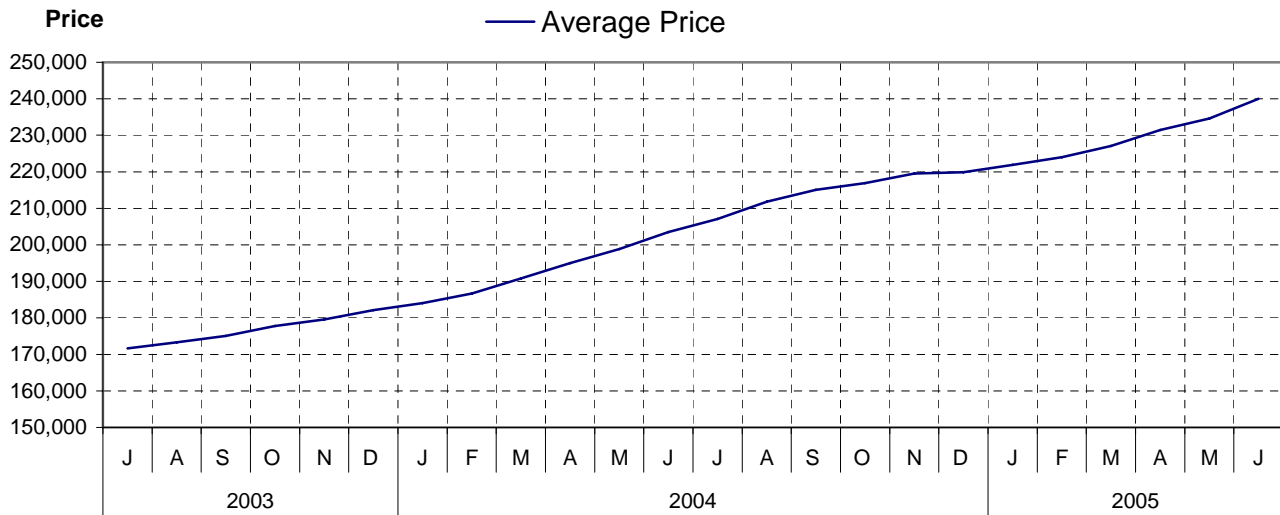


# Nanaimo

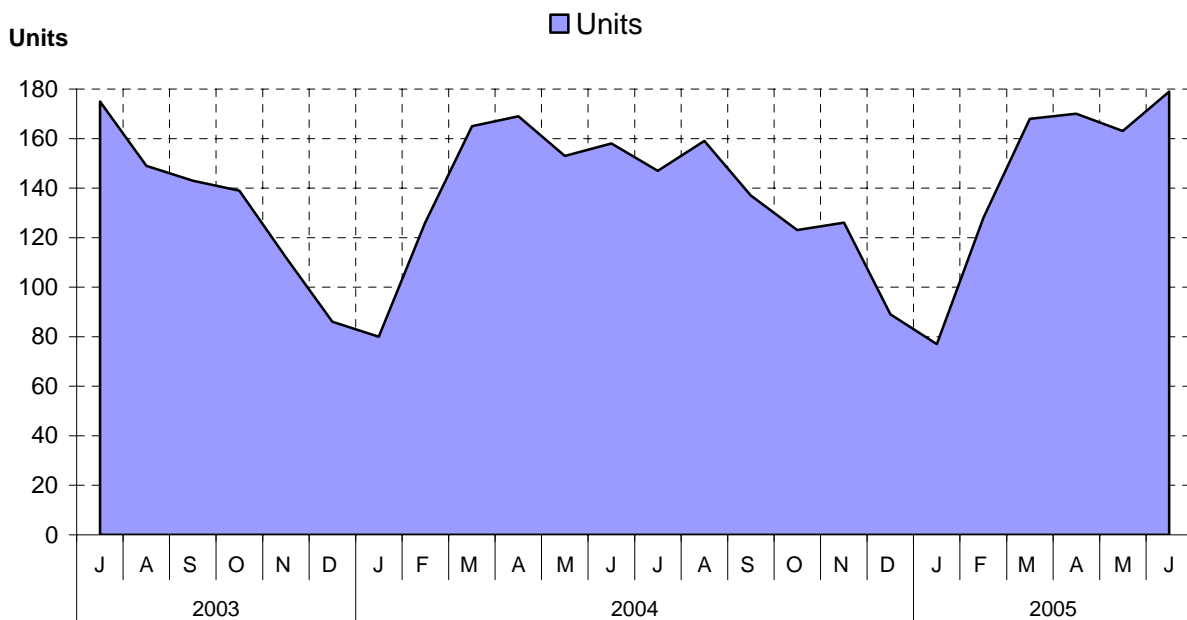
## as at June 30, 2005

### 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 (Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
<b>LOTS</b>						
UNITS LISTED	50	14	257%	250	292	-14%
UNITS REPORTED SOLD	34	20	70%	170	233	-27%
SELL/LIST RATIO	68%	142%	0%	68%	79%	0%
REPORTED SALES DOLLARS	4,822,106	1,435,900	235%	17,020,121	18,046,331	-5%
AVG SELL PRICE/UNIT	141,826	71,795	97%	100,118	77,452	29%
MEDIAN SELL PRICE	119,900	0	0%	87,900	0	0%
PRICE RATIO	97%	91%	0%	97%	97%	0%
DAYS TO SELL	32	196	-83%	94	188	-50%
ACTIVE LISTINGS	62	107	-42%	0	0	0%
<b>SINGLE FAMILY</b>						
UNITS LISTED	230	265	-13%	2,162	2,133	1%
UNITS REPORTED SOLD	179	158	13%	1,667	1,654	0%
SELL/LIST RATIO	77%	59%	0%	77%	77%	0%
REPORTED SALES DOLLARS	49,859,279	36,247,420	37%	400,099,327	336,616,303	18%
AVG SELL PRICE/UNIT	278,543	229,414	21%	240,011	203,516	17%
MEDIAN SELL PRICE	265,000	0	0%	230,000	0	0%
