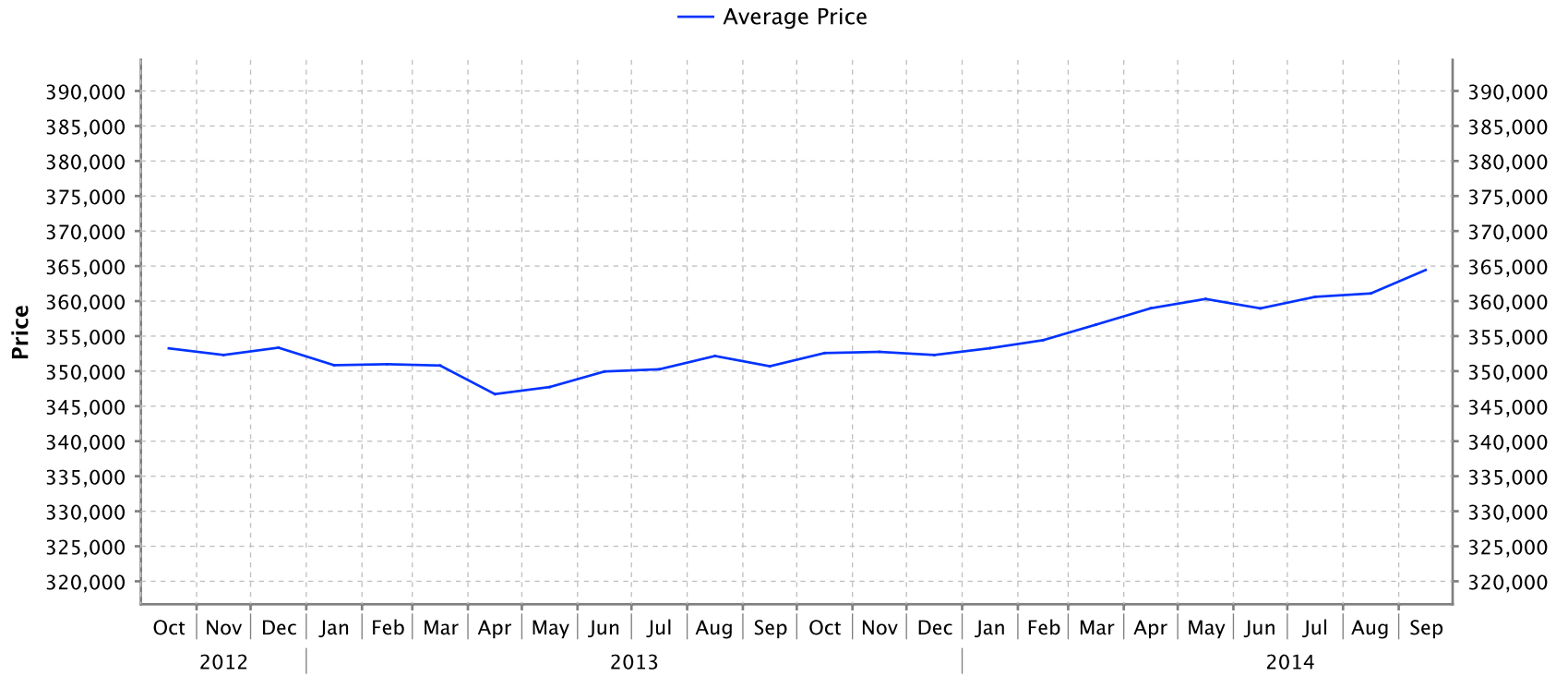


Nanaimo

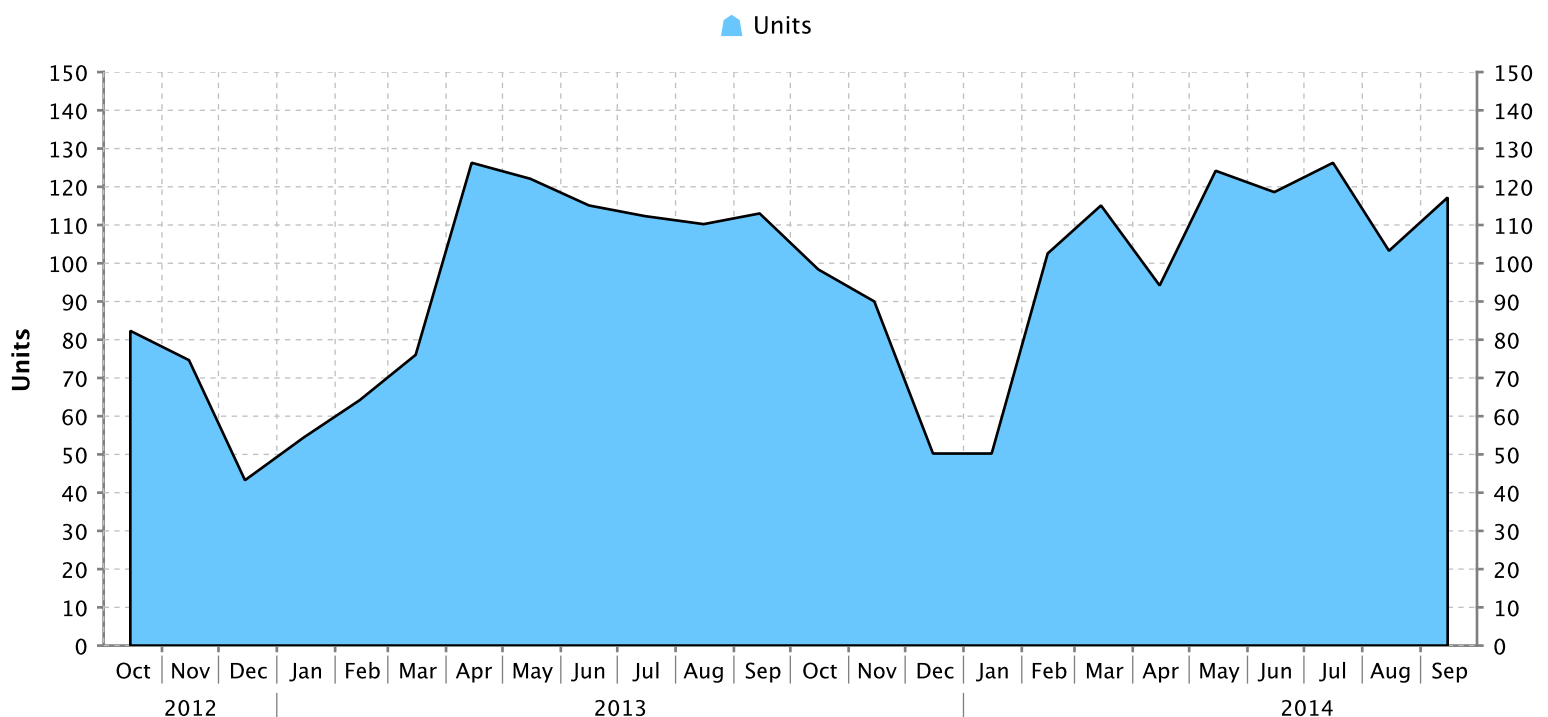
as at September 30, 2014

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	58	39	49%	336	307	9%
Units Reported Sold	20	5	300%	124	48	158%
Sell/List Ratio	34%	13%		37%	16%	
Reported Sales Dollars	\$3,571,000	\$950,400	276%	\$20,192,698	\$7,604,800	166%
Average Sell Price / Unit	\$178,550	\$190,080	-6%	\$162,844	\$158,433	3%
Median Sell Price	\$185,000			\$158,000		
Sell Price / List Price	95%	93%		96%	93%	
Days to Sell	243	138	76%	132	85	56%
Active Listings	171	172				
Single Family						
Units Listed	155	158	-2%	2,026	2,023	0%
Units Reported Sold	117	113	4%	1,187	1,091	9%
Sell/List Ratio	75%	72%		59%	54%	
Reported Sales Dollars	\$44,247,655	\$38,830,777	14%	\$432,591,301	\$382,615,286	13%
