



JAHELKA REAL ESTATE GROUP

Real Estate Redefined

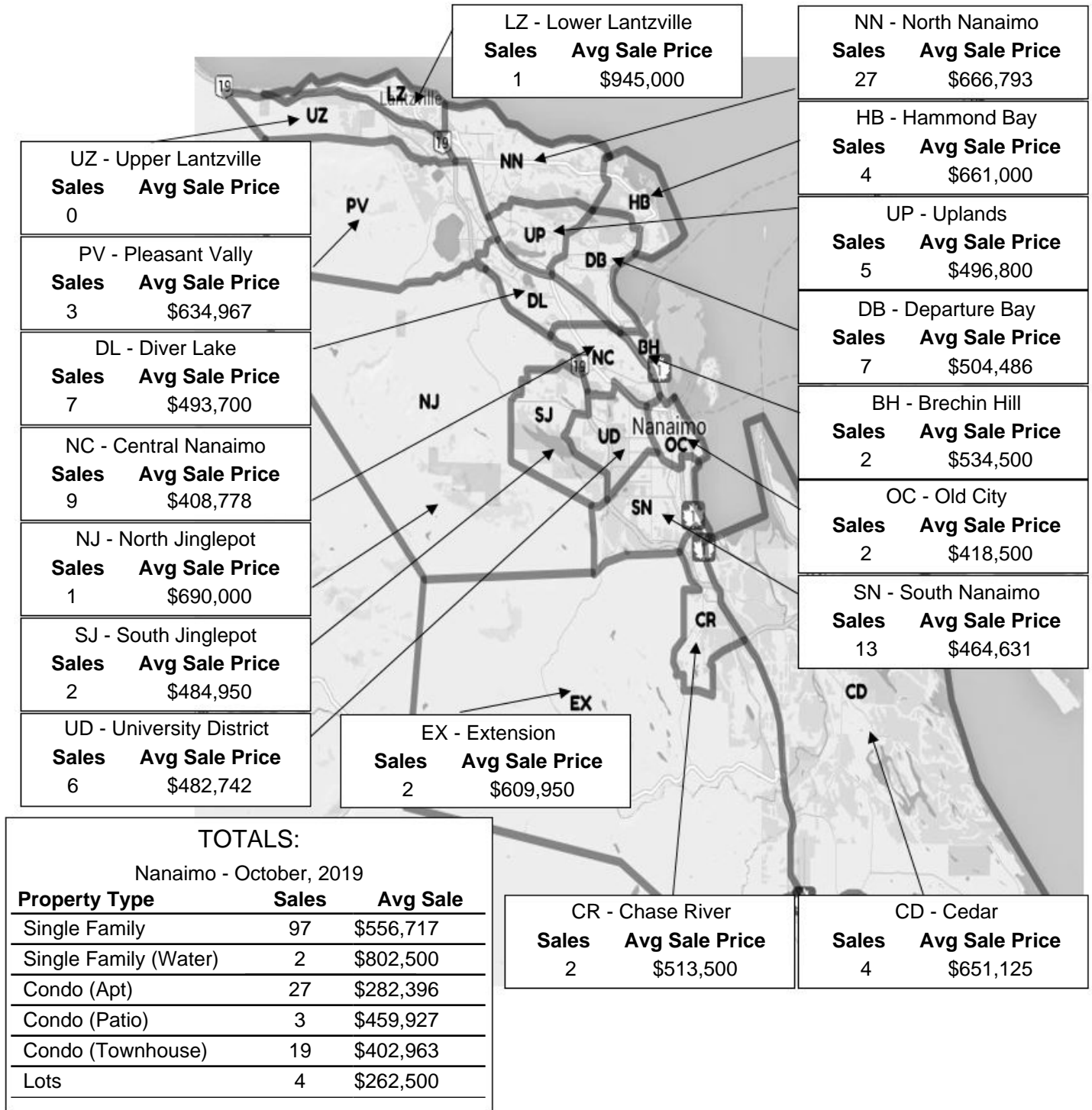
Market Statistics Nanaimo

October 2019

Nanaimo

Home Sales for the month of October, 2019

(Single Family)

