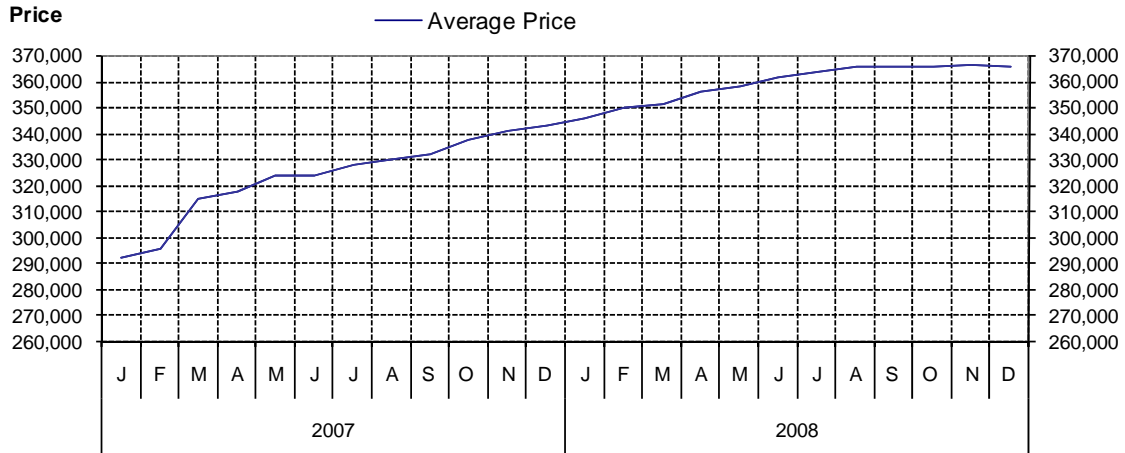


# Nanaimo

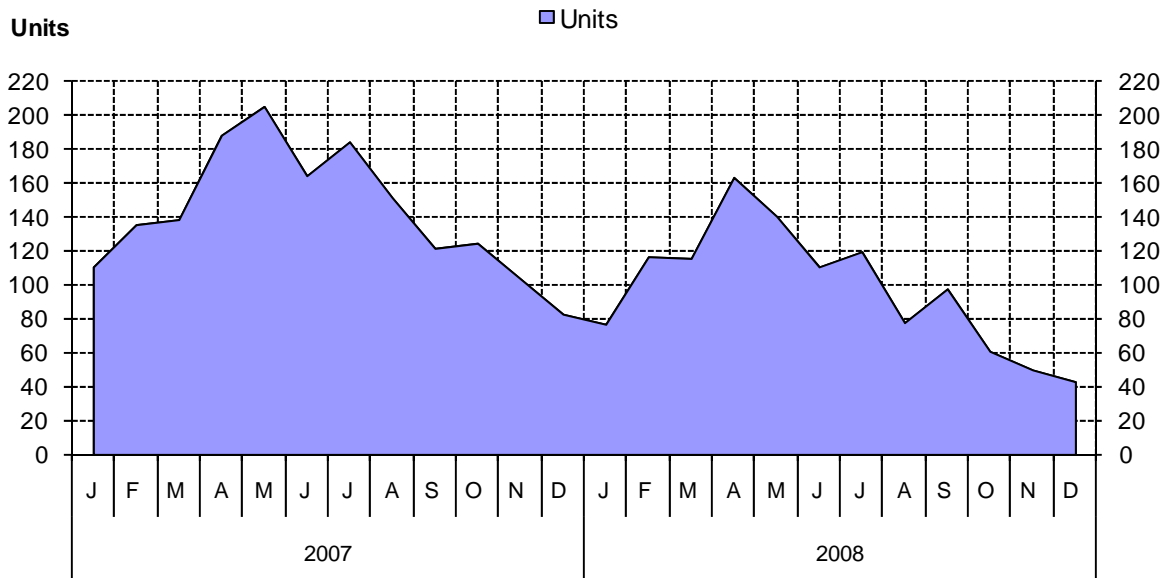
as at December 31, 2008

## 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

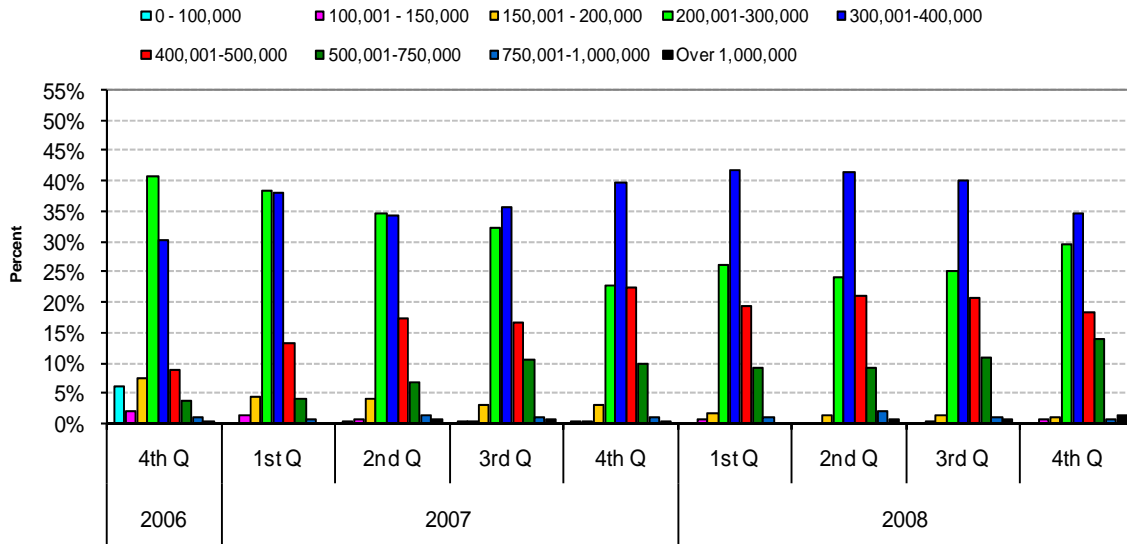
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	32	68	-53%	493	476	4%
Units Reported Sold	1	9	-89%	105	188	-44%
Sell/List Ratio	3%	13%		21%	39%	
Reported Sales Dollars	\$130,000	\$1,741,950	-93%	\$16,111,660	\$31,714,494	-49%
Average Sell Price / Unit	\$130,000	\$193,550	-33%	\$153,444	\$168,694	-9%
Median Sell Price	\$130,000			\$151,920		
Sell Price / List Price Ratio	81%	96%		95%	97%	
Days to Sell	78	59	32%	70	75	-7%
Active Listings	159					
<b>Single Family</b>						
Units Listed	82	97	-15%	2564	2557	0%
Units Reported Sold	43	83	-48%	1174	1701	-31%
Sell/List Ratio	52%	86%		46%	67%	
Reported Sales Dollars	\$15,674,200	\$31,323,977	-50%	\$428,712,789	\$583,642,303	-27%
Average Sell Price / Unit	\$364,516	\$377,397	-3%	\$365,173	\$343,117	6%
Median Sell Price	\$338,000			\$350,000		
