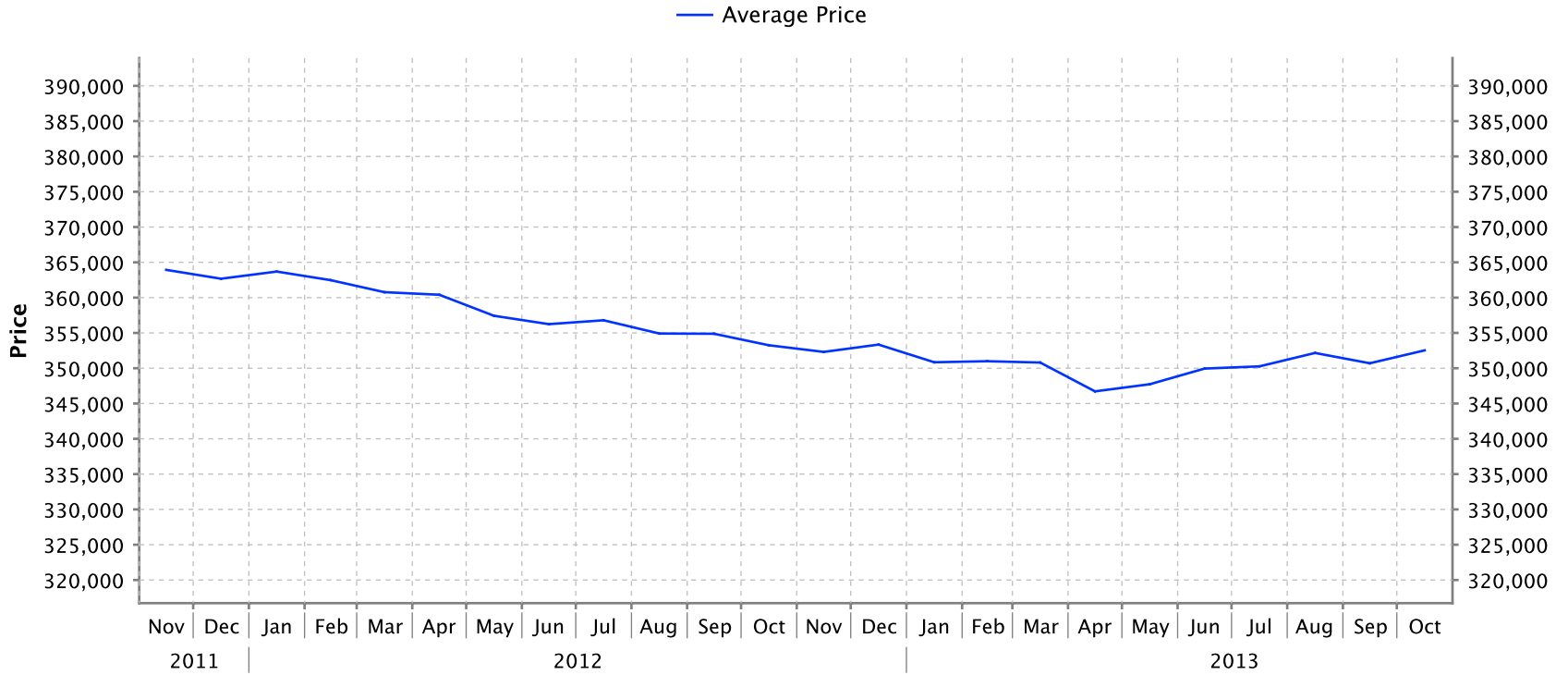


Nanaimo

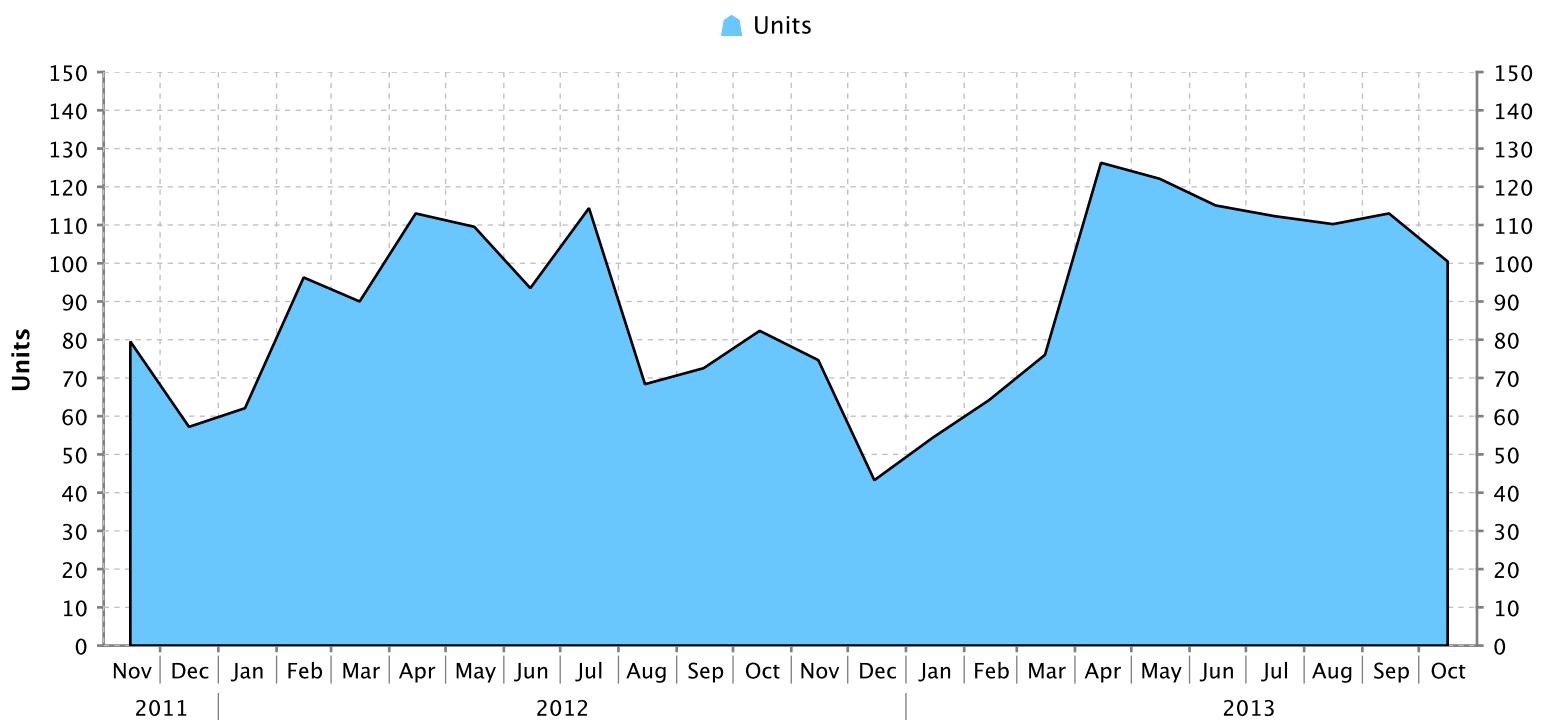
as at October 31, 2013

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	15	25	-40%	297	207	43%
Units Reported Sold	17	8	112%	57	69	-17%
Sell/List Ratio	113%	32%		19%	33%	
Reported Sales Dollars	\$2,267,998	\$1,211,000	87%	\$8,661,798	\$10,625,038	-18%
Average Sell Price / Unit	\$133,412	\$151,375	-12%	\$151,961	\$153,986	-1%
Median Sell Price	\$128,714			\$153,500		
Sell Price / List Price	93%	88%		94%	94%	
Days to Sell	155	58	169%	110	100	10%
Active Listings	166	115				
Single Family						
Units Listed	133	149	-11%	2,007	2,234	-10%
Units Reported Sold	100	82	22%	1,109	1,035	7%
Sell/List Ratio	75%	55%		55%	46%	
Reported Sales Dollars	\$35,905,453	\$27,566,100	30%	\$390,954,639	\$365,615,687	7%