PRICE RATIO	98%	99%	0%	98%	98%	0%
DAYS TO SELL	43	31	38%	45	39	15%
ACTIVE LISTINGS	402	470	-14%	0	0	0%
<b>CONDOMINIUM (APT)</b>						
UNITS LISTED	27	53	-49%	399	392	1%
UNITS REPORTED SOLD	30	25	20%	328	312	5%
SELL/LIST RATIO	111%	47%	0%	82%	79%	0%
REPORTED SALES DOLLARS	4,106,700	2,667,500	53%	41,803,075	34,907,550	19%
AVG SELL PRICE/UNIT	136,890	106,700	28%	127,448	111,883	13%
MEDIAN SELL PRICE	130,000	0	0%	112,000	0	0%
PRICE RATIO	98%	98%	0%	98%	97%	0%
DAYS TO SELL	28	34	-17%	43	76	-43%
ACTIVE LISTINGS	89	94	-5%	0	0	0%
<b>CONDOMINIUM (TWNHSE)</b>						
UNITS LISTED	14	18	-22%	242	219	10%
UNITS REPORTED SOLD	15	17	-11%	191	196	-2%
SELL/LIST RATIO	107%	94%	0%	78%	89%	0%
REPORTED SALES DOLLARS	2,879,099	2,530,350	13%	29,170,847	25,824,064	12%
AVG SELL PRICE/UNIT	191,939	148,844	28%	152,726	131,755	15%
MEDIAN SELL PRICE	199,500	0	0%	143,000	0	0%
PRICE RATIO	99%	99%	0%	99%	99%	0%
DAYS TO SELL	56	24	133%	52	52	0%
ACTIVE LISTINGS	51	39	30%	0	0	0%

