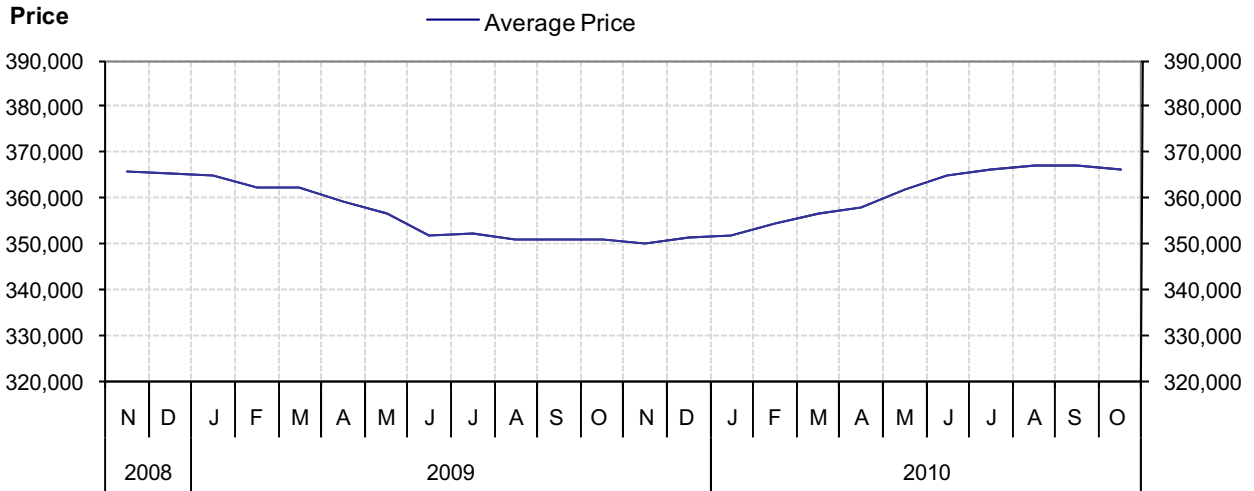


Nanaimo

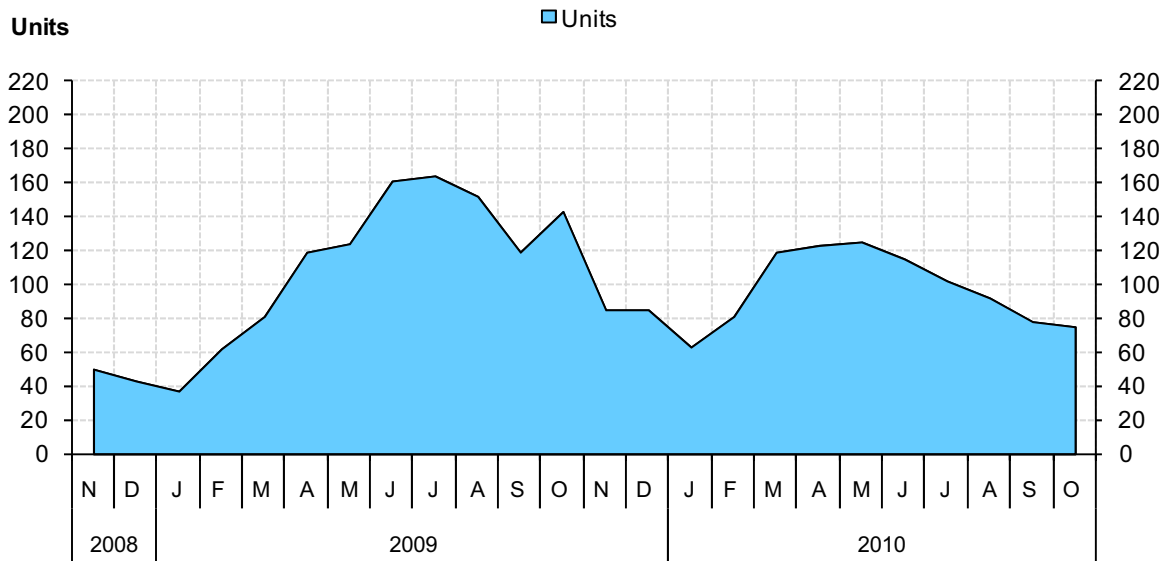
as at October 31, 2010

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
Lots						
Units Listed	4	17	-76%	206	349	-41%
Units Reported Sold	5	8	-38%	143	91	57%
Sell/List Ratio	125%	47%		69%	26%	
Reported Sales Dollars	\$665,000	\$1,090,000	-39%	\$20,428,810	\$13,340,750	53%
Average Sell Price / Unit	\$133,000	\$136,250	-2%	\$142,859	\$146,602	-3%
Median Sell Price	\$148,000			\$122,000		
Sell Price / List Price Ratio	88%	92%		96%	90%	
Days to Sell	63	58	9%	110	132	-16%
Active Listings	76	194				
Single Family						
Units Listed	143	159	-10%	2421	2226	9%
Units Reported Sold	75	141	-47%	1141	1247	-9%
Sell/List Ratio	52%	89%		47%	56%	
Reported Sales Dollars	\$25,375,081	\$50,782,894	-50%	\$417,863,218	\$438,040,468	-5%
Average Sell Price / Unit	\$338,334	\$360,162	-6%	\$366,225	\$351,275	4%
Median Sell Price	\$322,000			\$350,000		
Sell Price / List Price Ratio	95%	96%		96%	95%	
Days to Sell	58	43	36%	48	55	-13%
Active Listings	603	401				
Condos (Apt)						
Units Listed	61	35	74%	703	538	31%
Units Reported Sold	17	30	-43%	266	220	21%
Sell/List Ratio	28%	86%		38%	41%	
