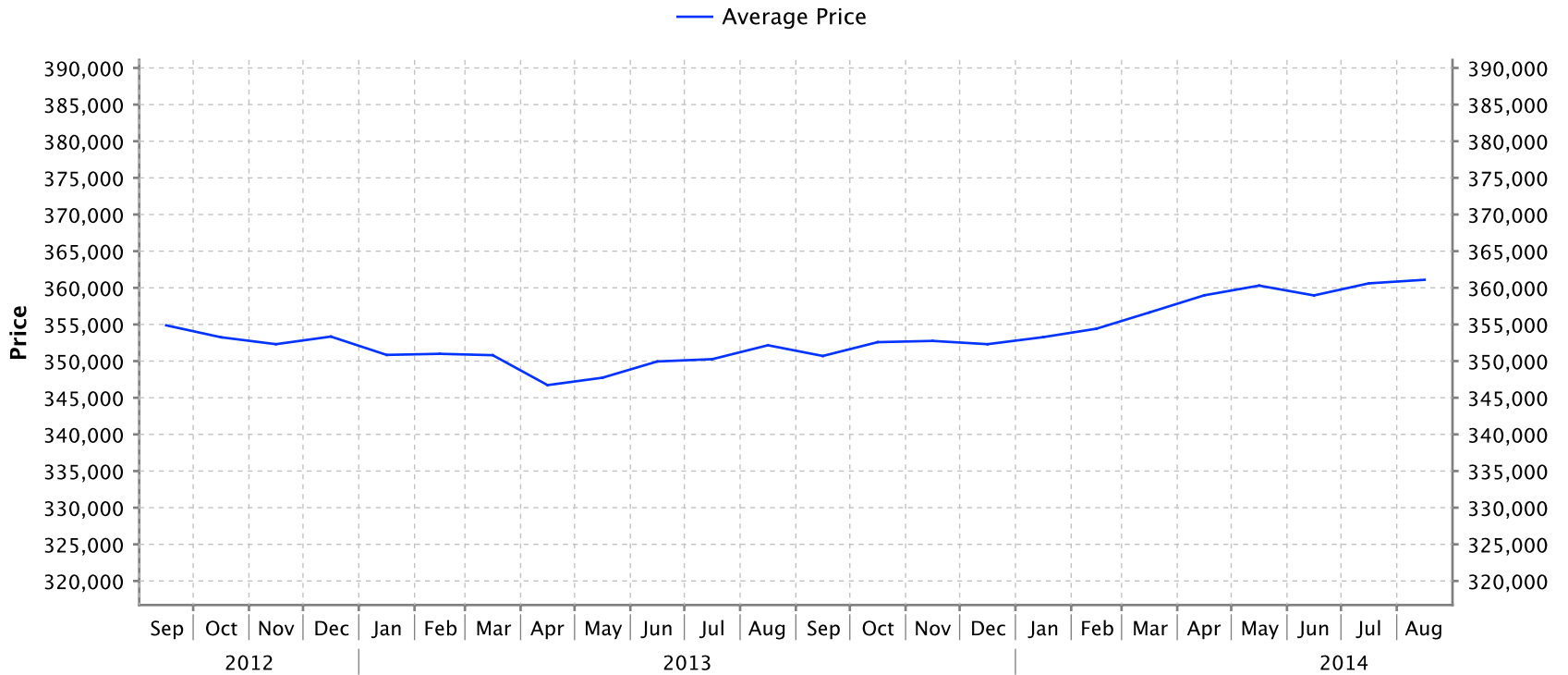


Nanaimo

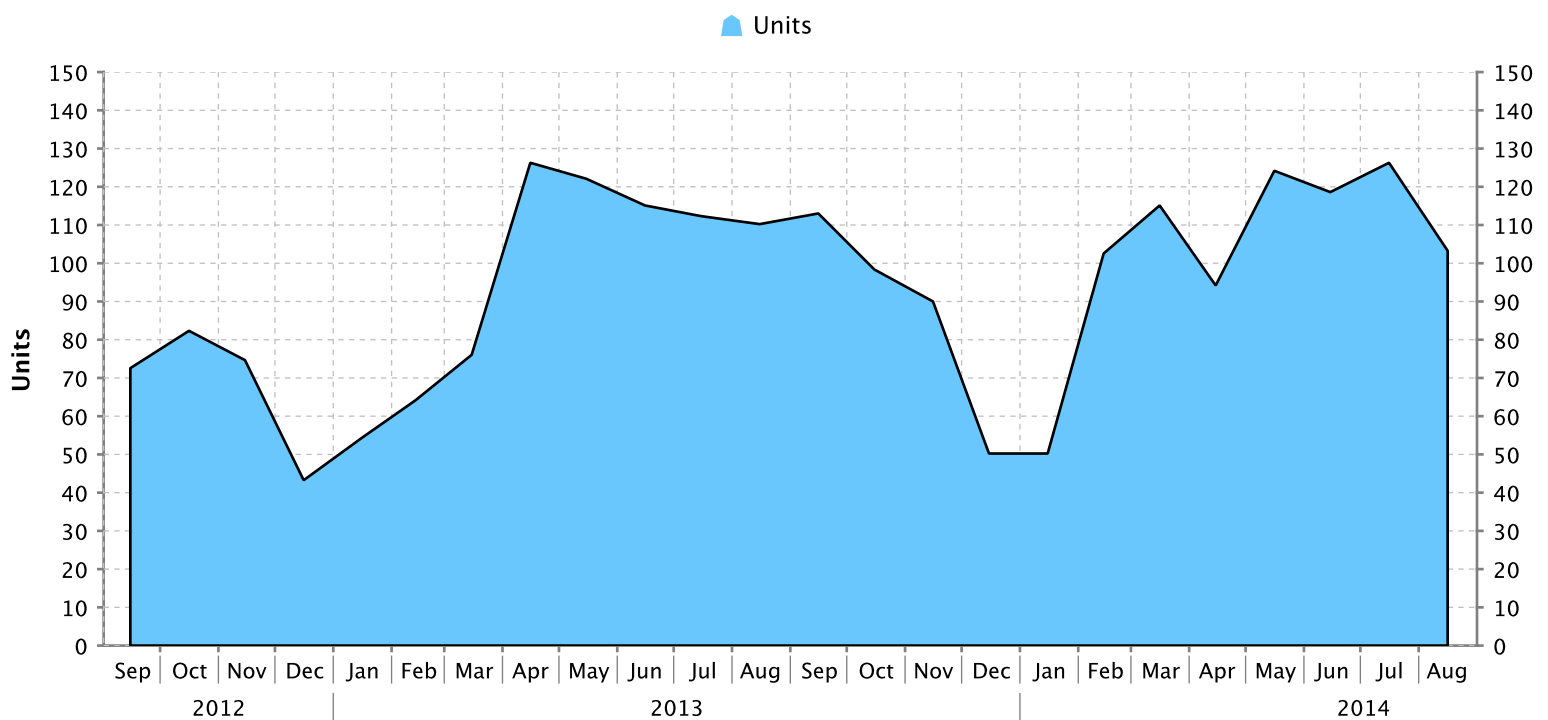
as at August 31, 2014

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	8	18	-56%	317	275	15%
Units Reported Sold	4	3	33%	109	49	122%
Sell/List Ratio	50%	17%		34%	18%	
Reported Sales Dollars	\$620,000	\$490,900	26%	\$17,572,098	\$7,662,300	129%
Average Sell Price / Unit	\$155,000	\$163,633	-5%	\$161,212	\$156,373	3%
Median Sell Price	\$178,000			\$155,000		
Sell Price / List Price	96%	99%		96%	93%	
Days to Sell	311	116	168%	112	76	47%
Active Listings	181	163				
Single Family						
Units Listed	175	144	22%	2,029	2,037	-0%
Units Reported Sold	103	110	-6%	1,183	1,050	13%
Sell/List Ratio	59%	76%		58%	52%	
Reported Sales Dollars	\$37,973,898	\$39,922,714	-5%	\$427,174,423	\$369,770,230	16%
