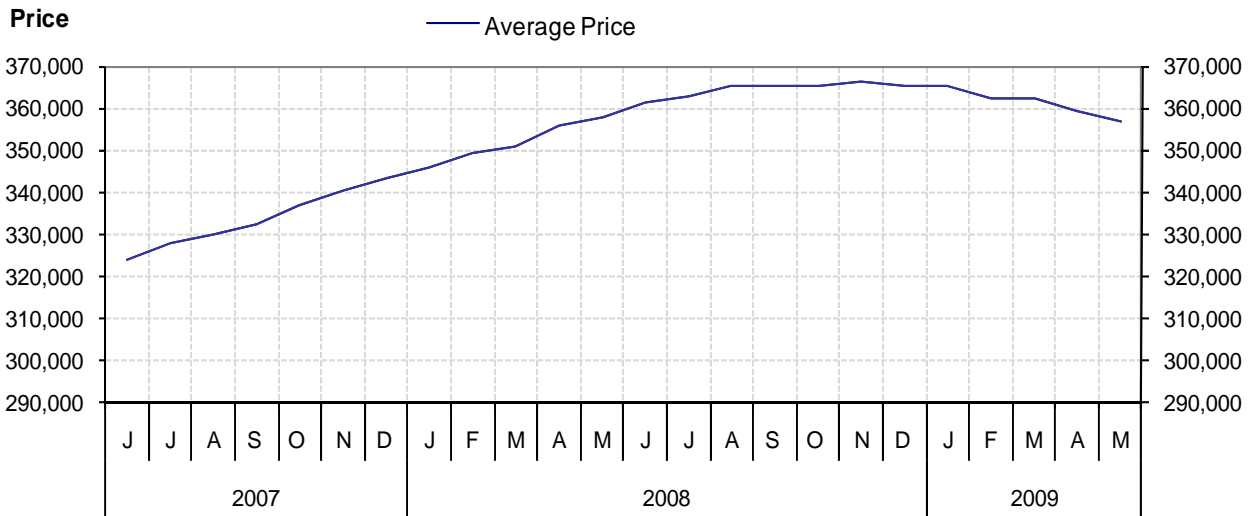


# Nanaimo

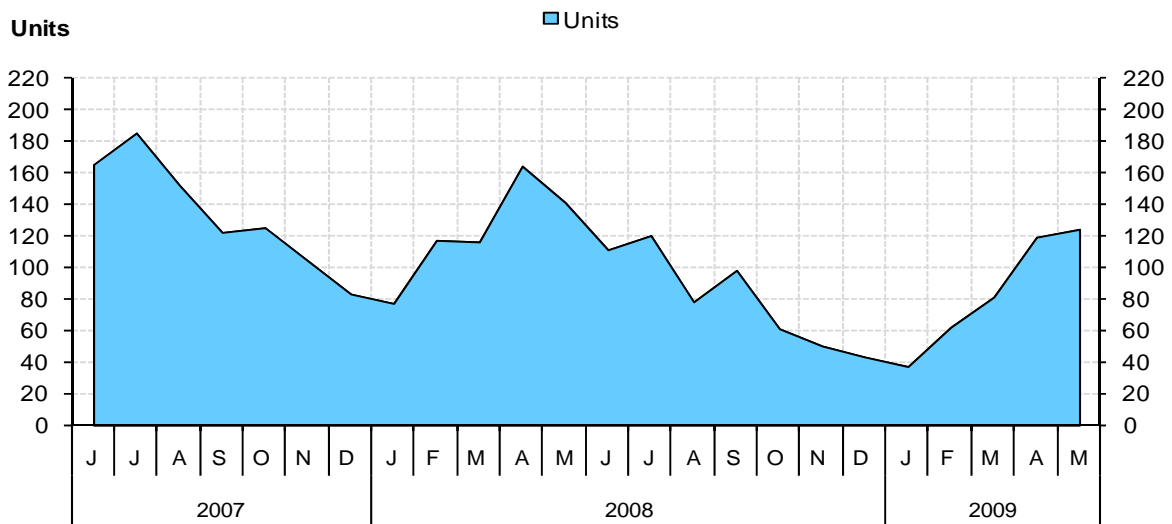
## as at May 31, 2009

### 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

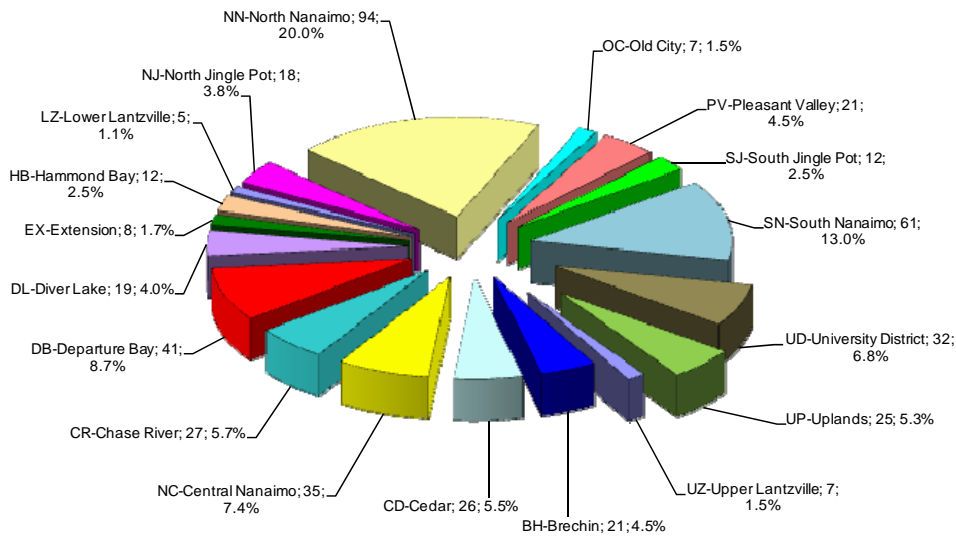
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	11	16	-31%	357	548	-35%
Units Reported Sold	3	12	-75%	64	171	-63%
Sell/List Ratio	27%	75%		18%	31%	
Reported Sales Dollars	\$307,500	\$1,638,600	-81%	\$8,839,260	\$28,606,286	-69%
Average Sell Price / Unit	\$102,500	\$136,550	-25%	\$138,113	\$167,288	-17%
Median Sell Price	\$105,000			\$125,000		
Sell Price / List Price Ratio	78%	98%		88%	97%	
Days to Sell	204	75	172%	153	75	104%
Active Listings	189	248				
<b>Single Family</b>						
Units Listed	216	260	-17%	2444	2529	-3%
Units Reported Sold	124	141	-12%	982	1553	-37%
Sell/List Ratio	57%	54%		40%	61%	
Reported Sales Dollars	\$42,341,229	\$51,239,607	-17%	\$350,204,101	\$555,810,858	-37%
Average Sell Price / Unit	\$341,462	\$363,401	-6%	\$356,623	\$357,895	0%
Median Sell Price	\$334,000			\$342,000		
Sell Price / List Price Ratio	95%	97%		95%	97%	
Days to Sell	58	42	39%	53	48	11%
Active Listings	631	597				
<b>Condos (Apt)</b>						
Units Listed	39	132	-70%	549	639	-14%
Units Reported Sold	17	23	-26%	184	302	-39%
