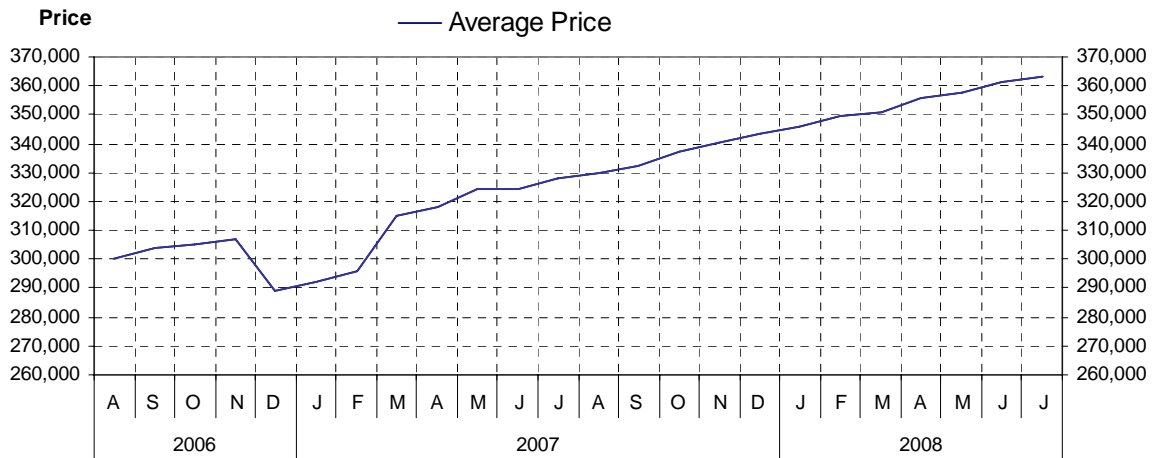


# Nanaimo

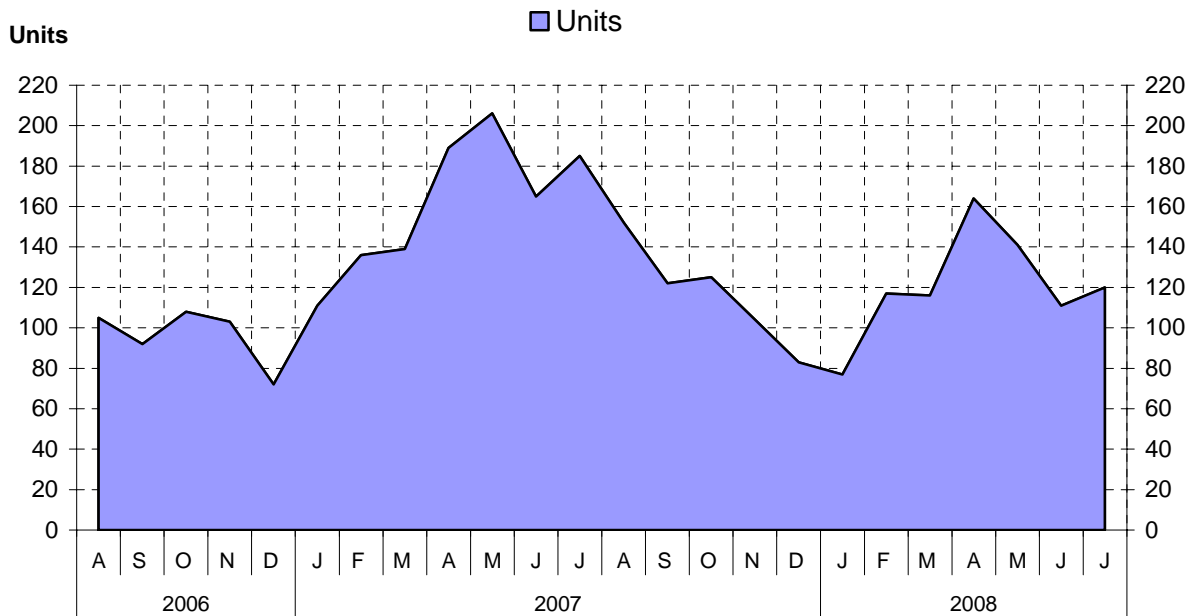
## as at July 31, 2008

### 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

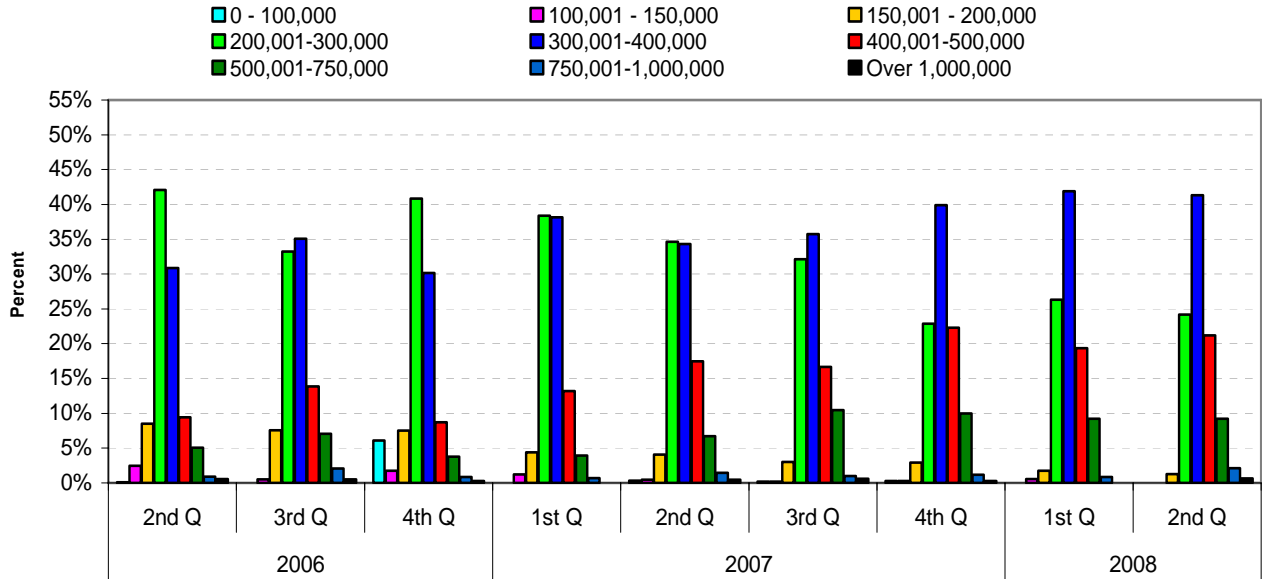
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	29	37	-22%	560	380	47%
Units Reported Sold	5	11	-55%	163	137	19%
Sell/List Ratio	17%	30%		29%	36%	
Reported Sales Dollars	\$708,500	\$1,895,034	-63%	\$27,063,392	\$22,508,242	20%
Average Sell Price / Unit	\$141,700	\$172,276	-18%	\$166,033	\$164,294	1%
Median Sell Price	\$125,000			\$155,000		
Sell Price / List Price Ratio	89%	96%		97%	97%	
Days to Sell	85	118	-28%	77	72	7%
Active Listings	232					
<b>Single Family</b>						
Units Listed	215	226	-5%	2531	2547	-1%
Units Reported Sold	120	185	-35%	1432	1593	-10%
Sell/List Ratio	56%	82%		57%	63%	
Reported Sales Dollars	\$43,701,828	\$65,057,599	-33%	\$519,772,033	\$522,815,949	-1%
Average Sell Price / Unit	\$364,182	\$351,663	4%	\$362,969	\$328,196	11%
Median Sell Price	\$342,500			\$350,700		
