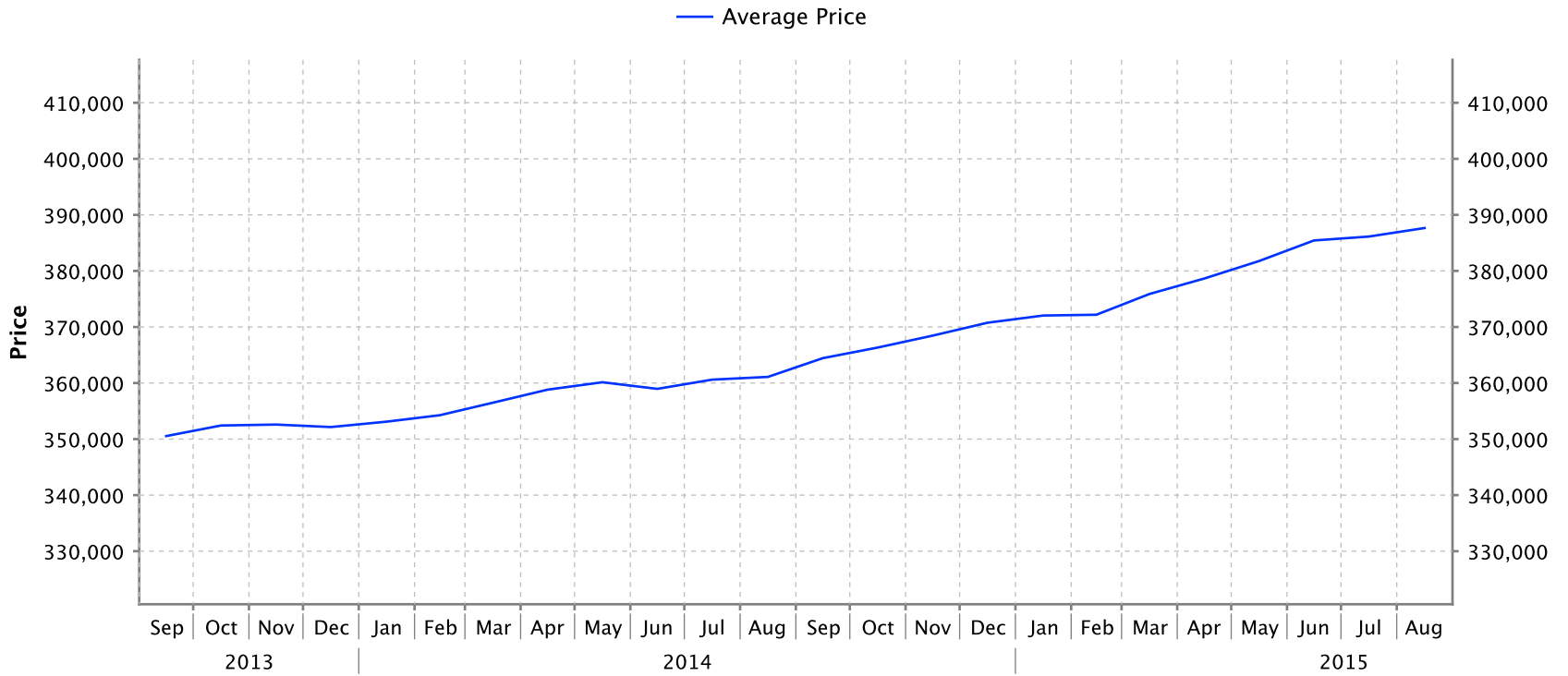


# Nanaimo

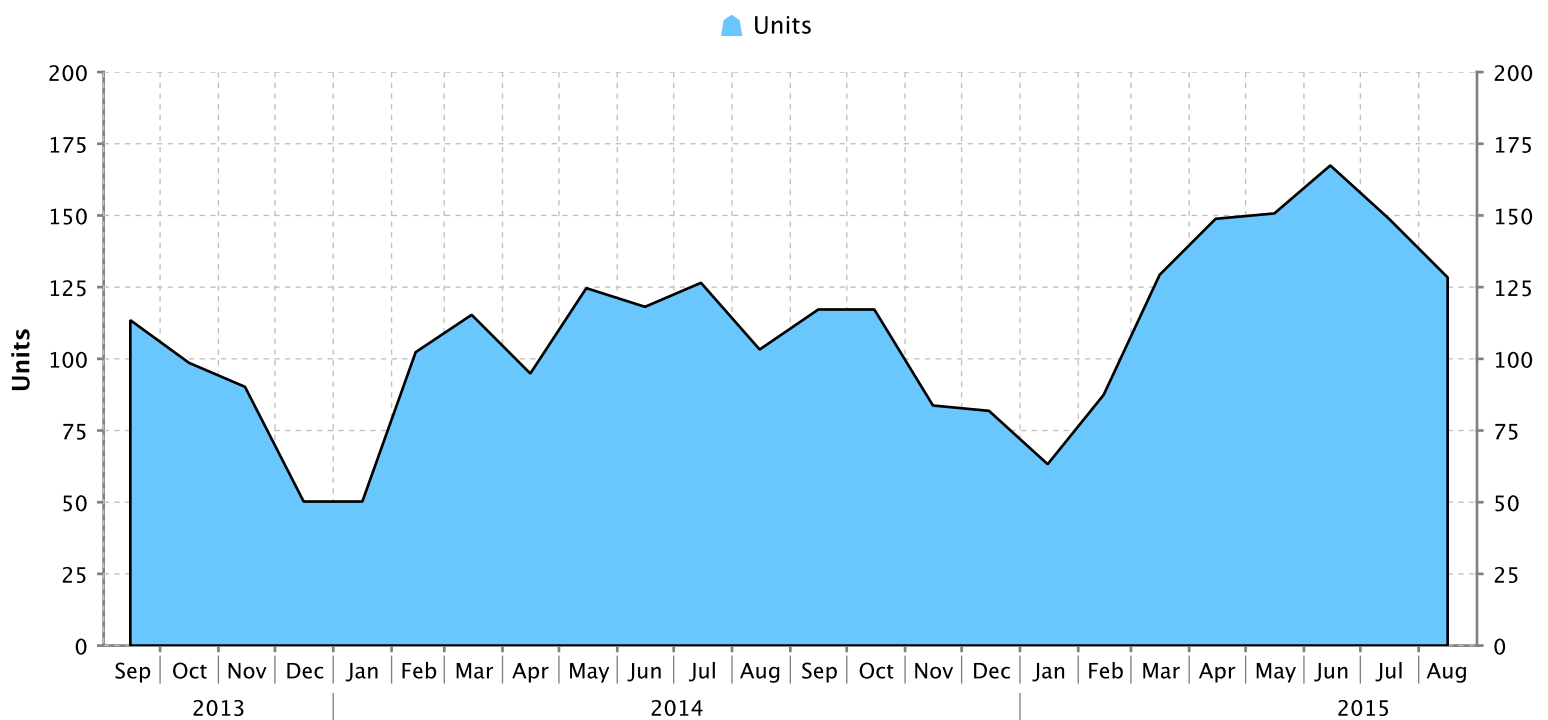
## as at August 31, 2015

### 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	14	8	75%	236	319	-26%
Units Reported Sold	14	4	250%	147	108	36%
Sell/List Ratio	100%	50%		62%	34%	
Reported Sales Dollars	\$1,757,902	\$620,000	184%	\$23,988,122	\$17,414,098	38%
Average Sell Price / Unit	\$125,564	\$155,000	-19%	\$163,185	\$161,242	1%
Median Sell Price	\$147,150			\$163,900		
Sell Price / List Price	93%	96%		94%	96%	
Days to Sell	39	311	-87%	201	113	78%
Active Listings	124	183				
<b>Single Family</b>						
Units Listed	181	175	3%	2,150	2,029	6%
Units Reported Sold	128	103	24%	1,418	1,183	20%
Sell/List Ratio	71%	59%		66%	58%	
Reported Sales Dollars	\$49,794,739	\$37,973,898	31%	\$549,698,310	\$427,174,423	29%
