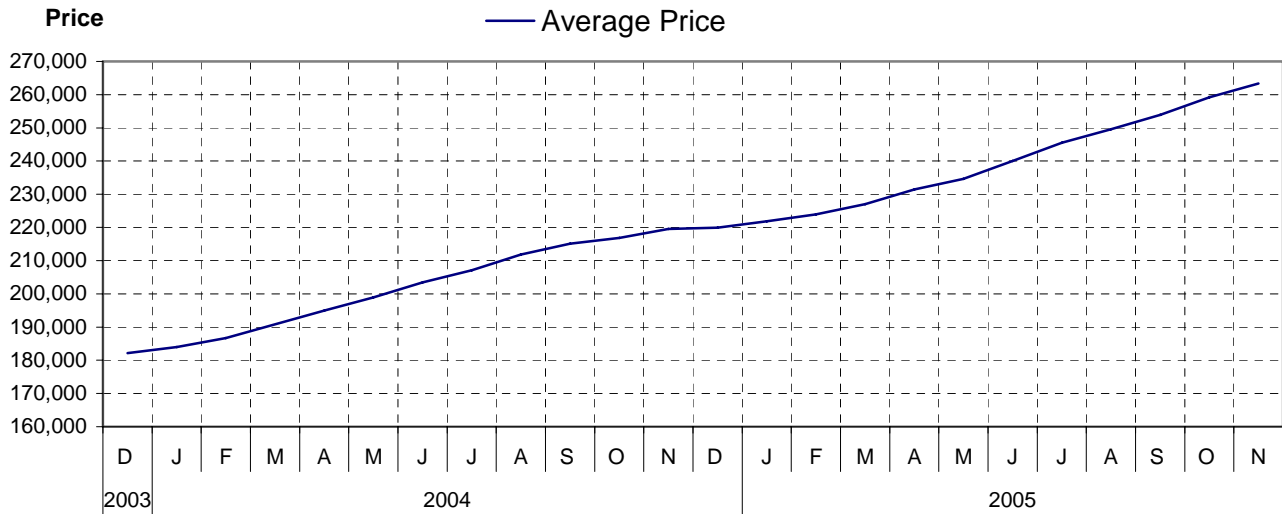


# Nanaimo

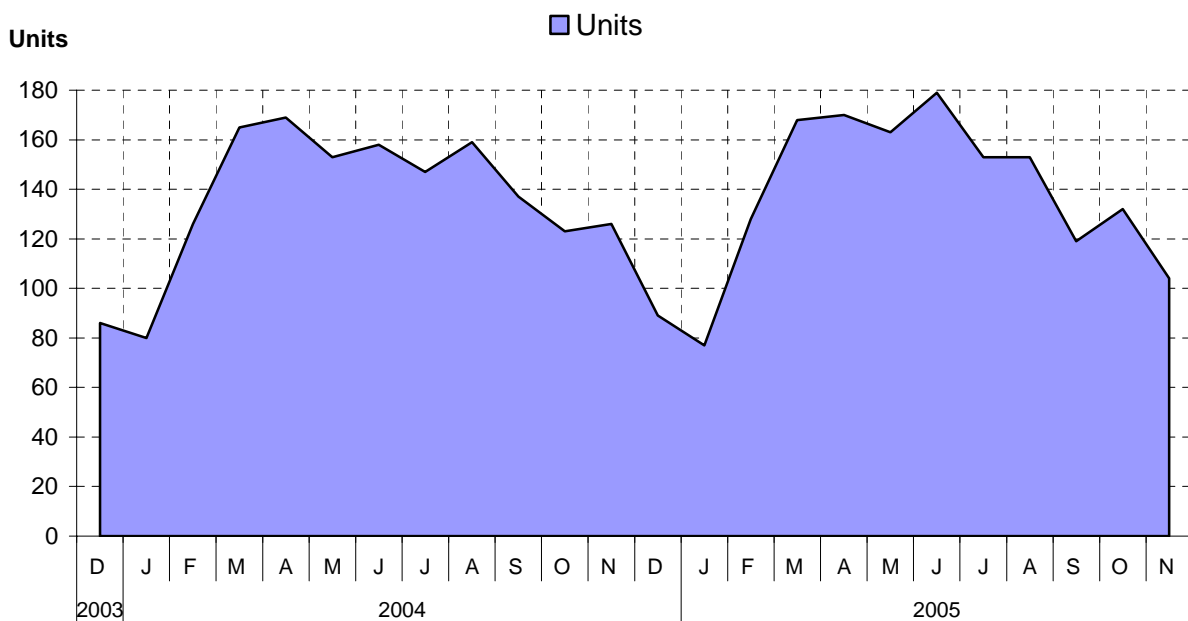
## as at November 30, 2005

### 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 (Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
<b>LOTS</b>						
UNITS LISTED	15	8	87 %	228	293	22-%
UNITS REPORTED SOLD	7	11	36-%	155	211	26-%
SELL/LIST RATIO	46 %	137 %		67 %	72 %	
REPORTED SALES DOLLARS	892,500	960,646	7-%	19,096,522	16,854,401	13 %
AVG SELL PRICE/UNIT	127,500	87,331	45 %	123,203	79,878	54 %
MEDIAN SELL PRICE	135,000			99,900		
PRICE RATIO	94 %	93 %		95 %	96 %	
DAYS TO SELL	145	132	9 %	82	166	50-%
ACTIVE LISTINGS	56	71	21-%			
<b>SINGLE FAMILY</b>						
UNITS LISTED	147	133	10 %	2,221	2,248	1-%
UNITS REPORTED SOLD	104	126	17-%	1,636	1,629	0 %
SELL/LIST RATIO	70 %	94 %		73 %	72 %	
REPORTED SALES DOLLARS	30,233,328	29,160,860	3 %	430,911,313	357,640,594	20 %
AVG SELL PRICE/UNIT	290,705	231,435	25 %	263,393	219,546	19 %
