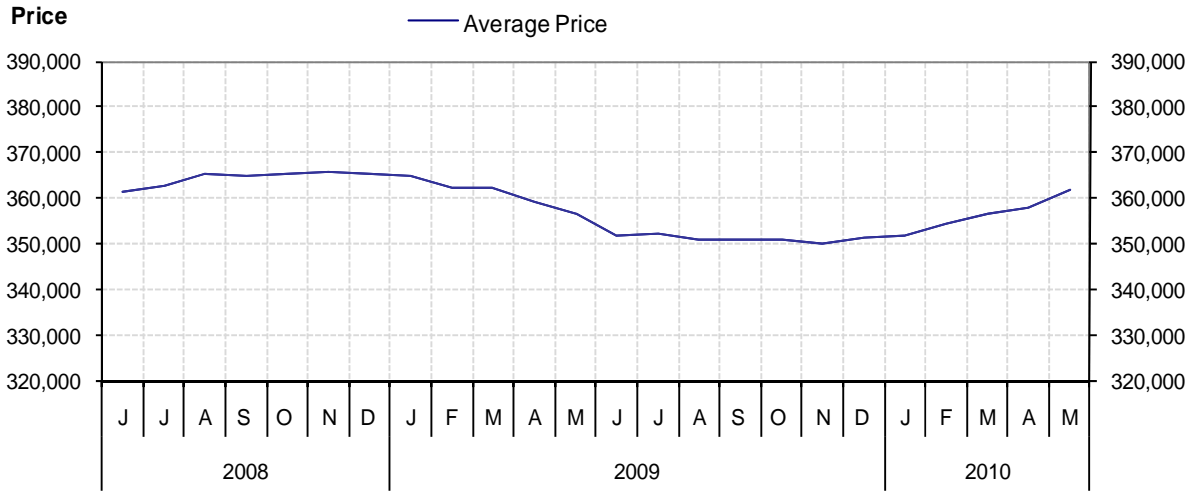


# Nanaimo

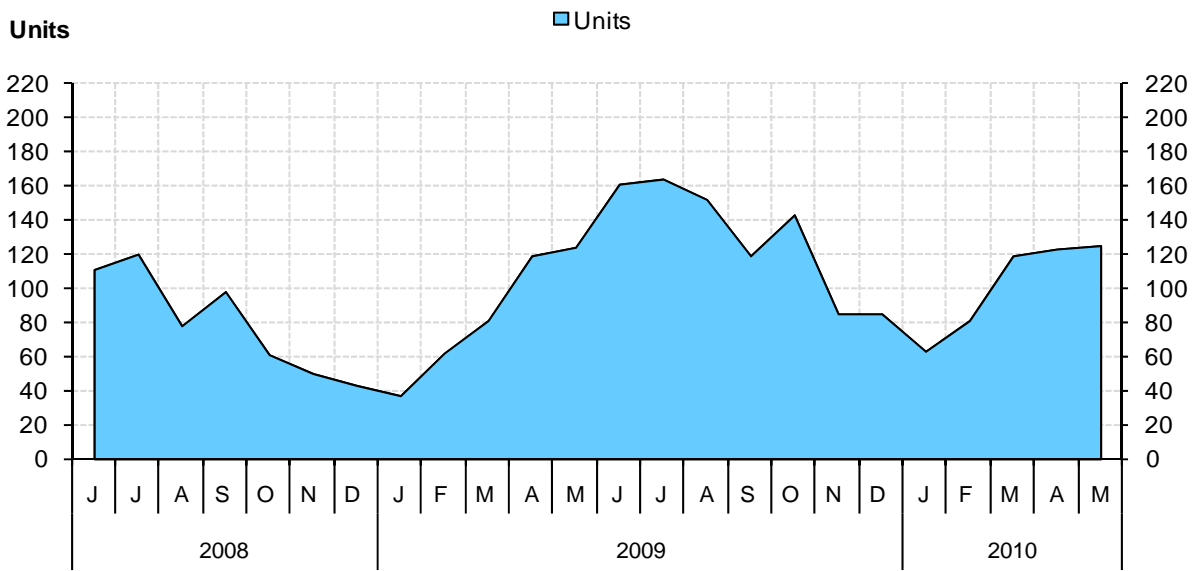
## as at May 31, 2010

### 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	11	0%	315	357	-12%
Units Reported Sold	14	3	367%	172	64	169%
Sell/List Ratio	127%	27%		55%	18%	
Reported Sales Dollars	\$1,714,450	\$307,500	458%	\$25,224,900	\$8,839,260	185%
Average Sell Price / Unit	\$122,461	\$102,500	19%	\$146,656	\$138,113	6%
Median Sell Price	\$124,500			\$124,500		
Sell Price / List Price Ratio	97%	78%		96%	88%	
Days to Sell	132	204	-35%	106	153	-31%
Active Listings	93	189				
<b>Single Family</b>						
Units Listed	267	217	23%	2366	2445	-3%
Units Reported Sold	125	124	1%	1411	982	44%
Sell/List Ratio	47%	57%		60%	40%	
Reported Sales Dollars	\$48,562,158	\$42,341,229	15%	\$510,826,693	\$350,204,101	46%
Average Sell Price / Unit	\$388,497	\$341,462	14%	\$362,032	\$356,623	2%
Median Sell Price	\$365,000			\$350,000		
Sell Price / List Price Ratio	97%	95%		96%	95%	
Days to Sell	47	58	-19%	49	53	-8%
Active Listings	636	632				
<b>Condos (Apt)</b>						
Units Listed	79	39	103%	739	549	35%
Units Reported Sold	42	17	147%	331	184	80%
Sell/List Ratio	53%	44%		45%	34%	
