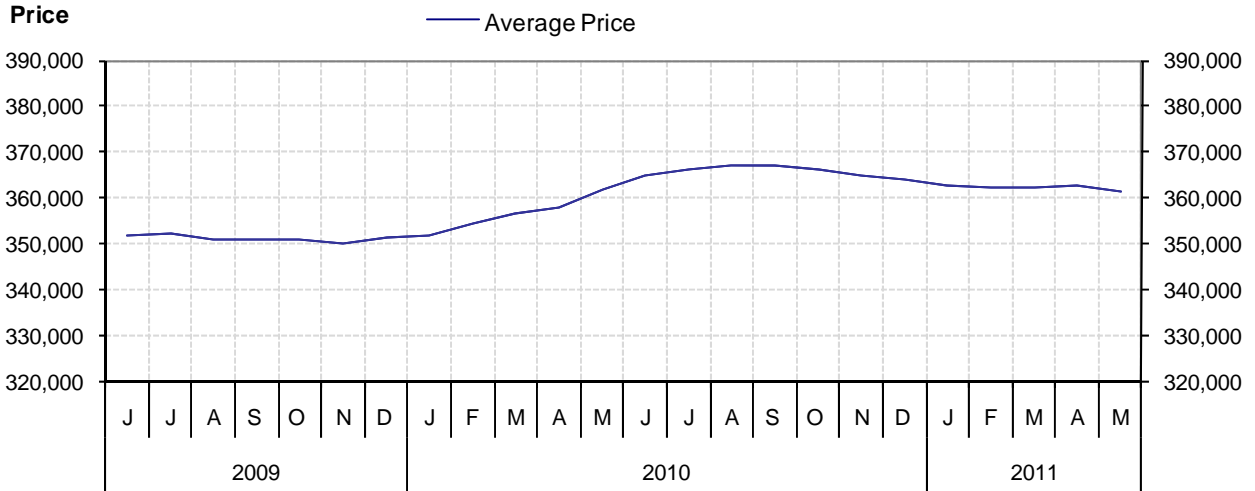


Nanaimo

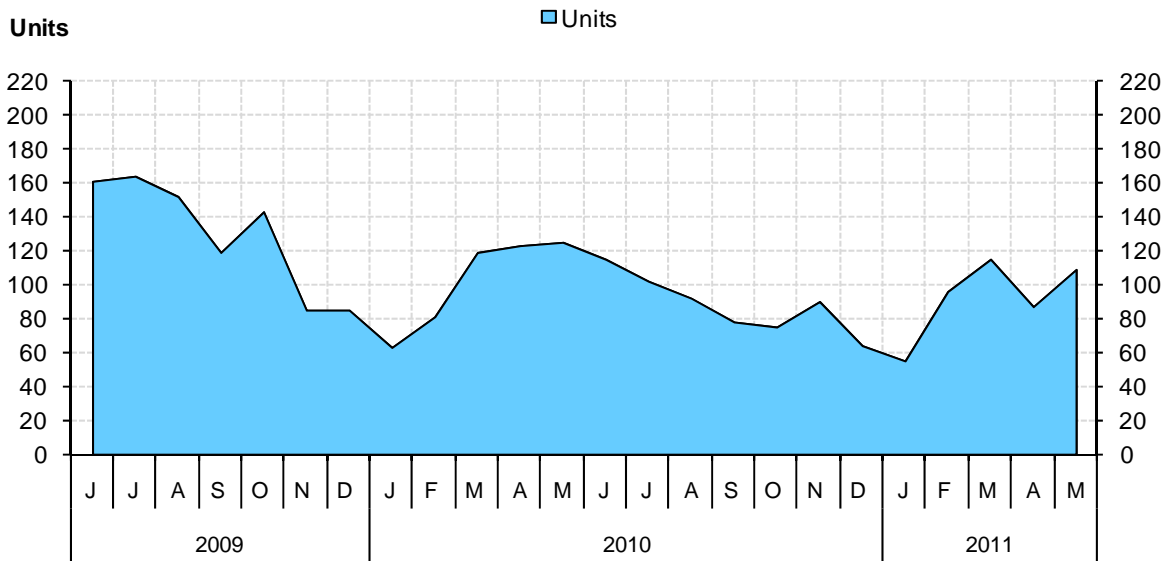
as at May 31, 2011

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	41	11	273%	209	315	-34%
Units Reported Sold	11	14	-21%	82	172	-52%
Sell/List Ratio	27%	127%		39%	55%	
Reported Sales Dollars	\$1,881,000	\$1,714,450	10%	\$13,352,610	\$25,224,900	-47%
Average Sell Price / Unit	\$171,000	\$122,461	40%	\$162,837	\$146,656	11%
Median Sell Price	\$172,000			\$160,000		
Sell Price / List Price Ratio	95%	97%		94%	96%	
Days to Sell	68	132	-48%	93	106	-12%
Active Listings	99	93				
Single Family						
Units Listed	223	267	-16%	2310	2367	-2%
Units Reported Sold	109	125	-13%	1076	1413	-24%
Sell/List Ratio	49%	47%		47%	60%	
Reported Sales Dollars	\$41,355,146	\$48,562,158	-15%	\$388,942,706	\$512,030,693	-24%
Average Sell Price / Unit	\$379,405	\$388,497	-2%	\$361,471	\$362,371	0%
Median Sell Price	\$375,000			\$344,900		
Sell Price / List Price Ratio	97%	97%		96%	96%	
Days to Sell	41	47	-13%	55	49	12%
Active Listings	670	636				
Condos (Apt)						
Units Listed	54	80	-32%	608	740	-18%
Units Reported Sold	32	40	-20%	215	329	-35%
Sell/List Ratio	59%	50%		35%	44%	
