



# **JAHELKA REAL ESTATE GROUP**

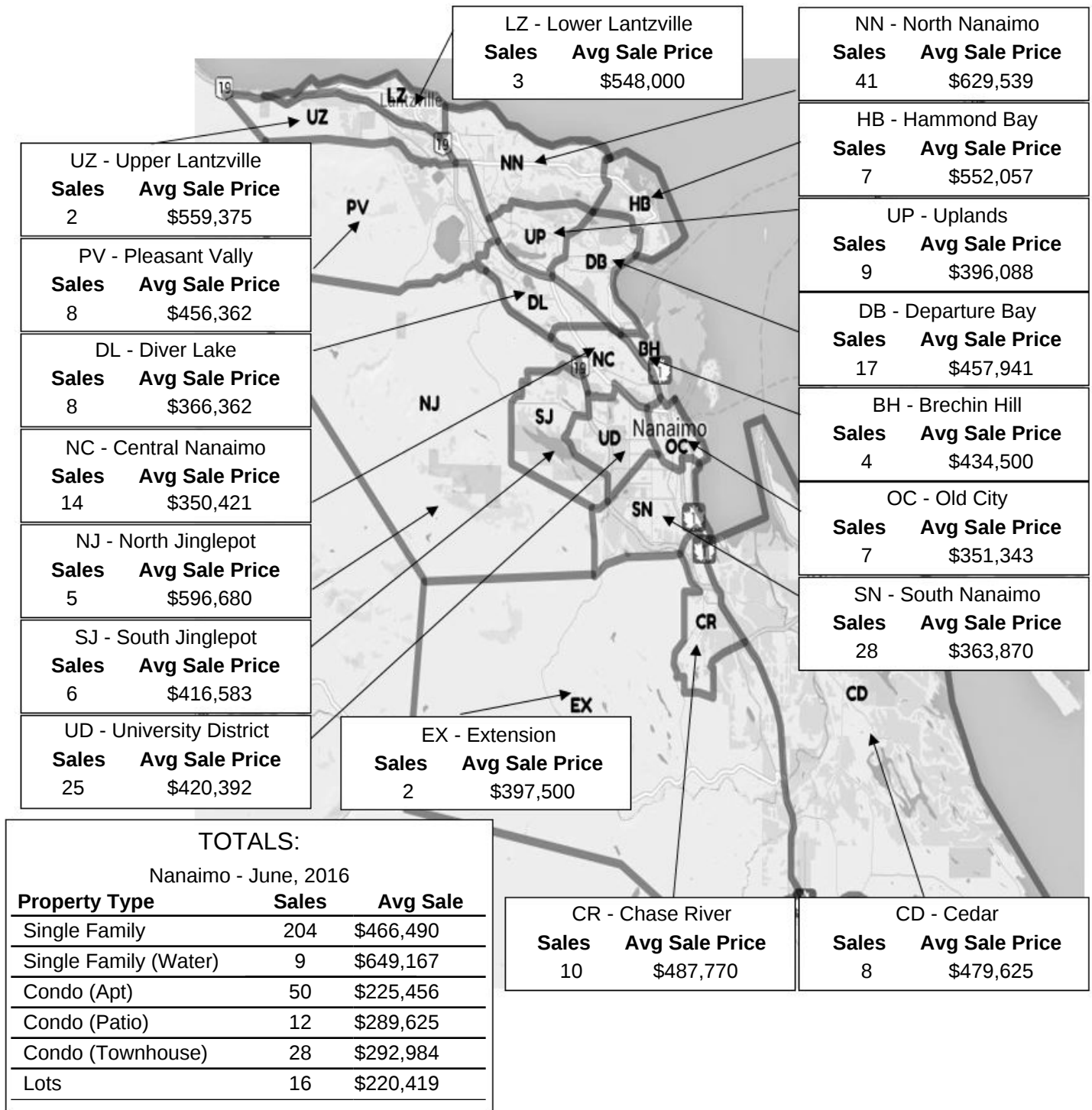
Real Estate Redefined

Market Statistics  
Nanaimo

June 2016

