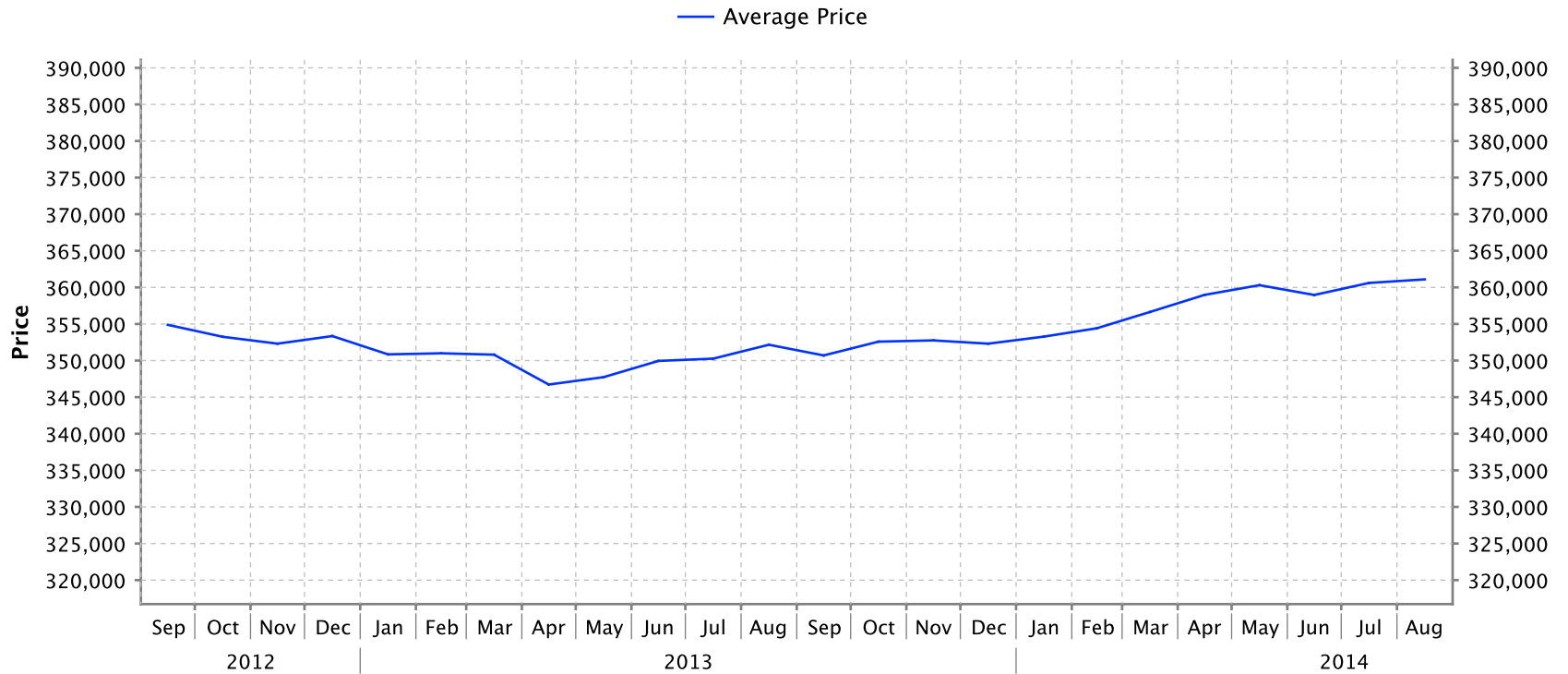


Nanaimo

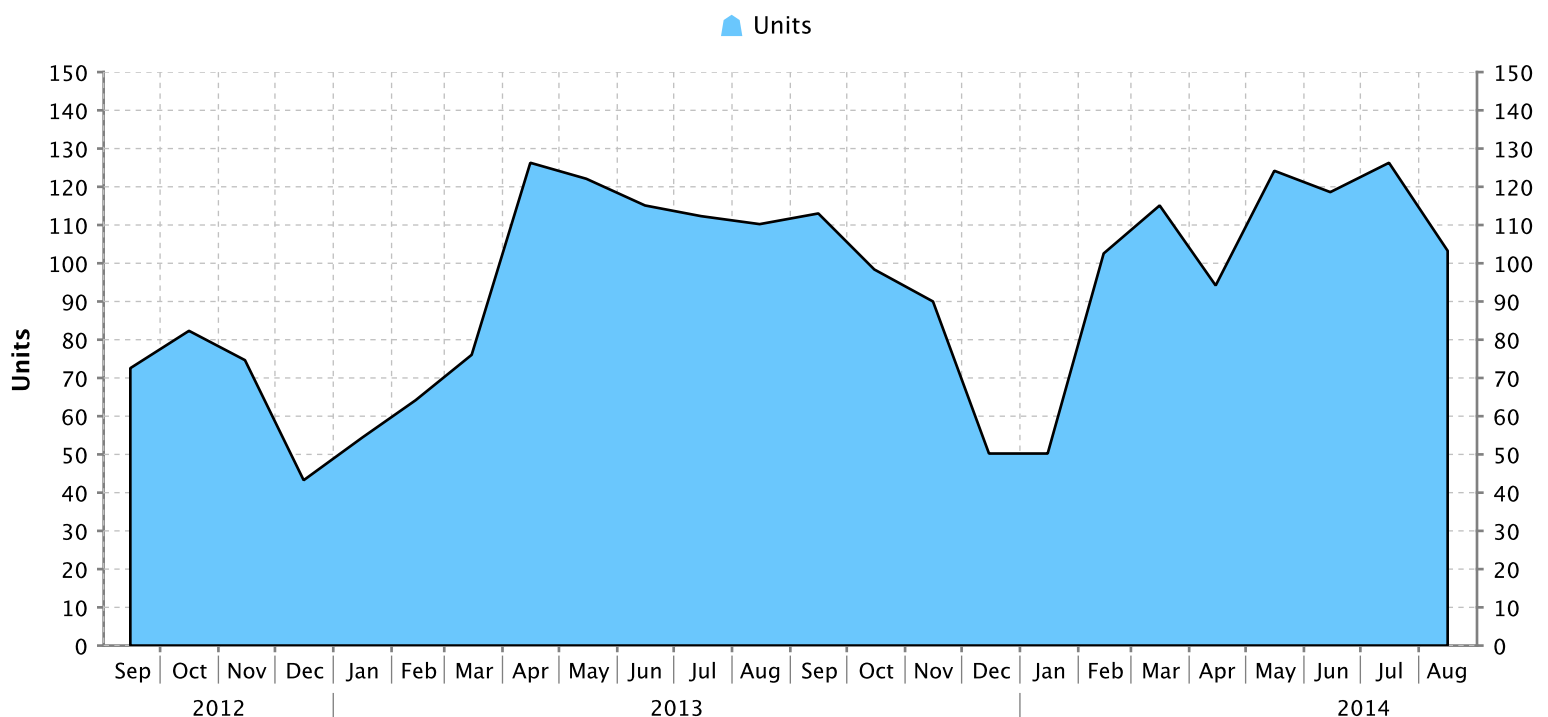
as at August 31, 2014

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 | 8 | 18 | -56% | 317 | 275 | 15% |
| Units Reported Sold | 4 | 3 | 33% | 109 | 49 | 122% |
| Sell/List Ratio | 50% | 17% | | 34% | 18% | |
| Reported Sales Dollars | \$620,000 | \$490,900 | 26% | \$17,572,098 | \$7,662,300 | 129% |
| Average Sell Price / Unit | \$155,000 | \$163,633 | -5% | \$161,212 | \$156,373 | 3% |
| Median Sell Price | \$178,000 | | | \$155,000 | | |
| Sell Price / List Price | 96% | 99% | | 96% | 93% | |
| Days to Sell | 311 | 116 | 168% | 112 | 76 | 47% |
| Active Listings | 181 | 163 | | | | |
| Single Family | | | | | | |
| Units Listed | 175 | 144 | 22% | 2,029 | 2,037 | -0% |
| Units Reported Sold | 103 | 110 | -6% | 1,183 | 1,050 | 13% |
| Sell/List Ratio | 59% | 76% | | 58% | 52% | |
| Reported Sales Dollars | \$37,973,898 | \$39,922,714 | -5% | \$427,174,423 | \$369,770,230 | 16% |
