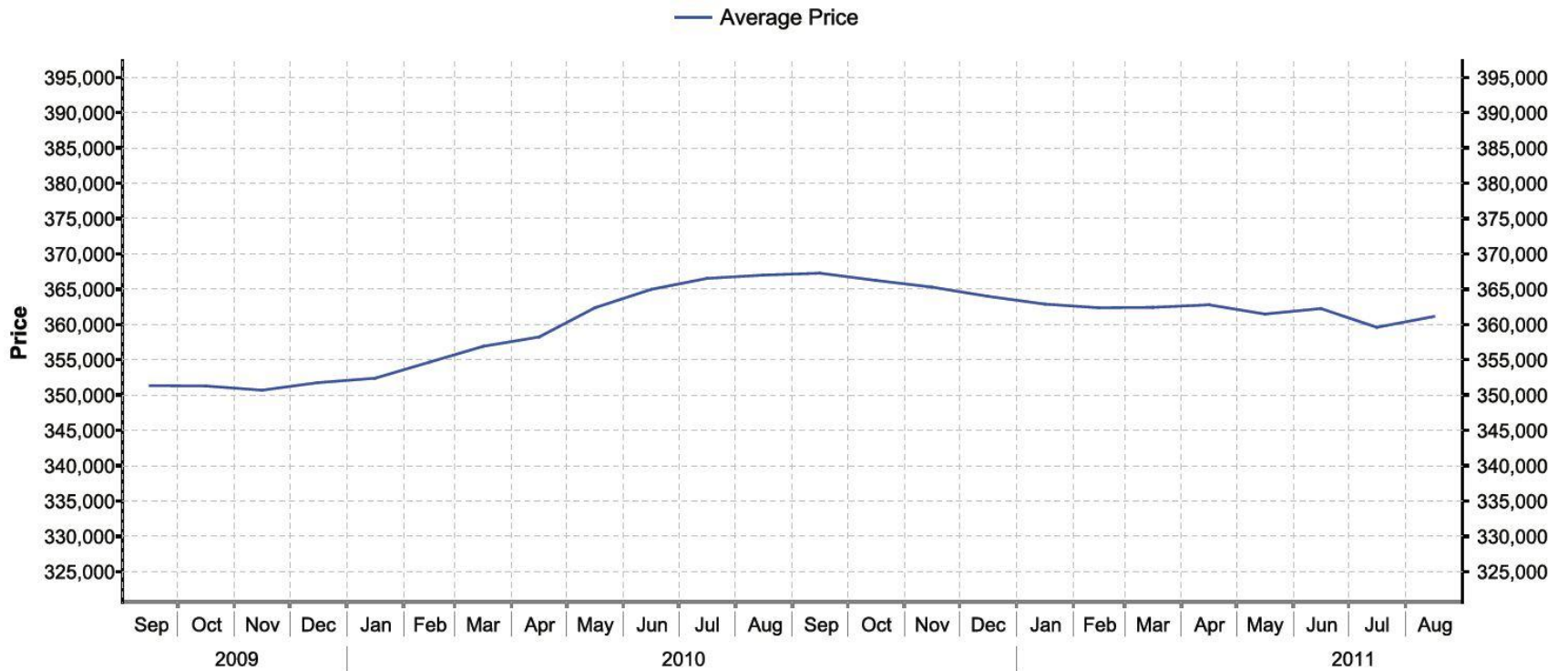


Nanaimo

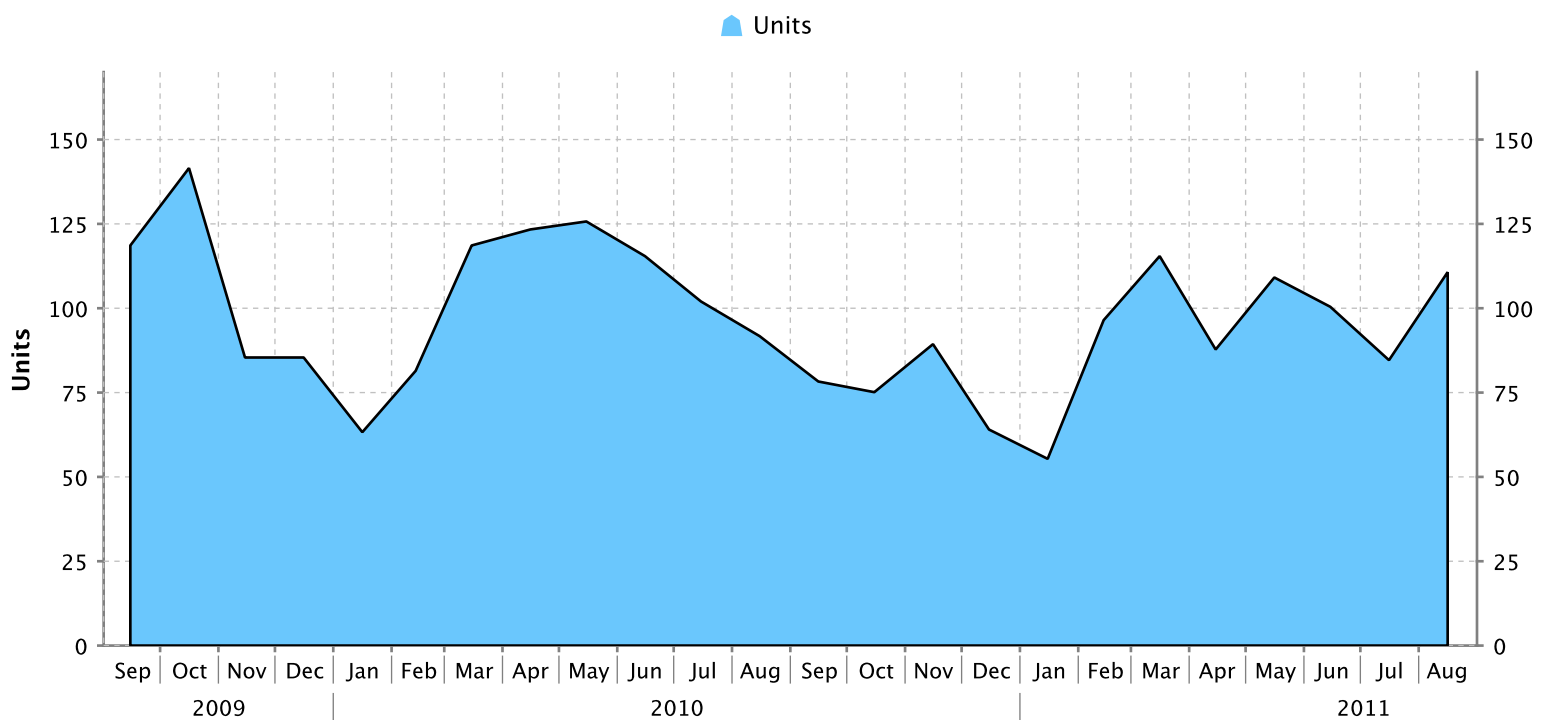
as at August 31, 2011

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	15	19	-21%	217	223	-3%
Units Reported Sold	1	7	-86%	76	154	-51%
Sell/List Ratio	7%	37%		35%	69%	
Reported Sales Dollars	\$85,000	\$954,610	-91%	\$12,336,950	\$21,777,210	-43%
Average Sell Price / Unit	\$85,000	\$136,373	-38%	\$162,328	\$141,410	15%
Median Sell Price	\$85,000			\$160,000		
Sell Price / List Price	81%	91%		94%	96%	
Days to Sell	169	71	139%	79	108	-27%
Active Listings	105	93				
Single Family						
Units Listed	207	191	8%	2,331	2,405	-3%
Units Reported Sold	110	91	21%	1,062	1,254	-15%
Sell/List Ratio	53%	48%		46%	52%	
Reported Sales Dollars	\$40,209,119	\$31,752,611	27%	\$383,509,714	\$459,918,274	-17%
