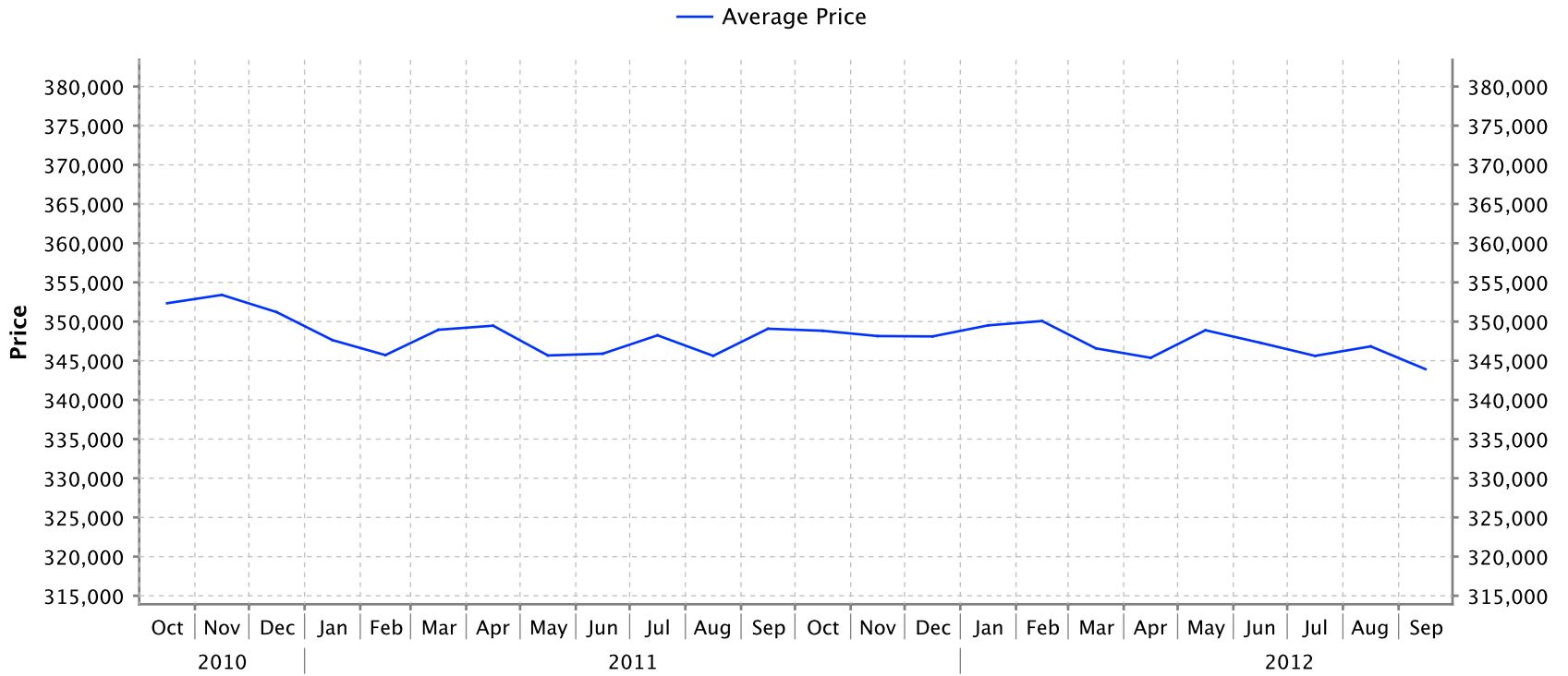


Cowichan Valley

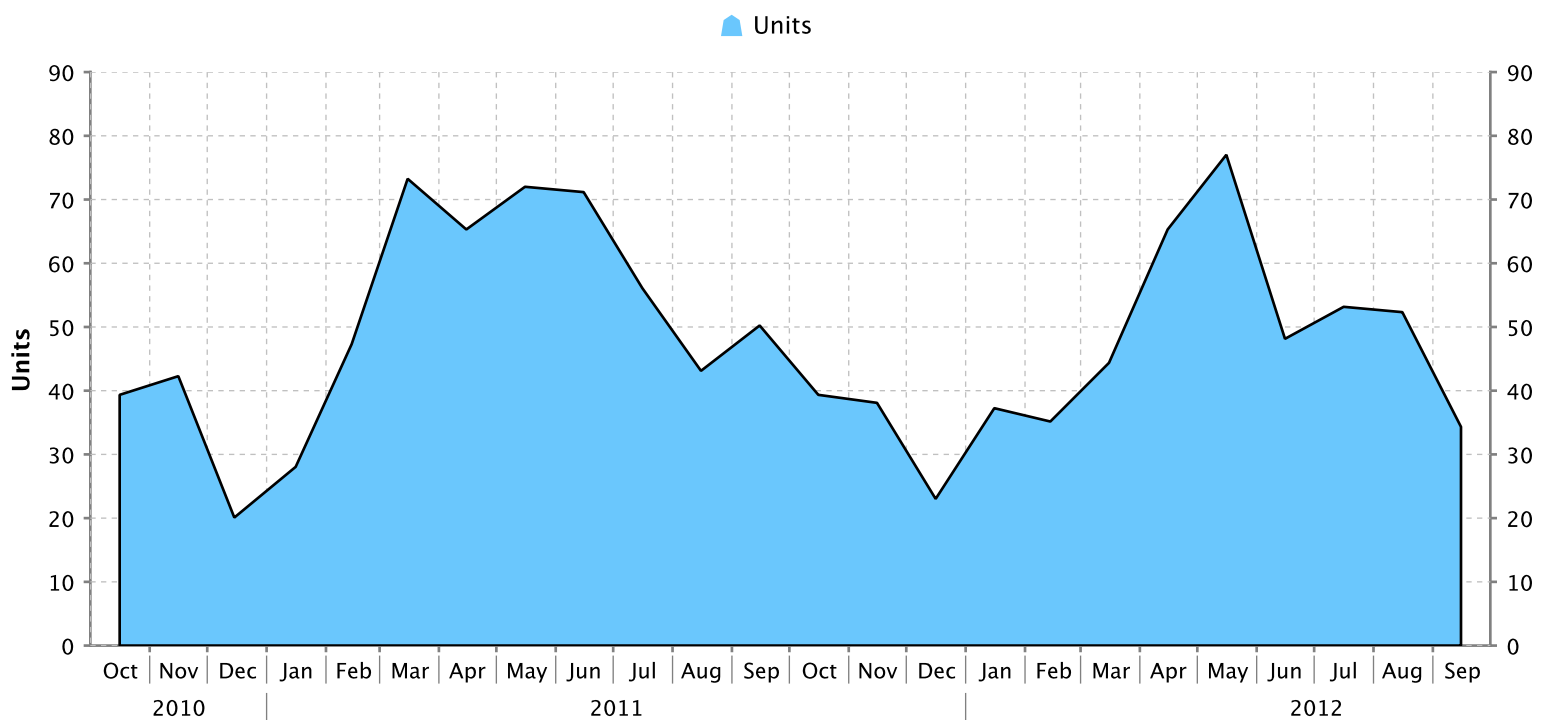
as at September 30, 2012

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	18	25	-28%	233	336	-31%
Units Reported Sold	2	9	-78%	44	72	-39%
Sell/List Ratio	11%	36%		19%	21%	
Reported Sales Dollars	\$234,500	\$1,418,900	-83%	\$6,022,876	\$9,745,400	-38%
Average Sell Price / Unit	\$117,250	\$157,656	-26%	\$136,884	\$135,353	1%
Median Sell Price	\$92,500			\$128,000		
Sell Price / List Price	79%	95%		92%	93%	
Days to Sell	170	67	152%	89	94	-5%
Active Listings	137	192				
Single Family						
Units Listed	119	117	2%	1,548	1,517	2%
Units Reported Sold	34	50	-32%	545	608	-10%
Sell/List Ratio	29%	43%		35%	40%	
Reported Sales Dollars	\$10,725,022	\$17,861,138	-40%	\$187,435,751	\$212,343,317	-12%
Average Sell Price / Unit	\$315,442	\$357,223	-12%	\$343,919	\$349,249	-2%
Median Sell Price	\$313,000			\$332,250		
Sell Price / List Price	93%	95%		94%	96%	
Days to Sell	88	73	21%	73	70	4%
Active Listings	550	508				
Condos (Apt)						
Units Listed	10	8	25%	200	148	35%
Units Reported Sold	5	5	0%	53	64	-17%
Sell/List Ratio	50%	62%		26%	43%	
