



# Market Statistics

*October 2009*

# RE/MAX

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**RE/MAX**  
of Nanaimo  
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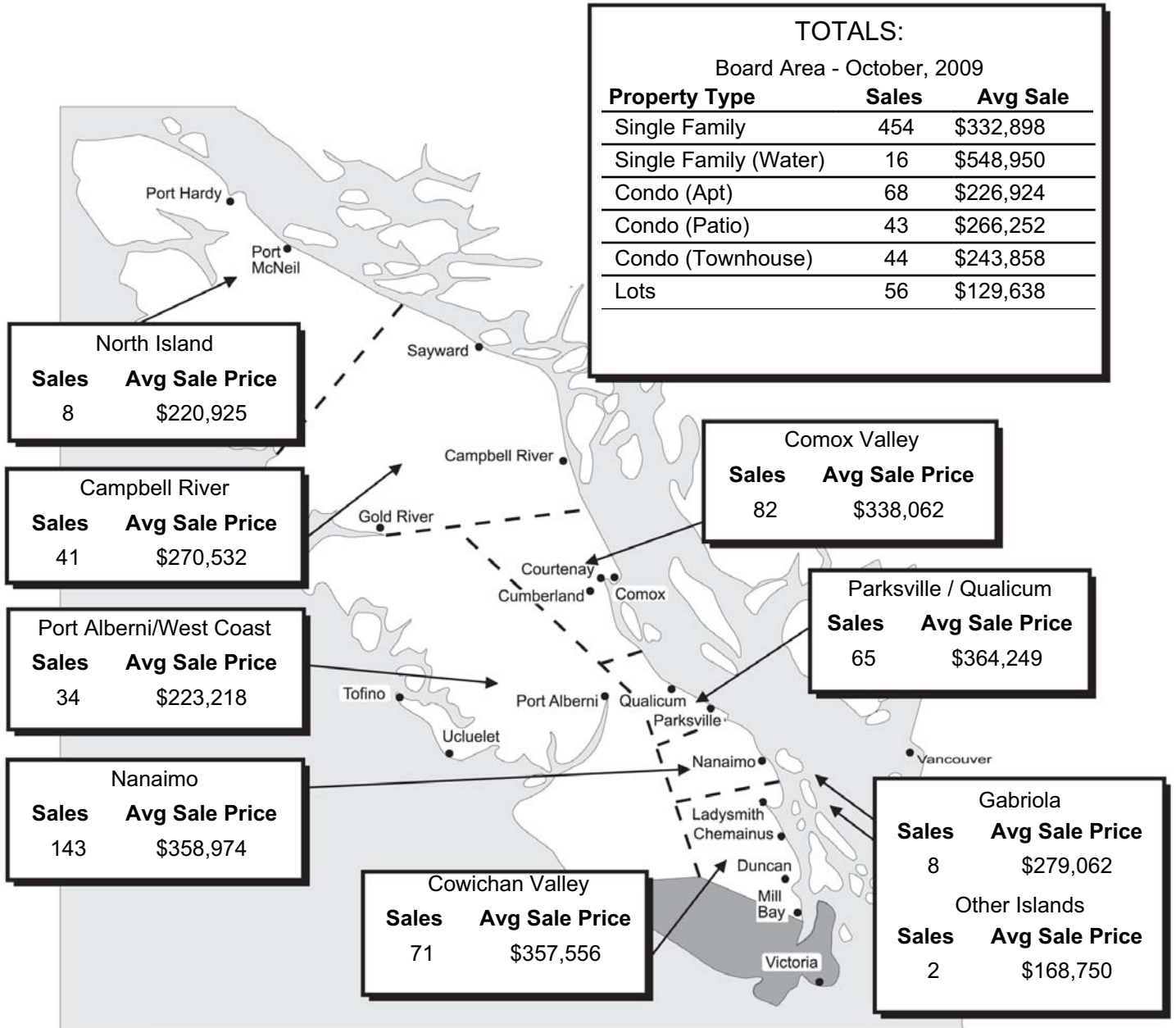
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# Vancouver Island Real Estate Board

## Board Area Home Sales

Home Sales for the month of October, 2009

(Single Family)