| Average Sell Price / Unit | \$368,679 | \$362,934 | 2% | \$361,094 | \$352,162 | 3% |
| Median Sell Price | \$365,000 | | | \$349,900 | | |
| Sell Price / List Price | 96% | 94% | | 96% | 95% | |
| Days to Sell | 48 | 64 | -24% | 51 | 55 | -8% |
| Active Listings | 546 | 562 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 43 | 40 | 8% | 464 | 481 | -4% |
| Units Reported Sold | 19 | 20 | -5% | 209 | 155 | 35% |
| Sell/List Ratio | 44% | 50% | | 45% | 32% | |
| Reported Sales Dollars | \$4,287,900 | \$4,134,526 | 4% | \$45,989,584 | \$33,341,016 | 38% |
| Average Sell Price / Unit | \$225,679 | \$206,726 | 9% | \$220,046 | \$215,103 | 2% |
| Median Sell Price | \$182,000 | | | \$205,000 | | |
| Sell Price / List Price | 94% | 95% | | 95% | 94% | |
| Days to Sell | 60 | 50 | 20% | 94 | 76 | 24% |
| Active Listings | 173 | 180 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 6 | 6 | 0% | 63 | 101 | -38% |
| Units Reported Sold | 5 | 7 | -29% | 54 | 66 | -18% |
| Sell/List Ratio | 83% | 117% | | 86% | 65% | |