Sell Price / List Price Ratio	91%	96%		96%	97%	
Days to Sell	60	50	18%	50	47	7%
Active Listings	512					
<b>Condos (Apt)</b>						
Units Listed	30	20	50%	725	503	44%
Units Reported Sold	10	22	-55%	233	334	-30%
Sell/List Ratio	33%	110%		32%	66%	
Reported Sales Dollars	\$2,019,300	\$4,710,600	-57%	\$54,849,030	\$71,428,435	-23%
Average Sell Price / Unit	\$201,930	\$214,118	-6%	\$235,404	\$213,858	10%
Median Sell Price	\$239,900			\$207,500		
Sell Price / List Price Ratio	93%	95%		96%	96%	
Days to Sell	135	58	131%	63	58	9%
Active Listings	255					
<b>Condos (Twnhse)</b>						
Units Listed	16	2	700%	408	299	36%
Units Reported Sold	7	4	75%	182	227	-20%
Sell/List Ratio	44%	200%		45%	76%	
Reported Sales Dollars	\$1,480,000	\$1,035,900	43%	\$44,787,852	\$54,791,921	-18%
Average Sell Price / Unit	\$211,429	\$258,975	-18%	\$246,087	\$241,374	2%
Median Sell Price	\$196,000			\$235,000		
Sell Price / List Price Ratio	93%	97%		96%	97%	
Days to Sell	82	38	115%	51	52	-2%
Active Listings	86					

