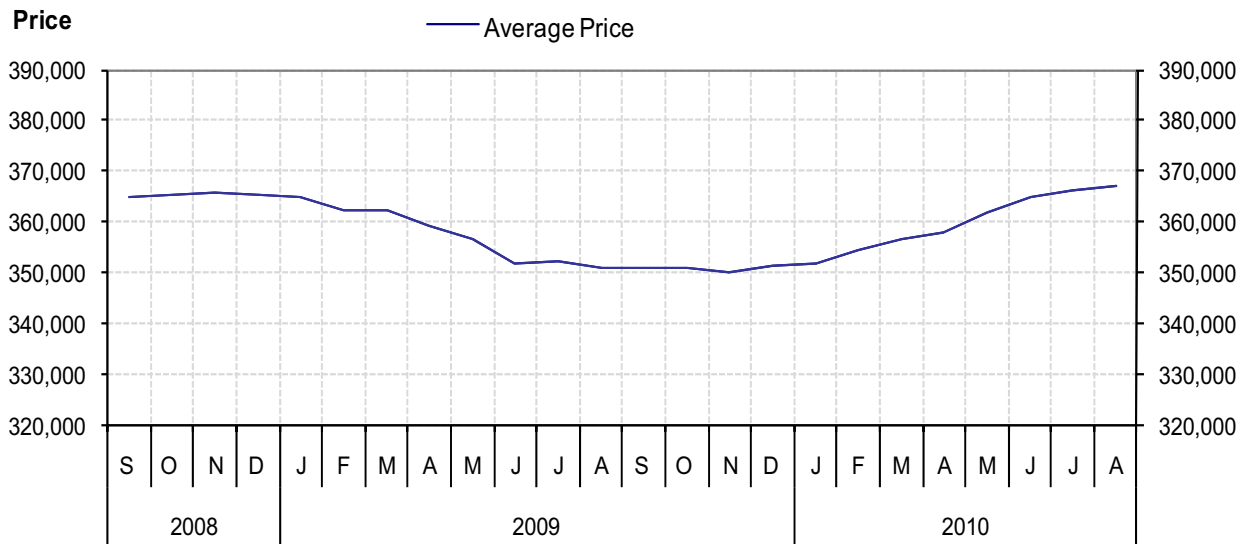


Nanaimo

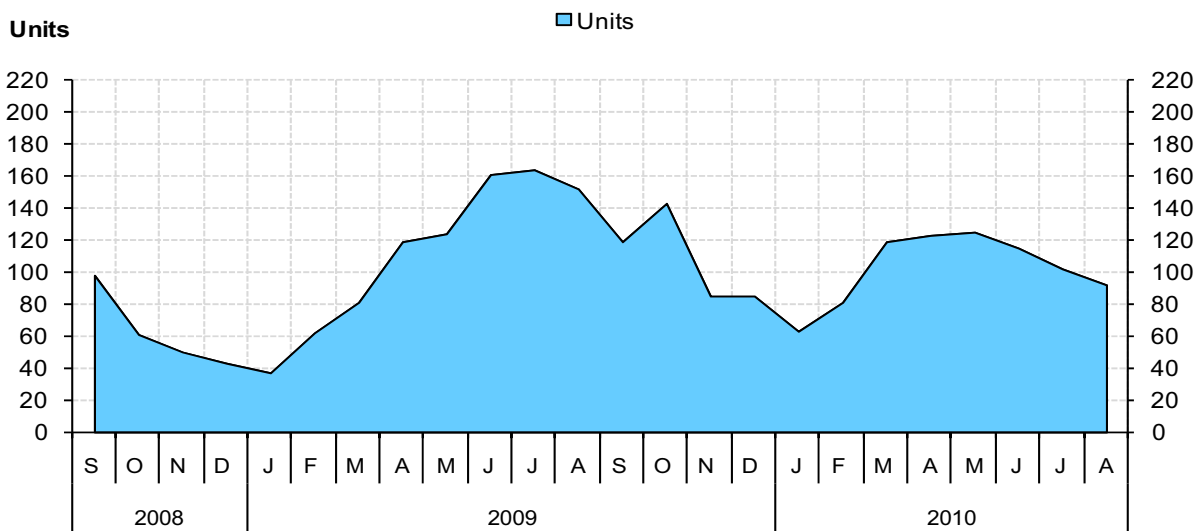
as at August 31, 2010

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	19	58	-67%	223	400	-44%
Units Reported Sold	7	8	-12%	154	76	103%
Sell/List Ratio	37%	14%		69%	19%	
Reported Sales Dollars	\$954,610	\$1,234,200	-23%	\$21,777,210	\$11,285,270	93%
Average Sell Price / Unit	\$136,373	\$154,275	-12%	\$141,410	\$148,490	-5%
Median Sell Price	\$139,900			\$124,000		
Sell Price / List Price Ratio	91%	94%		96%	89%	
Days to Sell	71	27	160%	108	145	-25%
Active Listings	93	193				
Single Family						
Units Listed	190	174	9%	2404	2342	3%
Units Reported Sold	92	150	-39%	1247	1146	9%
Sell/List Ratio	48%	86%		52%	49%	
Reported Sales Dollars	\$32,197,611	\$52,788,326	-39%	\$457,540,998	\$402,278,979	14%
Average Sell Price / Unit	\$349,974	\$351,922	-1%	\$366,913	\$351,029	5%
Median Sell Price	\$336,000			\$350,000		
Sell Price / List Price Ratio	95%	96%		97%	95%	
Days to Sell	54	51	7%	47	57	-18%
Active Listings	654	482				
Condos (Apt)						
Units Listed	35	50	-30%	673	541	24%
Units Reported Sold	21	33	-36%	309	181	71%
Sell/List Ratio	60%	66%		46%	33%	
