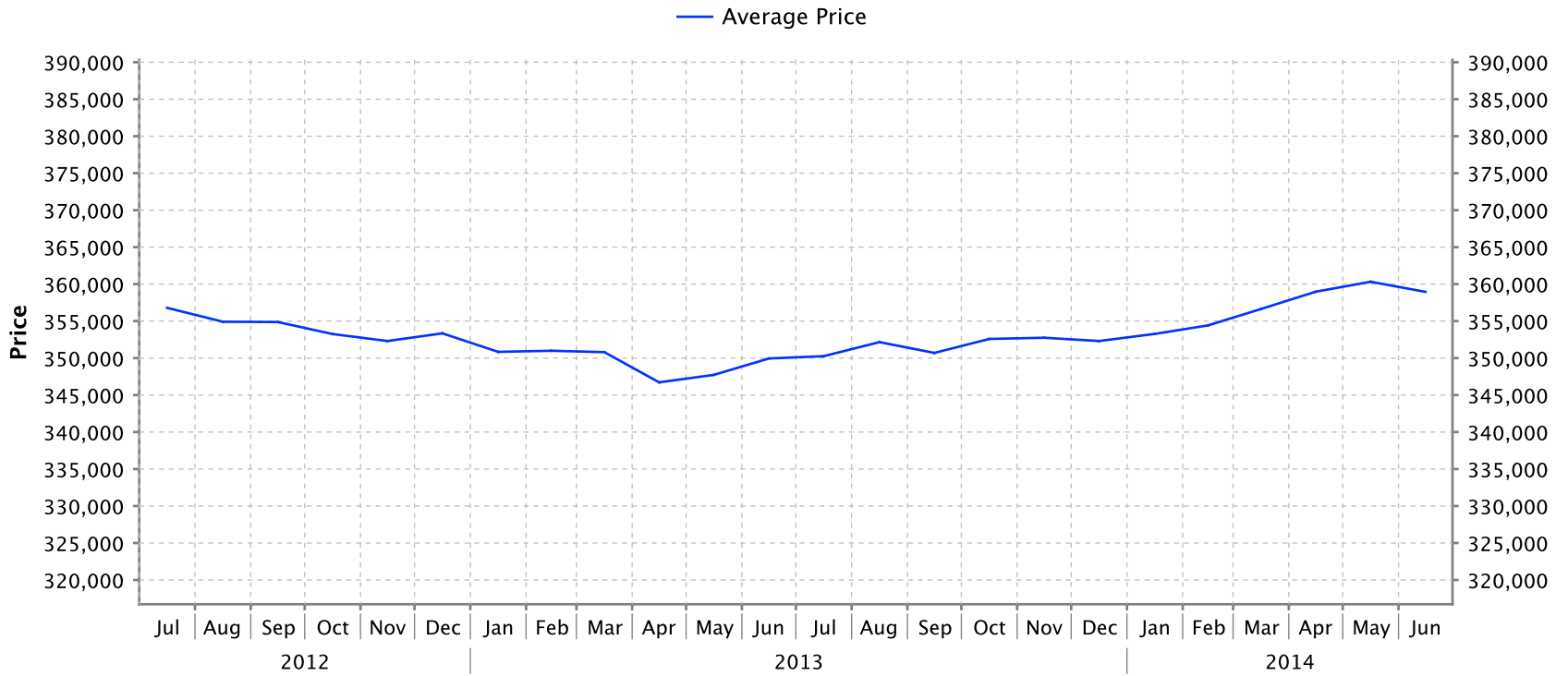


# Nanaimo

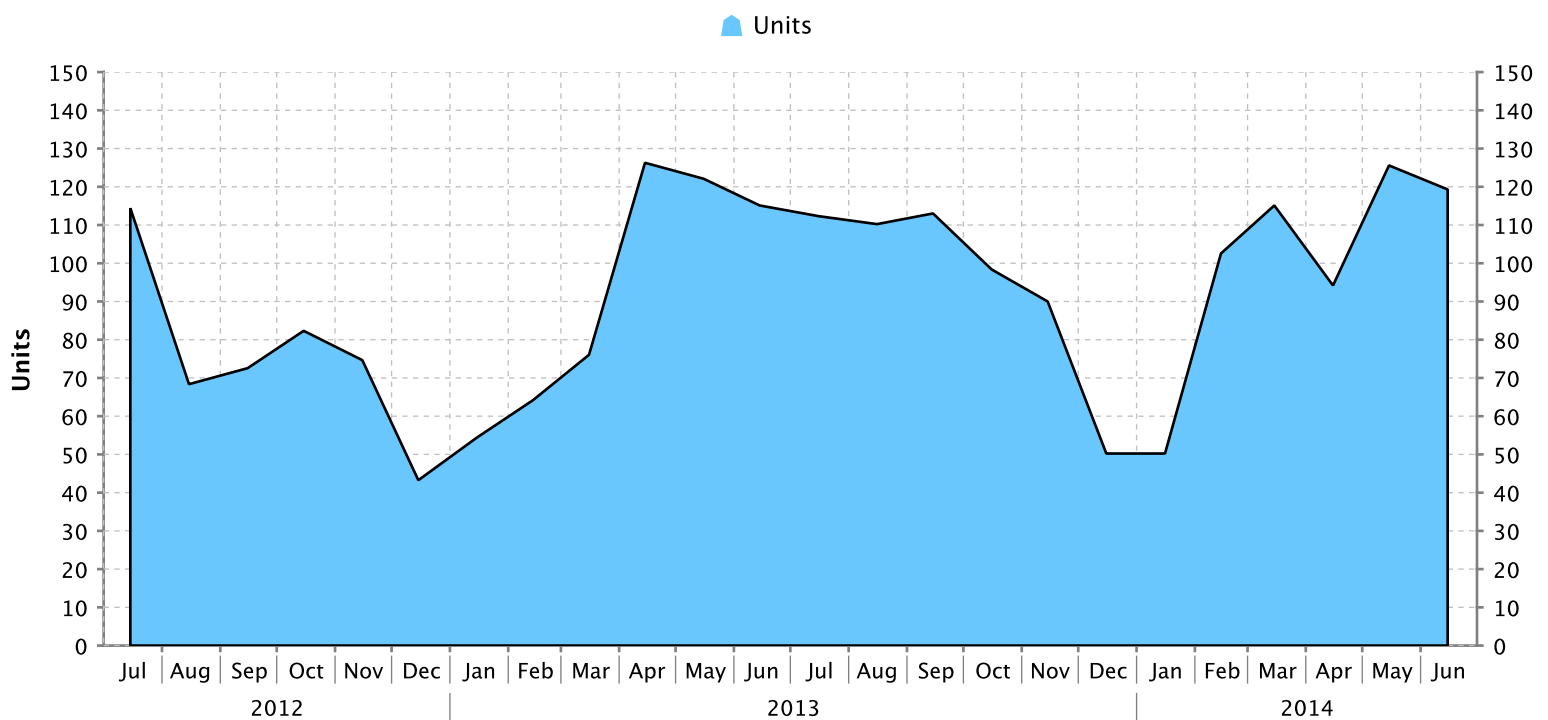
## as at June 30, 2014

### 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	43	20	115%	360	277	30%
Units Reported Sold	9	6	50%	98	49	100%
Sell/List Ratio	21%	30%		27%	18%	
Reported Sales Dollars	\$1,411,500	\$976,200	45%	\$15,767,898	\$7,601,500	107%
Average Sell Price / Unit	\$156,833	\$162,700	-4%	\$160,897	\$155,133	4%
Median Sell Price	\$149,000			\$158,500		
Sell Price / List Price	98%	98%		96%	93%	
Days to Sell	74	50	48%	108	85	27%
Active Listings	198	160				
<b>Single Family</b>						
Units Listed	193	197	-2%	1,990	2,099	-5%
Units Reported Sold	119	115	3%	1,178	1,010	17%
Sell/List Ratio	62%	58%		59%	48%	
Reported Sales Dollars	\$42,963,764	\$43,134,186	-0%	\$422,849,822	\$353,449,672	20%
