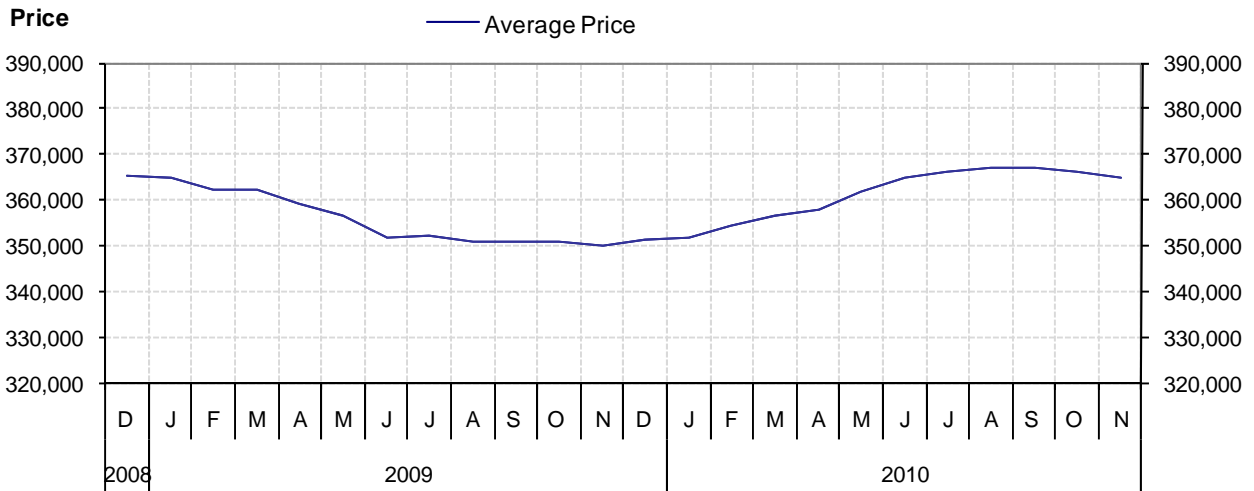


# Nanaimo

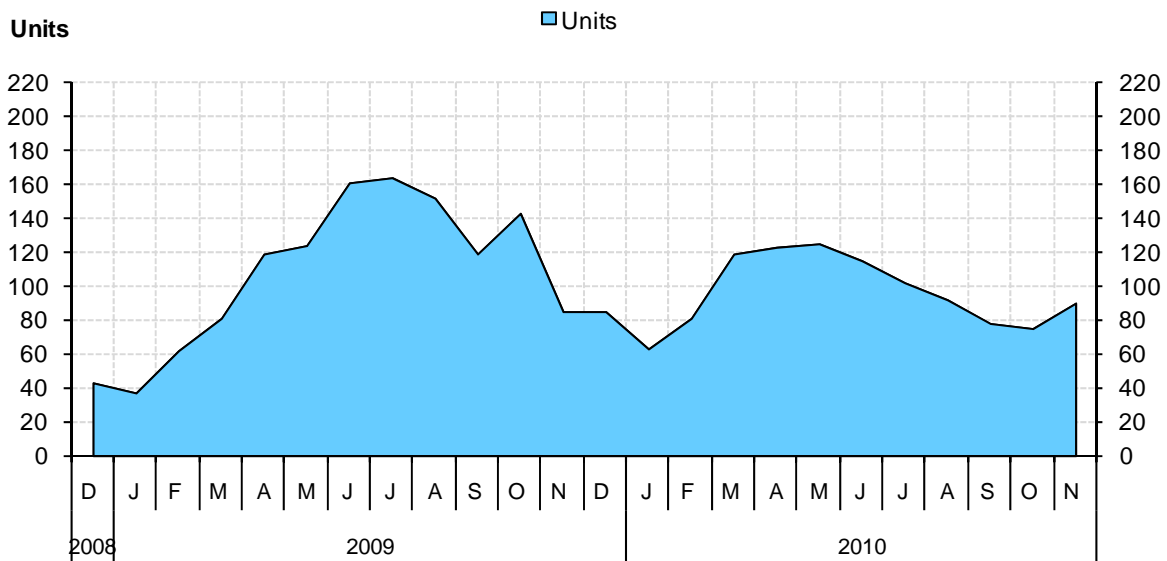
## as at November 30, 2010

### 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	14	51	-73%	169	375	-55%
Units Reported Sold	7	8	-13%	142	98	45%
Sell/List Ratio	50%	16%		84%	26%	
Reported Sales Dollars	\$910,000	\$1,197,900	-24%	\$20,140,910	\$14,413,650	40%
Average Sell Price / Unit	\$130,000	\$149,738	-13%	\$141,837	\$147,078	-4%
Median Sell Price	\$130,000			\$122,000		
Sell Price / List Price Ratio	88%	95%		96%	90%	
Days to Sell	204	73	181%	117	128	-8%
Active Listings	80	175				
<b>Single Family</b>						
Units Listed	125	142	-12%	2405	2222	8%
Units Reported Sold	90	85	6%	1146	1283	-11%
Sell/List Ratio	72%	60%		48%	58%	
Reported Sales Dollars	\$31,194,722	\$30,627,920	2%	\$418,443,020	\$449,928,861	-7%
Average Sell Price / Unit	\$346,608	\$360,328	-4%	\$365,134	\$350,685	4%
Median Sell Price	\$340,000			\$350,000		
Sell Price / List Price Ratio	93%	97%		96%	95%	
Days to Sell	65	46	41%	49	54	-10%
Active Listings	515	386				
<b>Condos (Apt)</b>						
Units Listed	56	33	70%	726	531	37%
Units Reported Sold	15	28	-46%	253	245	3%
Sell/List Ratio	27%	85%		35%	46%	