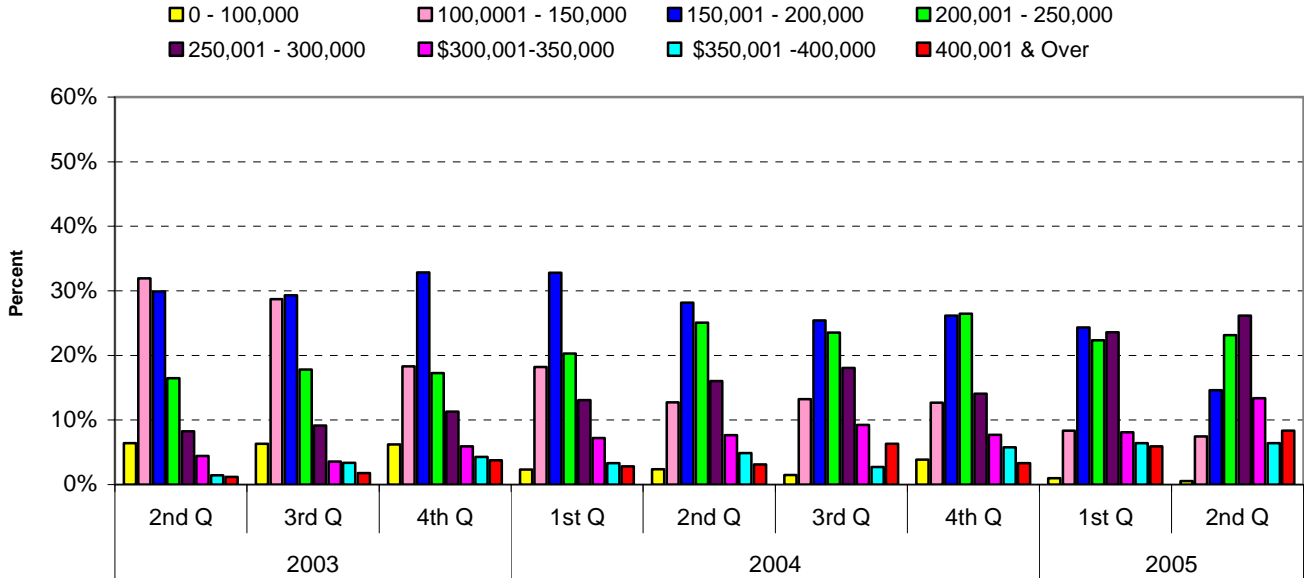
### PLEASE NOTE:

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

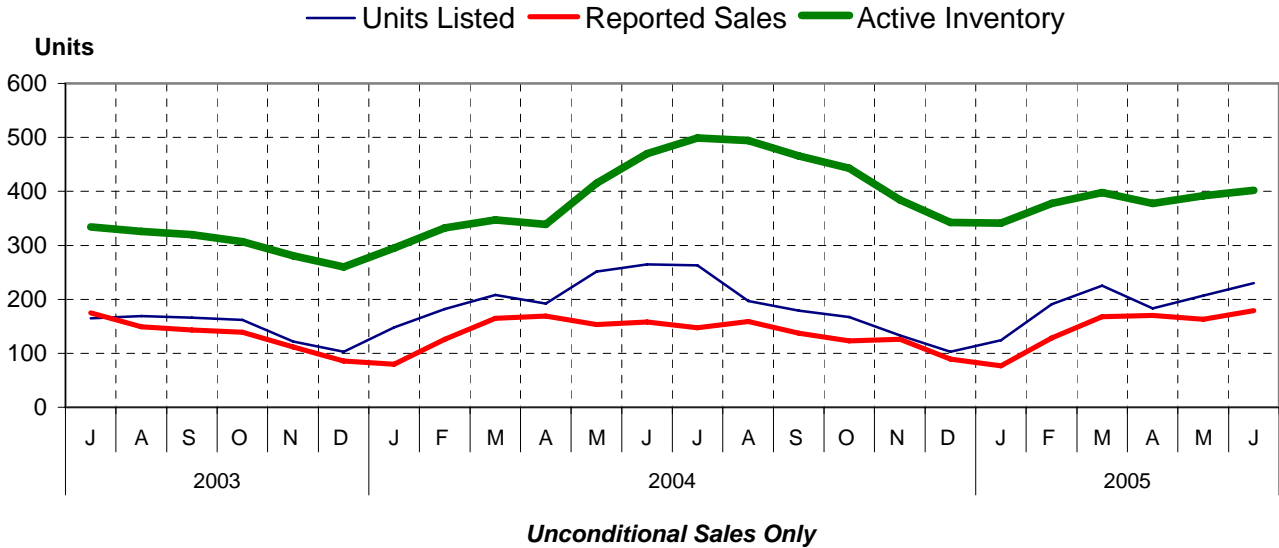
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 0.4% for the current month.