Average Sell Price / Unit	\$361,040	\$375,080	-4%	\$358,956	\$349,950	3%
Median Sell Price	\$354,000			\$347,500		
Sell Price / List Price	95%	97%		96%	95%	
Days to Sell	50	41	23%	52	54	-3%
Active Listings	572	599				
<b>Condos (Apt)</b>						
Units Listed	45	45	0%	466	481	-3%
Units Reported Sold	24	17	41%	211	152	39%
Sell/List Ratio	53%	38%		45%	32%	
Reported Sales Dollars	\$5,621,635	\$3,971,050	42%	\$46,373,510	\$31,560,108	47%
Average Sell Price / Unit	\$234,235	\$233,591	0%	\$219,780	\$207,632	6%
Median Sell Price	\$223,000			\$205,000		
Sell Price / List Price	95%	95%		95%	94%	
Days to Sell	140	89	57%	92	78	19%
Active Listings	175	211				
<b>Condos (Patio)</b>						
Units Listed	10	8	25%	72	94	-23%
Units Reported Sold	10	5	100%	61	57	7%
Sell/List Ratio	100%	62%		85%	61%	
Reported Sales Dollars	\$3,000,640	\$1,327,900	126%	\$18,050,070	\$14,842,947	22%
Average Sell Price / Unit	\$300,064	\$265,580	13%	\$295,903	\$260,403	14%
Median Sell Price	\$290,000			\$290,000		
Sell Price / List Price	98%	96%		97%	96%	
Days to Sell	54	38	42%	75	72	5%
Active Listings	14	16				
<b>Condos (Twnhse)</b>						
Units Listed	33	19	74%	376	362	4%
Units Reported Sold	21	15	40%	177	150	18%
Sell/List Ratio	64%	79%		47%	41%	
Reported Sales Dollars	\$5,669,800	\$3,521,600	61%	\$46,140,747	\$36,426,591	27%
Average Sell Price / Unit	\$269,990	\$234,773	15%	\$260,682	\$242,844	7%
Median Sell Price	\$240,000			\$239,000		
Sell Price / List Price	97%	95%		96%	102%	
Days to Sell	85	62	35%	81	61	31%
Active Listings	110	103				

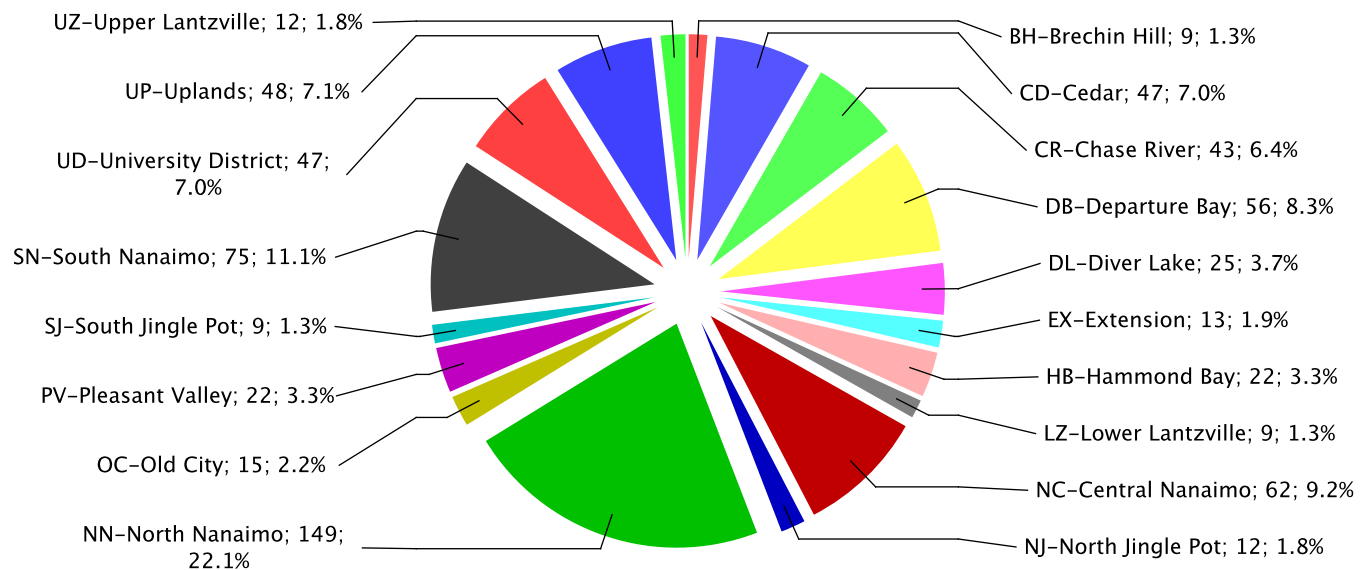
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jun 30, 2014