# Nanaimo

## Home Sales for the month of June, 2016 (Single Family)

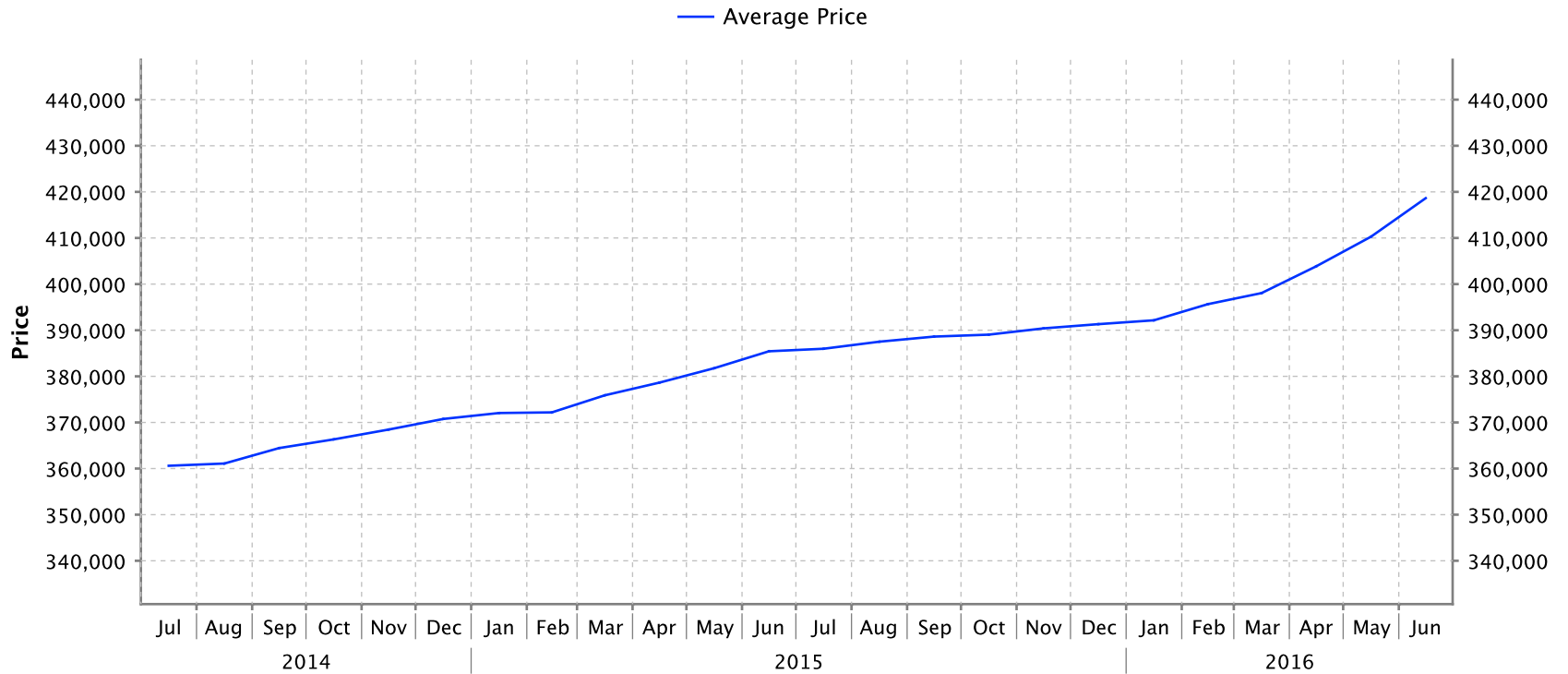


Average sale price does not include Waterfront.