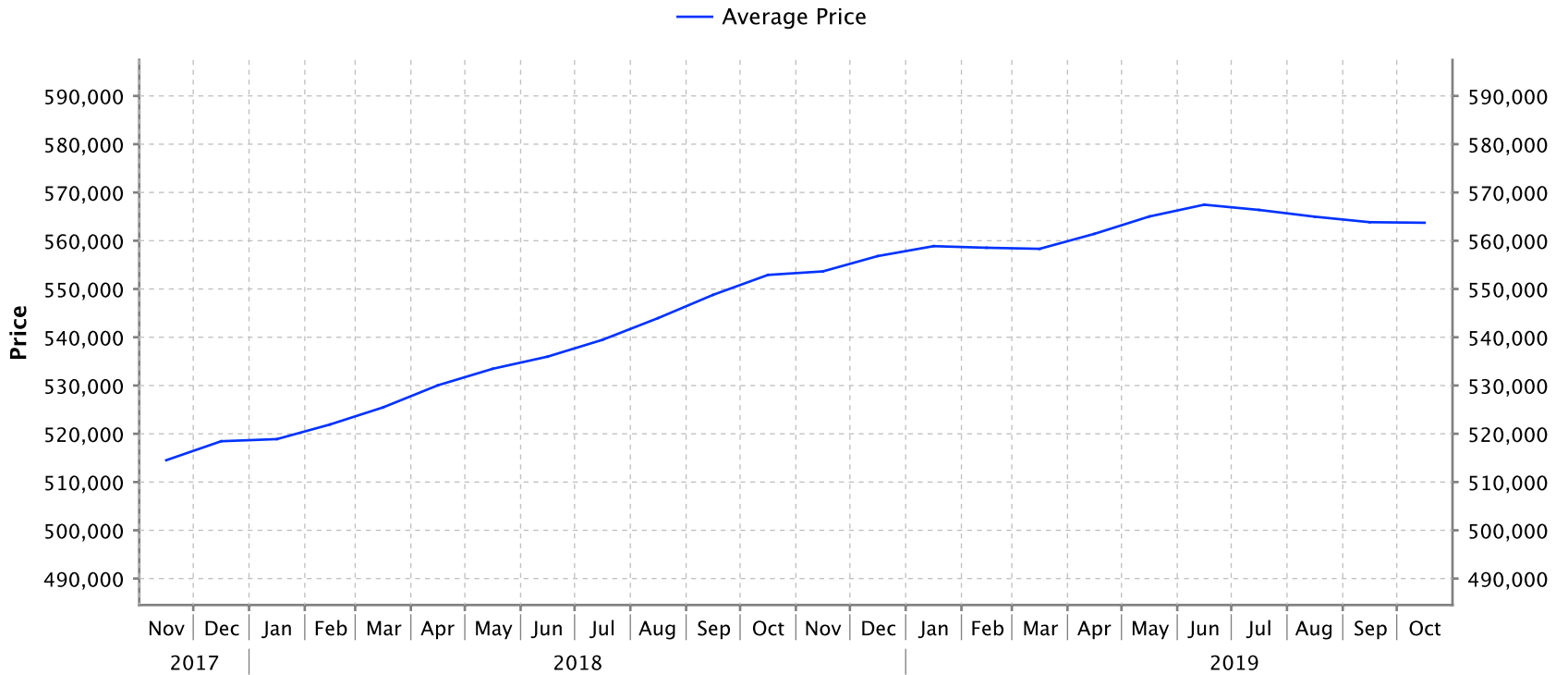


Average sale price does not include Waterfront.