MEDIAN SELL PRICE	275,000			252,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	48	61	21-%	43	41	4 %
ACTIVE LISTINGS	426	384	10 %			
<b>CONDOMINIUM (APT)</b>						
UNITS LISTED	27	35	22-%	435	425	2 %
UNITS REPORTED SOLD	37	29	27 %	363	332	9 %
SELL/LIST RATIO	137 %	82 %		83 %	78 %	
REPORTED SALES DOLLARS	5,851,300	2,822,450	107 %	54,653,470	39,905,000	36 %
AVG SELL PRICE/UNIT	158,143	97,325	62 %	150,560	120,195	25 %
MEDIAN SELL PRICE	150,000			126,000		
PRICE RATIO	98 %	96 %		98 %	97 %	
DAYS TO SELL	38	76	50-%	38	45	15-%
ACTIVE LISTINGS	76	59	28 %			
<b>CONDOMINIUM (TWNHSE)</b>						
UNITS LISTED	20	5	300 %	248	240	3 %
UNITS REPORTED SOLD	19	16	18 %	191	193	1-%
SELL/LIST RATIO	95 %	320 %		77 %	80 %	
REPORTED SALES DOLLARS	3,833,600	2,338,200	63 %	32,535,608	27,689,845	17 %
AVG SELL PRICE/UNIT	201,768	146,137	38 %	170,343	143,470	18 %
MEDIAN SELL PRICE	137,900			156,000		
PRICE RATIO	98 %	98 %		98 %	99 %	
DAYS TO SELL	43	46	6-%	52	42	23 %
ACTIVE LISTINGS	47	33	42 %			