Reported Sales Dollars	\$3,168,025	\$5,797,350	-45%	\$60,342,284	\$52,392,081	15%
Average Sell Price / Unit	\$211,202	\$207,048	2%	\$238,507	\$213,845	12%
Median Sell Price	\$185,000			\$220,335		
Sell Price / List Price Ratio	91%	91%		95%	93%	
Days to Sell	90	75	20%	68	87	-22%
Active Listings	260	165				
<b>Condos (Patio)</b>						
Units Listed	4	6	-33%	97	96	1%
Units Reported Sold	1	1	0%	46	52	-12%
Sell/List Ratio	25%	17%		47%	54%	
Reported Sales Dollars	\$349,900	\$215,000	63%	\$12,344,741	\$15,084,416	-18%
Average Sell Price / Unit	\$349,900	\$215,000	63%	\$268,364	\$290,085	-7%
Median Sell Price	\$349,900			\$280,000		
Sell Price / List Price Ratio	100%	99%		97%	96%	
Days to Sell	95	3	3067%	64	72	-11%
Active Listings	27	20				
<b>Condos (Twnhse)</b>						
Units Listed	37	24	54%	455	390	17%
Units Reported Sold	6	10	-40%	176	179	-2%
Sell/List Ratio	16%	42%		39%	46%	
Reported Sales Dollars	\$1,543,000	\$2,874,897	-46%	\$46,911,329	\$44,569,813	5%
Average Sell Price / Unit	\$257,167	\$287,490	-11%	\$266,542	\$248,993	7%
Median Sell Price	\$250,000			\$249,000		
Sell Price / List Price Ratio	97%	96%		97%	95%	
Days to Sell	30	103	-71%	63	83	-24%
Active Listings	164	112				