	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	3	0	4	1	1	0	0	0	0	0	0	0	9
CD-Cedar	1	3	7	7	6	7	6	5	2	1	1	0	0	1	47
CR-Chase River	0	1	0	7	7	13	13	0	2	0	0	0	0	0	43
DB-Departure Bay	0	0	3	14	14	8	5	4	6	0	0	1	0	1	56
DL-Diver Lake	0	1	1	8	4	8	0	2	1	0	0	0	0	0	25
EX-Extension	1	1	2	1	0	2	2	2	1	1	0	0	0	0	13
HB-Hammond Bay	0	0	0	1	1	3	4	3	5	2	1	0	1	1	22
LZ-Lower Lantzville	0	0	0	1	1	0	2	1	1	2	0	0	1	0	9
NC-Central Nanaimo	4	8	17	13	13	6	1	0	0	0	0	0	0	0	62
NJ-North Jingle Pot	0	0	0	0	1	1	3	2	2	2	0	1	0	0	12
NN-North Nanaimo	0	0	1	2	12	28	31	27	26	13	6	1	1	1	149
OC-Old City	3	2	4	3	1	2	0	0	0	0	0	0	0	0	15
PV-Pleasant Valley	0	0	2	2	5	6	2	1	1	1	0	2	0	0	22
SJ-South Jingle Pot	0	0	0	0	1	1	2	3	1	0	1	0	0	0	9
SN-South Nanaimo	1	14	18	20	10	9	2	1	0	0	0	0	0	0	75
UD-University District	2	1	4	12	6	9	9	0	2	1	1	0	0	0	47
UP-Uplands	0	0	1	13	13	11	7	0	2	0	0	0	0	1	48
UZ-Upper Lantzville	0	0	1	4	3	1	1	0	2	0	0	0	0	0	12
<b>Zone 4 TOTALS</b>	<b>12</b>	<b>31</b>	<b>64</b>	<b>108</b>	<b>102</b>	<b>116</b>	<b>91</b>	<b>51</b>	<b>54</b>	<b>23</b>	<b>10</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>675</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to June 30, 2014 = 675