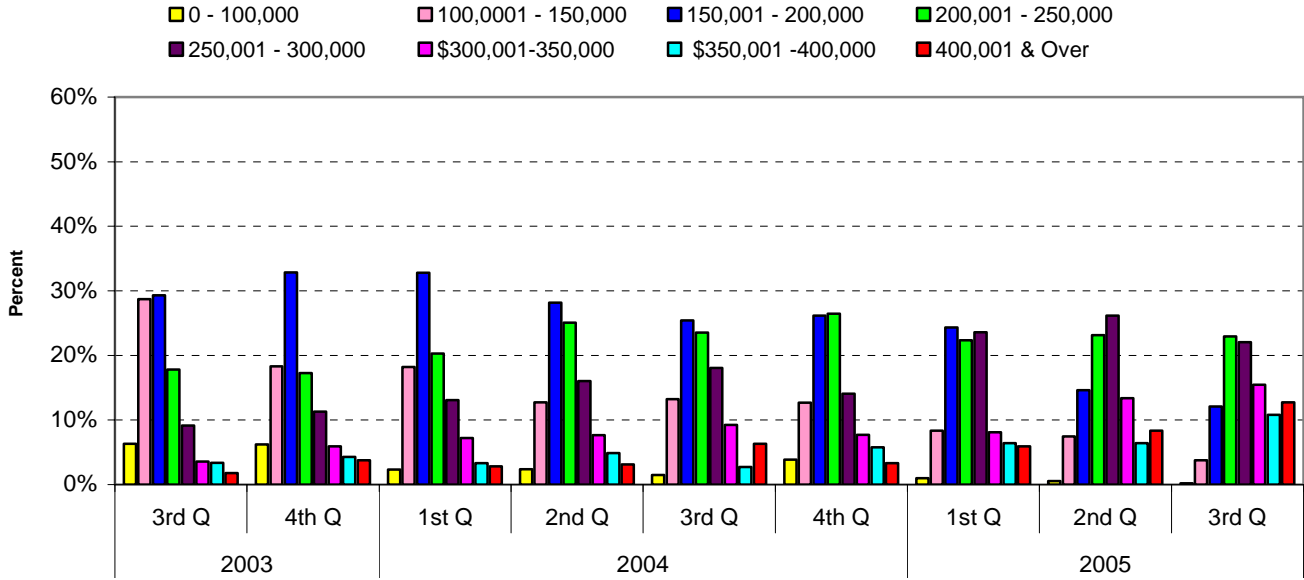
### PLEASE NOTE:

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

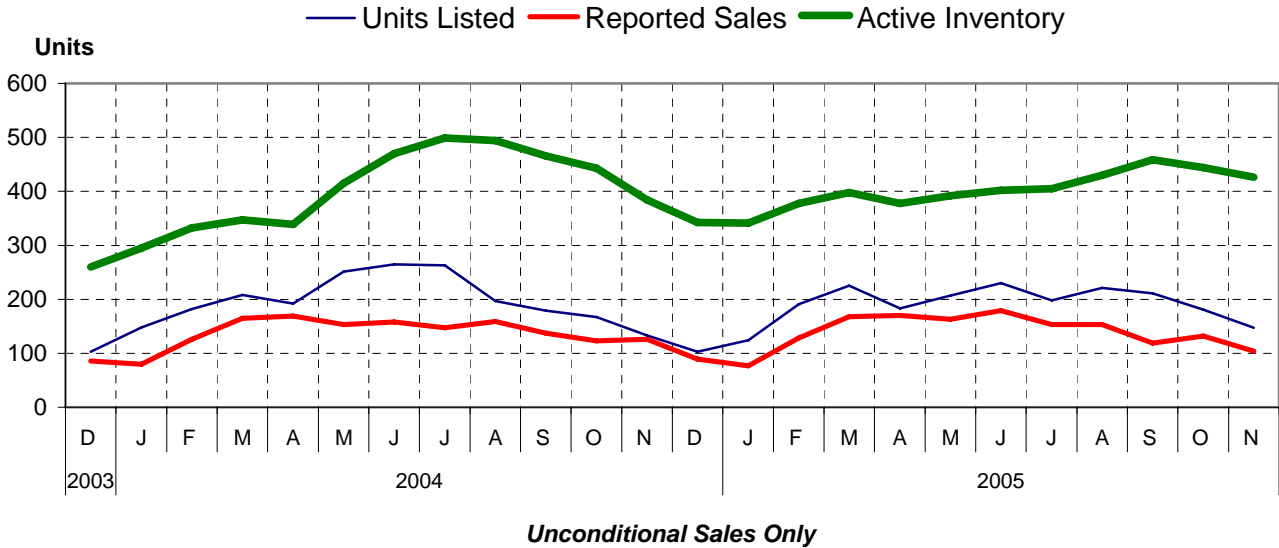
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 2.3% for the current month.