Reported Sales Dollars	\$9,431,575	\$3,860,500	144%	\$74,776,443	\$41,843,143	79%
Average Sell Price / Unit	\$224,561	\$227,088	-1%	\$225,911	\$227,408	-1%
Median Sell Price	\$235,000			\$208,500		
Sell Price / List Price Ratio	98%	92%		94%	94%	
Days to Sell	32	92	-65%	75	80	-7%
Active Listings	286	180				
<b>Condos (Patio)</b>						
Units Listed	12	5	140%	102	81	26%
Units Reported Sold	9	8	12%	62	37	68%
Sell/List Ratio	75%	160%		61%	46%	
Reported Sales Dollars	\$2,597,400	\$2,175,000	19%	\$17,917,457	\$10,927,300	64%
Average Sell Price / Unit	\$288,600	\$271,875	6%	\$288,991	\$295,332	-2%
Median Sell Price	\$310,000			\$292,000		
Sell Price / List Price Ratio	97%	96%		97%	96%	
Days to Sell	78	68	14%	67	66	2%
Active Listings	16	23				
<b>Condos (Twnhse)</b>						
Units Listed	35	31	13%	416	406	2%
Units Reported Sold	22	18	22%	199	174	14%
Sell/List Ratio	63%	58%		48%	43%	
Reported Sales Dollars	\$5,814,186	\$4,395,200	32%	\$51,813,799	\$42,369,340	22%
Average Sell Price / Unit	\$264,281	\$244,178	8%	\$260,371	\$243,502	7%
Median Sell Price	\$249,900			\$240,000		
Sell Price / List Price Ratio	97%	95%		96%	95%	
Days to Sell	49	105	-54%	67	66	1%
Active Listings	147	139				

