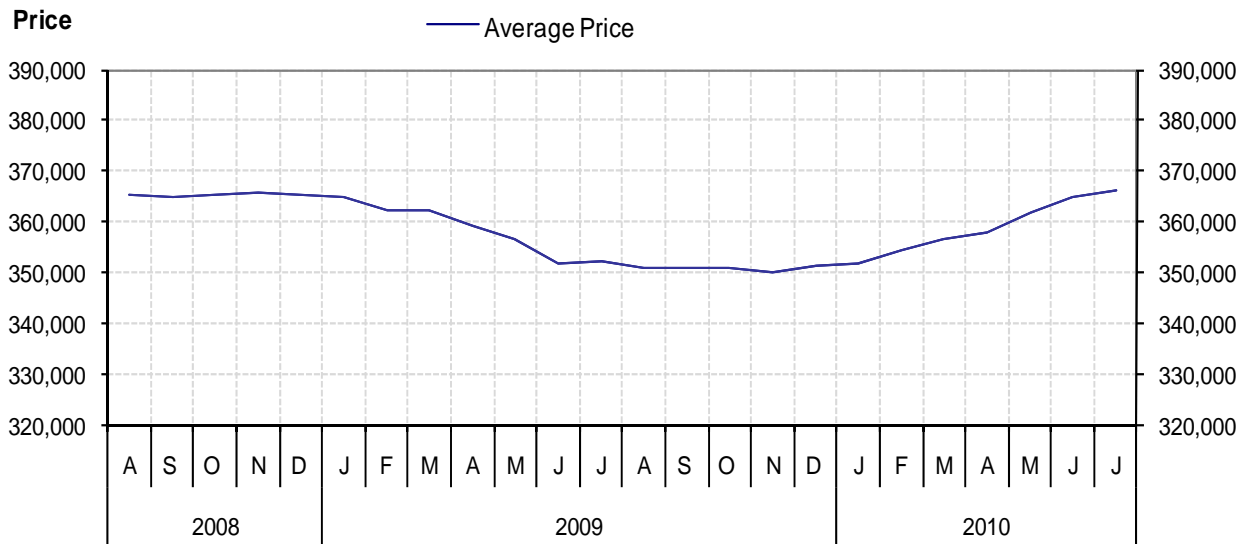




# Nanaimo

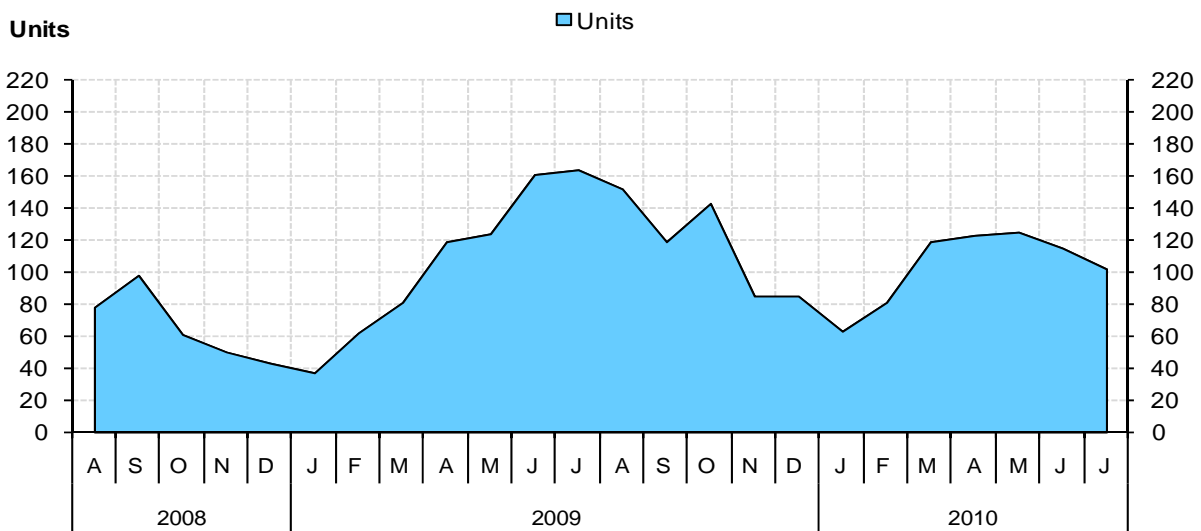
## as at July 31, 2010

### 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
<b>Lots</b>						
Units Listed	12	26	-54%	262	374	-30%
Units Reported Sold	4	18	-78%	155	74	109%
Sell/List Ratio	33%	69%		59%	20%	
Reported Sales Dollars	\$583,950	\$2,974,650	-80%	\$22,056,800	\$10,816,570	104%
Average Sell Price / Unit	\$145,988	\$165,258	-12%	\$142,302	\$146,170	-3%
Median Sell Price	\$165,000			\$124,000		
Sell Price / List Price Ratio	94%	96%		96%	89%	
Days to Sell	88	73	19%	106	155	-32%
Active Listings	90	156				
<b>Single Family</b>						
Units Listed	223	218	2%	2386	2385	0%
Units Reported Sold	102	164	-38%	1305	1074	22%
Sell/List Ratio	46%	75%		55%	45%	
Reported Sales Dollars	\$39,032,536	\$59,618,658	-35%	\$478,131,713	\$378,558,840	26%
Average Sell Price / Unit	\$382,672	\$363,528	5%	\$366,384	\$352,476	4%
Median Sell Price	\$364,900			\$352,000		
Sell Price / List Price Ratio	96%	96%		97%	95%	
Days to Sell	42	53	-19%	47	57	-18%
Active Listings	668	556				
<b>Condos (Apt)</b>						
Units Listed	49	85	-42%	688	550	25%
Units Reported Sold	14	22	-36%	321	169	90%
Sell/List Ratio	29%	26%		47%	31%	
