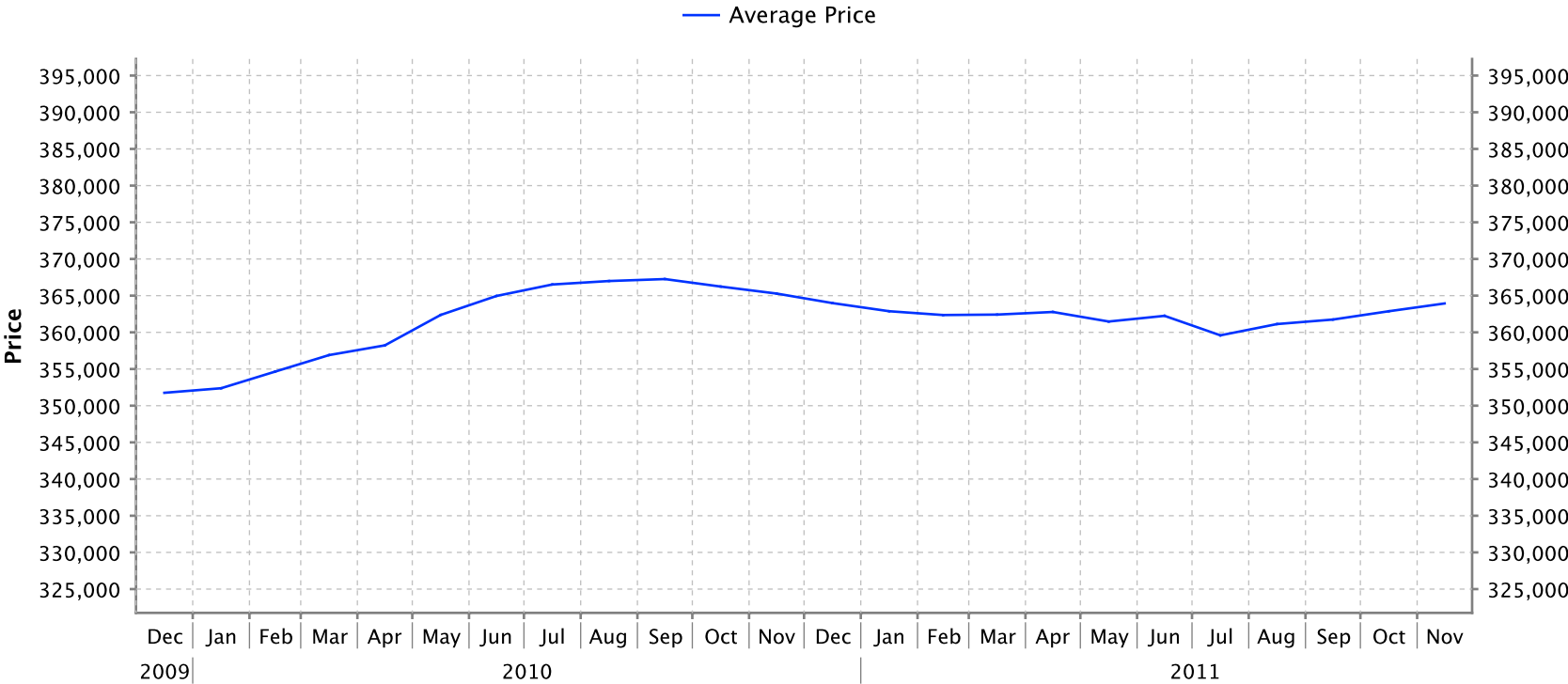


Nanaimo

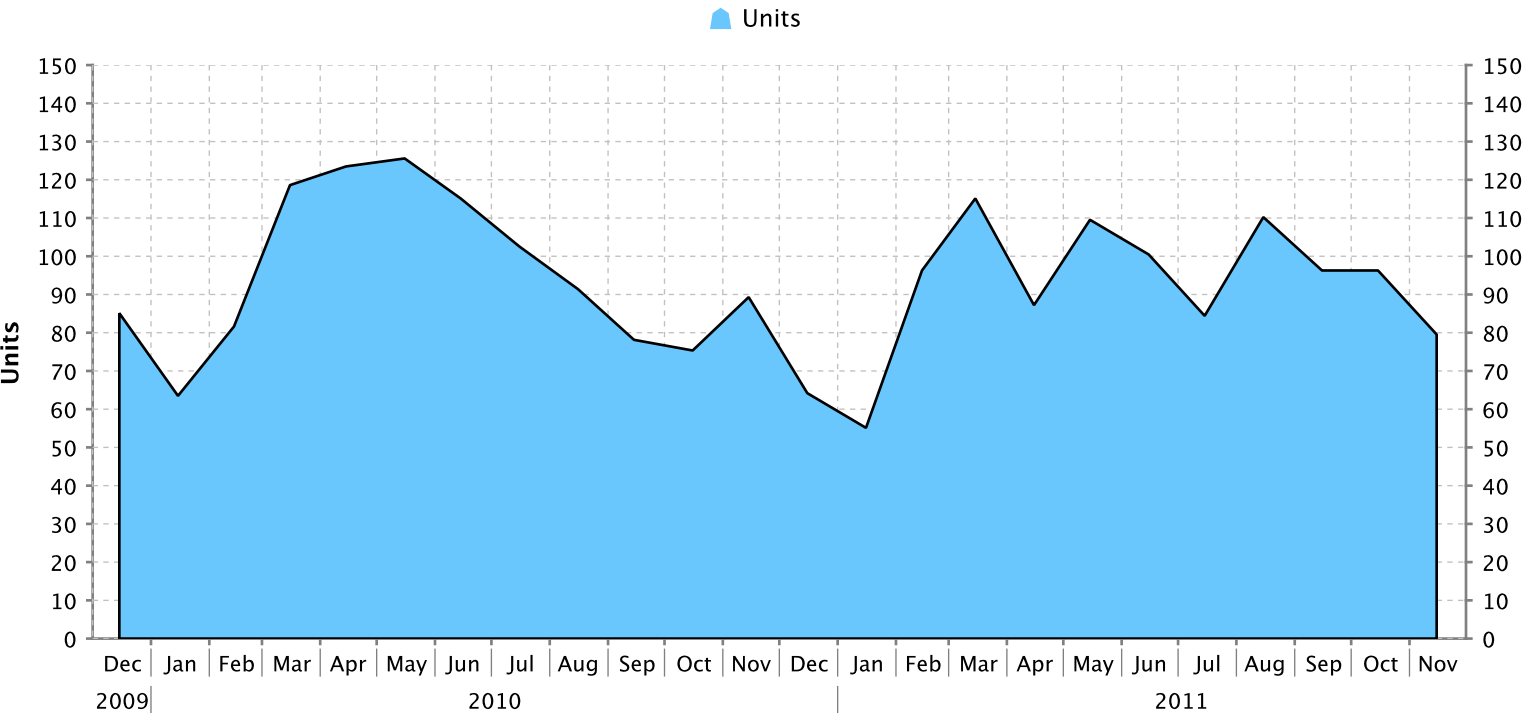
as at November 30, 2011

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	1	16	-94%	222	171	30%
Units Reported Sold	6	7	-14%	71	142	-50%
Sell/List Ratio	600%	44%		32%	83%	
Reported Sales Dollars	\$808,000	\$910,000	-11%	\$11,500,950	\$20,140,910	-43%
Average Sell Price / Unit	\$134,667	\$130,000	4%	\$161,985	\$141,837	14%
Median Sell Price	\$136,000			\$162,500		
Sell Price / List Price	95%	88%		95%	96%	
Days to Sell	48	204	-77%	76	117	-35%
Active Listings	87	82				
Single Family						
Units Listed	131	124	6%	2,353	2,404	-2%
Units Reported Sold	79	89	-11%	1,091	1,147	-5%
Sell/List Ratio	60%	72%		46%	48%	
Reported Sales Dollars	\$28,535,592	\$31,004,722	-8%	\$397,053,014	\$418,929,520	-5%
