

JOHN COOPER | ISLAND LIFE



Market Statistics

June 2009

RE/MAX

JOHN COOPER

ISLANDLIFE.TV

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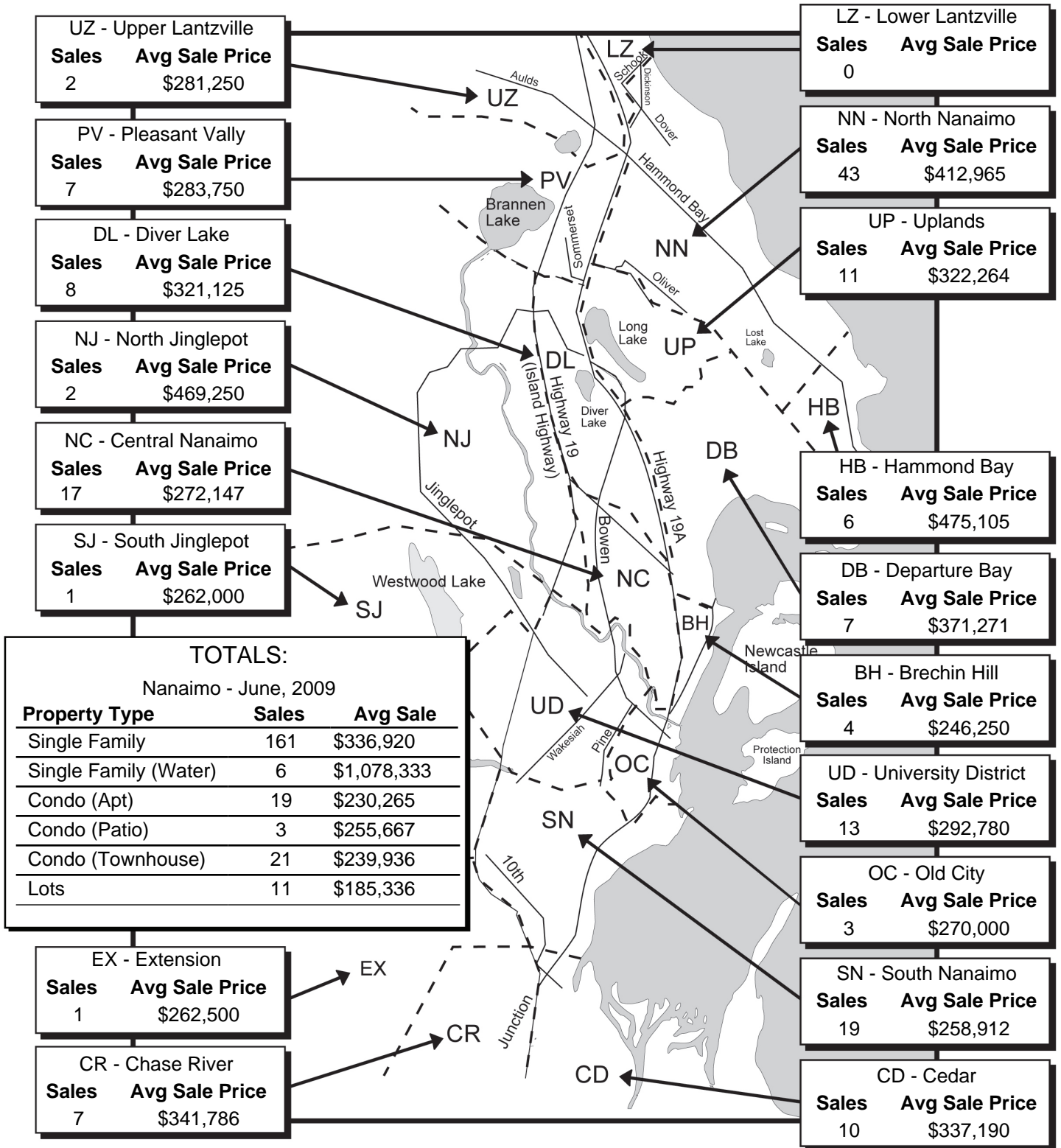
RE/MAX
of Nanaimo
250-754-1223

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Each office independently owned & operated.

