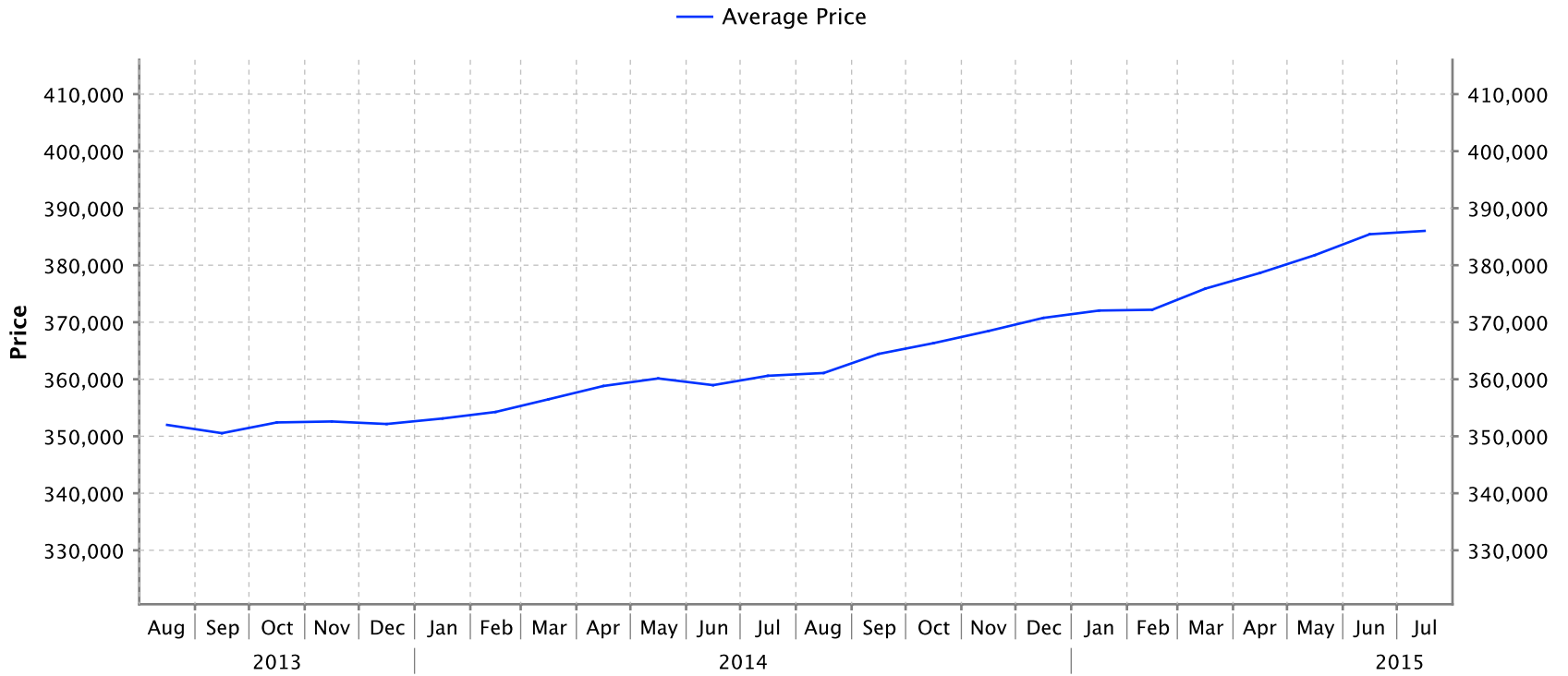


# Nanaimo

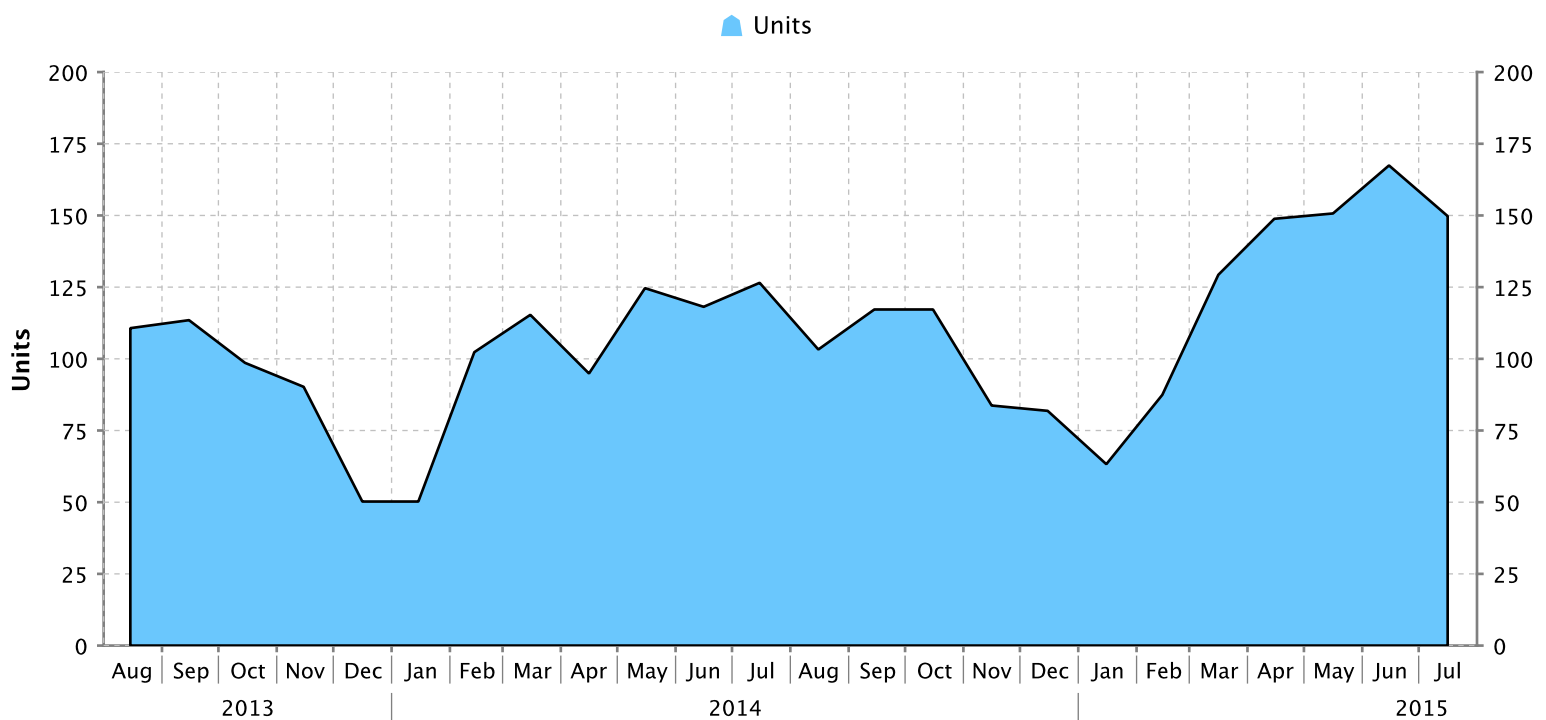
## as at July 31, 2015

### 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	48	12	300%	230	329	-30%
Units Reported Sold	6	14	-57%	137	107	28%
Sell/List Ratio	12%	117%		60%	33%	
Reported Sales Dollars	\$1,046,000	\$2,404,500	-56%	\$22,850,220	\$17,284,998	32%
Average Sell Price / Unit	\$174,333	\$171,750	2%	\$166,790	\$161,542	3%
Median Sell Price	\$208,000			\$172,500		
Sell Price / List Price	97%	96%		95%	96%	
Days to Sell	333	104	220%	221	106	109%
Active Listings	131	186				
<b>Single Family</b>						
Units Listed	202	212	-5%	2,144	1,998	7%
Units Reported Sold	149	126	18%	1,394	1,190	17%
Sell/List Ratio	74%	59%		65%	60%	
Reported Sales Dollars	\$57,320,200	\$47,640,131	20%	\$538,112,469	\$429,123,239	25%