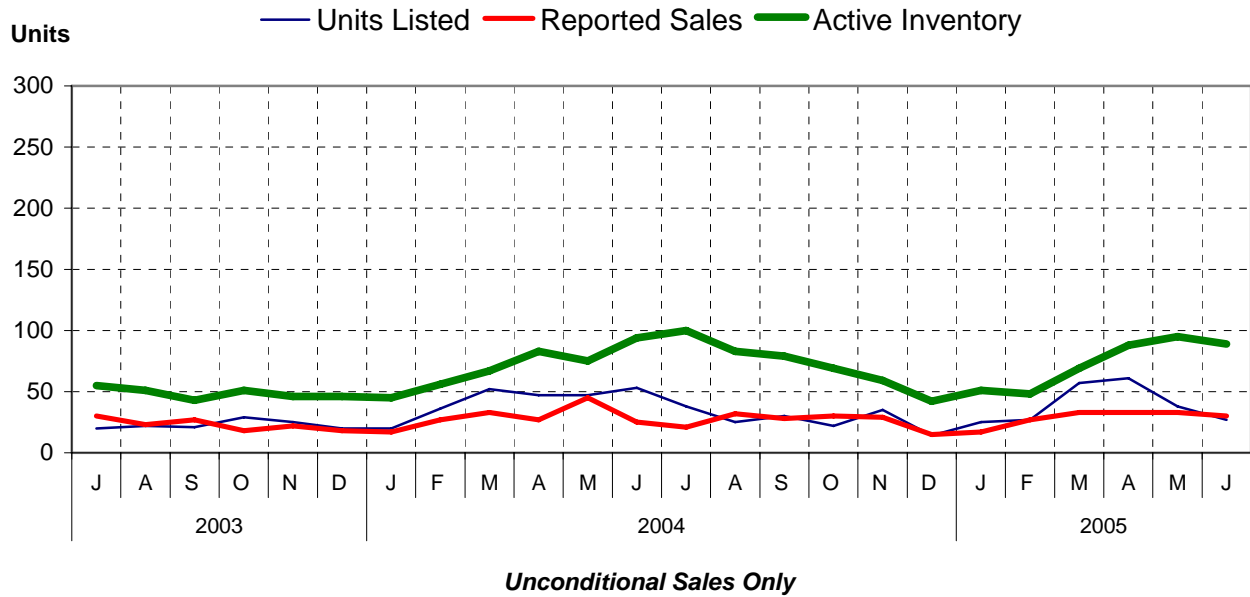
## Percentage of Market Share by Price Range Nanaimo