Average Sell Price / Unit	\$368,679	\$362,934	2%	\$361,094	\$352,162	3%
Median Sell Price	\$365,000			\$349,900		
Sell Price / List Price	96%	94%		96%	95%	
Days to Sell	48	64	-24%	51	55	-8%
Active Listings	546	562				
Condos (Apt)						
Units Listed	43	40	8%	464	481	-4%
Units Reported Sold	19	20	-5%	209	155	35%
Sell/List Ratio	44%	50%		45%	32%	
Reported Sales Dollars	\$4,287,900	\$4,134,526	4%	\$45,989,584	\$33,341,016	38%
Average Sell Price / Unit	\$225,679	\$206,726	9%	\$220,046	\$215,103	2%
Median Sell Price	\$182,000			\$205,000		
Sell Price / List Price	94%	95%		95%	94%	
Days to Sell	60	50	20%	94	76	24%
Active Listings	173	180				
Condos (Patio)						
Units Listed	6	6	0%	63	101	-38%
Units Reported Sold	5	7	-29%	54	66	-18%
Sell/List Ratio	83%	117%		86%	65%	
Reported Sales Dollars	\$1,426,880	\$2,276,700	-37%	\$14,971,800	\$18,168,647	-18%
Average Sell Price / Unit	\$285,376	\$325,243	-12%	\$277,256	\$275,283	1%
Median Sell Price	\$279,000			\$280,000		
Sell Price / List Price	100%	100%		97%	97%	
Days to Sell	95	54	76%	79	70	12%
Active Listings	13	20				
Condos (Twnhse)						
Units Listed	28	35	-20%	343	399	-14%
Units Reported Sold	15	15	0%	181	165	10%
Sell/List Ratio	54%	43%		53%	41%	
Reported Sales Dollars	\$3,940,059	\$3,652,716	8%	\$46,972,436	\$40,569,606	16%
Average Sell Price / Unit	\$262,671	\$243,514	8%	\$259,516	\$245,876	6%
Median Sell Price	\$237,000			\$237,000		
Sell Price / List Price	94%	97%		96%	101%	
Days to Sell	59	49	20%	80	60	34%
Active Listings	106	127				

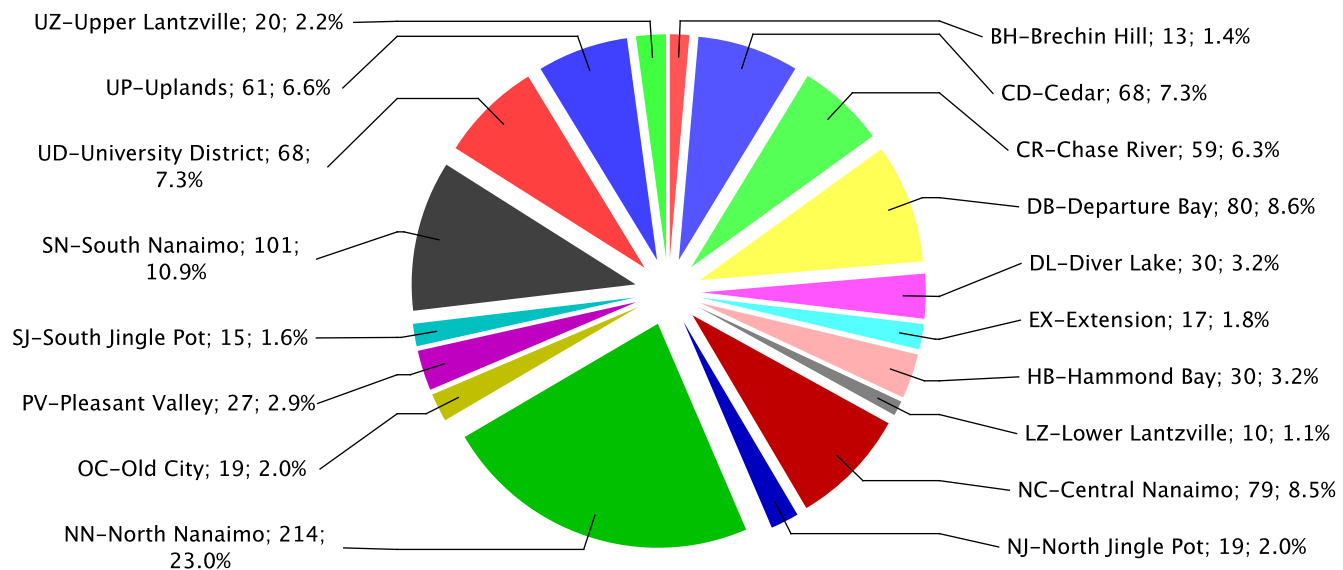
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 2014