# Nanaimo

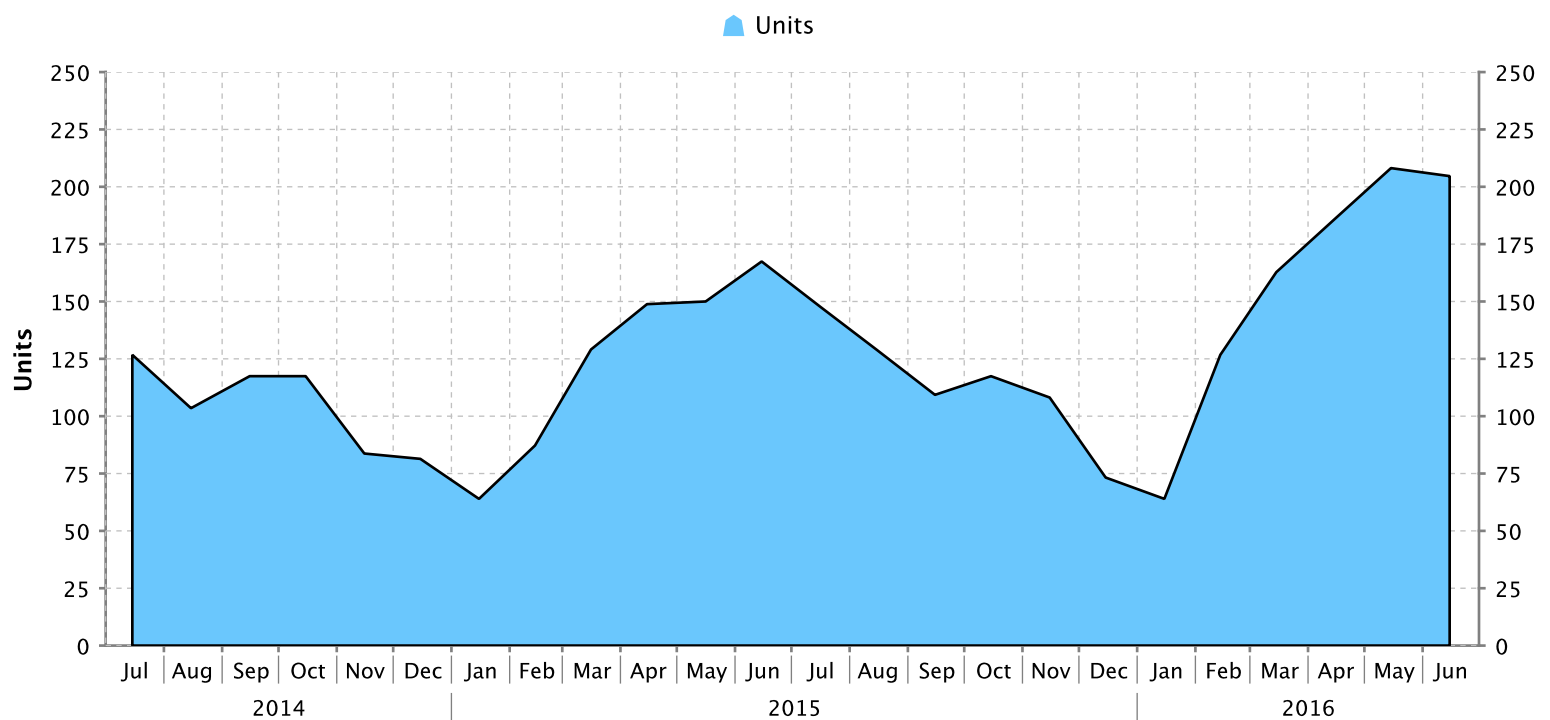
## as at June 30, 2016

### 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              | 8             | 5            | 60%      | 231               | 194           | 19%      |
| Units Reported Sold       | 16            | 18           | -11%     | 140               | 145           | -3%      |
| Sell/List Ratio           | 200%          | 360%         |          | 61%               | 75%           |          |
| Reported Sales Dollars    | \$3,526,700   | \$3,125,900  | 13%      | \$23,410,903      | \$24,208,720  | -3%      |
| Average Sell Price / Unit | \$220,419     | \$173,661    | 27%      | \$167,221         | \$166,957     | 0%       |
| Median Sell Price         | \$149,900     |              |          | \$155,000         |               |          |
| Sell Price / List Price   | 102%          | 96%          |          | 97%               | 95%           |          |
| Days to Sell              | 259           | 277          | -7%      | 190               | 205           | -7%      |
| Active Listings           | 91            | 102          |          |                   |               |          |
| <b>Single Family</b>      |               |              |          |                   |               |          |
| Units Listed              | 245           | 249          | -2%      | 2,095             | 2,155         | -3%      |
| Units Reported Sold       | 204           | 167          | 22%      | 1,629             | 1,371         | 19%      |
| Sell/List Ratio           | 83%           | 67%          |          | 78%               | 64%           |          |
| Reported Sales Dollars    | \$95,163,870  | \$66,373,874 | 43%      | \$681,955,145     | \$528,432,400 | 29%      |
| Average Sell Price / Unit | \$466,490     | \$397,448    | 17%      | \$418,634         | \$385,436     | 9%       |
| Median Sell Price         | \$439,900     |              |          | \$390,000         |               |          |
| Sell Price / List Price   | 100%          | 97%          |          | 98%               | 97%           |          |
| Days to Sell              | 22            | 41           | -46%     | 37                | 45            | -18%     |
| Active Listings           | 308           | 486          |          |                   |               |          |
| <b>Condos (Apt)</b>       |               |              |          |                   |               |          |
| Units Listed              | 68            | 40           | 70%      | 468               | 495           | -5%      |
| Units Reported Sold       | 50            | 28           | 79%      | 357               | 244           | 46%      |
| Sell/List Ratio           | 74%           | 70%          |          | 76%               | 49%           |          |
| Reported Sales Dollars    | \$11,272,798  | \$6,600,371  | 71%      | \$82,599,523      | \$53,019,217  | 56%      |