Average Sell Price / Unit	\$384,699	\$378,096	2%	\$386,020	\$360,608	7%
Median Sell Price	\$377,500			\$364,000		
Sell Price / List Price	97%	96%		97%	96%	
Days to Sell	34	52	-34%	43	52	-17%
Active Listings	470	572				
<b>Condos (Apt)</b>						
Units Listed	35	30	17%	500	461	8%
Units Reported Sold	33	21	57%	256	210	22%
Sell/List Ratio	94%	70%		51%	46%	
Reported Sales Dollars	\$6,806,366	\$4,839,400	41%	\$54,986,183	\$45,836,210	20%
Average Sell Price / Unit	\$206,254	\$230,448	-10%	\$214,790	\$218,268	-2%
Median Sell Price	\$190,000			\$196,500		
Sell Price / List Price	95%	94%		96%	95%	
Days to Sell	97	94	2%	88	93	-5%
Active Listings	164	165				
<b>Condos (Patio)</b>						
Units Listed	4	6	-33%	82	63	30%
Units Reported Sold	6	6	0%	61	56	9%
Sell/List Ratio	150%	100%		74%	89%	
Reported Sales Dollars	\$1,670,900	\$1,310,800	27%	\$17,686,760	\$15,821,620	12%
Average Sell Price / Unit	\$278,483	\$218,467	27%	\$289,947	\$282,529	3%
Median Sell Price	\$320,000			\$292,000		
Sell Price / List Price	98%	95%		98%	97%	
Days to Sell	16	37	-55%	48	74	-35%
Active Listings	10	14				
<b>Condos (Twnhse)</b>						
Units Listed	18	25	-28%	291	350	-17%
Units Reported Sold	20	21	-5%	184	181	2%
Sell/List Ratio	111%	84%		63%	52%	
Reported Sales Dollars	\$4,898,928	\$5,157,063	-5%	\$49,168,551	\$46,685,093	5%
Average Sell Price / Unit	\$244,946	\$245,574	-0%	\$267,220	\$257,929	4%
Median Sell Price	\$226,000			\$249,000		
Sell Price / List Price	94%	97%		96%	97%	
Days to Sell	52	62	-17%	72	79	-10%
Active Listings	69	106				

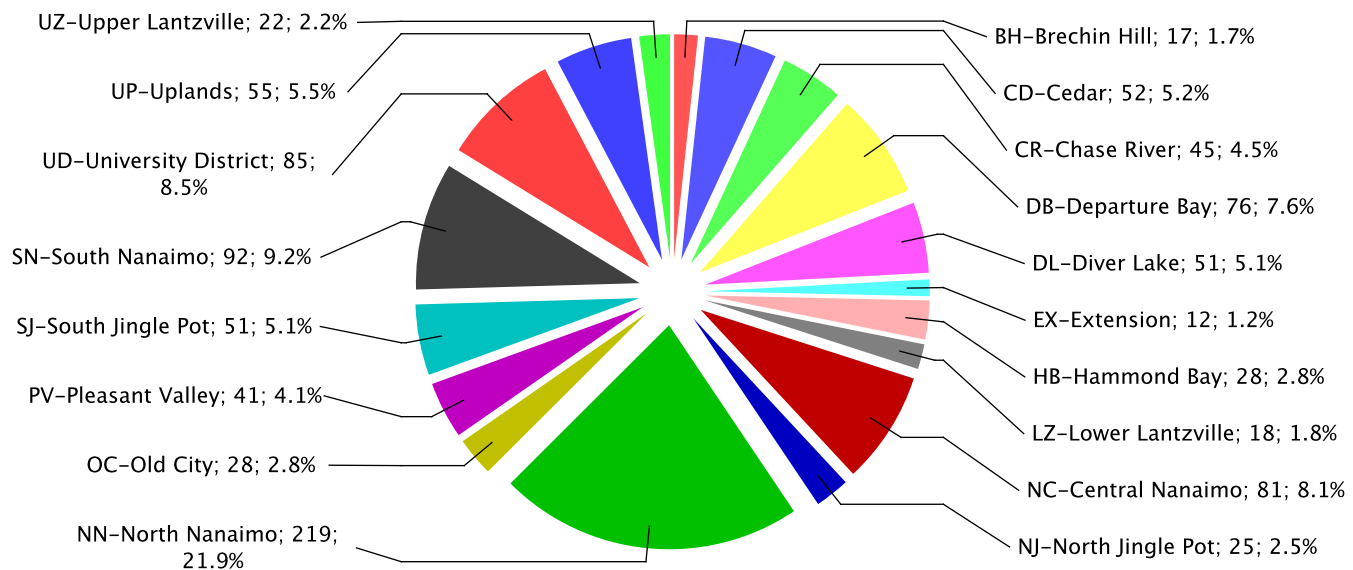
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 2015