Sell Price / List Price Ratio	96%	97%		97%	97%	
Days to Sell	40	41	-3%	48	49	-1%
Active Listings	662					
<b>Condos (Apt)</b>						
Units Listed	70	55	27%	688	502	37%
Units Reported Sold	28	28	0%	298	313	-5%
Sell/List Ratio	40%	51%		43%	62%	
Reported Sales Dollars	\$7,550,100	\$5,785,600	30%	\$68,574,680	\$63,222,837	8%
Average Sell Price / Unit	\$269,646	\$206,629	30%	\$230,116	\$201,990	14%
Median Sell Price	\$209,900			\$205,000		
Sell Price / List Price Ratio	97%	97%		96%	96%	
Days to Sell	55	55	-2%	57	61	-7%
Active Listings	325					
<b>Condos (Twnhse)</b>						
Units Listed	65	27	141%	395	340	16%
Units Reported Sold	29	20	45%	205	219	-6%
Sell/List Ratio	45%	74%		52%	64%	
Reported Sales Dollars	\$7,473,403	\$4,843,900	54%	\$52,444,683	\$50,160,122	5%
Average Sell Price / Unit	\$257,704	\$242,195	6%	\$255,828	\$229,042	12%
Median Sell Price	\$245,000			\$239,900		
Sell Price / List Price Ratio	97%	98%		97%	97%	
Days to Sell	33	26	28%	46	55	-15%
Active Listings	138					