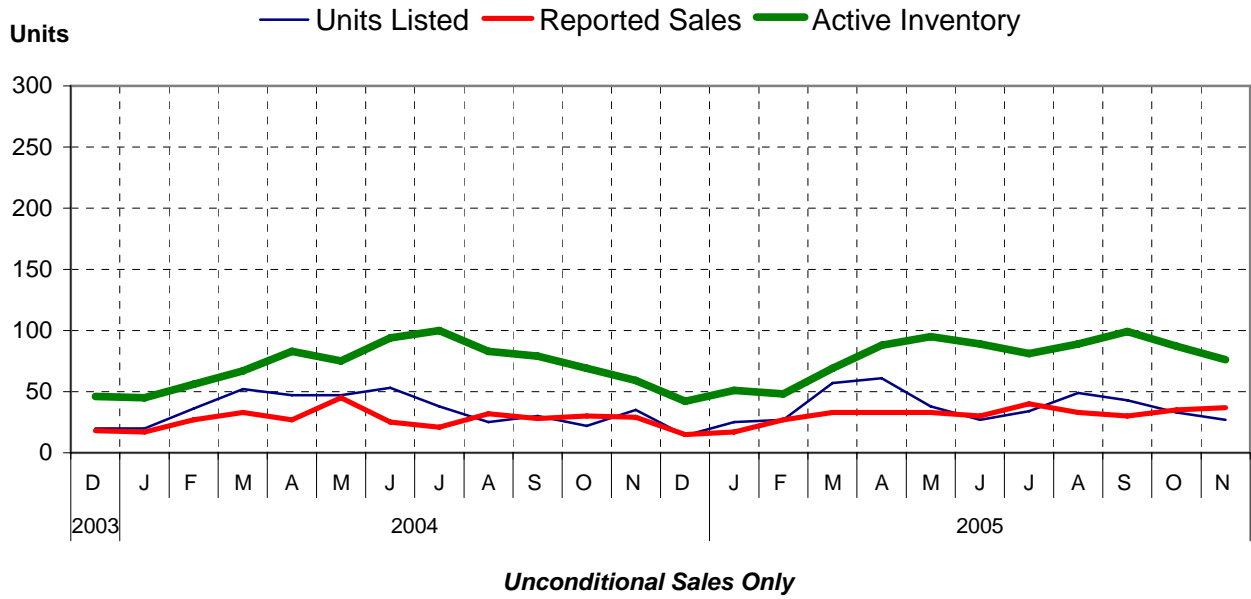
## Percentage of Market Share by Price Range Nanaimo



