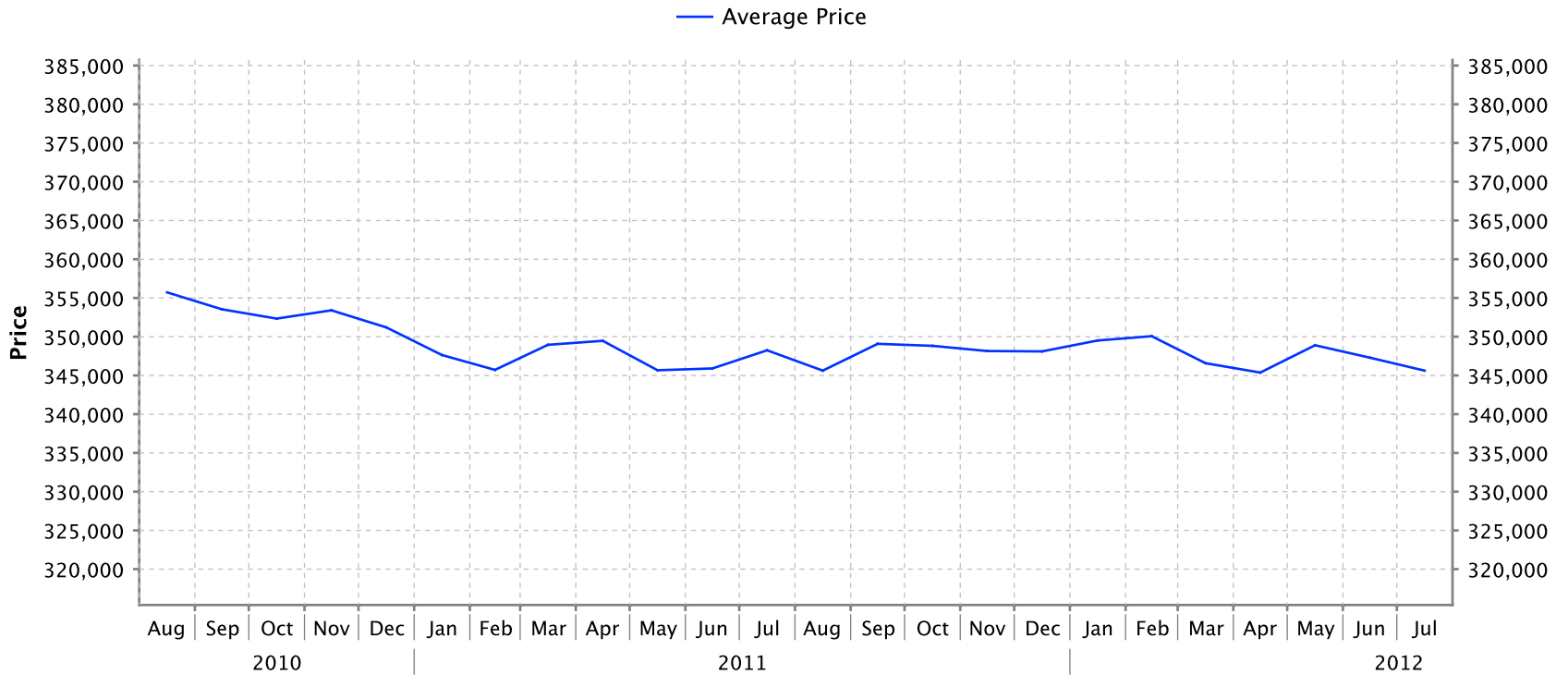


Cowichan Valley

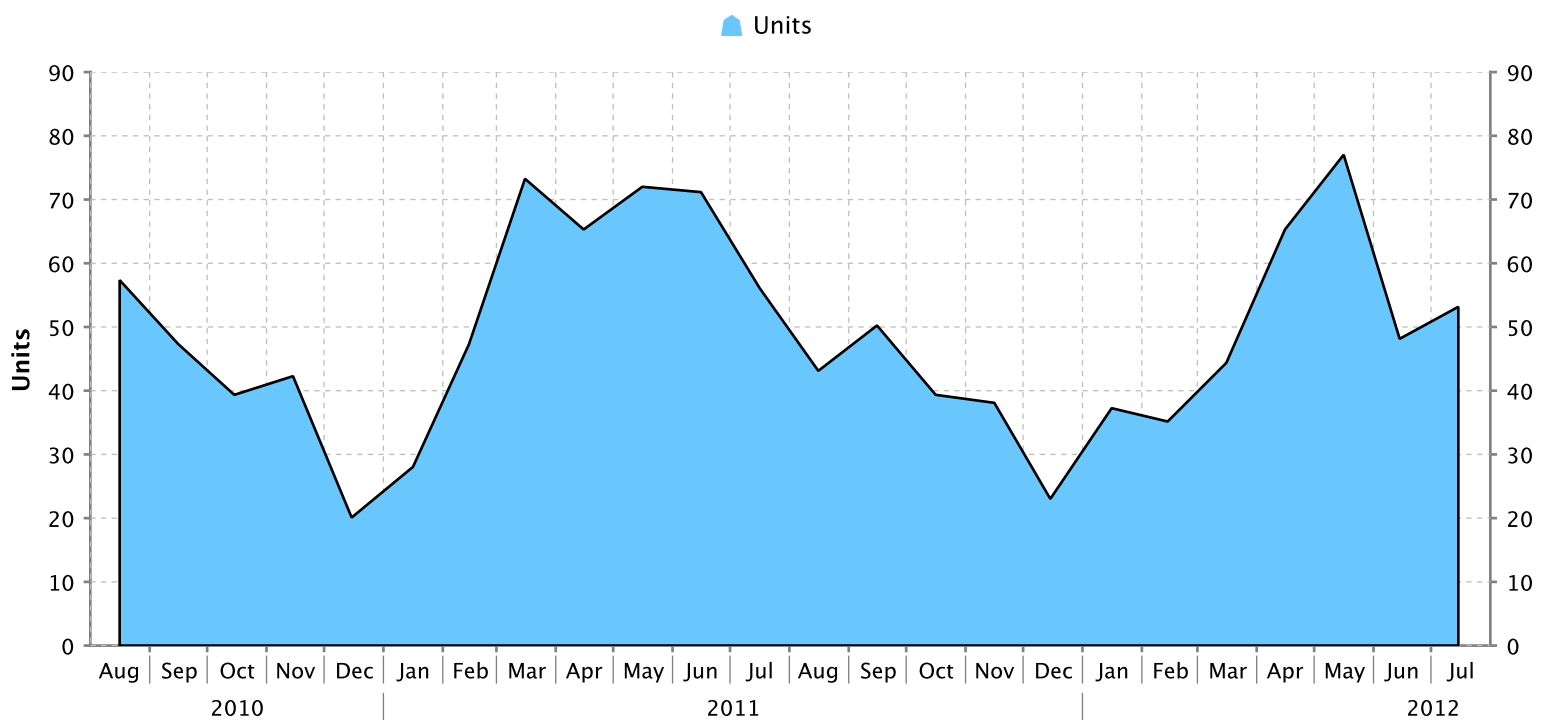
as at July 31, 2012

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	24	18	33%	280	294	-5%
Units Reported Sold	3	6	-50%	53	75	-29%
Sell/List Ratio	12%	33%		19%	26%	
Reported Sales Dollars	\$292,500	\$690,000	-58%	\$7,471,676	\$9,719,750	-23%
Average Sell Price / Unit	\$97,500	\$115,000	-15%	\$140,975	\$129,597	9%
Median Sell Price	\$95,500			\$133,750		
Sell Price / List Price	76%	92%		93%	92%	
Days to Sell	207	165	26%	79	115	-31%
Active Listings	153	163				
Single Family						
Units Listed	140	139	1%	1,523	1,473	3%
Units Reported Sold	53	56	-5%	552	618	-11%
Sell/List Ratio	38%	40%		36%	42%	
Reported Sales Dollars	\$17,731,532	\$19,696,595	-10%	\$190,782,479	\$215,128,936	-11%
Average Sell Price / Unit	\$334,557	\$351,725	-5%	\$345,620	\$348,105	-1%
Median Sell Price	\$338,750			\$333,000		
Sell Price / List Price	94%	95%		94%	96%	
Days to Sell	68	70	-2%	73	72	2%
Active Listings	615	558				
Condos (Apt)						
Units Listed	18	16	12%	191	153	25%
Units Reported Sold	3	9	-67%	50	72	-31%
Sell/List Ratio	17%	56%		26%	47%	
