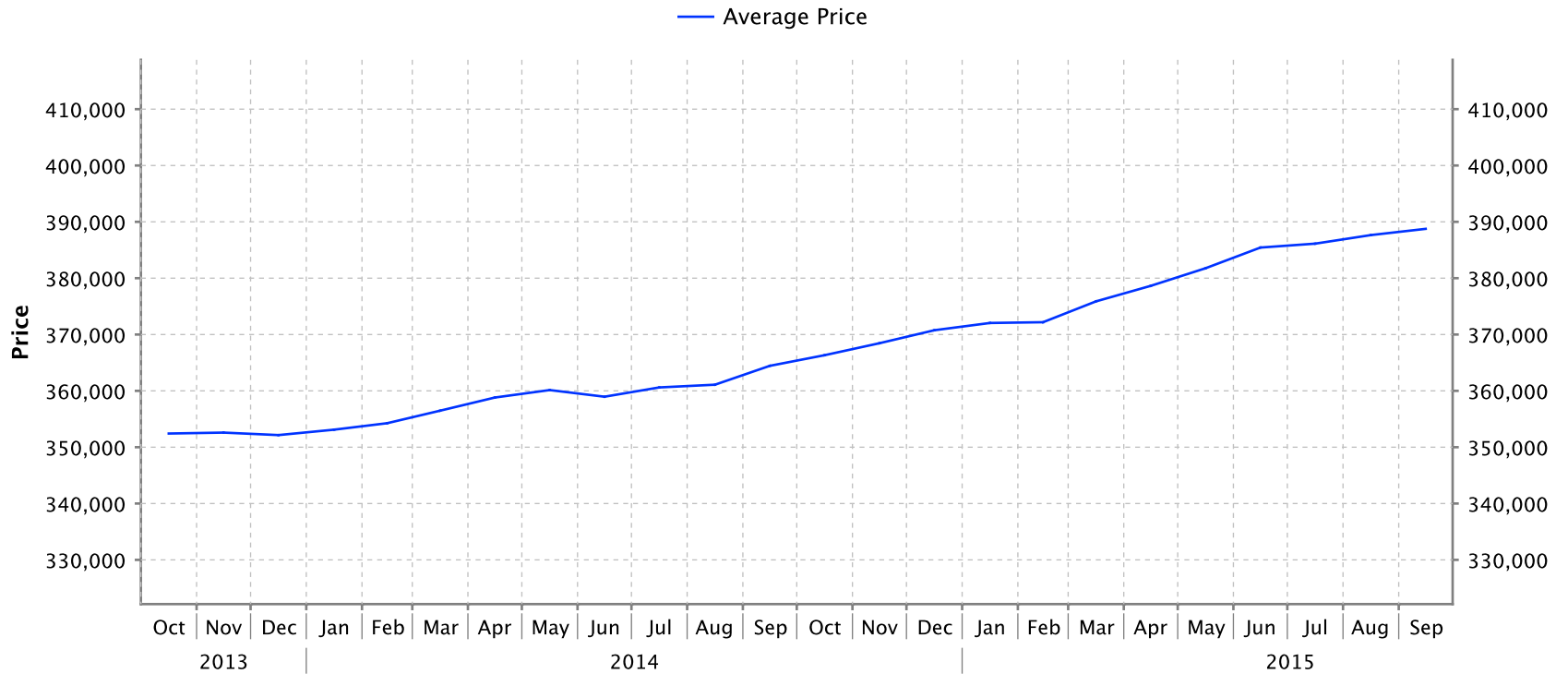


# Nanaimo

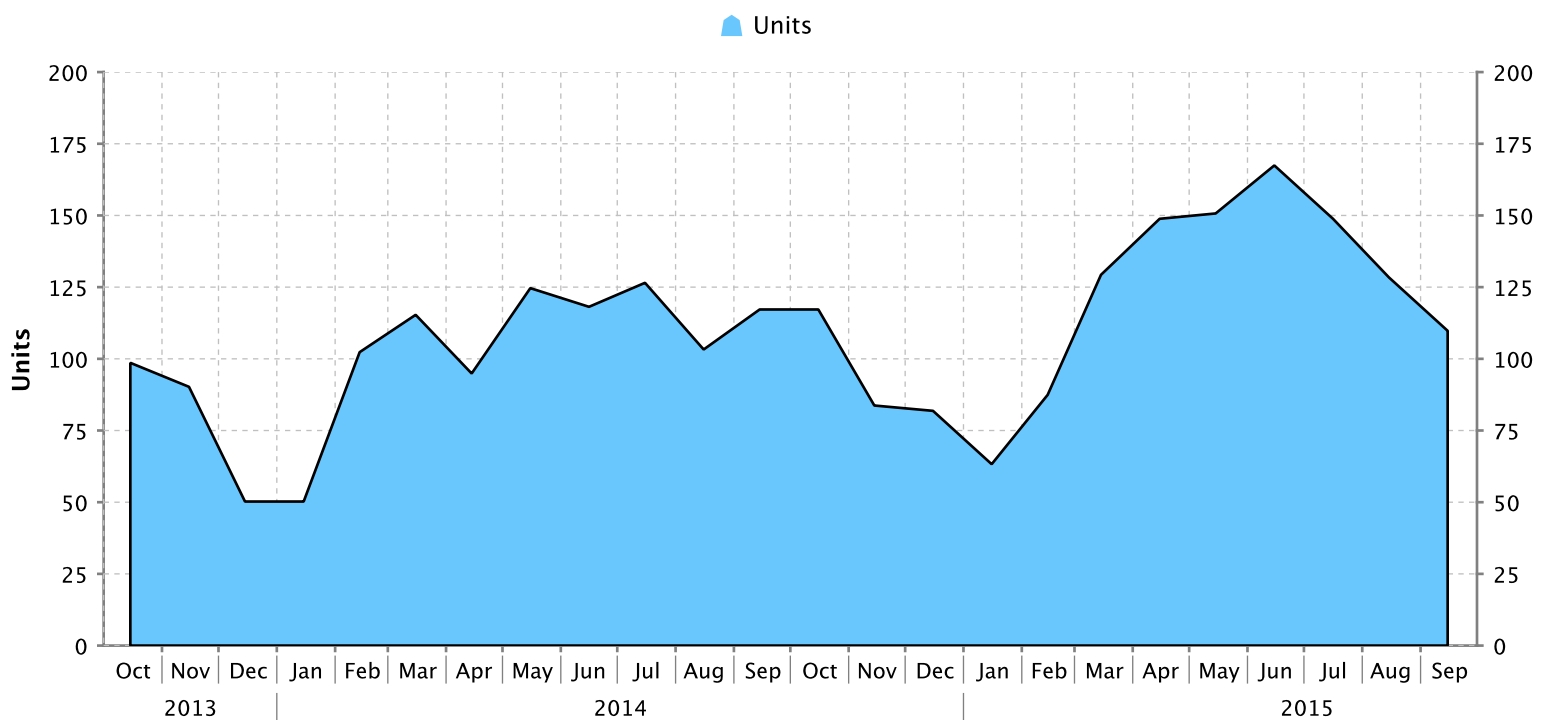
## as at September 30, 2015

### 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	10	58	-83%	188	338	-44%
Units Reported Sold	7	21	-67%	133	124	7%
Sell/List Ratio	70%	36%		71%	37%	
Reported Sales Dollars	\$1,305,800	\$3,781,000	-65%	\$21,512,922	\$20,244,698	6%
Average Sell Price / Unit	\$186,543	\$180,048	4%	\$161,751	\$163,264	-1%
Median Sell Price	\$182,000			\$158,800		
Sell Price / List Price	96%	95%		95%	96%	
Days to Sell	185	245	-24%	193	134	44%
Active Listings	118	172				
<b>Single Family</b>						
Units Listed	173	155	12%	2,168	2,026	7%
Units Reported Sold	109	117	-7%	1,410	1,187	19%
Sell/List Ratio	63%	75%		65%	59%	
Reported Sales Dollars	\$42,706,571	\$44,247,655	-3%	\$548,147,226	\$432,591,301	27%