Average Sell Price / Unit	\$389,021	\$368,679	6%	\$387,657	\$361,094	7%
Median Sell Price	\$367,000			\$364,000		
Sell Price / List Price	97%	96%		97%	96%	
Days to Sell	41	48	-14%	43	51	-16%
Active Listings	445	546				
<b>Condos (Apt)</b>						
Units Listed	38	43	-12%	495	464	7%
Units Reported Sold	27	19	42%	264	209	26%
Sell/List Ratio	71%	44%		53%	45%	
Reported Sales Dollars	\$6,522,700	\$4,287,900	52%	\$57,220,983	\$45,989,584	24%
Average Sell Price / Unit	\$241,581	\$225,679	7%	\$216,746	\$220,046	-1%
Median Sell Price	\$220,000			\$202,400		
Sell Price / List Price	95%	94%		96%	95%	
Days to Sell	55	60	-9%	87	94	-8%
Active Listings	164	173				
<b>Condos (Patio)</b>						
Units Listed	5	7	-29%	80	64	25%
Units Reported Sold	4	5	-20%	60	54	11%
Sell/List Ratio	80%	71%		75%	84%	
Reported Sales Dollars	\$1,060,000	\$1,426,880	-26%	\$17,319,880	\$14,971,800	16%
Average Sell Price / Unit	\$265,000	\$285,376	-7%	\$288,665	\$277,256	4%
Median Sell Price	\$310,000			\$297,000		
Sell Price / List Price	96%	100%		97%	97%	
Days to Sell	69	95	-27%	46	79	-42%
Active Listings	10	14				
<b>Condos (Twnhse)</b>						
Units Listed	25	28	-11%	288	343	-16%
Units Reported Sold	17	15	13%	186	181	3%
Sell/List Ratio	68%	54%		65%	53%	
Reported Sales Dollars	\$4,679,591	\$3,940,059	19%	\$49,908,083	\$46,972,436	6%
Average Sell Price / Unit	\$275,270	\$262,671	5%	\$268,323	\$259,516	3%
Median Sell Price	\$232,097			\$248,000		
Sell Price / List Price	97%	94%		97%	96%	
Days to Sell	77	59	31%	73	80	-9%
Active Listings	70	106				

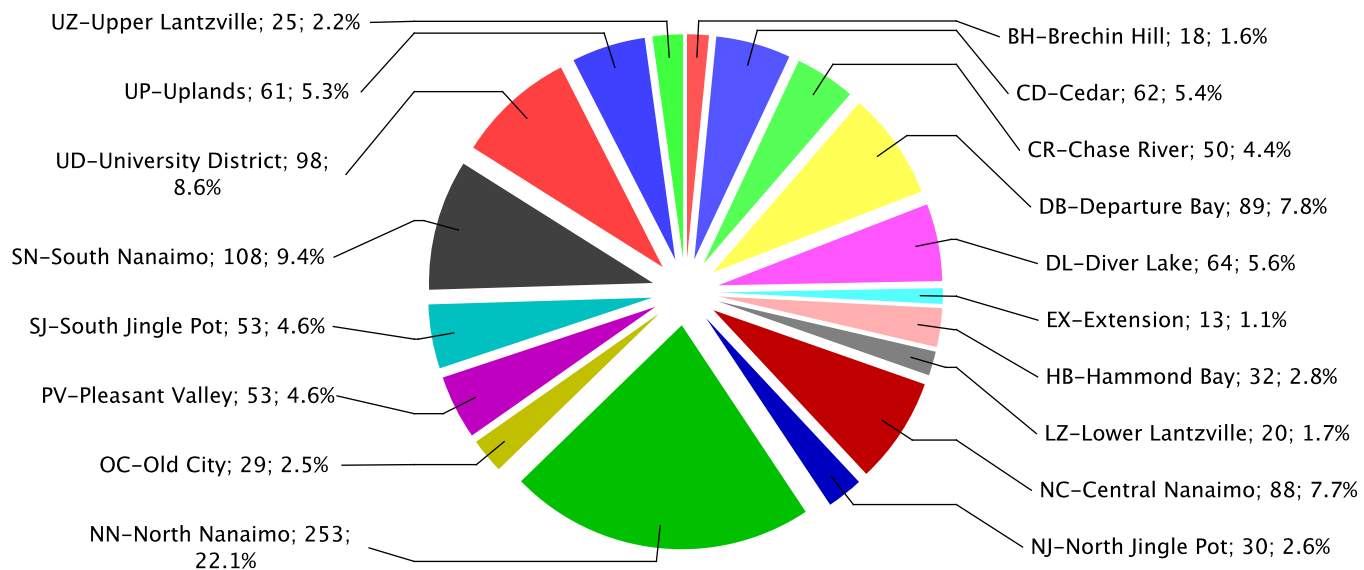
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 2015

