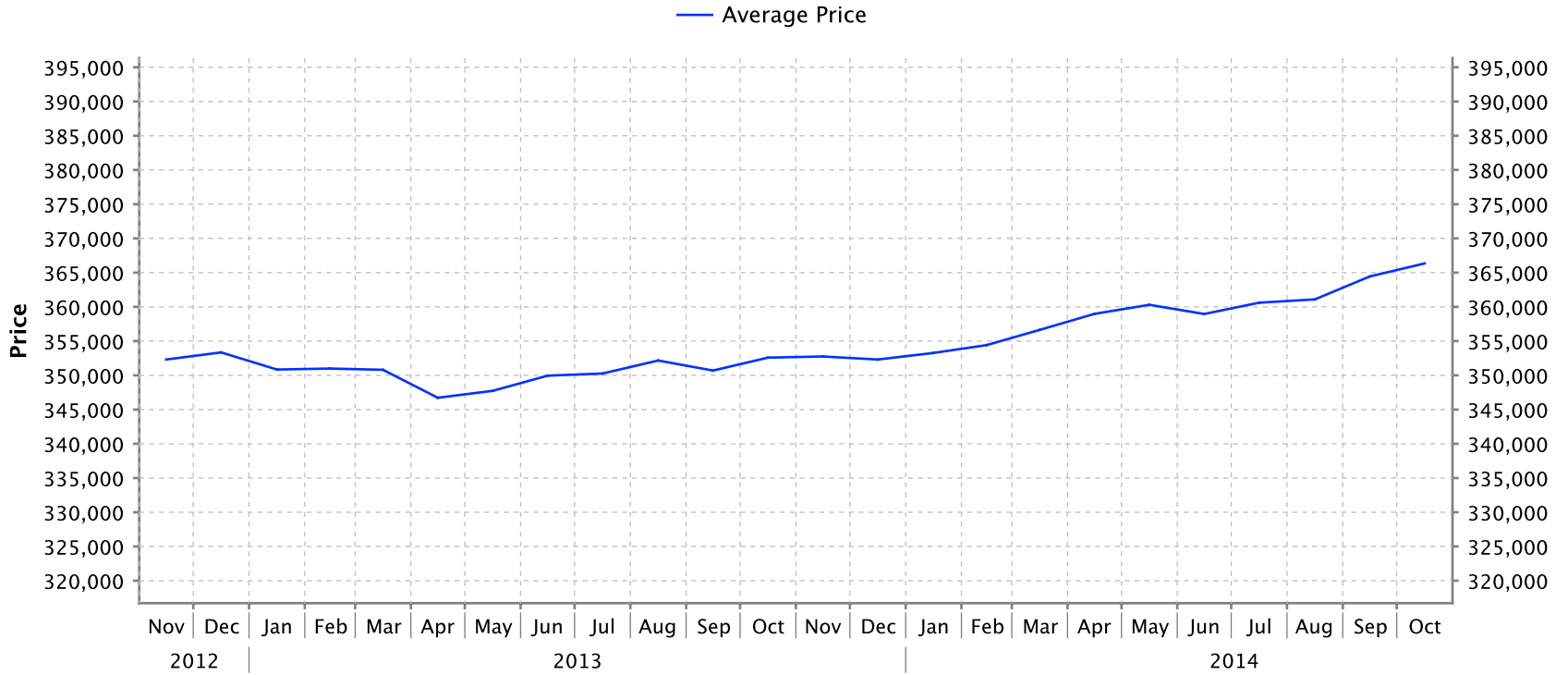


Nanaimo

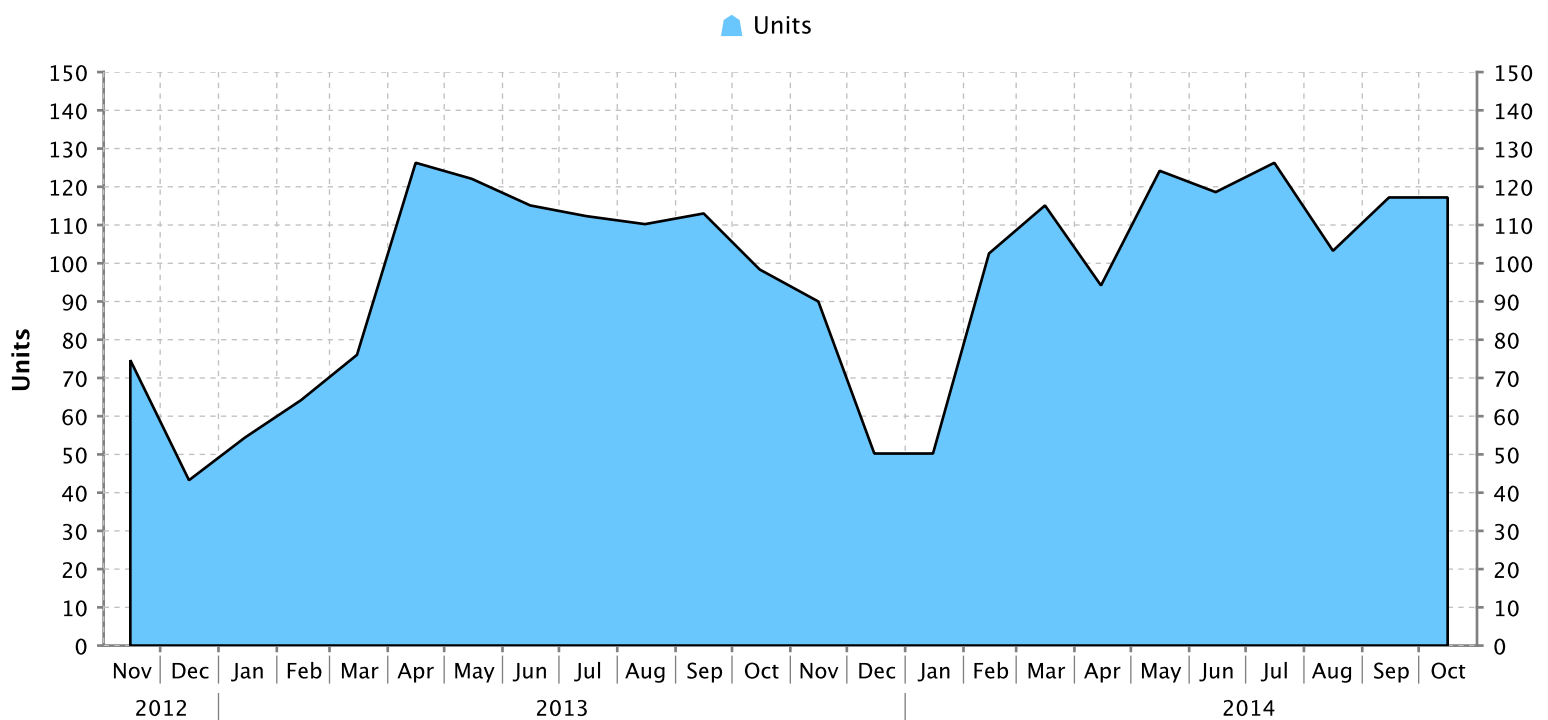
as at October 31, 2014

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	13	15	-13%	334	297	12%
Units Reported Sold	19	17	12%	125	57	119%
Sell/List Ratio	146%	113%		37%	19%	
Reported Sales Dollars	\$3,368,100	\$2,267,998	49%	\$21,134,800	\$8,661,798	144%
Average Sell Price / Unit	\$177,268	\$133,412	33%	\$169,078	\$151,961	11%
Median Sell Price	\$168,400			\$165,500		
Sell Price / List Price	98%	93%		96%	94%	
Days to Sell	155	155	-0%	133	110	21%
Active Listings	155	166				
Single Family						
Units Listed	155	133	17%	2,048	2,007	2%
Units Reported Sold	117	98	19%	1,206	1,107	9%
Sell/List Ratio	75%	74%		59%	55%	
Reported Sales Dollars	\$44,483,854	\$35,264,453	26%	\$441,810,702	\$390,313,639	13%
