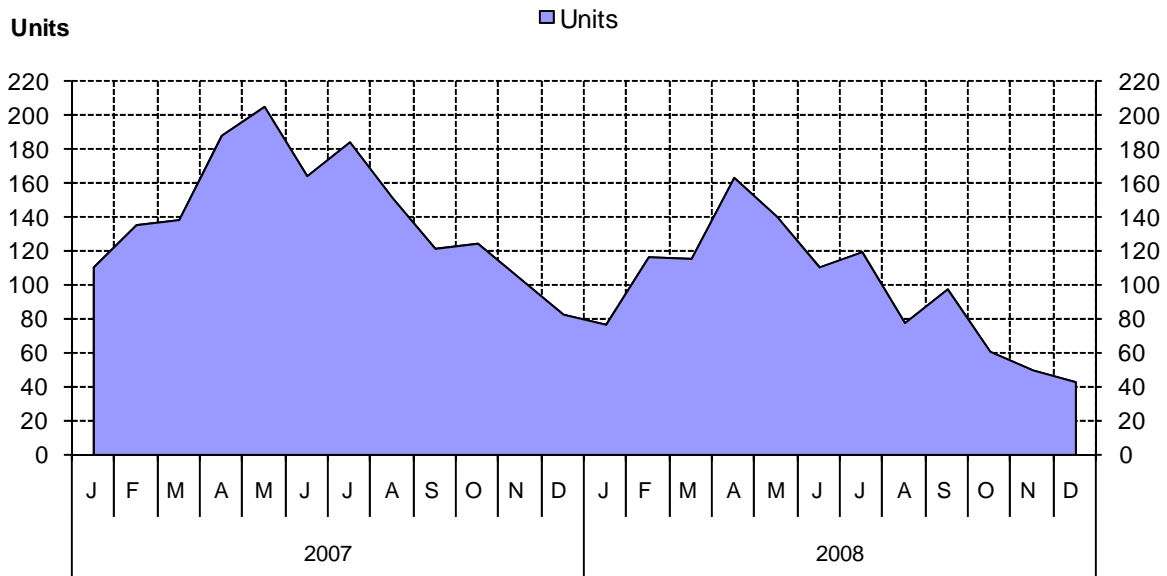
as at December 31, 2008

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

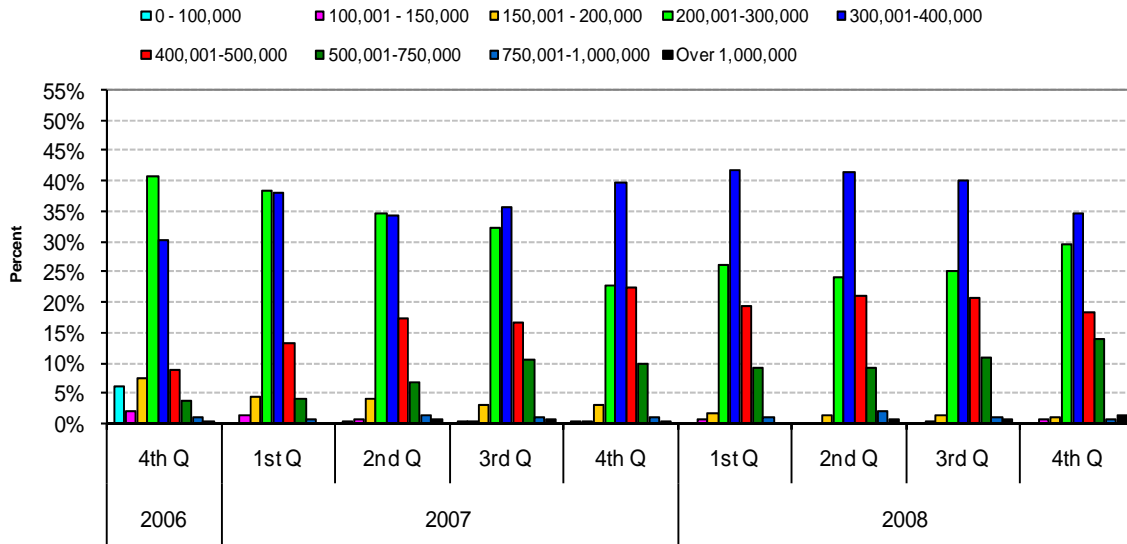
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	32	68	-53%	493	476	4%
Units Reported Sold	1	9	-89%	105	188	-44%
Sell/List Ratio	3%	13%		21%	39%	
Reported Sales Dollars	\$130,000	\$1,741,950	-93%	\$16,111,660	\$31,714,494	-49%
Average Sell Price / Unit	\$130,000	\$193,550	-33%	\$153,444	\$168,694	-9%
Median Sell Price	\$130,000			\$151,920		
Sell Price / List Price Ratio	81%	96%		95%	97%	
Days to Sell	78	59	32%	70	75	-7%
Active Listings	159					
Single Family						
Units Listed	82	97	-15%	2564	2557	0%
Units Reported Sold	43	83	-48%	1174	1701	-31%
Sell/List Ratio	52%	86%		46%	67%	
Reported Sales Dollars	\$15,674,200	\$31,323,977	-50%	\$428,712,789	\$583,642,303	-27%
Average Sell Price / Unit	\$364,516	\$377,397	-3%	\$365,173	\$343,117	6%
Median Sell Price	\$338,000			\$350,000		
Sell Price / List Price Ratio	91%	96%		96%	97%	
Days to Sell	60	50	18%	50	47	7%