Nanaimo

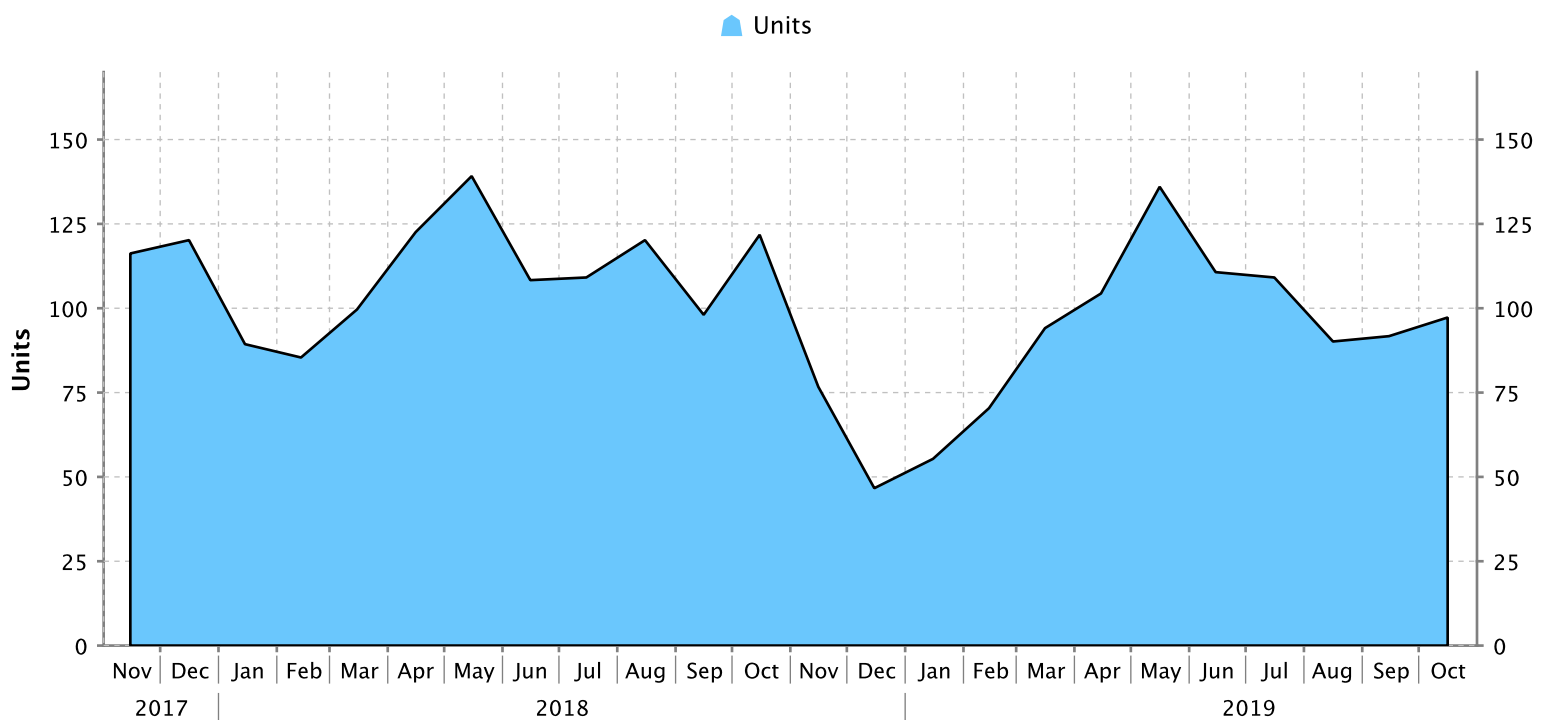
as at October 31, 2019

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	15	11	36%	305	191	60%
Units Reported Sold	4	2	100%	87	57	53%
Sell/List Ratio	27%	18%		29%	30%	
Reported Sales Dollars	\$1,050,000	\$428,500	145%	\$25,721,846	\$15,359,286	67%
Average Sell Price / Unit	\$262,500	\$214,250	23%	\$295,653	\$269,461	10%
Median Sell Price	\$240,000			\$275,000		
Sell Price / List Price	97%	87%		94%	97%	
Days to Sell	120	132	-9%	83	59	43%
Active Listings	133	77				
Single Family						
Units Listed	145	199	-27%	1,953	2,166	-10%
Units Reported Sold	97	121	-20%	1,078	1,326	-19%
Sell/List Ratio	67%	61%		55%	61%	
Reported Sales Dollars	\$54,001,550	\$67,657,005	-20%	\$607,696,058	\$733,166,081	-17%
Average Sell Price / Unit	\$556,717	\$559,149	-0%	\$563,725	\$552,916	2%
Median Sell Price	\$539,500			\$545,000		
Sell Price / List Price	96%	97%		97%	99%	
Days to Sell	36	31	14%	31	26	20%
Active Listings	345	333				
Condos (Apt)						
Units Listed	29	83	-65%	547	581	-6%
Units Reported Sold	27	32	-16%	293	413	-29%
Sell/List Ratio	93%	39%		54%	71%	
Reported Sales Dollars	\$7,624,700	\$10,380,416	-27%	\$93,064,513	\$124,929,427	-26%
Average Sell Price / Unit	\$282,396	\$324,388	-13%	\$317,626	\$302,493	5%
Median Sell Price	\$269,900			\$295,000		
Sell Price / List Price	96%	98%		97%	100%	
Days to Sell	29	21	41%	34	20	76%
Active Listings	131	110				
Condos (Patio)						
Units Listed	7	10	-30%	100	95	5%
Units Reported Sold	3	7	-57%	72	88	-18%
Sell/List Ratio	43%	70%		72%	93%	
Reported Sales Dollars	\$1,379,780	\$3,726,190	-63%	\$31,709,390	\$39,131,128	-19%
Average Sell Price / Unit	\$459,927	\$532,313	-14%	\$440,408	\$444,672	-1%
Median Sell Price	\$536,445			\$450,000		
Sell Price / List Price	103%	100%		99%	101%	
Days to Sell	46	10	338%	28	32	-13%
Active Listings	14	10				
Condos (Twnhse)						
Units Listed	19	46	-59%	336	379	-11%
Units Reported Sold	19	22	-14%	210	225	-7%
Sell/List Ratio	100%	48%		62%	59%	
Reported Sales Dollars	\$7,656,295	\$7,748,000	-1%	\$79,115,941	\$75,783,047	4%
Average Sell Price / Unit	\$402,963	\$352,182	14%	\$376,743	\$336,814	12%
Median Sell Price	\$392,500			\$355,000		
Sell Price / List Price	96%	98%		98%	98%	
Days to Sell	57	32	78%	33	23	44%
Active Listings	45	68				

