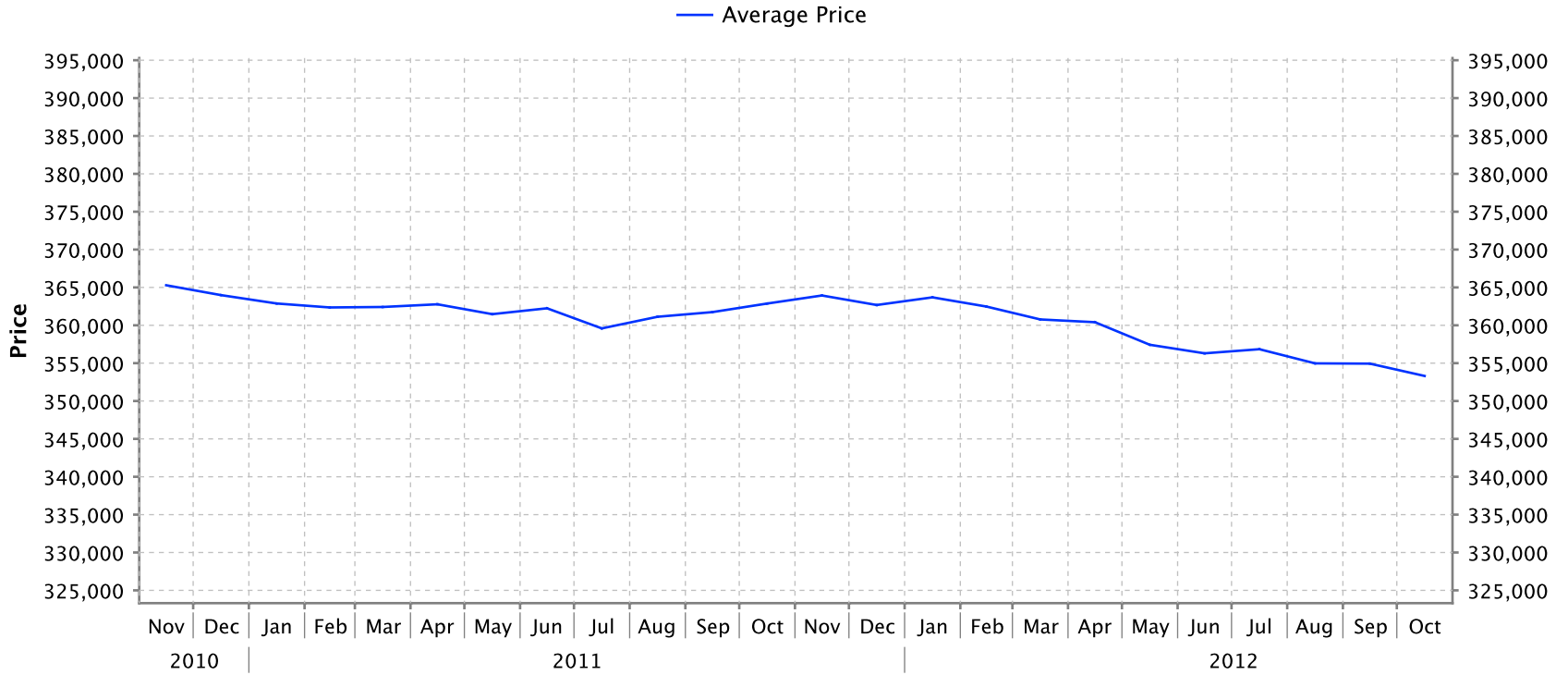


Nanaimo

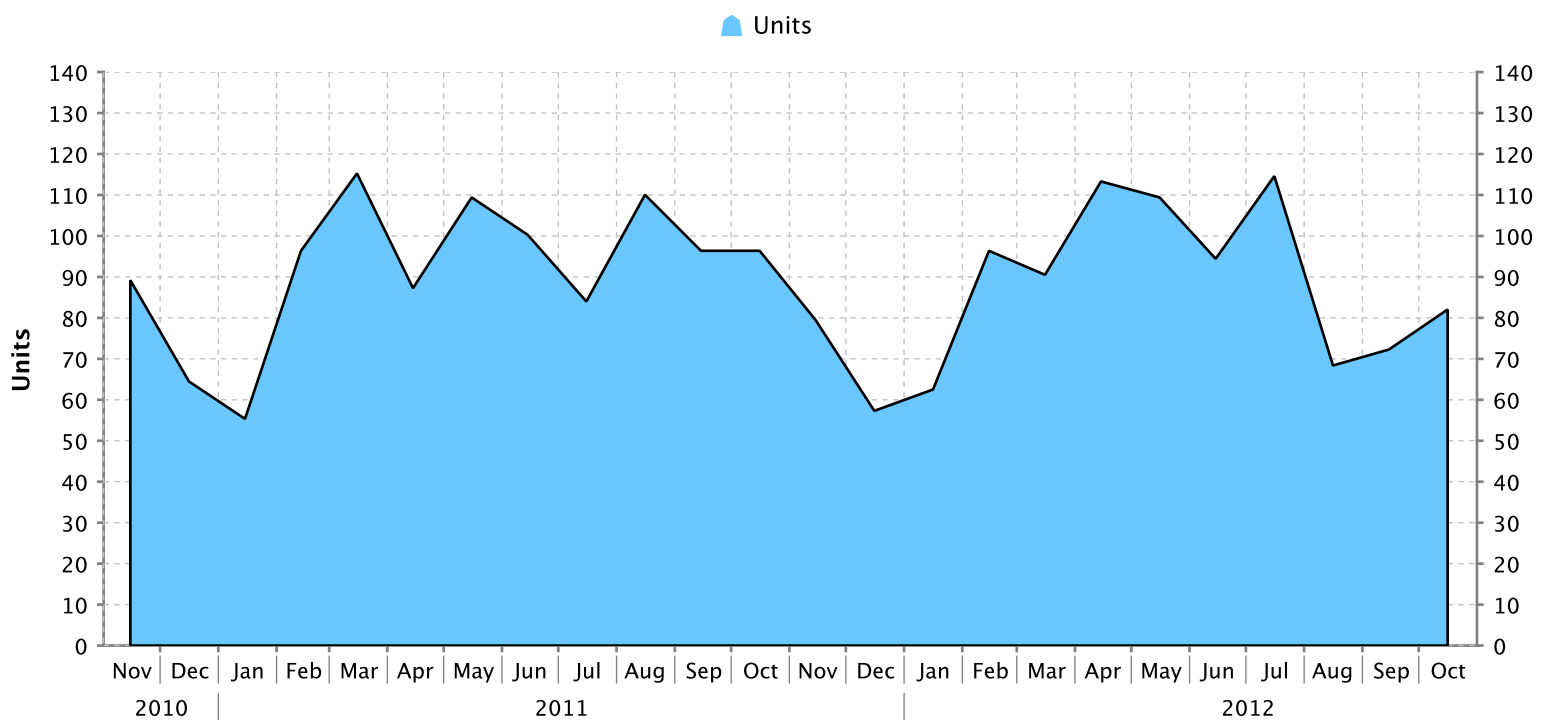
as at October 31, 2012

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	25	32	-22%	207	236	-12%
Units Reported Sold	8	5	60%	69	72	-4%
Sell/List Ratio	32%	16%		33%	31%	
Reported Sales Dollars	\$1,211,000	\$860,500	41%	\$10,625,038	\$11,602,950	-8%
Average Sell Price / Unit	\$151,375	\$172,100	-12%	\$153,986	\$161,152	-4%
Median Sell Price	\$135,000			\$141,450		
Sell Price / List Price	88%	89%		94%	94%	
Days to Sell	58	194	-70%	100	91	10%
Active Listings	115	98				
Single Family						
Units Listed	149	174	-14%	2,234	2,340	-5%
Units Reported Sold	82	96	-15%	1,036	1,101	-6%
Sell/List Ratio	55%	55%		46%	47%	
Reported Sales Dollars	\$27,566,100	\$34,219,498	-19%	\$366,030,339	\$399,522,144	-8%