Active Listings	512					
Condos (Apt)						
Units Listed	30	20	50%	725	503	44%
Units Reported Sold	10	22	-55%	233	334	-30%
Sell/List Ratio	33%	110%		32%	66%	
Reported Sales Dollars	\$2,019,300	\$4,710,600	-57%	\$54,849,030	\$71,428,435	-23%
Average Sell Price / Unit	\$201,930	\$214,118	-6%	\$235,404	\$213,858	10%
Median Sell Price	\$239,900			\$207,500		
Sell Price / List Price Ratio	93%	95%		96%	96%	
Days to Sell	135	58	131%	63	58	9%
Active Listings	255					
Condos (Twnhse)						
Units Listed	16	2	700%	408	299	36%
Units Reported Sold	7	4	75%	182	227	-20%
Sell/List Ratio	44%	200%		45%	76%	
Reported Sales Dollars	\$1,480,000	\$1,035,900	43%	\$44,787,852	\$54,791,921	-18%
Average Sell Price / Unit	\$211,429	\$258,975	-18%	\$246,087	\$241,374	2%
Median Sell Price	\$196,000			\$235,000		
Sell Price / List Price Ratio	93%	97%		96%	97%	
Days to Sell	82	38	115%	51	52	-2%
Active Listings	86					

PLEASE NOTE:

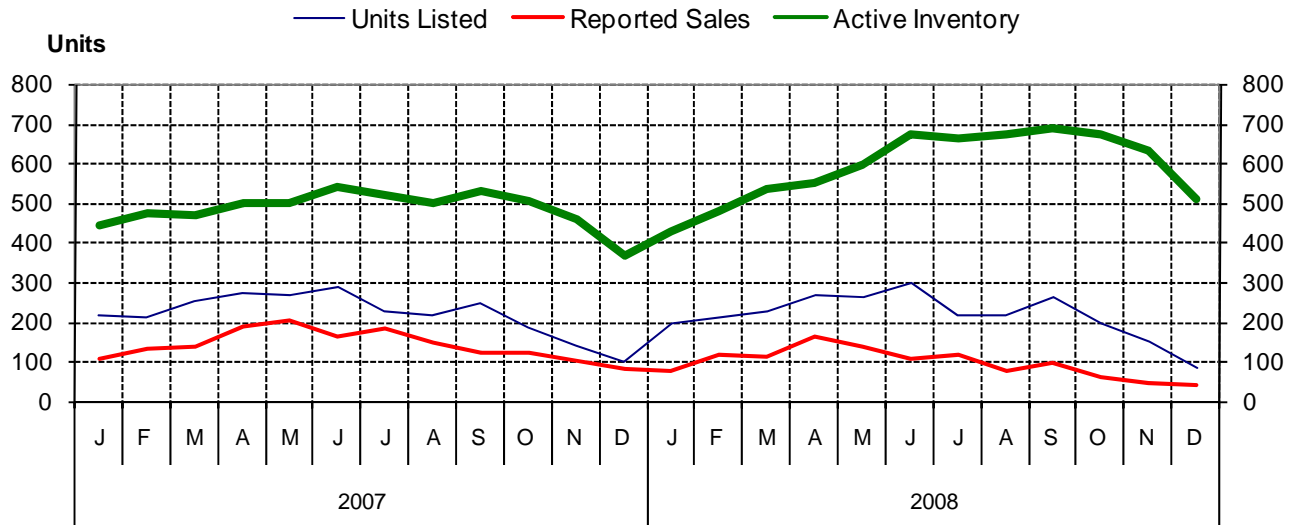
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