Average Sell Price / Unit	\$361,210	\$348,368	4%	\$363,935	\$365,239	-0%
Median Sell Price	\$357,000			\$350,000		
Sell Price / List Price	95%	94%		96%	96%	
Days to Sell	66	64	3%	57	49	17%
Active Listings	521	514				
Condos (Apt)						
Units Listed	48	56	-14%	625	726	-14%
Units Reported Sold	13	15	-13%	206	252	-18%
Sell/List Ratio	27%	27%		33%	35%	
Reported Sales Dollars	\$2,430,350	\$3,168,025	-23%	\$44,785,486	\$60,003,384	-25%
Average Sell Price / Unit	\$186,950	\$211,202	-11%	\$217,405	\$238,109	-9%
Median Sell Price	\$179,900			\$200,000		
Sell Price / List Price	94%	91%		94%	95%	
Days to Sell	76	90	-16%	89	68	30%
Active Listings	199	260				
Condos (Patio)						
Units Listed	5	4	25%	99	97	2%
Units Reported Sold	3	1	200%	52	46	13%
Sell/List Ratio	60%	25%		53%	47%	
Reported Sales Dollars	\$745,500	\$349,900	113%	\$14,318,099	\$12,344,741	16%
Average Sell Price / Unit	\$248,500	\$349,900	-29%	\$275,348	\$268,364	3%
Median Sell Price	\$260,000			\$290,000		
Sell Price / List Price	90%	100%		96%	97%	
Days to Sell	81	95	-14%	105	64	64%
Active Listings	29	27				
Condos (Twnhse)						
Units Listed	35	37	-5%	471	455	4%
Units Reported Sold	19	6	217%	176	176	0%
Sell/List Ratio	54%	16%		37%	39%	
Reported Sales Dollars	\$4,992,158	\$1,543,000	224%	\$45,583,411	\$46,911,329	-3%
Average Sell Price / Unit	\$262,745	\$257,167	2%	\$258,997	\$266,542	-3%
Median Sell Price	\$232,000			\$241,000		
Sell Price / List Price	95%	97%		101%	97%	
Days to Sell	82	30	171%	72	63	14%
Active Listings	143	164				