Nanaimo

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

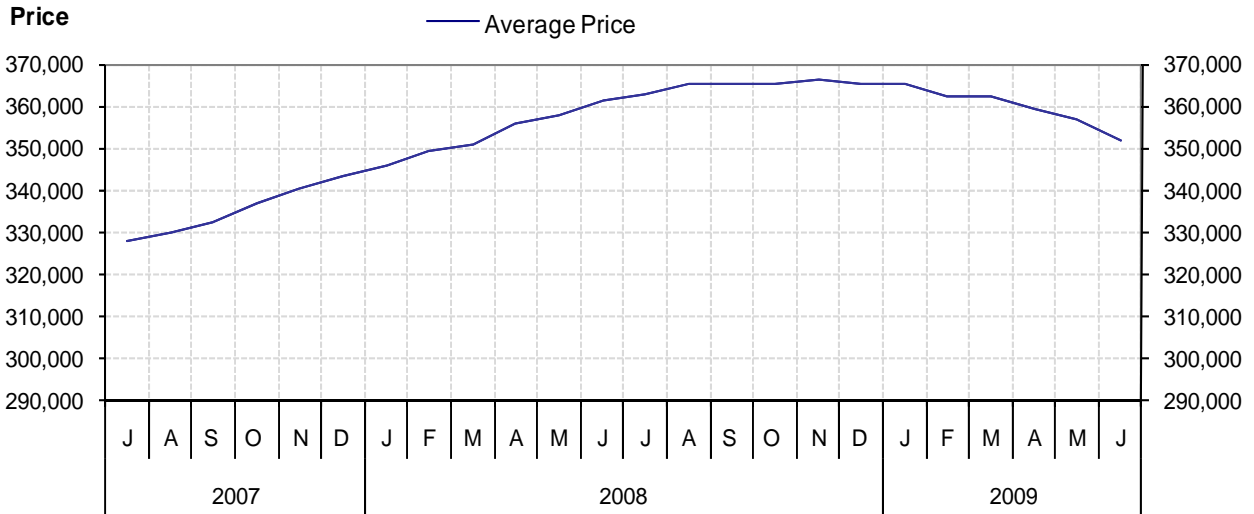


Average sale price does not include Waterfront.

