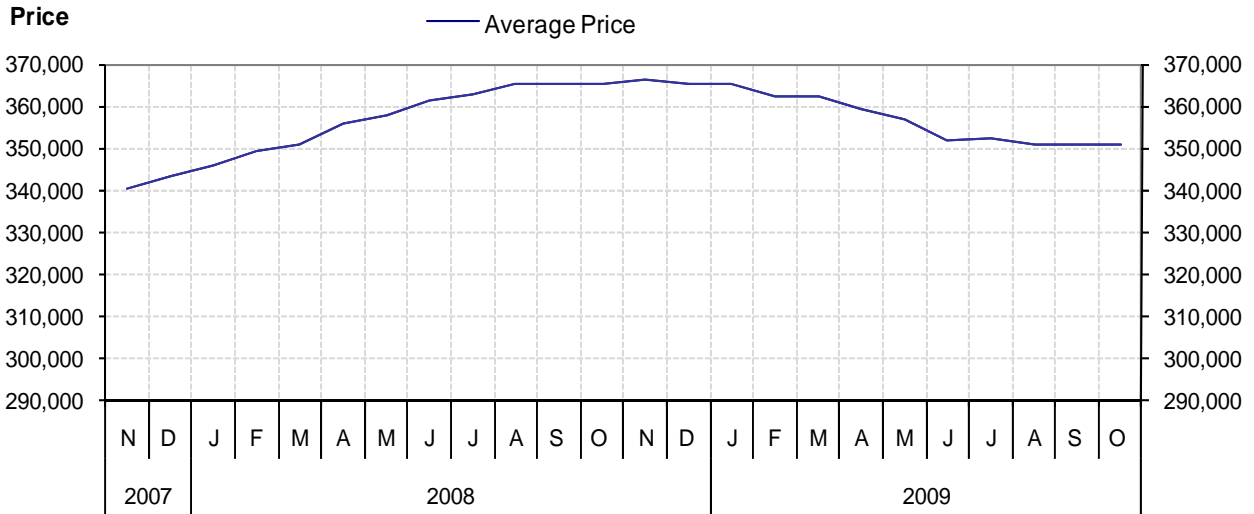


# Nanaimo

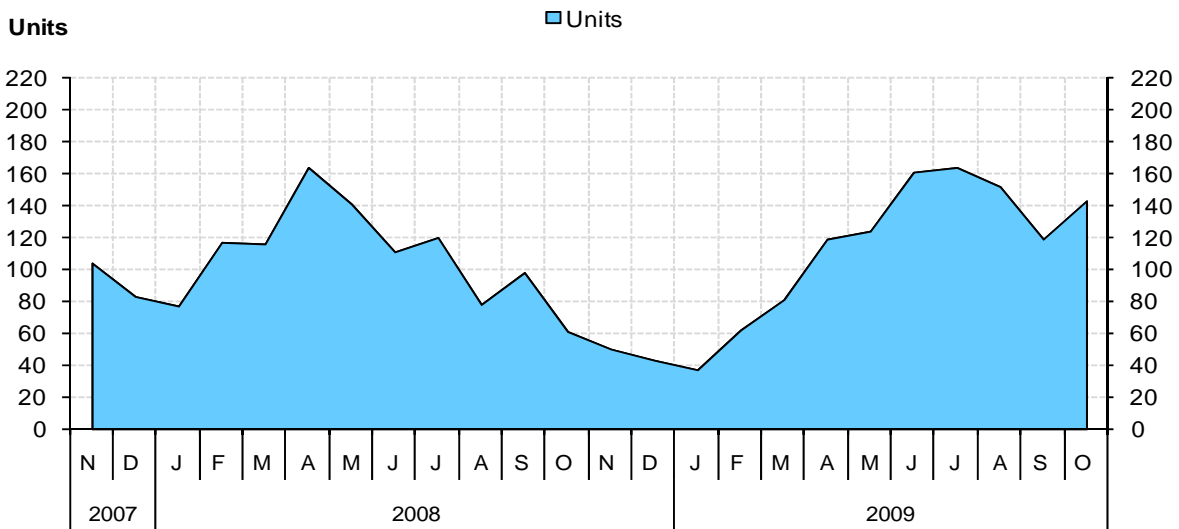
## as at October 31, 2009

### 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	18	78	-77%	350	521	-33%
Units Reported Sold	8	2	300%	91	114	-20%
Sell/List Ratio	44%	3%		26%	22%	
Reported Sales Dollars	\$1,090,000	\$285,000	282%	\$13,340,750	\$17,816,010	-25%
Average Sell Price / Unit	\$136,250	\$142,500	-4%	\$146,602	\$156,281	-6%
Median Sell Price	\$154,000			\$130,000		
Sell Price / List Price Ratio	92%	95%		90%	95%	
Days to Sell	58	2	2794%	132	69	91%
Active Listings	194	206				
<b>Single Family</b>						
Units Listed	159	198	-20%	2224	2571	-13%
Units Reported Sold	143	61	134%	1248	1268	-2%
Sell/List Ratio	90%	31%		56%	49%	
Reported Sales Dollars	\$51,333,346	\$22,754,900	126%	\$437,930,920	\$463,270,952	-5%
Average Sell Price / Unit	\$358,974	\$373,031	-4%	\$350,906	\$365,356	-4%
Median Sell Price	\$345,000			\$337,500		
Sell Price / List Price Ratio	96%	94%		95%	97%	
Days to Sell	43	60	-29%	55	50	11%
Active Listings	401	670				
<b>Condos (Apt)</b>						
Units Listed	35	51	-31%	538	704	-24%
Units Reported Sold	30	16	88%	220	257	-14%
Sell/List Ratio	86%	31%		41%	37%	
Reported Sales Dollars	\$8,060,750	\$3,903,550	106%	\$47,242,631	\$59,977,730	-21%
