

Monday, February 02, 2009

Graphstats – Format Changes

Effective January 2009, there are some major format changes that will be implemented on the Graphstats reports. They are as follows:

Page 1: Remains as is

Page 2: A section has been added to include Condo (Patio) information

(Old) Page 3: Bar Graph discontinued: Percentage of Market Share by Price Range

Line Graph discontinued: Single Family Comparisons

(Old) Page 4: Line Graph discontinued: Condominium (Apt) Comparisons

Line Graph discontinued: Condominium (Twnhs) Comparisons

New Page 3 Table for Single Family Sales Analysis – revised existing & added new dollar categories

New Page 4 (**only on the Quarter)

Table for Single Family Sales Analysis – revised existing & added new dollar categories

In Zone 4 only, new sub-areas have been added to both Page 3 table and pie graph below.

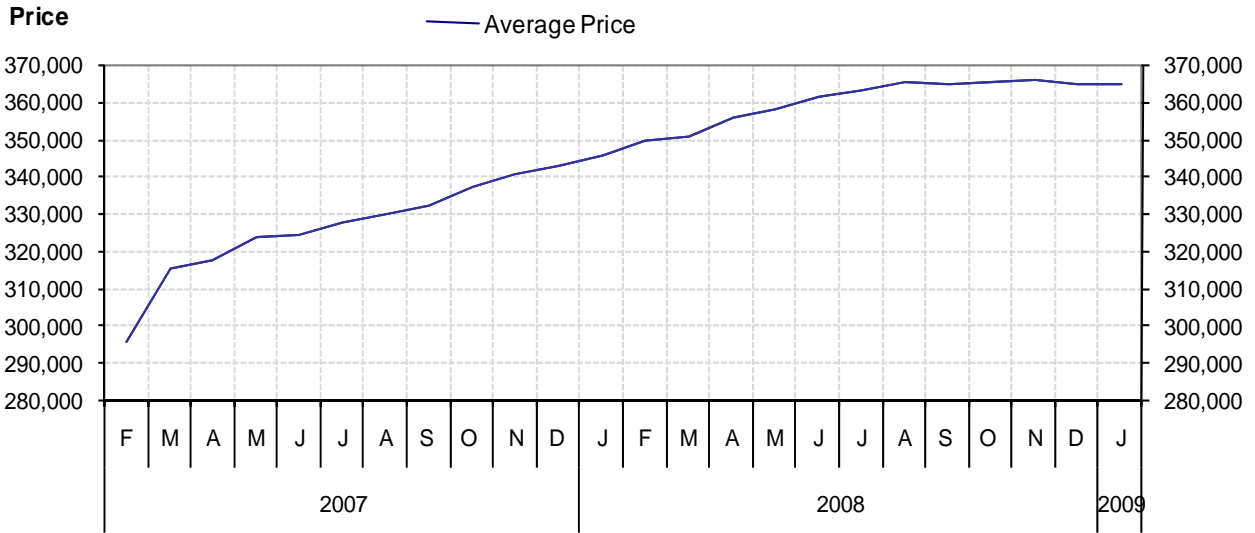
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Nanaimo