	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	1	3	7	3	0	1	1	0	1	0	0	0	17
CD-Cedar	1	2	4	6	11	9	5	4	6	3	1	0	0	0	52
CR-Chase River	0	2	3	5	8	12	8	6	1	0	0	0	0	0	45
DB-Departure Bay	0	0	0	6	21	22	11	4	9	3	0	0	0	0	76
DL-Diver Lake	0	1	2	10	17	7	3	8	3	0	0	0	0	0	51
EX-Extension	2	1	0	3	1	0	1	2	1	0	1	0	0	0	12
HB-Hammond Bay	0	1	0	0	2	6	6	4	1	4	3	0	0	1	28
LZ-Lower Lantzville	0	0	1	0	1	2	3	4	2	0	1	3	0	1	18
NC-Central Nanaimo	0	5	16	25	25	5	3	2	0	0	0	0	0	0	81
NJ-North Jingle Pot	0	0	0	2	0	4	3	0	5	4	3	2	2	0	25
NN-North Nanaimo	0	2	2	6	16	42	33	29	44	26	5	7	4	3	219
OC-Old City	1	2	6	5	5	4	1	2	2	0	0	0	0	0	28
PV-Pleasant Valley	0	0	1	5	11	11	7	3	2	1	0	0	0	0	41
SJ-South Jingle Pot	1	0	2	0	17	11	6	6	7	1	0	0	0	0	51
SN-South Nanaimo	2	7	19	22	30	5	6	1	0	0	0	0	0	0	92
UD-University District	1	3	11	18	12	5	18	10	5	0	2	0	0	0	85
UP-Uplands	0	0	2	5	19	17	4	1	3	0	1	0	0	3	55
UZ-Upper Lantzville	0	0	0	2	0	2	7	2	5	3	1	0	0	0	22
<b>Zone 4 TOTALS</b>	<b>8</b>	<b>26</b>	<b>70</b>	<b>123</b>	<b>203</b>	<b>167</b>	<b>125</b>	<b>89</b>	<b>97</b>	<b>45</b>	<b>19</b>	<b>12</b>	<b>6</b>	<b>8</b>	<b>998</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2015 = 998

# 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	9	-56%	28	37	-24%
Units Reported Sold	1	0		15	11	36%
Sell/List Ratio	25%	0%		54%	30%	
Reported Sales Dollars	\$91,000	\$0		\$1,208,400	\$1,004,500	20%
Average Sell Price / Unit	\$91,000			\$80,560	\$91,318	-12%
Median Sell Price	\$91,000			\$74,000		
Sell Price / List Price	92%			83%	84%	
Days to Sell	46			172	156	10%
Active Listings	21	32				
<b>Single Family</b>						
Units Listed	11	10	10%	77	95	-19%
Units Reported Sold	5	6	-17%	48	49	-2%
Sell/List Ratio	45%	60%		62%	52%	
Reported Sales Dollars	\$1,351,750	\$1,499,900	-10%	\$12,797,325	\$13,065,800	-2%
Average Sell Price / Unit	\$270,350	\$249,983	8%	\$266,611	\$266,649	-0%
Median Sell Price	\$305,350			\$272,000		
Sell Price / List Price	95%	90%		93%	92%	
Days to Sell	78	92	-16%	104	96	9%
Active Listings	32	40				

**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