| Average Sell Price / Unit | \$225,456     | \$235,728    | -4%      | \$231,371         | \$217,292     | 6%       |
| Median Sell Price         | \$206,297     |              |          | \$212,000         |               |          |
| Sell Price / List Price   | 99%           | 97%          |          | 97%               | 96%           |          |
| Days to Sell              | 95            | 141          | -32%     | 98                | 88            | 12%      |
| Active Listings           | 120           | 186          |          |                   |               |          |
| <b>Condos (Patio)</b>     |               |              |          |                   |               |          |
| Units Listed              | 7             | 10           | -30%     | 79                | 84            | -6%      |
| Units Reported Sold       | 12            | 10           | 20%      | 70                | 61            | 15%      |
| Sell/List Ratio           | 171%          | 100%         |          | 89%               | 73%           |          |
| Reported Sales Dollars    | \$3,475,502   | \$3,018,700  | 15%      | \$19,319,107      | \$17,326,660  | 11%      |
| Average Sell Price / Unit | \$289,625     | \$301,870    | -4%      | \$275,987         | \$284,044     | -3%      |
| Median Sell Price         | \$314,000     |              |          | \$287,500         |               |          |
| Sell Price / List Price   | 100%          | 100%         |          | 98%               | 97%           |          |
| Days to Sell              | 13            | 24           | -46%     | 25                | 50            | -50%     |
| Active Listings           | 6             | 13           |          |                   |               |          |
| <b>Condos (Twnhse)</b>    |               |              |          |                   |               |          |
| Units Listed              | 31            | 27           | 15%      | 329               | 298           | 10%      |
| Units Reported Sold       | 28            | 16           | 75%      | 250               | 185           | 35%      |
| Sell/List Ratio           | 90%           | 59%          |          | 76%               | 62%           |          |
| Reported Sales Dollars    | \$8,203,543   | \$4,975,107  | 65%      | \$65,528,351      | \$49,426,686  | 33%      |
| Average Sell Price / Unit | \$292,984     | \$310,944    | -6%      | \$262,113         | \$267,171     | -2%      |
| Median Sell Price         | \$279,900     |              |          | \$255,000         |               |          |
| Sell Price / List Price   | 98%           | 97%          |          | 98%               | 97%           |          |
| Days to Sell              | 49            | 59           | -18%     | 46                | 73            | -37%     |
| Active Listings           | 65            | 82           |          |                   |               |          |

