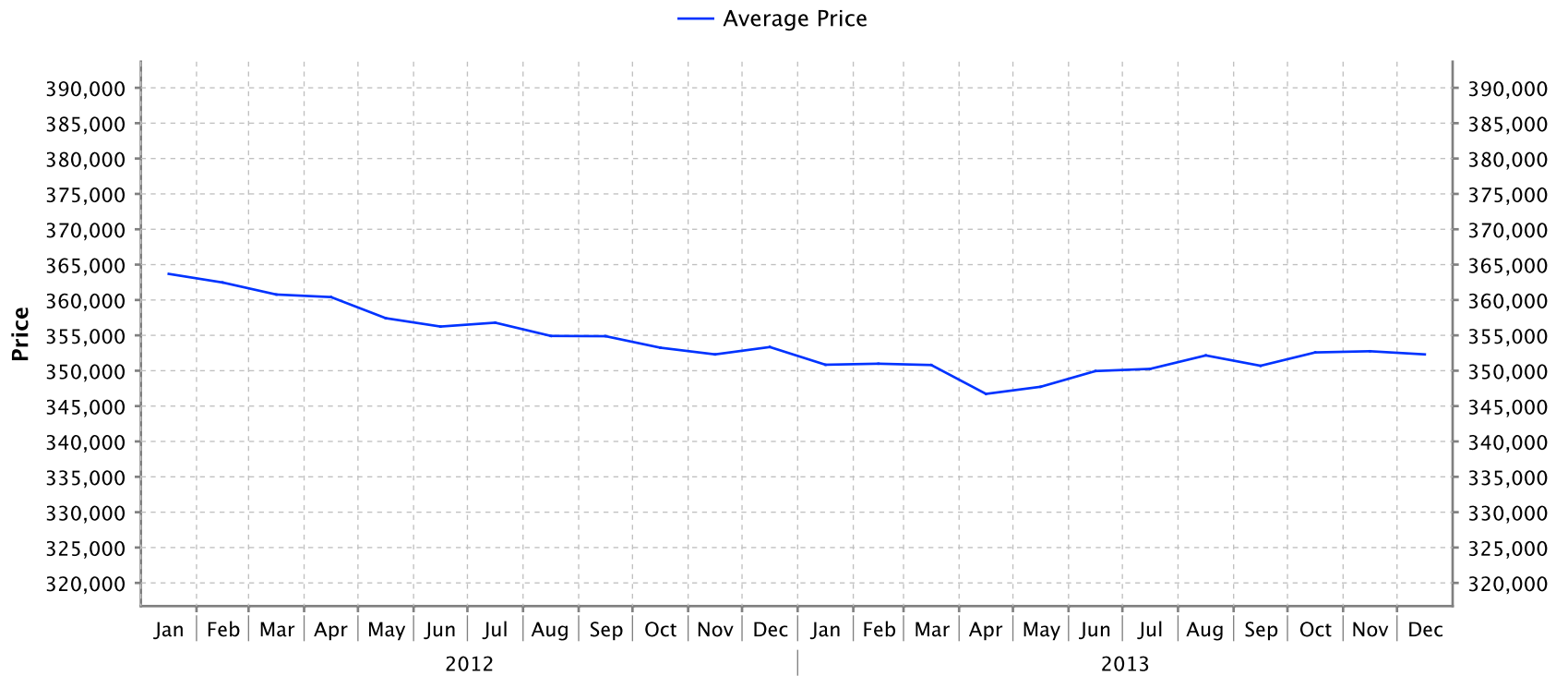


Nanaimo

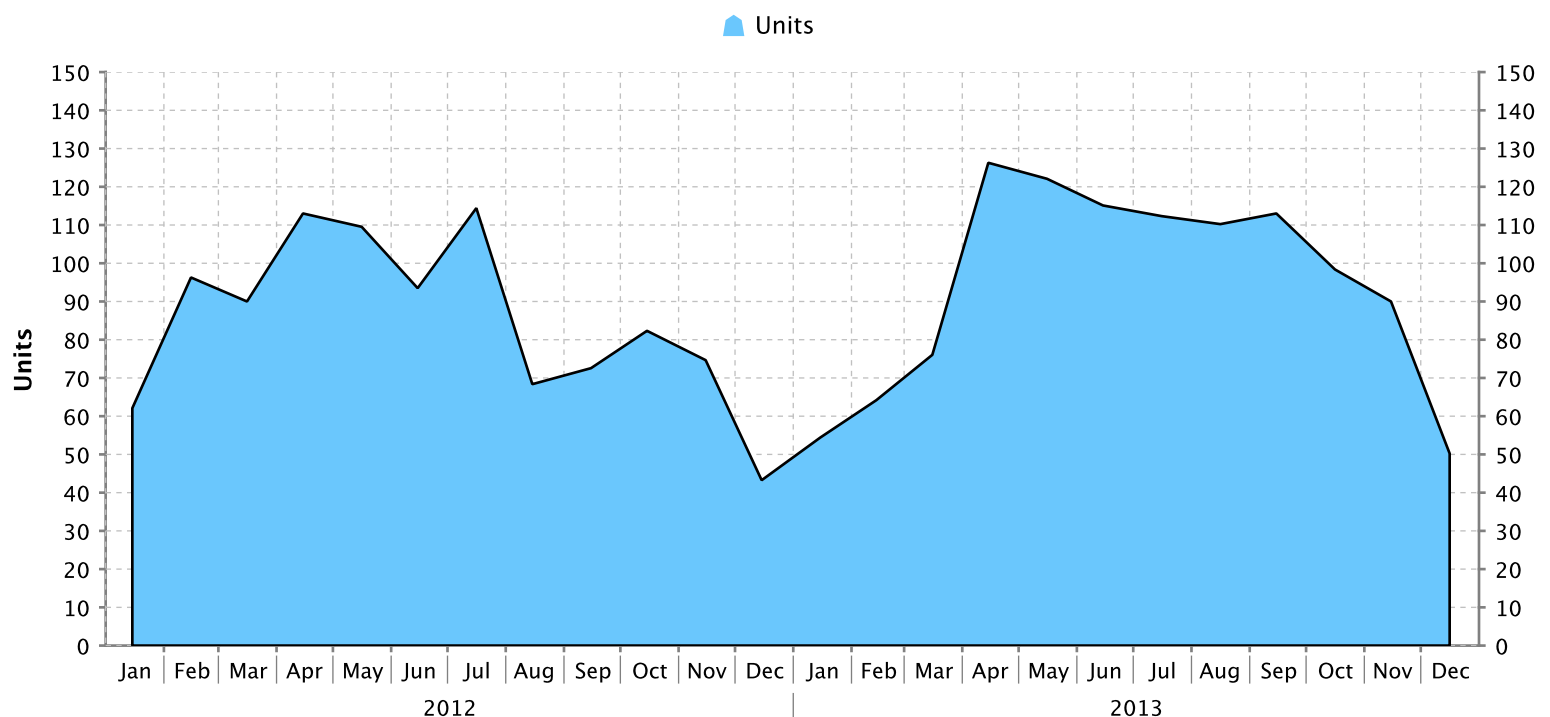
as at December 31, 2013

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	21	5	320%	309	226	37%
Units Reported Sold	8	0		64	63	2%
Sell/List Ratio	38%	0%		21%	28%	
Reported Sales Dollars	\$1,301,000	\$0		\$9,905,298	\$9,695,038	2%
Average Sell Price / Unit	\$162,625			\$154,770	\$153,889	1%
Median Sell Price	\$168,800			\$162,000		
Sell Price / List Price	96%			95%	93%	
Days to Sell	90			104	105	-1%
Active Listings	147	121				
Single Family						
Units Listed	60	71	-15%	1,998	2,216	-10%
Units Reported Sold	50	43	16%	1,130	1,016	11%
Sell/List Ratio	83%	61%		57%	46%	
Reported Sales Dollars	\$17,036,229	\$15,069,697	13%	\$398,108,972	\$359,001,165	11%