### PLEASE NOTE:

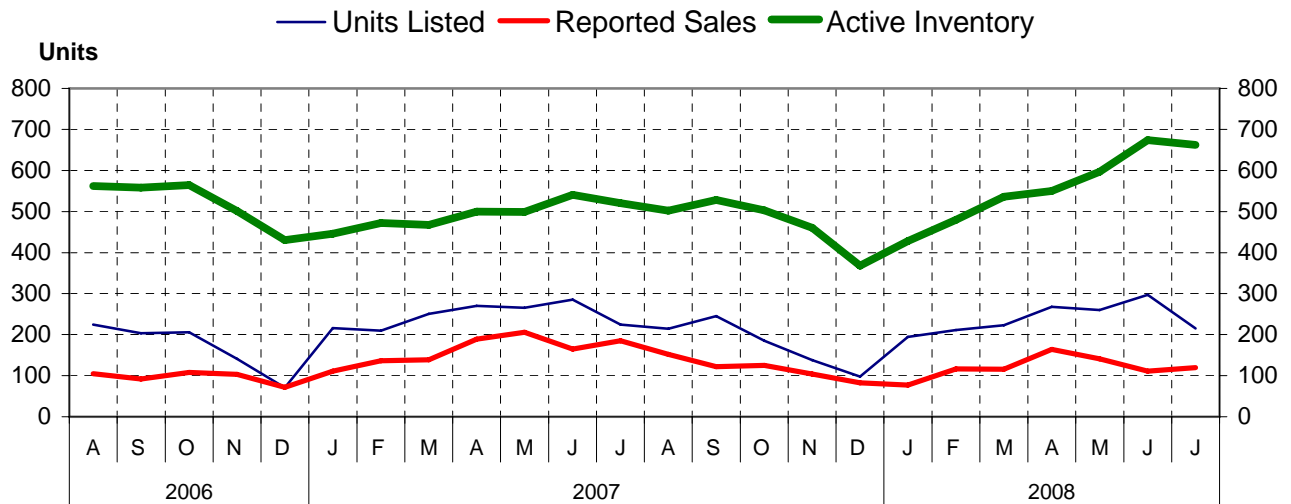
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

**LOTS** do NOT INCLUDE acreage or waterfront acreage.

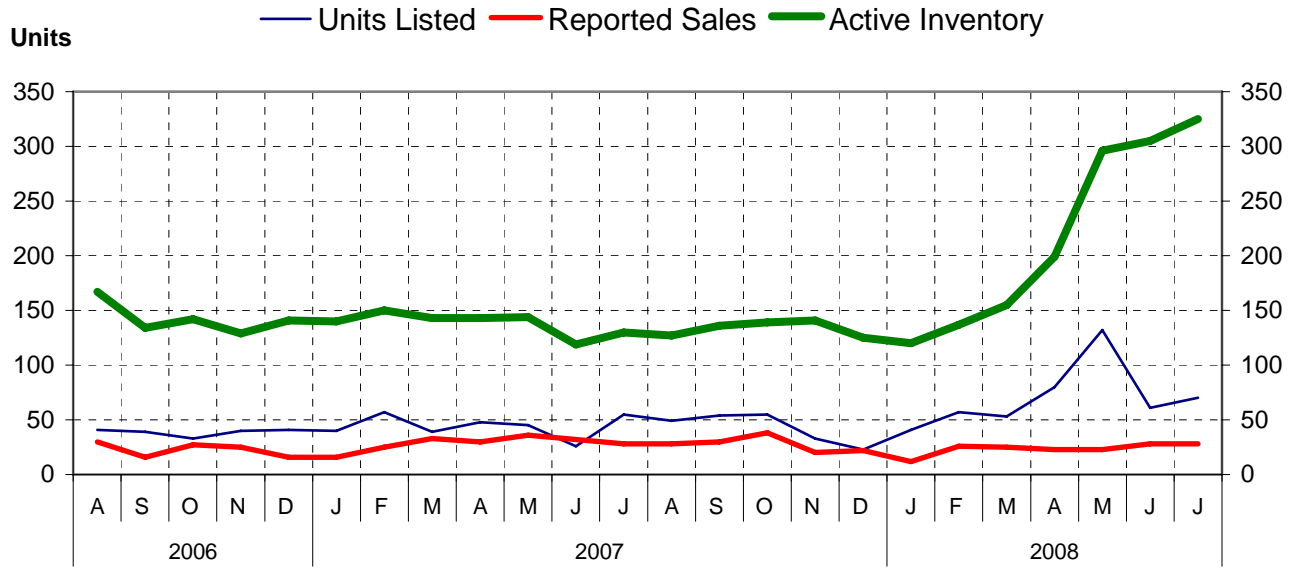
## Percentage of Market Share by Price Range Nanaimo



