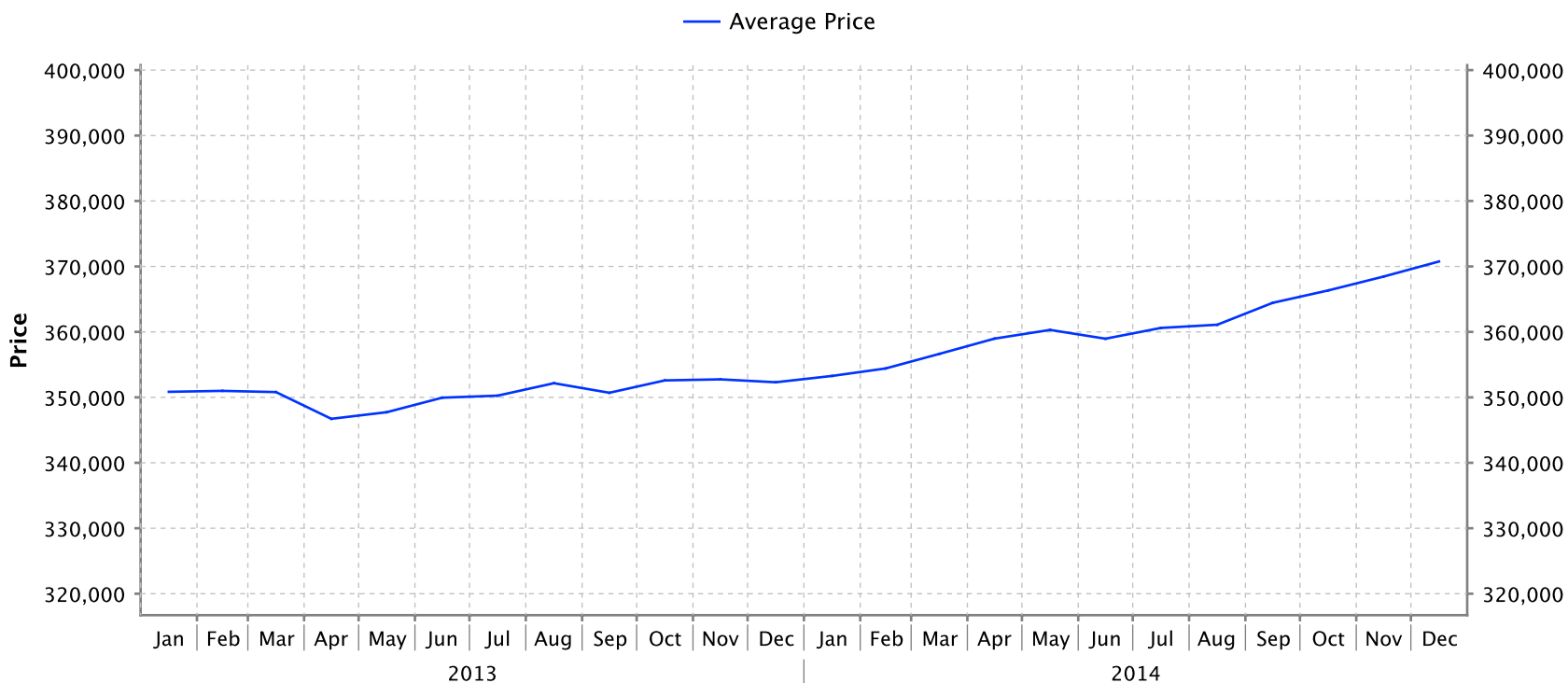


# Nanaimo

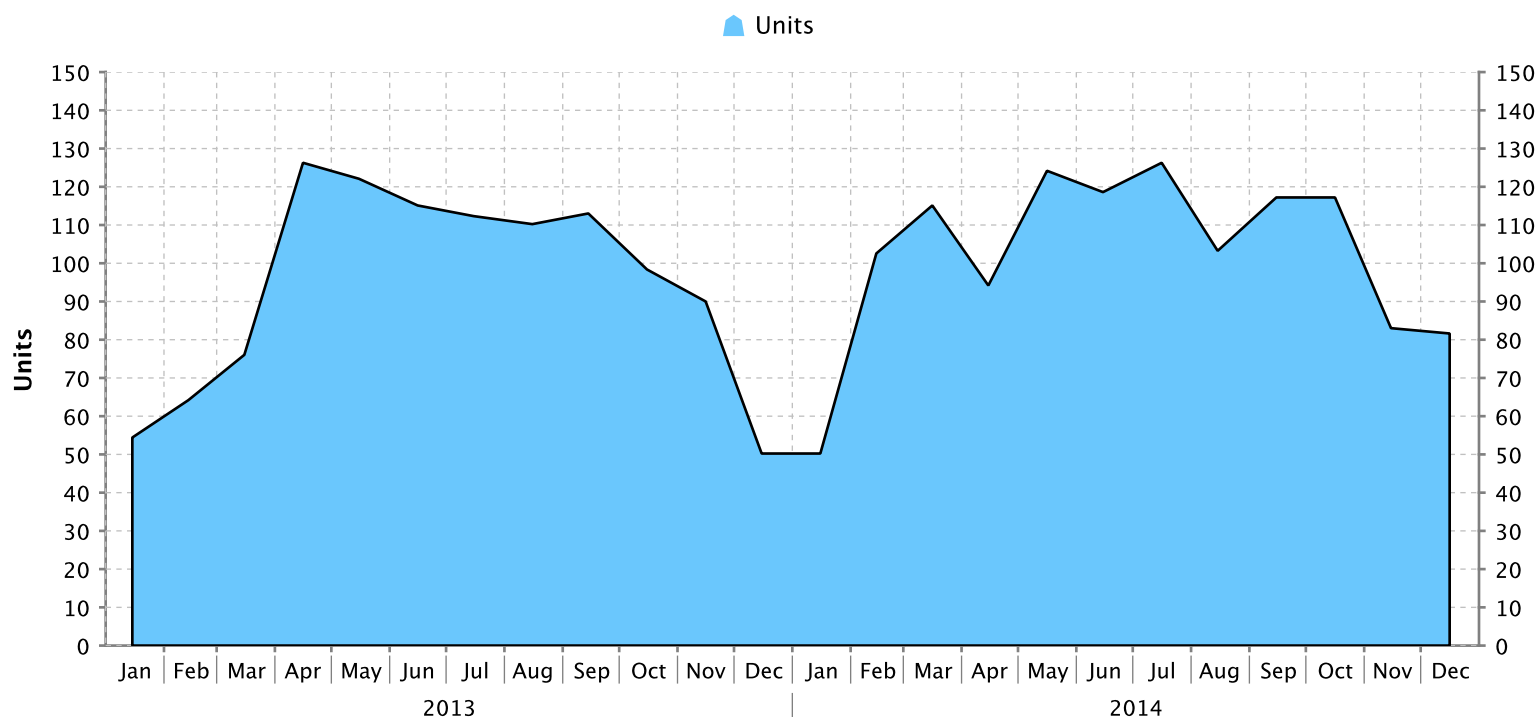
## as at December 31, 2014

### 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
<b>Lots</b>						
Units Listed	5	21	-76%	310	309	0%
Units Reported Sold	9	8	12%	133	64	108%
Sell/List Ratio	180%	38%		43%	21%	
Reported Sales Dollars	\$1,573,900	\$1,301,000	21%	\$22,055,600	\$9,905,298	123%
Average Sell Price / Unit	\$174,878	\$162,625	8%	\$165,832	\$154,770	7%
Median Sell Price	\$159,900			\$160,000		
Sell Price / List Price	94%	96%		95%	95%	
Days to Sell	260	90	189%	148	104	42%
Active Listings	140	147				
<b>Single Family</b>						
Units Listed	90	59	53%	2,061	1,997	3%
Units Reported Sold	81	50	62%	1,230	1,130	9%
Sell/List Ratio	90%	85%		60%	57%	
