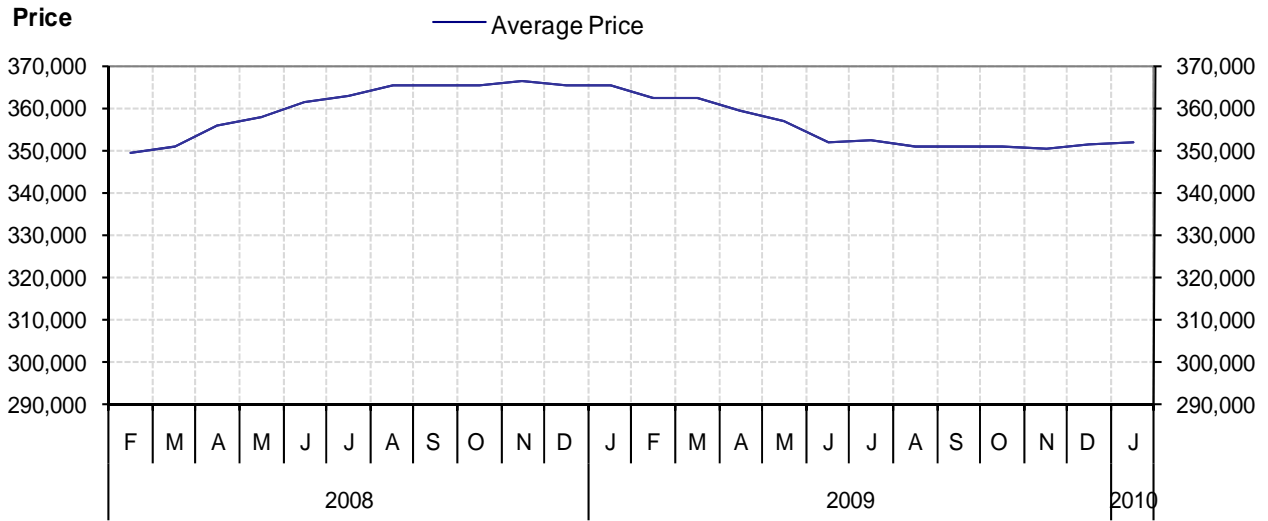


# Nanaimo

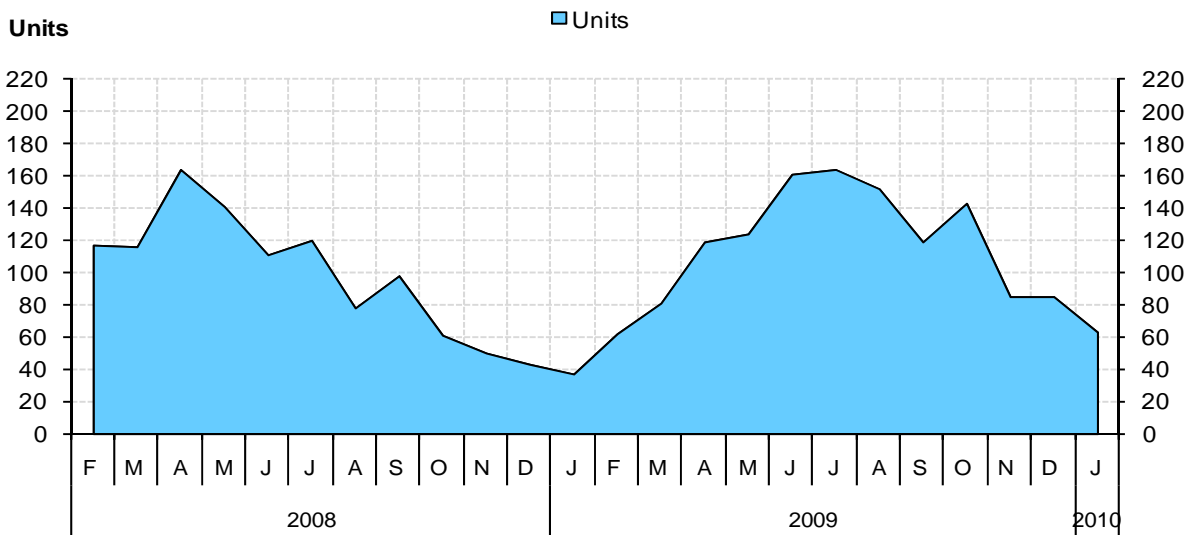
## as at January 31, 2010

### 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	19	33	-42%	337	480	-30%
Units Reported Sold	17	6	183%	139	103	35%
Sell/List Ratio	89%	18%		41%	21%	
Reported Sales Dollars	\$2,354,575	\$833,900	182%	\$19,780,125	\$15,661,760	26%
Average Sell Price / Unit	\$138,504	\$138,983	0%	\$142,303	\$152,056	-6%
Median Sell Price	\$119,000			\$123,900		
Sell Price / List Price Ratio	97%	86%		93%	95%	
Days to Sell	105	277	-62%	109	84	30%
Active Listings	134	188				
<b>Single Family</b>						
Units Listed	171	158	8%	2254	2536	-11%
Units Reported Sold	63	37	70%	1352	1134	19%
Sell/List Ratio	37%	23%		60%	45%	
Reported Sales Dollars	\$22,874,845	\$12,890,440	77%	\$475,790,061	\$414,258,117	15%
Average Sell Price / Unit	\$363,093	\$348,390	4%	\$351,916	\$365,307	-4%
Median Sell Price	\$349,900			\$339,000		
Sell Price / List Price Ratio	96%	91%		96%	96%	
Days to Sell	50	89	-43%	53	51	5%
Active Listings	398	514				
<b>Condos (Apt)</b>						
Units Listed	58	37	57%	546	721	-24%
Units Reported Sold	17	8	112%	263	229	15%
Sell/List Ratio	29%	22%		48%	32%	