	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	4	0	7	1	1	0	0	0	0	0	0	0	13
CD-Cedar	1	4	7	9	8	13	7	8	6	1	1	1	0	2	68
CR-Chase River	0	1	1	9	15	16	14	1	2	0	0	0	0	0	59
DB-Departure Bay	0	0	3	17	20	14	7	7	8	1	1	1	0	1	80
DL-Diver Lake	0	1	2	8	6	10	0	2	1	0	0	0	0	0	30
EX-Extension	1	1	3	2	1	2	2	2	2	1	0	0	0	0	17
HB-Hammond Bay	0	0	0	1	1	5	5	4	6	4	1	1	1	1	30
LZ-Lower Lantzville	0	0	0	2	1	0	2	1	1	2	0	0	1	0	10
NC-Central Nanaimo	4	8	25	19	15	7	1	0	0	0	0	0	0	0	79
NJ-North Jingle Pot	0	0	0	2	1	1	5	2	4	2	0	1	1	0	19
NN-North Nanaimo	0	2	3	2	15	44	41	42	33	20	8	1	2	1	214
OC-Old City	3	2	4	5	2	3	0	0	0	0	0	0	0	0	19
PV-Pleasant Valley	0	0	2	2	5	9	4	1	1	1	0	2	0	0	27
SJ-South Jingle Pot	0	0	0	1	2	2	3	4	2	0	1	0	0	0	15
SN-South Nanaimo	2	19	25	23	18	10	2	1	1	0	0	0	0	0	101
UD-University District	2	2	7	17	7	14	15	0	2	1	1	0	0	0	68
UP-Uplands	0	0	2	16	17	13	9	1	2	0	0	0	0	1	61
UZ-Upper Lantzville	0	0	1	6	5	2	2	1	3	0	0	0	0	0	20
Zone 4 TOTALS	13	40	89	141	146	166	120	77	74	33	13	7	5	6	930

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2014 = 930

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	0	4	-100%	33	35	-6%
Units Reported Sold	4	1	300%	14	10	40%
Sell/List Ratio		25%		42%	29%	
Reported Sales Dollars	\$293,500	\$52,000	464%	\$1,246,000	\$1,008,625	24%
Average Sell Price / Unit	\$73,375	\$52,000	41%	\$89,000	\$100,862	-12%
Median Sell Price	\$90,000			\$90,000		
Sell Price / List Price	83%	95%		83%	86%	
Days to Sell	84	5	1,580%	147	273	-46%
Active Listings	28	28				
Single Family						
Units Listed	8	10	-20%	93	114	-18%
Units Reported Sold	2	8	-75%	43	47	-9%
Sell/List Ratio	25%	80%		46%	41%	
Reported Sales Dollars	\$658,275	\$2,134,000	-69%	\$11,590,075	\$12,962,020	-11%
Average Sell Price / Unit	\$329,138	\$266,750	23%	\$269,537	\$275,788	-2%
Median Sell Price	\$420,000			\$258,000		
Sell Price / List Price	96%	91%		92%	93%	
Days to Sell	68	58	19%	101	91	11%
Active Listings	42	49				

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.

Cumulative Residential Average Single Family Sale Price

