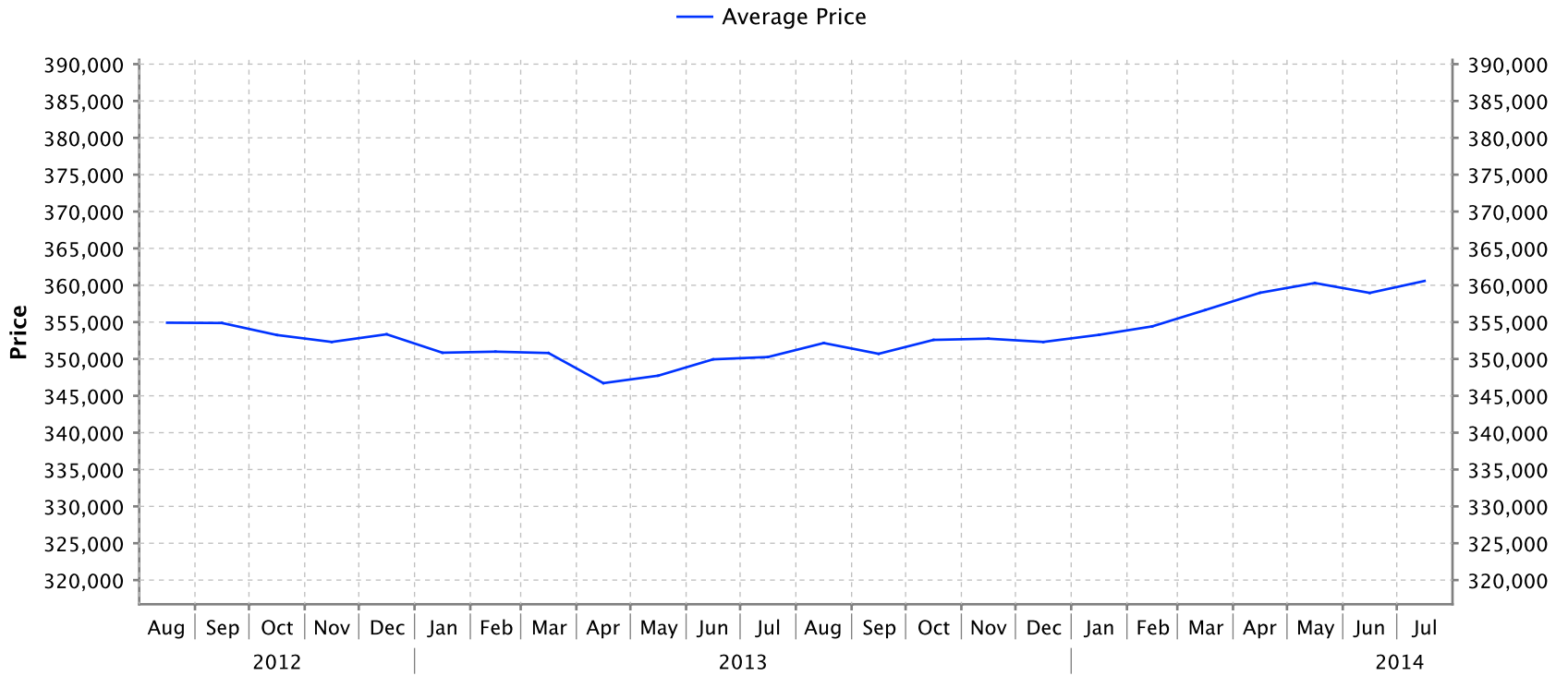


# Nanaimo

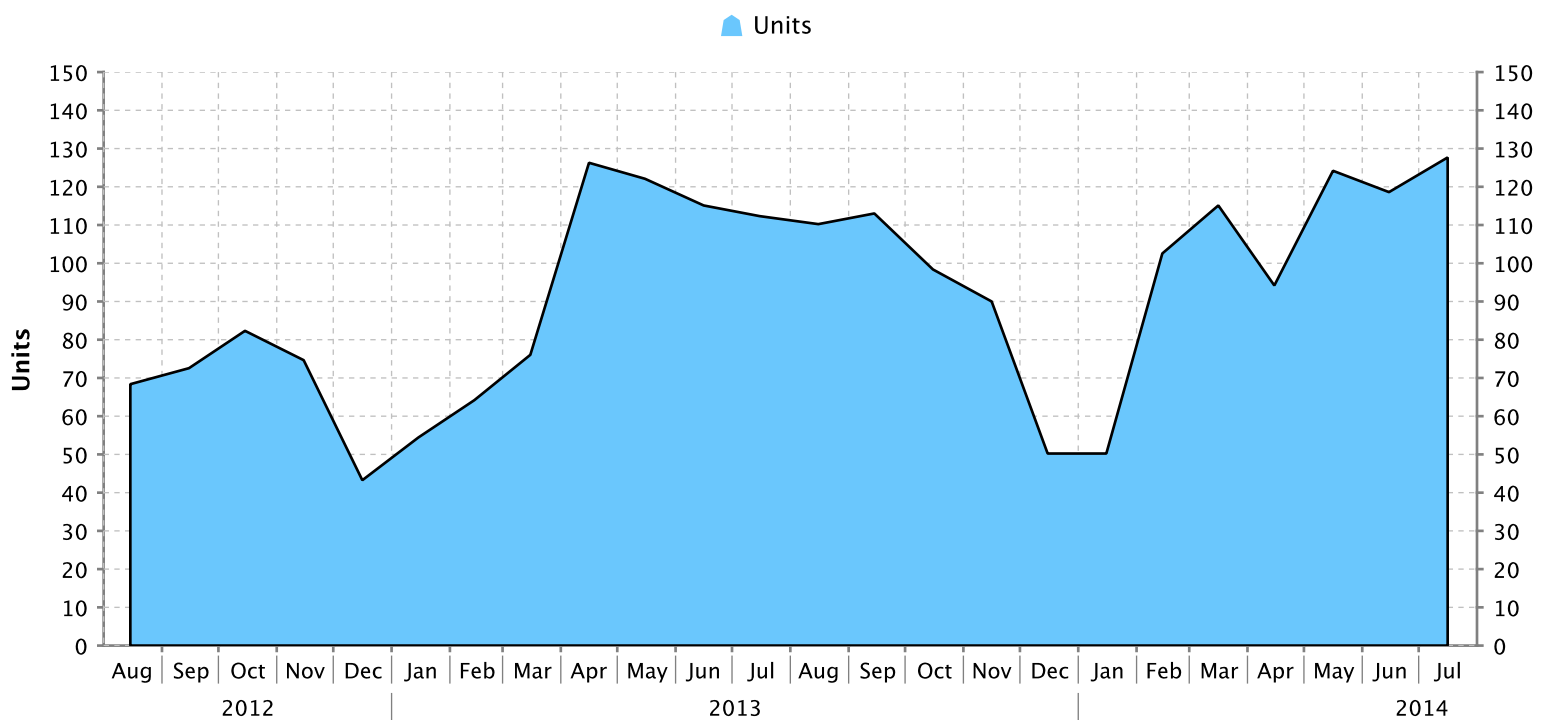
## as at July 31, 2014

### 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
<b>Lots</b>						
Units Listed	12	45	-73%	327	275	19%
Units Reported Sold	16	3	433%	109	48	127%
Sell/List Ratio	133%	7%		33%	17%	
Reported Sales Dollars	\$2,746,500	\$518,400	430%	\$17,626,998	\$7,529,900	134%
Average Sell Price / Unit	\$171,656	\$172,800	-1%	\$161,716	\$156,873	3%
Median Sell Price	\$158,000			\$155,000		
Sell Price / List Price	96%	95%		96%	93%	
Days to Sell	94	97	-3%	104	91	15%
Active Listings	184	170				
<b>Single Family</b>						
Units Listed	212	205	3%	1,997	2,091	-4%
Units Reported Sold	127	112	13%	1,191	1,008	18%
Sell/List Ratio	60%	55%		60%	48%	
Reported Sales Dollars	\$47,970,131	\$40,656,214	18%	\$429,453,239	\$353,065,061	22%
Average Sell Price / Unit	\$377,718	\$363,002	4%	\$360,582	\$350,263	3%
Median Sell Price	\$355,000			\$347,500		
Sell Price / List Price	96%	96%		96%	95%	
Days to Sell	52	50	4%	52	54	-3%
Active Listings	571	604				
<b>Condos (Apt)</b>						
Units Listed	30	34	-12%	461	476	-3%