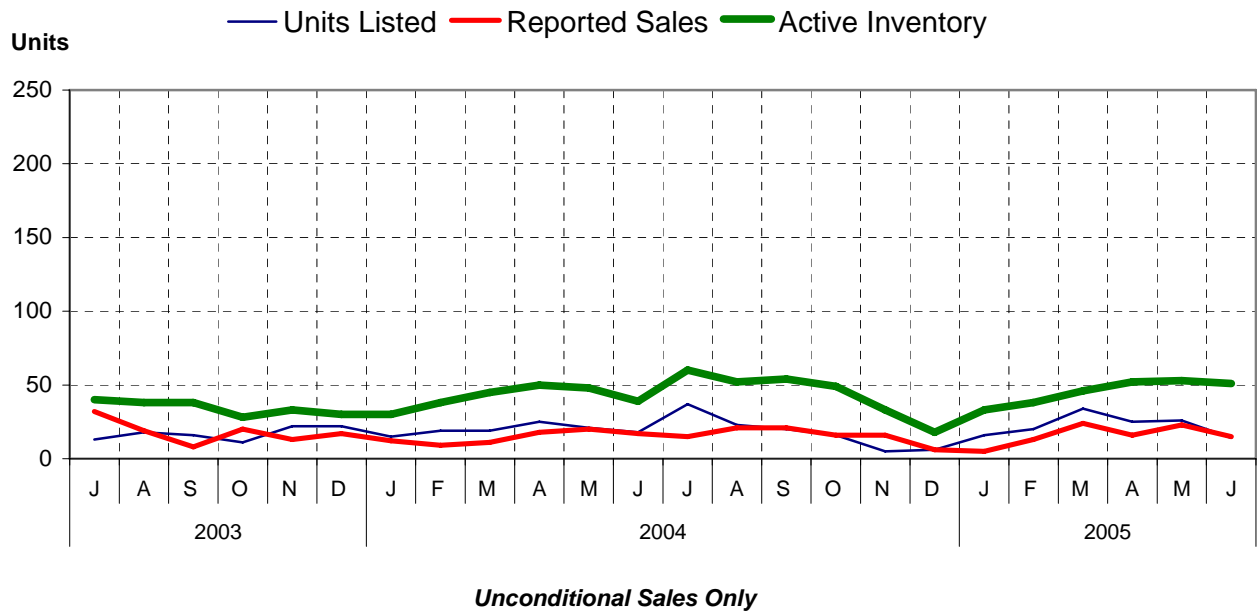
## Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



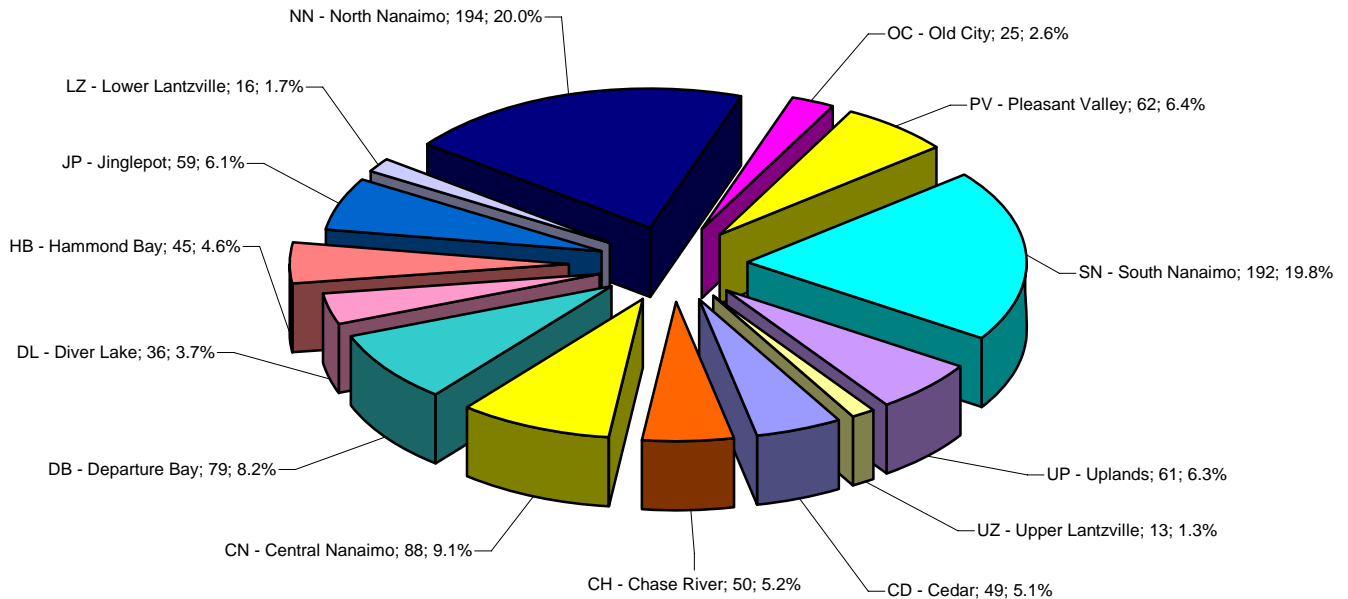
# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to June 30, 2005