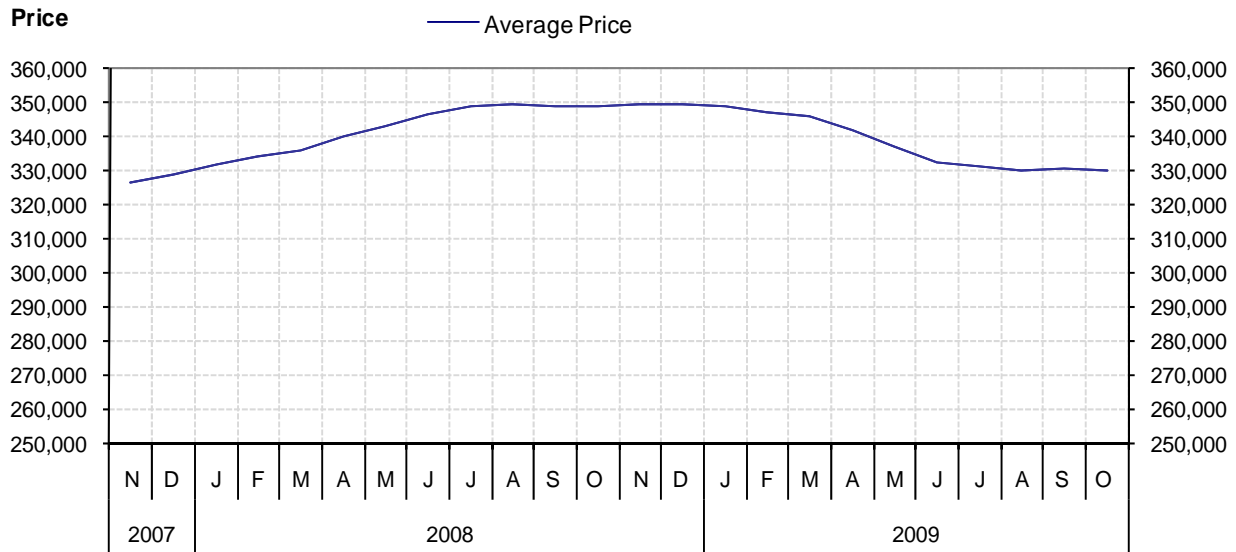


Average sale price does not include Waterfront.

