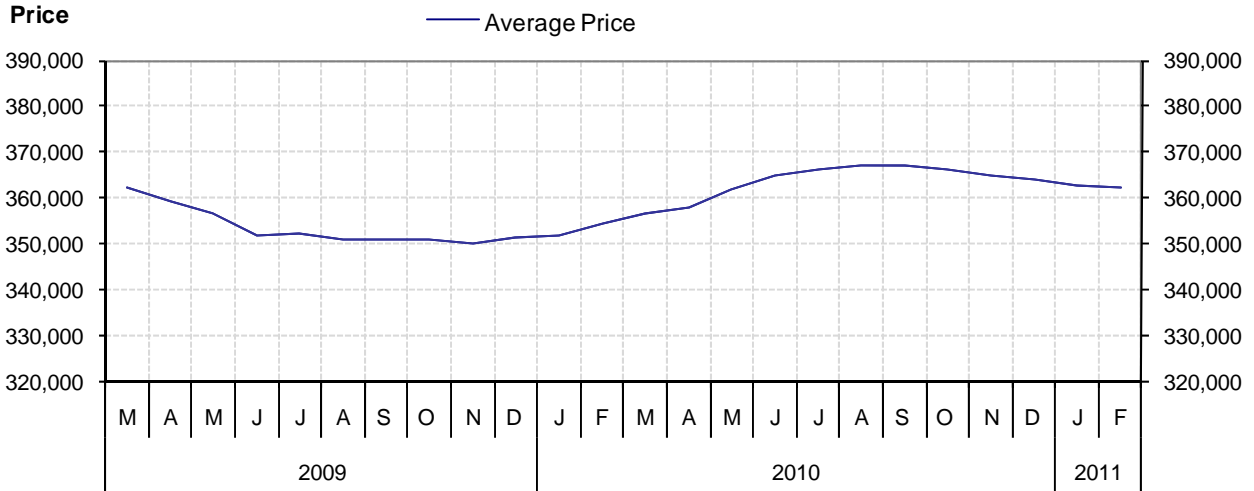


Nanaimo

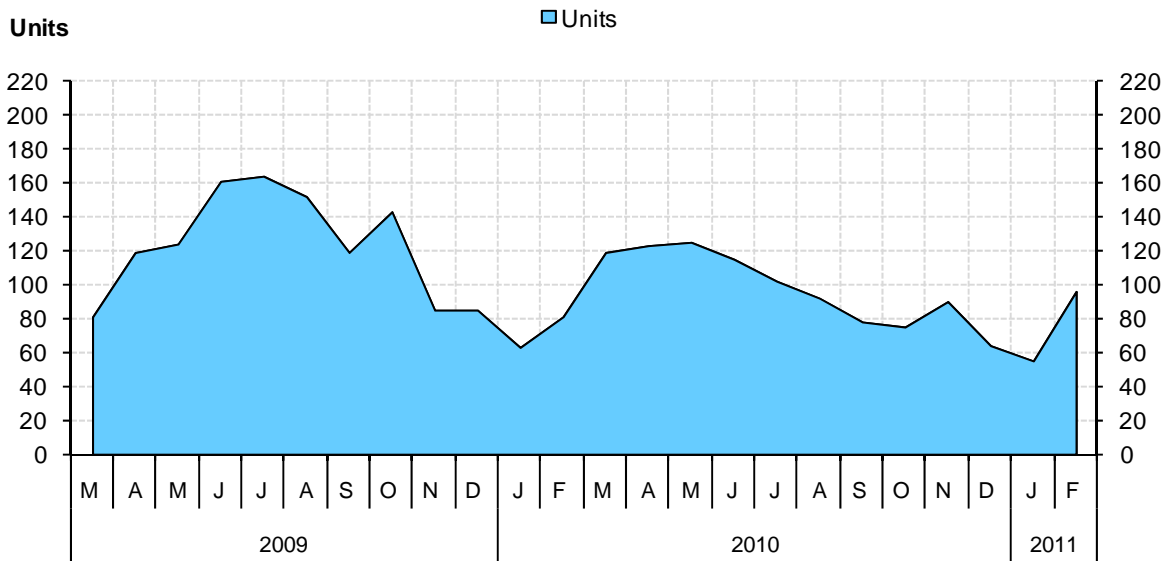
as at February 28, 2011

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	11	10	10%	196	302	-35%
Units Reported Sold	12	17	-29%	110	140	-21%
Sell/List Ratio	109%	170%		56%	46%	
Reported Sales Dollars	\$2,090,500	\$2,116,500	-1%	\$17,015,285	\$20,106,125	-15%
Average Sell Price / Unit	\$174,208	\$124,500	40%	\$154,684	\$143,615	8%
Median Sell Price	\$174,000			\$153,900		
Sell Price / List Price Ratio	98%	101%		95%	95%	
Days to Sell	81	112	-28%	112	100	12%
Active Listings	65	113				
Single Family						
Units Listed	224	221	1%	2364	2275	4%
Units Reported Sold	96	81	19%	1131	1371	-18%
Sell/List Ratio	43%	37%		48%	60%	
Reported Sales Dollars	\$34,878,402	\$30,030,488	16%	\$409,819,007	\$486,214,436	-16%
Average Sell Price / Unit	\$363,317	\$370,747	-2%	\$362,351	\$354,642	2%
Median Sell Price	\$369,500			\$349,900		
Sell Price / List Price Ratio	95%	98%		96%	96%	
Days to Sell	68	35	93%	53	52	2%
Active Listings	500	485				
Condos (Apt)						
Units Listed	53	48	10%	702	564	24%
Units Reported Sold	17	27	-37%	228	278	-18%
Sell/List Ratio	32%	56%		32%	49%	