-----SUB-AREAS-----

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	7										2		5		
100,001-150,000	76	3	1	17			2			1	4	1	47		
150,001-200,000	181	6	5	34	3	8		4		7	9	2	91	11	1
200,001-250,000	221	7	19	31	25	18	7	13	4	15	5	19	32	25	1
250,001-300,000	243	8	18	6	28	8	7	29	4	56	5	34	14	20	6
300,001-350,000	108	13	2		10	1	8	10	1	54		5		2	2
350,001-400,000	62	6	3		6		10		1	31		1	3	1	
400,001 & OVER	71	6	2		7	1	11	3	6	30				2	3
<b>ZONE 4 TOTALS</b>	<b>969</b>	<b>49</b>	<b>50</b>	<b>88</b>	<b>79</b>	<b>36</b>	<b>45</b>	<b>59</b>	<b>16</b>	<b>194</b>	<b>25</b>	<b>62</b>	<b>192</b>	<b>61</b>	<b>13</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to June 30 2005 = 969

# GABRIOLA ISLAND

## Comparative Activity by Property Type

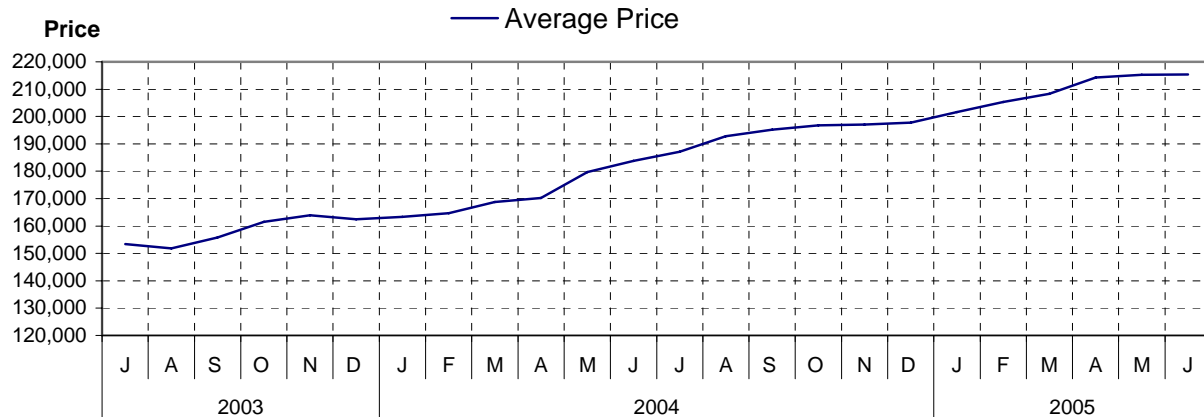
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
<b>LOTS</b>						
UNITS LISTED	7	5	40%	57	67	-14%
UNITS REPORTED SOLD	3	4	-25%	38	75	-49%
SELL/LIST RATIO	42%	80%	0%	66%	111%	0%
REPORTED SALES DOLLARS	255,500	248,000	3%	3,140,400	3,782,950	-16%
AVG SELL PRICE/UNIT	85,166	62,000	37%	82,642	50,439	63%
PRICE RATIO	94%	92%	0%	95%	94%	0%
DAYS TO SELL	27	33	-18%	45	72	-37%
ACTIVE LISTINGS	17	9	88%	0	0	0%