Units Reported Sold	22	22	0%	211	148	43%
Sell/List Ratio	73%	65%		46%	31%	
Reported Sales Dollars	\$5,044,400	\$5,376,700	-6%	\$46,041,210	\$31,632,390	46%
Average Sell Price / Unit	\$229,291	\$244,395	-6%	\$218,205	\$213,732	2%
Median Sell Price	\$205,000			\$205,000		
Sell Price / List Price	94%	95%		95%	94%	
Days to Sell	92	85	9%	93	80	16%
Active Listings	165	177				
<b>Condos (Patio)</b>						
Units Listed	6	15	-60%	63	100	-37%
Units Reported Sold	6	11	-45%	56	61	-8%
Sell/List Ratio	100%	73%		89%	61%	
Reported Sales Dollars	\$1,310,800	\$3,539,250	-63%	\$15,821,620	\$16,495,947	-4%
Average Sell Price / Unit	\$218,467	\$321,750	-32%	\$282,529	\$270,425	4%
Median Sell Price	\$245,000			\$285,000		
Sell Price / List Price	95%	99%		97%	97%	
Days to Sell	37	60	-39%	74	71	5%
Active Listings	14	23				
<b>Condos (Twnhse)</b>						
Units Listed	25	52	-52%	350	394	-11%
Units Reported Sold	21	17	24%	181	159	14%
Sell/List Ratio	84%	33%		52%	40%	
Reported Sales Dollars	\$5,157,063	\$4,612,717	12%	\$46,685,093	\$39,082,408	19%
Average Sell Price / Unit	\$245,574	\$271,336	-9%	\$257,929	\$245,801	5%
Median Sell Price	\$229,900			\$237,000		
