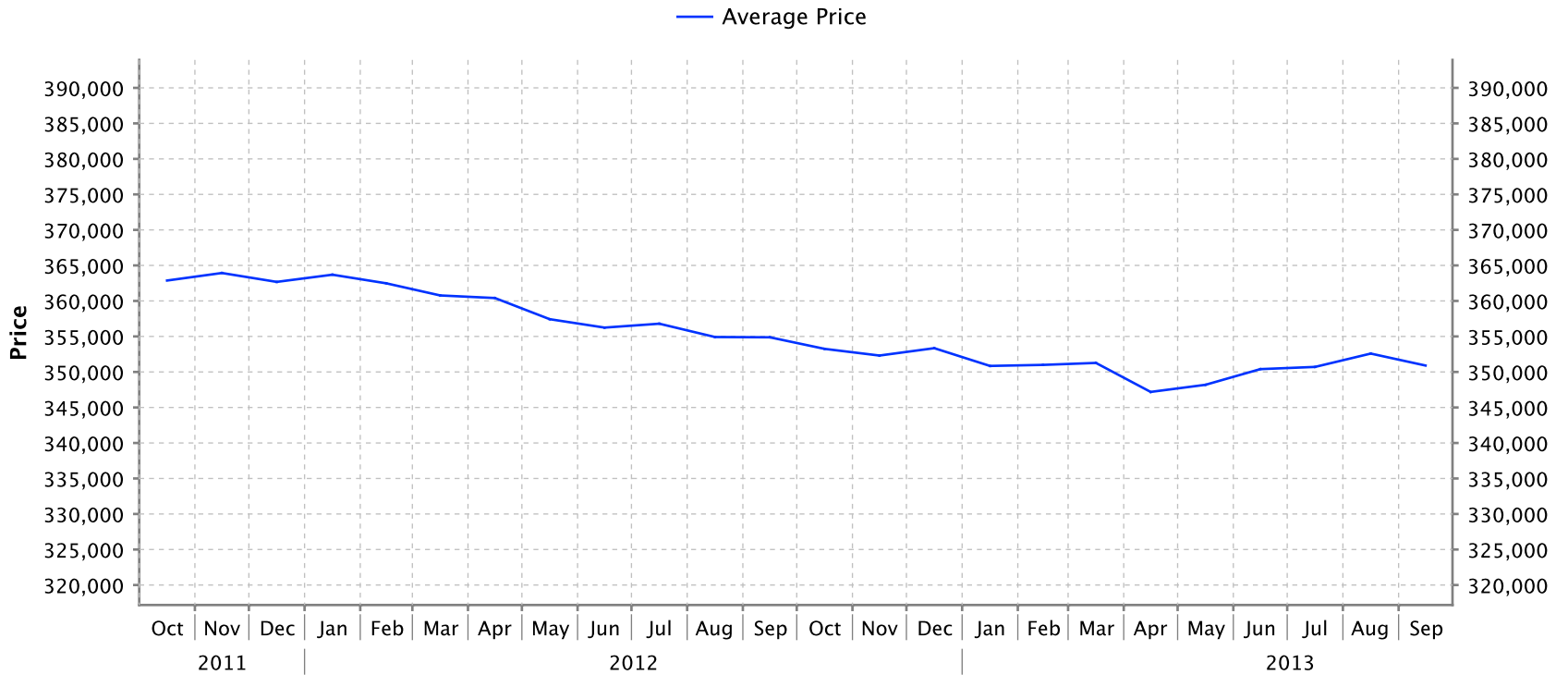


Nanaimo

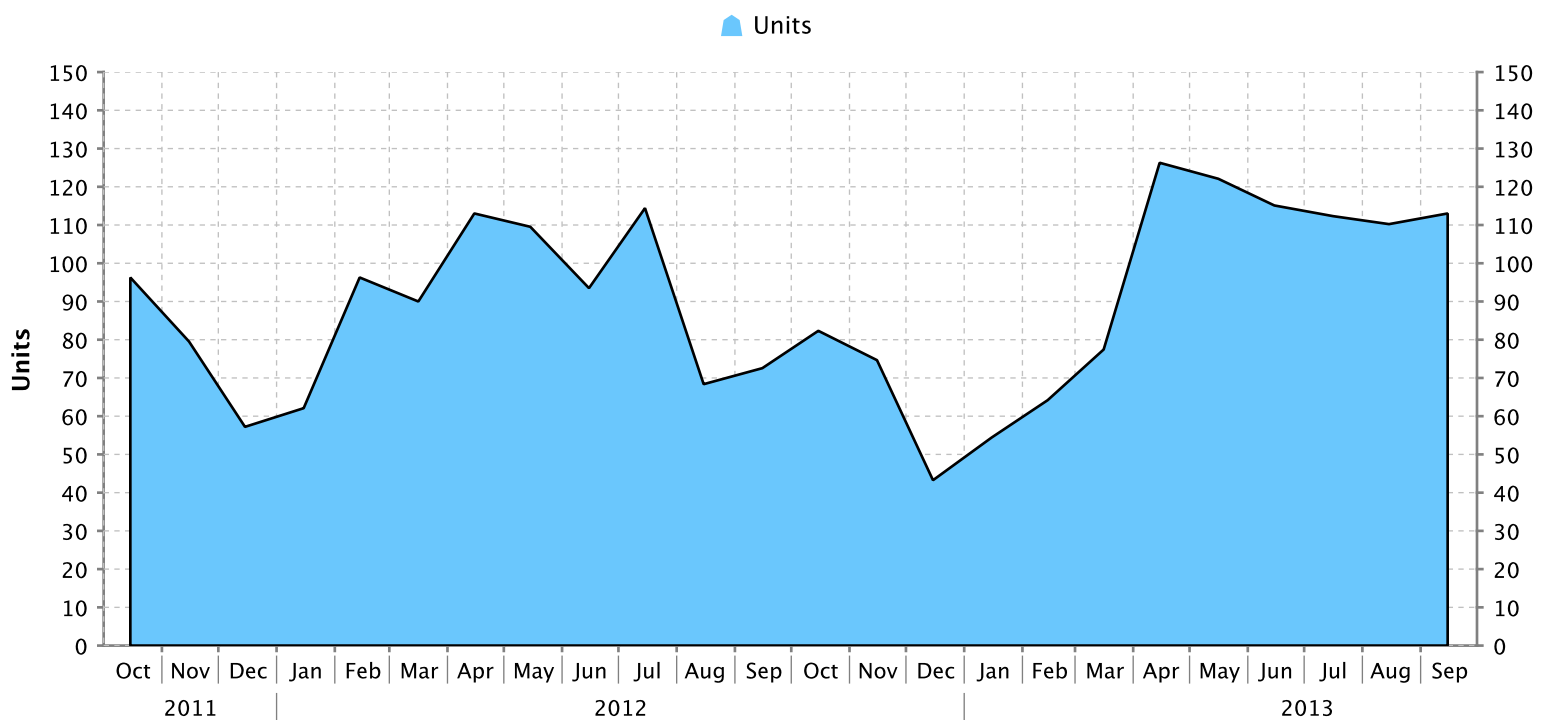
as at September 30, 2013

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	39	7	457%	307	214	43%
Units Reported Sold	5	6	-17%	48	66	-27%
Sell/List Ratio	13%	86%		16%	31%	
Reported Sales Dollars	\$950,400	\$1,007,900	-6%	\$7,604,800	\$10,274,538	-26%
Average Sell Price / Unit	\$190,080	\$167,983	13%	\$158,433	\$155,675	2%
Median Sell Price	\$184,900			\$164,000		
Sell Price / List Price	93%	95%		93%	94%	
Days to Sell	138	60	132%	85	112	-24%
Active Listings	172	120				
Single Family						
Units Listed	158	172	-8%	2,024	2,259	-10%
Units Reported Sold	113	72	57%	1,092	1,049	4%
Sell/List Ratio	72%	42%		54%	46%	
Reported Sales Dollars	\$38,601,277	\$25,985,721	49%	\$383,185,786	\$372,269,085	3%
Average Sell Price / Unit	\$341,604	\$360,913	-5%	\$350,903	\$354,880	-1%
Median Sell Price	\$329,900			\$334,000		
Sell Price / List Price	94%	95%		95%	95%	
