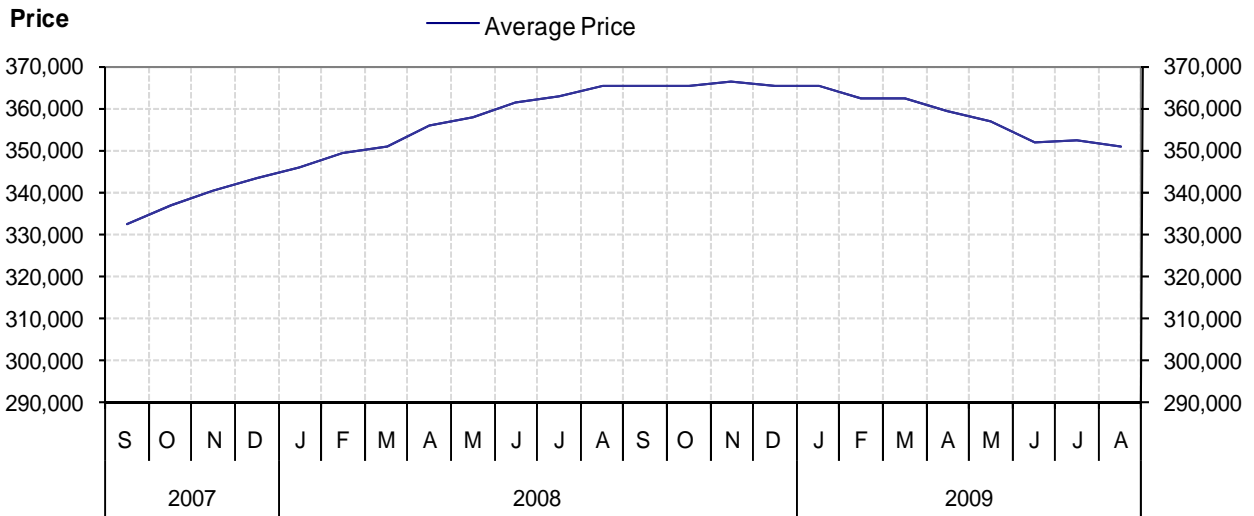


Nanaimo

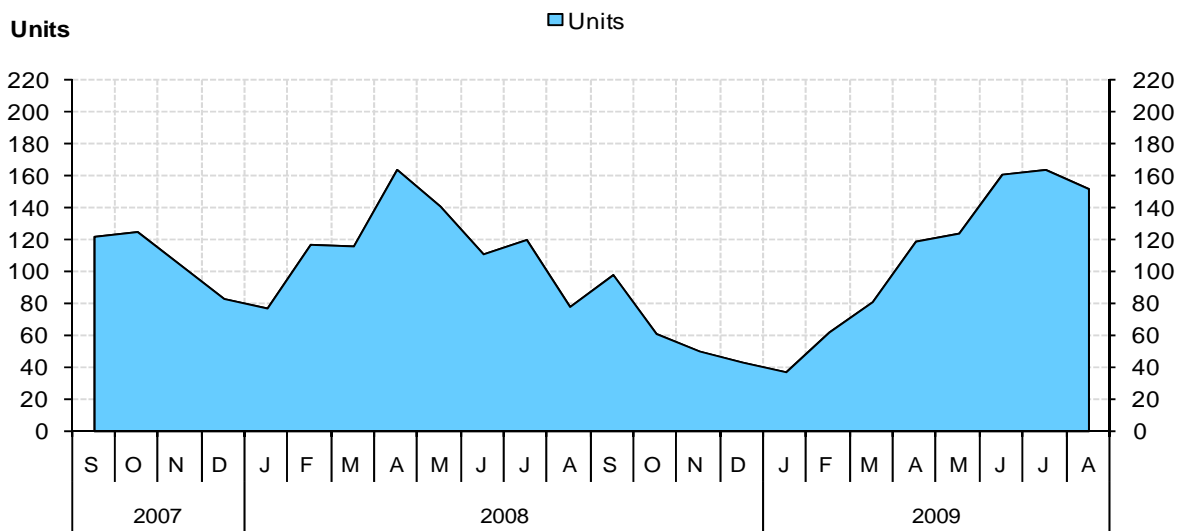
as at August 31, 2009

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	58	32	81%	401	538	-25%
Units Reported Sold	8	6	33%	76	133	-43%
Sell/List Ratio	14%	19%		19%	25%	
Reported Sales Dollars	\$1,234,200	\$765,500	61%	\$11,285,270	\$21,479,006	-47%
Average Sell Price / Unit	\$154,275	\$127,583	21%	\$148,490	\$161,496	-8%
Median Sell Price	\$136,500			\$129,900		
Sell Price / List Price Ratio	94%	89%		89%	96%	
Days to Sell	27	121	-78%	145	75	94%
Active Listings	194	246				
Single Family						
Units Listed	174	217	-20%	2342	2537	-8%
Units Reported Sold	152	78	95%	1148	1355	-15%
Sell/List Ratio	87%	36%		49%	53%	
Reported Sales Dollars	\$53,269,326	\$29,068,187	83%	\$402,759,979	\$495,211,636	-19%
Average Sell Price / Unit	\$350,456	\$372,669	-6%	\$350,836	\$365,470	-4%
Median Sell Price	\$350,000			\$338,500		
Sell Price / List Price Ratio	96%	96%		95%	97%	
Days to Sell	51	47	7%	57	49	16%
Active Listings	482	670				
Condos (Apt)						
Units Listed	50	59	-15%	541	699	-23%
Units Reported Sold	33	21	57%	181	291	-38%
Sell/List Ratio	66%	36%		33%	42%	
