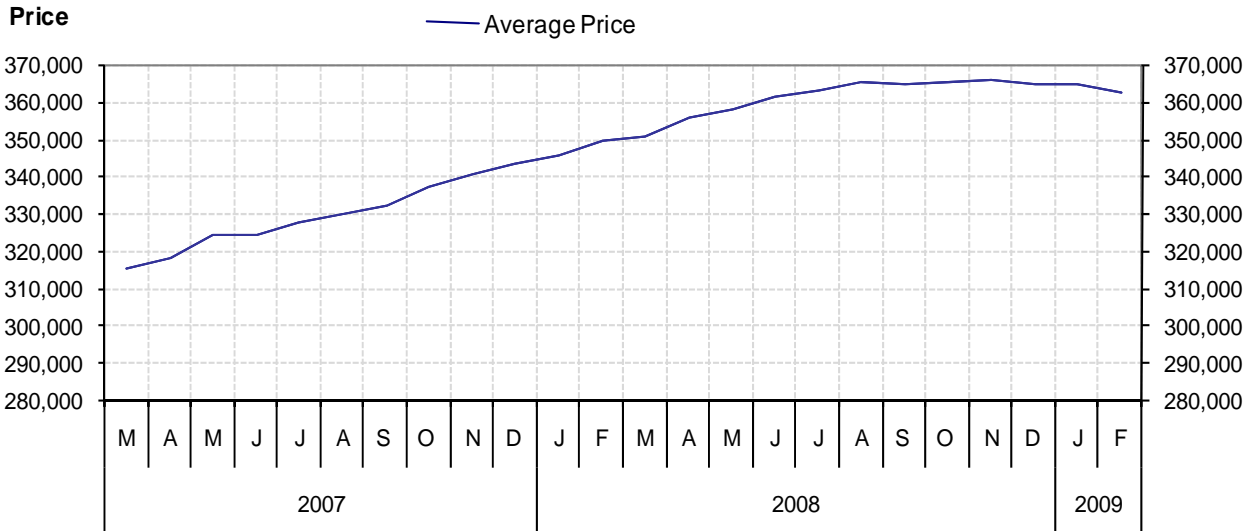


Nanaimo

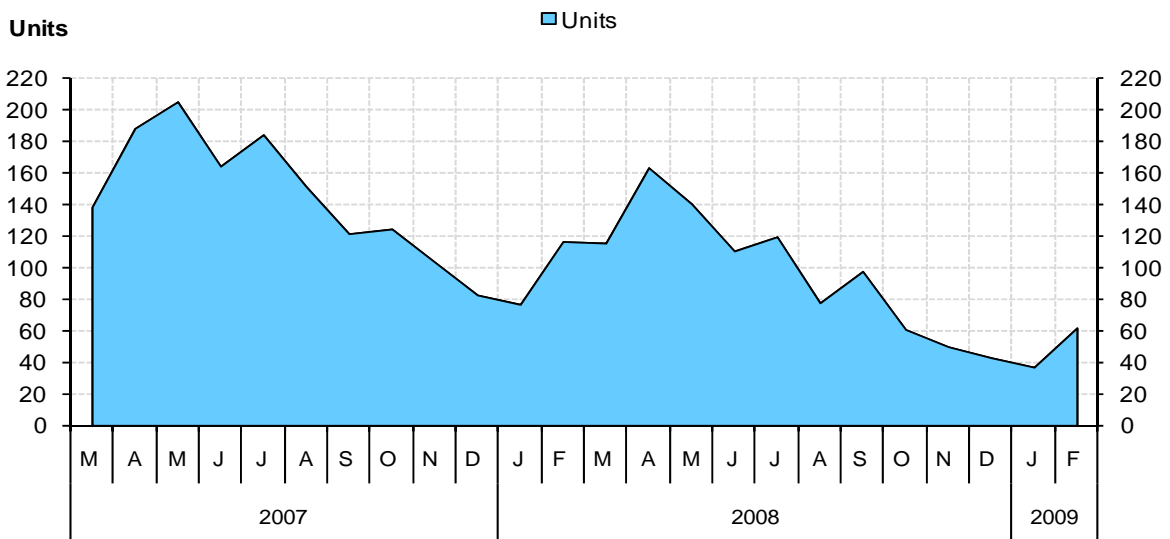
as at February 28, 2009

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	41	105	-61%	415	547	-24%
Units Reported Sold	11	15	-27%	99	185	-46%
Sell/List Ratio	27%	14%		24%	34%	
Reported Sales Dollars	\$1,210,500	\$2,359,500	-49%	\$14,512,760	\$31,095,486	-53%
Average Sell Price / Unit	\$110,045	\$157,300	-30%	\$146,594	\$168,084	-13%
Median Sell Price	\$122,000			\$145,000		
Sell Price / List Price Ratio	80%	96%		93%	97%	
Days to Sell	271	91	199%	104	80	29%
Active Listings	196	258				
Single Family						
Units Listed	202	211	-4%	2527	2556	-1%
Units Reported Sold	62	117	-47%	1079	1660	-35%
Sell/List Ratio	31%	55%		43%	65%	
Reported Sales Dollars	\$20,230,661	\$43,390,966	-53%	\$391,097,812	\$580,169,088	-33%
Average Sell Price / Unit	\$326,301	\$370,863	-12%	\$362,463	\$349,499	4%
Median Sell Price	\$310,000			\$346,000		
Sell Price / List Price Ratio	93%	97%		96%	97%	
Days to Sell	57	59	-3%	50	47	8%
Active Listings	557	480				
Condos (Apt)						
Units Listed	30	57	-47%	694	506	37%
Units Reported Sold	12	25	-52%	216	329	-34%
Sell/List Ratio	40%	44%		31%	65%	