Days to Sell	59	56	5%	56	54	3%
Active Listings	504	607				
Condos (Apt)						
Units Listed	42	41	2%	482	632	-24%
Units Reported Sold	17	10	70%	162	198	-18%
Sell/List Ratio	40%	24%		34%	31%	
Reported Sales Dollars	\$3,173,000	\$2,316,500	37%	\$34,197,516	\$40,404,547	-15%
Average Sell Price / Unit	\$186,647	\$231,650	-19%	\$211,096	\$204,063	3%
Median Sell Price	\$195,000			\$197,000		
Sell Price / List Price	92%	93%		94%	93%	
Days to Sell	123	106	17%	79	85	-7%
Active Listings	186	194				
Condos (Patio)						
Units Listed	2	12	-83%	91	113	-19%
Units Reported Sold	4	2	100%	68	55	24%
Sell/List Ratio	200%	17%		75%	49%	
Reported Sales Dollars	\$1,211,500	\$516,000	135%	\$18,864,147	\$14,064,820	34%
Average Sell Price / Unit	\$302,875	\$258,000	17%	\$277,414	\$255,724	8%
Median Sell Price	\$285,000			\$279,900		
Sell Price / List Price	97%	94%		97%	95%	
Days to Sell	58	66	-12%	70	66	5%
Active Listings	17	35				
