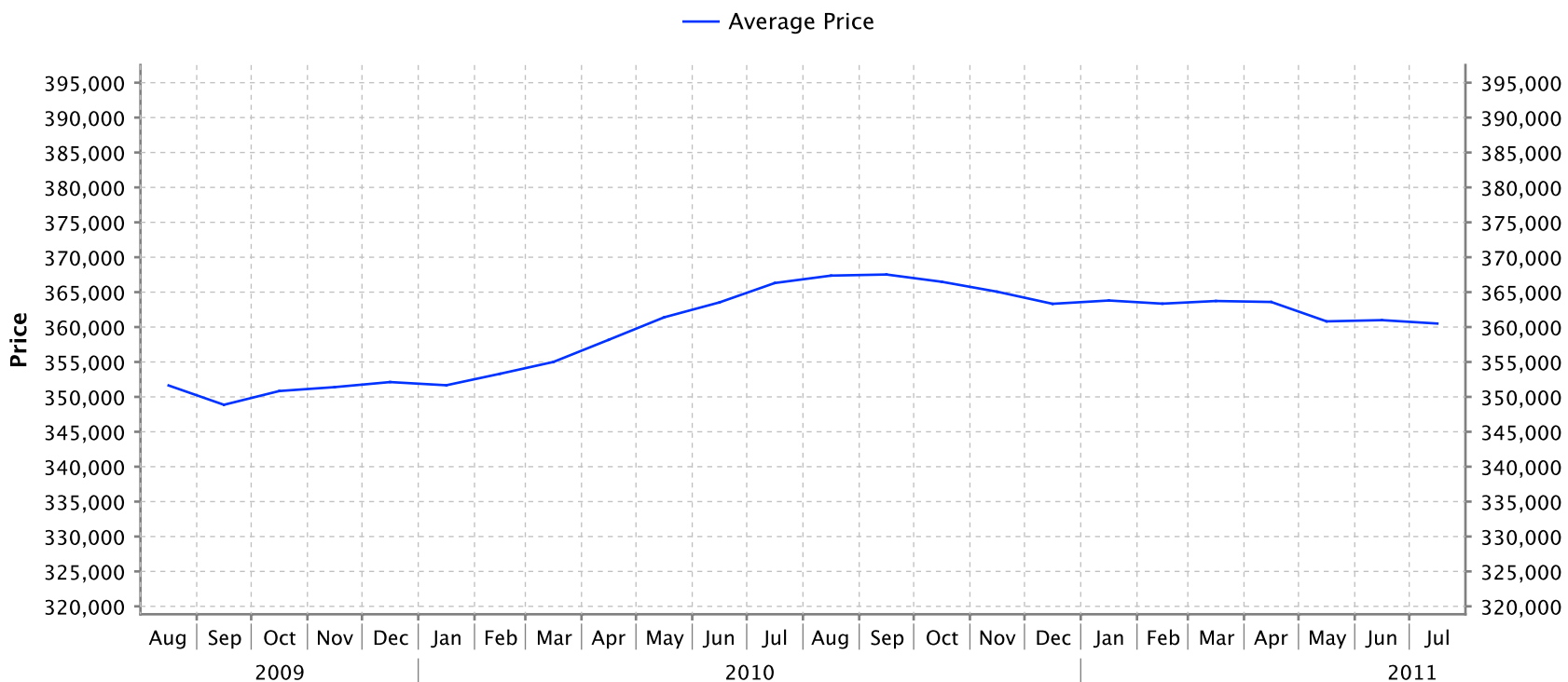


Nanaimo

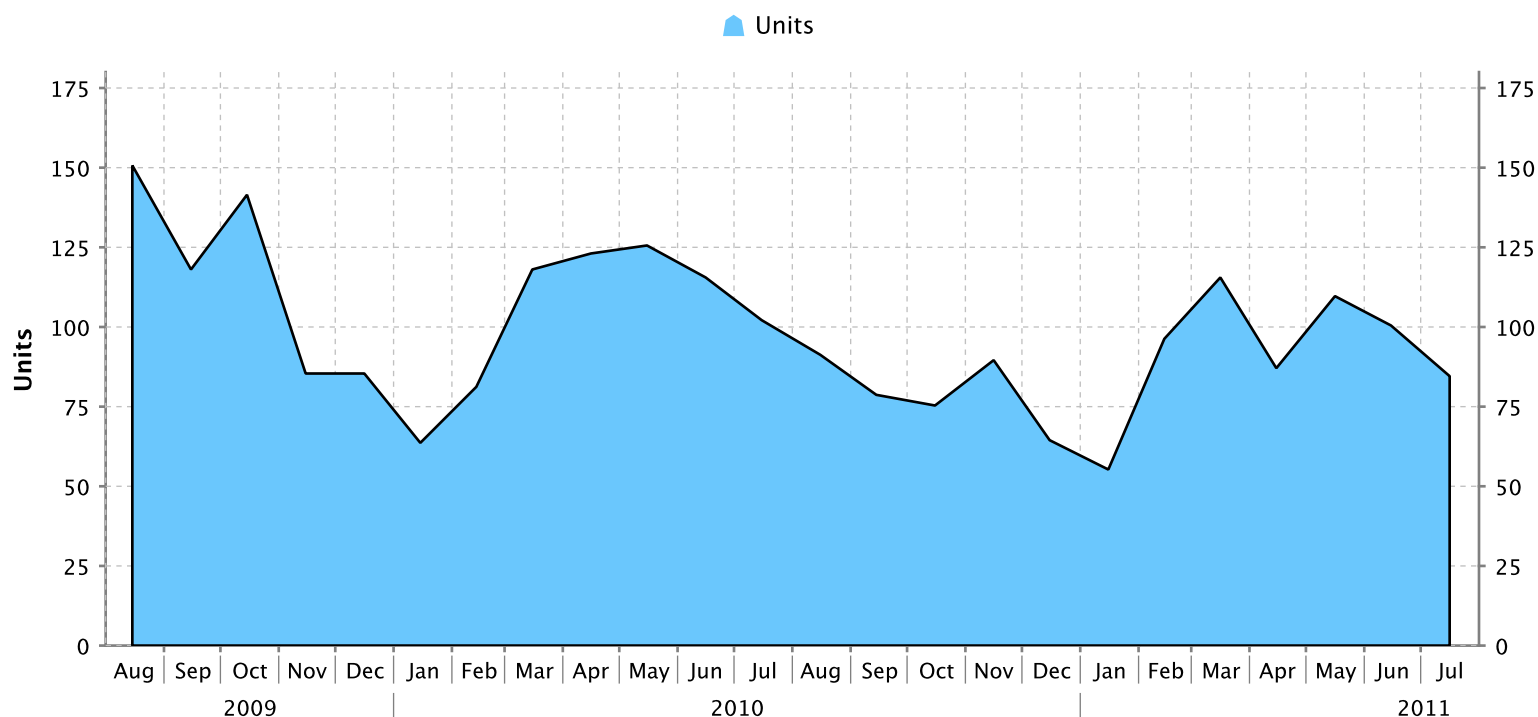
as at July 31, 2011

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	12	12	0%	221	262	-16%
Units Reported Sold	8	4	100%	82	156	-47%
Sell/List Ratio	67%	33%		37%	60%	
Reported Sales Dollars	\$1,105,100	\$583,950	89%	\$13,206,560	\$22,346,800	-41%
Average Sell Price / Unit	\$138,138	\$145,988	-5%	\$161,056	\$143,249	12%
Median Sell Price	\$125,000			\$160,000		
Sell Price / List Price	95%	94%		94%	96%	
Days to Sell	33	88	-63%	77	106	-27%
Active Listings	99	90				
Single Family						
Units Listed	224	223	0%	2,311	2,389	-3%
Units Reported Sold	84	102	-18%	1,043	1,313	-21%
Sell/List Ratio	38%	46%		45%	55%	
Reported Sales Dollars	\$29,742,451	\$39,032,536	-24%	\$375,053,206	\$481,099,713	-22%