Average Sell Price / Unit	\$340,725	\$350,458	-3%	\$352,309	\$353,348	-0%
Median Sell Price	\$329,150			\$337,500		
Sell Price / List Price	96%	94%		95%	95%	
Days to Sell	53	68	-22%	56	53	5%
Active Listings	336	422				
Condos (Apt)						
Units Listed	17	13	31%	458	625	-27%
Units Reported Sold	11	6	83%	174	190	-8%
Sell/List Ratio	65%	46%		38%	30%	
Reported Sales Dollars	\$2,042,626	\$1,339,000	53%	\$37,989,606	\$39,044,018	-3%
Average Sell Price / Unit	\$185,693	\$223,167	-17%	\$218,331	\$205,495	6%
Median Sell Price	\$170,000			\$202,000		
Sell Price / List Price	92%	94%		94%	93%	
Days to Sell	63	113	-44%	81	85	-4%
Active Listings	167	177				
Condos (Patio)						
Units Listed	4	7	-43%	83	118	-30%
Units Reported Sold	3	3	0%	64	55	16%
Sell/List Ratio	75%	43%		77%	47%	
Reported Sales Dollars	\$999,000	\$1,043,746	-4%	\$17,715,650	\$14,438,717	23%
Average Sell Price / Unit	\$333,000	\$347,915	-4%	\$276,807	\$262,522	5%
Median Sell Price	\$342,000			\$280,000		
Sell Price / List Price	97%	102%		97%	97%	
Days to Sell	47	27	73%	74	55	35%
Active Listings	17	30				
Condos (Twnhse)						
Units Listed	20	13	54%	386	416	-7%
Units Reported Sold	4	12	-67%	172	138	25%
Sell/List Ratio	20%	92%		45%	33%	
Reported Sales Dollars	\$639,500	\$3,191,664	-80%	\$42,941,846	\$34,003,345	26%
Average Sell Price / Unit	\$159,875	\$265,972	-40%	\$249,662	\$246,401	1%
Median Sell Price	\$190,000			\$227,500		
Sell Price / List Price	91%	96%		101%	96%	
Days to Sell	102	47	118%	62	62	1%
Active Listings	95	91				

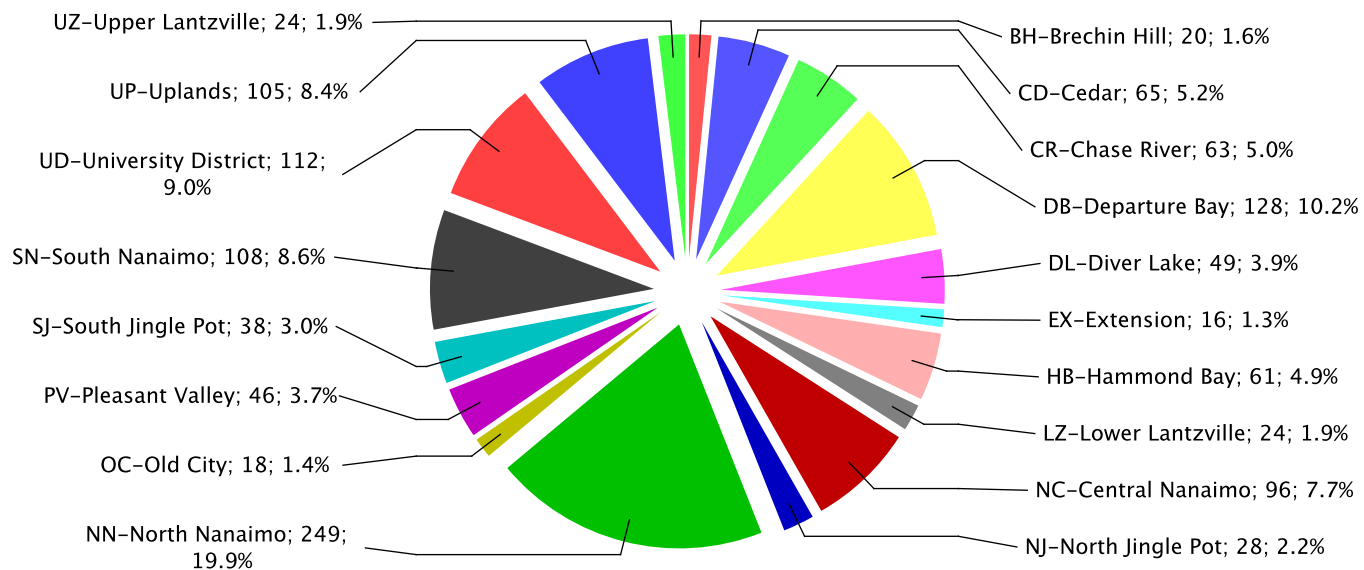
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Dec 31, 2013