Reported Sales Dollars	\$3,448,300	\$4,470,275	-23%	\$73,959,228	\$36,481,408	103%
Average Sell Price / Unit	\$246,307	\$203,194	21%	\$230,403	\$215,866	7%
Median Sell Price	\$240,000			\$210,000		
Sell Price / List Price Ratio	93%	95%		95%	93%	
Days to Sell	81	84	-3%	73	84	-13%
Active Listings	278	233				
<b>Condos (Patio)</b>						
Units Listed	6	9	-33%	92	89	3%
Units Reported Sold	4	6	-33%	63	39	62%
Sell/List Ratio	67%	67%		68%	44%	
Reported Sales Dollars	\$959,500	\$1,711,900	-44%	\$17,708,957	\$11,288,000	57%
Average Sell Price / Unit	\$239,875	\$285,317	-16%	\$281,095	\$289,436	-3%
Median Sell Price	\$285,000			\$286,000		
Sell Price / List Price Ratio	97%	97%		97%	95%	
Days to Sell	49	42	17%	67	71	-5%
Active Listings	21	36				
<b>Condos (Twnhse)</b>						
Units Listed	62	46	35%	425	378	12%
Units Reported Sold	12	22	-45%	192	167	15%
Sell/List Ratio	19%	48%		45%	44%	
Reported Sales Dollars	\$3,610,800	\$5,781,354	-38%	\$50,870,096	\$40,852,940	25%
Average Sell Price / Unit	\$300,900	\$262,789	15%	\$264,948	\$244,628	8%
Median Sell Price	\$305,000			\$247,093		
Sell Price / List Price Ratio	95%	94%		97%	94%	
Days to Sell	99	87	15%	66	77	-15%
Active Listings	158	130				