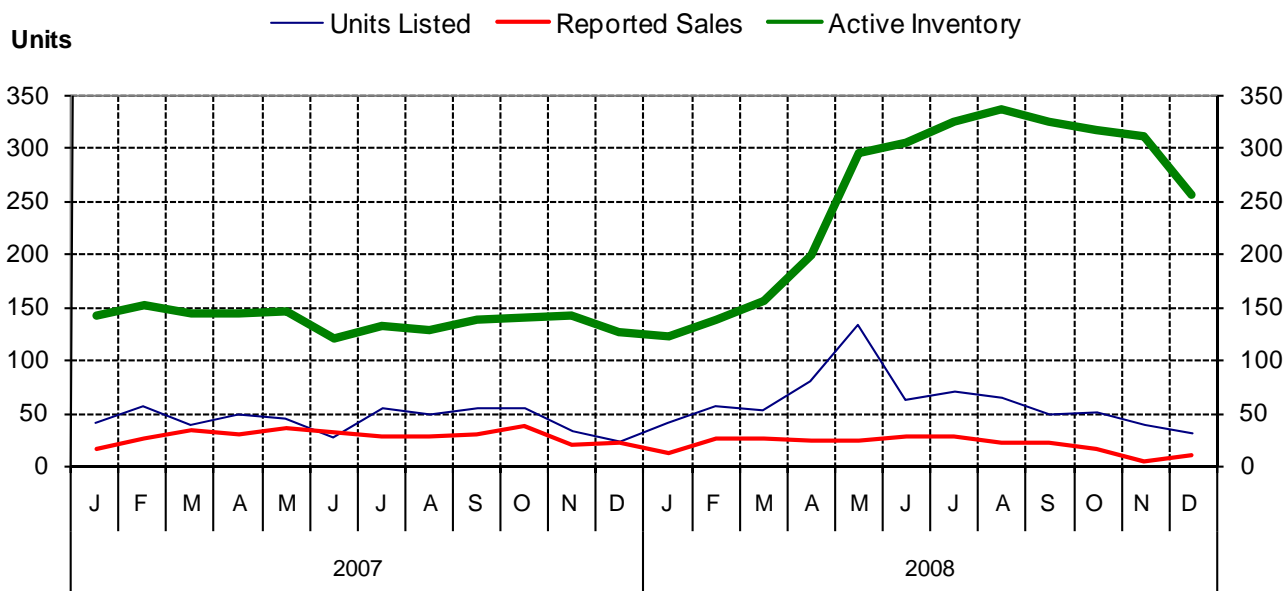
Percentage of Market Share by Price Range Nanaimo