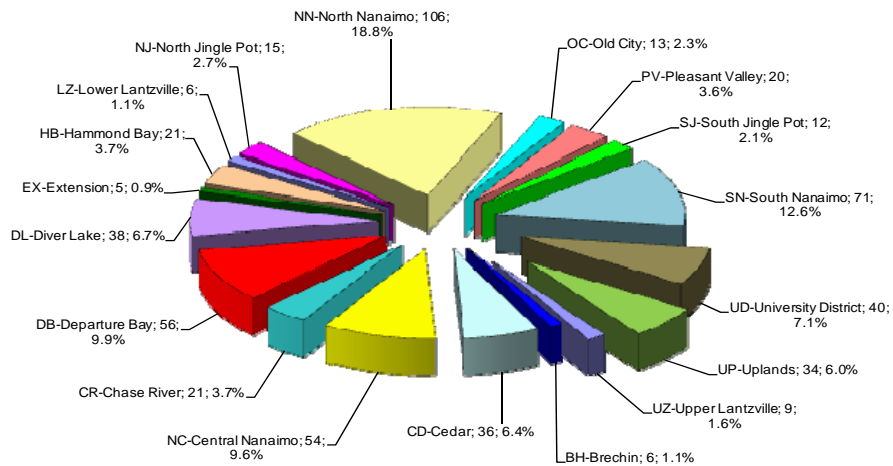
**Please Note:** Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to May 31, 2010

	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	0	1	2	2	1	0	0	0	0	0	0	0	6
CD-Cedar	0	3	2	2	1	7	2	7	8	3	0	0	0	1	36
NC-Central Nanaimo	0	0	8	25	10	9	2	0	0	0	0	0	0	0	54
CR-Chase River	0	0	1	3	6	3	5	3	0	0	0	0	0	0	21
DB-Departure Bay	0	0	1	3	18	17	6	4	3	1	1	0	1	1	56
DL-Diver Lake	0	1	0	6	15	8	6	1	1	0	0	0	0	0	38
EX-Extension	0	0	1	1	0	0	0	1	2	0	0	0	0	0	5
HB-Hammond Bay	0	1	0	0	1	7	2	1	3	3	0	3	0	0	21
LZ-Low er Lantzville	0	0	0	1	1	1	0	0	0	1	0	1	0	1	6
NJ-North Jingle Pot	0	0	2	0	0	0	2	3	4	2	1	1	0	0	15
NN-North Nanaimo	0	0	0	2	9	24	24	23	17	5	1	0	0	1	106
OC-Old City	1	0	1	6	1	3	1	0	0	0	0	0	0	0	13
PV-Pleasant Valley	0	0	1	3	5	7	3	0	0	0	1	0	0	0	20
SJ-South Jingle Pot	0	0	0	3	3	0	2	2	1	1	0	0	0	0	12
SN-South Nanaimo	0	8	18	19	18	6	2	0	0	0	0	0	0	0	71
UD-University District	0	1	5	7	5	8	6	3	3	2	0	0	0	0	40
UP-Uplands	0	0	1	7	13	10	2	1	0	0	0	0	0	0	34
UZ-Upper Lantzville	0	0	0	0	1	3	3	1	1	0	0	0	0	0	9
<b>ZONE 4 TOTALS</b>	<b>1</b>	<b>14</b>	<b>41</b>	<b>89</b>	<b>109</b>	<b>115</b>	<b>69</b>	<b>50</b>	<b>43</b>	<b>18</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>563</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to May 31, 2010 = 563

# 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	5	4	25%	51	48	6%
Units Reported Sold	1	2	-50%	23	21	10%
Sell/List Ratio	20%	50%		45%	44%	
Reported Sales Dollars	\$83,000	\$313,000	-73%	\$3,252,500	\$2,693,600	21%
Average Sell Price / Unit	\$83,000	\$156,500	-47%	\$141,413	\$128,267	10%
Median Sell Price	\$83,000			\$140,000		
Sell Price / List Price Ratio	88%	95%		91%	90%	
Days to Sell	96	90	7%	96	76	27%
Active Listings	22	23				
<b>Single Family</b>						
Units Listed	11	18	-39%	116	94	23%
Units Reported Sold	7	3	133%	66	32	106%
Sell/List Ratio	64%	17%		57%	34%	
Reported Sales Dollars	\$2,469,000	\$793,000	211%	\$20,690,750	\$9,878,442	109%
Average Sell Price / Unit	\$352,714	\$264,333	33%	\$313,496	\$308,701	2%
Median Sell Price	\$245,000			\$295,000		
Sell Price / List Price Ratio	96%	90%		94%	92%	
Days to Sell	59	161	-64%	81	70	16%
Active Listings	47	49				

**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