Average Sell Price / Unit	\$378,185	\$343,635	10%	\$364,441	\$350,701	4%
Median Sell Price	\$355,000			\$352,000		
Sell Price / List Price	96%	95%		96%	95%	
Days to Sell	45	59	-23%	49	56	-11%
Active Listings	483	503				
Condos (Apt)						
Units Listed	31	42	-26%	453	482	-6%
Units Reported Sold	22	17	29%	214	162	32%
Sell/List Ratio	71%	40%		47%	34%	
Reported Sales Dollars	\$4,325,450	\$3,173,000	36%	\$47,142,034	\$34,197,516	38%
Average Sell Price / Unit	\$196,611	\$186,647	5%	\$220,290	\$211,096	4%
Median Sell Price	\$163,000			\$205,000		
Sell Price / List Price	94%	92%		95%	94%	
Days to Sell	71	123	-42%	89	79	13%
Active Listings	154	186				
Condos (Patio)						
Units Listed	9	1	800%	72	90	-20%
Units Reported Sold	2	4	-50%	52	68	-24%
Sell/List Ratio	22%	400%		72%	76%	
Reported Sales Dollars	\$647,000	\$1,211,500	-47%	\$14,407,300	\$18,864,147	-24%
Average Sell Price / Unit	\$323,500	\$302,875	7%	\$277,063	\$277,414	-0%
Median Sell Price	\$357,000			\$280,000		
Sell Price / List Price	94%	97%		97%	97%	
Days to Sell	24	58	-59%	78	70	13%
Active Listings	18	16				
Condos (Twnhse)						
Units Listed	16	29	-45%	329	392	-16%
Units Reported Sold	5	21	-76%	165	178	-7%
Sell/List Ratio	31%	72%		50%	45%	
Reported Sales Dollars	\$1,338,400	\$5,837,960	-77%	\$42,472,876	\$44,228,597	-4%
Average Sell Price / Unit	\$267,680	\$277,998	-4%	\$257,411	\$248,475	4%
Median Sell Price	\$249,000			\$237,000		
Sell Price / List Price	96%	98%		96%	101%	
Days to Sell	74	63	19%	82	60	37%
Active Listings	96	122				

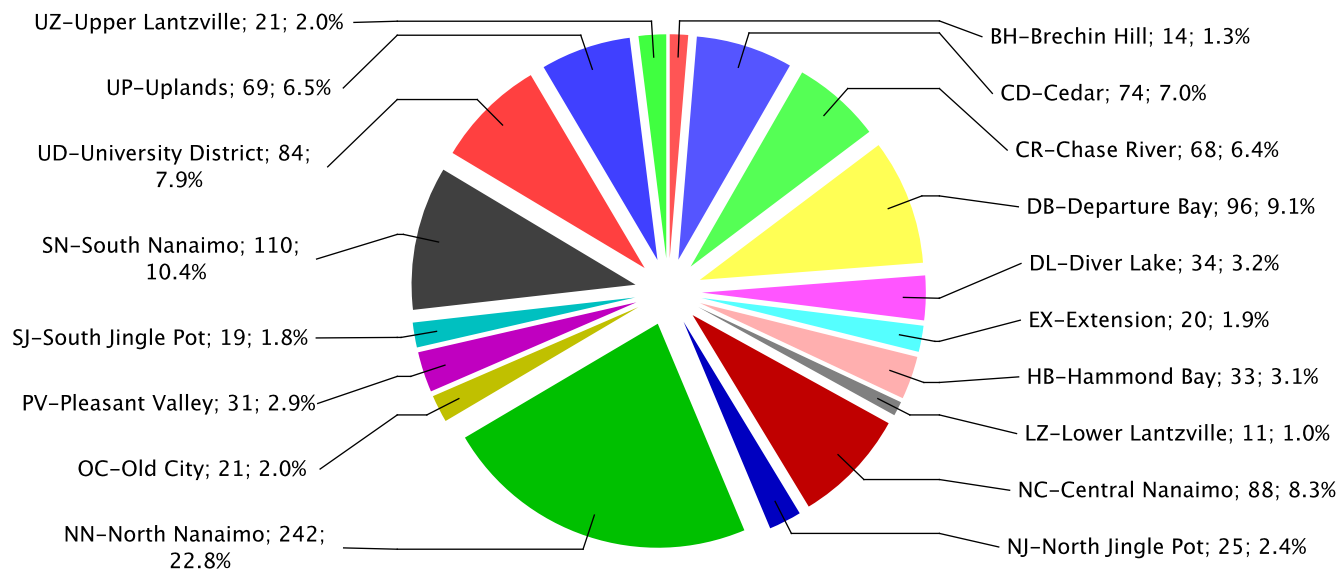
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 30, 2014

