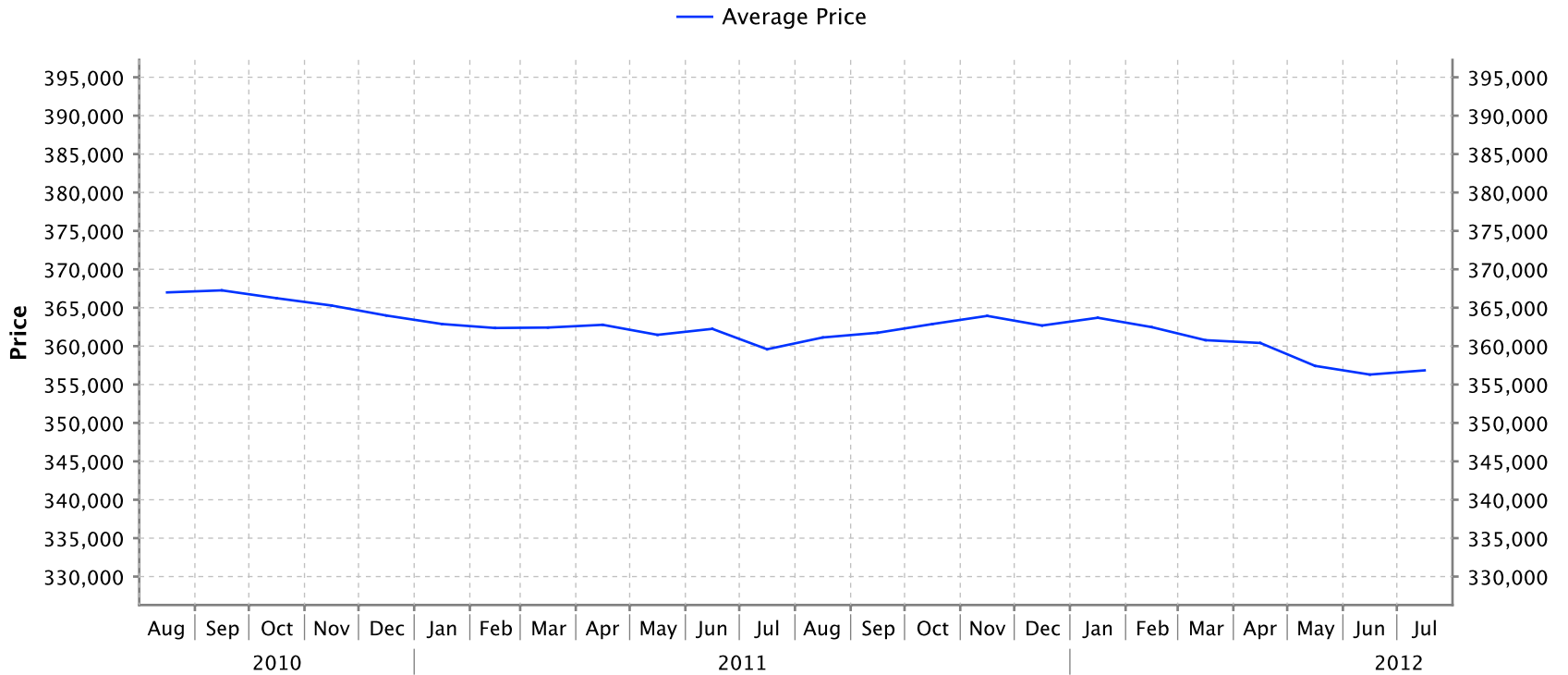


# Nanaimo

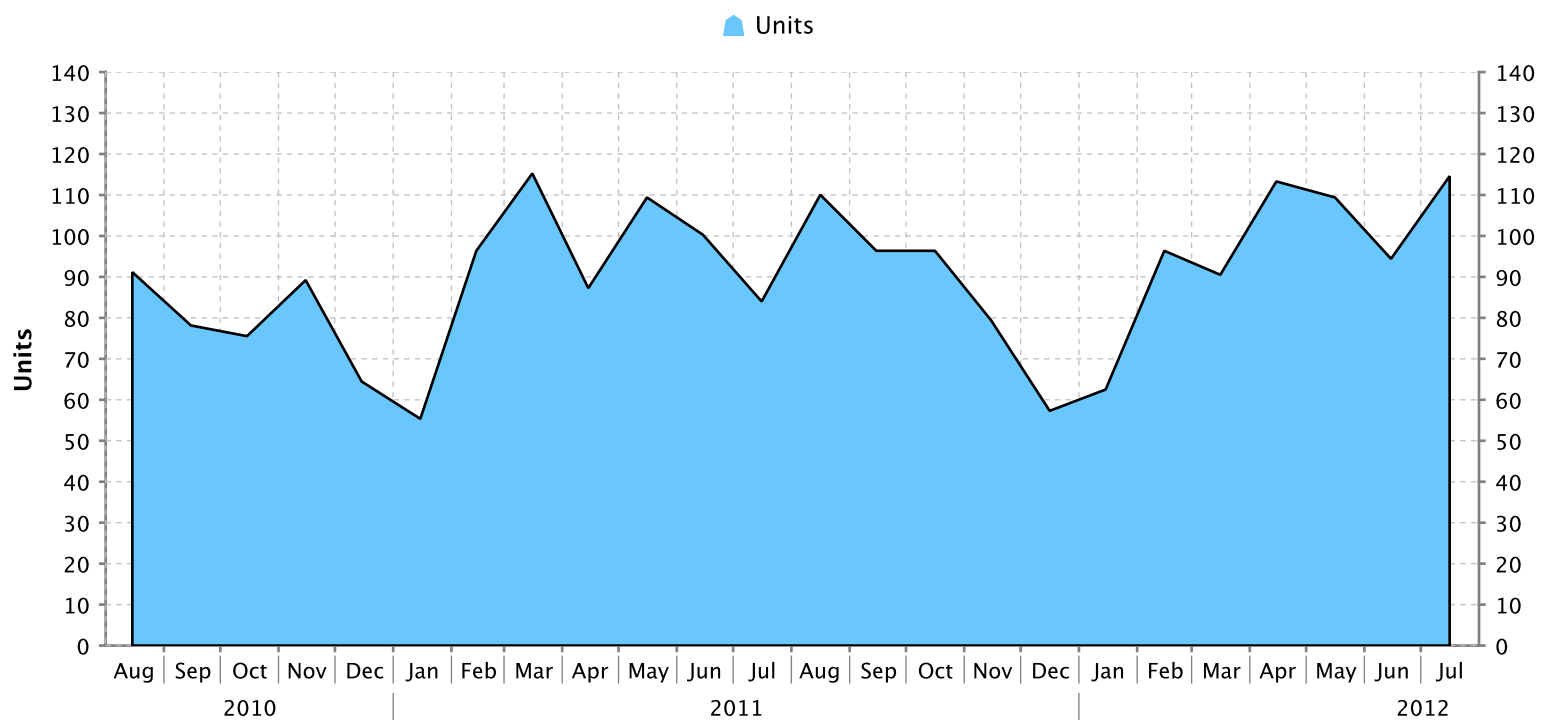
## as at July 31, 2012

### 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	47	12	292%	212	221	-4%
Units Reported Sold	4	8	-50%	63	81	-22%
Sell/List Ratio	9%	67%		30%	37%	
Reported Sales Dollars	\$590,000	\$1,105,100	-47%	\$9,670,638	\$13,048,560	-26%
Average Sell Price / Unit	\$147,500	\$138,138	7%	\$153,502	\$161,093	-5%
Median Sell Price	\$143,000			\$148,250		
Sell Price / List Price	95%	95%		94%	94%	
Days to Sell	26	33	-21%	102	78	32%
Active Listings	134	100				
<b>Single Family</b>						
Units Listed	213	224	-5%	2,294	2,312	-1%
Units Reported Sold	114	84	36%	1,116	1,043	7%
Sell/List Ratio	54%	38%		49%	45%	
Reported Sales Dollars	\$41,040,825	\$29,742,451	38%	\$398,238,418	\$375,053,206	6%