Reported Sales Dollars	\$1,012,600	\$1,201,900	-16%	\$8,371,700	\$10,243,200	-18%
Average Sell Price / Unit	\$202,520	\$240,380	-16%	\$157,957	\$160,050	-1%
Median Sell Price	\$151,500			\$128,000		
Sell Price / List Price	96%	98%		92%	94%	
Days to Sell	135	131	3%	122	85	44%
Active Listings	86	95				
Condos (Patio)						
Units Listed	4	12	-67%	64	48	33%
Units Reported Sold	4	5	-20%	31	21	48%
Sell/List Ratio	100%	42%		48%	44%	
Reported Sales Dollars	\$1,286,000	\$1,235,500	4%	\$8,402,550	\$5,504,900	53%
Average Sell Price / Unit	\$321,500	\$247,100	30%	\$271,050	\$262,138	3%
Median Sell Price	\$253,000			\$275,500		
Sell Price / List Price	94%	92%		95%	94%	
Days to Sell	101	153	-34%	85	120	-29%
Active Listings	28	19				
Condos (Twnhse)						
Units Listed	11	30	-63%	210	213	-1%
Units Reported Sold	5	3	67%	68	71	-4%
Sell/List Ratio	45%	10%		32%	33%	
Reported Sales Dollars	\$1,442,457	\$700,900	106%	\$16,064,627	\$17,245,457	-7%
Average Sell Price / Unit	\$288,491	\$233,633	23%	\$236,245	\$242,894	-3%
Median Sell Price	\$289,950			\$221,000		
Sell Price / List Price	101%	91%		95%	95%	
Days to Sell	180	115	56%	102	83	23%
Active Listings	100	91				

