



Market Statistics

July 2009

RE/MAX

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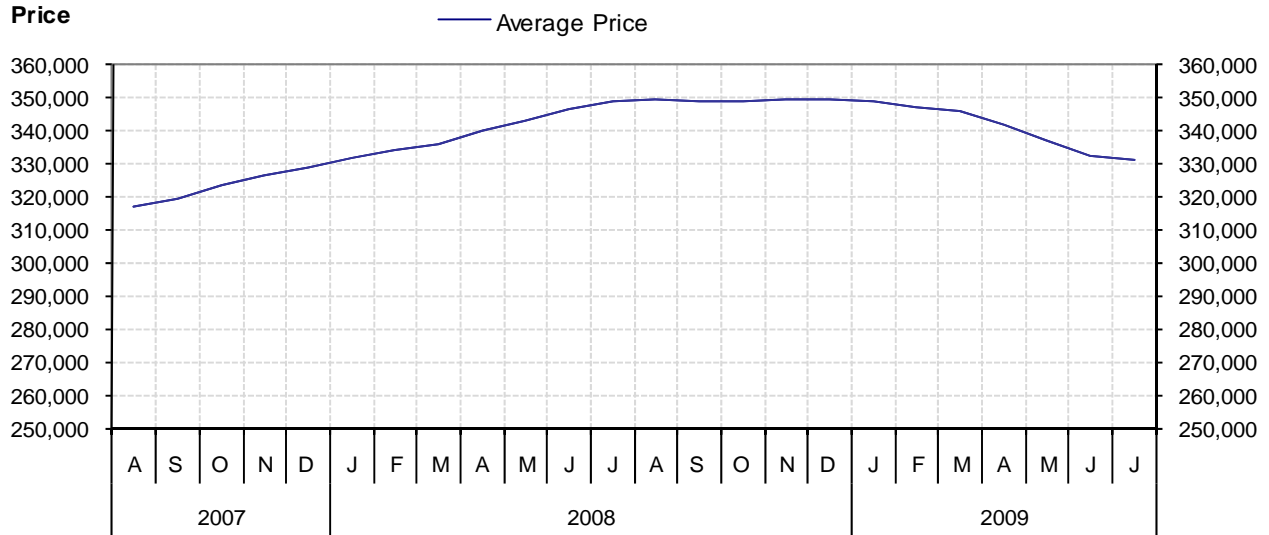
RE/MAX
of Nanaimo
250-754-1223