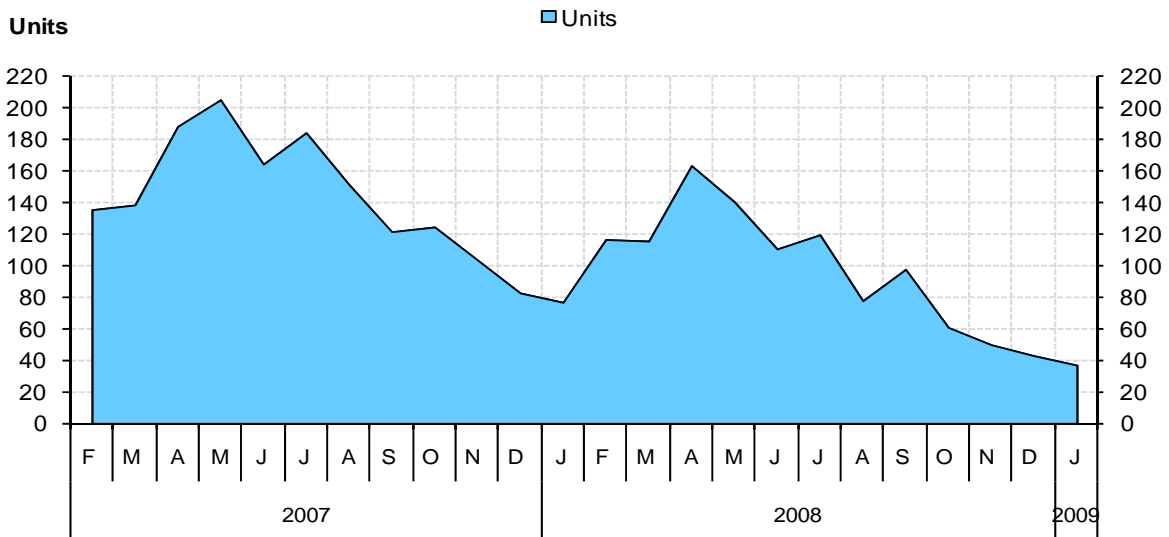
as at January 31, 2009

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	33	47	-30%	479	474	1%
Units Reported Sold	6	8	-25%	103	191	-46%
Sell/List Ratio	18%	17%		22%	40%	
Reported Sales Dollars	\$833,900	\$1,283,800	-35%	\$15,661,760	\$32,134,486	-51%
Average Sell Price / Unit	\$138,983	\$160,475	-13%	\$152,056	\$168,243	-10%
Median Sell Price	\$124,000			\$149,900		
Sell Price / List Price Ratio	86%	96%		95%	97%	
Days to Sell	277	43	539%	84	75	12%
Active Listings	187	187				
Single Family						
Units Listed	157	186	-16%	2535	2540	0%
Units Reported Sold	37	75	-51%	1135	1669	-32%
Sell/List Ratio	24%	40%		45%	66%	
Reported Sales Dollars	\$12,890,440	\$26,932,612	-52%	\$414,445,617	\$577,079,769	-28%
Average Sell Price / Unit	\$348,390	\$359,101	-3%	\$365,150	\$345,764	6%
Median Sell Price	\$333,500			\$349,000		
Sell Price / List Price Ratio	91%	97%		96%	97%	
Days to Sell	89	65	38%	51	47	8%
Active Listings	513	428				
Condos (Apt)						
Units Listed	37	41	-10%	721	506	42%
Units Reported Sold	8	11	-27%	230	329	-30%
Sell/List Ratio	22%	27%		32%	65%	
Reported Sales Dollars	\$1,843,237	\$2,765,100	-33%	\$53,927,167	\$70,649,035	-24%
Average Sell Price / Unit	\$230,405	\$251,373	-8%	\$234,466	\$214,739	9%
Median Sell Price	239,900			\$207,500		
Sell Price / List Price Ratio	93%	97%		96%	96%	
Days to Sell	75	73	4%	63	58	9%
Active Listings	258	120				
Condos (Patio)						
Units Listed	3	9	-67%	74	60	23%
Units Reported Sold	0	4	-100%	51	42	21%
Sell/List Ratio	0%	44%		69%	70%	
Reported Sales Dollars	\$0	\$969,000	-100%	\$14,838,600	\$11,959,619	24%
Average Sell Price / Unit		\$242,250		\$290,953	\$284,753	2%
Median Sell Price				\$297,500		
Sell Price / List Price Ratio		97%		96%	98%	
Days to Sell		32		50	87	-43%
Active Listings	17	20				
Condos (Twnhse)						
Units Listed	33	24	38%	418	294	42%
Units Reported Sold	6	5	20%	183	208	-12%
Sell/List Ratio	18%	21%		44%	71%	
Reported Sales Dollars	\$1,234,500	\$1,322,900	-7%	\$44,699,452	\$50,884,671	-12%
Average Sell Price / Unit	\$205,750	\$264,580	-22%	\$244,259	\$244,638	0%
Median Sell Price	\$215,000			\$235,000		
Sell Price / List Price Ratio	93%	97%		96%	98%	
Days to Sell	65	108	-40%	50	50	-1%
Active Listings	103	53				