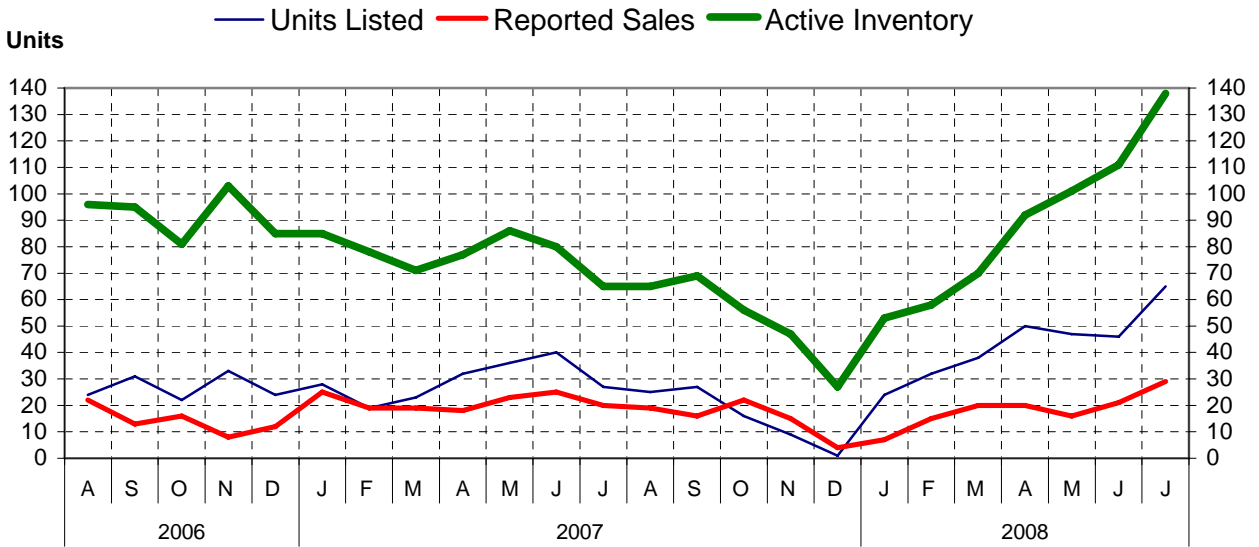
## Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

