



Market Statistics

September 2009

RE/MAX

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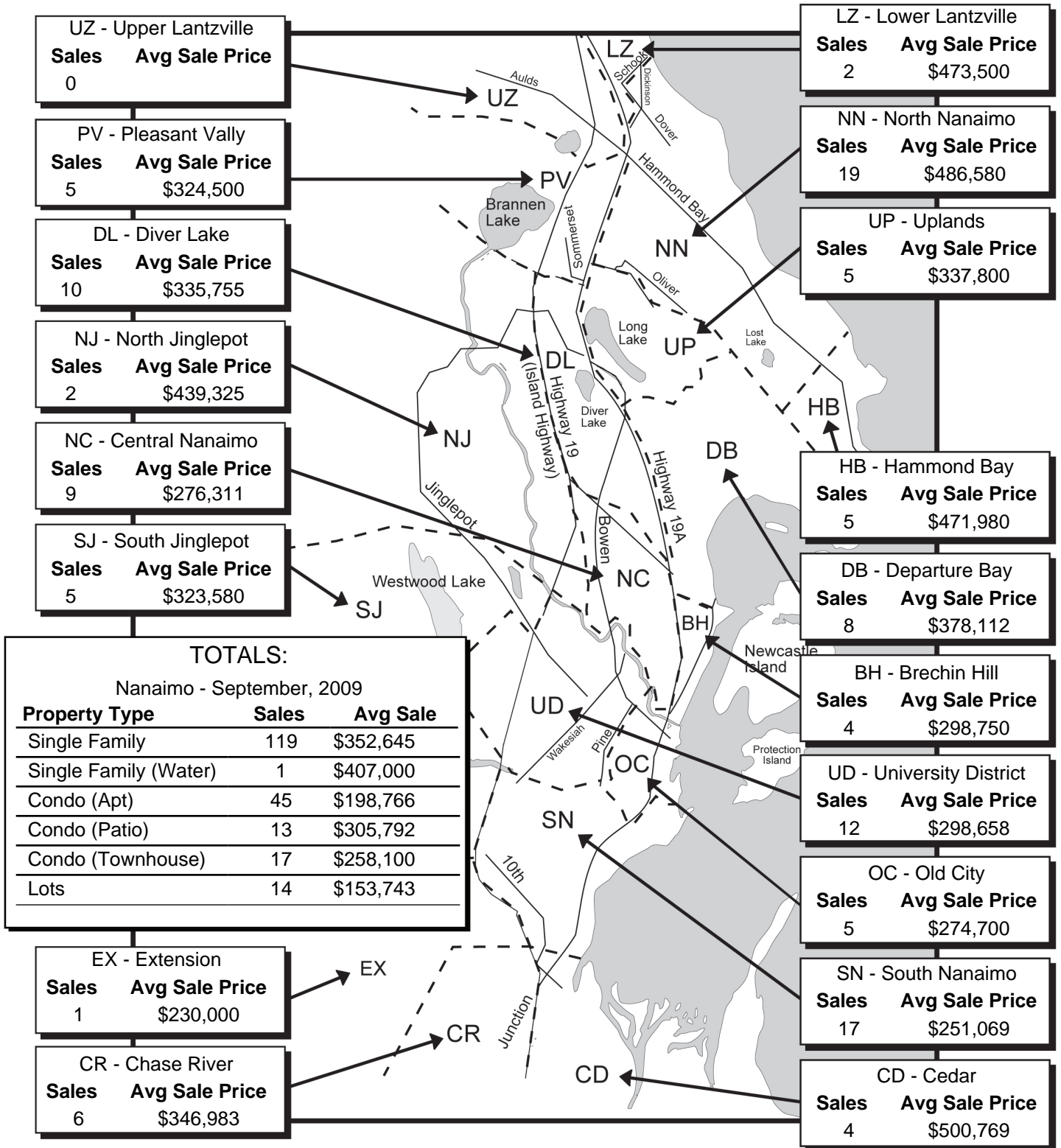


RE/MAX
of Nanaimo
250-754-1223

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Nanaimo

Home Sales for the month of September, 2009 (Single Family)