Reported Sales Dollars	\$4,080,745	\$8,060,750	-49%	\$62,971,609	\$47,242,631	33%
Average Sell Price / Unit	\$240,044	\$268,692	-11%	\$236,735	\$214,739	10%
Median Sell Price	\$197,250			\$220,335		
Sell Price / List Price Ratio	96%	94%		94%	94%	
Days to Sell	39	89	-57%	67	88	-23%
Active Listings	251	176				
Condos (Patio)						
Units Listed	8	4	100%	99	92	8%
Units Reported Sold	5	7	-29%	46	52	-12%
Sell/List Ratio	62%	175%		46%	57%	
Reported Sales Dollars	\$1,399,500	\$1,985,525	-30%	\$12,209,841	\$15,264,416	-20%
Average Sell Price / Unit	\$279,900	\$283,646	-1%	\$265,431	\$293,546	-10%
Median Sell Price	\$297,000			\$280,000		
Sell Price / List Price Ratio	95%	98%		97%	96%	
Days to Sell	74	69	7%	62	74	-16%
Active Listings	31	25				
Condos (Twnhse)						
Units Listed	33	31	6%	442	381	16%
Units Reported Sold	13	20	-35%	180	173	4%
Sell/List Ratio	39%	65%		41%	45%	
Reported Sales Dollars	\$3,261,700	\$4,855,141	-33%	\$48,243,226	\$42,616,916	13%
Average Sell Price / Unit	\$250,900	\$242,757	3%	\$268,018	\$246,341	9%
Median Sell Price	\$228,000			\$249,000		
Sell Price / List Price Ratio	96%	96%		97%	94%	
Days to Sell	79	92	-14%	67	82	-19%
Active Listings	164	113				