Reported Sales Dollars	\$31,294,503	\$17,036,229	84%	\$456,035,046	\$398,108,972	15%
Average Sell Price / Unit	\$386,352	\$340,725	13%	\$370,760	\$352,309	5%
Median Sell Price	\$350,000			\$355,000		
Sell Price / List Price	96%	96%		97%	95%	
Days to Sell	65	53	24%	49	56	-12%
Active Listings	312	335				
<b>Condos (Apt)</b>						
Units Listed	20	17	18%	508	459	11%
Units Reported Sold	10	11	-9%	221	174	27%
Sell/List Ratio	50%	65%		44%	38%	
Reported Sales Dollars	\$2,361,287	\$2,042,626	16%	\$47,509,339	\$37,989,606	25%
Average Sell Price / Unit	\$236,129	\$185,693	27%	\$214,974	\$218,331	-2%
Median Sell Price	\$239,837			\$195,000		
Sell Price / List Price	96%	92%		95%	94%	
Days to Sell	43	63	-31%	86	81	5%
Active Listings	181	168				
<b>Condos (Patio)</b>						
Units Listed	4	4	0%	68	83	-18%
Units Reported Sold	2	3	-33%	54	64	-16%
Sell/List Ratio	50%	75%		79%	77%	
Reported Sales Dollars	\$578,000	\$999,000	-42%	\$15,416,280	\$17,715,650	-13%
Average Sell Price / Unit	\$289,000	\$333,000	-13%	\$285,487	\$276,807	3%
Median Sell Price	\$295,000			\$285,000		
Sell Price / List Price	96%	97%		97%	97%	
Days to Sell	112	47	137%	75	74	1%
Active Listings	12	17				
<b>Condos (Twnhse)</b>						
Units Listed	9	20	-55%	313	385	-19%
Units Reported Sold	12	4	200%	175	172	2%
Sell/List Ratio	133%	20%		56%	45%	
Reported Sales Dollars	\$3,028,800	\$639,500	374%	\$45,683,266	\$42,941,846	6%
Average Sell Price / Unit	\$252,400	\$159,875	58%	\$261,047	\$249,662	5%
Median Sell Price	\$245,000			\$240,000		
Sell Price / List Price	94%	91%		96%	101%	
Days to Sell	81	102	-21%	86	62	37%
Active Listings	60	94				