Nanaimo

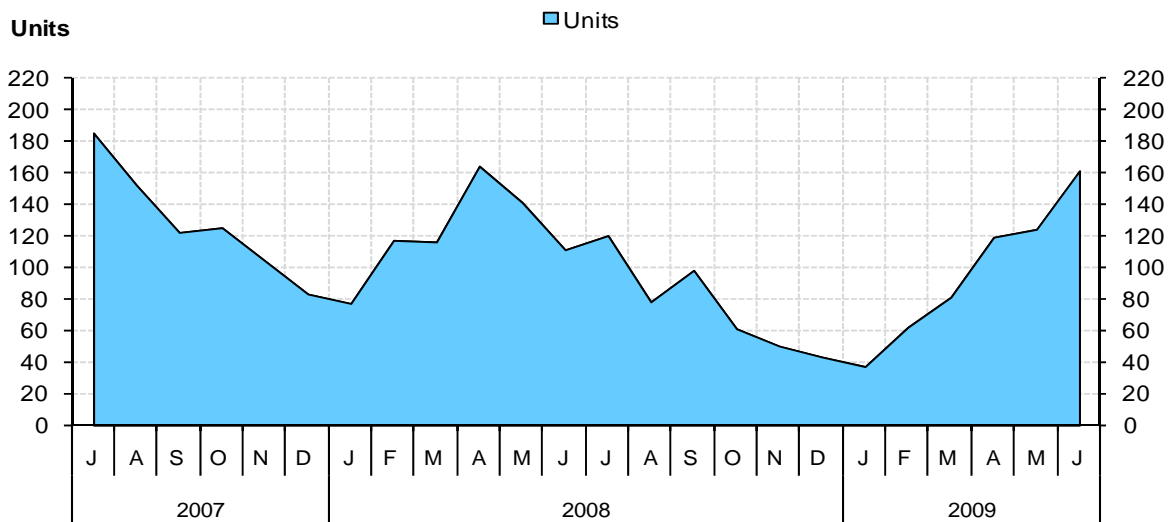
as at June 30, 2009

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

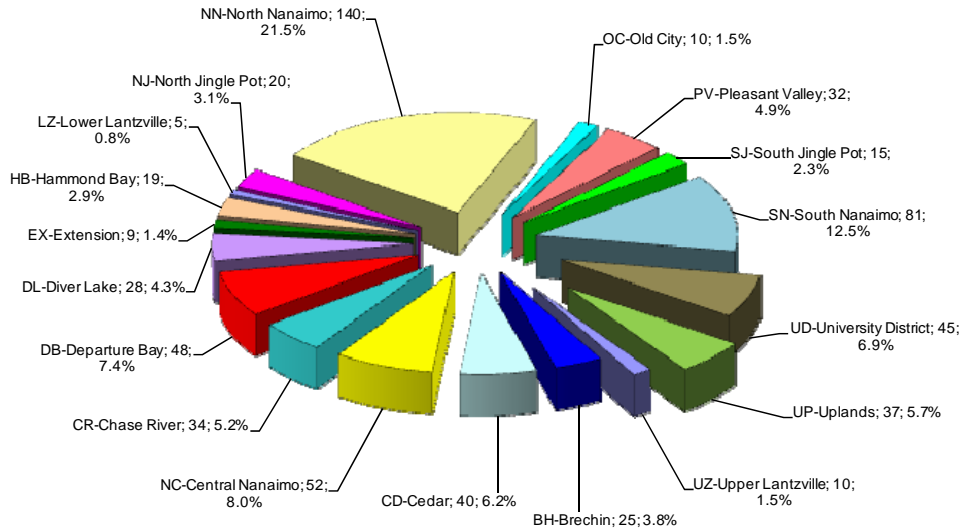
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	54	34	59%	376	568	-34%
Units Reported Sold	11	14	-21%	61	169	-64%
Sell/List Ratio	20%	41%		16%	30%	
Reported Sales Dollars	\$2,038,700	\$2,327,540	-12%	\$8,550,420	\$28,249,926	-70%
Average Sell Price / Unit	\$185,336	\$166,253	11%	\$140,171	\$167,159	-16%
Median Sell Price	\$129,900			\$123,900		
Sell Price / List Price Ratio	90%	94%		87%	97%	
Days to Sell	217	111	96%	174	79	119%
Active Listings	166	238				
Single Family						
Units Listed	236	299	-21%	2382	2542	-6%
Units Reported Sold	161	111	45%	1032	1497	-31%
Sell/List Ratio	68%	37%		43%	59%	
Reported Sales Dollars	\$54,244,059	\$41,303,050	31%	\$363,145,110	\$541,127,804	-33%
Average Sell Price / Unit	\$336,920	\$372,100	-9%	\$351,885	\$361,475	-3%
Median Sell Price	\$327,500			\$337,000		
Sell Price / List Price Ratio	95%	97%		95%	97%	
Days to Sell	59	39	50%	56	48	16%
Active Listings	582	674				
Condos (Apt)						
Units Listed	48	61	-21%	537	673	-20%
Units Reported Sold	19	28	-32%	175	298	-41%
Sell/List Ratio	40%	46%		33%	44%	
Reported Sales Dollars	\$4,375,040	\$6,656,950	-34%	\$39,561,233	\$66,810,180	-41%
Average Sell Price / Unit	\$230,265	\$237,748	-3%	\$226,064	\$224,195	1%
Median Sell Price	\$209,000			\$195,000		
Sell Price / List Price Ratio	92%	96%		93%	96%	
Days to Sell	62	71	-13%	80	57	41%
Active Listings	185	305				
Condos (Patio)						
Units Listed	17	15	13%	82	84	-2%
Units Reported Sold	3	4	-25%	36	53	-32%
Sell/List Ratio	18%	27%		44%	63%	
Reported Sales Dollars	\$767,000	\$1,154,300	-34%	\$10,540,000	\$14,841,000	-29%
Average Sell Price / Unit	\$255,667	\$288,575	-11%	\$292,778	\$280,019	5%
Median Sell Price	\$280,000			\$297,500		
Sell Price / List Price Ratio	92%	97%		95%	97%	
Days to Sell	121	46	161%	73	54	34%
Active Listings	34	23				
Condos (Twnhse)						
Units Listed	37	46	-20%	397	357	11%
Units Reported Sold	21	21	0%	174	194	-10%
Sell/List Ratio	57%	46%		44%	54%	
Reported Sales Dollars	\$5,038,649	\$4,929,000	2%	\$42,478,989	\$49,015,380	-13%
Average Sell Price / Unit	\$239,936	\$234,714	2%	\$244,132	\$252,657	-3%
Median Sell Price	\$210,000			\$232,000		
Sell Price / List Price Ratio	95%	98%		95%	97%	
Days to Sell	65	44	48%	69	47	47%
Active Listings	126	111				