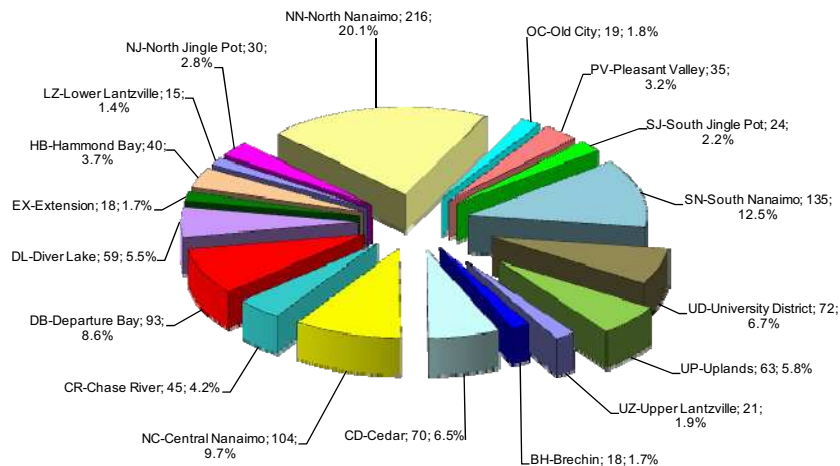
Please Note: Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to October 31, 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 Mil	OVER 1 Mil	Total
BH-Brechin Hill	0	0	3	7	2	5	1	0	0	0	0	0	0	0	18
CD-Cedar	1	5	4	9	3	9	8	11	13	3	2	1	0	1	70
NC-Central Nanaimo	0	2	17	46	24	12	3	0	0	0	0	0	0	0	104
CR-Chase River	0	1	3	7	14	8	8	3	0	0	0	1	0	0	45
DB-Departure Bay	0	0	1	7	33	25	9	9	3	1	1	2	1	1	93
DL-Diver Lake	0	2	1	9	25	9	10	2	1	0	0	0	0	0	59
EX-Extension	2	1	2	2	3	4	0	1	3	0	0	0	0	0	18
HB-Hammond Bay	0	2	0	0	4	13	4	4	6	4	0	2	1	0	40
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	4	5	7	4	4	2	0	1	30
NN-North Nanaimo	0	1	1	4	28	48	44	37	34	12	2	1	1	3	216
OC-Old City	1	1	1	6	5	3	2	0	0	0	0	0	0	0	19
PV-Pleasant Valley	0	1	2	3	12	11	4	0	0	0	1	1	0	0	35
SJ-South Jingle Pot	0	0	2	3	7	3	3	3	2	1	0	0	0	0	24
SN-South Nanaimo	0	14	30	39	35	13	4	0	0	0	0	0	0	0	135
UD-University District	0	1	14	14	10	13	10	4	4	2	0	0	0	0	72
UP-Uplands	0	0	1	18	21	13	8	2	0	0	0	0	0	0	63
UZ-Upper Lantzville	0	1	0	0	4	6	5	2	3	0	0	0	0	0	21
ZONE 4 TOTALS	4	32	85	175	236	196	129	83	77	28	10	11	3	8	1,077

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to October 31, 2010 = 1,077

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	3	3	0%	49	49	0%
Units Reported Sold	1	1	0%	22	22	0%
Sell/List Ratio	33%	33%		45%	45%	
Reported Sales Dollars	\$50,000	\$190,000	-74%	\$2,868,499	\$2,977,100	-4%
Average Sell Price / Unit	\$50,000	\$190,000	-74%	\$130,386	\$135,323	-4%
Median Sell Price	\$50,000			\$135,000		
Sell Price / List Price Ratio	83%	101%		91%	90%	
Days to Sell	52	254	-80%	73	110	-34%
Active Listings	19	22				
Single Family						
Units Listed	6	8	-25%	126	94	34%
Units Reported Sold	2	8	-75%	55	45	22%
Sell/List Ratio	33%	100%		44%	48%	
Reported Sales Dollars	\$528,900	\$2,232,500	-76%	\$18,136,150	\$13,387,642	35%
Average Sell Price / Unit	\$264,450	\$279,062	-5%	\$329,748	\$297,503	11%
Median Sell Price	\$339,900			\$317,000		
Sell Price / List Price Ratio	80%	91%		94%	91%	
Days to Sell	100	117	-15%	83	87	-5%
Active Listings	43	32				

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