Average Sell Price / Unit	\$336,172	\$356,453	-6%	\$353,311	\$362,872	-3%
Median Sell Price	\$330,500			\$345,000		
Sell Price / List Price	94%	95%		95%	95%	
Days to Sell	49	59	-17%	53	57	-7%
Active Listings	552	574				
Condos (Apt)						
Units Listed	64	56	14%	640	623	3%
Units Reported Sold	8	10	-20%	196	208	-6%
Sell/List Ratio	12%	18%		31%	33%	
Reported Sales Dollars	\$1,963,500	\$1,993,079	-1%	\$40,374,968	\$45,523,161	-11%
Average Sell Price / Unit	\$245,438	\$199,308	23%	\$205,995	\$218,861	-6%
Median Sell Price	\$242,000			\$204,000		
Sell Price / List Price	94%	93%		93%	94%	
Days to Sell	74	79	-6%	85	90	-5%
Active Listings	200	190				
Condos (Patio)						
Units Listed	6	8	-25%	111	98	13%
Units Reported Sold	7	4	75%	59	50	18%
Sell/List Ratio	117%	50%		53%	51%	
Reported Sales Dollars	\$1,779,751	\$966,000	84%	\$15,151,571	\$13,922,499	9%
Average Sell Price / Unit	\$254,250	\$241,500	5%	\$256,806	\$278,450	-8%
Median Sell Price	\$264,000			\$273,000		
Sell Price / List Price	96%	93%		96%	96%	
Days to Sell	62	104	-41%	62	106	-41%
Active Listings	27	30				
Condos (Twnhse)						
Units Listed	37	34	9%	437	469	-7%
Units Reported Sold	12	16	-25%	140	163	-14%
Sell/List Ratio	32%	47%		32%	35%	
Reported Sales Dollars	\$3,236,500	\$4,227,234	-23%	\$35,320,458	\$42,134,253	-16%
Average Sell Price / Unit	\$269,708	\$264,202	2%	\$252,289	\$258,492	-2%
Median Sell Price	\$242,500			\$226,500		
Sell Price / List Price	94%	96%		96%	102%	
Days to Sell	76	88	-13%	66	69	-4%
Active Listings	121	137				

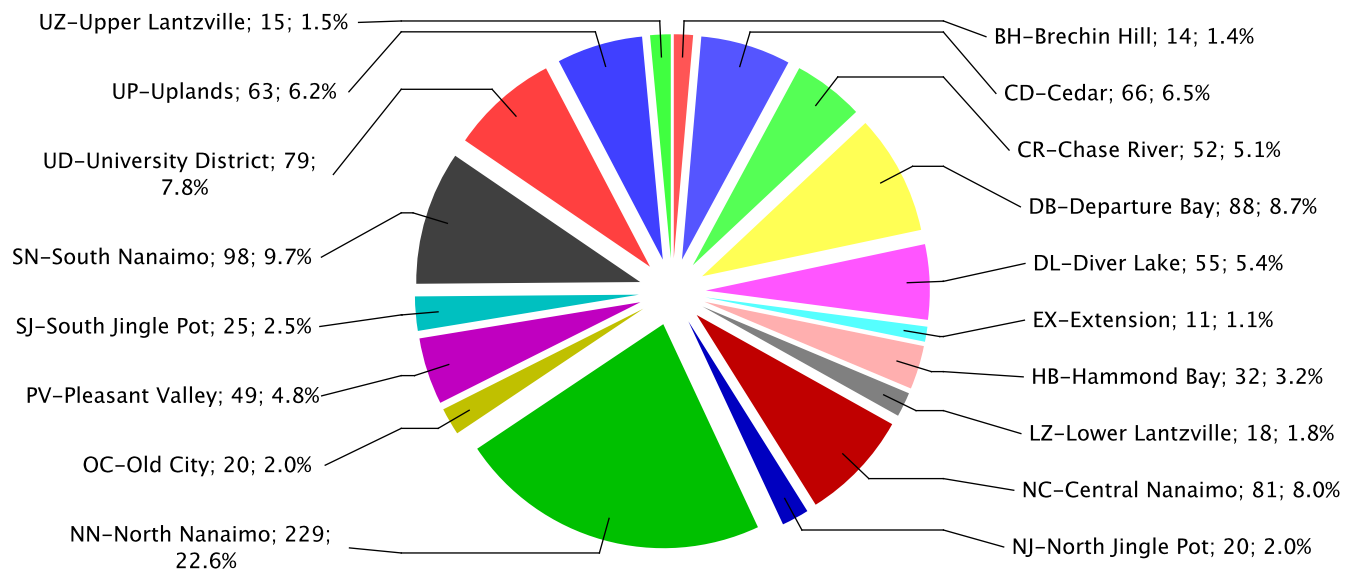
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 31, 2012