Average Sell Price / Unit	\$391,803	\$378,185	4%	\$388,757	\$364,441	7%
Median Sell Price	\$369,000			\$365,000		
Sell Price / List Price	96%	96%		97%	96%	
Days to Sell	37	45	-18%	42	49	-15%
Active Listings	439	483				
<b>Condos (Apt)</b>						
Units Listed	35	31	13%	499	453	10%
Units Reported Sold	28	22	27%	270	214	26%
Sell/List Ratio	80%	71%		54%	47%	
Reported Sales Dollars	\$6,569,287	\$4,325,450	52%	\$59,464,820	\$47,142,034	26%
Average Sell Price / Unit	\$234,617	\$196,611	19%	\$220,240	\$220,290	-0%
Median Sell Price	\$226,900			\$210,940		
Sell Price / List Price	97%	94%		96%	95%	
Days to Sell	99	71	39%	89	89	-0%
Active Listings	157	154				
<b>Condos (Patio)</b>						
Units Listed	5	9	-44%	76	72	6%
Units Reported Sold	4	2	100%	62	52	19%
Sell/List Ratio	80%	22%		82%	72%	
Reported Sales Dollars	\$946,400	\$647,000	46%	\$17,619,280	\$14,407,300	22%
Average Sell Price / Unit	\$236,600	\$323,500	-27%	\$284,182	\$277,063	3%
Median Sell Price	\$244,000			\$292,000		
Sell Price / List Price	97%	94%		97%	97%	
Days to Sell	11	24	-52%	44	78	-43%
Active Listings	8	18				
<b>Condos (Twnhse)</b>						
Units Listed	19	16	19%	290	330	-12%
Units Reported Sold	18	5	260%	199	165	21%
Sell/List Ratio	95%	31%		69%	50%	
Reported Sales Dollars	\$4,597,737	\$1,338,400	244%	\$53,167,420	\$42,472,876	25%
Average Sell Price / Unit	\$255,430	\$267,680	-5%	\$267,173	\$257,411	4%
Median Sell Price	\$250,000			\$248,000		
Sell Price / List Price	95%	96%		97%	96%	
Days to Sell	68	74	-9%	73	82	-12%
Active Listings	62	97				

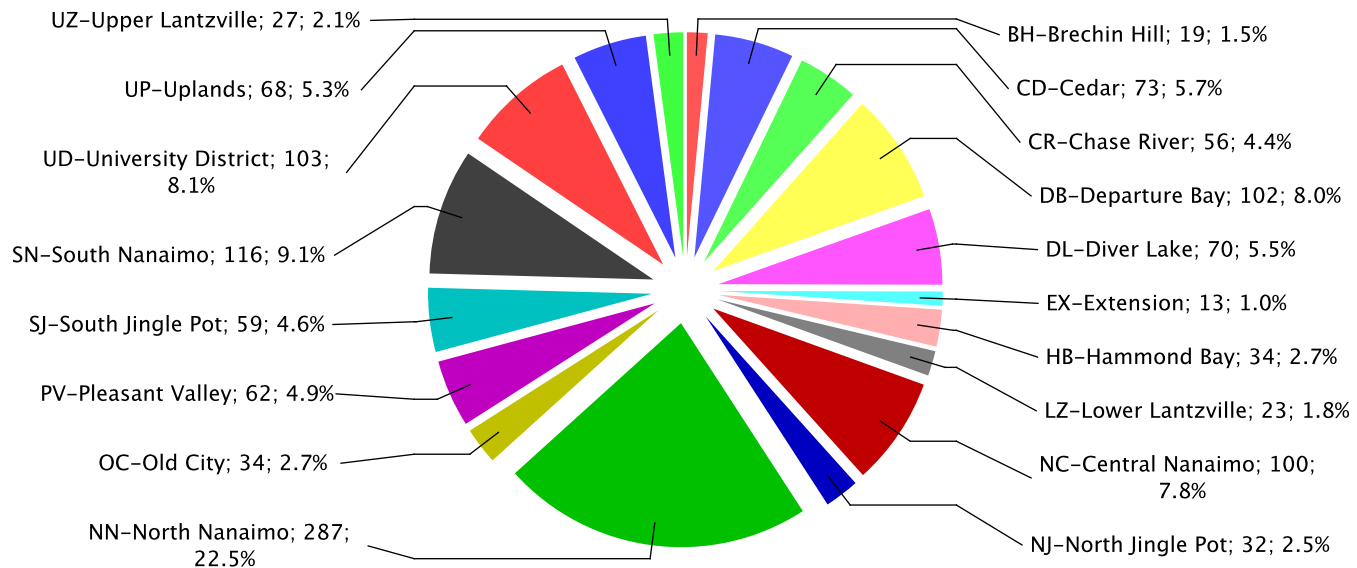
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 30, 2015