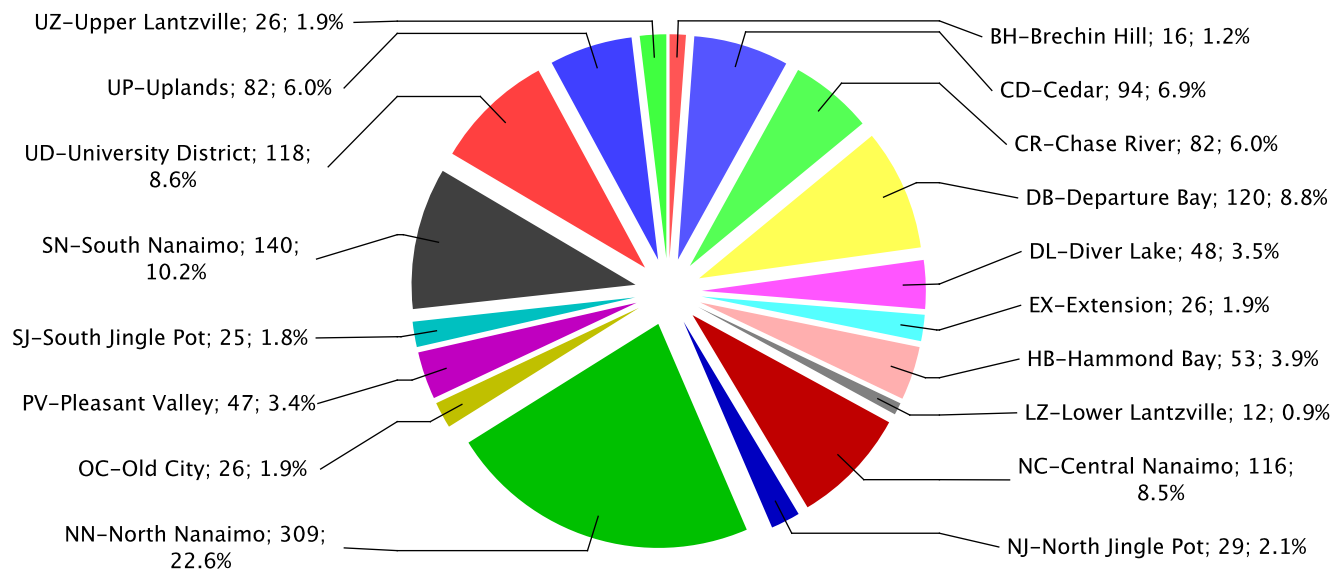
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Dec 31, 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	8	2	1	0	1	0	0	0	0	0	16
CD-Cedar	1	5	11	13	11	17	9	9	11	1	2	1	0	3	94
CR-Chase River	0	1	2	17	20	23	15	1	3	0	0	0	0	0	82
DB-Departure Bay	0	0	6	20	34	21	10	8	10	3	6	1	0	1	120
DL-Diver Lake	0	2	2	10	13	15	1	3	2	0	0	0	0	0	48
EX-Extension	2	1	5	3	3	3	2	2	4	1	0	0	0	0	26
HB-Hammond Bay	0	0	1	3	6	7	9	5	11	5	1	1	2	2	53
LZ-Lower Lantzville	0	0	0	2	2	0	2	1	1	2	0	0	1	1	12
NC-Central Nanaimo	4	11	35	27	25	11	2	1	0	0	0	0	0	0	116
NJ-North Jingle Pot	0	0	0	2	1	2	7	3	7	3	1	2	1	0	29
NN-North Nanaimo	0	3	3	5	22	61	58	53	51	33	12	3	2	3	309
OC-Old City	3	3	4	9	2	3	0	1	1	0	0	0	0	0	26
PV-Pleasant Valley	0	1	2	6	11	11	6	2	2	3	1	2	0	0	47
SJ-South Jingle Pot	0	0	0	1	5	3	5	6	3	0	1	1	0	0	25
SN-South Nanaimo	2	24	32	33	27	16	4	1	1	0	0	0	0	0	140
UD-University District	3	3	18	26	16	17	23	4	5	1	2	0	0	0	118
UP-Uplands	0	0	3	20	26	18	10	1	3	0	0	0	0	1	82
UZ-Upper Lantzville	0	0	1	6	7	2	4	1	3	0	2	0	0	0	26
<b>Zone 4 TOTALS</b>	<b>15</b>	<b>54</b>	<b>129</b>	<b>203</b>	<b>239</b>	<b>232</b>	<b>168</b>	<b>102</b>	<b>119</b>	<b>52</b>	<b>28</b>	<b>11</b>	<b>6</b>	<b>11</b>	<b>1,369</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to December 31, 2014 = 1,369