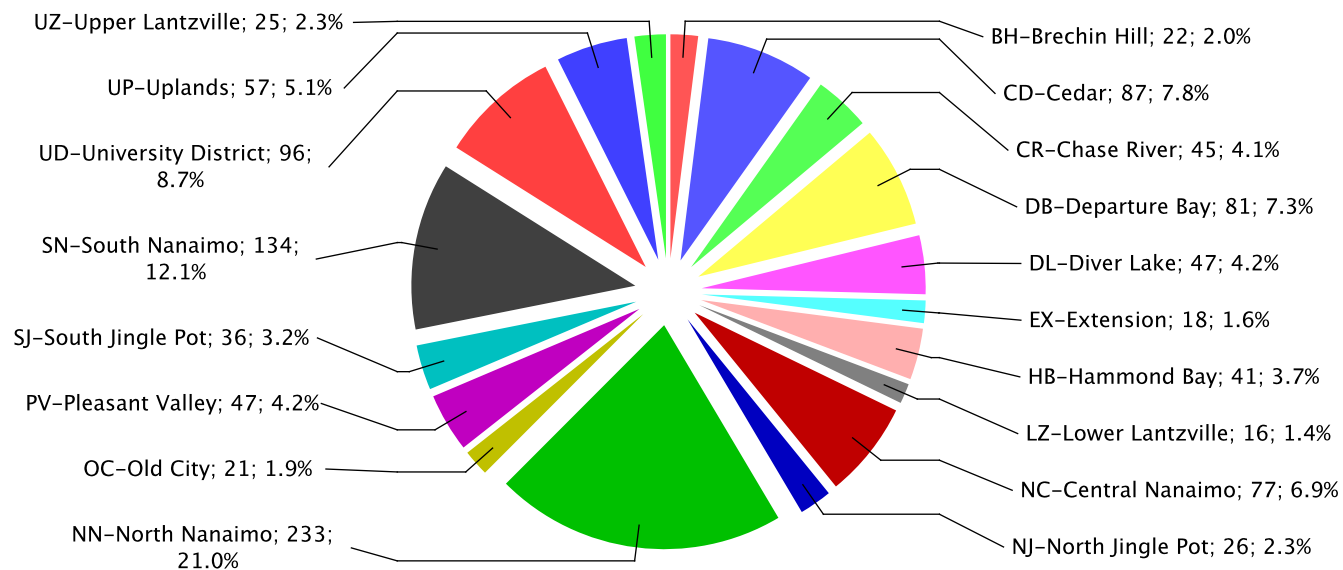
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jun 30, 2016

|                        | 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               | 2               | 5               | 8               | 2               | 1               | 3               | 0               | 1               | 0               | 0             | 0          | 22           |
| CD-Cedar               | 2         | 3               | 2               | 9               | 13              | 11              | 6               | 5               | 15              | 9               | 2               | 1               | 2             | 7          | 87           |
| CR-Chase River         | 0         | 0               | 0               | 1               | 13              | 8               | 11              | 5               | 5               | 2               | 0               | 0               | 0             | 0          | 45           |
| DB-Departure Bay       | 0         | 0               | 0               | 4               | 10              | 20              | 12              | 12              | 10              | 7               | 1               | 2               | 1             | 2          | 81           |
| DL-Diver Lake          | 0         | 1               | 2               | 3               | 11              | 19              | 3               | 4               | 3               | 1               | 0               | 0               | 0             | 0          | 47           |
| EX-Extension           | 0         | 1               | 0               | 2               | 8               | 0               | 5               | 0               | 1               | 0               | 1               | 0               | 0             | 0          | 18           |
| HB-Hammond Bay         | 0         | 0               | 1               | 0               | 1               | 1               | 7               | 3               | 11              | 4               | 4               | 3               | 3             | 3          | 41           |
| LZ-Lower Lantzville    | 0         | 0               | 0               | 0               | 1               | 3               | 2               | 3               | 1               | 2               | 2               | 2               | 0             | 0          | 16           |
| NC-Central Nanaimo     | 0         | 0               | 6               | 28              | 24              | 13              | 4               | 2               | 0               | 0               | 0               | 0               | 0             | 0          | 77           |
| NJ-North Jingle Pot    | 0         | 0               | 0               | 0               | 0               | 0               | 1               | 1               | 7               | 9               | 3               | 1               | 0             | 4          | 26           |
| NN-North Nanaimo       | 0         | 0               | 1               | 3               | 6               | 22              | 33              | 26              | 54              | 40              | 25              | 12              | 3             | 8          | 233          |
| OC-Old City            | 1         | 1               | 4               | 3               | 5               | 4               | 1               | 1               | 1               | 0               | 0               | 0               | 0             | 0          | 21           |
| PV-Pleasant Valley     | 0         | 0               | 3               | 2               | 10              | 8               | 6               | 7               | 7               | 2               | 2               | 0               | 0             | 0          | 47           |
| SJ-South Jingle Pot    | 0         | 0               | 2               | 0               | 6               | 9               | 5               | 3               | 4               | 6               | 1               | 0               | 0             | 0          | 36           |
| SN-South Nanaimo       | 0         | 1               | 12              | 28              | 32              | 25              | 25              | 8               | 1               | 1               | 1               | 0               | 0             | 0          | 134          |
| UD-University District | 0         | 3               | 7               | 18              | 18              | 13              | 11              | 8               | 12              | 6               | 0               | 0               | 0             | 0          | 96           |
| UP-Uplands             | 0         | 0               | 2               | 5               | 16              | 10              | 10              | 6               | 2               | 2               | 2               | 0               | 1             | 1          | 57           |
| UZ-Upper Lantzville    | 0         | 0               | 2               | 1               | 3               | 5               | 0               | 3               | 3               | 4               | 1               | 1               | 1             | 1          | 25           |
| <b>Zone 4 TOTALS</b>   | <b>3</b>  | <b>10</b>       | <b>44</b>       | <b>109</b>      | <b>182</b>      | <b>179</b>      | <b>144</b>      | <b>98</b>       | <b>140</b>      | <b>95</b>       | <b>46</b>       | <b>22</b>       | <b>11</b>     | <b>26</b>  | <b>1,109</b> |