	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	2	3	7	4	0	1	1	0	1	0	0	0	19
CD-Cedar	2	2	5	9	15	12	7	7	8	3	2	1	0	0	73
CR-Chase River	0	2	4	6	10	16	11	6	1	0	0	0	0	0	56
DB-Departure Bay	0	1	0	8	27	28	15	7	11	5	0	0	0	0	102
DL-Diver Lake	0	1	3	14	21	14	3	10	4	0	0	0	0	0	70
EX-Extension	2	1	1	3	1	0	1	2	1	0	1	0	0	0	13
HB-Hammond Bay	0	1	0	0	3	7	6	5	3	4	3	1	0	1	34
LZ-Lower Lantzville	0	0	1	0	1	4	3	4	3	1	1	3	1	1	23
NC-Central Nanaimo	0	6	19	32	31	6	4	2	0	0	0	0	0	0	100
NJ-North Jingle Pot	0	0	0	2	0	4	3	1	6	7	3	3	2	1	32
NN-North Nanaimo	0	2	4	7	20	55	45	37	58	32	8	9	4	6	287
OC-Old City	2	4	8	5	5	4	1	2	3	0	0	0	0	0	34
PV-Pleasant Valley	0	2	2	6	16	15	12	4	3	1	0	1	0	0	62
SJ-South Jingle Pot	1	0	2	0	18	13	8	7	8	1	1	0	0	0	59
SN-South Nanaimo	3	9	25	26	36	8	8	1	0	0	0	0	0	0	116
UD-University District	1	4	14	21	14	6	21	11	9	0	2	0	0	0	103
UP-Uplands	0	0	2	7	28	19	4	1	3	0	1	0	0	3	68
UZ-Upper Lantzville	0	0	0	2	1	3	7	3	5	5	1	0	0	0	27
<b>Zone 4 TOTALS</b>	<b>11</b>	<b>35</b>	<b>92</b>	<b>151</b>	<b>254</b>	<b>218</b>	<b>159</b>	<b>111</b>	<b>127</b>	<b>59</b>	<b>24</b>	<b>18</b>	<b>7</b>	<b>12</b>	<b>1,278</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to September 30, 2015 = 1,278