Condos (Twnhse)						
Units Listed	28	36	-22%	391	434	-10%
Units Reported Sold	21	8	162%	178	144	24%
Sell/List Ratio	75%	22%		46%	33%	
Reported Sales Dollars	\$5,837,960	\$2,178,969	168%	\$44,228,597	\$36,311,192	22%
Average Sell Price / Unit	\$277,998	\$272,371	2%	\$248,475	\$252,161	-1%
Median Sell Price	\$250,000			\$227,500		
Sell Price / List Price	98%	95%		101%	96%	
Days to Sell	63	69	-9%	60	68	-12%
Active Listings	121	124				

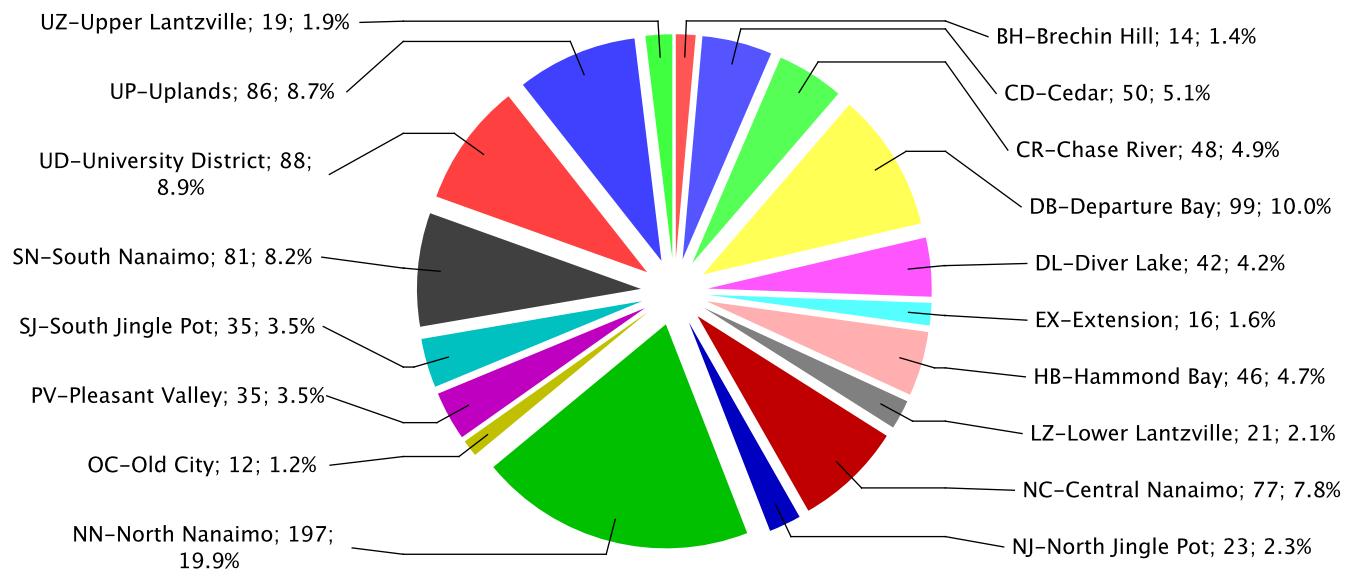
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 30, 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	3	1	0	0	0	1	0	0	0	0	0	14
CD-Cedar	0	3	4	4	5	10	8	5	6	2	3	0	0	0	50
CR-Chase River	0	1	2	9	11	15	5	3	2	0	0	0	0	0	48
DB-Departure Bay	0	0	2	25	25	17	19	8	1	1	0	1	0	0	99
DL-Diver Lake	0	2	5	12	13	10	0	0	0	0	0	0	0	0	42
EX-Extension	0	1	0	4	2	5	0	0	0	3	1	0	0	0	16
HB-Hammond Bay	0	1	1	1	7	8	6	7	8	1	2	1	1	2	46
LZ-Lower Lantzville	0	0	0	3	5	4	3	0	5	0	0	0	0	1	21