### SINGLE FAMILY

UNITS LISTED	10	11	-9%	111	114	-2%
UNITS REPORTED SOLD	8	7	14%	78	99	-21%
SELL/LIST RATIO	80%	63%	0%	70%	86%	0%
REPORTED SALES DOLLARS	1,876,000	1,656,000	13%	16,796,300	18,197,200	-7%
AVG SELL PRICE/UNIT	234,500	236,571	0%	215,337	183,810	17%
PRICE RATIO	96%	96%	0%	97%	97%	0%
DAYS TO SELL	93	36	158%	67	62	8%
ACTIVE LISTINGS	23	26	-11%	0	0	0%

### Cumulative Residential Average Single Family Sale Price



#### 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.

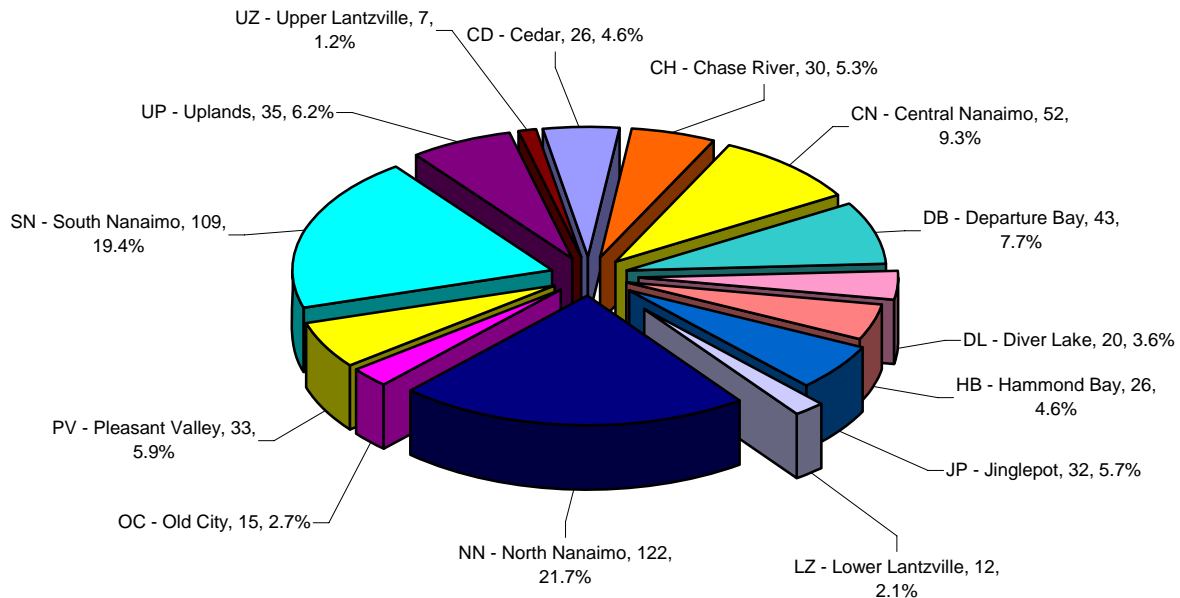
**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 0.4% for the current month.

## 2nd Quarter 2005 MLS® Single Family Sales Analysis Unconditional Sales from April 1 to June 30, 2005

-----SUB-AREAS-----

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	3										1		2		
100,001-150,000	42	3	1	7			1				3	1	26		
150,001-200,000	82	1	2	13	2	2		3		4	4	1	44	6	
200,001-250,000	130	5	8	26	12	11	2	4	3	9	3	9	21	17	
250,001-300,000	147	5	14	6	18	6	4	15	4	28	4	17	14	9	3
300,001-350,000	75	6	2		6		6	8	1	39		4		1	2
350,001-400,000	36	2	2		2		6		1	20		1	2		
400,001 & OVER	47	4	1		3	1	7	2	3	22				2	2
<b>ZONE 4 TOTALS</b>	<b>562</b>	<b>26</b>	<b>30</b>	<b>52</b>	<b>43</b>	<b>20</b>	<b>26</b>	<b>32</b>	<b>12</b>	<b>122</b>	<b>15</b>	<b>33</b>	<b>109</b>	<b>35</b>	<b>7</b>

### 2nd Quarter 2005 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales April 1 to June 30, 2005 = 562