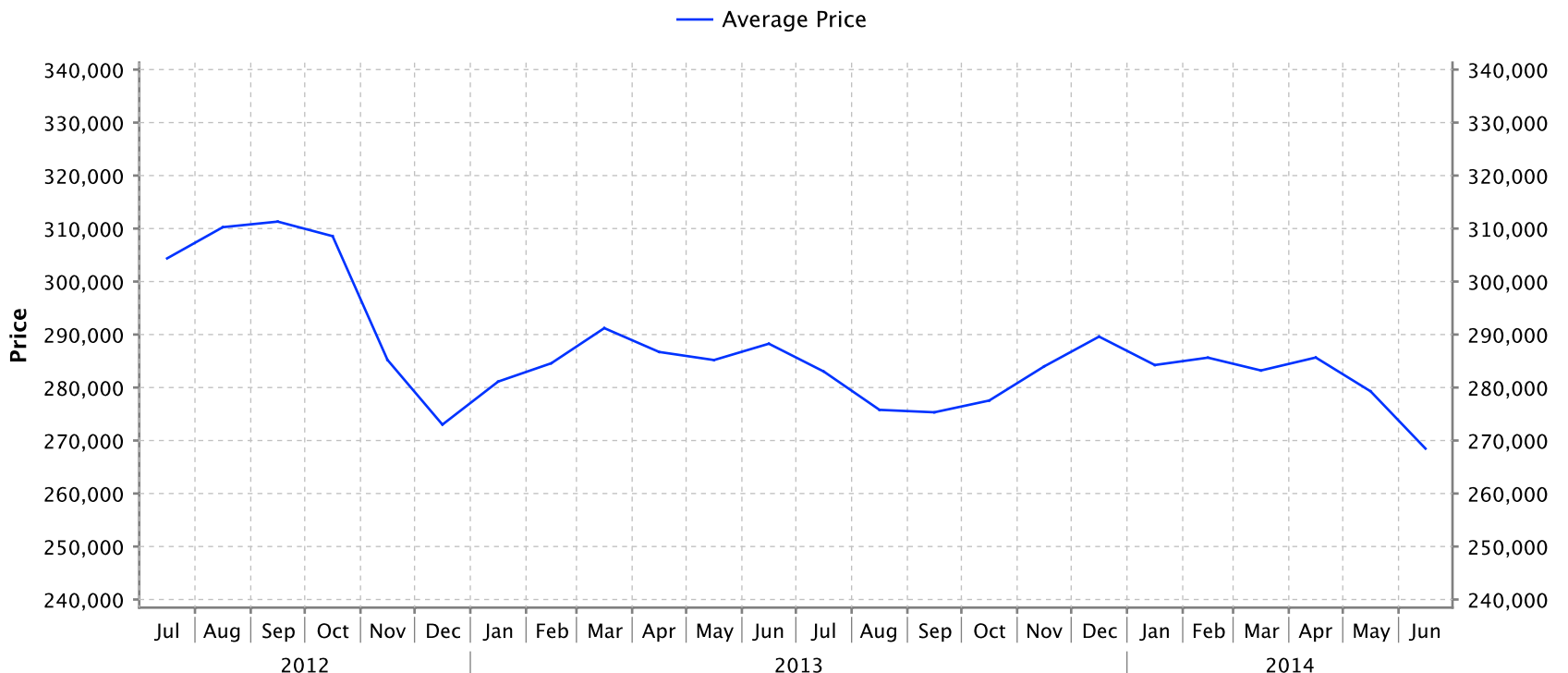
# GABRIOLA ISLAND

## 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	3	3	0%	32	33	-3%
Units Reported Sold	2	1	100%	13	10	30%
Sell/List Ratio	67%	33%		41%	30%	
Reported Sales Dollars	\$177,000	\$160,625	10%	\$1,239,500	\$1,027,625	21%
Average Sell Price / Unit	\$88,500	\$160,625	-45%	\$95,346	\$102,762	-7%
Median Sell Price	\$124,000			\$80,000		
Sell Price / List Price	79%	97%		84%	86%	
Days to Sell	346	192	80%	182	228	-20%
Active Listings	26	25				
<b>Single Family</b>						
Units Listed	13	12	8%	95	122	-22%
Units Reported Sold	5	5	0%	51	40	28%
Sell/List Ratio	38%	42%		54%	33%	
Reported Sales Dollars	\$1,131,000	\$1,682,000	-33%	\$13,692,120	\$11,530,800	19%
Average Sell Price / Unit	\$226,200	\$336,400	-33%	\$268,473	\$288,270	-7%
Median Sell Price	\$255,000			\$260,000		
Sell Price / List Price	95%	95%		92%	93%	
Days to Sell	52	67	-23%	96	100	-3%
Active Listings	44	56				