NC-Central Nanaimo	3	9	18	34	9	3	1	0	0	0	0	0	0	0	77
NJ-North Jingle Pot	0	0	0	0	6	5	3	0	4	4	0	1	0	0	23
NN-North Nanaimo	0	1	5	18	26	47	27	17	35	12	5	1	1	2	197
OC-Old City	1	2	1	2	4	0	1	0	1	0	0	0	0	0	12
PV-Pleasant Valley	0	0	1	4	14	10	4	1	0	1	0	0	0	0	35
SJ-South Jingle Pot	1	1	1	3	12	10	3	2	2	0	0	0	0	0	35
SN-South Nanaimo	3	20	18	17	14	5	3	0	1	0	0	0	0	0	81
UD-University District	3	4	16	19	17	15	9	0	3	1	1	0	0	0	88
UP-Uplands	0	3	12	34	20	8	5	2	0	0	0	1	0	1	86
UZ-Upper Lantzville	0	0	0	2	5	2	3	2	2	2	1	0	0	0	19
Zone 4 TOTALS	11	48	95	194	196	174	100	47	71	27	13	5	2	6	989

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to September 30, 2013 = 989

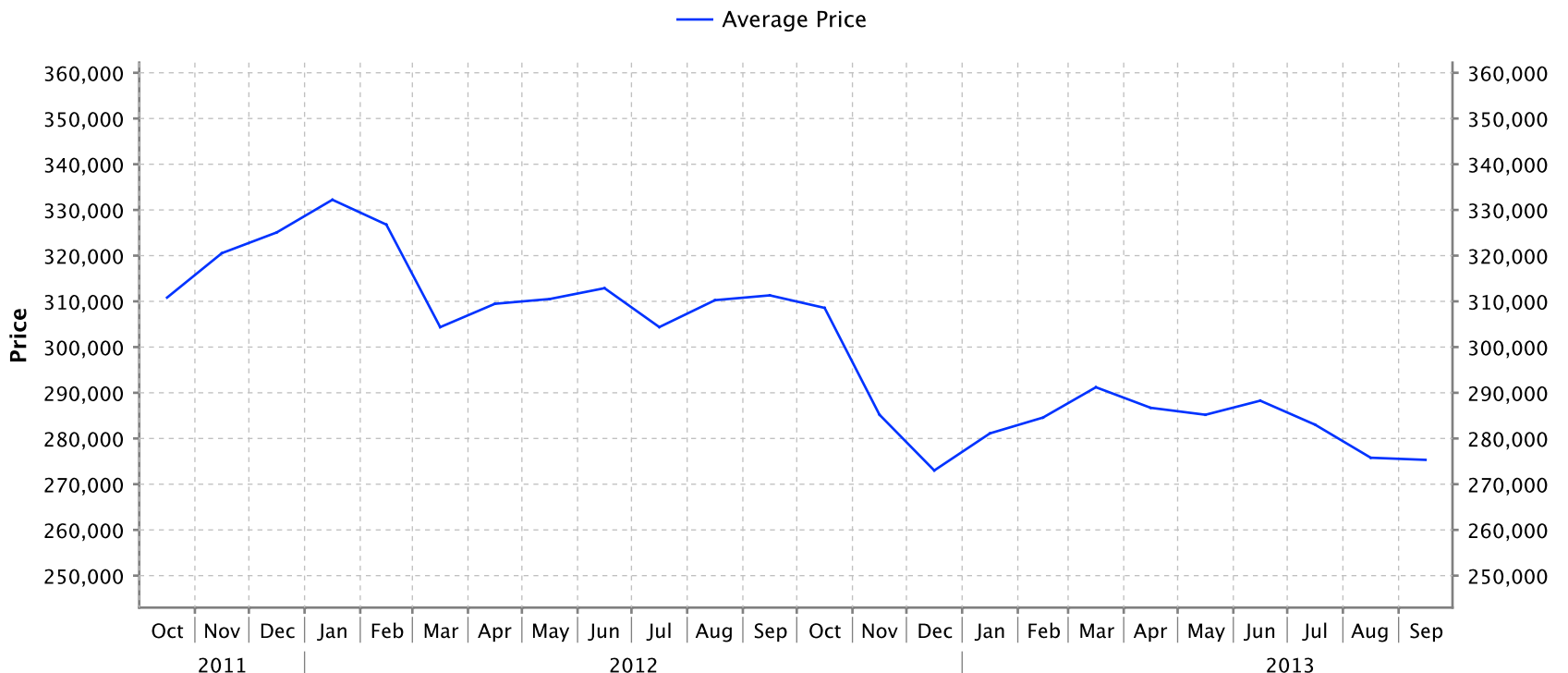
GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	0	2	-100%	33	35	-6%
Units Reported Sold	1	1	0%	10	14	-29%
Sell/List Ratio		50%		30%	40%	
Reported Sales Dollars	\$68,500	\$112,500	-39%	\$964,625	\$1,449,000	-33%
