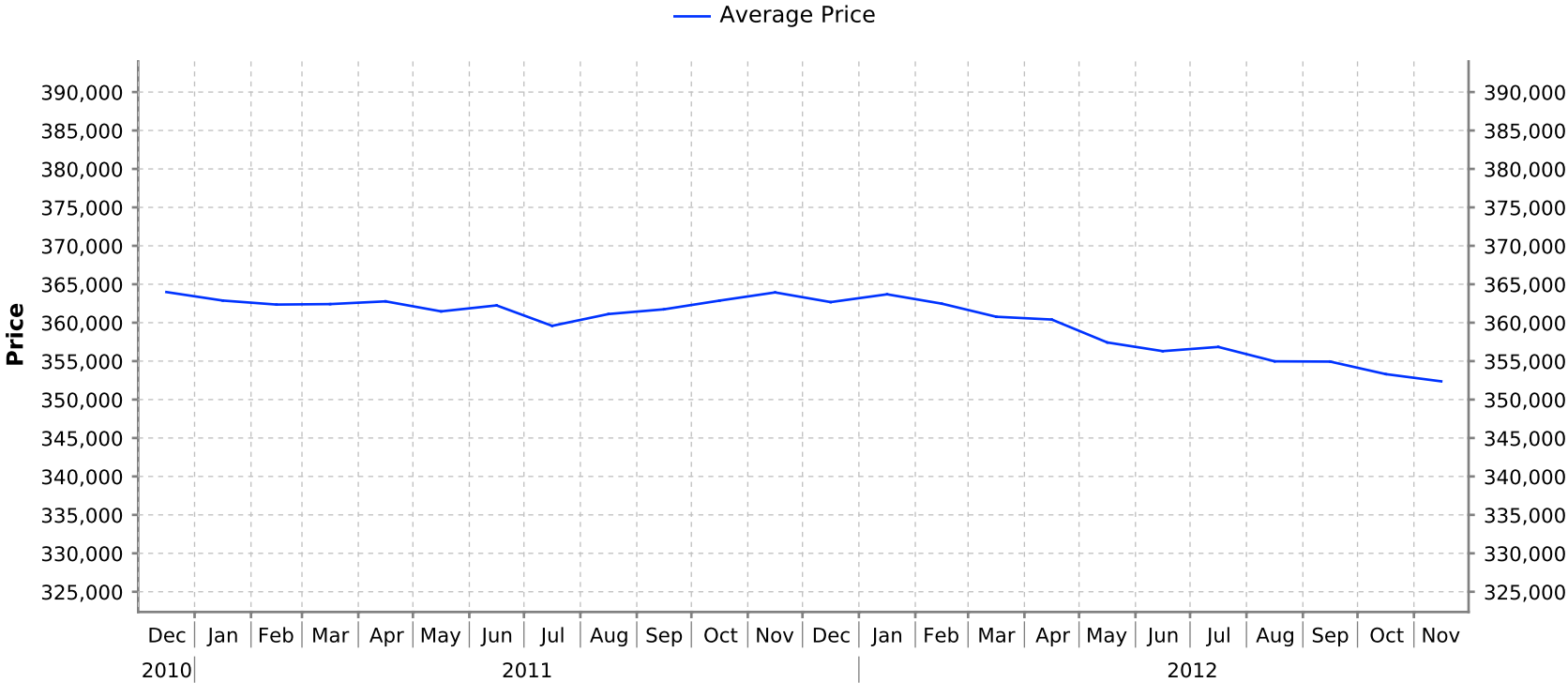


Nanaimo

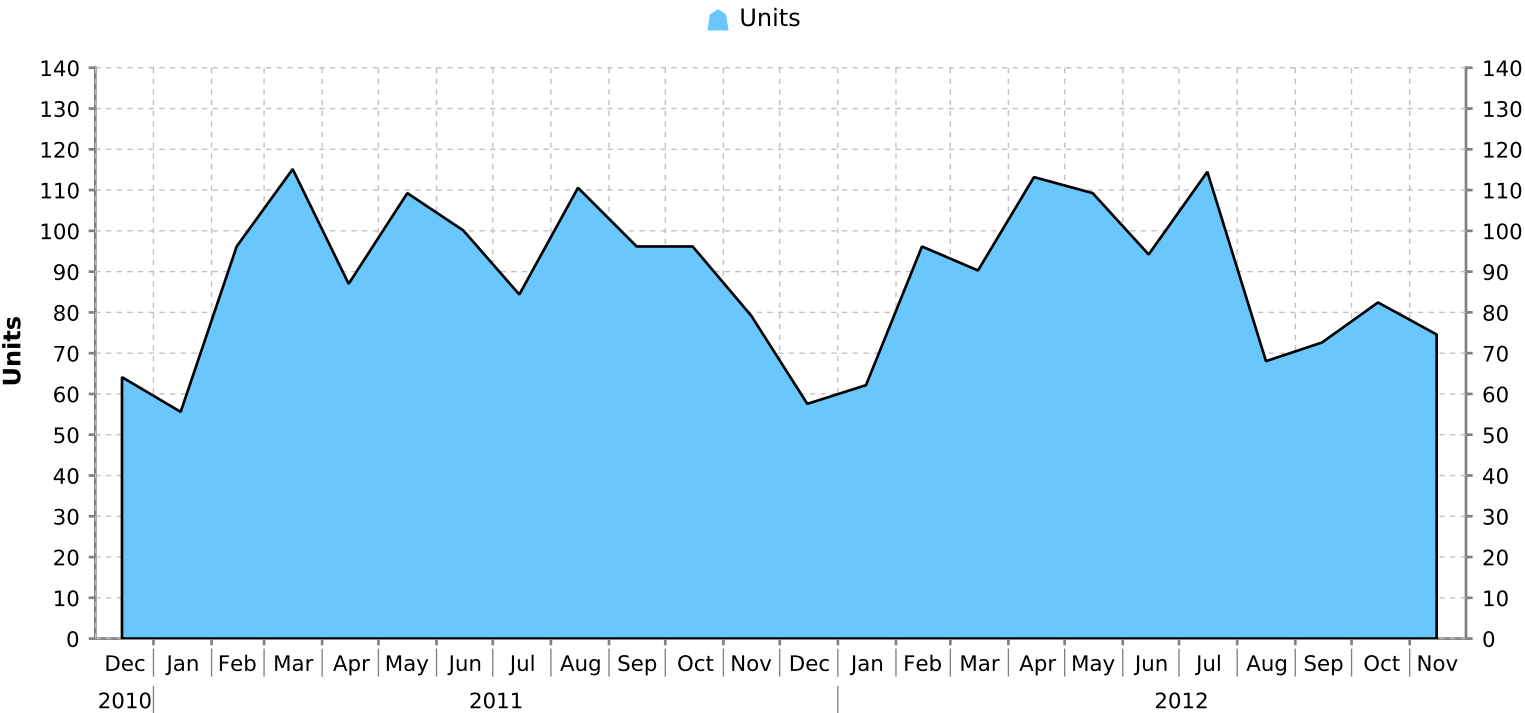
as at November 30, 2012

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	25	1	2,400%	231	221	5%
Units Reported Sold	5	6	-17%	68	71	-4%
Sell/List Ratio	20%	600%		29%	32%	
Reported Sales Dollars	\$728,500	\$808,000	-10%	\$10,545,538	\$11,500,950	-8%
Average Sell Price /	\$145,700	\$134,667	8%	\$155,081	\$161,985	-4%
Median Sell Price	\$150,000			\$150,000		
Sell Price / List Price	86%	95%		93%	95%	
Days to Sell	100	48	111%	104	76	38%
Active Listings	127	87				
Single Family						
Units Listed	120	131	-8%	2,223	2,347	-5%
Units Reported Sold	74	79	-6%	1,031	1,095	-6%
Sell/List Ratio	62%	60%		46%	47%	
Reported Sales Dollars	\$25,798,151	\$28,535,592	-10%	\$363,292,898	\$398,482,236	-9%