Reported Sales Dollars	\$430,000	\$1,336,400	-68%	\$7,581,500	\$11,798,800	-36%
Average Sell Price / Unit	\$143,333	\$148,489	-3%	\$151,630	\$163,872	-7%
Median Sell Price	\$127,500			\$126,000		
Sell Price / List Price	82%	95%		92%	93%	
Days to Sell	349	95	267%	118	84	41%
Active Listings	92	94				
Condos (Patio)						
Units Listed	4	4	0%	75	34	121%
Units Reported Sold	3	2	50%	32	14	129%
Sell/List Ratio	75%	50%		43%	41%	
Reported Sales Dollars	\$612,500	\$551,500	11%	\$8,509,750	\$3,571,400	138%
Average Sell Price / Unit	\$204,167	\$275,750	-26%	\$265,930	\$255,100	4%
Median Sell Price	\$173,750			\$276,000		
Sell Price / List Price	92%	91%		96%	93%	
Days to Sell	107	170	-37%	83	132	-37%
Active Listings	32	22				
Condos (Twnhse)						
Units Listed	23	25	-8%	226	181	25%
Units Reported Sold	10	7	43%	71	66	8%
Sell/List Ratio	43%	28%		31%	36%	
Reported Sales Dollars	\$2,159,350	\$1,458,400	48%	\$16,161,270	\$16,285,075	-1%
Average Sell Price / Unit	\$215,935	\$208,343	4%	\$227,624	\$246,744	-8%
Median Sell Price	\$199,700			\$217,950		
Sell Price / List Price	94%	93%		95%	95%	
Days to Sell	115	70	64%	96	83	15%
Active Listings	110	90				