	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	4	0	7	1	1	0	1	0	0	0	0	0	14
CD-Cedar	1	4	8	10	9	15	7	8	7	1	1	1	0	2	74
CR-Chase River	0	1	2	12	16	20	14	1	2	0	0	0	0	0	68
DB-Departure Bay	0	0	4	19	25	16	7	7	10	2	4	1	0	1	96
DL-Diver Lake	0	1	2	9	7	11	0	2	2	0	0	0	0	0	34
EX-Extension	1	1	5	2	2	2	2	2	2	1	0	0	0	0	20
HB-Hammond Bay	0	0	0	1	1	6	6	4	7	4	1	1	1	1	33
LZ-Lower Lantzville	0	0	0	2	1	0	2	1	1	2	0	0	1	1	11
NC-Central Nanaimo	4	8	27	22	17	8	1	1	0	0	0	0	0	0	88
NJ-North Jingle Pot	0	0	0	2	1	1	6	3	6	3	0	2	1	0	25
NN-North Nanaimo	0	2	3	2	17	50	47	46	38	25	8	1	2	1	242
OC-Old City	3	2	4	6	2	3	0	0	1	0	0	0	0	0	21
PV-Pleasant Valley	0	0	2	2	7	10	4	1	1	1	1	2	0	0	31
SJ-South Jingle Pot	0	0	0	1	4	2	3	5	3	0	1	0	0	0	19
SN-South Nanaimo	2	19	28	24	20	13	2	1	1	0	0	0	0	0	110
UD-University District	2	2	10	23	9	14	18	1	3	1	1	0	0	0	84
UP-Uplands	0	0	2	18	20	16	9	1	2	0	0	0	0	1	69
UZ-Upper Lantzville	0	0	1	6	6	2	2	1	3	0	0	0	0	0	21
Zone 4 TOTALS	13	40	102	161	171	190	131	85	90	40	17	8	5	7	1,060

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to September 30, 2014 = 1,060