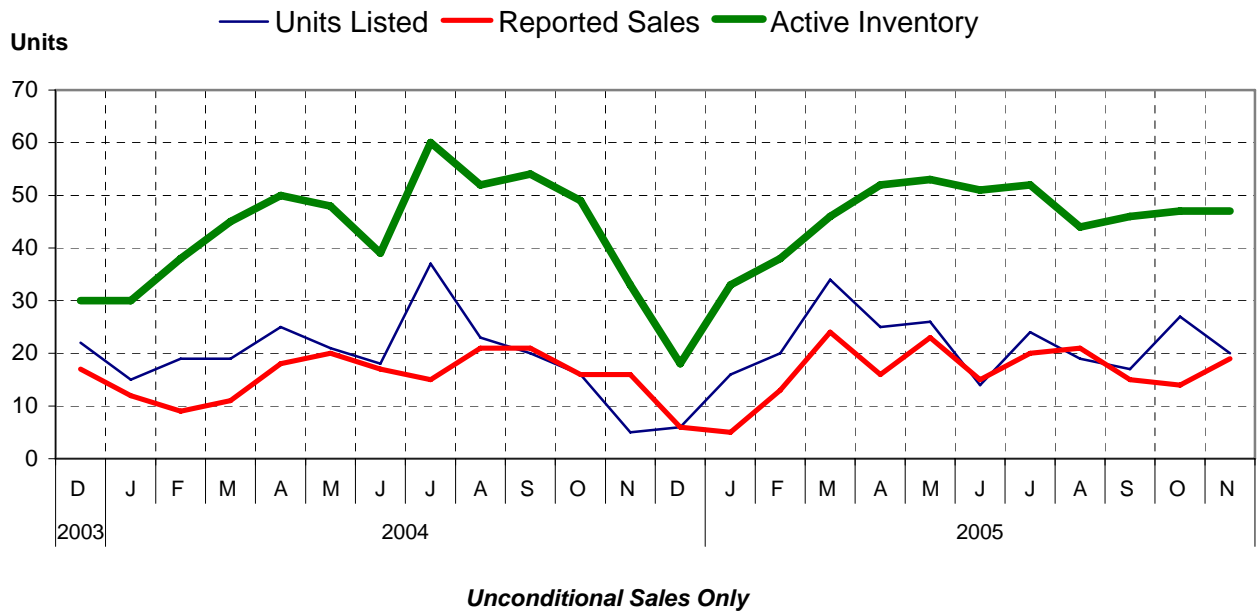
## Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



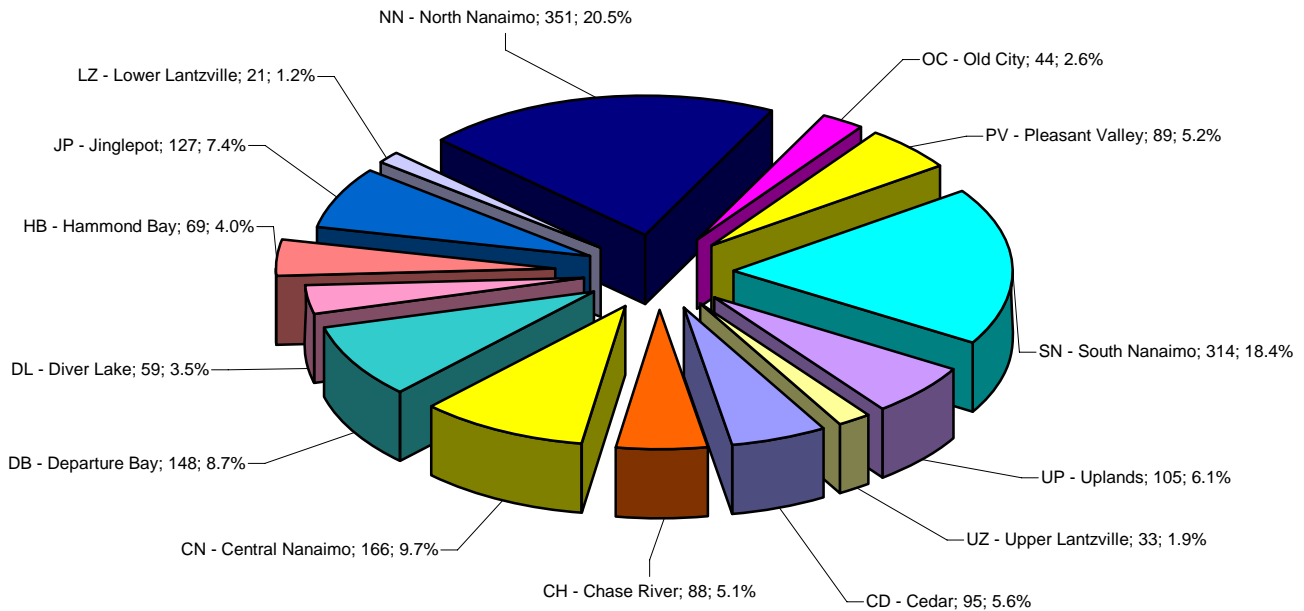
# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to November 30, 2005