	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	1	4	4	4	1	0	0	0	0	0	0	0	0	14
CD-Cedar	2	2	4	7	14	7	5	5	9	2	4	1	1	3	66
CR-Chase River	0	0	3	12	12	8	11	3	1	1	1	0	0	0	52
DB-Departure Bay	0	0	6	15	27	25	5	5	1	2	0	1	0	1	88
DL-Diver Lake	0	2	2	14	15	15	4	3	0	0	0	0	0	0	55
EX-Extension	1	0	3	1	1	2	1	0	1	1	0	0	0	0	11
HB-Hammond Bay	0	3	0	2	5	6	6	4	3	0	0	0	1	2	32
LZ-Lower Lantzville	0	0	1	2	1	6	2	2	1	3	0	0	0	0	18
NC-Central Nanaimo	2	5	21	30	18	4	1	0	0	0	0	0	0	0	81
NJ-North Jingle Pot	0	0	0	1	1	3	4	2	6	0	2	1	0	0	20
NN-North Nanaimo	0	0	4	9	36	62	43	30	29	8	5	0	3	0	229
OC-Old City	2	2	2	3	6	4	0	1	0	0	0	0	0	0	20
PV-Pleasant Valley	0	2	0	6	19	8	11	2	0	0	1	0	0	0	49
SJ-South Jingle Pot	0	0	0	3	2	3	8	6	2	1	0	0	0	0	25
SN-South Nanaimo	4	9	22	25	19	12	6	0	1	0	0	0	0	0	98
UD-University District	0	6	18	14	10	8	15	6	2	0	0	0	0	0	79
UP-Uplands	0	0	4	22	13	13	6	3	0	0	1	0	1	0	63
UZ-Upper Lantzville	0	1	1	0	1	5	2	1	4	0	0	0	0	0	15
Zone 4 TOTALS	11	33	95	170	204	192	130	73	60	18	14	3	6	6	1,015

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2012 = 1,015

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	5	2	150%	38	39	-3%
Units Reported Sold	2	4	-50%	12	13	-8%
Sell/List Ratio	40%	200%		32%	33%	
Reported Sales Dollars	\$120,000	\$377,000	-68%	\$1,192,000	\$1,382,000	-14%
Average Sell Price / Unit	\$60,000	\$94,250	-36%	\$99,333	\$106,308	-7%
Median Sell Price	\$37,500			\$105,000		
Sell Price / List Price	94%	89%		89%	89%	
Days to Sell	54	50	9%	168	89	88%
Active Listings	27	27				
Single Family						
Units Listed	12	3	300%	126	94	34%
Units Reported Sold	1	0		34	27	26%
Sell/List Ratio	8%	0%		27%	29%	
Reported Sales Dollars	\$218,000	\$0		\$10,491,349	\$8,392,160	25%
Average Sell Price / Unit	\$218,000			\$308,569	\$310,821	-1%
Median Sell Price	\$218,000			\$310,000		
Sell Price / List Price	95%			95%	95%	
Days to Sell	14			116	87	33%
Active Listings	59	41				

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