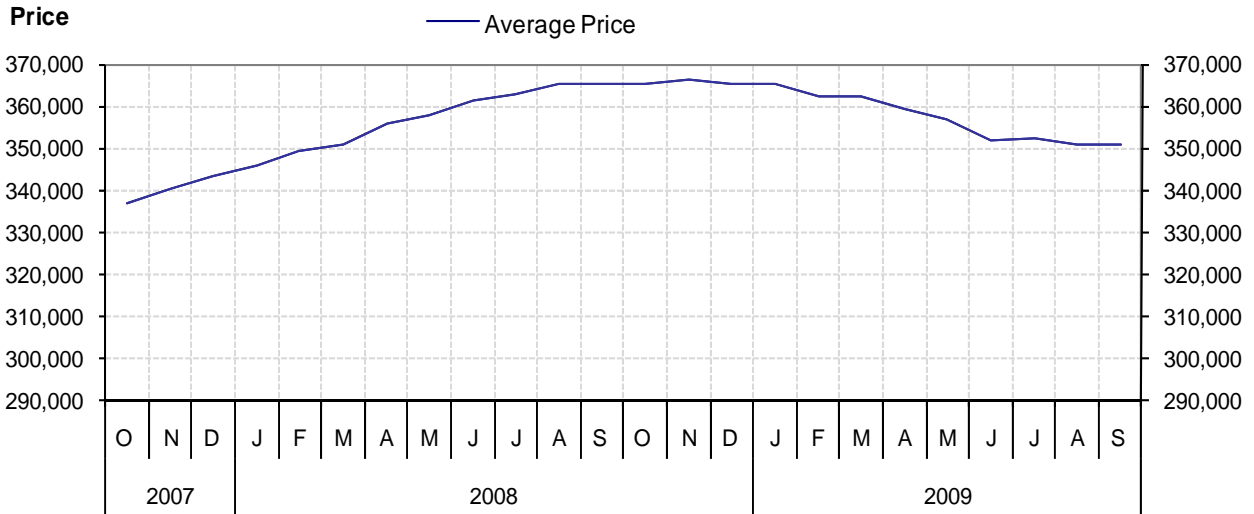


Average sale price does not include Waterfront.