Reported Sales Dollars	\$2,170,865	\$5,705,000	-62%	\$50,134,032	\$71,432,735	-30%
Average Sell Price / Unit	\$180,905	\$228,200	-21%	\$232,102	\$217,121	7%
Median Sell Price	195,000			\$205,000		
Sell Price / List Price Ratio	90%	97%		95%	96%	
Days to Sell	90	48	86%	66	57	17%
Active Listings	240	137				
Condos (Patio)						
Units Listed	15	4	275%	85	61	39%
Units Reported Sold	3	11	-73%	43	50	-14%
Sell/List Ratio	20%	275%		51%	82%	
Reported Sales Dollars	\$1,122,000	\$3,083,300	-64%	\$12,877,300	\$14,333,919	-10%
Average Sell Price / Unit	\$374,000	\$280,300	33%	\$299,472	\$286,678	4%
Median Sell Price	\$405,000			\$298,000		
Sell Price / List Price Ratio	95%	98%		96%	98%	
Days to Sell	136	45	202%	57	80	-28%
Active Listings	23	12				
Condos (Twnhse)						
Units Listed	33	32	3%	430	306	41%
Units Reported Sold	12	15	-20%	180	203	-11%
Sell/List Ratio	36%	47%		42%	66%	
Reported Sales Dollars	\$2,753,500	\$3,481,200	-21%	\$43,971,752	\$50,126,971	-12%
Average Sell Price / Unit	\$229,458	\$232,080	-1%	\$244,288	\$246,931	-1%
Median Sell Price	\$220,000			\$234,900		
Sell Price / List Price Ratio	94%	97%		96%	98%	
Days to Sell	88	81	8%	50	53	-7%
Active Listings	124	58				