Reported Sales Dollars	\$6,770,800	\$4,743,200	43%	\$38,509,008	\$67,907,180	-43%
Average Sell Price / Unit	\$205,176	\$225,867	-9%	\$212,757	\$233,358	-9%
Median Sell Price	\$188,000			\$192,000		
Sell Price / List Price Ratio	93%	94%		93%	96%	
Days to Sell	99	60	66%	90	55	64%
Active Listings	220	337				
Condos (Patio)						
Units Listed	11	11	0%	89	90	-1%
Units Reported Sold	7	6	17%	40	57	-30%
Sell/List Ratio	64%	55%		45%	63%	
Reported Sales Dollars	\$2,017,800	\$1,563,400	29%	\$11,742,400	\$16,029,800	-27%
Average Sell Price / Unit	\$288,257	\$260,567	11%	\$293,560	\$281,225	4%
Median Sell Price	\$299,900			\$295,000		
Sell Price / List Price Ratio	95%	95%		95%	97%	
Days to Sell	93	60	56%	77	55	39%
Active Listings	36	19				
Condos (Twnhse)						
Units Listed	29	30	-3%	377	399	-6%
Units Reported Sold	18	23	-22%	163	205	-20%
Sell/List Ratio	62%	77%		43%	51%	
Reported Sales Dollars	\$4,727,575	\$6,066,087	-22%	\$39,877,428	\$51,809,954	-23%
Average Sell Price / Unit	\$262,643	\$263,743	0%	\$244,647	\$252,731	-3%
Median Sell Price	\$260,000			\$231,500		
Sell Price / List Price Ratio	97%	97%		94%	97%	
Days to Sell	73	40	84%	82	47	74%
Active Listings	129	120				