Reported Sales Dollars	\$4,102,793	\$1,843,237	123%	\$56,593,337	\$53,668,167	5%
Average Sell Price / Unit	\$241,341	\$230,405	5%	\$215,184	\$234,359	-8%
Median Sell Price	\$239,999			\$194,900		
Sell Price / List Price Ratio	93%	93%		93%	96%	
Days to Sell	87	75	16%	89	63	41%
Active Listings	161	258				
<b>Condos (Patio)</b>						
Units Listed	16	3	433%	111	74	50%
Units Reported Sold	4	0		57	51	12%
Sell/List Ratio	25%	0%		51%	69%	
Reported Sales Dollars	\$1,086,000	\$0		\$16,403,316	\$14,838,600	11%
Average Sell Price / Unit	\$271,500			\$287,777	\$290,953	-1%
Median Sell Price	\$286,000			\$292,000		
Sell Price / List Price Ratio	91%			96%	96%	
Days to Sell	90			73	50	46%
Active Listings	22	17				
<b>Condos (Twnhse)</b>						
Units Listed	42	33	27%	398	428	-7%
Units Reported Sold	18	6	200%	190	183	4%
Sell/List Ratio	43%	18%		48%	43%	
Reported Sales Dollars	\$4,395,558	\$1,234,500	256%	\$48,715,271	\$44,699,452	9%
Average Sell Price / Unit	\$244,198	\$205,750	19%	\$256,396	\$244,259	5%
Median Sell Price	\$245,900			\$232,000		
Sell Price / List Price Ratio	97%	93%		95%	96%	
Days to Sell	54	65	-17%	82	50	64%
Active Listings	109	113				