Reported Sales Dollars	\$3,655,400	\$6,419,102	-43%	\$53,809,189	\$60,841,574	-12%
Average Sell Price / Unit	\$215,024	\$237,745	-10%	\$236,005	\$218,855	8%
Median Sell Price	\$187,000			\$220,900		
Sell Price / List Price Ratio	94%	94%		96%	93%	
Days to Sell	95	75	26%	67	88	-24%
Active Listings	212	163				
Condos (Patio)						
Units Listed	6	7	-14%	91	102	-11%
Units Reported Sold	6	2	200%	47	56	-16%
Sell/List Ratio	100%	29%		52%	55%	
Reported Sales Dollars	\$1,443,900	\$524,900	175%	\$12,487,341	\$15,806,216	-21%
Average Sell Price / Unit	\$240,650	\$262,450	-8%	\$265,688	\$282,254	-6%
Median Sell Price	\$252,500			\$280,000		
Sell Price / List Price Ratio	97%	96%		97%	96%	
Days to Sell	82	39	111%	67	69	-2%
Active Listings	26	27				
Condos (Twnhse)						
Units Listed	66	37	78%	490	403	22%
Units Reported Sold	6	17	-65%	161	193	-17%
Sell/List Ratio	9%	46%		33%	48%	
Reported Sales Dollars	\$1,534,209	\$4,281,657	-64%	\$42,550,223	\$49,485,428	-14%
Average Sell Price / Unit	\$255,702	\$251,862	2%	\$264,287	\$256,401	3%
Median Sell Price	\$299,900			\$249,000		
Sell Price / List Price Ratio	100%	98%		102%	95%	
Days to Sell	87	64	35%	66	79	-16%
Active Listings	183	122				