Sell Price / List Price	97%	95%		97%	101%	
Days to Sell	62	71	-13%	79	62	28%
Active Listings	106	125				

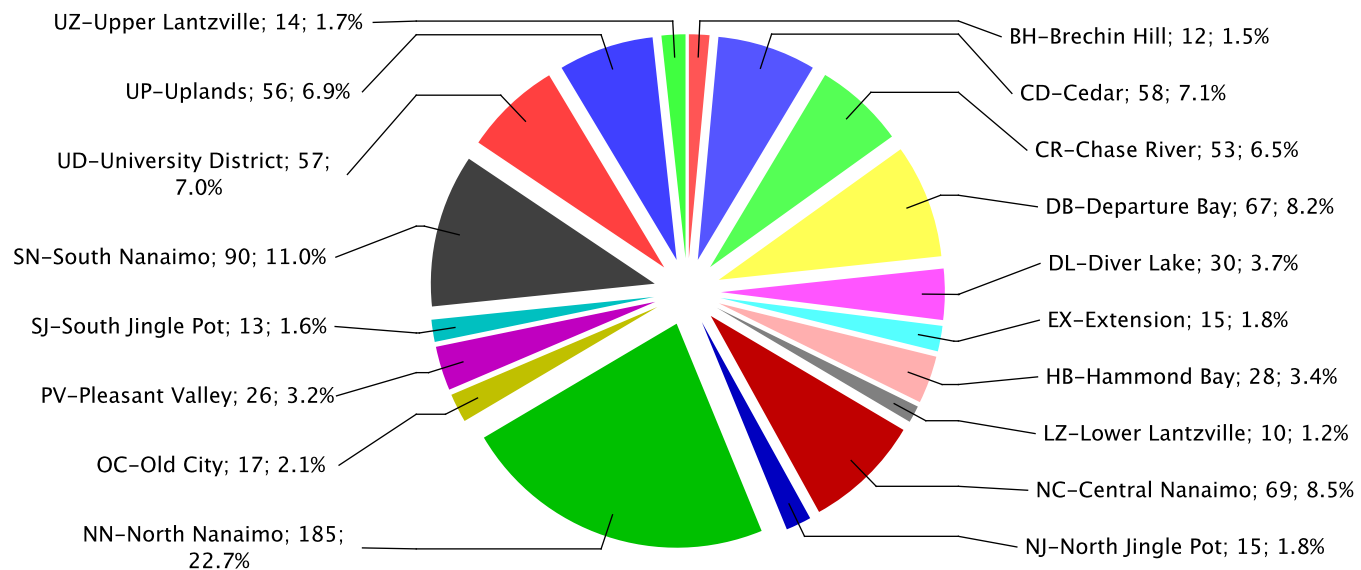
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 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	6	1	1	0	0	0	0	0	0	0	12
CD-Cedar	1	4	7	8	7	10	6	6	5	1	1	1	0	1	58
CR-Chase River	0	1	0	9	13	14	14	0	2	0	0	0	0	0	53
DB-Departure Bay	0	0	3	15	19	9	5	5	8	0	1	1	0	1	67
DL-Diver Lake	0	1	2	8	6	10	0	2	1	0	0	0	0	0	30
EX-Extension	1	1	2	2	1	2	2	2	1	1	0	0	0	0	15
HB-Hammond Bay	0	0	0	1	1	5	5	4	5	3	1	1	1	1	28
LZ-Lower Lantzville	0	0	0	2	1	0	2	1	1	2	0	0	1	0	10
NC-Central Nanaimo	4	8	20	15	15	6	1	0	0	0	0	0	0	0	69
NJ-North Jingle Pot	0	0	0	0	1	1	5	2	2	2	0	1	1	0	15
NN-North Nanaimo	0	0	3	2	13	35	38	36	30	18	7	1	1	1	185
OC-Old City	3	2	4	5	1	2	0	0	0	0	0	0	0	0	17
PV-Pleasant Valley	0	0	2	2	5	9	3	1	1	1	0	2	0	0	26
SJ-South Jingle Pot	0	0	0	0	2	2	3	3	2	0	1	0	0	0	13
SN-South Nanaimo	1	17	22	22	15	9	2	1	1	0	0	0	0	0	90
UD-University District	2	1	6	14	7	11	12	0	2	1	1	0	0	0	57
UP-Uplands	0	0	2	15	15	13	8	0	2	0	0	0	0	1	56
UZ-Upper Lantzville	0	0	1	5	4	1	1	0	2	0	0	0	0	0	14