Average Sell Price / Unit	\$354,077	\$382,672	-7%	\$359,591	\$366,413	-2%
Median Sell Price	\$332,500			\$344,106		
Sell Price / List Price	95%	96%		95%	97%	
Days to Sell	50	42	18%	57	47	23%
Active Listings	720	670				
Condos (Apt)						
Units Listed	51	49	4%	649	688	-6%
Units Reported Sold	17	14	21%	219	319	-31%
Sell/List Ratio	33%	29%		34%	46%	
Reported Sales Dollars	\$3,587,779	\$3,448,300	4%	\$48,528,682	\$73,469,528	-34%
Average Sell Price / Unit	\$211,046	\$246,307	-14%	\$221,592	\$230,312	-4%
Median Sell Price	\$210,000			\$203,150		
Sell Price / List Price	96%	93%		94%	95%	
Days to Sell	57	81	-29%	85	74	14%
Active Listings	221	278				
Condos (Patio)						
Units Listed	9	6	50%	102	92	11%
Units Reported Sold	3	4	-25%	47	63	-25%
Sell/List Ratio	33%	67%		46%	68%	
Reported Sales Dollars	\$733,353	\$959,500	-24%	\$12,952,253	\$17,708,957	-27%
Average Sell Price / Unit	\$244,451	\$239,875	2%	\$275,580	\$281,095	-2%
Median Sell Price	\$200,000			\$295,000		
Sell Price / List Price	91%	97%		96%	97%	
Days to Sell	202	49	312%	80	67	19%
Active Listings	29	21				
Condos (Twnhse)						
Units Listed	32	62	-48%	473	425	11%
Units Reported Sold	9	12	-25%	156	194	-20%
Sell/List Ratio	28%	19%		33%	46%	
Reported Sales Dollars	\$2,243,700	\$3,610,800	-38%	\$40,465,521	\$51,367,596	-21%
Average Sell Price / Unit	\$249,300	\$300,900	-17%	\$259,394	\$264,781	-2%
Median Sell Price	\$229,000			\$237,900		
Sell Price / List Price	96%	95%		102%	97%	
Days to Sell	55	99	-45%	65	66	-2%
Active Listings	169	158				