	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	1	3	7	4	0	1	1	0	1	0	0	0	18
CD-Cedar	1	2	5	6	14	10	6	6	6	3	2	1	0	0	62
CR-Chase River	0	2	3	6	10	13	9	6	1	0	0	0	0	0	50
DB-Departure Bay	0	1	0	7	23	25	13	6	10	4	0	0	0	0	89
DL-Diver Lake	0	1	3	14	18	11	3	10	4	0	0	0	0	0	64
EX-Extension	2	1	1	3	1	0	1	2	1	0	1	0	0	0	13
HB-Hammond Bay	0	1	0	0	3	6	6	5	3	4	3	0	0	1	32
LZ-Lower Lantzville	0	0	1	0	1	3	3	4	3	0	1	3	0	1	20
NC-Central Nanaimo	0	5	17	27	28	5	4	2	0	0	0	0	0	0	88
NJ-North Jingle Pot	0	0	0	2	0	4	3	1	6	6	3	2	2	1	30
NN-North Nanaimo	0	2	4	6	18	50	37	33	53	27	6	8	4	5	253
OC-Old City	1	2	6	5	5	4	1	2	3	0	0	0	0	0	29
PV-Pleasant Valley	0	1	2	6	14	14	9	4	2	1	0	0	0	0	53
SJ-South Jingle Pot	1	0	2	0	17	12	6	6	8	1	0	0	0	0	53
SN-South Nanaimo	2	8	24	25	33	7	8	1	0	0	0	0	0	0	108
UD-University District	1	3	12	21	14	6	21	11	7	0	2	0	0	0	98
UP-Uplands	0	0	2	6	24	17	4	1	3	0	1	0	0	3	61
UZ-Upper Lantzville	0	0	0	2	1	3	7	3	5	3	1	0	0	0	25
<b>Zone 4 TOTALS</b>	<b>8</b>	<b>29</b>	<b>83</b>	<b>139</b>	<b>231</b>	<b>194</b>	<b>141</b>	<b>104</b>	<b>116</b>	<b>49</b>	<b>21</b>	<b>14</b>	<b>6</b>	<b>11</b>	<b>1,146</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2015 = 1,146

# 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	5	0		33	33	0%
Units Reported Sold	1	4	-75%	12	14	-14%
Sell/List Ratio	20%			36%	42%	
Reported Sales Dollars	\$90,000	\$293,500	-69%	\$1,004,900	\$1,246,000	-19%
Average Sell Price / Unit	\$90,000	\$73,375	23%	\$83,742	\$89,000	-6%
Median Sell Price	\$90,000			\$75,000		
Sell Price / List Price	90%	83%		84%	83%	
Days to Sell	54	84	-36%	191	147	30%
Active Listings	23	28				
<b>Single Family</b>						
Units Listed	7	8	-12%	76	93	-18%
Units Reported Sold	5	2	150%	51	43	19%
Sell/List Ratio	71%	25%		67%	46%	
Reported Sales Dollars	\$1,063,000	\$658,275	61%	\$13,202,050	\$11,590,075	14%
Average Sell Price / Unit	\$212,600	\$329,138	-35%	\$258,864	\$269,537	-4%
Median Sell Price	\$220,000			\$257,000		
Sell Price / List Price	96%	96%		94%	92%	
Days to Sell	22	68	-68%	98	101	-4%
Active Listings	31	42				

**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