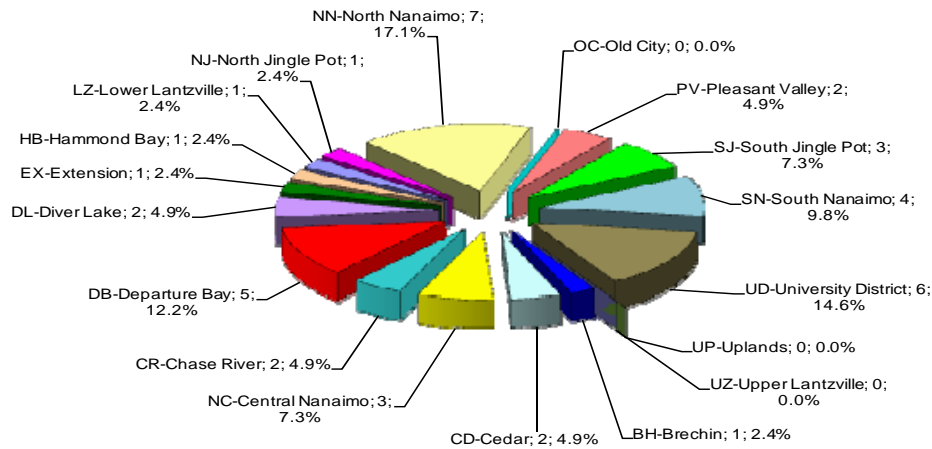
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to January 31, 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	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
CD-Cedar	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
NC-Central Nanaimo	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
CR-Chase River	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
DB-Departure Bay	0	0	1	0	3	0	1	0	0	0	0	0	0	0	5
DL-Diver Lake	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
EX-Extension	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
HB-Hammond Bay	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
LZ-Low er Lantzville	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
NJ-North Jingle Pot	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
NN-North Nanaimo	0	0	0	0	2	1	1	1	2	0	0	0	0	0	7
OC-Old City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PV-Pleasant Valley	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
SJ-South Jingle Pot	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
SN-South Nanaimo	0	0	0	2	1	1	0	0	0	0	0	0	0	0	4
UD-University District	0	0	2	0	3	0	0	1	0	0	0	0	0	0	6
UP-Uplands	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UZ-Upper Lantzville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ZONE 4 TOTALS	0	0	4	7	17	3	4	2	4	0	0	0	0	0	41

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to January 31, 2009 = 41

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	1	1	0%	58	57	2%
Units Reported Sold	0	3	-100%	27	40	-32%
Sell/List Ratio	0%	300%		47%	70%	
Reported Sales Dollars	\$0	\$371,300	-100%	\$3,635,500	\$5,521,100	-34%
Average Sell Price / Unit		\$123,767		\$134,648	\$138,028	-2%
Median Sell Price				\$133,000		
Sell Price / List Price Ratio		97%		92%	93%	
Days to Sell		42		66	67	-1%
Active Listings	12	7				
Single Family						
Units Listed	7	6	17%	103	118	-13%
Units Reported Sold	1	3	-67%	46	63	-27%
Sell/List Ratio	14%	50%		45%	53%	
Reported Sales Dollars	\$345,000	\$887,500	-61%	\$15,470,842	\$20,823,400	-26%
Average Sell Price / Unit	\$345,000	\$295,833	17%	\$336,323	\$330,530	2%
Median Sell Price	\$345,000			\$340,000		
Sell Price / List Price Ratio	93%	97%		96%	95%	
Days to Sell	74	50	48%	55	60	-10%
Active Listings	27	21				

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Cumulative Residential Average Single Family Sale Price