# Board Area

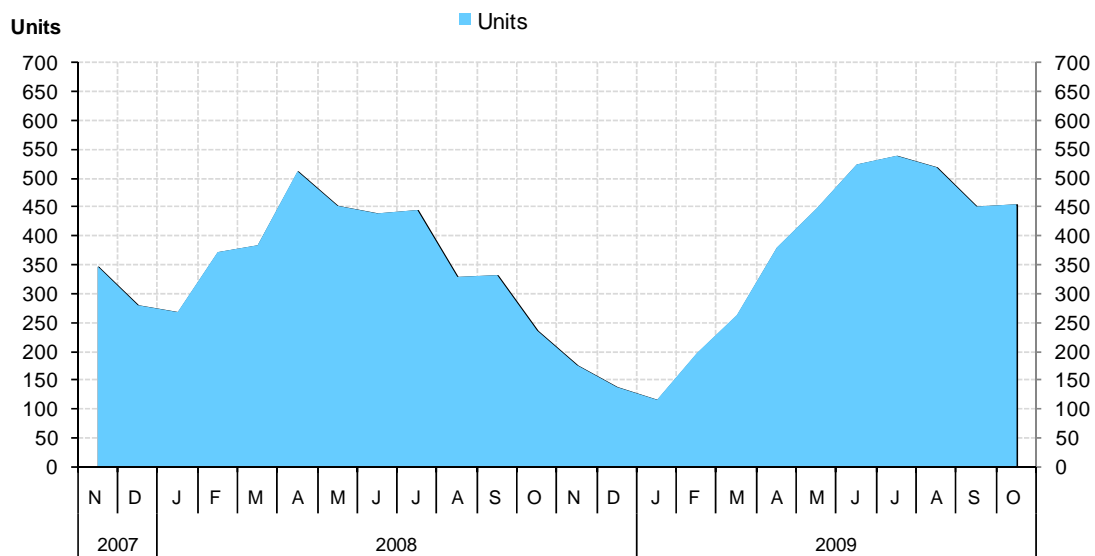
## as at October 31, 2009

### 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

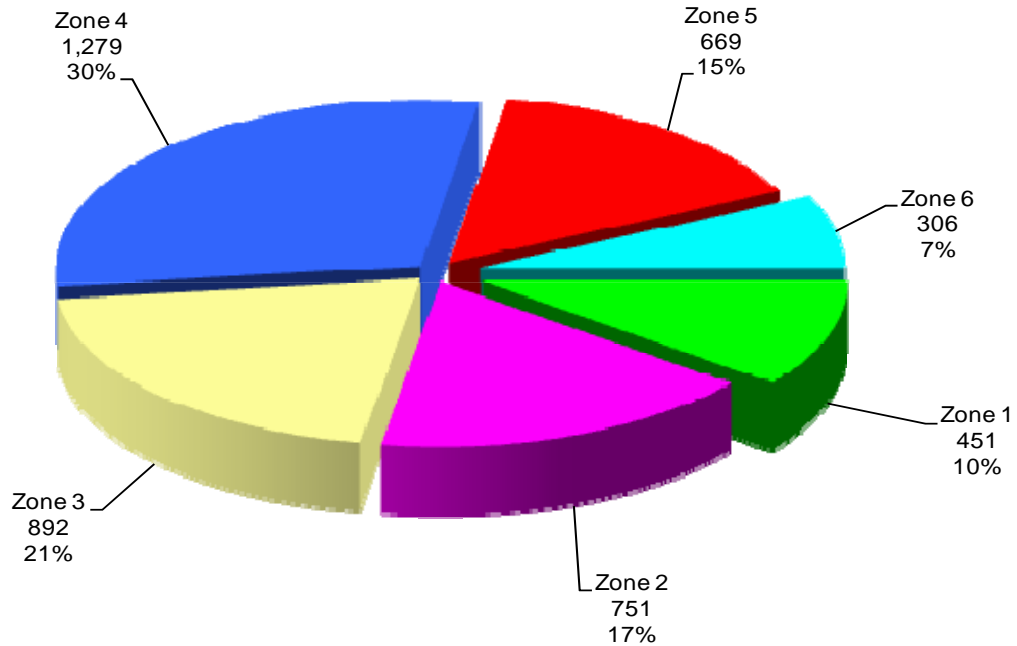


## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	118	202	-42%	1536	1900	-19%
Units Reported Sold	56	18	211%	425	607	-30%
Sell/List Ratio	47%	9%		28%	32%	
Reported Sales Dollars	\$7,259,725	\$2,363,107	207%	\$56,664,895	\$84,288,814	-33%
Average Sell Price / Unit	\$129,638	\$131,284	-1%	\$133,329	\$138,861	-4%
Median Sell Price	\$127,500			\$127,500		
Sell Price / List Price Ratio	93%	94%		91%	96%	
Days to Sell	185	101	83%	160	136	18%
Active Listings	1006	1053				
<b>Single Family</b>						
Units Listed	591	676	-13%	8149	9521	-14%
Units Reported Sold	454	235	93%	4179	4371	-4%
Sell/List Ratio	77%	35%		51%	46%	
Reported Sales Dollars	\$151,135,690	\$81,097,100	86%	\$1,379,904,090	\$1,525,735,997	-10%
Average Sell Price / Unit	\$332,898	\$345,094	-4%	\$330,200	\$349,059	-5%
Median Sell Price	\$320,000			\$319,000		
Sell Price / List Price Ratio	95%	92%		93%	96%	
Days to Sell	66	78	-16%	77	59	30%
Active Listings	2138	2920				
<b>Condos (Apt)</b>						
Units Listed	121	134	-10%	1641	2116	-22%
Units Reported Sold	68	39	74%	563	746	-25%
Sell/List Ratio	56%	29%		34%	35%	
Reported Sales Dollars	\$15,430,850	\$9,466,400	63%	\$113,323,100	\$158,195,313	-28%
Average Sell Price / Unit	\$226,924	\$242,728	-7%	\$201,284	\$212,058	-5%
Median Sell Price	\$201,350			\$183,000		
Sell Price / List Price Ratio	93%	93%		92%	96%	
Days to Sell	107	130	-18%	107	78	38%
Active Listings	769	1045				
<b>Condos (Patio)</b>						
Units Listed	36	44	-18%	564	567	-1%
Units Reported Sold	43	18	139%	292	269	9%
Sell/List Ratio	119%	41%		52%	47%	
Reported Sales Dollars	\$11,448,815	\$5,539,392	107%	\$79,616,538	\$80,933,308	-2%
Average Sell Price / Unit	\$266,252	\$307,744	-13%	\$272,659	\$300,867	-9%
Median Sell Price	\$265,000			\$271,300		
Sell Price / List Price Ratio	96%	97%		95%	97%	
Days to Sell	127	90	42%	114	79	44%
Active Listings	206	257				
<b>Condos (Twnhse)</b>						
Units Listed	68	140	-51%	970	1256	-23%
Units Reported Sold	44	27	63%	426	504	-15%
Sell/List Ratio	65%	19%		44%	40%	
Reported Sales Dollars	\$10,729,741	\$5,975,404	80%	\$99,359,738	\$123,758,028	-20%
Average Sell Price / Unit	\$243,858	\$221,311	10%	\$233,239	\$245,552	-5%
Median Sell Price	\$222,000			\$215,000		
Sell Price / List Price Ratio	95%	95%		94%	96%	
Days to Sell	95	74	29%	84	63	35%
Active Listings	339	485				

**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 October 31, 2009 = 4,348

**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**