### PLEASE NOTE:

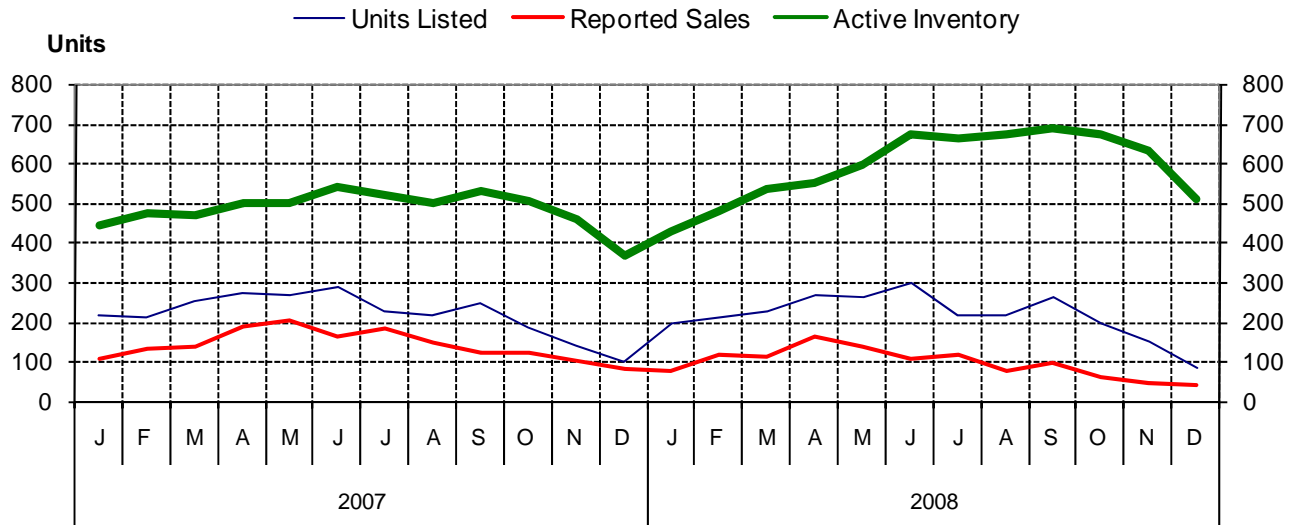
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

**LOTS** do NOT INCLUDE acreage or waterfront acreage.

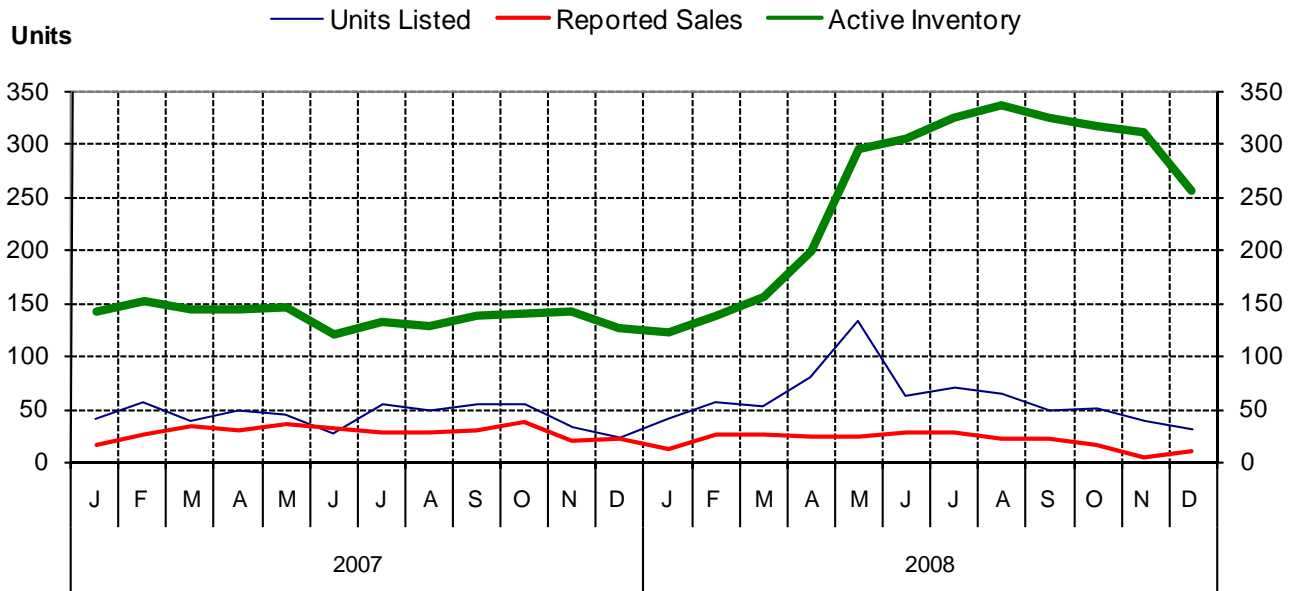
### Percentage of Market Share by Price Range Nanaimo