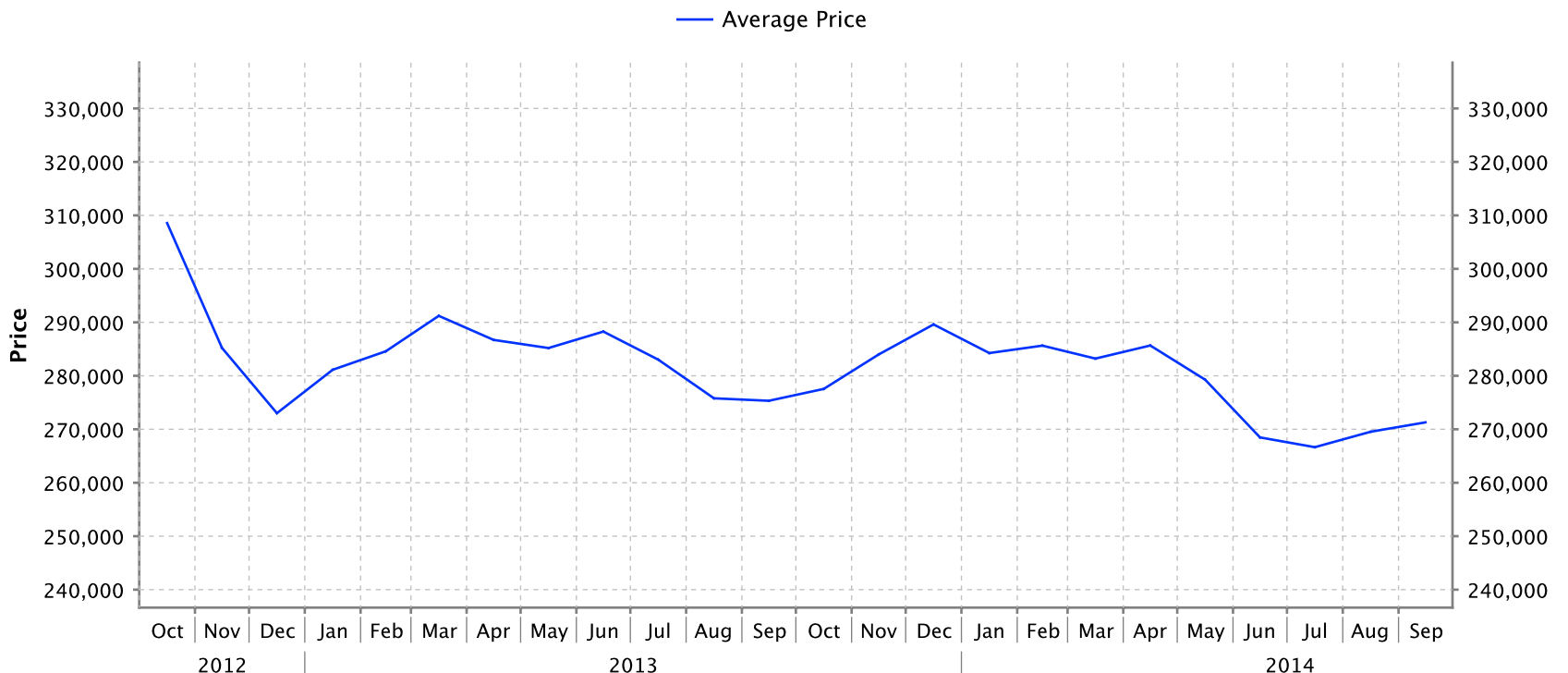
GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	2	0		35	33	6%
Units Reported Sold	0	1	-100%	13	10	30%
Sell/List Ratio	0%			37%	30%	
Reported Sales Dollars	\$0	\$68,500	-100%	\$1,177,500	\$964,625	22%
Average Sell Price / Unit		\$68,500		\$90,577	\$96,462	-6%
Median Sell Price				\$90,000		
Sell Price / List Price		99%		82%	89%	
Days to Sell		18		156	198	-21%
Active Listings	28	25				
Single Family						
Units Listed	1	7	-86%	87	111	-22%
Units Reported Sold	6	4	50%	45	49	-8%
Sell/List Ratio	600%	57%		52%	44%	
Reported Sales Dollars	\$1,742,000	\$1,124,000	55%	\$12,208,075	\$13,491,020	-10%
Average Sell Price / Unit	\$290,333	\$281,000	3%	\$271,291	\$275,327	-1%
Median Sell Price	\$310,000			\$258,000		
Sell Price / List Price	91%	92%		92%	93%	
Days to Sell	104	115	-9%	101	94	7%
Active Listings	34	41				