Average Sell Price / Unit	\$360,007	\$354,077	2%	\$356,844	\$359,591	-1%
Median Sell Price	\$335,000			\$346,000		
Sell Price / List Price	95%	95%		95%	95%	
Days to Sell	49	50	-1%	54	57	-5%
Active Listings	680	724				
<b>Condos (Apt)</b>						
Units Listed	39	50	-22%	653	641	2%
Units Reported Sold	26	17	53%	207	219	-5%
Sell/List Ratio	67%	34%		32%	34%	
Reported Sales Dollars	\$5,304,418	\$3,587,779	48%	\$43,484,901	\$48,528,682	-10%
Average Sell Price / Unit	\$204,016	\$211,046	-3%	\$210,072	\$221,592	-5%
Median Sell Price	\$195,000			\$204,450		
Sell Price / List Price	94%	96%		93%	94%	
Days to Sell	71	57	24%	84	85	-0%
Active Listings	252	221				
<b>Condos (Patio)</b>						
Units Listed	8	9	-11%	114	102	12%
Units Reported Sold	7	3	133%	61	47	30%
Sell/List Ratio	88%	33%		54%	46%	
Reported Sales Dollars	\$1,886,250	\$733,353	157%	\$15,701,566	\$12,952,253	21%
Average Sell Price / Unit	\$269,464	\$244,451	10%	\$257,403	\$275,580	-7%
Median Sell Price	\$240,625			\$266,500		
Sell Price / List Price	95%	91%		96%	96%	
Days to Sell	66	202	-67%	83	80	4%
Active Listings	31	29				
<b>Condos (Twnhse)</b>						
Units Listed	20	33	-39%	431	472	-9%
Units Reported Sold	8	9	-11%	160	156	3%
Sell/List Ratio	40%	27%		37%	33%	
Reported Sales Dollars	\$1,956,900	\$2,243,700	-13%	\$40,503,749	\$40,465,521	0%
Average Sell Price / Unit	\$244,612	\$249,300	-2%	\$253,148	\$259,394	-2%
Median Sell Price	\$244,900			\$232,000		
Sell Price / List Price	95%	96%		96%	102%	
Days to Sell	71	55	30%	73	65	12%
Active Listings	135	171				

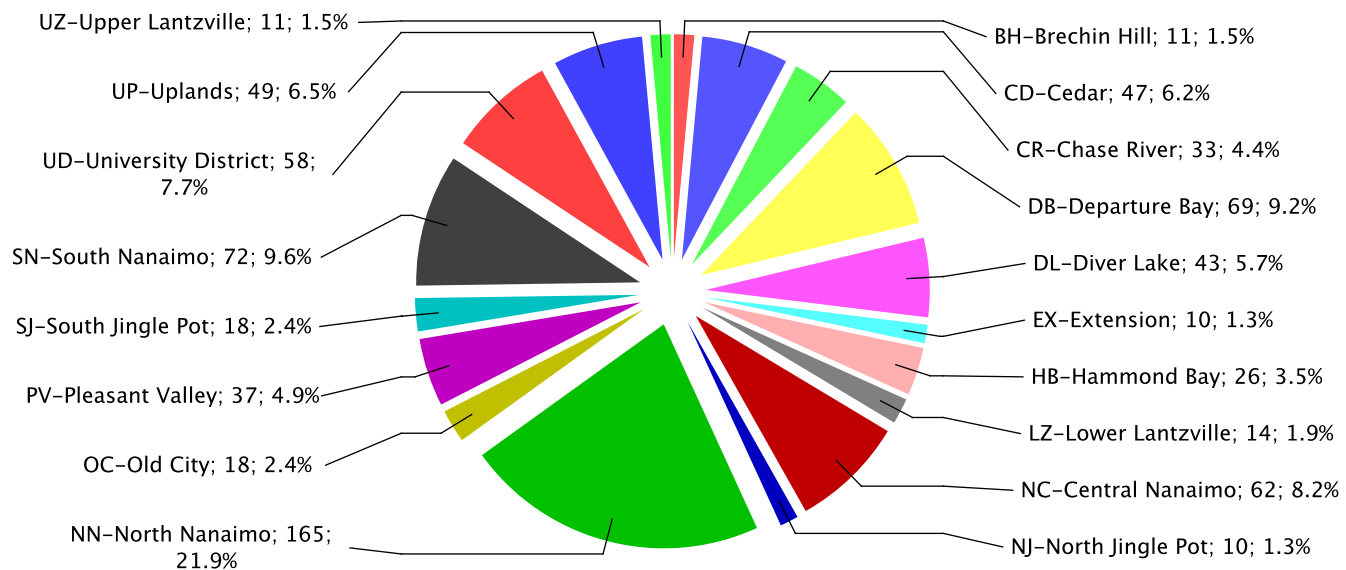
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 2012