Reported Sales Dollars	\$5,079,258	\$6,770,800	-25%	\$72,267,686	\$38,509,008	88%
Average Sell Price / Unit	\$241,869	\$205,176	18%	\$233,876	\$212,757	10%
Median Sell Price	\$210,000			\$215,000		
Sell Price / List Price Ratio	94%	93%		95%	93%	
Days to Sell	69	99	-30%	70	90	-22%
Active Listings	254	220				
Condos (Patio)						
Units Listed	16	10	60%	98	88	11%
Units Reported Sold	2	7	-71%	58	40	45%
Sell/List Ratio	12%	70%		59%	45%	
Reported Sales Dollars	\$424,500	\$2,017,800	-79%	\$16,115,657	\$11,742,400	37%
Average Sell Price / Unit	\$212,250	\$288,257	-26%	\$277,856	\$293,560	-5%
Median Sell Price	\$240,000			\$285,000		
Sell Price / List Price Ratio	97%	95%		97%	95%	
Days to Sell	31	93	-67%	63	77	-18%
Active Listings	32	35				
Condos (Twnhse)						
Units Listed	42	30	40%	437	378	16%
Units Reported Sold	14	18	-22%	188	162	16%
Sell/List Ratio	33%	60%		43%	43%	
Reported Sales Dollars	\$3,822,346	\$4,727,575	-19%	\$49,964,867	\$39,514,428	26%
Average Sell Price / Unit	\$273,025	\$262,643	4%	\$265,771	\$243,916	9%
Median Sell Price	\$298,000			\$247,286		
Sell Price / List Price Ratio	95%	97%		97%	94%	
Days to Sell	82	73	12%	66	82	-19%
Active Listings	161	130				