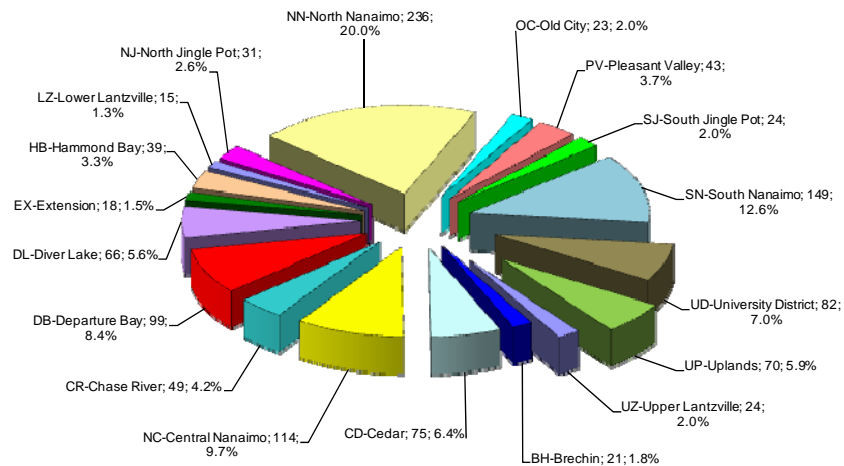
**Please Note:** **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to Nov 30, 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 Mi	OVER 1 Mi	Total
BH-Brechin Hill	0	0	3	8	3	6	1	0	0	0	0	0	0	0	21
CD-Cedar	1	5	4	9	3	10	10	11	14	3	2	1	1	1	75
NC-Central Nanaimo	0	2	18	52	25	14	3	0	0	0	0	0	0	0	114
CR-Chase River	0	1	3	9	14	9	8	4	0	0	0	1	0	0	49
DB-Departure Bay	0	0	1	8	36	25	10	9	4	1	1	2	1	1	99
DL-Diver Lake	0	2	1	10	28	10	12	2	1	0	0	0	0	0	66
EX-Extension	2	1	2	2	3	4	0	1	3	0	0	0	0	0	18
HB-Hammond Bay	0	2	0	0	3	13	4	4	6	4	0	2	1	0	39
LZ-Low er Lantzville	0	0	1	1	5	1	2	0	1	1	0	1	0	2	15
NJ-North Jingle Pot	0	0	2	0	1	0	5	5	7	4	4	2	0	1	31
NN-North Nanaimo	0	1	1	6	30	55	45	39	36	14	2	2	1	4	236
OC-Old City	1	1	1	9	6	3	2	0	0	0	0	0	0	0	23
PV-Pleasant Valley	0	2	2	5	15	12	5	0	0	0	1	1	0	0	43
SJ-South Jingle Pot	0	0	2	3	7	3	3	3	2	1	0	0	0	0	24
SN-South Nanaimo	0	14	32	46	38	14	4	1	0	0	0	0	0	0	149
UD-University District	0	1	16	18	11	15	10	5	4	2	0	0	0	0	82
UP-Uplands	0	0	4	20	23	13	8	2	0	0	0	0	0	0	70
UZ-Upper Lantzville	0	1	0	0	4	9	5	2	3	0	0	0	0	0	24
<b>ZONE 4 TOTALS</b>	<b>4</b>	<b>33</b>	<b>93</b>	<b>206</b>	<b>255</b>	<b>216</b>	<b>137</b>	<b>88</b>	<b>81</b>	<b>30</b>	<b>10</b>	<b>12</b>	<b>4</b>	<b>9</b>	<b>1,178</b>

**Single Family Sales - Nanaimo  
by Subarea**



Total Unconditional Sales January 1 to November 30, 2010 = 1,178

# 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	2	3	-33%	48	50	-4%
Units Reported Sold	2	3	-33%	21	23	-9%
Sell/List Ratio	100%	100%		44%	46%	
Reported Sales Dollars	\$240,000	\$277,500	-14%	\$2,830,999	\$2,987,000	-5%
Average Sell Price / Unit	\$120,000	\$92,500	30%	\$134,809	\$129,870	4%
Median Sell Price	\$160,000			\$135,000		
Sell Price / List Price Ratio	97%	82%		93%	89%	
Days to Sell	80	72	12%	74	113	-34%
Active Listings	18	18				
<b>Single Family</b>						
Units Listed	3	5	-40%	124	96	29%
Units Reported Sold	2	5	-60%	52	47	11%
Sell/List Ratio	67%	100%		42%	49%	
Reported Sales Dollars	\$687,000	\$1,394,000	-51%	\$17,429,150	\$13,757,000	27%
Average Sell Price / Unit	\$343,500	\$278,800	23%	\$335,176	\$292,702	15%
Median Sell Price	\$359,000			\$324,500		
Sell Price / List Price Ratio	94%	93%		94%	92%	
Days to Sell	228	76	201%	89	88	2%
Active Listings	33	28				

**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