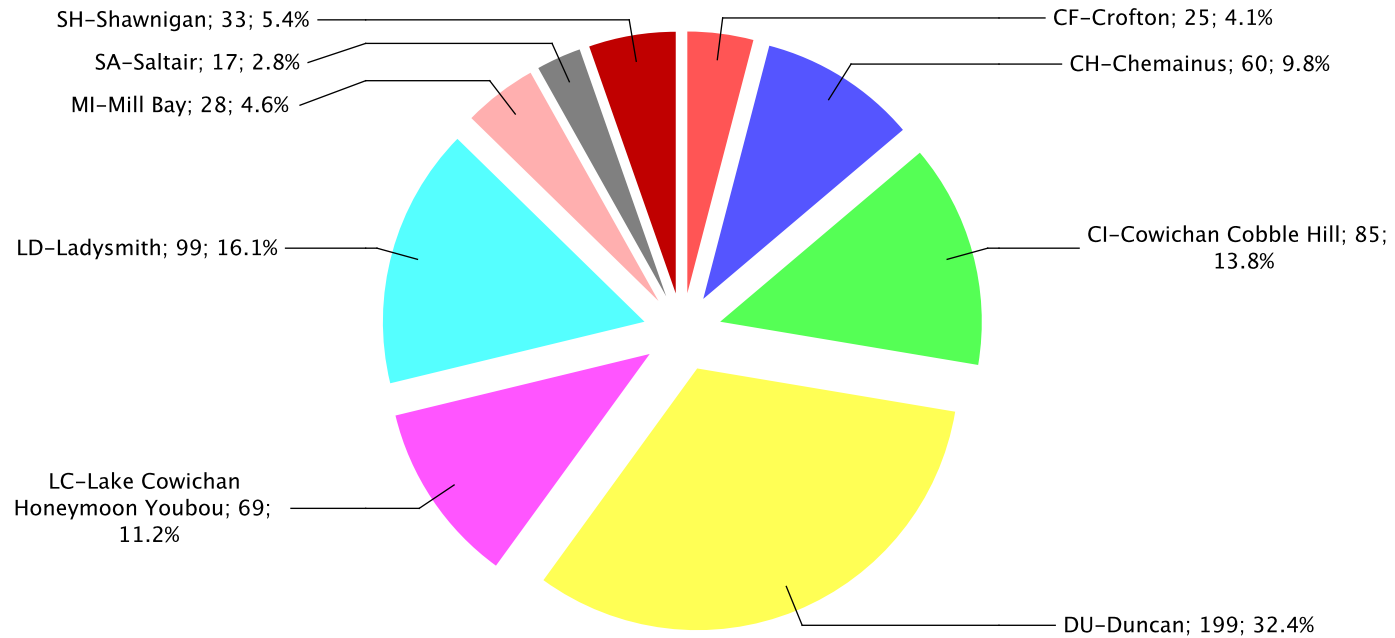
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 30, 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	7	7	9	0	0	1	1	0	0	0	0	0	25
CH-Chemainus	1	1	4	16	13	16	2	1	3	1	1	0	0	1	60
CI-Cowichan Cobble Hill	0	1	3	7	21	16	12	10	8	3	2	0	0	2	85
DU-Duncan	0	5	22	36	32	37	20	17	13	10	5	0	0	2	199
LC-Lake Cowichan Honeymoon Youbou	8	13	18	5	5	3	4	4	0	3	3	0	2	1	69
LD-Ladysmith	0	5	11	18	21	20	5	10	3	0	2	2	2	0	99
MI-Mill Bay	0	0	0	0	3	3	5	4	8	0	2	2	1	0	28
SA-Saltair	0	1	3	3	3	4	1	0	1	1	0	0	0	0	17
SH-Shawnigan	0	0	0	4	8	7	6	1	3	2	0	0	0	2	33
Zone 3 TOTALS	9	26	68	96	115	106	55	48	40	20	15	4	5	8	615