| Reported Sales Dollars | \$1,426,880 | \$2,276,700 | -37% | \$14,971,800 | \$18,168,647 | -18% |
| Average Sell Price / Unit | \$285,376 | \$325,243 | -12% | \$277,256 | \$275,283 | 1% |
| Median Sell Price | \$279,000 | | | \$280,000 | | |
| Sell Price / List Price | 100% | 100% | | 97% | 97% | |
| Days to Sell | 95 | 54 | 76% | 79 | 70 | 12% |
| Active Listings | 13 | 20 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 28 | 35 | -20% | 343 | 399 | -14% |
| Units Reported Sold | 15 | 15 | 0% | 181 | 165 | 10% |
| Sell/List Ratio | 54% | 43% | | 53% | 41% | |
| Reported Sales Dollars | \$3,940,059 | \$3,652,716 | 8% | \$46,972,436 | \$40,569,606 | 16% |
| Average Sell Price / Unit | \$262,671 | \$243,514 | 8% | \$259,516 | \$245,876 | 6% |
| Median Sell Price | \$237,000 | | | \$237,000 | | |
| Sell Price / List Price | 94% | 97% | | 96% | 101% | |
| Days to Sell | 59 | 49 | 20% | 80 | 60 | 34% |
| Active Listings | 106 | 127 | | | | |

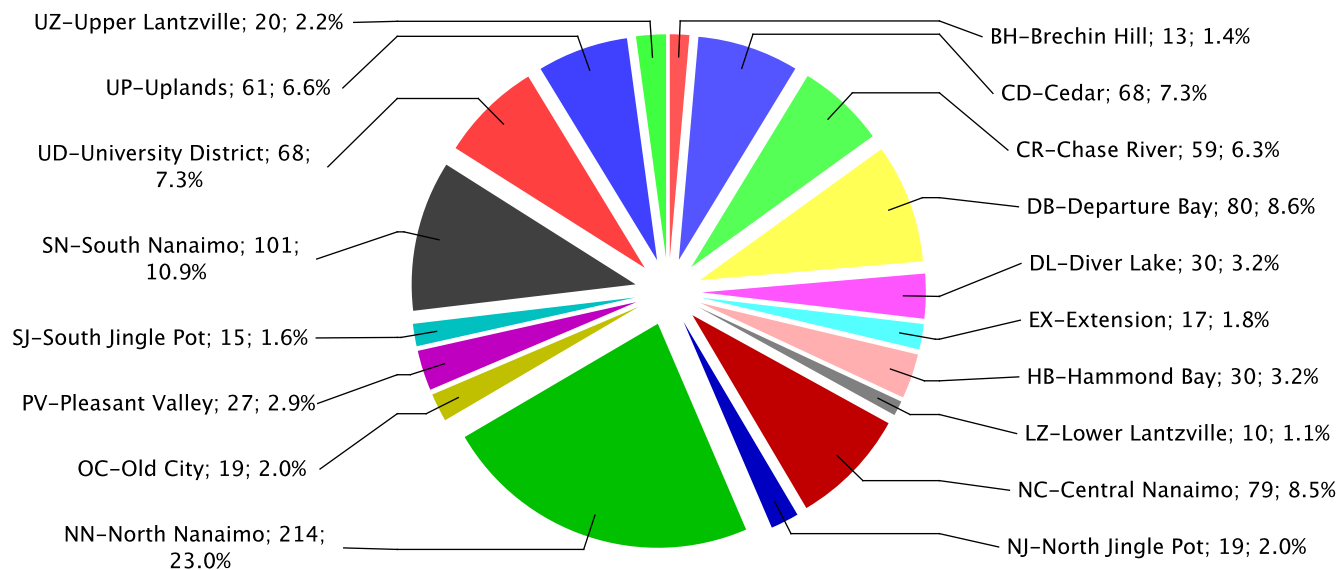
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 2014