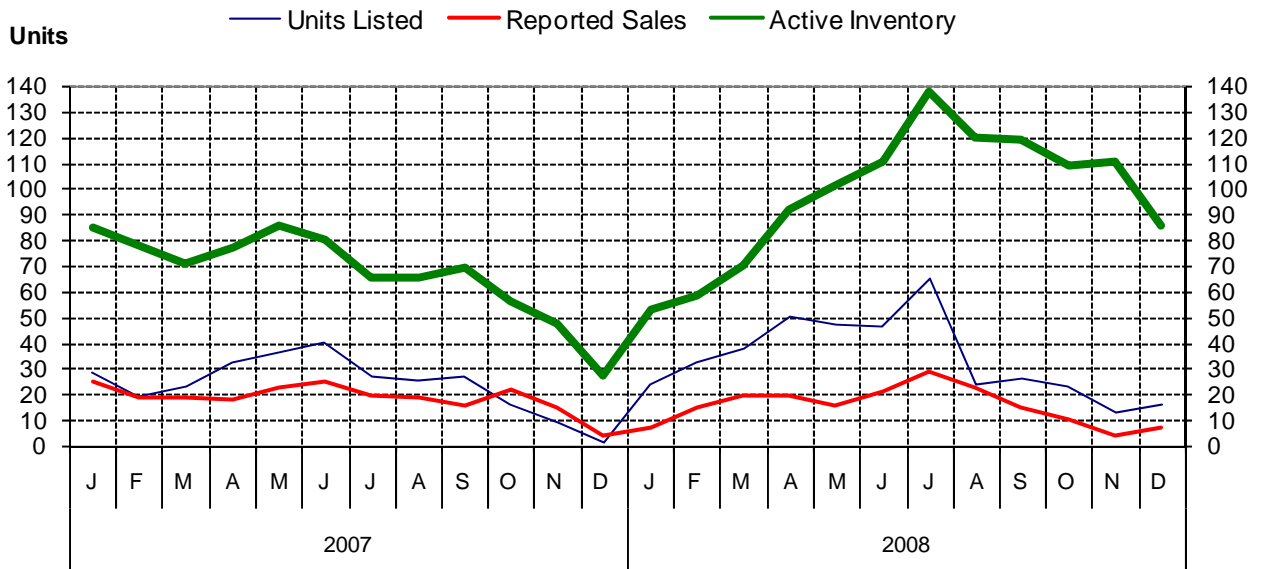
### Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