<b>Zone 4 TOTALS</b>	<b>12</b>	<b>35</b>	<b>78</b>	<b>125</b>	<b>132</b>	<b>140</b>	<b>108</b>	<b>63</b>	<b>65</b>	<b>29</b>	<b>12</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>815</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2014 = 815

# GABRIOLA ISLAND

## 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	9	4	125%	37	33	12%
Units Reported Sold	0	2	-100%	11	12	-8%
Sell/List Ratio	0%	50%		30%	36%	
Reported Sales Dollars	\$0	\$235,000	-100%	\$1,004,500	\$1,262,625	-20%
Average Sell Price / Unit		\$117,500		\$91,318	\$105,219	-13%
Median Sell Price				\$80,000		
Sell Price / List Price		82%		84%	85%	
Days to Sell		323		156	244	-36%
Active Listings	32	26				
<b>Single Family</b>						
Units Listed	10	10	0%	95	118	-19%
Units Reported Sold	6	8	-25%	49	43	14%
Sell/List Ratio	60%	80%		52%	36%	
Reported Sales Dollars	\$1,499,900	\$2,126,220	-29%	\$13,065,800	\$12,170,020	7%
Average Sell Price / Unit	\$249,983	\$265,778	-6%	\$266,649	\$283,024	-6%
Median Sell Price	\$279,000			\$258,000		
Sell Price / List Price	90%	93%		92%	93%	
Days to Sell	92	99	-6%	96	104	-8%
Active Listings	40	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