Average Sell Price / Unit	\$380,204	\$359,841	6%	\$366,344	\$352,587	4%
Median Sell Price	\$350,000			\$352,500		
Sell Price / List Price	101%	96%		97%	95%	
Days to Sell	57	55	3%	50	56	-11%
Active Listings	443	447				
Condos (Apt)						
Units Listed	33	39	-15%	447	458	-2%
Units Reported Sold	28	13	115%	229	167	37%
Sell/List Ratio	85%	33%		51%	36%	
Reported Sales Dollars	\$5,462,433	\$3,256,064	68%	\$49,348,403	\$35,490,080	39%
Average Sell Price / Unit	\$195,087	\$250,466	-22%	\$215,495	\$212,515	1%
Median Sell Price	\$163,000			\$195,000		
Sell Price / List Price	96%	95%		95%	94%	
Days to Sell	75	92	-18%	88	80	9%
Active Listings	134	189				
Condos (Patio)						
Units Listed	3	10	-70%	65	93	-30%
Units Reported Sold	3	2	50%	53	63	-16%
Sell/List Ratio	100%	20%		82%	68%	
Reported Sales Dollars	\$940,400	\$359,000	162%	\$14,988,700	\$17,443,396	-14%
Average Sell Price / Unit	\$313,467	\$179,500	75%	\$282,806	\$276,879	2%
Median Sell Price	\$322,500			\$280,000		
Sell Price / List Price	97%	97%		97%	97%	
Days to Sell	45	68	-34%	77	70	9%
Active Listings	16	23				
Condos (Twnhse)						
Units Listed	27	21	29%	336	378	-11%
Units Reported Sold	14	17	-18%	162	183	-11%
Sell/List Ratio	52%	81%		48%	48%	
Reported Sales Dollars	\$4,292,750	\$4,758,852	-10%	\$42,006,774	\$45,750,949	-8%
Average Sell Price / Unit	\$306,625	\$279,932	10%	\$259,301	\$250,005	4%
Median Sell Price	\$286,850			\$242,000		
Sell Price / List Price	97%	96%		96%	101%	
Days to Sell	100	81	24%	84	61	38%
Active Listings	89	104				

