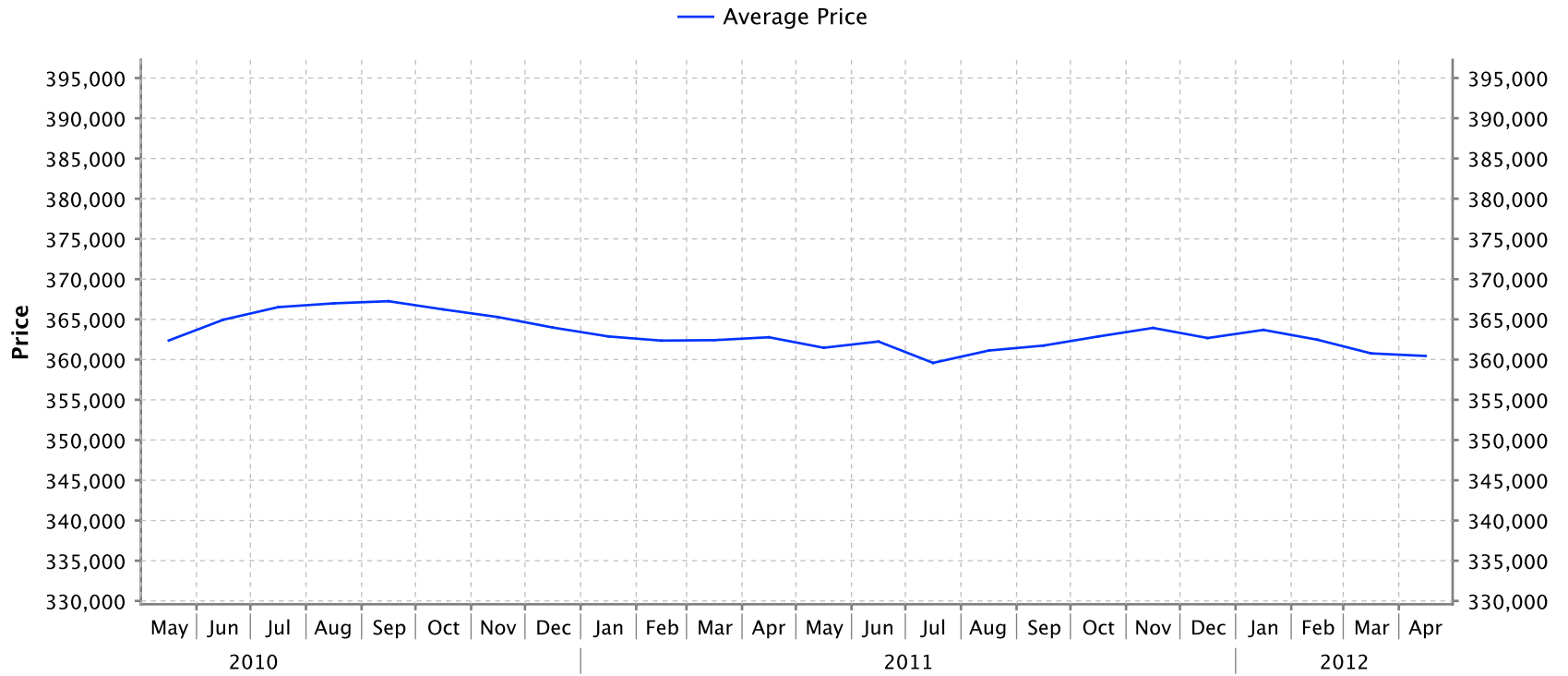


# Nanaimo

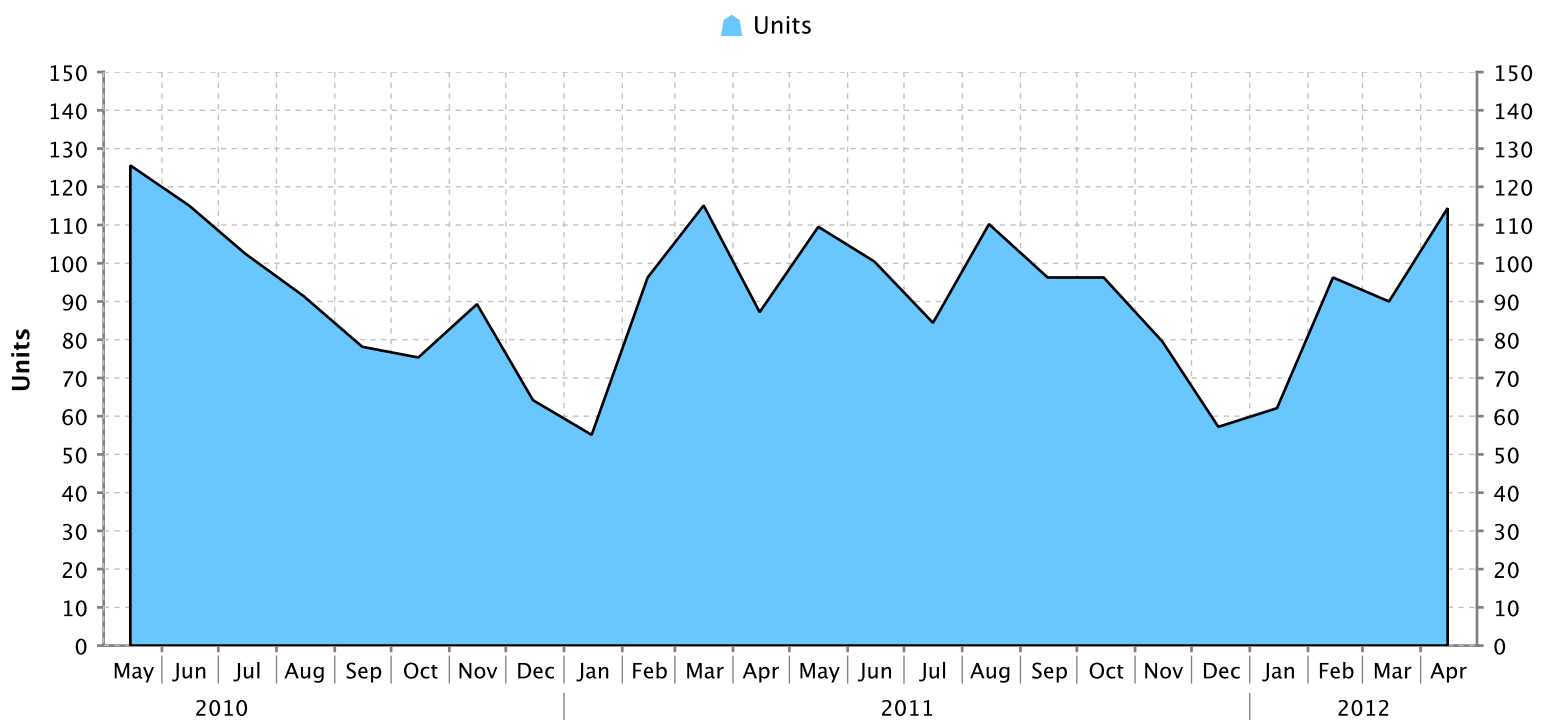
## as at April 30, 2012

### 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
<b>Lots</b>						
Units Listed	25	11	127%	218	180	21%
Units Reported Sold	4	2	100%	73	86	-15%
Sell/List Ratio	16%	18%		33%	48%	
Reported Sales Dollars	\$840,000	\$540,000	56%	\$11,081,088	\$13,361,060	-17%
Average Sell Price / Unit	\$210,000	\$270,000	-22%	\$151,796	\$155,361	-2%
Median Sell Price	\$154,000			\$141,450		
Sell Price / List Price	95%	97%		94%	94%	
Days to Sell	55	124	-56%	79	105	-25%
Active Listings	92	80				
<b>Single Family</b>						
Units Listed	238	236	1%	2,321	2,353	-1%
Units Reported Sold	114	87	31%	1,093	1,095	-0%
Sell/List Ratio	48%	37%		47%	47%	
