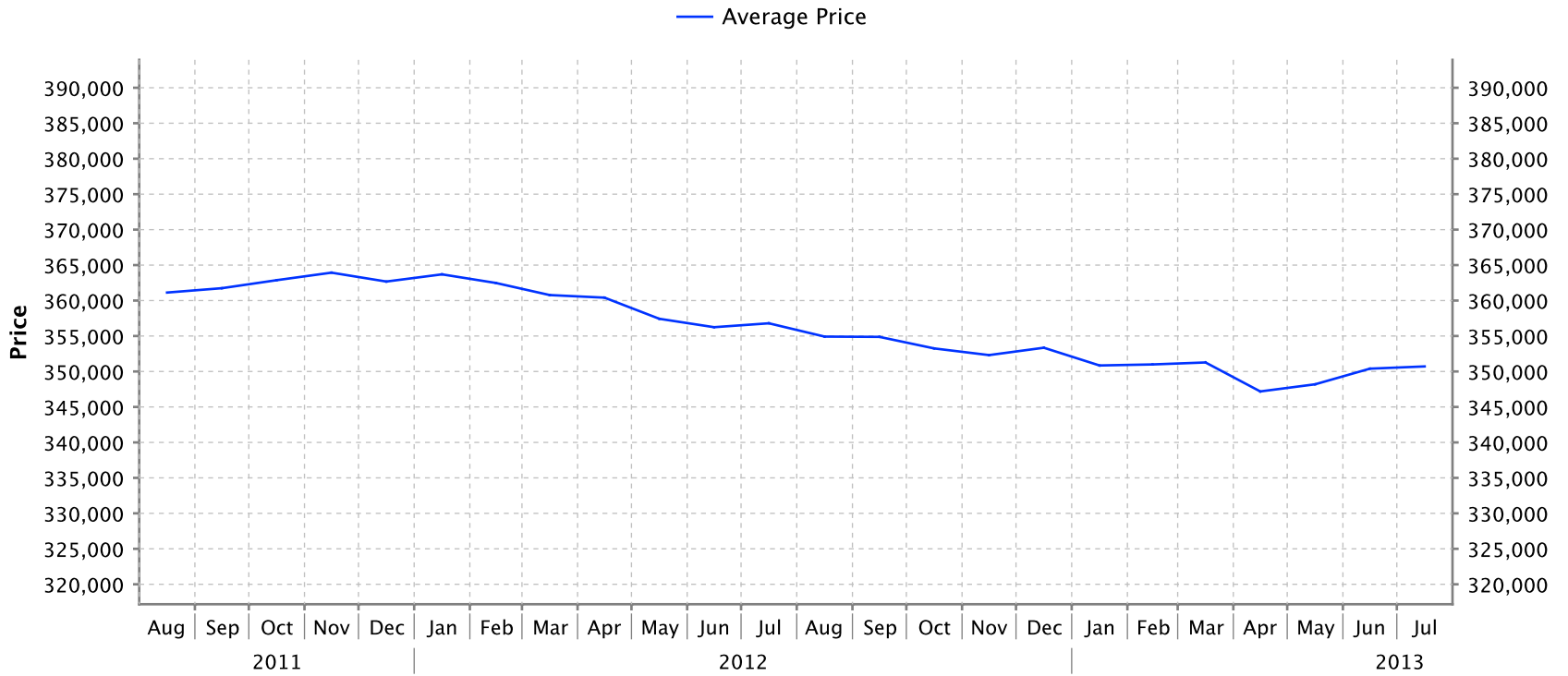


Nanaimo

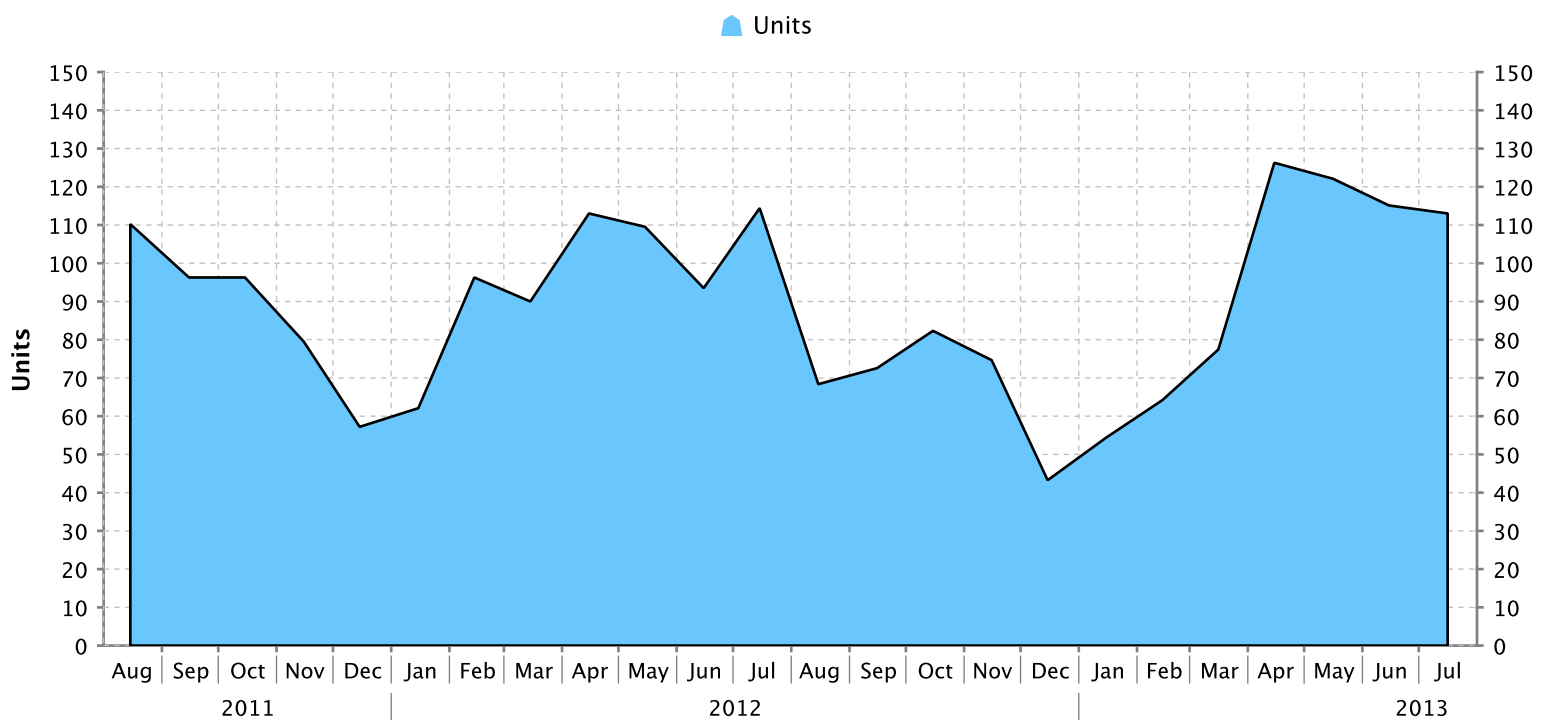
as at July 31, 2013

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	45	47	-4%	275	212	30%
Units Reported Sold	3	4	-25%	48	62	-23%
Sell/List Ratio	7%	9%		17%	29%	
Reported Sales Dollars	\$518,400	\$590,000	-12%	\$7,529,900	\$9,450,638	-20%
Average Sell Price / Unit	\$172,800	\$147,500	17%	\$156,873	\$152,430	3%
Median Sell Price	\$174,500			\$159,900		
Sell Price / List Price	95%	95%		93%	94%	
Days to Sell	97	26	275%	91	103	-12%
Active Listings	170	134				
Single Family						
Units Listed	203	213	-5%	2,090	2,293	-9%
Units Reported Sold	113	114	-1%	1,010	1,115	-9%
Sell/List Ratio	56%	54%		48%	49%	
Reported Sales Dollars	\$41,009,714	\$41,040,825	-0%	\$354,218,561	\$397,823,766	-11%