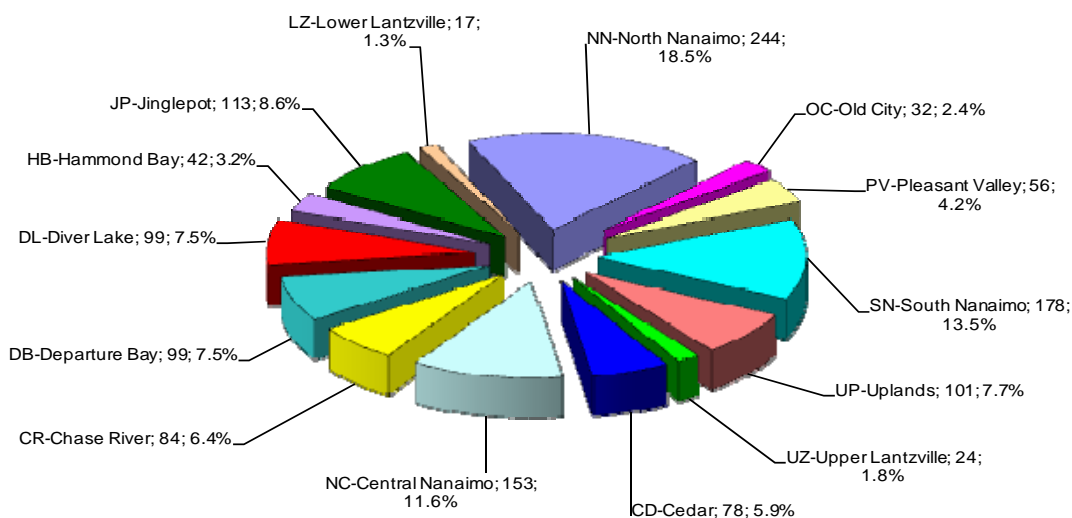


# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to December 31, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	<b>Total</b>
CD-Cedar	0	0	1	20	19	25	10	2	1	78
NC-Central Nanaimo	0	1	3	82	63	2	2	0	0	153
CR-Chase River	0	0	0	15	43	22	4	0	0	84
DB-Departure Bay	0	0	0	12	63	16	8	0	0	99
DL-Diver Lake	0	0	2	17	70	10	0	0	0	99
HB-Hammond Bay	0	0	0	2	10	16	14	0	0	42
JP-Jinglepot	0	0	0	12	34	36	26	5	0	113
LZ-Lower Lantzville	0	0	0	3	5	2	5	1	1	17
NN-North Nanaimo	0	0	0	16	60	103	55	5	5	244
OC-Old City	0	0	1	18	12	1	0	0	0	32
PV-Pleasant Valley	0	0	0	5	39	10	1	1	0	56
SN-South Nanaimo	0	2	11	113	45	4	2	1	0	178
UP-Uplands	0	0	0	23	57	17	2	2	0	101
UZ-Upper Lantzville	0	1	0	1	13	3	6	0	0	24
<b>ZONE 4 TOTALS</b>	<b>0</b>	<b>4</b>	<b>18</b>	<b>339</b>	<b>533</b>	<b>267</b>	<b>135</b>	<b>17</b>	<b>7</b>	<b>1,320</b>

### Single Family Sales - Nanaimo by Subarea



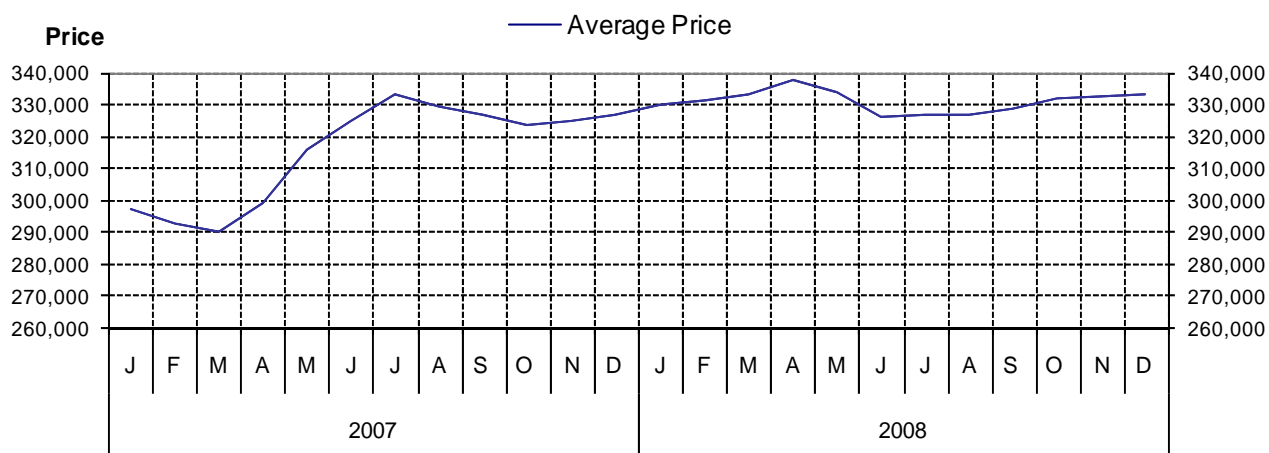
Total Unconditional Sales January 1 to December 31, 2008 = 1,320