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



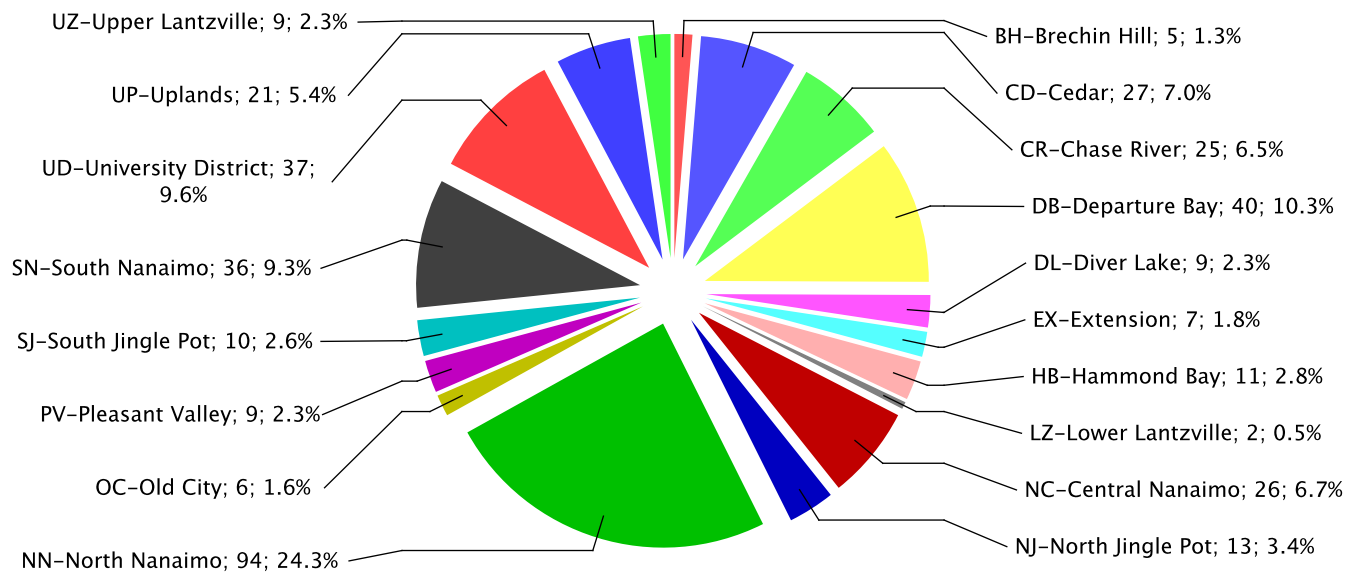
3rd Quarter 2014

MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to Sep 30, 2014

	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	1	0	3	0	0	0	1	0	0	0	0	0	5
CD-Cedar	0	1	1	3	3	8	1	3	5	0	0	1	0	1	27
CR-Chase River	0	0	2	5	9	7	1	1	0	0	0	0	0	0	25
DB-Departure Bay	0	0	1	5	11	8	2	3	4	2	4	0	0	0	40
DL-Diver Lake	0	0	1	1	3	3	0	0	1	0	0	0	0	0	9
EX-Extension	0	0	3	1	2	0	0	0	1	0	0	0	0	0	7
HB-Hammond Bay	0	0	0	0	0	3	2	1	2	2	0	1	0	0	11
LZ-Lower Lantzville	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2
NC-Central Nanaimo	0	0	10	9	4	2	0	1	0	0	0	0	0	0	26
NJ-North Jingle Pot	0	0	0	2	0	0	3	1	4	1	0	1	1	0	13
NN-North Nanaimo	0	2	2	0	6	22	16	19	12	12	2	0	1	0	94
OC-Old City	0	0	0	3	1	1	0	0	1	0	0	0	0	0	6
PV-Pleasant Valley	0	0	0	0	2	4	2	0	0	0	1	0	0	0	9
SJ-South Jingle Pot	0	0	0	1	3	1	1	2	2	0	0	0	0	0	10
SN-South Nanaimo	1	5	10	4	10	5	0	0	1	0	0	0	0	0	36
UD-University District	0	1	6	11	3	5	9	1	1	0	0	0	0	0	37
UP-Uplands	0	0	1	5	7	5	2	1	0	0	0	0	0	0	21
UZ-Upper Lantzville	0	0	0	2	3	1	1	1	1	0	0	0	0	0	9
Zone 4 TOTALS	1	9	38	53	70	75	40	34	36	17	7	3	2	2	387

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales July 1 to September 30, 2014 = 387