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, 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	0	5	10	6	3	0	0	0	0	0	0	0	0	25
CD-Cedar	0	2	3	8	7	9	3	2	3	1	0	0	0	2	40
NC-Central Nanaimo	0	3	16	22	9	1	0	1	0	0	0	0	0	0	52
CR-Chase River	0	0	3	4	11	11	4	1	0	0	0	0	0	0	34
DB-Departure Bay	0	1	2	8	13	11	8	3	1	0	0	0	1	0	48
DL-Diver Lake	1	1	1	13	8	3	1	0	0	0	0	0	0	0	28
EX-Extension	0	2	2	1	1	1	0	1	1	0	0	0	0	0	9
HB-Hammond Bay	0	1	0	1	3	5	4	1	2	0	0	1	0	1	19
LZ-Low er Lantzville	0	0	0	1	0	0	2	1	0	0	1	0	0	0	5
NJ-North Jingle Pot	0	0	0	0	1	4	7	1	3	1	1	2	0	0	20
NN-North Nanaimo	0	0	2	9	24	32	27	21	16	6	1	1	1	0	140
OC-Old City	0	0	2	4	2	1	1	0	0	0	0	0	0	0	10
PV-Pleasant Valley	0	0	6	3	11	6	4	1	0	1	0	0	0	0	32
SJ-South Jingle Pot	0	0	0	3	5	6	1	0	0	0	0	0	0	0	15
SN-South Nanaimo	2	11	15	37	10	4	2	0	0	0	0	0	0	0	81
UD-University District	0	4	5	10	10	5	7	4	0	0	0	0	0	0	45
UP-Uplands	0	0	3	9	15	4	4	0	1	0	0	1	0	0	37
UZ-Upper Lantzville	0	0	2	2	1	2	2	0	0	1	0	0	0	0	10
ZONE 4 TOTALS	4	25	67	145	137	108	77	37	27	10	3	5	2	3	650

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to June 30, 2009 = 650

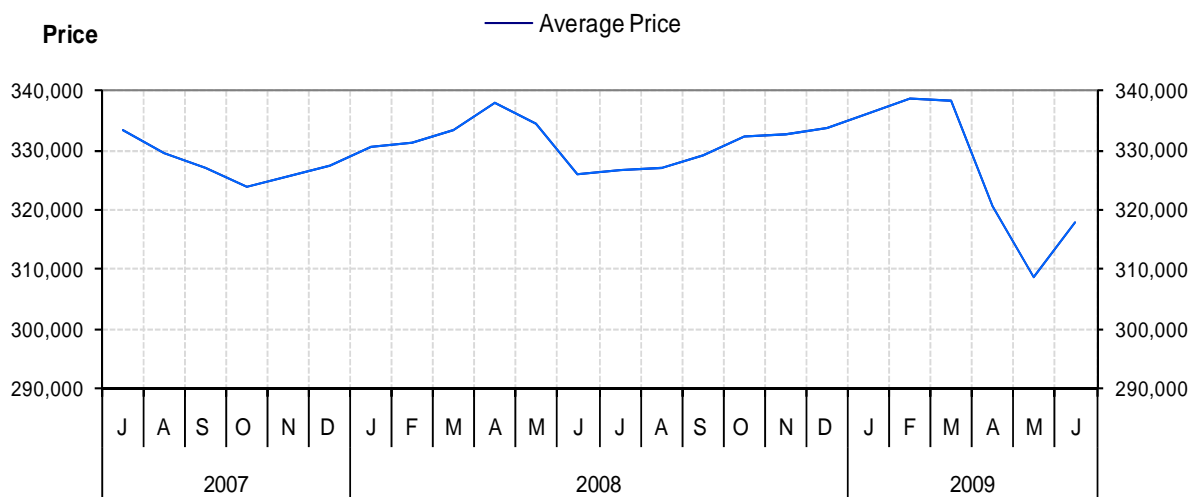
GABRIOLA ISLAND

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	6	-33%	46	58	-21%
Units Reported Sold	0	4	-100%	17	38	-55%
Sell/List Ratio	0%	67%		37%	66%	
Reported Sales Dollars	\$0	\$434,000	-100%	\$2,259,600	\$5,093,100	-56%
Average Sell Price / Unit		\$108,500		\$132,918	\$134,029	-1%
Median Sell Price				\$148,000		
Sell Price / List Price Ratio		89%		90%	92%	
Days to Sell		73		76	62	24%
Active Listings	27	17				
Single Family						
Units Listed	6	4	50%	96	112	-14%
Units Reported Sold	2	2	0%	32	63	-49%
Sell/List Ratio	33%	50%		33%	56%	
Reported Sales Dollars	\$837,500	\$540,000	55%	\$10,175,942	\$20,545,800	-50%
Average Sell Price / Unit	\$418,750	\$270,000	55%	\$317,998	\$326,124	-2%
Median Sell Price	\$442,500			\$320,000		
Sell Price / List Price Ratio	97%	97%		92%	97%	
Days to Sell	24	39	-37%	69	56	23%
Active Listings	50	37				

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.