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to June 30, 2016 = 1,109

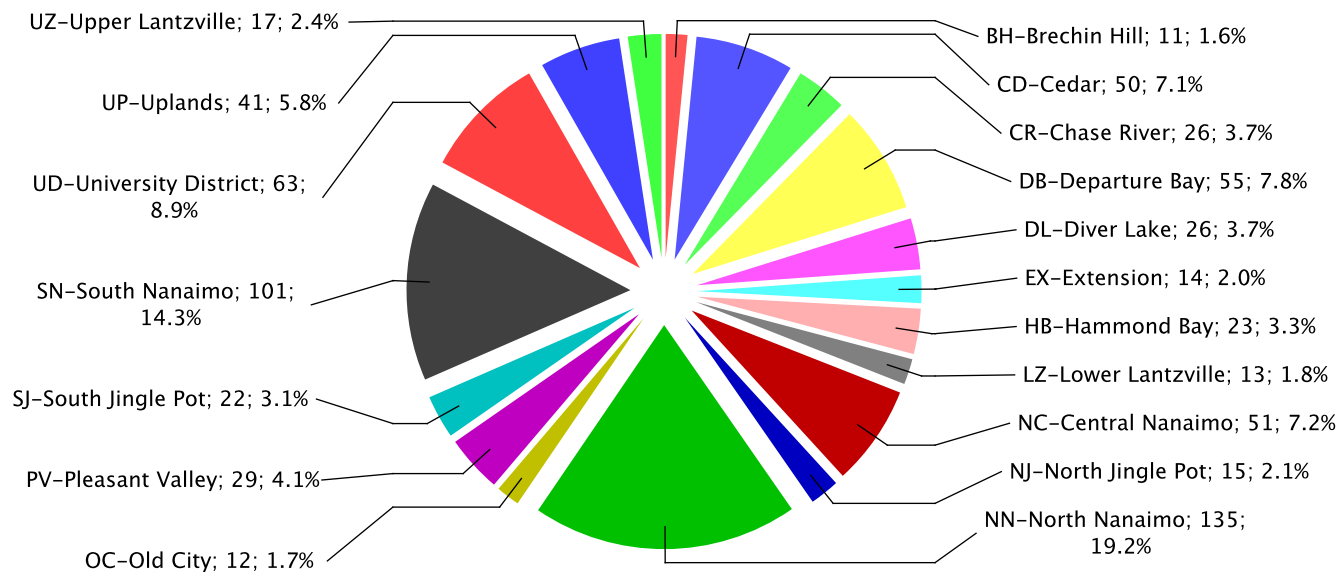
# 2nd Quarter 2016

## MLS® Single Family Sales Analysis

### Unconditional Sales from April 1 to Jun 30, 2016

|                        | 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               | 4               | 2               | 0               | 3               | 0               | 1               | 0               | 0             | 0          | 11         |
| CD-Cedar               | 0         | 1               | 1               | 3               | 5               | 7               | 5               | 3               | 9               | 7               | 2               | 1               | 1             | 5          | 50         |
| CR-Chase River         | 0         | 0               | 0               | 0               | 6               | 3               | 7               | 4               | 5               | 1               | 0               | 0               | 0             | 0          | 26         |
| DB-Departure Bay       | 0         | 0               | 0               | 3               | 6               | 16              | 8               | 5               | 6               | 5               | 1               | 2               | 1             | 2          | 55         |
| DL-Diver Lake          | 0         | 0               | 1               | 1               | 4               | 11              | 2               | 3               | 3               | 1               | 0               | 0               | 0             | 0          | 26         |
| EX-Extension           | 0         | 0               | 0               | 2               | 5               | 0               | 5               | 0               | 1               | 0               | 1               | 0               | 0             | 0          | 14         |
| HB-Hammond Bay         | 0         | 0               | 1               | 0               | 0               | 1               | 5               | 2               | 5               | 3               | 2               | 1               | 1             | 2          | 23         |
| LZ-Lower Lantzville    | 0         | 0               | 0               | 0               | 1               | 2               | 1               | 3               | 1               | 2               | 1               | 2               | 0             | 0          | 13         |
| NC-Central Nanaimo     | 0         | 0               | 2               | 17              | 18              | 9               | 4               | 1               | 0               | 0               | 0               | 0               | 0             | 0          | 51         |
| NJ-North Jingle Pot    | 0         | 0               | 0               | 0               | 0               | 0               | 1               | 0               | 3               | 8               | 0               | 1               | 0             | 2          | 15         |