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Board Area

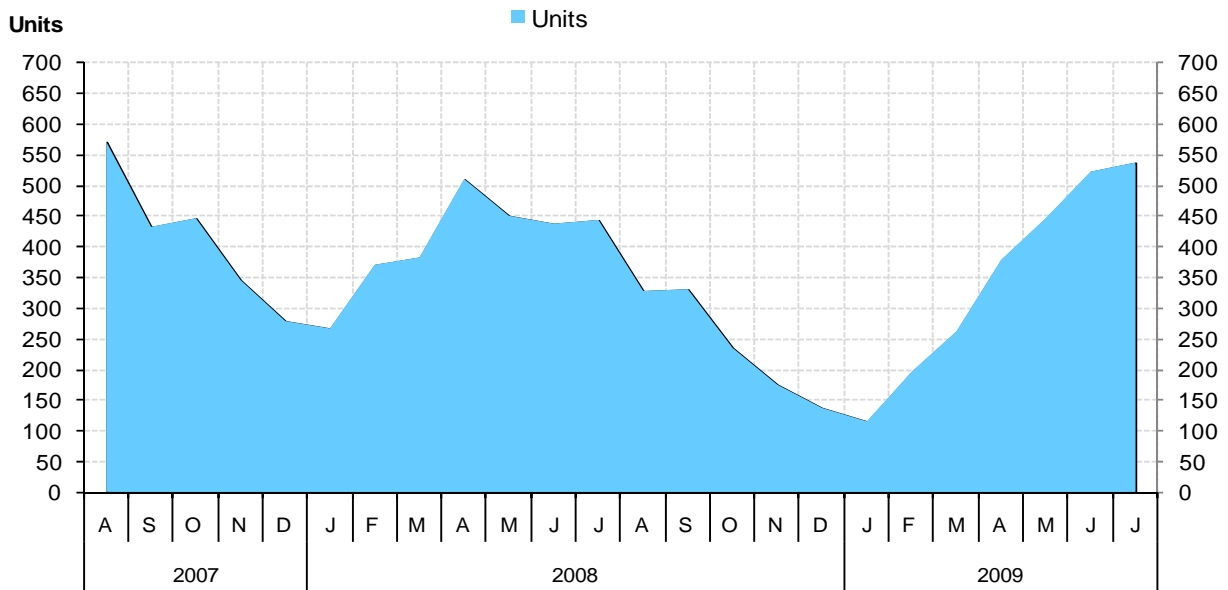
as at July 31, 2009

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

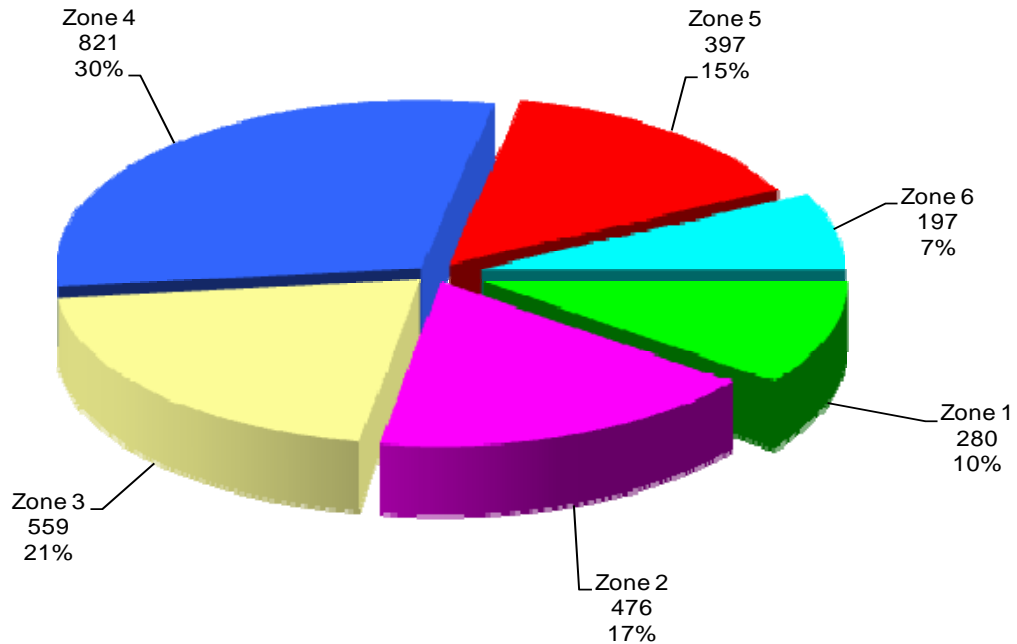


Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	154	129	19%	1609	1915	-16%
Units Reported Sold	71	34	109%	319	846	-62%
Sell/List Ratio	46%	26%		20%	44%	
Reported Sales Dollars	\$9,597,625	\$4,470,800	115%	\$42,901,802	\$117,998,219	-64%
Average Sell Price / Unit	\$135,178	\$131,494	3%	\$134,488	\$139,478	-4%
Median Sell Price	\$125,000			\$129,000		
Sell Price / List Price Ratio	92%	94%		90%	97%	
Days to Sell	119	116	3%	146	127	15%
Active Listings	1082	1072				
Single Family						
Units Listed	845	934	-10%	8490	9418	-10%
Units Reported Sold	538	444	21%	3655	4928	-26%
Sell/List Ratio	64%	48%		43%	52%	
Reported Sales Dollars	\$183,043,237	\$157,229,361	16%	\$1,210,680,655	\$1,719,576,404	-30%
Average Sell Price / Unit	\$340,229	\$354,120	-4%	\$331,240	\$348,940	-5%
Median Sell Price	\$330,000			\$320,000		
Sell Price / List Price Ratio	94%	95%		93%	96%	
Days to Sell	74	58	27%	76	56	36%
Active Listings	2784	3205				
Condos (Apt)						
Units Listed	234	224	4%	1706	2095	-19%
Units Reported Sold	62	73	-15%	456	950	-52%
Sell/List Ratio	26%	33%		27%	45%	
Reported Sales Dollars	\$12,560,984	\$16,769,695	-25%	\$91,272,177	\$193,587,230	-53%
Average Sell Price / Unit	\$202,597	\$229,722	-12%	\$200,158	\$203,776	-2%
Median Sell Price	\$183,800			\$180,000		
Sell Price / List Price Ratio	92%	96%		92%	97%	
Days to Sell	117	61	92%	99	72	38%
Active Listings	908	1030				
Condos (Patio)						
Units Listed	52	50	4%	589	493	19%
Units Reported Sold	34	21	62%	223	295	-24%
Sell/List Ratio	65%	42%		38%	60%	
Reported Sales Dollars	\$8,974,500	\$6,695,700	34%	\$62,520,866	\$91,490,924	-32%
Average Sell Price / Unit	\$263,956	\$318,843	-17%	\$280,363	\$310,139	-10%
Median Sell Price	\$275,000			\$275,000		
Sell Price / List Price Ratio	95%	97%		95%	98%	
Days to Sell	100	100	1%	108	80	35%
Active Listings	242	215				
Condos (Twnhse)						
Units Listed	124	143	-13%	1087	1164	-7%
Units Reported Sold	55	50	10%	399	610	-35%
Sell/List Ratio	44%	35%		37%	52%	
Reported Sales Dollars	\$13,805,904	\$12,352,443	12%	\$92,282,048	\$151,257,914	-39%
Average Sell Price / Unit	\$251,016	\$247,049	2%	\$231,283	\$247,964	-7%
Median Sell Price	\$231,500			\$215,000		
Sell Price / List Price Ratio	95%	98%		94%	97%	
Days to Sell	82	49	67%	81	63	30%
Active Listings	417	509				

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 July 31, 2009 = 2,730

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