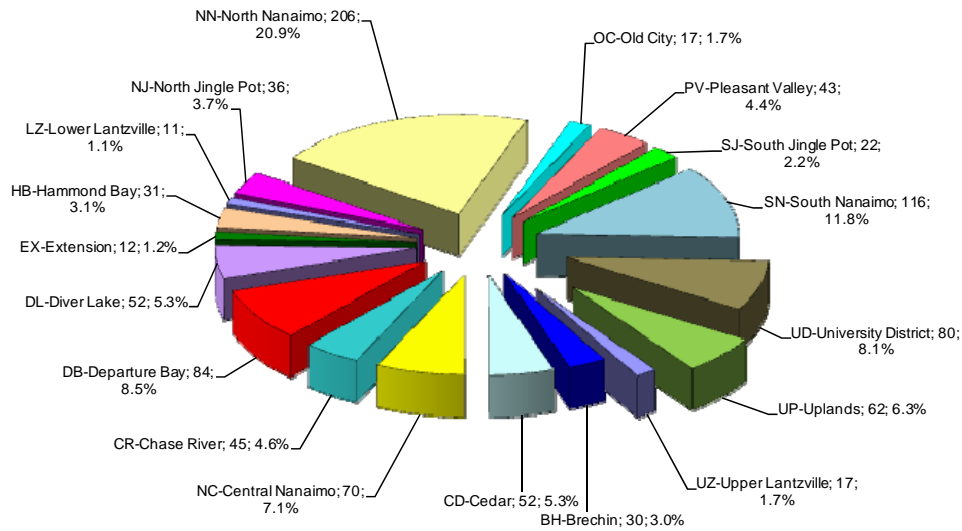
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 31, 2009

	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	1	2	5	11	7	4	0	0	0	0	0	0	0	0	30
CD-Cedar	0	3	5	9	8	12	5	4	3	1	0	0	0	2	52
NC-Central Nanaimo	0	3	20	30	15	1	0	1	0	0	0	0	0	0	70
CR-Chase River	0	0	3	8	12	14	7	1	0	0	0	0	0	0	45
DB-Departure Bay	0	1	3	15	18	22	11	9	2	1	0	0	1	1	84
DL-Diver Lake	1	2	2	21	16	8	2	0	0	0	0	0	0	0	52
EX-Extension	0	2	2	2	1	1	0	2	2	0	0	0	0	0	12
HB-Hammond Bay	0	1	0	1	3	6	6	6	4	1	1	1	0	1	31
LZ-Low er Lantzville	0	0	0	3	0	1	3	1	1	1	1	0	0	0	11
NJ-North Jingle Pot	0	0	0	0	1	6	11	5	8	1	1	2	0	1	36
NN-North Nanaimo	0	1	3	13	36	48	39	32	23	7	1	2	1	0	206
OC-Old City	0	2	4	6	3	1	1	0	0	0	0	0	0	0	17
PV-Pleasant Valley	0	1	6	3	16	9	5	2	0	1	0	0	0	0	43
SJ-South Jingle Pot	0	0	0	4	8	9	1	0	0	0	0	0	0	0	22
SN-South Nanaimo	3	19	21	45	18	7	2	0	1	0	0	0	0	0	116
UD-University District	1	4	10	17	17	9	14	6	2	0	0	0	0	0	80
UP-Uplands	0	0	4	17	23	9	5	0	2	1	0	1	0	0	62
UZ-Upper Lantzville	0	0	2	5	2	3	3	0	1	1	0	0	0	0	17
ZONE 4 TOTALS	6	41	90	210	204	170	115	69	49	15	4	6	2	5	986

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to August 31, 2009 = 986

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	7	3	133%	51	57	-11%
Units Reported Sold	5	2	150%	24	31	-23%
Sell/List Ratio	71%	67%		47%	54%	
Reported Sales Dollars	\$791,000	\$355,500	123%	\$3,224,100	\$4,378,600	-26%
Average Sell Price / Unit	\$158,200	\$177,750	-11%	\$134,338	\$141,245	-5%
Median Sell Price	\$160,000			\$149,600		
Sell Price / List Price Ratio	94%	94%		90%	93%	
Days to Sell	94	62	52%	96	70	37%
Active Listings	25	21				
Single Family						
Units Listed	8	13	-38%	94	109	-14%
Units Reported Sold	7	3	133%	39	51	-24%
Sell/List Ratio	88%	23%		41%	47%	
Reported Sales Dollars	\$2,045,000	\$973,900	110%	\$11,996,542	\$16,680,700	-28%
Average Sell Price / Unit	\$292,143	\$324,633	-10%	\$307,604	\$327,073	-6%
Median Sell Price	\$295,000			\$298,000		
Sell Price / List Price Ratio	95%	95%		92%	96%	
Days to Sell	80	26	207%	77	59	30%
Active Listings	42	42				

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