Average Sell Price / Unit	\$68,500	\$112,500	-39%	\$96,462	\$103,500	-7%
Median Sell Price	\$68,500			\$120,000		
Sell Price / List Price	99%	70%		89%	88%	
Days to Sell	18	770	-98%	198	151	31%
Active Listings	25	31				
Single Family						
Units Listed	7	10	-30%	112	117	-4%
Units Reported Sold	4	2	100%	49	33	48%
Sell/List Ratio	57%	20%		44%	28%	
Reported Sales Dollars	\$1,124,000	\$595,000	89%	\$13,491,020	\$10,273,349	31%
Average Sell Price / Unit	\$281,000	\$297,500	-6%	\$275,327	\$311,314	-12%
Median Sell Price	\$335,000			\$260,000		
Sell Price / List Price	92%	88%		93%	95%	
Days to Sell	115	66	76%	94	119	-21%
Active Listings	42	63				

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



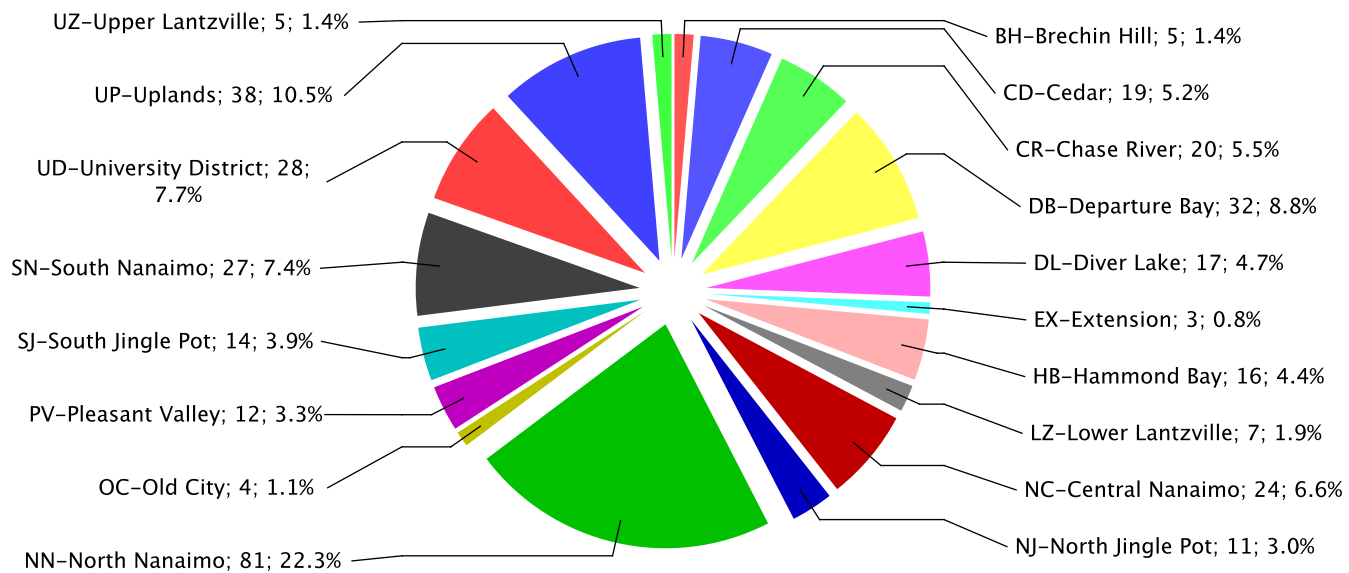
3rd Quarter 2013

MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to Sep 30, 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	3	1	0	0	0	0	1	0	0	0	0	0	5
CD-Cedar	0	1	3	2	1	6	2	2	2	0	0	0	0	0	19
CR-Chase River	0	1	0	3	3	8	1	2	2	0	0	0	0	0	20