Average Sell Price / Unit	\$268,692	\$243,972	10%	\$214,739	\$233,376	-8%
Median Sell Price	\$209,900			\$192,500		
Sell Price / List Price Ratio	94%	93%		94%	96%	
Days to Sell	89	95	-6%	88	59	48%
Active Listings	176	317				
<b>Condos (Patio)</b>						
Units Listed	4	1	300%	92	86	7%
Units Reported Sold	7	5	40%	52	57	-9%
Sell/List Ratio	175%	500%		57%	66%	
Reported Sales Dollars	\$1,985,525	\$1,411,800	41%	\$15,264,416	\$16,199,100	-6%
Average Sell Price / Unit	\$283,646	\$282,360	0%	\$293,546	\$284,195	3%
Median Sell Price	\$299,900			\$299,900		
Sell Price / List Price Ratio	98%	96%		96%	97%	
Days to Sell	69	38	80%	74	50	48%
Active Listings	25	18				
<b>Condos (Twnhse)</b>						
Units Listed	30	31	-3%	380	401	-5%
Units Reported Sold	21	10	110%	175	192	-9%
Sell/List Ratio	70%	32%		46%	48%	
Reported Sales Dollars	\$5,250,141	\$2,420,604	117%	\$43,374,916	\$48,185,827	-10%
Average Sell Price / Unit	\$250,007	\$242,060	3%	\$247,857	\$250,968	-1%
Median Sell Price	\$225,000			\$226,000		
Sell Price / List Price Ratio	96%	96%		94%	97%	
Days to Sell	99	81	23%	83	51	65%
Active Listings	112	109				

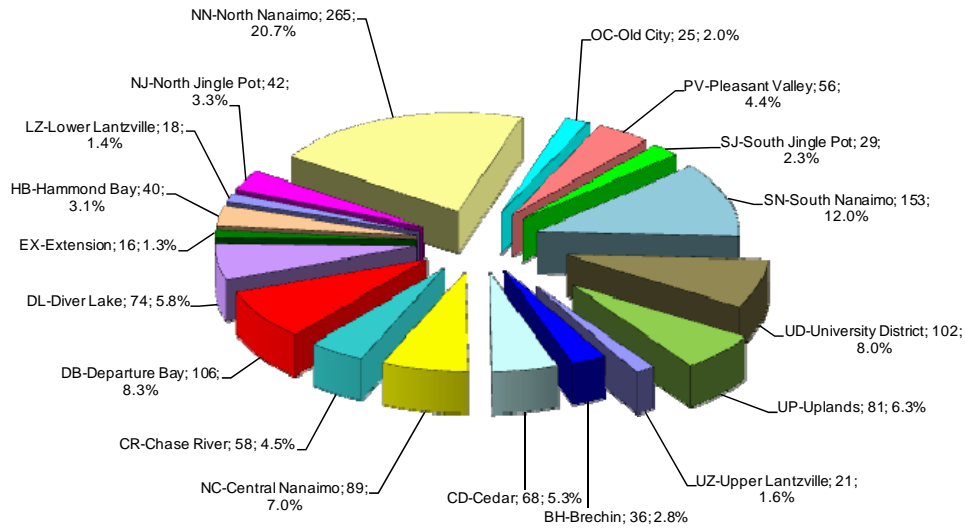
**Please Note:** **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to October 31, 2009