Average Sell Price / Unit	\$365,537	\$348,930	5%	\$361,120	\$366,761	-2%
Median Sell Price	\$362,000			\$347,000		
Sell Price / List Price	96%	95%		95%	97%	
Days to Sell	45	54	-17%	56	47	20%
Active Listings	691	655				
Condos (Apt)						
Units Listed	38	35	9%	652	673	-3%
Units Reported Sold	14	21	-33%	212	309	-31%
Sell/List Ratio	37%	60%		33%	46%	
Reported Sales Dollars	\$3,484,354	\$5,079,258	-31%	\$46,933,778	\$72,023,386	-35%
Average Sell Price / Unit	\$248,882	\$241,869	3%	\$221,386	\$233,085	-5%
Median Sell Price	\$249,900			\$203,150		
Sell Price / List Price	96%	94%		94%	95%	
Days to Sell	105	69	51%	87	71	23%
Active Listings	206	254				
Condos (Patio)						
Units Listed	10	16	-38%	96	98	-2%
Units Reported Sold	4	2	100%	49	59	-17%
Sell/List Ratio	40%	12%		51%	60%	
Reported Sales Dollars	\$1,148,000	\$424,500	170%	\$13,675,753	\$16,264,657	-16%
Average Sell Price / Unit	\$287,000	\$212,250	35%	\$279,097	\$275,672	1%
Median Sell Price	\$390,000			\$295,000		
Sell Price / List Price	102%	97%		97%	97%	
Days to Sell	184	31	493%	90	63	44%
Active Listings	29	32				
Condos (Twnhse)						
Units Listed	34	42	-19%	467	437	7%
Units Reported Sold	14	14	0%	156	189	-17%
Sell/List Ratio	41%	33%		33%	43%	
Reported Sales Dollars	\$3,705,047	\$3,822,346	-3%	\$40,348,222	\$50,124,867	-20%
Average Sell Price / Unit	\$264,646	\$273,025	-3%	\$258,642	\$265,211	-2%
Median Sell Price	\$249,000			\$237,900		
Sell Price / List Price	97%	95%		102%	97%	
Days to Sell	110	82	34%	68	66	2%
Active Listings	159	161				