Reported Sales Dollars	\$41,972,595	\$32,581,611	29%	\$393,974,927	\$397,459,818	-1%
Average Sell Price / Unit	\$368,181	\$374,501	-2%	\$360,453	\$362,977	-1%
Median Sell Price	\$360,000			\$353,525		
Sell Price / List Price	96%	95%		96%	96%	
Days to Sell	54	51	5%	54	55	-2%
Active Listings	614	646				
<b>Condos (Apt)</b>						
Units Listed	105	72	46%	640	634	1%
Units Reported Sold	29	24	21%	207	223	-7%
Sell/List Ratio	28%	33%		32%	35%	
Reported Sales Dollars	\$6,536,800	\$4,986,650	31%	\$44,717,161	\$50,603,379	-12%
Average Sell Price / Unit	\$225,407	\$207,777	8%	\$216,025	\$226,921	-5%
Median Sell Price	\$223,750			\$201,940		
Sell Price / List Price	92%	94%		93%	95%	
Days to Sell	88	72	21%	87	73	19%
Active Listings	245	284				
<b>Condos (Patio)</b>						
Units Listed	5	15	-67%	100	105	-5%
Units Reported Sold	3	4	-25%	57	48	19%
Sell/List Ratio	60%	27%		57%	46%	
Reported Sales Dollars	\$687,000	\$1,348,800	-49%	\$15,284,299	\$12,729,900	20%
Average Sell Price / Unit	\$229,000	\$337,200	-32%	\$268,146	\$265,206	1%
Median Sell Price	\$195,500			\$271,500		
Sell Price / List Price	96%	98%		95%	97%	
Days to Sell	64	63	1%	96	75	27%
Active Listings	30	30				
<b>Condos (Twnhse)</b>						
Units Listed	55	47	17%	428	492	-13%
Units Reported Sold	17	17	0%	167	165	1%
Sell/List Ratio	31%	36%		39%	34%	
Reported Sales Dollars	\$4,080,000	\$4,492,434	-9%	\$42,678,447	\$42,951,975	-1%
Average Sell Price / Unit	\$240,000	\$264,261	-9%	\$255,560	\$260,315	-2%
Median Sell Price	\$223,000			\$235,000		
Sell Price / List Price	98%	96%		97%	101%	
Days to Sell	55	66	-16%	69	67	3%
Active Listings	130	185				