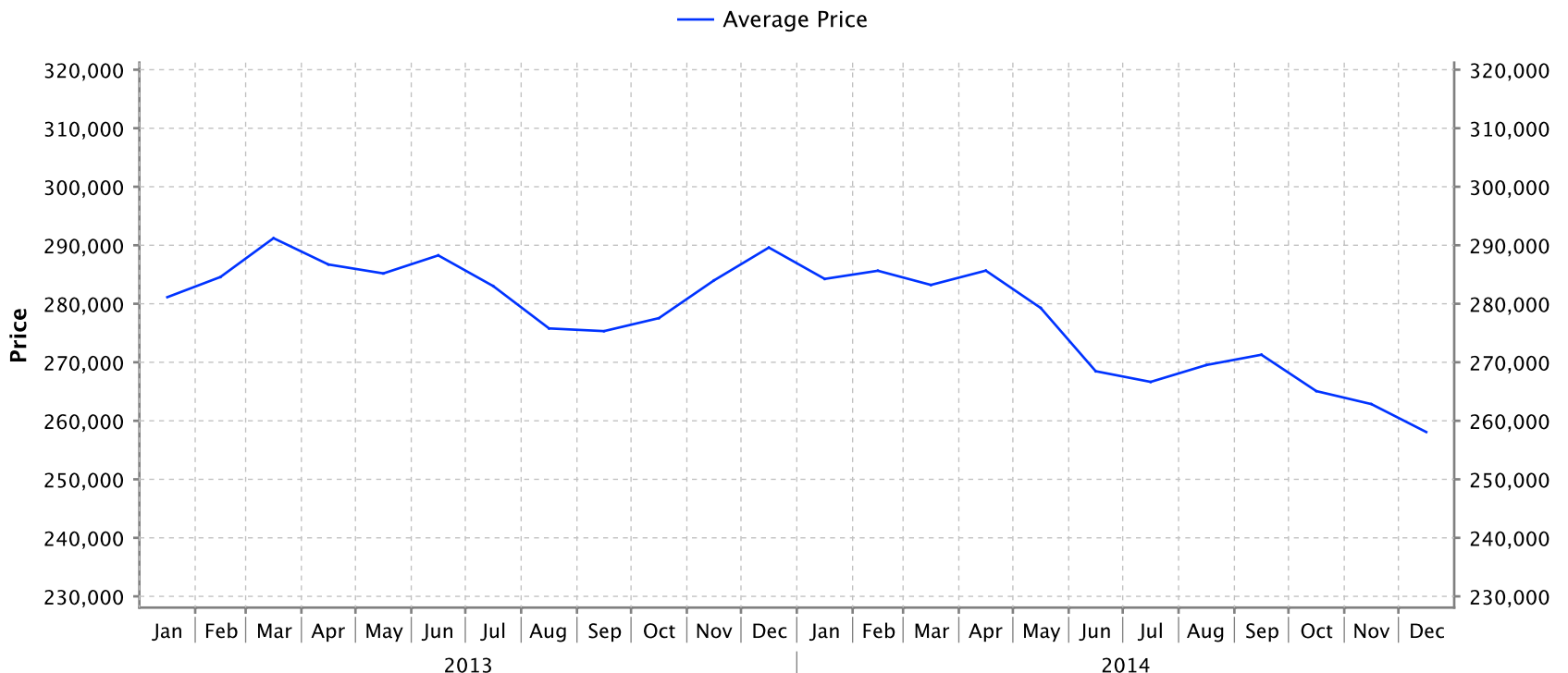
# GABRIOLA ISLAND

## 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	0		38	24	58%
Units Reported Sold	2	0		14	9	56%
Sell/List Ratio	100%			37%	38%	
Reported Sales Dollars	\$280,000	\$0		\$1,335,500	\$929,125	44%
Average Sell Price / Unit	\$140,000			\$95,393	\$103,236	-8%
Median Sell Price	\$205,000			\$90,000		
Sell Price / List Price	83%			82%	89%	
Days to Sell	266			173	205	-16%
Active Listings	18	20				
<b>Single Family</b>						
Units Listed	4	4	0%	82	108	-24%
Units Reported Sold	2	3	-33%	40	56	-29%
Sell/List Ratio	50%	75%		49%	52%	
Reported Sales Dollars	\$507,000	\$961,000	-47%	\$10,323,075	\$16,218,020	-36%
Average Sell Price / Unit	\$253,500	\$320,333	-21%	\$258,077	\$289,608	-11%
Median Sell Price	\$357,000			\$242,000		
Sell Price / List Price	82%	95%		91%	94%	
Days to Sell	156	47	233%	124	91	36%
Active Listings	19	32				