Nanaimo

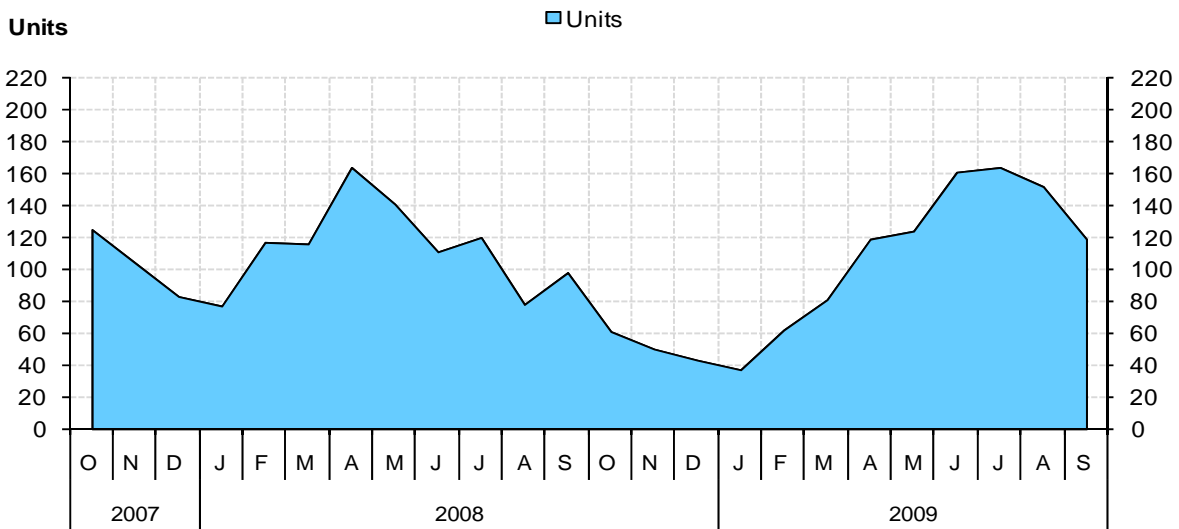
as at September 30, 2009

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
Lots						
Units Listed	21	11	91%	411	458	-10%
Units Reported Sold	14	5	180%	85	121	-30%
Sell/List Ratio	67%	45%		21%	26%	
Reported Sales Dollars	\$2,152,400	\$901,920	139%	\$12,535,750	\$19,000,426	-34%
Average Sell Price / Unit	\$153,743	\$180,384	-15%	\$147,479	\$157,028	-6%
Median Sell Price	\$158,000			\$130,000		
Sell Price / List Price Ratio	94%	91%		90%	95%	
Days to Sell	73	90	-19%	136	73	87%
Active Listings	187	246				
Single Family						
Units Listed	183	262	-30%	2263	2558	-12%
Units Reported Sold	119	98	21%	1167	1331	-12%
Sell/List Ratio	65%	37%		52%	52%	
Reported Sales Dollars	\$41,964,782	\$34,663,287	21%	\$409,580,474	\$485,989,999	-16%
Average Sell Price / Unit	\$352,645	\$353,707	0%	\$350,969	\$365,131	-4%
Median Sell Price	\$330,000			\$337,500		
Sell Price / List Price Ratio	95%	95%		95%	97%	
Days to Sell	56	55	2%	57	49	16%
Active Listings	478	687				
Condos (Apt)						
Units Listed	63	50	26%	554	696	-20%
Units Reported Sold	45	19	137%	207	279	-26%
Sell/List Ratio	71%	38%		37%	40%	
Reported Sales Dollars	\$8,944,460	\$4,141,100	116%	\$43,312,368	\$64,895,280	-33%
Average Sell Price / Unit	\$198,766	\$217,953	-9%	\$209,238	\$232,600	-10%
Median Sell Price	\$185,000			\$192,000		
Sell Price / List Price Ratio	96%	93%		94%	96%	
Days to Sell	70	66	6%	88	57	54%
Active Listings	225	326				
Condos (Patio)						
Units Listed	9	8	12%	89	92	-3%
Units Reported Sold	13	3	333%	50	57	-12%
Sell/List Ratio	144%	38%		56%	62%	
Reported Sales Dollars	\$3,975,291	\$1,027,000	287%	\$14,690,691	\$16,052,300	-8%
Average Sell Price / Unit	\$305,792	\$342,333	-11%	\$293,814	\$281,619	4%
Median Sell Price	\$299,900			\$295,000		
Sell Price / List Price Ratio	98%	93%		96%	97%	
Days to Sell	59	103	-43%	71	51	37%
Active Listings	28	22				
Condos (Twnhse)						
Units Listed	25	26	-4%	377	397	-5%
Units Reported Sold	17	15	13%	165	204	-19%
Sell/List Ratio	68%	58%		44%	51%	
Reported Sales Dollars	\$4,387,700	\$3,471,749	26%	\$40,793,379	\$51,529,603	-21%
Average Sell Price / Unit	\$258,100	\$231,450	12%	\$247,233	\$252,596	-2%
Median Sell Price	\$220,000			\$229,000		
Sell Price / List Price Ratio	95%	95%		94%	97%	
Days to Sell	49	59	-17%	81	48	68%
Active Listings	111	119				

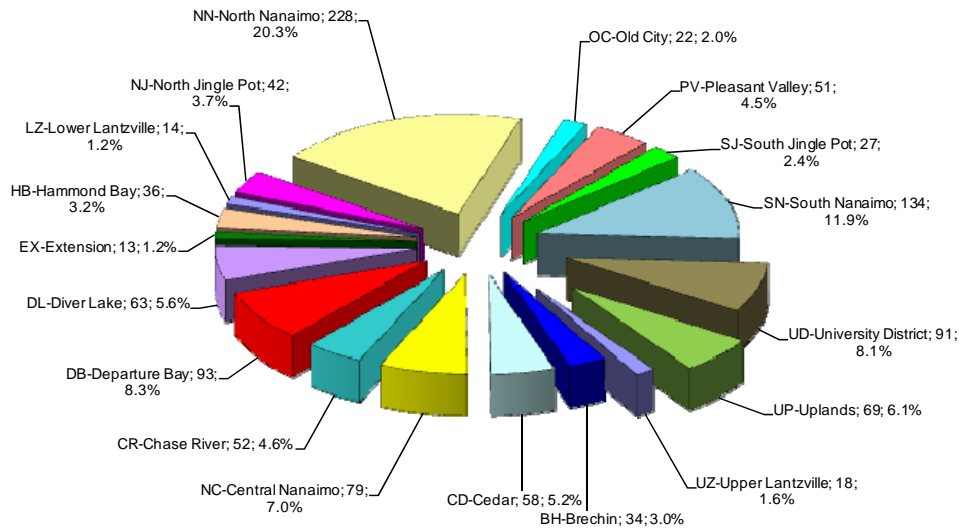
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 30, 2009