Average Sell Price / Unit	\$362,918	\$360,007	1%	\$350,711	\$356,793	-2%
Median Sell Price	\$359,000			\$337,000		
Sell Price / List Price	96%	95%		95%	95%	
Days to Sell	50	49	0%	54	54	-1%
Active Listings	602	680				
Condos (Apt)						
Units Listed	34	39	-13%	476	645	-26%
Units Reported Sold	22	26	-15%	148	207	-29%
Sell/List Ratio	65%	67%		31%	32%	
Reported Sales Dollars	\$5,376,700	\$5,304,418	1%	\$31,632,390	\$43,484,901	-27%
Average Sell Price / Unit	\$244,395	\$204,016	20%	\$213,732	\$210,072	2%
Median Sell Price	\$210,000			\$197,000		
Sell Price / List Price	95%	94%		94%	93%	
Days to Sell	85	71	20%	80	84	-5%
Active Listings	177	244				
Condos (Patio)						
Units Listed	15	9	67%	100	114	-12%
Units Reported Sold	11	7	57%	61	60	2%
Sell/List Ratio	73%	78%		61%	53%	
Reported Sales Dollars	\$3,539,250	\$1,886,250	88%	\$16,495,947	\$15,428,566	7%
Average Sell Price / Unit	\$321,750	\$269,464	19%	\$270,425	\$257,143	5%
Median Sell Price	\$299,800			\$273,000		
Sell Price / List Price	99%	95%		97%	96%	
Days to Sell	60	66	-8%	71	85	-17%
Active Listings	23	31				
Condos (Twnhse)						
Units Listed	52	20	160%	394	438	-10%
Units Reported Sold	17	8	112%	159	160	-1%
Sell/List Ratio	33%	40%		40%	37%	
Reported Sales Dollars	\$4,612,717	\$1,956,900	136%	\$39,082,408	\$40,503,749	-4%
Average Sell Price / Unit	\$271,336	\$244,612	11%	\$245,801	\$253,148	-3%
Median Sell Price	\$247,115			\$220,000		
Sell Price / List Price	95%	95%		101%	96%	
Days to Sell	71	71	0%	62	73	-15%
Active Listings	125	142				

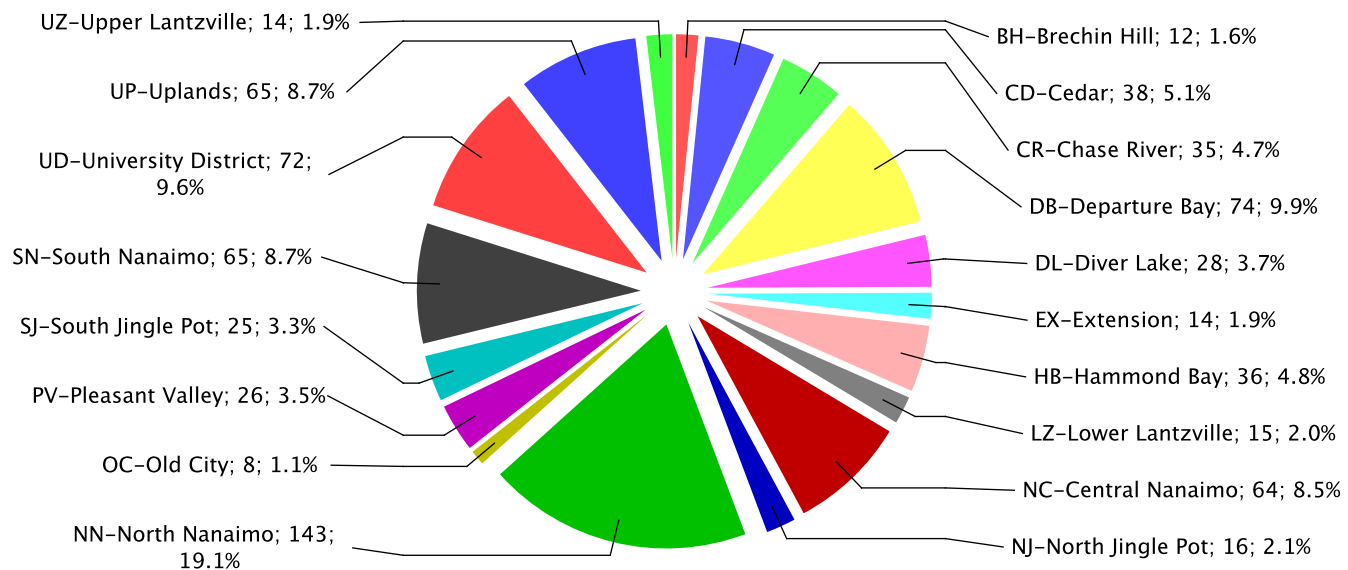
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 2013