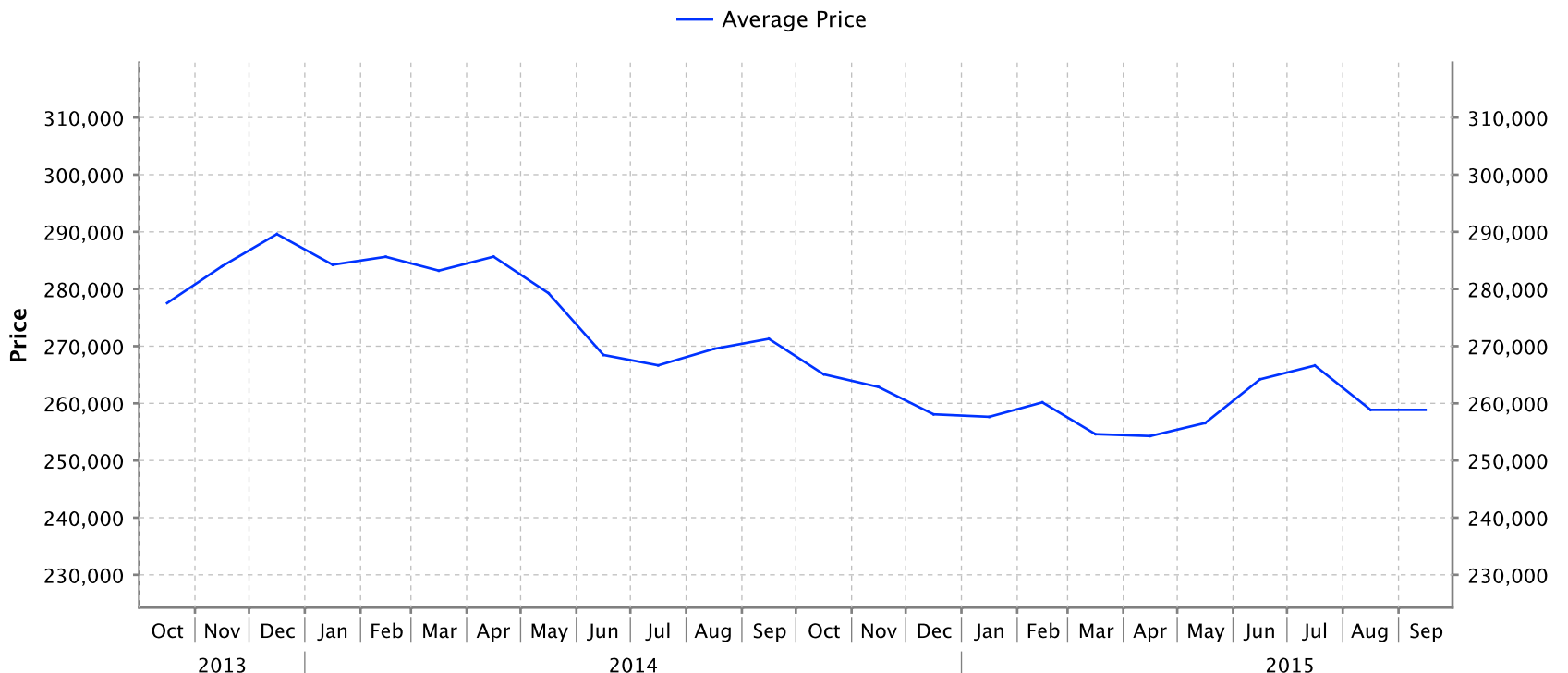
# GABRIOLA ISLAND

## 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	0	2	-100%	32	35	-9%
Units Reported Sold	0	0		12	13	-8%
Sell/List Ratio		0%		38%	37%	
Reported Sales Dollars	\$0	\$0		\$1,004,900	\$1,177,500	-15%
Average Sell Price / Unit				\$83,742	\$90,577	-8%
Median Sell Price				\$75,000		
Sell Price / List Price				84%	82%	
Days to Sell				191	156	22%
Active Listings	21	28				
<b>Single Family</b>						
Units Listed	8	1	700%	82	87	-6%
Units Reported Sold	5	6	-17%	50	45	11%
Sell/List Ratio	62%	600%		61%	52%	
Reported Sales Dollars	\$1,483,000	\$1,742,000	-15%	\$12,943,050	\$12,208,075	6%
Average Sell Price / Unit	\$296,600	\$290,333	2%	\$258,861	\$271,291	-5%
Median Sell Price	\$272,000			\$265,000		
Sell Price / List Price	95%	91%		94%	92%	
Days to Sell	212	104	103%	108	101	7%
Active Listings	31	34				