Average Sell Price / Unit	\$359,055	\$336,172	7%	\$352,529	\$353,252	-0%
Median Sell Price	\$347,500			\$337,000		
Sell Price / List Price	96%	94%		95%	95%	
Days to Sell	55	49	12%	56	53	6%
Active Listings	447	552				
Condos (Apt)						
Units Listed	38	63	-40%	457	639	-28%
Units Reported Sold	13	8	62%	167	196	-15%
Sell/List Ratio	34%	13%		37%	31%	
Reported Sales Dollars	\$3,256,064	\$1,963,500	66%	\$35,490,080	\$40,374,968	-12%
Average Sell Price / Unit	\$250,466	\$245,438	2%	\$212,515	\$205,995	3%
Median Sell Price	\$234,000			\$200,000		
Sell Price / List Price	95%	94%		94%	93%	
Days to Sell	92	74	25%	80	85	-5%
Active Listings	188	200				
Condos (Patio)						
Units Listed	10	7	43%	94	112	-16%
Units Reported Sold	2	7	-71%	63	58	9%
Sell/List Ratio	20%	100%		67%	52%	
Reported Sales Dollars	\$359,000	\$1,779,751	-80%	\$17,443,396	\$14,878,571	17%
Average Sell Price / Unit	\$179,500	\$254,250	-29%	\$276,879	\$256,527	8%
Median Sell Price	\$210,000			\$279,900		
Sell Price / List Price	97%	96%		97%	96%	
Days to Sell	68	62	10%	70	63	11%
Active Listings	24	28				
Condos (Twnhse)						
Units Listed	22	35	-37%	378	435	-13%
Units Reported Sold	17	12	42%	183	140	31%
Sell/List Ratio	77%	34%		48%	32%	
Reported Sales Dollars	\$4,758,852	\$3,236,500	47%	\$45,750,949	\$35,320,458	30%
Average Sell Price / Unit	\$279,932	\$269,708	4%	\$250,005	\$252,289	-1%
Median Sell Price	\$235,000			\$227,500		
Sell Price / List Price	96%	94%		101%	96%	
Days to Sell	81	76	6%	61	66	-9%
Active Listings	104	119				

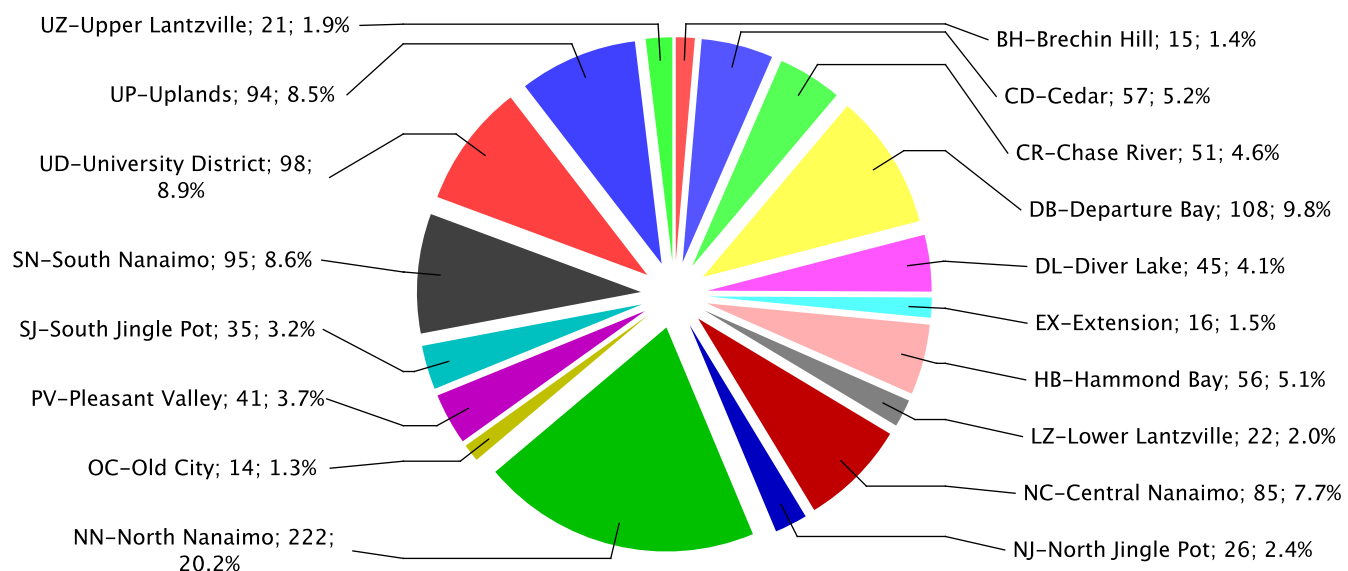
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 31, 2013