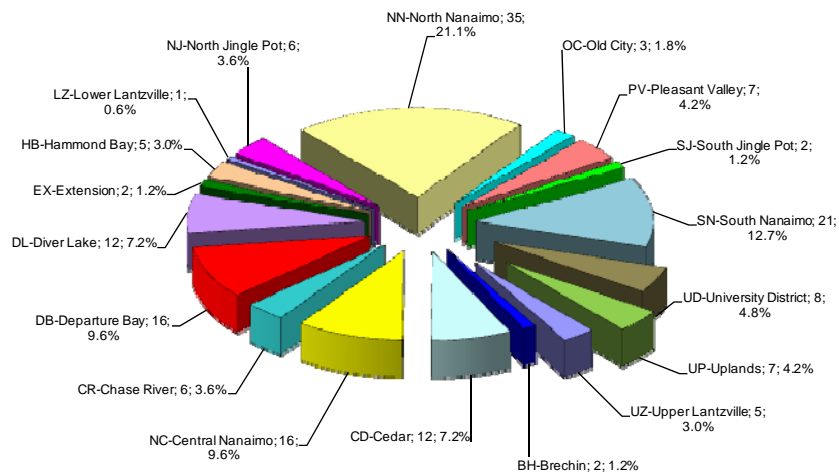
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to February 28, 2011

	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	1	1	0	0	0	0	0	0	0	0	0	2
CD-Cedar	0	0	2	2	1	1	1	2	1	1	0	0	1	0	12
NC-Central Nanaimo	0	0	4	5	5	2	0	0	0	0	0	0	0	0	16
CR-Chase River	0	0	0	1	2	0	3	0	0	0	0	0	0	0	6
DB-Departure Bay	0	0	0	0	8	4	2	1	1	0	0	0	0	0	16
DL-Diver Lake	0	1	1	3	4	1	0	2	0	0	0	0	0	0	12
EX-Extension	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
HB-Hammond Bay	0	0	0	0	3	1	0	1	0	0	0	0	0	0	5
LZ-Low er Lantzville	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
NJ-North Jingle Pot	0	0	0	0	0	2	0	1	2	1	0	0	0	0	6
NN-North Nanaimo	0	0	0	1	3	10	12	3	4	1	0	1	0	0	35
OC-Old City	0	1	1	0	0	1	0	0	0	0	0	0	0	0	3
PV-Pleasant Valley	0	1	0	0	1	4	1	0	0	0	0	0	0	0	7
SJ-South Jingle Pot	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
SN-South Nanaimo	0	3	1	5	7	4	1	0	0	0	0	0	0	0	21
UD-University District	0	2	0	1	1	1	2	0	1	0	0	0	0	0	8
UP-Uplands	0	0	1	2	1	1	1	0	0	1	0	0	0	0	7
UZ-Upper Lantzville	0	0	1	1	1	0	1	1	0	0	0	0	0	0	5
ZONE 4 TOTALS	0	8	11	22	39	33	25	13	9	4	0	1	1	0	166

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to February 28, 2011 = 166

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	3	-33%	43	51	-16%
Units Reported Sold	1	2	-50%	20	24	-17%
Sell/List Ratio	50%	67%		47%	47%	
Reported Sales Dollars	\$120,000	\$249,000	-52%	\$2,696,999	\$3,180,000	-15%
Average Sell Price / Unit	\$120,000	\$124,500	-4%	\$134,850	\$132,500	2%
Median Sell Price	\$120,000			\$138,000		
Sell Price / List Price Ratio	81%	92%		92%	89%	
Days to Sell	219	108	104%	84	114	-26%
Active Listings	19	20				
Single Family						
Units Listed	8	17	-53%	112	113	-1%
Units Reported Sold	2	2	0%	43	57	-25%
Sell/List Ratio	25%	12%		38%	50%	
Reported Sales Dollars	\$529,000	\$710,000	-25%	\$13,957,400	\$17,301,250	-19%
Average Sell Price / Unit	\$264,500	\$355,000	-25%	\$324,591	\$303,531	7%
Median Sell Price	\$270,000			\$319,000		
Sell Price / List Price Ratio	95%	96%		94%	93%	
Days to Sell	134	156	-14%	88	90	-2%
Active Listings	39	33				

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

Cumulative Residential Average Single Family Sale Price