	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	1	2	7	12	9	5	0	0	0	0	0	0	0	0	36
CD-Cedar	0	3	5	13	10	15	7	6	5	1	0	1	0	2	68
NC-Central Nanaimo	0	3	27	38	16	4	0	1	0	0	0	0	0	0	89
CR-Chase River	0	0	4	8	18	16	10	2	0	0	0	0	0	0	58
DB-Departure Bay	0	1	3	17	26	27	13	12	3	1	0	0	2	1	106
DL-Diver Lake	1	2	2	25	25	14	5	0	0	0	0	0	0	0	74
EX-Extension	0	2	3	4	1	2	0	2	2	0	0	0	0	0	16
HB-Hammond Bay	0	1	0	1	5	7	7	8	7	1	1	1	0	1	40
LZ-Low er Lantzville	0	0	0	5	1	3	3	2	1	2	1	0	0	0	18
NJ-North Jingle Pot	0	0	0	0	1	6	12	6	9	4	1	2	0	1	42
NN-North Nanaimo	0	1	4	16	41	59	54	41	32	13	1	2	1	0	265
OC-Old City	0	2	6	10	4	2	1	0	0	0	0	0	0	0	25
PV-Pleasant Valley	0	1	6	5	23	11	7	2	0	1	0	0	0	0	56
SJ-South Jingle Pot	0	0	1	5	11	10	1	1	0	0	0	0	0	0	29
SN-South Nanaimo	3	22	34	54	27	9	3	0	1	0	0	0	0	0	153
UD-University District	1	4	15	26	18	9	18	8	3	0	0	0	0	0	102
UP-Uplands	0	0	4	23	28	14	7	0	3	1	0	1	0	0	81
UZ-Upper Lantzville	0	0	2	5	2	4	4	1	1	1	1	0	0	0	21
<b>ZONE 4 TOTALS</b>	<b>6</b>	<b>44</b>	<b>123</b>	<b>267</b>	<b>266</b>	<b>217</b>	<b>152</b>	<b>92</b>	<b>67</b>	<b>25</b>	<b>5</b>	<b>7</b>	<b>3</b>	<b>5</b>	<b>1,279</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to October 31, 2009 = 1,279

# 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	3	5	-40%	49	60	-18%
Units Reported Sold	1	3	-67%	22	31	-29%
Sell/List Ratio	33%	60%		45%	52%	
Reported Sales Dollars	\$190,000	\$342,000	-44%	\$2,977,100	\$4,462,600	-33%
Average Sell Price / Unit	\$190,000	\$114,000	67%	\$135,323	\$143,955	-6%
Median Sell Price	\$190,000			\$149,600		
Sell Price / List Price Ratio	101%	89%		90%	93%	
Days to Sell	254	46	452%	110	65	69%
Active Listings	22	17				
<b>Single Family</b>						
Units Listed	8	7	14%	94	108	-13%
Units Reported Sold	8	4	100%	45	47	-4%
Sell/List Ratio	100%	57%		48%	44%	
Reported Sales Dollars	\$2,232,500	\$1,244,900	79%	\$13,387,642	\$15,621,700	-14%
Average Sell Price / Unit	\$279,062	\$311,225	-10%	\$297,503	\$332,377	-10%
Median Sell Price	\$332,000			\$295,000		
Sell Price / List Price Ratio	91%	97%		91%	97%	
Days to Sell	117	66	76%	87	53	64%
Active Listings	32	39				

**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