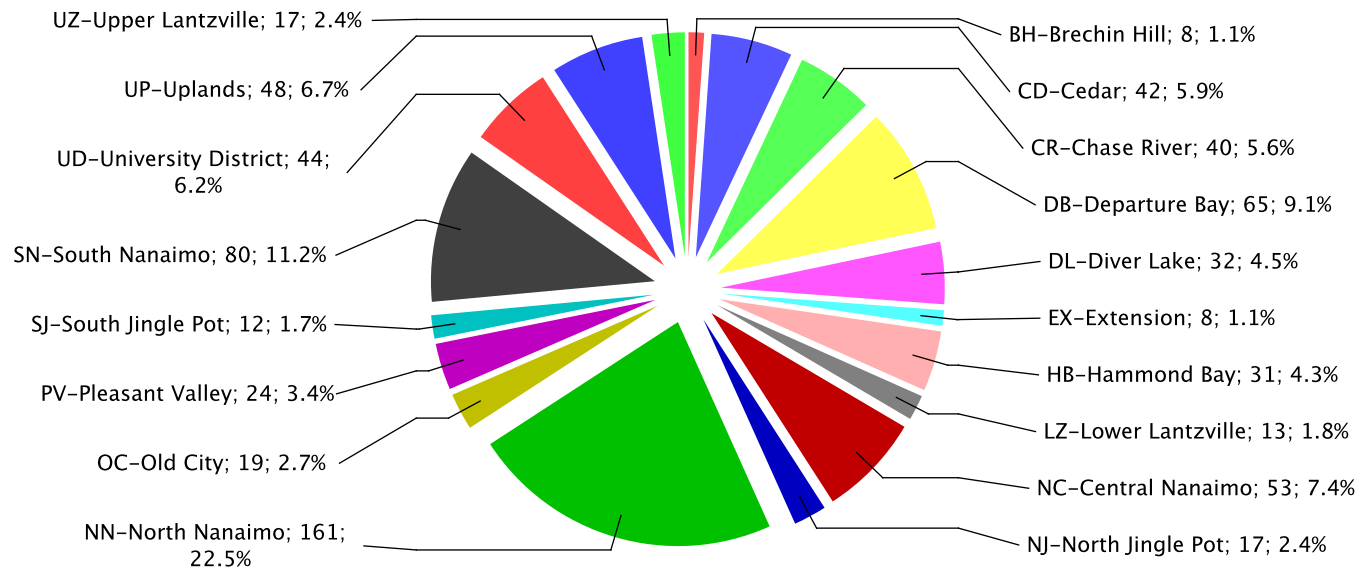
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 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	3	3	2	0	0	0	0	0	0	0	0	8
CD-Cedar	0	1	7	6	4	2	7	7	2	1	3	0	1	1	42
CR-Chase River	0	0	0	5	9	9	13	3	1	0	0	0	0	0	40
DB-Departure Bay	0	0	1	7	26	14	9	3	4	0	0	0	0	1	65
DL-Diver Lake	0	1	5	5	12	5	2	2	0	0	0	0	0	0	32
EX-Extension	0	0	1	1	2	2	1	0	1	0	0	0	0	0	8
HB-Hammond Bay	0	0	0	0	7	4	4	6	5	4	0	0	0	1	31
LZ-Lower Lantzville	0	0	0	2	3	4	1	0	1	1	1	0	0	0	13
NC-Central Nanaimo	0	1	10	19	16	7	0	0	0	0	0	0	0	0	53
NJ-North Jingle Pot	0	0	0	0	0	3	1	3	4	4	2	0	0	0	17
NN-North Nanaimo	0	0	2	3	19	34	40	20	31	3	4	3	0	2	161
OC-Old City	0	3	3	4	3	2	2	0	1	1	0	0	0	0	19
PV-Pleasant Valley	0	1	1	1	8	8	2	2	0	0	1	0	0	0	24
SJ-South Jingle Pot	0	0	0	1	3	2	2	3	1	0	0	0	0	0	12
SN-South Nanaimo	2	16	11	23	14	13	1	0	0	0	0	0	0	0	80
UD-University District	1	2	11	13	8	3	3	2	1	0	0	0	0	0	44
UP-Uplands	0	0	3	14	11	13	3	1	2	1	0	0	0	0	48
UZ-Upper Lantzville	0	0	1	2	4	4	3	1	2	0	0	0	0	0	17
Zone 4 TOTALS	3	25	56	109	152	131	94	53	56	15	11	3	1	5	714

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2011 = 714

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	6	17%	35	54	-35%
Units Reported Sold	2	3	-33%	12	25	-52%
Sell/List Ratio	29%	50%		34%	46%	
Reported Sales Dollars	\$210,000	\$332,000	-37%	\$1,372,000	\$3,492,499	-61%
Average Sell Price / Unit	\$105,000	\$110,667	-5%	\$114,333	\$139,700	-18%
Median Sell Price	\$120,000			\$120,000		
Sell Price / List Price	79%	87%		89%	92%	
Days to Sell	124	142	-12%	98	87	13%
Active Listings	24	22				
Single Family						
Units Listed	11	11	0%	94	128	-27%
Units Reported Sold	4	4	0%	33	65	-49%
Sell/List Ratio	36%	36%		35%	51%	
Reported Sales Dollars	\$1,446,460	\$1,453,000	-0%	\$10,636,060	\$20,448,750	-48%
Average Sell Price / Unit	\$361,615	\$363,250	-0%	\$322,305	\$314,596	2%
Median Sell Price	\$441,460			\$292,200		
Sell Price / List Price	93%	94%		94%	94%	
Days to Sell	36	71	-49%	92	85	8%
Active Listings	49	55				

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