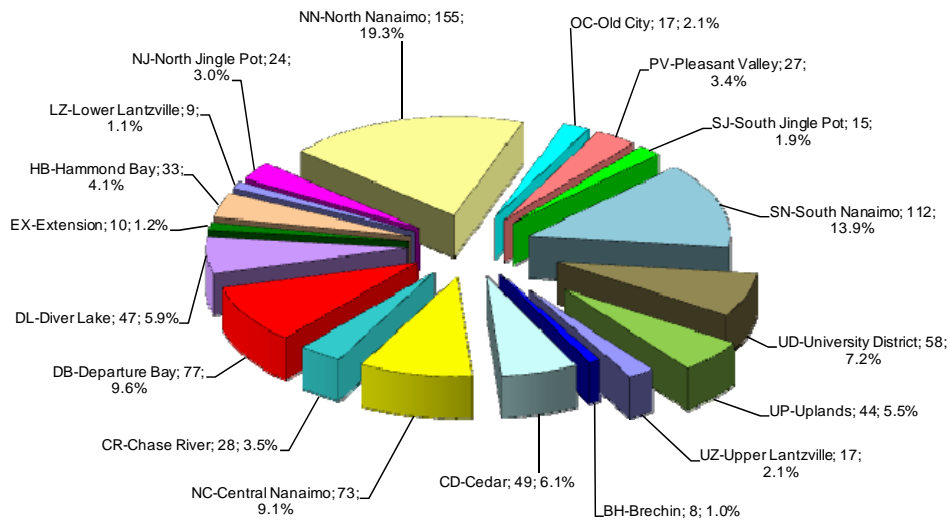
**Please Note:** Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to July 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	0	3	2	2	1	0	0	0	0	0	0	0	8
CD-Cedar	0	3	2	7	2	7	5	8	10	3	1	0	0	1	49
NC-Central Nanaimo	0	0	10	31	18	11	3	0	0	0	0	0	0	0	73
CR-Chase River	0	0	2	3	8	5	6	3	0	0	0	1	0	0	28
DB-Departure Bay	0	0	1	4	28	22	8	6	3	1	1	1	1	1	77
DL-Diver Lake	0	1	0	8	19	9	7	2	1	0	0	0	0	0	47
EX-Extension	0	1	2	1	1	1	0	1	3	0	0	0	0	0	10
HB-Hammond Bay	0	1	0	0	3	12	2	4	5	4	0	2	0	0	33
LZ-Low er Lantzville	0	0	0	1	2	1	1	0	1	1	0	1	0	1	9
NJ-North Jingle Pot	0	0	2	0	0	0	4	5	7	3	1	1	0	1	24
NN-North Nanaimo	0	0	1	3	12	35	32	32	26	9	2	1	0	2	155
OC-Old City	1	0	1	6	4	3	2	0	0	0	0	0	0	0	17
PV-Pleasant Valley	0	1	1	3	8	8	4	0	0	0	1	1	0	0	27
SJ-South Jingle Pot	0	0	0	3	5	1	2	2	1	1	0	0	0	0	15
SN-South Nanaimo	0	10	26	35	28	9	4	0	0	0	0	0	0	0	112
UD-University District	0	1	9	10	9	12	7	4	4	2	0	0	0	0	58
UP-Uplands	0	0	1	11	17	11	3	1	0	0	0	0	0	0	44
UZ-Upper Lantzville	0	1	0	0	4	4	3	2	3	0	0	0	0	0	17
<b>ZONE 4 TOTALS</b>	<b>1</b>	<b>19</b>	<b>58</b>	<b>129</b>	<b>170</b>	<b>153</b>	<b>94</b>	<b>70</b>	<b>64</b>	<b>24</b>	<b>6</b>	<b>8</b>	<b>1</b>	<b>6</b>	<b>803</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to July 31, 2010 = 803

# 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	6	6	0%	54	47	15%
Units Reported Sold	3	5	-40%	25	21	19%
Sell/List Ratio	50%	83%		46%	45%	
Reported Sales Dollars	\$332,000	\$723,000	-54%	\$3,492,499	\$2,788,600	25%
Average Sell Price / Unit	\$110,667	\$144,600	-23%	\$139,700	\$132,790	5%
Median Sell Price	\$88,000			\$140,000		
Sell Price / List Price Ratio	87%	87%		92%	89%	
Days to Sell	142	145	-2%	87	93	-6%
Active Listings	22	25				
<b>Single Family</b>						
Units Listed	11	11	0%	128	99	29%
Units Reported Sold	4	7	-43%	65	35	86%
Sell/List Ratio	36%	64%		51%	35%	
Reported Sales Dollars	\$1,453,000	\$2,311,000	-37%	\$20,448,750	\$10,925,442	87%
Average Sell Price / Unit	\$363,250	\$330,143	10%	\$314,596	\$312,155	1%
Median Sell Price	\$365,000			\$295,000		
Sell Price / List Price Ratio	94%	89%		94%	92%	
Days to Sell	71	82	-13%	85	72	18%
Active Listings	55	50				

**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

