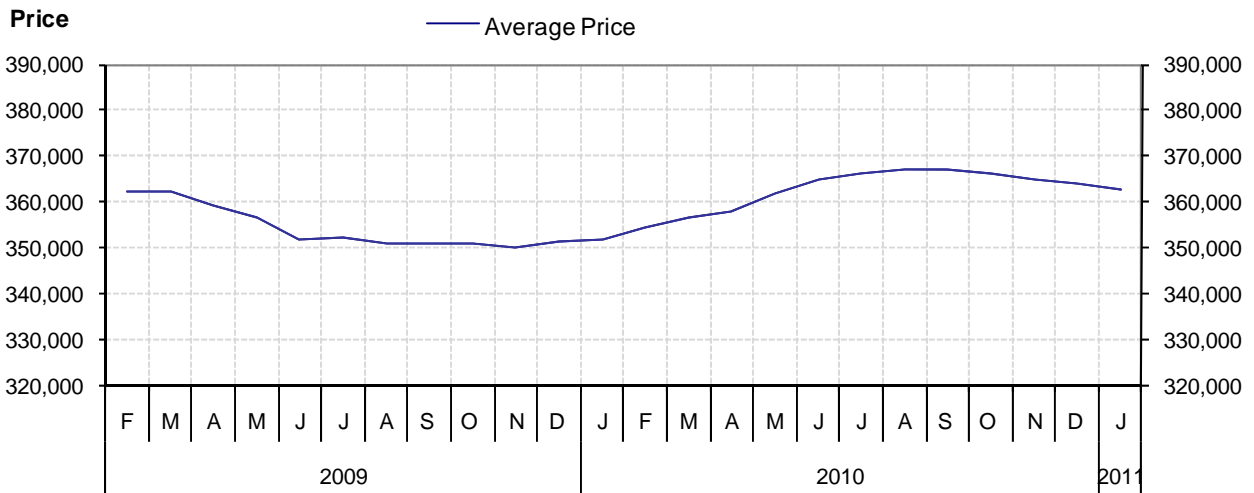


Nanaimo

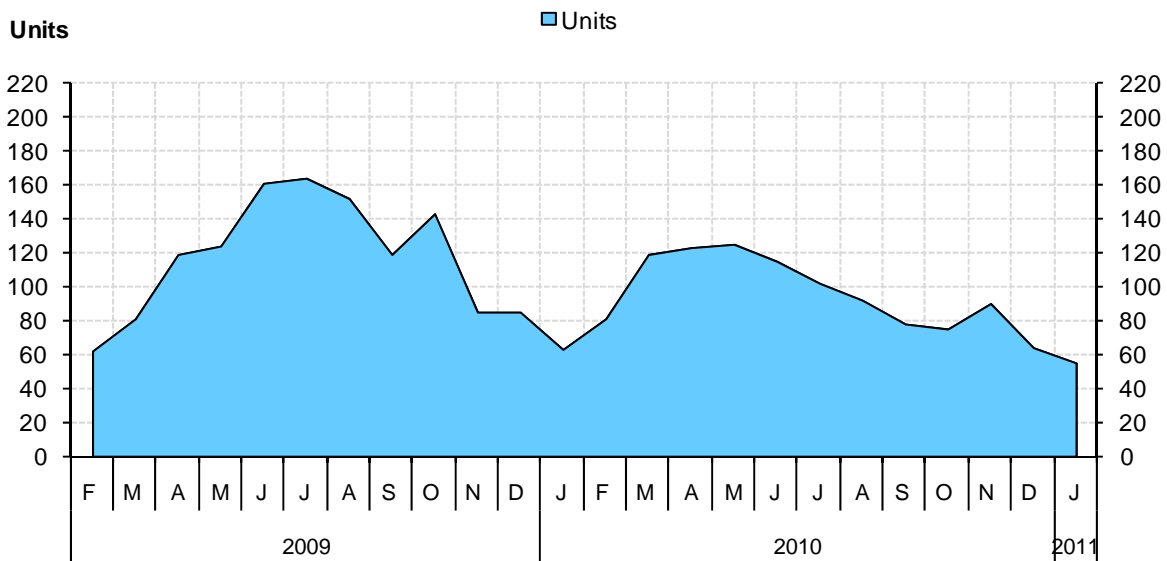
as at January 31, 2011

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	43	18	139%	195	335	-42%
Units Reported Sold	4	12	-67%	115	134	-14%
Sell/List Ratio	9%	67%		59%	40%	
Reported Sales Dollars	\$639,450	\$1,774,575	-64%	\$17,041,285	\$19,200,125	-11%
Average Sell Price / Unit	\$159,862	\$147,881	8%	\$148,185	\$143,285	3%
Median Sell Price	\$162,500			\$134,000		
Sell Price / List Price Ratio	96%	97%		95%	93%	
Days to Sell	64	138	-54%	115	113	2%
Active Listings	74	132				
Single Family						
Units Listed	159	170	-6%	2361	2256	5%
Units Reported Sold	55	63	-13%	1116	1352	-17%
Sell/List Ratio	35%	37%		47%	60%	
Reported Sales Dollars	\$18,726,500	\$22,874,845	-18%	\$404,971,093	\$476,414,609	-15%
Average Sell Price / Unit	\$340,482	\$363,093	-6%	\$362,877	\$352,378	3%
Median Sell Price	\$345,000			\$349,000		
Sell Price / List Price Ratio	95%	96%		96%	96%	
Days to Sell	71	50	40%	50	53	-5%
Active Listings	435	398				
Condos (Apt)						
Units Listed	37	58	-36%	696	546	27%
Units Reported Sold	15	17	-12%	238	263	-10%
Sell/List Ratio	41%	29%		34%	48%	
Reported Sales Dollars	\$3,160,500	\$4,102,793	-23%	\$56,572,891	\$56,593,337	0%
Average Sell Price / Unit	\$210,700	\$241,341	-13%	\$237,701	\$215,184	10%
Median Sell Price	\$224,900			\$220,900		
Sell Price / List Price Ratio	98%	93%		96%	93%	
Days to Sell	146	87	67%	66	89	-26%
Active Listings	242	161				
Condos (Patio)						
Units Listed	6	16	-62%	92	111	-17%
Units Reported Sold	2	4	-50%	43	57	-25%
Sell/List Ratio	33%	25%		47%	51%	
Reported Sales Dollars	\$551,000	\$1,086,000	-49%	\$11,568,341	\$16,403,316	-29%
Average Sell Price / Unit	\$275,500	\$271,500	1%	\$269,031	\$287,777	-7%
Median Sell Price	\$321,000			\$280,000		
Sell Price / List Price Ratio	94%	91%		97%	96%	
Days to Sell	124	90	38%	64	73	-13%
Active Listings	30	22				
Condos (Twnhse)						
Units Listed	45	42	7%	461	398	16%
Units Reported Sold	6	18	-67%	172	188	-9%
Sell/List Ratio	13%	43%		37%	47%	
Reported Sales Dollars	\$1,481,400	\$4,395,558	-66%	\$45,297,671	\$47,957,271	-6%
Average Sell Price / Unit	\$246,900	\$244,198	1%	\$263,359	\$255,092	3%
Median Sell Price	\$249,000			\$247,093		