	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	10	5	1	1	2	0	1	0	0	0	0	0	20
CD-Cedar	0	4	5	6	6	13	10	7	9	3	2	0	0	0	65
CR-Chase River	0	1	3	12	14	21	6	3	3	0	0	0	0	0	63
DB-Departure Bay	0	1	3	29	38	22	22	9	2	1	0	1	0	0	128
DL-Diver Lake	0	2	6	13	16	11	0	1	0	0	0	0	0	0	49
EX-Extension	0	1	0	4	2	5	0	0	0	3	1	0	0	0	16
HB-Hammond Bay	0	2	1	2	8	10	8	9	10	1	3	3	1	3	61
LZ-Lower Lantzville	0	0	0	3	7	4	3	0	5	1	0	0	0	1	24
NC-Central Nanaimo	2	11	28	38	12	4	1	0	0	0	0	0	0	0	96
NJ-North Jingle Pot	0	0	0	0	7	5	4	0	4	4	1	3	0	0	28
NN-North Nanaimo	0	1	6	19	34	58	39	26	43	12	7	1	1	2	249
OC-Old City	1	3	2	3	5	0	3	0	1	0	0	0	0	0	18
PV-Pleasant Valley	0	0	2	8	18	11	4	1	0	2	0	0	0	0	46
SJ-South Jingle Pot	2	1	1	3	12	10	4	2	2	1	0	0	0	0	38
SN-South Nanaimo	4	24	27	25	18	6	3	0	1	0	0	0	0	0	108
UD-University District	3	5	18	24	24	19	11	0	5	1	1	0	0	1	112
UP-Uplands	0	4	14	38	26	11	5	3	0	0	0	1	1	2	105
UZ-Upper Lantzville	0	0	0	2	7	3	3	2	3	3	1	0	0	0	24
Zone 4 TOTALS	12	60	126	234	255	214	128	63	89	32	16	9	3	9	1,250

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to December 31, 2013 = 1,250