	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	9	4	1	0	0	0	1	0	0	0	0	0	15
CD-Cedar	0	4	4	6	6	11	10	6	6	2	2	0	0	0	57
CR-Chase River	0	1	2	9	11	17	6	3	2	0	0	0	0	0	51
DB-Departure Bay	0	0	3	25	30	19	20	8	1	1	0	1	0	0	108
DL-Diver Lake	0	2	5	12	15	10	0	1	0	0	0	0	0	0	45
EX-Extension	0	1	0	4	2	5	0	0	0	3	1	0	0	0	16
HB-Hammond Bay	0	2	1	2	7	10	7	9	10	1	3	1	1	2	56
LZ-Lower Lantzville	0	0	0	3	6	4	3	0	5	0	0	0	0	1	22
NC-Central Nanaimo	2	10	22	36	11	3	1	0	0	0	0	0	0	0	85
NJ-North Jingle Pot	0	0	0	0	7	5	3	0	4	4	1	2	0	0	26
NN-North Nanaimo	0	1	5	18	29	51	32	22	41	12	7	1	1	2	222
OC-Old City	1	2	1	2	4	0	3	0	1	0	0	0	0	0	14
PV-Pleasant Valley	0	0	2	6	15	11	4	1	0	2	0	0	0	0	41
SJ-South Jingle Pot	1	1	1	3	12	10	3	2	2	0	0	0	0	0	35
SN-South Nanaimo	3	25	22	20	16	5	3	0	1	0	0	0	0	0	95
UD-University District	3	5	16	19	20	18	11	0	3	1	1	0	0	1	98
UP-Uplands	0	4	13	35	23	9	5	2	0	0	0	1	0	2	94
UZ-Upper Lantzville	0	0	0	2	6	2	3	2	2	3	1	0	0	0	21
Zone 4 TOTALS	10	58	106	206	221	190	114	56	79	29	16	6	2	8	1,101

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2013 = 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	1	5	-80%	29	38	-24%
Units Reported Sold	1	1	0%	10	11	-9%
Sell/List Ratio	100%	20%		34%	29%	
Reported Sales Dollars	\$122,000	\$37,500	225%	\$1,049,125	\$1,109,500	-5%
Average Sell Price / Unit	\$122,000	\$37,500	225%	\$104,912	\$100,864	4%
Median Sell Price	\$122,000			\$122,000		
Sell Price / List Price	84%	96%		88%	88%	
Days to Sell	143	102	40%	202	183	10%
Active Listings	25	27				
Single Family						
Units Listed	8	12	-33%	108	126	-14%
Units Reported Sold	7	1	600%	55	34	62%
Sell/List Ratio	88%	8%		51%	27%	
Reported Sales Dollars	\$1,992,000	\$218,000	814%	\$15,265,020	\$10,491,349	46%
Average Sell Price / Unit	\$284,571	\$218,000	31%	\$277,546	\$308,569	-10%
Median Sell Price	\$324,000			\$269,000		
Sell Price / List Price	93%	95%		93%	95%	
Days to Sell	74	14	431%	93	116	-20%
Active Listings	40	59				

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.

Cumulative Residential Average Single Family Sale Price