-----SUB-AREAS-----

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	9		1	1							2		5		
100,001-150,000	102	3	1	21			2			1	9	1	64		
150,001-200,000	268	11	10	54	3	8	1	6		12	16	2	131	13	1
200,001-250,000	385	13	28	68	39	27	8	30	4	19	9	22	73	42	3
250,001-300,000	408	17	36	19	49	22	12	41	5	73	7	48	31	35	13
300,001-350,000	228	20	5	2	31	1	13	26	1	96	1	13	5	7	7
350,001-400,000	148	14	4		13		14	10	1	79		3	5	5	
400,001 & OVER	161	17	3	1	13	1	19	14	10	71				3	9
<b>ZONE 4 TOTALS</b>	<b>1709</b>	<b>95</b>	<b>88</b>	<b>166</b>	<b>148</b>	<b>59</b>	<b>69</b>	<b>127</b>	<b>21</b>	<b>351</b>	<b>44</b>	<b>89</b>	<b>314</b>	<b>105</b>	<b>33</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to November 30, 2005 = 1,709

# GABRIOLA ISLAND

## Comparative Activity by Property Type

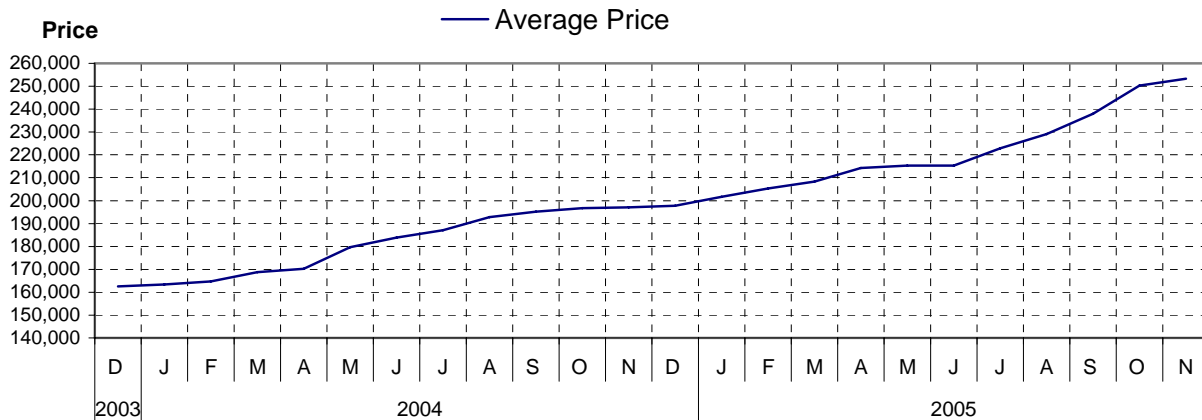
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
<b>LOTS</b>						
UNITS LISTED	2	3	33-%	62	47	31 %
UNITS REPORTED SOLD	2	3	33-%	41	44	6-%
SELL/LIST RATIO	100 %	100 %		66 %	93 %	
REPORTED SALES DOLLARS	145,500	390,000	62-%	3,567,277	2,664,900	33 %
AVG SELL PRICE/UNIT	72,750	130,000	44-%	87,006	60,565	43 %
PRICE RATIO	94 %	92 %		96 %	93 %	
DAYS TO SELL	103	69	49 %	40	78	48-%
ACTIVE LISTINGS	12	7	71 %			

### SINGLE FAMILY

UNITS LISTED	10	7	42 %	107	115	6-%
UNITS REPORTED SOLD	5	3	66 %	80	86	6-%
SELL/LIST RATIO	50 %	42 %		74 %	74 %	
REPORTED SALES DOLLARS	1,347,500	608,000	121 %	20,258,650	16,952,800	19 %
AVG SELL PRICE/UNIT	269,500	202,666	32 %	253,233	197,125	28 %
PRICE RATIO	98 %	92 %		97 %	96 %	
DAYS TO SELL	36	103	65-%	70	58	20 %
ACTIVE LISTINGS	18	27	33-%			

### Cumulative Residential Average Single Family Sale Price



#### 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.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 2.3% for the current month.