	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	1	2	7	11	8	5	0	0	0	0	0	0	0	0	34
CD-Cedar	0	3	5	10	8	14	6	5	3	1	0	1	0	2	58
NC-Central Nanaimo	0	3	25	32	15	3	0	1	0	0	0	0	0	0	79
CR-Chase River	0	0	3	8	16	15	9	1	0	0	0	0	0	0	52
DB-Departure Bay	0	1	3	16	21	24	11	10	3	1	0	0	2	1	93
DL-Diver Lake	1	2	2	23	22	10	3	0	0	0	0	0	0	0	63
EX-Extension	0	2	3	2	1	1	0	2	2	0	0	0	0	0	13
HB-Hammond Bay	0	1	0	1	3	7	7	7	6	1	1	1	0	1	36
LZ-Low er Lantzville	0	0	0	4	0	2	3	1	1	2	1	0	0	0	14
NJ-North Jingle Pot	0	0	0	0	1	6	12	6	9	4	1	2	0	1	42
NN-North Nanaimo	0	1	4	13	37	52	42	38	27	10	1	2	1	0	228
OC-Old City	0	2	6	8	3	2	1	0	0	0	0	0	0	0	22
PV-Pleasant Valley	0	1	6	4	21	11	5	2	0	1	0	0	0	0	51
SJ-South Jingle Pot	0	0	1	4	11	10	1	0	0	0	0	0	0	0	27
SN-South Nanaimo	3	22	26	50	23	7	2	0	1	0	0	0	0	0	134
UD-University District	0	4	13	23	18	9	15	7	2	0	0	0	0	0	91
UP-Uplands	0	0	4	20	24	12	5	0	2	1	0	1	0	0	69
UZ-Upper Lantzville	0	0	2	5	2	3	3	0	1	1	1	0	0	0	18
ZONE 4 TOTALS	5	44	110	234	234	193	125	80	57	22	5	7	3	5	1124

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to September 30, 2009 = 1,124

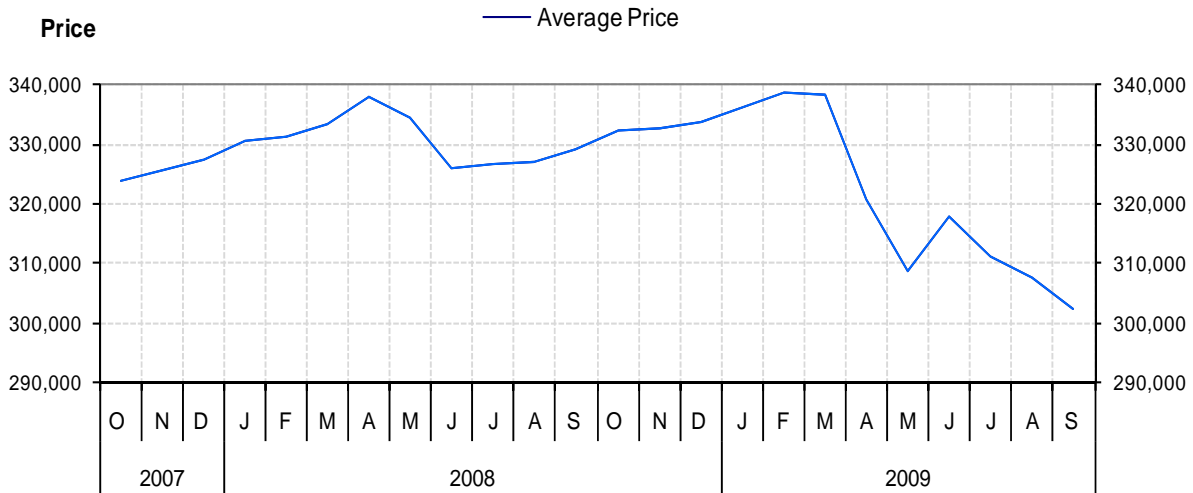
GABRIOLA ISLAND

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	4	0%	51	57	-11%
Units Reported Sold	1	1	0%	24	31	-23%
Sell/List Ratio	25%	25%		47%	54%	
Reported Sales Dollars	\$80,000	\$175,000	-54%	\$3,129,100	\$4,431,600	-29%
Average Sell Price / Unit	\$80,000	\$175,000	-54%	\$130,379	\$142,955	-9%
Median Sell Price	\$80,000			\$148,000		
Sell Price / List Price Ratio	90%	88%		90%	92%	
Days to Sell	106	88	20%	96	67	44%
Active Listings	22	21				
Single Family						
Units Listed	6	7	-14%	93	110	-15%
Units Reported Sold	6	4	50%	41	47	-13%
Sell/List Ratio	100%	57%		44%	43%	
Reported Sales Dollars	\$1,682,500	\$1,279,000	32%	\$12,400,042	\$15,464,800	-20%
Average Sell Price / Unit	\$280,417	\$319,750	-12%	\$302,440	\$329,038	-8%
Median Sell Price	\$288,500			\$295,000		
Sell Price / List Price Ratio	95%	97%		92%	96%	
Days to Sell	65	38	73%	79	52	52%
Active Listings	36	42				

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.