| NN-North Nanaimo       | 0         | 0               | 1               | 2               | 2               | 7               | 16              | 13              | 33              | 26              | 18              | 8               | 3             | 6          | 135        |
| OC-Old City            | 0         | 0               | 3               | 0               | 2               | 4               | 1               | 1               | 1               | 0               | 0               | 0               | 0             | 0          | 12         |
| PV-Pleasant Valley     | 0         | 0               | 3               | 1               | 2               | 5               | 4               | 6               | 6               | 1               | 1               | 0               | 0             | 0          | 29         |
| SJ-South Jingle Pot    | 0         | 0               | 2               | 0               | 3               | 3               | 5               | 1               | 2               | 5               | 1               | 0               | 0             | 0          | 22         |
| SN-South Nanaimo       | 0         | 1               | 6               | 19              | 24              | 23              | 19              | 6               | 1               | 1               | 1               | 0               | 0             | 0          | 101        |
| UD-University District | 0         | 2               | 2               | 10              | 15              | 7               | 8               | 6               | 8               | 5               | 0               | 0               | 0             | 0          | 63         |
| UP-Uplands             | 0         | 0               | 1               | 3               | 12              | 6               | 10              | 3               | 2               | 1               | 1               | 0               | 1             | 1          | 41         |
| UZ-Upper Lantzville    | 0         | 0               | 1               | 1               | 2               | 3               | 0               | 2               | 2               | 2               | 1               | 1               | 1             | 1          | 17         |
| <b>Zone 4 TOTALS</b>   | <b>0</b>  | <b>4</b>        | <b>24</b>       | <b>62</b>       | <b>108</b>      | <b>111</b>      | <b>103</b>      | <b>59</b>       | <b>91</b>       | <b>68</b>       | <b>31</b>       | <b>16</b>       | <b>8</b>      | <b>19</b>  | <b>704</b> |

### Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales April 1 to June 30, 2016 = 704



## **JAHELKA REAL ESTATE GROUP**

Real Estate Redefined

P 250-751-0804 F 250-756-1210 TF 1-800-377-4374  
info@jahelkagroup.com | www.jahelkagroup.com

Royal LePage Nanaimo Realty 4200 Island Hwy N Nanaimo, BC, V9T 1W6