Sell/List Ratio	44%	17%		34%	47%	
Reported Sales Dollars	\$3,860,500	\$5,305,800	-27%	\$41,843,143	\$66,865,530	-37%
Average Sell Price / Unit	\$227,088	\$230,687	-2%	\$227,408	\$221,409	3%
Median Sell Price	\$191,000			\$195,000		
Sell Price / List Price Ratio	92%	97%		94%	96%	
Days to Sell	92	37	145%	80	55	47%
Active Listings	180	296				
<b>Condos (Patio)</b>						
Units Listed	5	9	-44%	79	73	8%
Units Reported Sold	8	6	33%	37	53	-30%
Sell/List Ratio	160%	67%		47%	73%	
Reported Sales Dollars	\$2,175,000	\$1,822,900	19%	\$10,927,300	\$14,953,400	-27%
Average Sell Price / Unit	\$271,875	\$303,817	-11%	\$295,332	\$282,140	5%
Median Sell Price	\$295,000			\$298,000		
Sell Price / List Price Ratio	96%	97%		96%	97%	
Days to Sell	68	29	134%	66	60	10%
Active Listings	21	15				
<b>Condos (Twnhse)</b>						
Units Listed	31	47	-34%	406	350	16%
Units Reported Sold	18	16	12%	174	197	-12%
Sell/List Ratio	58%	34%		43%	56%	
Reported Sales Dollars	\$4,395,200	\$3,855,100	14%	\$42,369,340	\$49,676,580	-15%
Average Sell Price / Unit	\$244,178	\$240,944	1%	\$243,502	\$252,165	-3%
Median Sell Price	\$240,000			\$235,000		
Sell Price / List Price Ratio	95%	98%		95%	97%	
Days to Sell	105	26	308%	66	47	41%
Active Listings	140	101				