Average Sell Price /	\$348,624	\$361,210	-3%	\$352,369	\$363,911	-3%
Median Sell Price	\$327,500			\$344,000		
Sell Price / List Price	94%	95%		95%	96%	
Days to Sell	63	66	-4%	53	57	-8%
Active Listings	495	520				
Condos (Apt)						
Units Listed	34	48	-29%	625	615	2%
Units Reported Sold	14	13	8%	197	207	-5%
Sell/List Ratio	41%	27%		32%	34%	
Reported Sales Dollars	\$2,363,900	\$2,430,350	-3%	\$40,308,518	\$45,045,486	-11%
Average Sell Price /	\$168,850	\$186,950	-10%	\$204,612	\$217,611	-6%
Median Sell Price	\$152,000			\$195,500		
Sell Price / List Price	91%	94%		93%	94%	
Days to Sell	58	76	-24%	83	90	-7%
Active Listings	201	199				
Condos (Patio)						
Units Listed	9	5	80%	115	99	16%
Units Reported Sold	2	3	-33%	57	52	10%
Sell/List Ratio	22%	60%		50%	53%	
Reported Sales Dollars	\$505,900	\$745,500	-32%	\$14,638,971	\$14,318,099	2%
Average Sell Price /	\$252,950	\$248,500	2%	\$256,824	\$275,348	-7%
Median Sell Price	\$209,000			\$271,500		
Sell Price / List Price	95%	90%		96%	96%	
Days to Sell	34	81	-59%	61	105	-41%
Active Listings	33	29				
Condos (Twnhse)						
Units Listed	20	37	-46%	419	469	-11%
Units Reported Sold	12	19	-37%	133	176	-24%
Sell/List Ratio	60%	51%		32%	38%	
Reported Sales Dollars	\$2,418,191	\$4,992,158	-52%	\$32,746,491	\$45,583,411	-28%
Average Sell Price /	\$201,516	\$262,745	-23%	\$246,214	\$258,997	-5%
Median Sell Price	\$202,000			\$221,750		
Sell Price / List Price	94%	95%		96%	101%	
Days to Sell	56	82	-31%	63	72	-12%
Active Listings	113	144				

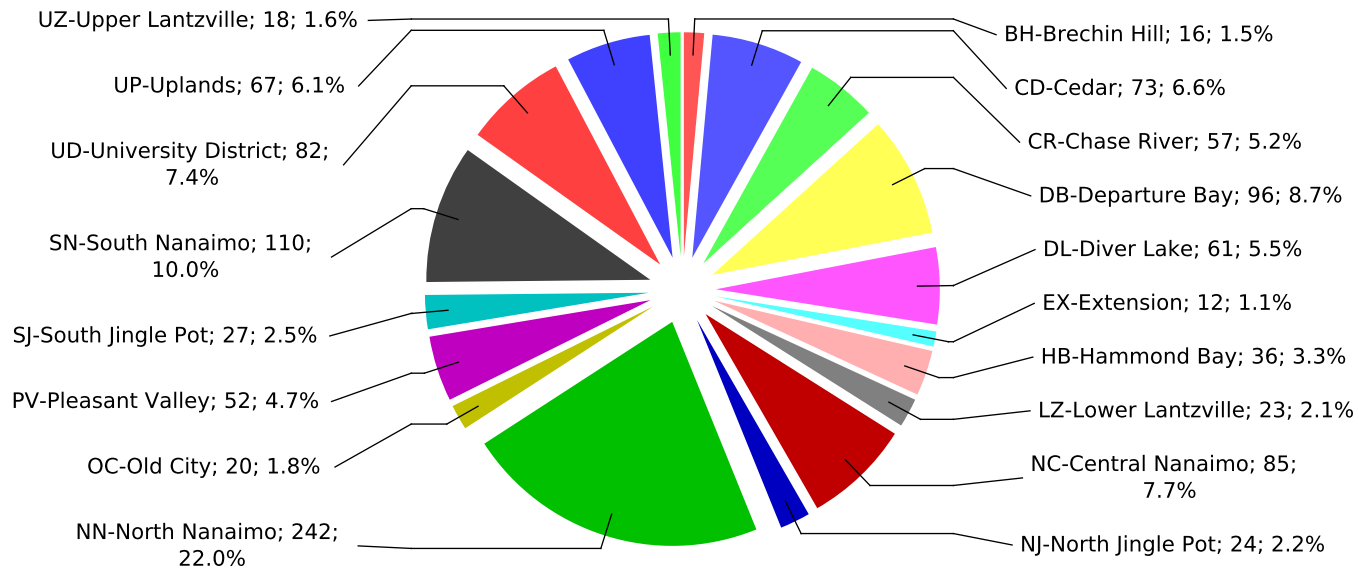
PLEASE SINGLE property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Nov 30, 2012