**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



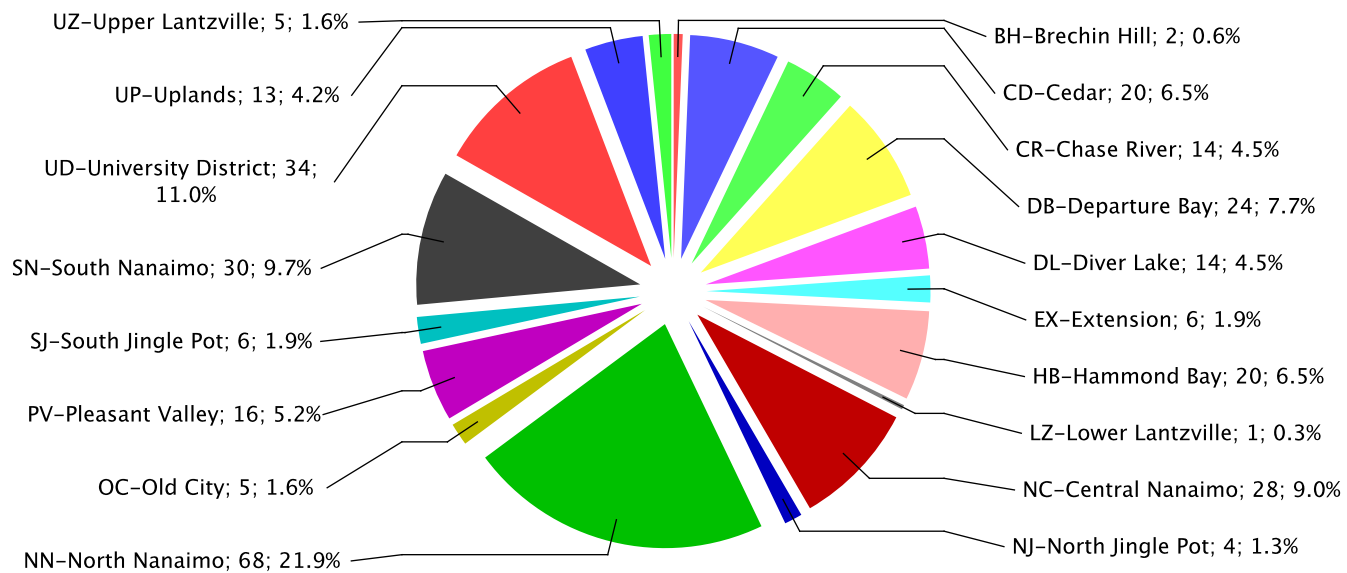
# 4th Quarter 2014

## MLS® Single Family Sales Analysis

### Unconditional Sales from October 1 to Dec 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	0	0	1	1	0	0	0	0	0	0	0	0	2
CD-Cedar	0	1	3	3	2	2	2	1	4	0	1	0	0	1	20
CR-Chase River	0	0	0	5	4	3	1	0	1	0	0	0	0	0	14
DB-Departure Bay	0	0	2	1	9	5	3	1	0	1	2	0	0	0	24
DL-Diver Lake	0	1	0	1	6	4	1	1	0	0	0	0	0	0	14
EX-Extension	1	0	0	1	1	1	0	0	2	0	0	0	0	0	6
HB-Hammond Bay	0	0	1	2	5	1	3	1	4	1	0	0	1	1	20
LZ-Lower Lantzville	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
NC-Central Nanaimo	0	3	8	5	8	3	1	0	0	0	0	0	0	0	28
NJ-North Jingle Pot	0	0	0	0	0	1	1	0	1	0	1	0	0	0	4
NN-North Nanaimo	0	1	0	3	5	11	11	7	13	8	4	2	1	2	68
OC-Old City	0	1	0	3	0	0	0	1	0	0	0	0	0	0	5
PV-Pleasant Valley	0	1	0	4	4	1	2	1	1	2	0	0	0	0	16
SJ-South Jingle Pot	0	0	0	0	1	1	2	1	0	0	0	1	0	0	6
SN-South Nanaimo	0	5	4	9	7	3	2	0	0	0	0	0	0	0	30
UD-University District	1	1	8	3	7	3	5	3	2	0	1	0	0	0	34
UP-Uplands	0	0	1	2	6	2	1	0	1	0	0	0	0	0	13
UZ-Upper Lantzville	0	0	0	0	1	0	2	0	0	0	2	0	0	0	5
<b>Zone 4 TOTALS</b>	<b>2</b>	<b>14</b>	<b>27</b>	<b>42</b>	<b>68</b>	<b>42</b>	<b>37</b>	<b>17</b>	<b>29</b>	<b>12</b>	<b>11</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>310</b>

### Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales October 1 to December 31, 2014 = 310