**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 May 31, 2009

	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	5	8	5	3	0	0	0	0	0	0	0	0	21
CD-Cedar	0	1	2	5	7	3	1	1	3	1	0	0	0	2	26
NC-Central Nanaimo	0	1	12	17	4	0	0	1	0	0	0	0	0	0	35
CR-Chase River	0	0	3	3	7	10	3	1	0	0	0	0	0	0	27
DB-Departure Bay	0	1	2	6	11	10	7	3	0	0	0	0	1	0	41
DL-Diver Lake	1	1	1	9	6	0	1	0	0	0	0	0	0	0	19
EX-Extension	0	2	2	0	1	1	0	1	1	0	0	0	0	0	8
HB-Hammond Bay	0	1	0	1	3	2	3	0	2	0	0	0	0	0	12
LZ-Low er Lantzville	0	0	0	1	0	0	2	1	0	0	1	0	0	0	5
NJ-North Jingle Pot	0	0	0	0	1	4	6	1	2	1	1	2	0	0	18
NN-North Nanaimo	0	0	1	6	19	18	17	16	11	4	1	0	1	0	94
OC-Old City	0	0	1	3	1	1	1	0	0	0	0	0	0	0	7
PV-Pleasant Valley	0	0	3	2	9	4	3	0	0	0	0	0	0	0	21
SJ-South Jingle Pot	0	0	0	2	4	5	1	0	0	0	0	0	0	0	12
SN-South Nanaimo	2	7	12	28	7	4	1	0	0	0	0	0	0	0	61
UD-University District	0	1	4	5	10	4	5	3	0	0	0	0	0	0	32
UP-Uplands	0	0	1	7	10	4	2	0	1	0	0	0	0	0	25
UZ-Upper Lantzville	0	0	1	1	0	2	2	0	0	1	0	0	0	0	7
<b>ZONE 4 TOTALS</b>	<b>3</b>	<b>15</b>	<b>50</b>	<b>104</b>	<b>105</b>	<b>75</b>	<b>55</b>	<b>28</b>	<b>20</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>471</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to May 31, 2009 = 471

# 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	5	-20%	48	61	-21%
Units Reported Sold	2	4	-50%	21	37	-43%
Sell/List Ratio	50%	80%		44%	61%	
Reported Sales Dollars	\$313,000	\$628,900	-50%	\$2,693,600	\$5,141,100	-48%
Average Sell Price / Unit	\$156,500	\$157,225	0%	\$128,267	\$138,949	-8%
Median Sell Price	\$165,000			\$129,000		
Sell Price / List Price Ratio	95%	92%		90%	93%	
Days to Sell	90	89	1%	76	58	30%
Active Listings	23	19				
<b>Single Family</b>						
Units Listed	18	17	6%	94	125	-25%
Units Reported Sold	3	9	-67%	32	64	-50%
Sell/List Ratio	17%	53%		34%	51%	
Reported Sales Dollars	\$793,000	\$3,107,000	-74%	\$9,878,442	\$21,405,300	-54%
Average Sell Price / Unit	\$264,333	\$345,222	-23%	\$308,701	\$334,458	-8%
Median Sell Price	\$279,000			\$293,000		
Sell Price / List Price Ratio	90%	97%		92%	96%	
Days to Sell	161	37	334%	70	56	25%
Active Listings	49	36				

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

### Cumulative Residential Average Single Family Sale Price