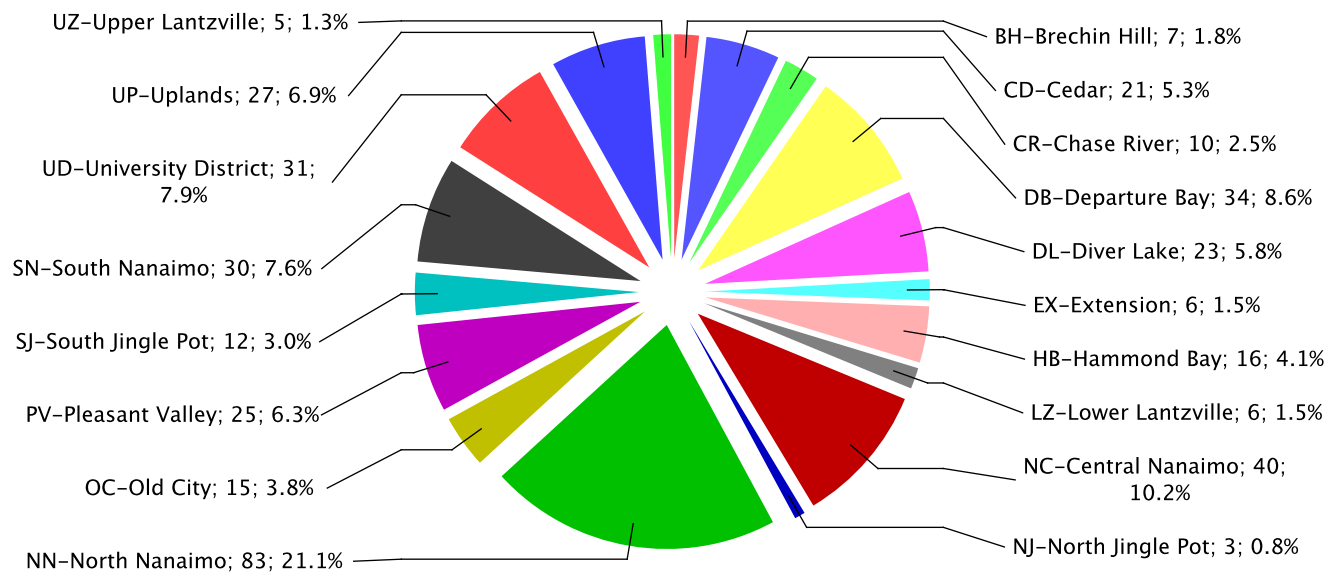
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Apr 30, 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	0	4	2	0	1	0	0	0	0	0	0	0	0	7
CD-Cedar	0	0	2	2	4	3	3	2	4	0	0	1	0	0	21
CR-Chase River	0	0	1	3	1	2	2	1	0	0	0	0	0	0	10
DB-Departure Bay	0	0	4	5	10	9	2	4	0	0	0	0	0	0	34
DL-Diver Lake	0	1	1	5	7	6	2	1	0	0	0	0	0	0	23
EX-Extension	0	0	3	1	0	1	0	0	0	1	0	0	0	0	6
HB-Hammond Bay	0	1	0	0	2	5	4	2	2	0	0	0	0	0	16
LZ-Lower Lantzville	0	0	0	1	1	2	1	1	0	0	0	0	0	0	6
NC-Central Nanaimo	1	0	12	16	8	3	0	0	0	0	0	0	0	0	40
NJ-North Jingle Pot	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3
NN-North Nanaimo	0	0	1	0	10	21	18	16	9	4	2	0	2	0	83
OC-Old City	2	2	1	3	3	3	0	1	0	0	0	0	0	0	15
PV-Pleasant Valley	0	1	0	2	12	5	4	1	0	0	0	0	0	0	25
SJ-South Jingle Pot	0	0	0	0	0	2	5	4	1	0	0	0	0	0	12
SN-South Nanaimo	0	2	6	7	8	6	1	0	0	0	0	0	0	0	30
UD-University District	0	3	3	6	6	2	8	2	1	0	0	0	0	0	31
UP-Uplands	0	0	0	10	4	5	4	3	0	0	1	0	0	0	27
UZ-Upper Lantzville	0	1	0	0	0	1	2	0	1	0	0	0	0	0	5
<b>Zone 4 TOTALS</b>	<b>3</b>	<b>11</b>	<b>38</b>	<b>63</b>	<b>76</b>	<b>78</b>	<b>57</b>	<b>38</b>	<b>19</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>394</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to April 30, 2012 = 394

# GABRIOLA ISLAND

## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	4	3	33%	37	43	-14%
Units Reported Sold	2	0		12	17	-29%
Sell/List Ratio	50%	0%		32%	40%	
Reported Sales Dollars	\$197,000	\$0		\$1,207,000	\$2,127,999	-43%
Average Sell Price / Unit	\$98,500			\$100,583	\$125,176	-20%
Median Sell Price	\$110,000			\$105,000		
Sell Price / List Price	97%			90%	92%	
Days to Sell	16			74	91	-19%
Active Listings	27	22				
<b>Single Family</b>						
Units Listed	15	12	25%	104	103	1%
Units Reported Sold	2	2	0%	28	39	-28%
Sell/List Ratio	13%	17%		27%	38%	
Reported Sales Dollars	\$583,000	\$440,000	32%	\$8,665,009	\$13,123,900	-34%
Average Sell Price / Unit	\$291,500	\$220,000	32%	\$309,465	\$336,510	-8%
Median Sell Price	\$295,000			\$310,000		
Sell Price / List Price	96%	89%		95%	94%	
Days to Sell	20	149	-87%	92	94	-2%
Active Listings	55	44				

**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