**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



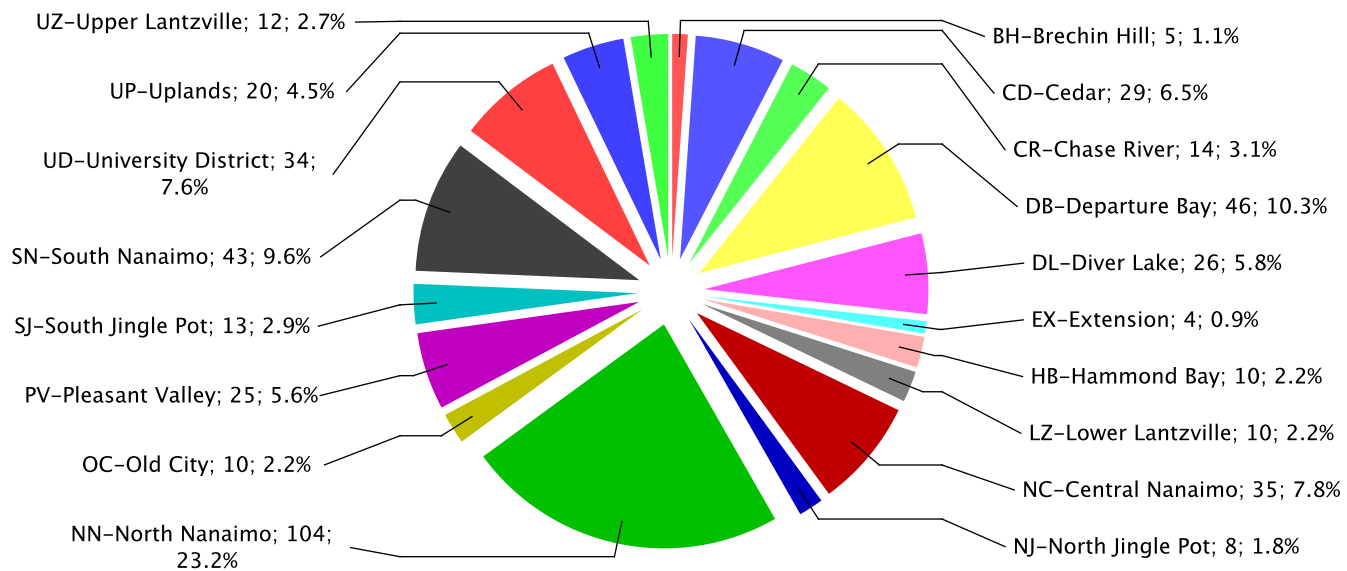
# 3rd Quarter 2015

## MLS® Single Family Sales Analysis

### Unconditional Sales from July 1 to Sep 30, 2015

	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	1	2	0	0	0	0	1	0	0	0	5
CD-Cedar	1	0	1	5	4	6	2	5	3	0	1	1	0	0	29
CR-Chase River	0	0	1	3	2	5	3	0	0	0	0	0	0	0	14
DB-Departure Bay	0	1	0	4	12	10	9	4	4	2	0	0	0	0	46
DL-Diver Lake	0	0	1	6	7	8	0	3	1	0	0	0	0	0	26
EX-Extension	2	0	1	0	1	0	0	0	0	0	0	0	0	0	4
HB-Hammond Bay	0	0	0	0	1	1	0	3	2	1	1	1	0	0	10
LZ-Lower Lantzville	0	0	0	0	1	2	1	2	1	1	0	0	1	1	10
NC-Central Nanaimo	0	1	5	10	14	3	1	1	0	0	0	0	0	0	35
NJ-North Jingle Pot	0	0	0	0	0	0	0	1	2	3	0	1	0	1	8
NN-North Nanaimo	0	1	3	2	4	23	20	13	19	9	5	2	0	3	104
OC-Old City	1	2	2	2	0	1	0	1	1	0	0	0	0	0	10
PV-Pleasant Valley	0	2	1	2	6	4	6	1	1	1	0	1	0	0	25
SJ-South Jingle Pot	1	0	0	0	3	2	2	3	1	0	1	0	0	0	13
SN-South Nanaimo	2	5	10	7	10	4	5	0	0	0	0	0	0	0	43
UD-University District	1	2	4	8	4	1	6	2	6	0	0	0	0	0	34
UP-Uplands	0	0	0	3	12	4	1	0	0	0	0	0	0	0	20
UZ-Upper Lantzville	0	0	0	1	1	1	3	2	1	3	0	0	0	0	12
<b>Zone 4 TOTALS</b>	<b>8</b>	<b>14</b>	<b>30</b>	<b>53</b>	<b>83</b>	<b>77</b>	<b>59</b>	<b>41</b>	<b>42</b>	<b>20</b>	<b>9</b>	<b>6</b>	<b>1</b>	<b>5</b>	<b>448</b>

### Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales July 1 to September 30, 2015 = 448