**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



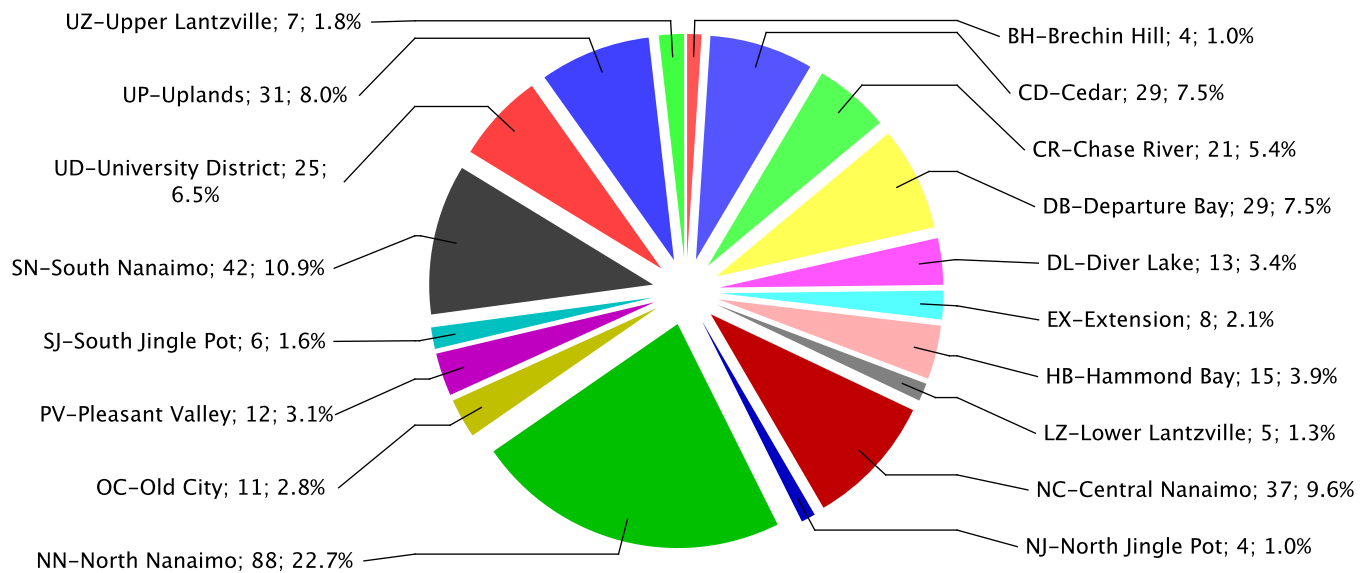
## 2nd Quarter 2014

### MLS® Single Family Sales Analysis

Unconditional Sales from April 1 to Jun 30, 2014

	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	3	0	1	0	0	0	0	0	0	0	0	0	4
CD-Cedar	1	3	5	5	3	5	3	2	0	0	1	0	0	1	29
CR-Chase River	0	1	0	3	2	4	9	0	2	0	0	0	0	0	21
DB-Departure Bay	0	0	0	5	9	4	3	2	4	0	0	1	0	1	29
DL-Diver Lake	0	0	1	5	2	3	0	1	1	0	0	0	0	0	13
EX-Extension	0	0	1	0	0	2	1	2	1	1	0	0	0	0	8
HB-Hammond Bay	0	0	0	1	0	2	3	2	5	1	1	0	0	0	15
LZ-Lower Lantzville	0	0	0	0	0	0	2	0	1	1	0	0	1	0	5
NC-Central Nanaimo	3	7	7	7	7	6	0	0	0	0	0	0	0	0	37
NJ-North Jingle Pot	0	0	0	0	1	0	0	0	0	2	0	1	0	0	4
NN-North Nanaimo	0	0	1	0	9	21	17	14	14	7	2	1	1	1	88
OC-Old City	3	0	2	3	1	2	0	0	0	0	0	0	0	0	11
PV-Pleasant Valley	0	0	0	0	3	5	1	1	1	0	0	1	0	0	12
SJ-South Jingle Pot	0	0	0	0	1	1	2	1	0	0	1	0	0	0	6
SN-South Nanaimo	0	8	8	11	7	7	1	0	0	0	0	0	0	0	42
UD-University District	1	0	3	6	4	4	5	0	1	1	0	0	0	0	25
UP-Uplands	0	0	1	9	9	7	3	0	1	0	0	0	0	1	31
UZ-Upper Lantzville	0	0	1	2	1	1	0	0	2	0	0	0	0	0	7
<b>Zone 4 TOTALS</b>	<b>8</b>	<b>19</b>	<b>33</b>	<b>57</b>	<b>60</b>	<b>74</b>	<b>50</b>	<b>25</b>	<b>33</b>	<b>13</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>387</b>

### Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales April 1 to June 30, 2014 = 387