	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	8	3	1	0	0	0	0	0	0	0	0	0	12
CD-Cedar	0	2	1	3	4	5	7	5	6	2	3	0	0	0	38
CR-Chase River	0	0	2	7	8	10	4	3	1	0	0	0	0	0	35
DB-Departure Bay	0	0	2	18	18	13	15	6	0	1	0	1	0	0	74
DL-Diver Lake	0	1	3	8	9	7	0	0	0	0	0	0	0	0	28
EX-Extension	0	1	0	3	1	5	0	0	0	3	1	0	0	0	14
HB-Hammond Bay	0	1	1	1	6	6	5	5	6	1	0	1	1	2	36
LZ-Lower Lantzville	0	0	0	2	3	2	2	0	5	0	0	0	0	1	15
NC-Central Nanaimo	2	7	13	29	9	3	1	0	0	0	0	0	0	0	64
NJ-North Jingle Pot	0	0	0	0	2	4	2	0	4	3	0	1	0	0	16
NN-North Nanaimo	0	1	2	12	21	33	20	14	24	10	3	1	0	2	143
OC-Old City	0	2	1	2	1	0	1	0	1	0	0	0	0	0	8
PV-Pleasant Valley	0	0	0	3	12	7	3	0	0	1	0	0	0	0	26
SJ-South Jingle Pot	0	0	1	2	8	9	2	2	1	0	0	0	0	0	25
SN-South Nanaimo	3	16	17	12	11	4	2	0	0	0	0	0	0	0	65
UD-University District	2	2	13	19	11	11	9	0	3	1	1	0	0	0	72
UP-Uplands	0	2	9	24	15	8	4	1	0	0	0	1	0	1	65
UZ-Upper Lantzville	0	0	0	1	3	2	2	2	2	2	0	0	0	0	14
Zone 4 TOTALS	7	35	73	149	143	129	79	38	53	24	8	5	1	6	750

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2013 = 750

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	4	4	0%	33	42	-21%
Units Reported Sold	2	0		12	11	9%
Sell/List Ratio	50%	0%		36%	26%	
Reported Sales Dollars	\$235,000	\$0		\$1,262,625	\$1,100,500	15%
Average Sell Price / Unit	\$117,500			\$105,219	\$100,045	5%
Median Sell Price	\$165,000			\$120,000		
Sell Price / List Price	82%			85%	91%	
Days to Sell	323			244	107	128%
Active Listings	26	36				
Single Family						
Units Listed	10	14	-29%	118	110	7%
Units Reported Sold	8	5	60%	43	32	34%
Sell/List Ratio	80%	36%		36%	29%	
Reported Sales Dollars	\$2,126,220	\$1,487,000	43%	\$12,170,020	\$9,739,849	25%
Average Sell Price / Unit	\$265,778	\$297,400	-11%	\$283,024	\$304,370	-7%
Median Sell Price	\$280,000			\$270,000		
Sell Price / List Price	93%	96%		93%	95%	
Days to Sell	99	63	57%	104	104	-0%
Active Listings	49	70				

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