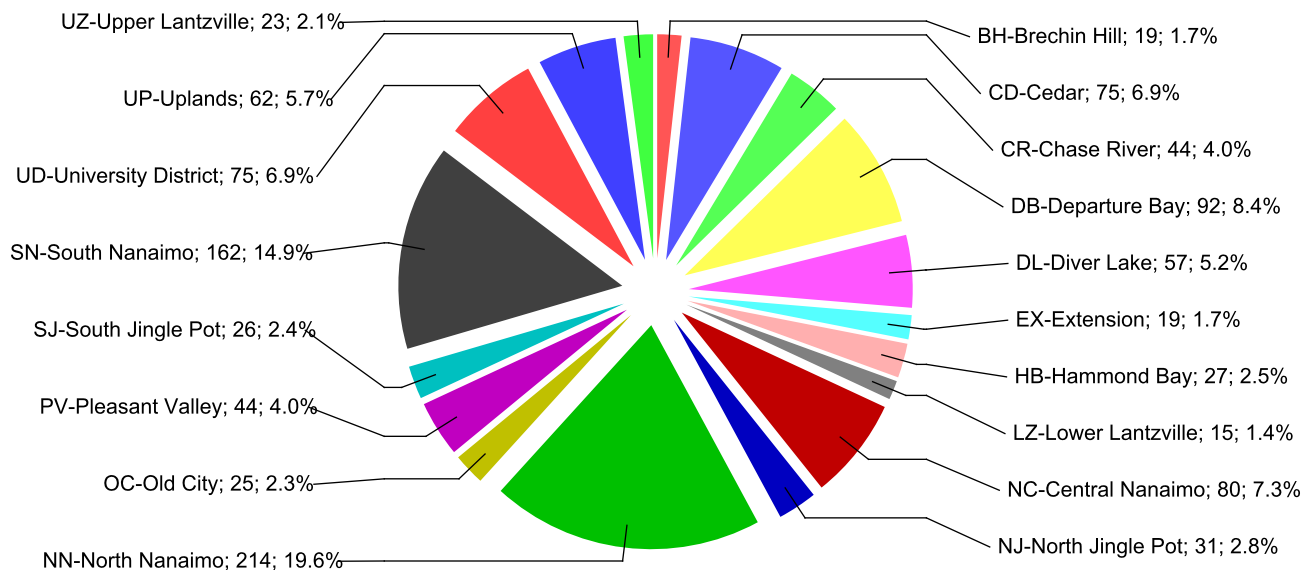
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 31, 2019

	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	1	6	0	2	6	1	1	0	0	0	19
CD-Cedar	0	0	0	3	6	8	2	8	12	12	11	3	5	5	75
CR-Chase River	0	0	0	0	0	1	3	5	27	8	0	0	0	0	44
DB-Departure Bay	0	0	0	0	0	4	11	11	33	18	7	5	0	3	92
DL-Diver Lake	0	0	0	0	1	4	10	9	19	8	5	0	0	1	57
EX-Extension	0	1	0	1	2	1	0	3	4	2	1	0	1	3	19
HB-Hammond Bay	0	0	0	0	0	1	1	1	1	6	5	3	4	5	27
LZ-Lower Lantzville	0	0	0	0	0	1	1	1	4	1	1	2	1	3	15
NC-Central Nanaimo	0	0	0	1	8	12	22	16	16	5	0	0	0	0	80
NJ-North Jingle Pot	0	0	0	0	0	0	0	1	4	12	8	4	1	1	31
NN-North Nanaimo	0	0	0	0	1	6	3	8	62	68	33	16	6	11	214
OC-Old City	0	1	0	2	1	8	2	7	3	1	0	0	0	0	25
PV-Pleasant Valley	0	0	0	0	0	5	2	6	13	9	4	3	0	2	44
SJ-South Jingle Pot	0	0	0	0	1	0	2	2	9	5	5	1	1	0	26
SN-South Nanaimo	0	0	1	3	12	20	30	36	32	26	0	1	1	0	162
UD-University District	0	0	0	1	3	12	11	7	19	15	3	4	0	0	75
UP-Uplands	0	0	0	0	0	3	10	10	24	7	3	1	3	1	62
UZ-Upper Lantzville	0	0	0	0	0	0	1	3	9	3	4	0	2	1	23
Zone 4 TOTALS	0	2	1	13	36	92	111	136	297	207	91	43	25	36	1,090

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2019 = 1,090



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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