| | 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 | 0 | 7 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| CD-Cedar | 1 | 4 | 7 | 9 | 8 | 13 | 7 | 8 | 6 | 1 | 1 | 1 | 0 | 2 | 68 |
| CR-Chase River | 0 | 1 | 1 | 9 | 15 | 16 | 14 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 59 |
| DB-Departure Bay | 0 | 0 | 3 | 17 | 20 | 14 | 7 | 7 | 8 | 1 | 1 | 1 | 0 | 1 | 80 |
| DL-Diver Lake | 0 | 1 | 2 | 8 | 6 | 10 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 30 |
| EX-Extension | 1 | 1 | 3 | 2 | 1 | 2 | 2 | 2 | 2 | 1 | 0 | 0 | 0 | 0 | 17 |
| HB-Hammond Bay | 0 | 0 | 0 | 1 | 1 | 5 | 5 | 4 | 6 | 4 | 1 | 1 | 1 | 1 | 30 |
| LZ-Lower Lantzville | 0 | 0 | 0 | 2 | 1 | 0 | 2 | 1 | 1 | 2 | 0 | 0 | 1 | 0 | 10 |
| NC-Central Nanaimo | 4 | 8 | 25 | 19 | 15 | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 79 |
| NJ-North Jingle Pot | 0 | 0 | 0 | 2 | 1 | 1 | 5 | 2 | 4 | 2 | 0 | 1 | 1 | 0 | 19 |
| NN-North Nanaimo | 0 | 2 | 3 | 2 | 15 | 44 | 41 | 42 | 33 | 20 | 8 | 1 | 2 | 1 | 214 |
| OC-Old City | 3 | 2 | 4 | 5 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| PV-Pleasant Valley | 0 | 0 | 2 | 2 | 5 | 9 | 4 | 1 | 1 | 1 | 0 | 2 | 0 | 0 | 27 |
| SJ-South Jingle Pot | 0 | 0 | 0 | 1 | 2 | 2 | 3 | 4 | 2 | 0 | 1 | 0 | 0 | 0 | 15 |
| SN-South Nanaimo | 2 | 19 | 25 | 23 | 18 | 10 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 101 |
| UD-University District | 2 | 2 | 7 | 17 | 7 | 14 | 15 | 0 | 2 | 1 | 1 | 0 | 0 | 0 | 68 |
| UP-Uplands | 0 | 0 | 2 | 16 | 17 | 13 | 9 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 61 |
| UZ-Upper Lantzville | 0 | 0 | 1 | 6 | 5 | 2 | 2 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 20 |
| Zone 4 TOTALS | 13 | 40 | 89 | 141 | 146 | 166 | 120 | 77 | 74 | 33 | 13 | 7 | 5 | 6 | 930 |

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2014 = 930

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 | 0 | 4 | -100% | 33 | 35 | -6% |
| Units Reported Sold | 4 | 1 | 300% | 14 | 10 | 40% |
| Sell/List Ratio | | 25% | | 42% | 29% | |
| Reported Sales Dollars | \$293,500 | \$52,000 | 464% | \$1,246,000 | \$1,008,625 | 24% |
| Average Sell Price / Unit | \$73,375 | \$52,000 | 41% | \$89,000 | \$100,862 | -12% |
| Median Sell Price | \$90,000 | | | \$90,000 | | |
| Sell Price / List Price | 83% | 95% | | 83% | 86% | |
| Days to Sell | 84 | 5 | 1,580% | 147 | 273 | -46% |
| Active Listings | 28 | 28 | | | | |
| Single Family | | | | | | |
| Units Listed | 8 | 10 | -20% | 93 | 114 | -18% |
| Units Reported Sold | 2 | 8 | -75% | 43 | 47 | -9% |
| Sell/List Ratio | 25% | 80% | | 46% | 41% | |
| Reported Sales Dollars | \$658,275 | \$2,134,000 | -69% | \$11,590,075 | \$12,962,020 | -11% |
| Average Sell Price / Unit | \$329,138 | \$266,750 | 23% | \$269,537 | \$275,788 | -2% |
| Median Sell Price | \$420,000 | | | \$258,000 | | |
| Sell Price / List Price | 96% | 91% | | 92% | 93% | |
| Days to Sell | 68 | 58 | 19% | 101 | 91 | 11% |
| Active Listings | 42 | 49 | | | | |

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