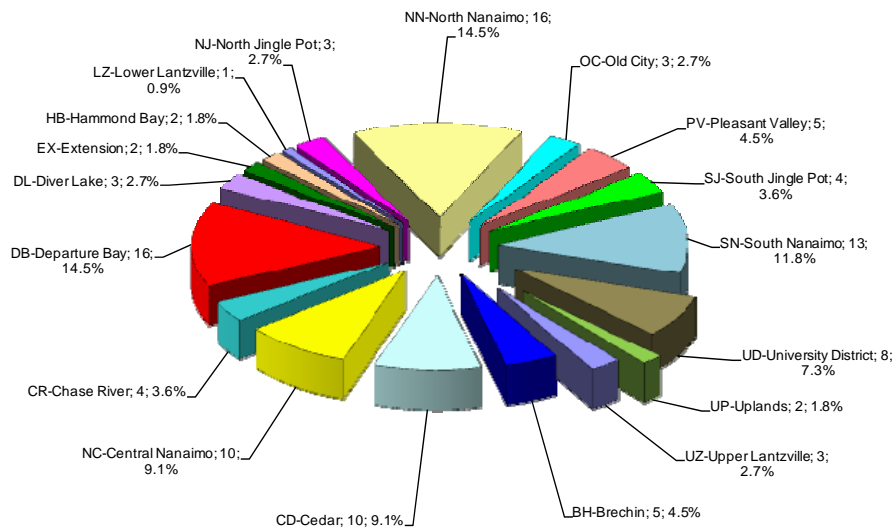
Please Note: Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to February 28, 2009

	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	2	0	3	0	0	0	0	0	0	0	0	0	5
CD-Cedar	0	0	0	2	4	1	1	0	0	1	0	0	0	1	10
NC-Central Nanaimo	0	0	3	6	1	0	0	0	0	0	0	0	0	0	10
CR-Chase River	0	0	1	0	1	1	1	0	0	0	0	0	0	0	4
DB-Departure Bay	0	0	2	4	4	1	4	1	0	0	0	0	0	0	16
DL-Diver Lake	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
EX-Extension	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
HB-Hammond Bay	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
LZ-Low er Lantzville	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
NJ-North Jingle Pot	0	0	0	0	0	0	1	0	1	0	0	1	0	0	3
NN-North Nanaimo	0	0	0	0	4	4	2	1	3	2	0	0	0	0	16
OC-Old City	0	0	1	0	1	0	1	0	0	0	0	0	0	0	3
PV-Pleasant Valley	0	0	0	1	2	1	1	0	0	0	0	0	0	0	5
SJ-South Jingle Pot	0	0	0	0	3	0	1	0	0	0	0	0	0	0	4
SN-South Nanaimo	1	1	4	5	1	1	0	0	0	0	0	0	0	0	13
UD-University District	0	1	2	0	4	0	0	1	0	0	0	0	0	0	8
UP-Uplands	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
UZ-Upper Lantzville	0	0	1	0	0	1	0	0	0	1	0	0	0	0	3
ZONE 4 TOTALS	1	2	16	19	30	12	14	3	7	4	0	1	0	1	110

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to February 28, 2009 = 110

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	7	7	0%	58	63	-8%
Units Reported Sold	1	0		28	38	-26%
Sell/List Ratio	14%	0%		48%	60%	
Reported Sales Dollars	\$125,000	\$0		\$3,760,500	\$5,328,600	-29%
Average Sell Price / Unit	\$125,000			\$134,304	\$140,226	-4%
Median Sell Price	\$125,000			\$133,000		
Sell Price / List Price Ratio	93%			92%	93%	
Days to Sell	48			66	62	7%
Active Listings	17					
Single Family						
Units Listed	6	8	-25%	101	120	-16%
Units Reported Sold	3	4	-25%	45	65	-31%
Sell/List Ratio	50%	50%		45%	54%	
Reported Sales Dollars	\$860,500	\$1,088,000	-21%	\$15,243,342	\$21,534,400	-29%
Average Sell Price / Unit	\$286,833	\$272,000	5%	\$338,741	\$331,298	2%
Median Sell Price	\$293,000			\$343,000		
Sell Price / List Price Ratio	90%	98%		95%	96%	
Days to Sell	78	56	39%	56	59	-5%
Active Listings	28	22				

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.

Cumulative Residential Average Single Family Sale Price