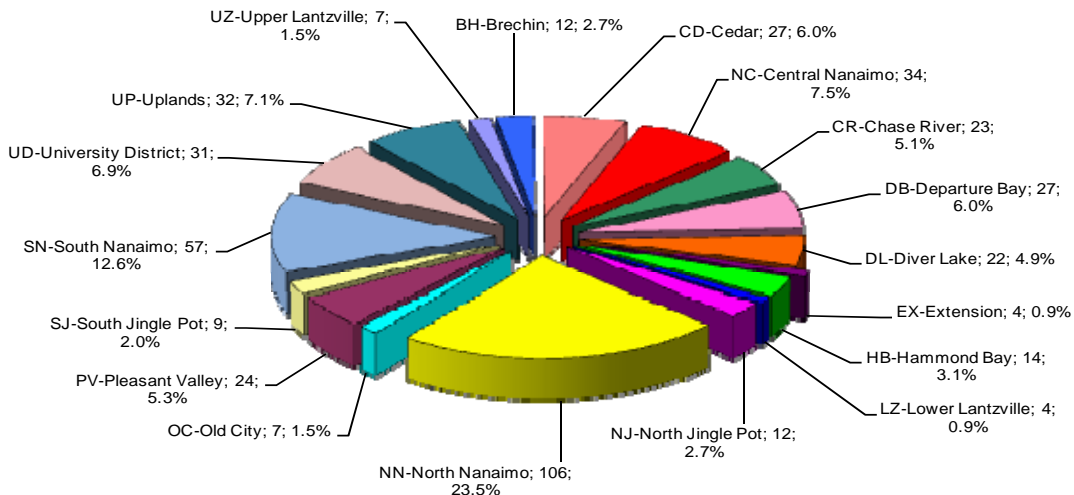
Cumulative Residential Average Single Family Sale Price



2nd Quarter 2009 MLS® Single Family Sales Analysis Unconditional Sales from April 1 to June 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	1	0	1	7	2	1	0	0	0	0	0	0	0	0	12
CD-Cedar	0	2	3	5	1	8	2	2	3	0	0	0	0	1	27
NC-Central Nanaimo	0	3	10	12	7	1	0	1	0	0	0	0	0	0	34
CR-Chase River	0	0	2	3	8	7	2	1	0	0	0	0	0	0	23
DB-Departure Bay	0	0	0	4	8	9	3	1	1	0	0	0	1	0	27
DL-Diver Lake	0	1	1	11	6	3	0	0	0	0	0	0	0	0	22
EX-Extension	0	1	1	1	0	0	0	1	0	0	0	0	0	0	4
HB-Hammond Bay	0	1	0	1	1	5	3	1	0	0	0	1	0	1	14
LZ-Low er Lantzville	0	0	0	1	0	0	1	1	0	0	1	0	0	0	4
NJ-North Jingle Pot	0	0	0	0	1	3	4	0	2	0	1	1	0	0	12
NN-North Nanaimo	0	0	2	8	15	24	24	16	11	3	1	1	1	0	106
OC-Old City	0	0	1	4	1	1	0	0	0	0	0	0	0	0	7
PV-Pleasant Valley	0	0	6	2	8	5	1	1	0	1	0	0	0	0	24
SJ-South Jingle Pot	0	0	0	2	2	5	0	0	0	0	0	0	0	0	9
SN-South Nanaimo	1	8	10	26	8	2	2	0	0	0	0	0	0	0	57
UD-University District	0	3	2	9	2	5	7	3	0	0	0	0	0	0	31
UP-Uplands	0	0	2	9	14	3	3	0	0	0	0	1	0	0	32
UZ-Upper Lantzville	0	0	1	2	1	1	2	0	0	0	0	0	0	0	7
ZONE 4 TOTALS	2	19	42	107	85	83	54	28	17	4	3	4	2	2	452

2nd Quarter 2009 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales April 1 to June 30, 2009 = 452