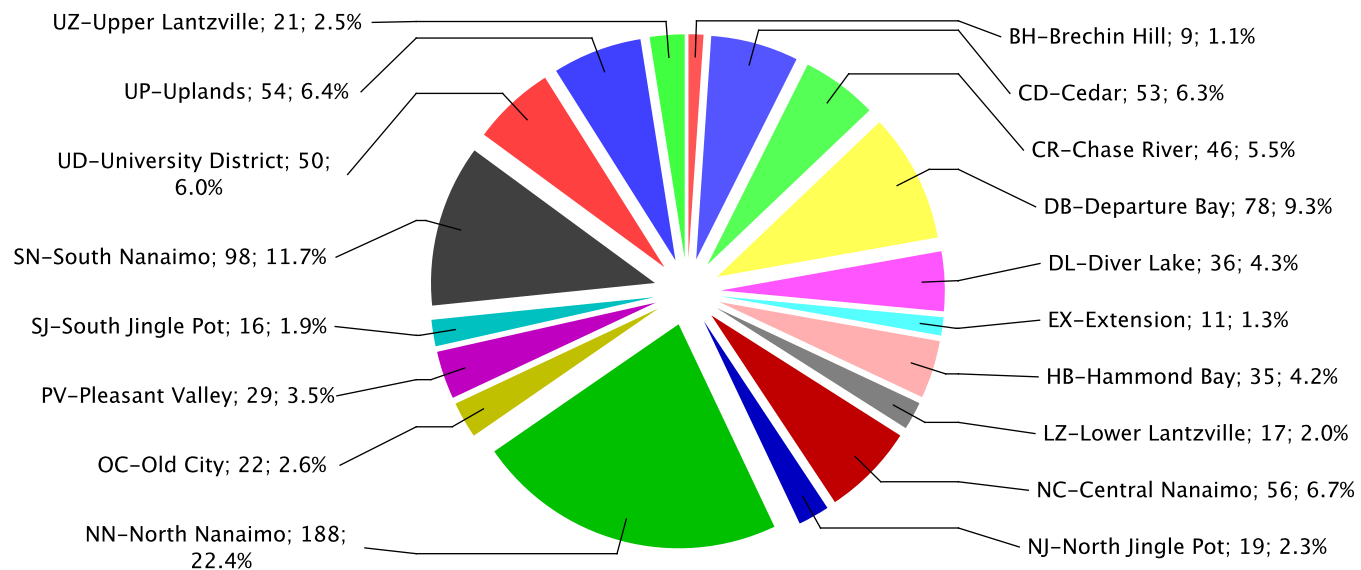
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 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	0	3	4	2	0	0	0	0	0	0	0	0	9
CD-Cedar	0	1	7	9	5	5	9	8	3	1	3	0	1	1	53
CR-Chase River	0	0	1	5	11	11	14	3	1	0	0	0	0	0	46
DB-Departure Bay	0	0	1	10	27	16	12	6	5	0	0	0	0	1	78
DL-Diver Lake	0	1	5	5	13	7	2	2	1	0	0	0	0	0	36
EX-Extension	0	0	3	1	3	2	1	0	1	0	0	0	0	0	11
HB-Hammond Bay	0	0	0	0	7	6	5	6	5	4	0	1	0	1	35
LZ-Lower Lantzville	0	0	0	3	3	6	1	0	1	1	1	1	0	0	17
NC-Central Nanaimo	1	1	10	20	17	7	0	0	0	0	0	0	0	0	56
NJ-North Jingle Pot	0	0	0	0	0	3	3	3	4	4	2	0	0	0	19
NN-North Nanaimo	0	0	2	3	24	44	45	20	38	3	4	3	0	2	188
OC-Old City	0	4	3	6	3	2	2	0	1	1	0	0	0	0	22
PV-Pleasant Valley	0	1	2	2	9	9	3	2	0	0	1	0	0	0	29
SJ-South Jingle Pot	0	0	0	2	3	2	3	3	3	0	0	0	0	0	16
SN-South Nanaimo	2	16	14	27	19	19	1	0	0	0	0	0	0	0	98
UD-University District	1	2	13	14	9	5	3	2	1	0	0	0	0	0	50
UP-Uplands	0	0	3	15	12	14	4	1	3	1	1	0	0	0	54
UZ-Upper Lantzville	0	0	1	3	5	6	3	1	2	0	0	0	0	0	21
Zone 4 TOTALS	4	26	65	128	174	166	111	57	69	15	12	5	1	5	838

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2011 = 838

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	6	-33%	33	53	-38%
Units Reported Sold	0	2	-100%	10	23	-57%
Sell/List Ratio	0%	33%		30%	43%	
Reported Sales Dollars	\$0	\$267,000	-100%	\$1,105,000	\$3,049,499	-64%
Average Sell Price / Unit		\$133,500		\$110,500	\$132,587	-17%
Median Sell Price				\$120,000		
Sell Price / List Price		94%		88%	92%	
Days to Sell		42		110	79	39%
Active Listings	27	24				
Single Family						
Units Listed	8	8	0%	94	128	-27%
Units Reported Sold	4	7	-43%	30	65	-54%
Sell/List Ratio	50%	88%		32%	51%	
Reported Sales Dollars	\$1,153,500	\$2,589,500	-55%	\$9,200,060	\$20,993,250	-56%
Average Sell Price / Unit	\$288,375	\$369,929	-22%	\$306,669	\$322,973	-5%
Median Sell Price	\$328,000			\$292,200		
Sell Price / List Price	95%	96%		94%	94%	
Days to Sell	34	67	-49%	90	84	7%
Active Listings	46	55				

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