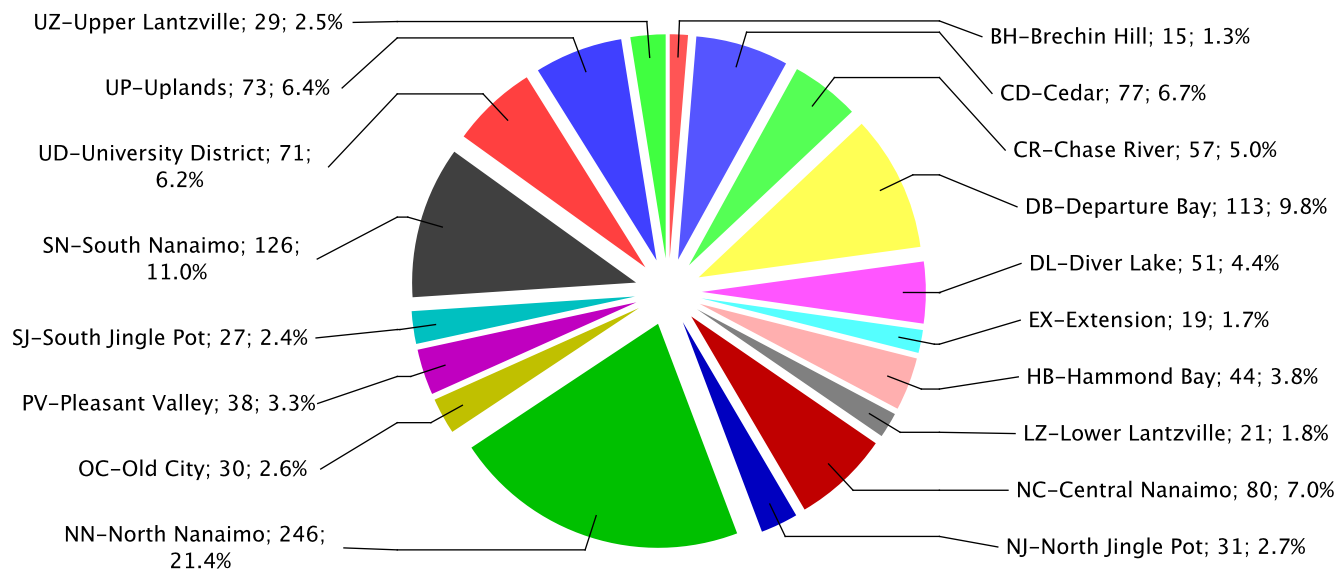
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Nov 30, 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	1	5	5	3	0	1	0	0	0	0	0	0	15
CD-Cedar	1	2	9	11	10	8	13	10	5	1	5	0	1	1	77
CR-Chase River	0	0	2	7	12	13	16	4	2	1	0	0	0	0	57
DB-Departure Bay	0	0	1	17	37	24	14	10	8	0	1	0	0	1	113
DL-Diver Lake	0	1	6	10	20	8	3	2	1	0	0	0	0	0	51
EX-Extension	0	0	4	5	4	2	1	1	2	0	0	0	0	0	19
HB-Hammond Bay	0	0	0	0	10	8	5	7	7	4	0	1	1	1	44
LZ-Lower Lantzville	0	0	0	5	3	7	2	0	1	1	1	1	0	0	21
NC-Central Nanaimo	1	1	18	27	23	9	0	0	1	0	0	0	0	0	80
NJ-North Jingle Pot	0	0	0	0	0	5	3	4	7	8	2	1	1	0	31
NN-North Nanaimo	0	0	4	3	37	54	61	27	43	6	5	3	0	3	246
OC-Old City	0	6	4	9	5	2	2	0	1	1	0	0	0	0	30
PV-Pleasant Valley	0	2	3	2	13	11	3	2	1	0	1	0	0	0	38
SJ-South Jingle Pot	0	0	1	2	5	7	6	3	3	0	0	0	0	0	27
SN-South Nanaimo	2	20	19	33	26	25	1	0	0	0	0	0	0	0	126
UD-University District	1	4	17	14	12	8	9	5	1	0	0	0	0	0	71
UP-Uplands	0	0	3	20	17	18	5	3	4	1	1	0	0	1	73
UZ-Upper Lantzville	0	1	1	3	5	10	5	1	2	0	0	0	0	1	29
Zone 4 TOTALS	5	37	93	173	244	222	149	80	89	23	16	6	3	8	1,148

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to November 30, 2011 = 1,148

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	4	2	100%	40	48	-17%
Units Reported Sold	2	2	0%	13	21	-38%
Sell/List Ratio	50%	100%		32%	44%	
Reported Sales Dollars	\$273,000	\$240,000	14%	\$1,415,000	\$2,830,999	-50%
Average Sell Price / Unit	\$136,500	\$120,000	14%	\$108,846	\$134,809	-19%
Median Sell Price	\$151,000			\$120,000		
Sell Price / List Price	96%	97%		89%	93%	
Days to Sell	104	80	29%	93	74	26%
Active Listings	27	18				
Single Family						
Units Listed	5	3	67%	96	124	-23%
Units Reported Sold	3	2	50%	28	52	-46%
Sell/List Ratio	60%	67%		29%	42%	
Reported Sales Dollars	\$1,270,100	\$687,000	85%	\$8,975,260	\$17,429,150	-49%
Average Sell Price / Unit	\$423,367	\$343,500	23%	\$320,545	\$335,176	-4%
Median Sell Price	\$400,200			\$292,200		
Sell Price / List Price	91%	94%		94%	94%	
Days to Sell	141	228	-38%	82	89	-7%
Active Listings	38	33				

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