DB-Departure Bay	0	0	0	9	8	6	4	4	1	0	0	0	0	0	32
DL-Diver Lake	0	1	2	5	4	5	0	0	0	0	0	0	0	0	17
EX-Extension	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3
HB-Hammond Bay	0	0	0	0	2	2	3	4	2	1	2	0	0	0	16
LZ-Lower Lantzville	0	0	0	1	2	2	1	0	1	0	0	0	0	0	7
NC-Central Nanaimo	3	2	7	8	3	1	0	0	0	0	0	0	0	0	24
NJ-North Jingle Pot	0	0	0	0	4	2	2	0	0	3	0	0	0	0	11
NN-North Nanaimo	0	0	3	8	9	20	12	6	17	3	2	0	1	0	81
OC-Old City	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4
PV-Pleasant Valley	0	0	1	1	4	4	1	1	0	0	0	0	0	0	12
SJ-South Jingle Pot	1	1	0	2	4	3	2	0	1	0	0	0	0	0	14
SN-South Nanaimo	1	6	3	8	5	2	1	0	1	0	0	0	0	0	27
UD-University District	1	2	6	1	8	7	3	0	0	0	0	0	0	0	28
UP-Uplands	0	1	4	16	8	5	2	1	0	0	0	1	0	0	38
UZ-Upper Lantzville	0	0	0	1	2	0	1	0	0	0	1	0	0	0	5
Zone 4 TOTALS	7	15	32	67	71	74	35	20	28	7	5	1	1	0	363

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales July 1 to September 30, 2013 = 363