	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	4	3	3	1	0	0	0	0	0	0	0	0	11
CD-Cedar	2	0	2	4	13	7	5	5	6	0	1	1	0	1	47
CR-Chase River	0	0	2	8	8	5	7	3	0	0	0	0	0	0	33
DB-Departure Bay	0	0	5	13	25	15	3	4	0	2	0	1	0	1	69
DL-Diver Lake	0	1	2	12	13	10	3	2	0	0	0	0	0	0	43
EX-Extension	0	0	3	1	1	2	1	0	1	1	0	0	0	0	10
HB-Hammond Bay	0	3	0	1	4	5	5	4	3	0	0	0	1	0	26
LZ-Lower Lantzville	0	0	0	2	1	6	2	1	0	2	0	0	0	0	14
NC-Central Nanaimo	1	1	20	22	14	4	0	0	0	0	0	0	0	0	62
NJ-North Jingle Pot	0	0	0	1	1	1	1	2	3	0	1	0	0	0	10
NN-North Nanaimo	0	0	3	4	24	45	31	24	20	8	3	0	3	0	165
OC-Old City	2	2	1	3	5	4	0	1	0	0	0	0	0	0	18
PV-Pleasant Valley	0	2	0	3	15	7	8	1	0	0	1	0	0	0	37
SJ-South Jingle Pot	0	0	0	2	2	2	5	5	1	1	0	0	0	0	18
SN-South Nanaimo	1	6	16	20	13	11	5	0	0	0	0	0	0	0	72
UD-University District	0	4	11	10	9	6	13	3	2	0	0	0	0	0	58
UP-Uplands	0	0	2	16	10	10	6	3	0	0	1	0	1	0	49
UZ-Upper Lantzville	0	1	1	0	1	4	2	0	2	0	0	0	0	0	11
<b>Zone 4 TOTALS</b>	<b>6</b>	<b>20</b>	<b>72</b>	<b>125</b>	<b>162</b>	<b>145</b>	<b>97</b>	<b>58</b>	<b>38</b>	<b>14</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>753</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2012 = 753

# 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	4	7	-43%	42	34	24%
Units Reported Sold	0	2	-100%	11	12	-8%
Sell/List Ratio	0%	29%		26%	35%	
Reported Sales Dollars	\$0	\$210,000	-100%	\$1,100,500	\$1,372,000	-20%
Average Sell Price / Unit		\$105,000		\$100,045	\$114,333	-12%
Median Sell Price				\$96,750		
Sell Price / List Price		79%		91%	89%	
Days to Sell		124		107	98	9%
Active Listings	36	24				
<b>Single Family</b>						
Units Listed	14	11	27%	111	94	18%
Units Reported Sold	5	4	25%	32	33	-3%
Sell/List Ratio	36%	36%		29%	35%	
Reported Sales Dollars	\$1,487,000	\$1,446,460	3%	\$9,739,849	\$10,636,060	-8%
Average Sell Price / Unit	\$297,400	\$361,615	-18%	\$304,370	\$322,305	-6%
Median Sell Price	\$322,500			\$319,000		
Sell Price / List Price	96%	93%		95%	94%	
Days to Sell	63	36	72%	104	92	14%
Active Listings	71	49				

**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