	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	1	4	5	5	1	0	0	0	0	0	0	0	0	16
CD-Cedar	3	2	4	7	18	7	5	6	9	3	4	1	1	3	73
CR-Chase River	0	0	4	13	12	10	12	3	1	1	1	0	0	0	57
DB-Departure Bay	0	0	7	17	29	26	6	6	1	2	0	1	0	1	96
DL-Diver Lake	0	2	2	16	16	17	5	3	0	0	0	0	0	0	61
EX-Extension	1	0	3	1	1	2	1	0	2	1	0	0	0	0	12
HB-Hammond Bay	0	3	0	3	6	7	6	4	4	0	0	0	1	2	36
LZ-Lower Lantzville	0	0	1	2	3	6	3	2	1	3	0	0	1	1	23
NC-Central Nanaimo	2	7	21	31	19	4	1	0	0	0	0	0	0	0	85
NJ-North Jingle Pot	0	0	0	1	1	3	5	2	6	2	2	2	0	0	24
NN-North Nanaimo	0	0	4	11	37	64	47	32	30	8	5	0	3	1	242
OC-Old City	2	2	2	3	6	4	0	1	0	0	0	0	0	0	20
PV-Pleasant Valley	0	2	0	8	19	9	11	2	0	0	1	0	0	0	52
SJ-South Jingle Pot	0	0	0	3	4	3	8	6	2	1	0	0	0	0	27
SN-South Nanaimo	5	10	26	27	22	13	6	0	1	0	0	0	0	0	110
UD-University District	0	6	18	14	10	8	17	6	3	0	0	0	0	0	82
UP-Uplands	0	0	4	25	13	13	7	3	0	0	1	0	1	0	67
UZ-Upper Lantzville	0	1	1	0	1	5	2	1	5	1	1	0	0	0	18
Zone 4 TOTALS	13	36	101	187	222	202	142	77	65	22	15	4	7	8	1,101

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to November 30, 2012 = 1,101

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	5	4	25%	39	41	-5%
Units Reported Sold	1	2	-50%	11	13	-15%
Sell/List Ratio	20%	50%		28%	32%	
Reported Sales Dollars	\$120,000	\$273,000	-56%	\$1,039,000	\$1,415,000	-27%
Average Sell Price /	\$120,000	\$136,500	-12%	\$94,455	\$108,846	-13%
Median Sell Price	\$120,000			\$100,000		
Sell Price / List Price	77%	96%		86%	89%	
Days to Sell	170	104	64%	180	93	94%
Active Listings	26	28				
Single Family						
Units Listed	2	4	-50%	124	95	31%
Units Reported Sold	3	3	0%	34	28	21%
Sell/List Ratio	150%	75%		27%	29%	
Reported Sales Dollars	\$476,000	\$1,270,100	-63%	\$9,697,249	\$8,975,260	8%
Average Sell Price /	\$158,667	\$423,367	-63%	\$285,213	\$320,545	-11%
Median Sell Price	\$154,500			\$295,000		
Sell Price / List Price	85%	91%		94%	94%	
Days to Sell	129	141	-9%	114	82	39%
Active Listings	52	37				

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Cumulative Residential Average Single Family Sale Price