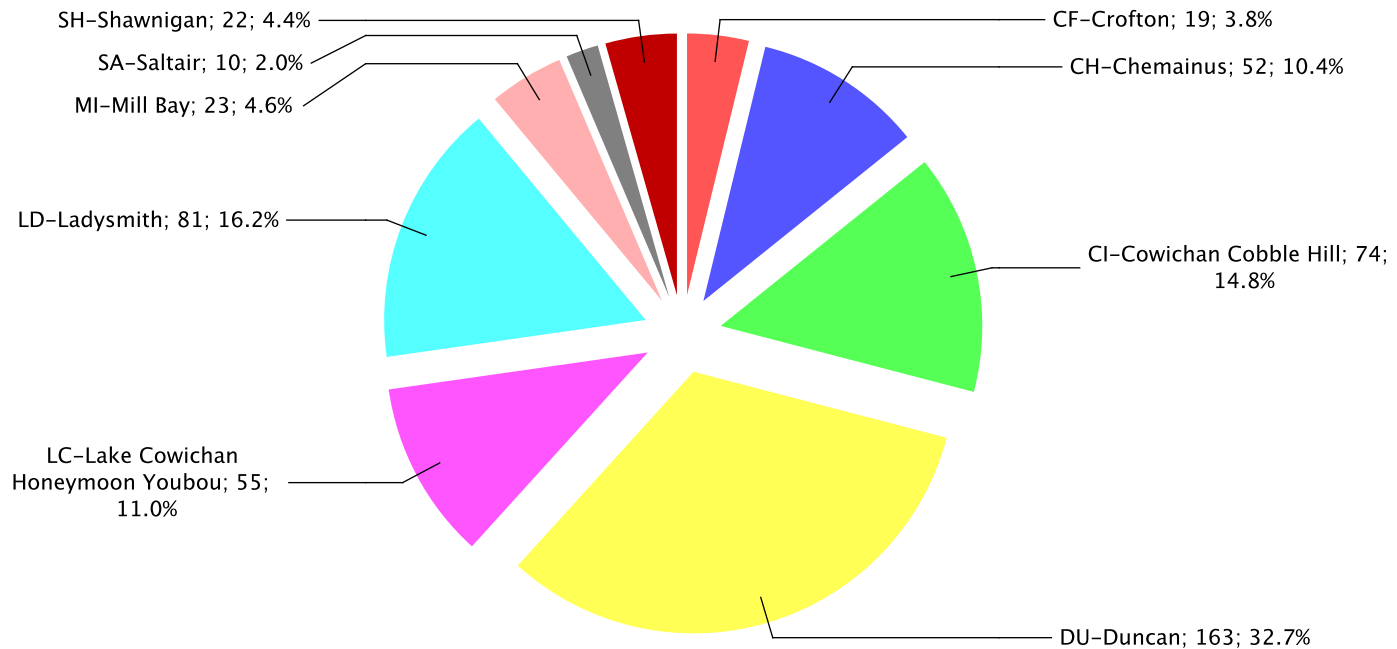
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Jul 31, 2012

	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
CF-Crofton	0	0	4	5	8	0	0	1	1	0	0	0	0	0	19
CH-Chemainus	1	1	2	15	10	14	2	1	3	1	1	0	0	1	52
CI-Cowichan Cobble Hill	0	1	3	7	17	13	10	9	8	3	2	0	0	1	74
DU-Duncan	0	5	18	30	27	27	17	16	10	6	5	0	0	2	163
LC-Lake Cowichan Honeymoon Youbou	6	10	15	4	4	1	4	4	0	2	3	0	1	1	55
LD-Ladysmith	0	5	10	11	18	18	3	8	3	0	2	1	2	0	81
MI-Mill Bay	0	0	0	0	1	3	2	4	8	0	2	2	1	0	23
SA-Saltair	0	1	1	1	1	4	1	0	0	1	0	0	0	0	10
SH-Shawnigan	0	0	0	2	7	5	3	0	2	2	0	0	0	1	22
Zone 3 TOTALS	7	23	53	75	93	85	42	43	35	15	15	3	4	6	499

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to July 31, 2012 = 499