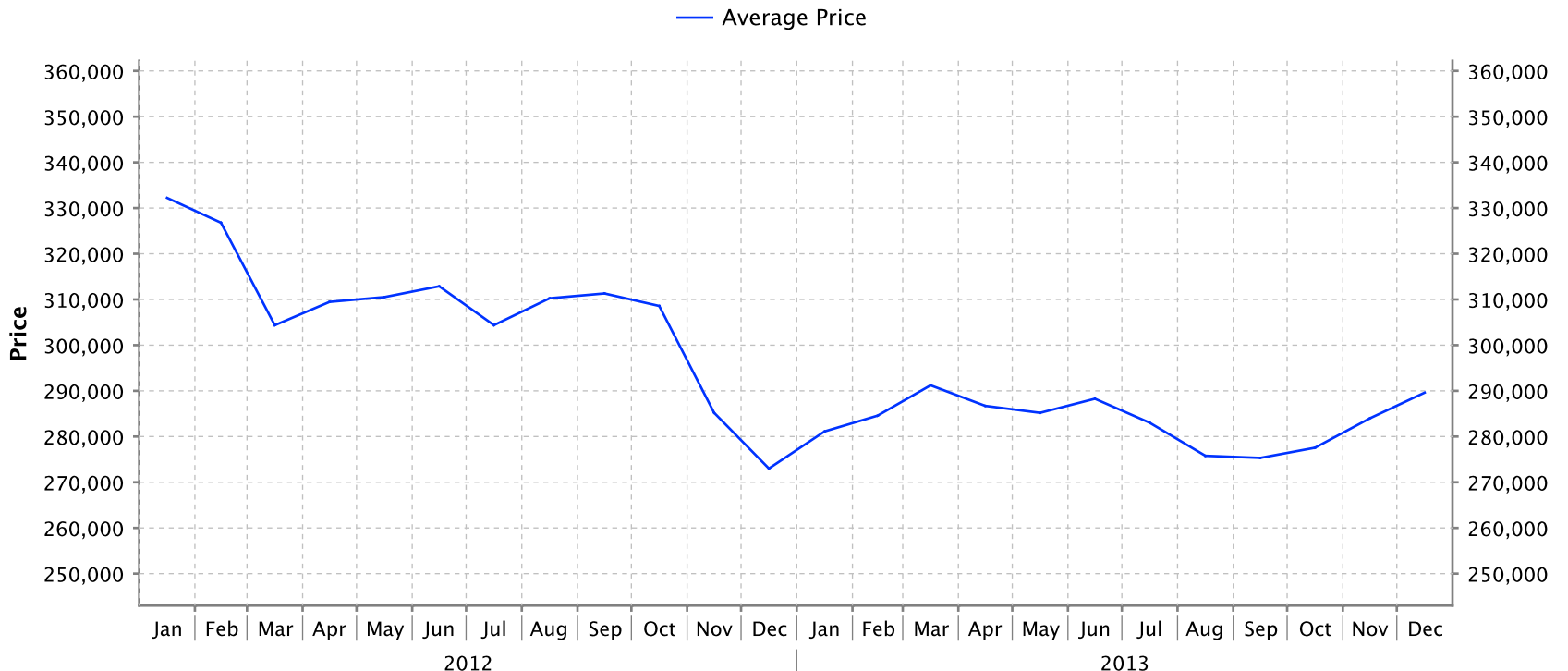
GABRIOLA ISLAND

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	0		24	39	-38%
Units Reported Sold	0	0		9	10	-10%
Sell/List Ratio				38%	26%	
Reported Sales Dollars	\$0	\$0		\$929,125	\$956,500	-3%
Average Sell Price / Unit				\$103,236	\$95,650	8%
Median Sell Price				\$122,000		
Sell Price / List Price				89%	86%	
Days to Sell				205	198	4%
Active Listings	20	23				
Single Family						
Units Listed	4	5	-20%	109	126	-13%
Units Reported Sold	3	2	50%	56	34	65%
Sell/List Ratio	75%	40%		51%	27%	
Reported Sales Dollars	\$961,000	\$362,000	165%	\$16,218,020	\$9,282,249	75%
Average Sell Price / Unit	\$320,333	\$181,000	77%	\$289,608	\$273,007	6%
Median Sell Price	\$267,000			\$279,000		
Sell Price / List Price	95%	95%		94%	94%	
Days to Sell	47	24	92%	91	105	-13%
Active Listings	33	45				