Reported Sales Dollars	\$7,374,140	\$8,902,775	-17%	\$49,074,744	\$74,247,643	-34%
Average Sell Price / Unit	\$230,442	\$222,569	4%	\$228,255	\$225,677	1%
Median Sell Price	\$186,460			\$209,000		
Sell Price / List Price Ratio	94%	98%		94%	94%	
Days to Sell	89	34	164%	82	75	9%
Active Listings	224	287				
Condos (Patio)						
Units Listed	9	15	-40%	99	105	-6%
Units Reported Sold	10	9	11%	49	62	-21%
Sell/List Ratio	111%	60%		49%	59%	
Reported Sales Dollars	\$2,895,200	\$2,597,400	11%	\$13,027,700	\$17,917,457	-27%
Average Sell Price / Unit	\$289,520	\$288,600	0%	\$265,871	\$288,991	-8%
Median Sell Price	\$300,000			\$280,000		
Sell Price / List Price Ratio	96%	97%		96%	97%	
Days to Sell	65	78	-16%	73	67	8%
Active Listings	26	19				
Condos (Twnhse)						
Units Listed	45	37	22%	503	418	20%
Units Reported Sold	19	21	-10%	163	198	-18%
Sell/List Ratio	42%	57%		32%	47%	
Reported Sales Dollars	\$5,152,571	\$5,564,286	-7%	\$42,540,260	\$51,563,899	-17%
Average Sell Price / Unit	\$271,188	\$264,966	2%	\$260,983	\$260,424	0%
Median Sell Price	\$242,900			\$242,500		
Sell Price / List Price Ratio	98%	97%		102%	96%	
Days to Sell	63	49	27%	69	67	3%
Active Listings	170	149				