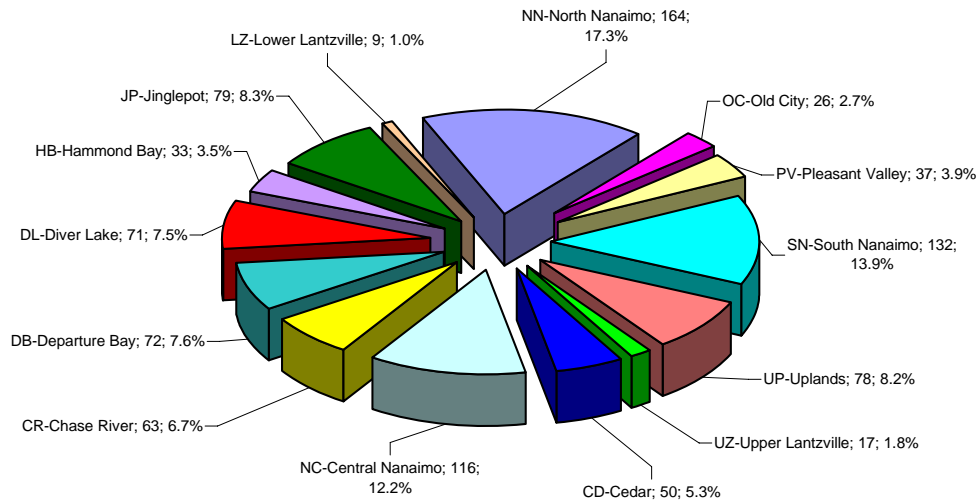


# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to July 31, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	<b>Total</b>
CD-Cedar	0	0	1	12	10	17	8	2	0	50
NC-Central Nanaimo	0	1	3	59	50	2	1	0	0	116
CR-Chase River	0	0	0	6	35	18	4	0	0	63
DB-Departure Bay	0	0	0	7	47	10	8	0	0	72
DL-Diver Lake	0	0	2	13	49	7	0	0	0	71
HB-Hammond Bay	0	0	0	0	8	11	14	0	0	33
JP-Jinglepot	0	0	0	6	28	29	14	2	0	79
LZ-Lower Lantzville	0	0	0	2	2	2	1	1	1	9
NN-North Nanaimo	0	0	0	11	42	68	36	4	3	164
OC-Old City	0	0	0	16	9	1	0	0	0	26
PV-Pleasant Valley	0	0	0	4	24	7	1	1	0	37
SN-South Nanaimo	0	1	9	88	29	2	2	1	0	132
UP-Uplands	0	0	0	13	46	15	2	2	0	78
UZ-Upper Lantzville	0	0	0	1	12	2	2	0	0	17
<b>ZONE 4 TOTALS</b>	<b>0</b>	<b>2</b>	<b>15</b>	<b>238</b>	<b>391</b>	<b>191</b>	<b>93</b>	<b>13</b>	<b>4</b>	<b>947</b>

### Single Family Sales - Nanaimo by Subarea



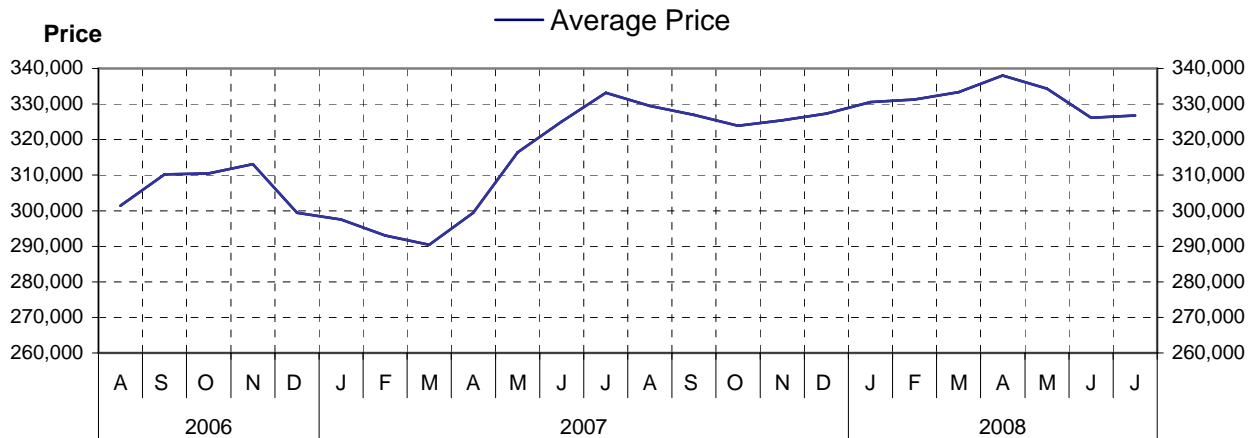
Total Unconditional Sales January 1 to July 31, 2008 = 947

# 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	5	2	150%	61	60	2%
Units Reported Sold	1	4	-75%	35	41	-15%
Sell/List Ratio	20%	200%		57%	68%	
Reported Sales Dollars	\$194,000	\$531,500	-63%	\$4,755,600	\$5,226,300	-9%
Average Sell Price / Unit	\$194,000	\$132,875	46%	\$135,874	\$127,471	7%
Median Sell Price	\$194,000			\$133,000		
Sell Price / List Price Ratio	94%	90%		92%	95%	
Days to Sell	72	53	36%	63	62	2%
Active Listings	20					
<b>Single Family</b>						
Units Listed	8	11	-27%	110	119	-8%
Units Reported Sold	4	11	-64%	56	70	-20%
Sell/List Ratio	50%	100%		51%	59%	
Reported Sales Dollars	\$1,561,500	\$3,805,600	-59%	\$18,301,700	\$23,328,400	-22%
Average Sell Price / Unit	\$390,375	\$345,964	13%	\$326,816	\$333,263	-2%
Median Sell Price	\$397,500			\$327,500		
Sell Price / List Price Ratio	90%	95%		97%	95%	
Days to Sell	62	53	18%	57	59	-3%
Active Listings	37					

### Cumulative Residential Average Single Family Sale Price



**PLEASE NOTE:**

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**LOTS** do NOT INCLUDE acreage or waterfront acreage.