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



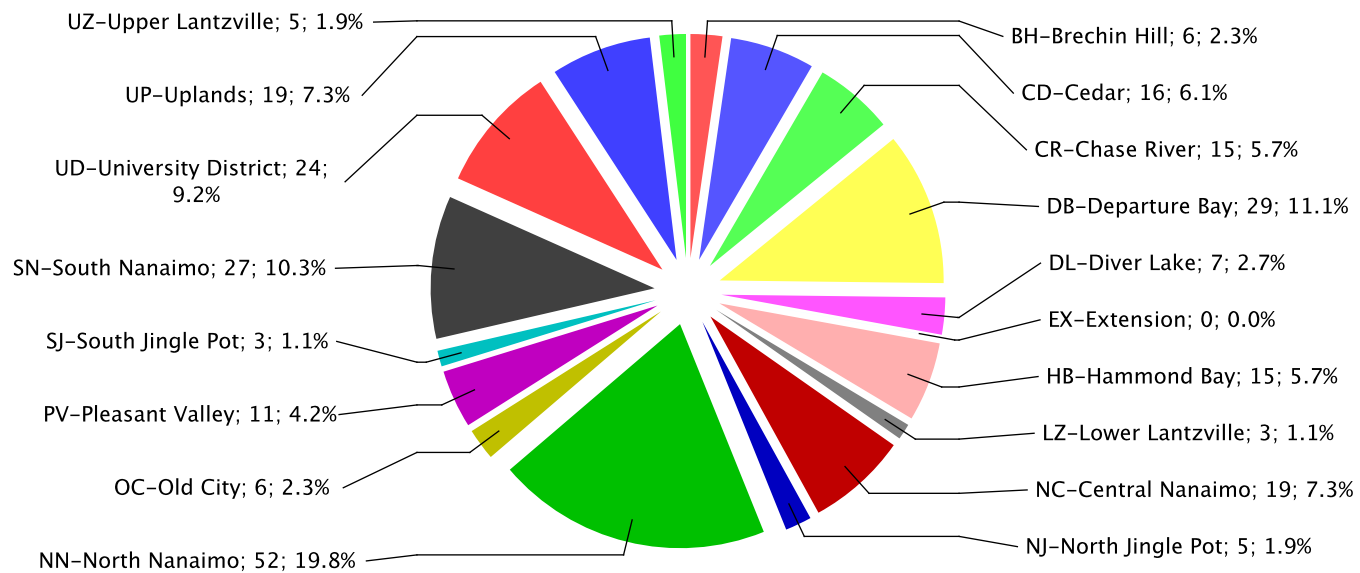
4th Quarter 2013

MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to Dec 31, 2013

	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	2	0	1	2	0	0	0	0	0	0	0	6
CD-Cedar	0	1	1	2	1	3	2	2	3	1	0	0	0	0	16
CR-Chase River	0	0	1	3	3	6	1	0	1	0	0	0	0	0	15
DB-Departure Bay	0	1	1	4	13	5	3	1	1	0	0	0	0	0	29
DL-Diver Lake	0	0	1	1	3	1	0	1	0	0	0	0	0	0	7
EX-Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HB-Hammond Bay	0	1	0	1	1	2	2	2	2	0	1	2	0	1	15
LZ-Lower Lantzville	0	0	0	0	2	0	0	0	0	1	0	0	0	0	3
NC-Central Nanaimo	0	2	10	3	3	1	0	0	0	0	0	0	0	0	19
NJ-North Jingle Pot	0	0	0	0	1	0	1	0	0	0	1	2	0	0	5
NN-North Nanaimo	0	0	1	1	8	11	12	9	8	0	2	0	0	0	52
OC-Old City	0	1	1	1	1	0	2	0	0	0	0	0	0	0	6
PV-Pleasant Valley	0	0	1	4	4	1	0	0	0	1	0	0	0	0	11
SJ-South Jingle Pot	1	0	0	0	0	0	1	0	0	1	0	0	0	0	3
SN-South Nanaimo	1	4	9	8	4	1	0	0	0	0	0	0	0	0	27
UD-University District	0	1	2	5	7	4	2	0	2	0	0	0	0	1	24
UP-Uplands	0	1	2	4	6	3	0	1	0	0	0	0	1	1	19
UZ-Upper Lantzville	0	0	0	0	2	1	0	0	1	1	0	0	0	0	5
Zone 4 TOTALS	2	12	31	39	59	40	28	16	18	5	4	4	1	3	262

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales October 1 to December 31, 2013 = 262