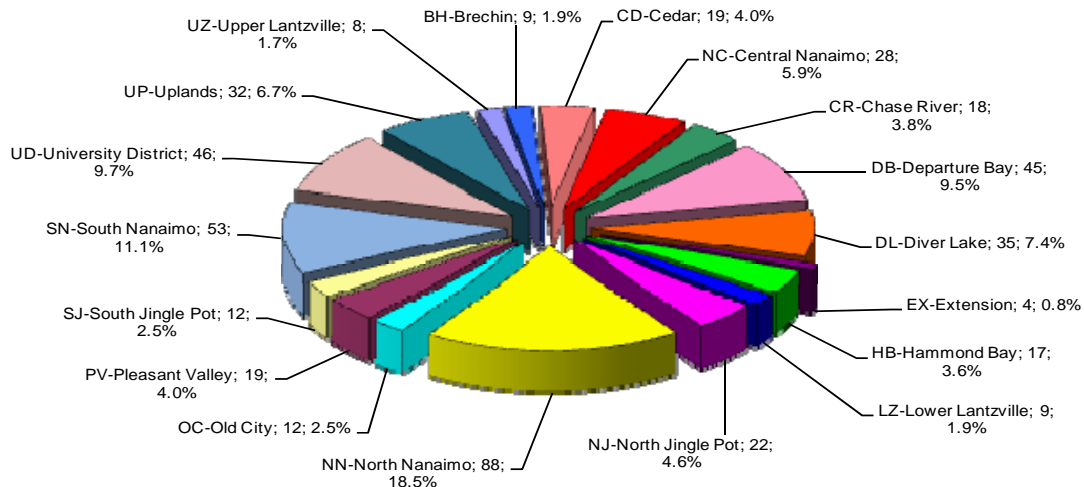
Cumulative Residential Average Single Family Sale Price



3rd Quarter 2009 MLS® Single Family Sales Analysis Unconditional Sales from July 1 to September 30, 2009

	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 Mi	OVER 1 Mi	Total
BH-Brechin Hill	0	2	2	1	2	2	0	0	0	0	0	0	0	0	9
CD-Cedar	0	1	2	3	1	5	3	3	0	0	0	1	0	0	19
NC-Central Nanaimo	0	0	10	10	6	2	0	0	0	0	0	0	0	0	28
CR-Chase River	0	0	0	4	5	4	5	0	0	0	0	0	0	0	18
DB-Departure Bay	0	0	1	8	8	13	3	7	2	1	0	0	1	1	45
DL-Diver Lake	0	1	1	10	14	7	2	0	0	0	0	0	0	0	35
EX-Extension	0	0	1	1	0	0	0	1	1	0	0	0	0	0	4
HB-Hammond Bay	0	0	0	0	0	2	3	6	4	1	1	0	0	0	17
LZ-Low er Lantzville	0	0	0	3	0	2	1	0	1	2	0	0	0	0	9
NJ-North Jingle Pot	0	0	0	0	0	2	5	5	6	3	0	0	0	1	22
NN-North Nanaimo	0	1	2	4	13	20	15	17	11	4	0	1	0	0	88
OC-Old City	0	2	4	4	1	1	0	0	0	0	0	0	0	0	12
PV-Pleasant Valley	0	1	0	1	10	5	1	1	0	0	0	0	0	0	19
SJ-South Jingle Pot	0	0	1	1	6	4	0	0	0	0	0	0	0	0	12
SN-South Nanaimo	1	11	11	13	13	3	0	0	1	0	0	0	0	0	53
UD-University District	0	0	8	13	8	4	8	3	2	0	0	0	0	0	46
UP-Uplands	0	0	1	11	9	8	1	0	1	1	0	0	0	0	32
UZ-Upper Lantzville	0	0	0	3	1	1	1	0	1	0	1	0	0	0	8
ZONE 4 TOTALS	1	19	44	90	97	85	48	43	30	12	2	2	1	2	476

3rd Quarter 2009 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales July 1 to September 30, 2009 = 476