Cowichan Valley - Single Family Sales by Subarea

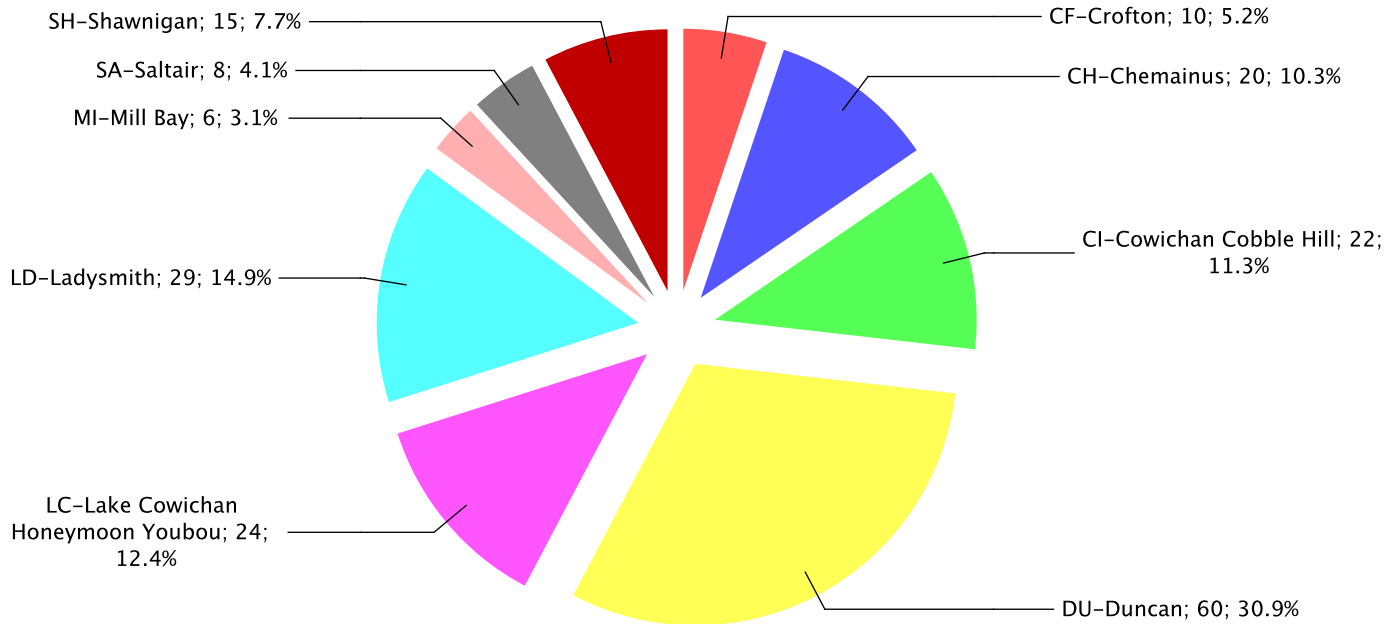


Total Unconditional Sales January 1 to September 30, 2012 = 615

3rd Quarter 2012
MLS® Single Family Sales Analysis
 Unconditional Sales from July 1 to Sep 30, 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	3	3	0	0	0	0	0	0	0	0	0	10
CH-Chemainus	0	0	2	3	4	8	1	0	2	0	0	0	0	0	20
CI-Cowichan Cobble Hill	0	0	1	0	6	5	3	3	1	0	2	0	0	1	22
DU-Duncan	0	0	7	10	8	16	5	6	3	5	0	0	0	0	60
LC-Lake Cowichan Honeymoon Youbou	5	3	8	1	1	2	0	1	0	1	1	0	1	0	24
LD-Ladysmith	0	0	3	11	5	3	3	2	0	0	1	1	0	0	29
MI-Mill Bay	0	0	0	0	2	0	3	0	1	0	0	0	0	0	6
SA-Saltair	0	0	2	2	2	1	0	0	1	0	0	0	0	0	8
SH-Shawnigan	0	0	0	2	2	4	4	1	1	0	0	0	0	1	15
Zone 3 TOTALS	5	3	27	32	33	39	19	13	9	6	4	1	1	2	194

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales July 1 to September 30, 2012 = 194