# 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	2	1	100%	58	57	2%
Units Reported Sold	1	0		30	38	-21%
Sell/List Ratio	50%	0%		52%	67%	
Reported Sales Dollars	\$66,000	\$0		\$4,006,800	\$5,288,800	-24%
Average Sell Price / Unit	\$66,000			\$133,560	\$139,179	-4%
Median Sell Price	\$66,000			\$135,000		
Sell Price / List Price Ratio	88%			92%	93%	
Days to Sell	56			64	68	-5%
Active Listings	14					
<b>Single Family</b>						
Units Listed	1	5	-80%	102	123	-17%
Units Reported Sold	0	1	-100%	48	66	-27%
Sell/List Ratio	0%	20%		47%	54%	
Reported Sales Dollars	\$0	\$283,000	-100%	\$16,013,342	\$21,600,200	-26%
Average Sell Price / Unit		\$283,000		\$333,611	\$327,276	2%
Median Sell Price				\$335,000		
Sell Price / List Price Ratio		99%		96%	95%	
Days to Sell		33		54	65	-17%
Active Listings	28					

### Cumulative Residential Average Single Family Sale Price



**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.

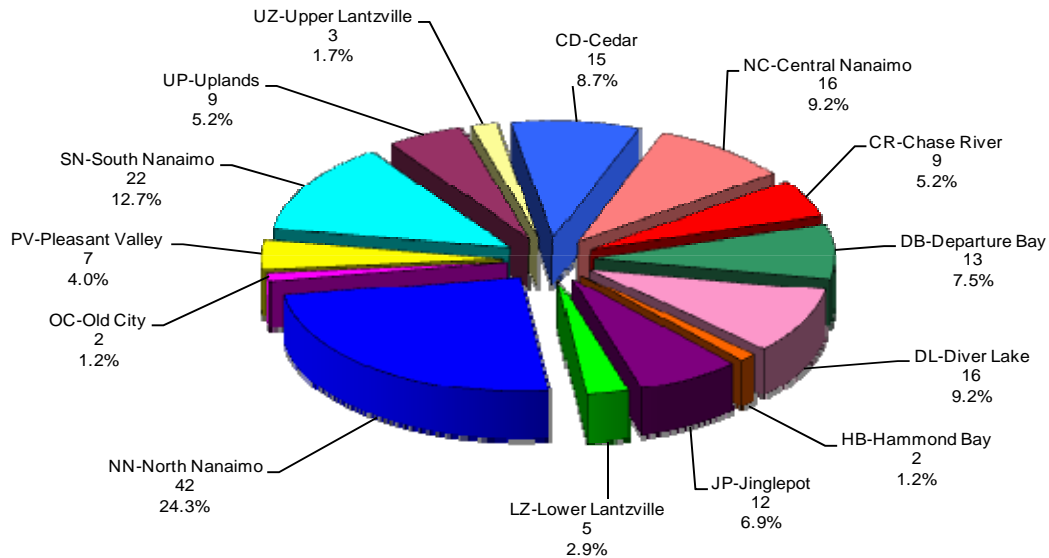
## 4th Quarter 2008

### MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to December 31, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CD-Cedar	0	0	0	4	6	4	1	0	0	15
NC-Central Nanaimo	0	0	0	9	6	0	1	0	0	16
CR-Chase River	0	0	0	4	3	2	0	0	0	9
DB-Departure Bay	0	0	0	5	5	3	0	0	0	13
DL-Diver Lake	0	0	0	4	11	1	0	0	0	16
HB-Hammond Bay	0	0	0	0	1	1	0	0	0	2
JP-Jinglepot	0	0	0	3	2	1	5	1	0	12
LZ-Lower Lantzville	0	0	0	1	1	0	3	0	0	5
NN-North Nanaimo	0	0	0	4	7	16	13	0	2	42
OC-Old City	0	0	1	0	1	0	0	0	0	2
PV-Pleasant Valley	0	0	0	1	5	1	0	0	0	7
SN-South Nanaimo	0	0	1	11	8	2	0	0	0	22
UP-Uplands	0	0	0	5	4	0	0	0	0	9
UZ-Upper Lantzville	0	1	0	0	0	1	1	0	0	3
<b>ZONE 4 TOTALS</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>51</b>	<b>60</b>	<b>32</b>	<b>24</b>	<b>1</b>	<b>2</b>	<b>173</b>

### 4th Quarter 2008 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales October 1 to December 31, 2008 = 173