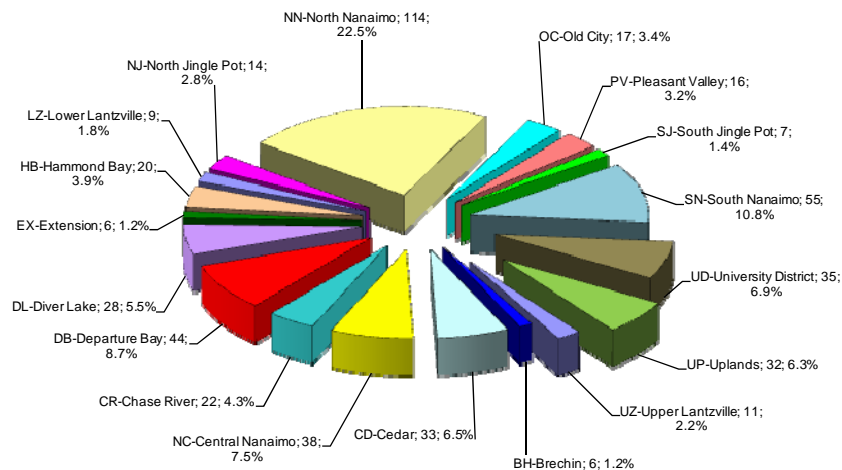
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 2011

	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 MI	OVER 1 MI	Total
BH-Brechin Hill	0	0	0	3	2	1	0	0	0	0	0	0	0	0	6
CD-Cedar	0	1	5	4	4	2	5	5	2	1	2	0	1	1	33
NC-Central Nanaimo	0	0	6	12	13	7	0	0	0	0	0	0	0	0	38
CR-Chase River	0	0	0	3	7	3	7	2	0	0	0	0	0	0	22
DB-Departure Bay	0	0	1	2	19	10	8	1	2	0	0	0	0	1	44
DL-Diver Lake	0	1	5	4	12	4	0	2	0	0	0	0	0	0	28
EX-Extension	0	0	1	0	2	2	1	0	0	0	0	0	0	0	6
HB-Hammond Bay	0	0	0	0	5	2	2	4	4	2	0	0	0	1	20
LZ-Low er Lantzville	0	0	0	1	2	3	1	0	1	0	1	0	0	0	9
NJ-North Jingle Pot	0	0	0	0	0	3	1	2	2	4	2	0	0	0	14
NN-North Nanaimo	0	0	0	3	12	25	32	14	21	2	2	3	0	0	114
OC-Old City	0	3	3	3	3	2	1	0	1	1	0	0	0	0	17
PV-Pleasant Valley	0	1	1	1	4	7	1	0	0	0	1	0	0	0	16
SJ-South Jingle Pot	0	0	0	0	1	0	2	3	1	0	0	0	0	0	7
SN-South Nanaimo	1	11	5	17	11	9	1	0	0	0	0	0	0	0	55
UD-University District	1	2	7	9	7	3	3	2	1	0	0	0	0	0	35
UP-Uplands	0	0	1	8	9	9	3	0	1	1	0	0	0	0	32
UZ-Upper Lantzville	0	0	1	1	2	3	2	1	1	0	0	0	0	0	11
ZONE 4 TOTALS	2	19	36	71	115	95	70	36	37	11	8	3	1	3	507

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to May 31, 2011 = 507

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	2	5	-60%	41	51	-20%
Units Reported Sold	0	1	-100%	16	23	-30%
Sell/List Ratio	0%	20%		39%	45%	
Reported Sales Dollars	\$0	\$83,000	-100%	\$2,044,999	\$3,252,500	-37%
Average Sell Price / Unit		\$83,000		\$127,812	\$141,413	-10%
Median Sell Price				\$138,000		
Sell Price / List Price Ratio		88%		92%	91%	
Days to Sell		96		91	96	-5%
Active Listings	23	22				
Single Family						
Units Listed	11	12	-8%	102	117	-13%
Units Reported Sold	2	8	-75%	33	67	-51%
Sell/List Ratio	18%	67%		32%	57%	
Reported Sales Dollars	\$602,200	\$2,968,000	-80%	\$10,758,100	\$21,189,750	-49%
Average Sell Price / Unit	\$301,100	\$371,000	-19%	\$326,003	\$316,265	3%
Median Sell Price	\$310,000			\$310,000		
Sell Price / List Price Ratio	96%	96%		94%	94%	
Days to Sell	78	51	53%	104	79	31%
Active Listings	49	47				

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