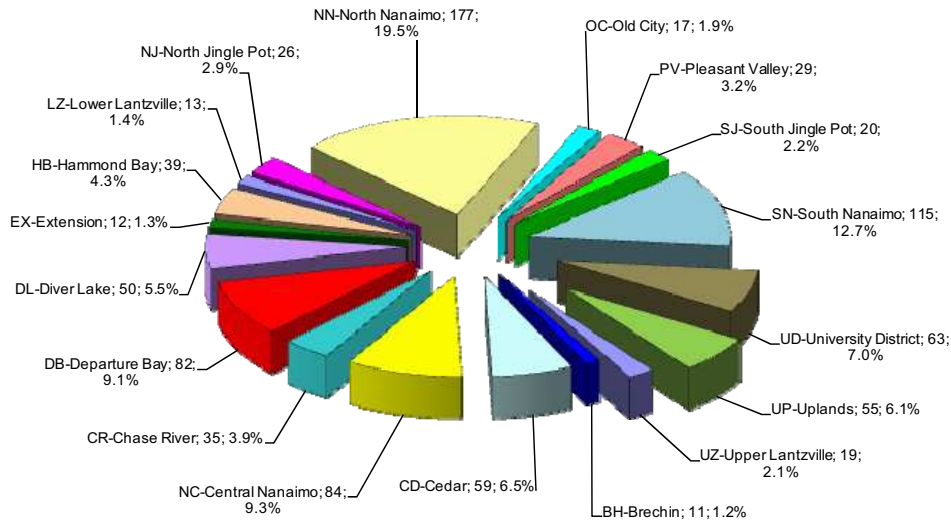
Please Note: Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 31, 2010

	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	4	2	4	1	0	0	0	0	0	0	0	11
CD-Cedar	1	4	3	7	2	8	6	9	13	3	1	1	0	1	59
NC-Central Nanaimo	0	0	13	39	18	11	3	0	0	0	0	0	0	0	84
CR-Chase River	0	1	2	4	11	7	6	3	0	0	0	1	0	0	35
DB-Departure Bay	0	0	1	6	28	22	9	7	3	1	1	2	1	1	82
DL-Diver Lake	0	2	0	8	21	9	7	2	1	0	0	0	0	0	50
EX-Extension	2	1	2	1	1	1	0	1	3	0	0	0	0	0	12
HB-Hammond Bay	0	2	0	0	4	13	3	4	6	4	0	2	1	0	39
LZ-Low er Lantzville	0	0	0	1	5	1	1	0	1	1	0	1	0	2	13
NJ-North Jingle Pot	0	0	2	0	1	0	4	5	7	3	1	2	0	1	26
NN-North Nanaimo	0	0	1	3	19	38	38	34	29	10	2	1	0	2	177
OC-Old City	1	0	1	6	4	3	2	0	0	0	0	0	0	0	17
PV-Pleasant Valley	0	1	1	3	9	9	4	0	0	0	1	1	0	0	29
SJ-South Jingle Pot	0	0	1	3	7	1	3	2	2	1	0	0	0	0	20
SN-South Nanaimo	0	11	26	36	29	9	4	0	0	0	0	0	0	0	115
UD-University District	0	1	11	12	10	12	7	4	4	2	0	0	0	0	63
UP-Uplands	0	0	1	13	21	11	7	2	0	0	0	0	0	0	55
UZ-Upper Lantzville	0	1	0	0	4	5	4	2	3	0	0	0	0	0	19
ZONE 4 TOTALS	4	24	65	146	196	164	109	75	72	25	6	11	2	7	906

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to August 31, 2010 = 906

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	6	7	-14%	53	51	4%
Units Reported Sold	2	5	-60%	22	24	-8%
Sell/List Ratio	33%	71%		42%	47%	
Reported Sales Dollars	\$267,000	\$791,000	-66%	\$2,968,499	\$3,224,100	-8%
Average Sell Price / Unit	\$133,500	\$158,200	-16%	\$134,932	\$134,338	0%
Median Sell Price	\$143,000			\$138,000		
Sell Price / List Price Ratio	94%	94%		92%	90%	
Days to Sell	42	94	-55%	82	96	-15%
Active Listings	24	25				
Single Family						
Units Listed	8	8	0%	128	94	36%
Units Reported Sold	7	7	0%	65	39	67%
Sell/List Ratio	88%	88%		51%	41%	
Reported Sales Dollars	\$2,589,500	\$2,045,000	27%	\$20,993,250	\$11,996,542	75%
Average Sell Price / Unit	\$369,929	\$292,143	27%	\$322,973	\$307,604	5%
Median Sell Price	\$330,000			\$299,000		
Sell Price / List Price Ratio	96%	95%		94%	92%	
Days to Sell	67	80	-16%	84	77	9%
Active Listings	55	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