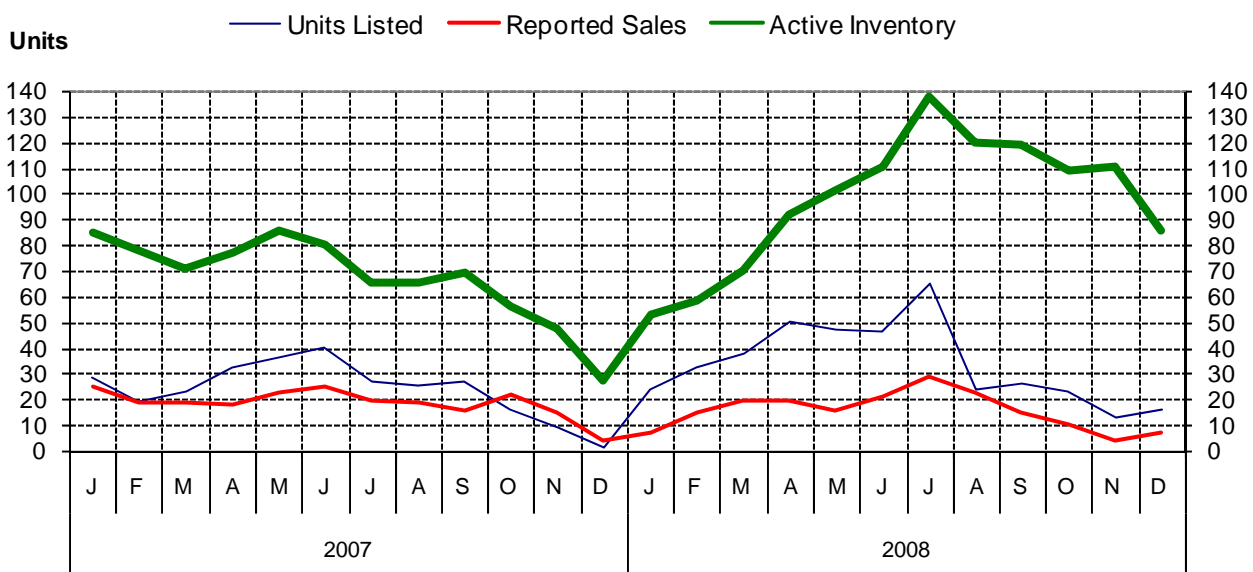
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

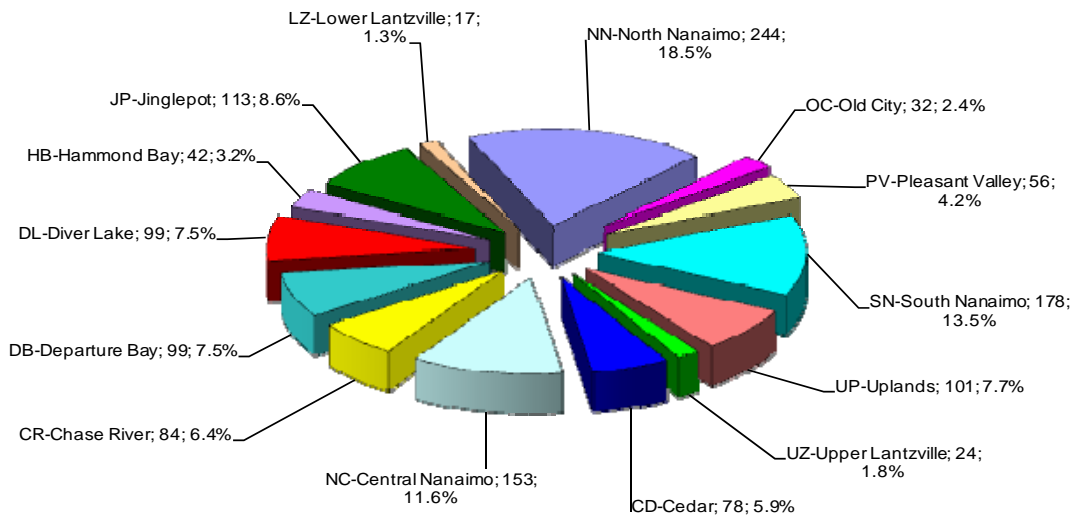


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to December 31, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CD-Cedar	0	0	1	20	19	25	10	2	1	78
NC-Central Nanaimo	0	1	3	82	63	2	2	0	0	153
CR-Chase River	0	0	0	15	43	22	4	0	0	84
DB-Departure Bay	0	0	0	12	63	16	8	0	0	99
DL-Diver Lake	0	0	2	17	70	10	0	0	0	99
HB-Hammond Bay	0	0	0	2	10	16	14	0	0	42
JP-Jinglepot	0	0	0	12	34	36	26	5	0	113
LZ-Lower Lantzville	0	0	0	3	5	2	5	1	1	17
NN-North Nanaimo	0	0	0	16	60	103	55	5	5	244
OC-Old City	0	0	1	18	12	1	0	0	0	32
PV-Pleasant Valley	0	0	0	5	39	10	1	1	0	56
SN-South Nanaimo	0	2	11	113	45	4	2	1	0	178
UP-Uplands	0	0	0	23	57	17	2	2	0	101
UZ-Upper Lantzville	0	1	0	1	13	3	6	0	0	24
ZONE 4 TOTALS	0	4	18	339	533	267	135	17	7	1,320

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to December 31, 2008 = 1,320