Sell Price / List Price Ratio	239%	97%		101%	95%	
Days to Sell	94	54	74%	65	81	-19%
Active Listings	148	109				

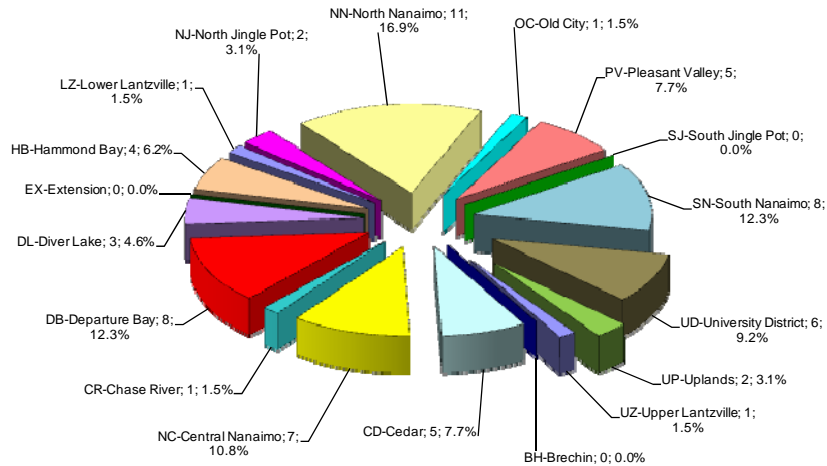
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to January 31, 2011

	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	0	0	0	0	0	0	0	0	0	0	0
CD-Cedar	0	0	1	1	1	0	1	0	0	0	0	0	1	0	5
NC-Central Nanaimo	0	0	2	3	2	0	0	0	0	0	0	0	0	0	7
CR-Chase River	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
DB-Departure Bay	0	0	0	0	3	2	1	1	1	0	0	0	0	0	8
DL-Diver Lake	0	1	0	2	0	0	0	0	0	0	0	0	0	0	3
EX-Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HB-Hammond Bay	0	0	0	0	2	1	0	1	0	0	0	0	0	0	4
LZ-Low er Lantzville	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
NJ-North Jingle Pot	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
NN-North Nanaimo	0	0	0	0	1	3	3	1	2	1	0	0	0	0	11
OC-Old City	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
PV-Pleasant Valley	0	1	0	0	1	2	1	0	0	0	0	0	0	0	5
SJ-South Jingle Pot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SN-South Nanaimo	0	2	0	2	1	3	0	0	0	0	0	0	0	0	8
UD-University District	0	1	0	1	1	1	2	0	0	0	0	0	0	0	6
UP-Uplands	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
UZ-Upper Lantzville	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
ZONE 4 TOTALS	0	5	4	10	14	13	9	4	3	2	0	0	1	0	65

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to January 31, 2011 = 65

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	3	6	-50%	44	55	-20%
Units Reported Sold	0	0		21	23	-9%
Sell/List Ratio	0%	0%		48%	42%	
Reported Sales Dollars	\$0	\$0		\$2,825,999	\$3,056,000	-8%
Average Sell Price / Unit				\$134,571	\$132,870	1%
Median Sell Price				\$130,000		
Sell Price / List Price Ratio				92%	89%	
Days to Sell				79	111	-29%
Active Listings	18	20				
Single Family						
Units Listed	6	6	0%	121	102	19%
Units Reported Sold	3	4	-25%	43	58	-26%
Sell/List Ratio	50%	67%		36%	57%	
Reported Sales Dollars	\$749,000	\$1,606,000	-53%	\$14,138,400	\$17,451,750	-19%
Average Sell Price / Unit	\$249,667	\$401,500	-38%	\$328,800	\$300,892	9%
Median Sell Price	\$242,000			\$320,000		
Sell Price / List Price Ratio	99%	97%		94%	93%	
Days to Sell	65	89	-27%	89	87	2%
Active Listings	33	18				

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