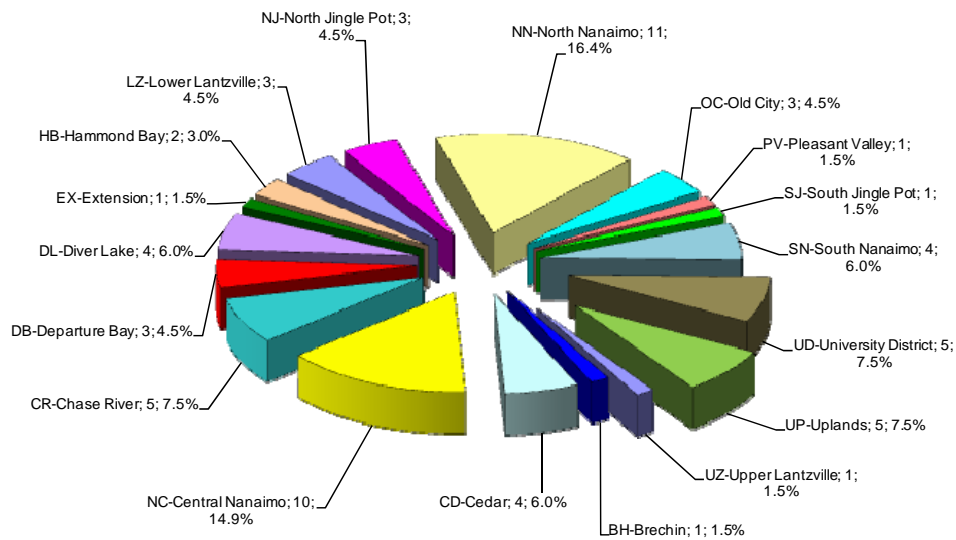
**Please Note:** **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to January 31, 2010

	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	0	0	0	0	0	0	0	0	0	1
CD-Cedar	0	1	0	0	0	1	1	1	0	0	0	0	0	0	4
NC-Central Nanaimo	0	0	2	5	0	3	0	0	0	0	0	0	0	0	10
CR-Chase River	0	0	1	0	3	0	1	0	0	0	0	0	0	0	5
DB-Departure Bay	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3
DL-Diver Lake	0	0	0	2	1	0	1	0	0	0	0	0	0	0	4
EX-Extension	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
HB-Hammond Bay	0	0	0	0	0	1	0	0	0	0	0	1	0	0	2
LZ-Low er Lantzville	0	0	0	0	1	1	0	0	0	0	0	0	0	1	3
NJ-North Jingle Pot	0	0	0	0	0	0	0	0	2	1	0	0	0	0	3
NN-North Nanaimo	0	0	0	1	1	4	3	2	0	0	0	0	0	0	11
OC-Old City	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3
PV-Pleasant Valley	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
SJ-South Jingle Pot	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
SN-South Nanaimo	0	1	2	1	0	0	0	0	0	0	0	0	0	0	4
UD-University District	0	0	1	0	0	0	2	0	2	0	0	0	0	0	5
UP-Uplands	0	0	0	2	1	0	1	1	0	0	0	0	0	0	5
UZ-Upper Lantzville	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
<b>ZONE 4 TOTALS</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>15</b>	<b>9</b>	<b>11</b>	<b>9</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>67</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to January 31, 2010 = 67

# 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	6	1	500%	55	58	-5%
Units Reported Sold	0	0		23	27	-15%
Sell/List Ratio	0%	0%		42%	47%	
Reported Sales Dollars	\$0	\$0		\$3,056,000	\$3,635,500	-16%
Average Sell Price / Unit				\$132,870	\$134,648	-1%
Median Sell Price				\$140,000		
Sell Price / List Price Ratio				89%	92%	
Days to Sell				111	66	68%
Active Listings	20	12				
<b>Single Family</b>						
Units Listed	6	7	-14%	102	103	-1%
Units Reported Sold	4	1	300%	58	46	26%
Sell/List Ratio	67%	14%		57%	45%	
Reported Sales Dollars	\$1,606,000	\$345,000	366%	\$17,451,750	\$15,470,842	13%
Average Sell Price / Unit	\$401,500	\$345,000	16%	\$300,892	\$336,323	-11%
Median Sell Price	\$295,000			\$293,000		
Sell Price / List Price Ratio	97%	93%		93%	96%	
Days to Sell	89	74	21%	87	55	59%
Active Listings	18	27				

**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