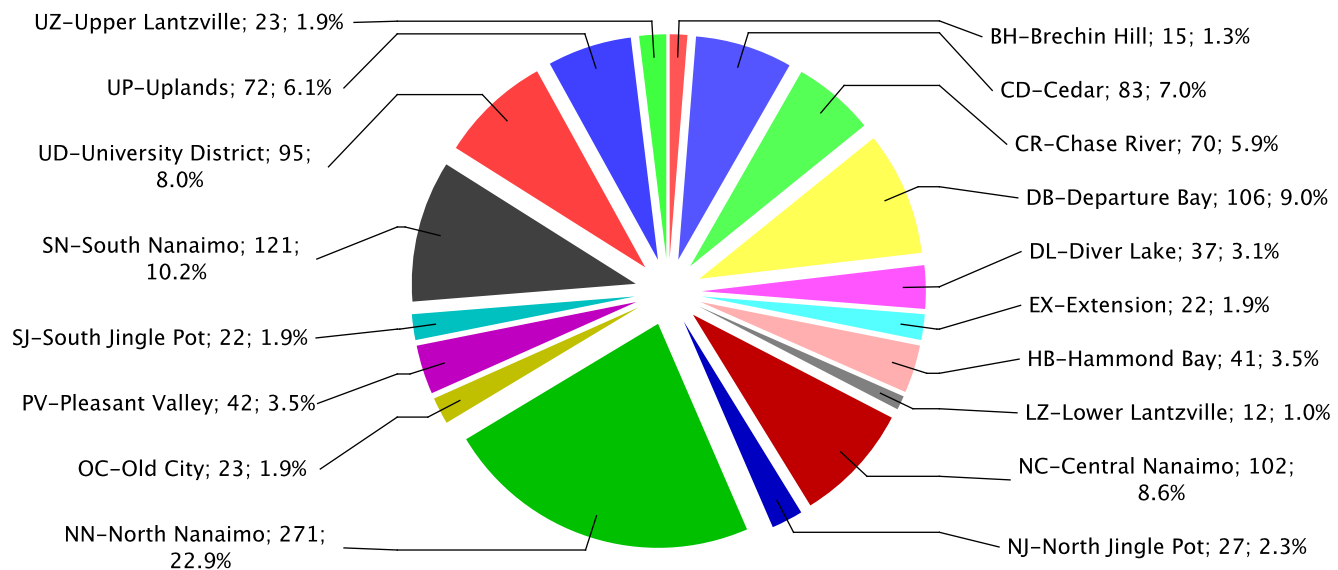
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 31, 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	2	1	0	1	0	0	0	0	0	15
CD-Cedar	1	5	8	11	10	15	9	8	9	1	2	1	0	3	83
CR-Chase River	0	1	2	12	17	20	15	1	2	0	0	0	0	0	70
DB-Departure Bay	0	0	5	20	26	19	9	7	10	3	5	1	0	1	106
DL-Diver Lake	0	1	2	9	9	12	0	2	2	0	0	0	0	0	37
EX-Extension	2	1	5	2	2	2	2	2	3	1	0	0	0	0	22
HB-Hammond Bay	0	0	0	2	5	6	7	5	8	4	1	1	1	1	41
LZ-Lower Lantzville	0	0	0	2	2	0	2	1	1	2	0	0	1	1	12
NC-Central Nanaimo	4	11	31	25	21	8	1	1	0	0	0	0	0	0	102
NJ-North Jingle Pot	0	0	0	2	1	2	6	3	6	3	1	2	1	0	27
NN-North Nanaimo	0	3	3	4	20	54	56	50	42	26	8	2	2	1	271
OC-Old City	3	2	4	8	2	3	0	0	1	0	0	0	0	0	23
PV-Pleasant Valley	0	1	2	5	9	11	5	2	2	2	1	2	0	0	42
SJ-South Jingle Pot	0	0	0	1	5	2	4	5	3	0	1	1	0	0	22
SN-South Nanaimo	2	19	30	29	23	14	2	1	1	0	0	0	0	0	121
UD-University District	2	2	14	24	12	14	20	2	3	1	1	0	0	0	95
UP-Uplands	0	0	2	18	22	17	9	1	2	0	0	0	0	1	72
UZ-Upper Lantzville	0	0	1	6	6	2	3	1	3	0	1	0	0	0	23
Zone 4 TOTALS	14	46	113	180	199	203	151	92	99	43	21	10	5	8	1,184

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2014 = 1,184

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	2	1	100%	36	29	24%
Units Reported Sold	0	1	-100%	12	10	20%
Sell/List Ratio	0%	100%		33%	34%	
Reported Sales Dollars	\$0	\$122,000	-100%	\$1,055,500	\$1,049,125	1%
Average Sell Price / Unit		\$122,000		\$87,958	\$104,912	-16%
Median Sell Price				\$90,000		
Sell Price / List Price		84%		81%	88%	
Days to Sell		143		158	202	-22%
Active Listings	28	25				
Single Family						
Units Listed	6	8	-25%	85	107	-21%
Units Reported Sold	3	7	-57%	41	55	-25%
Sell/List Ratio	50%	88%		48%	51%	
Reported Sales Dollars	\$652,000	\$1,992,000	-67%	\$10,868,075	\$15,265,020	-29%
Average Sell Price / Unit	\$217,333	\$284,571	-24%	\$265,075	\$277,546	-4%
Median Sell Price	\$237,500			\$255,000		
Sell Price / List Price	84%	93%		91%	93%	
Days to Sell	245	74	230%	116	93	24%
Active Listings	31	39				

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

