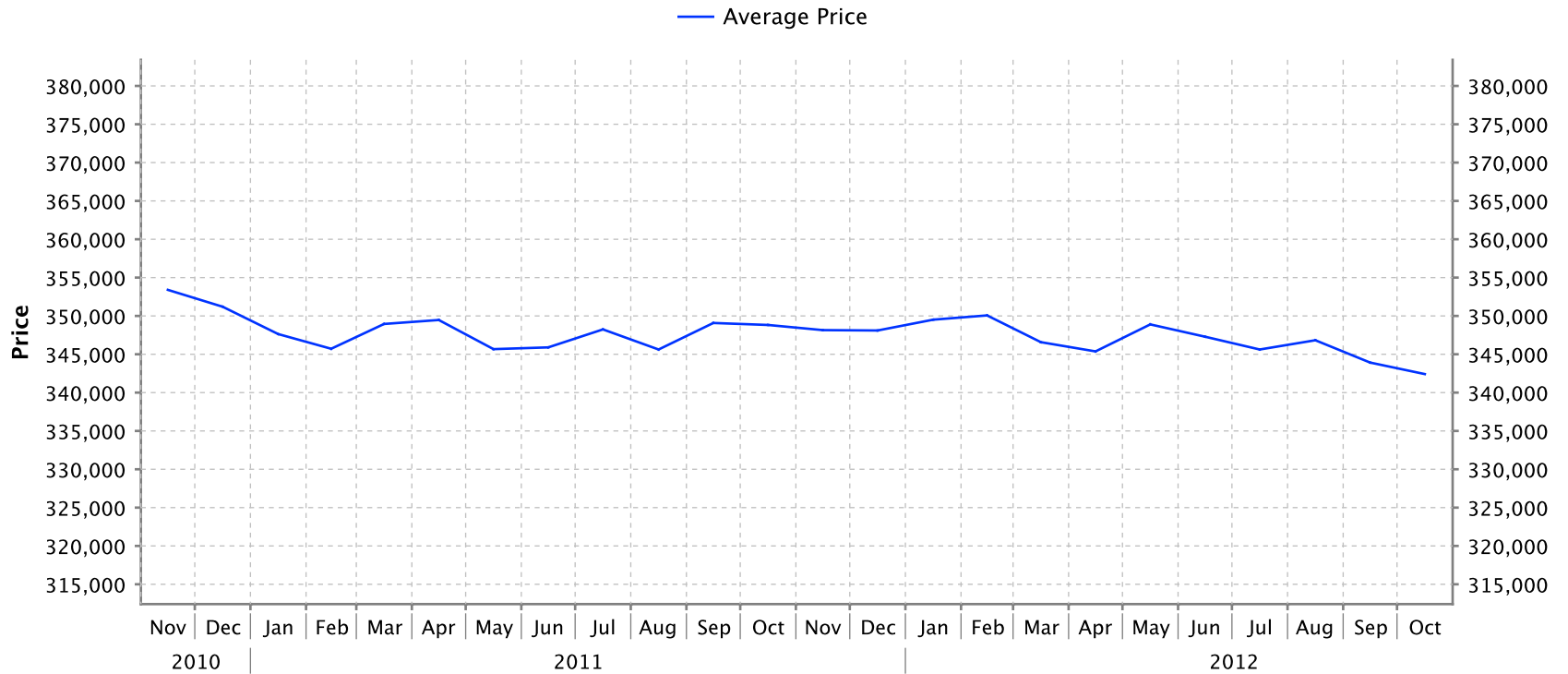


Cowichan Valley

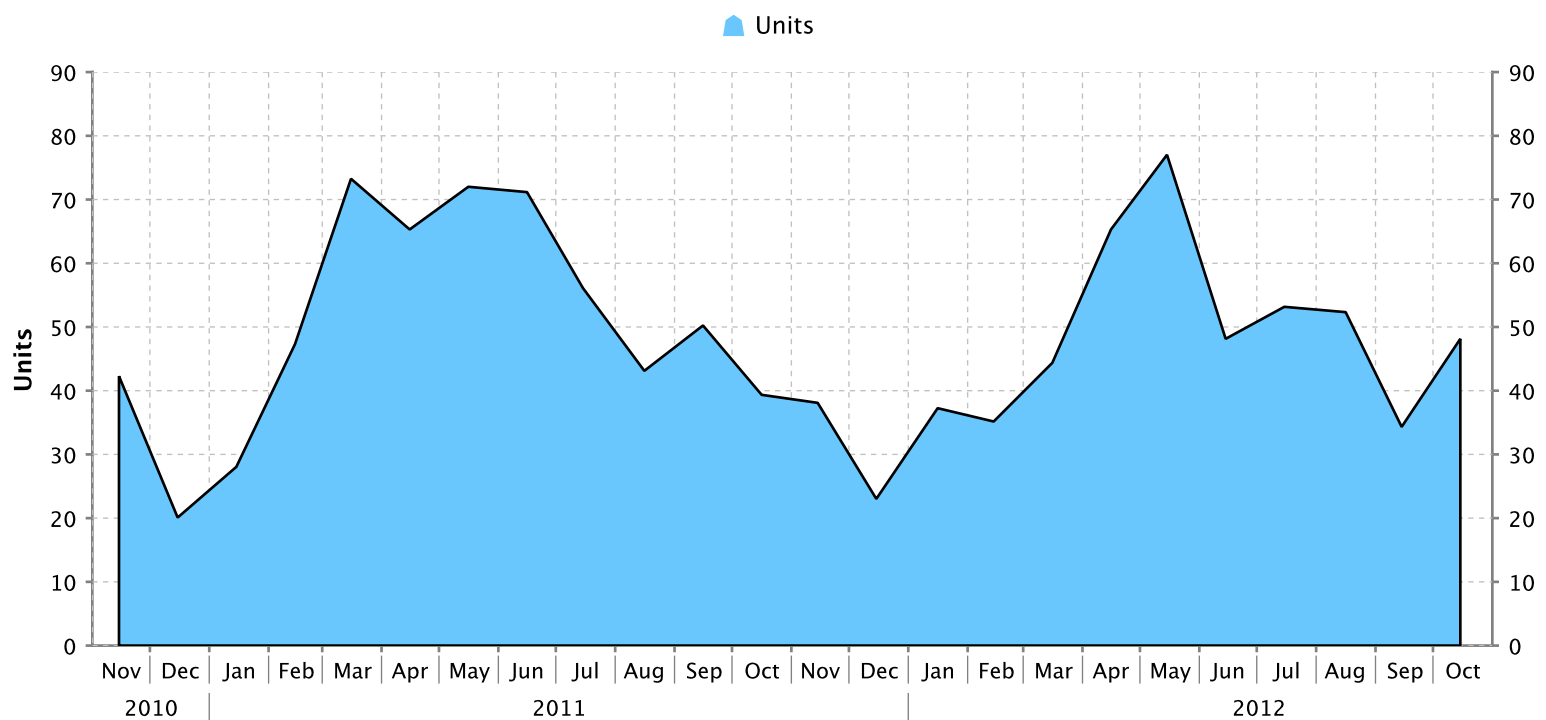
as at October 31, 2012

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	17	11	55%	239	329	-27%
Units Reported Sold	3	5	-40%	42	68	-38%
Sell/List Ratio	18%	45%		18%	21%	
Reported Sales Dollars	\$395,000	\$659,900	-40%	\$5,757,976	\$9,256,100	-38%
Average Sell Price / Unit	\$131,667	\$131,980	-0%	\$137,095	\$136,119	1%
Median Sell Price	\$150,000			\$129,000		
Sell Price / List Price	92%	97%		91%	94%	
Days to Sell	17	65	-73%	87	86	2%
Active Listings	133	181				
Single Family						
Units Listed	117	95	23%	1,571	1,534	2%
Units Reported Sold	48	39	23%	554	606	-9%
Sell/List Ratio	41%	41%		35%	40%	
Reported Sales Dollars	\$15,290,142	\$13,028,375	17%	\$189,697,518	\$211,386,192	-10%
Average Sell Price / Unit	\$318,545	\$334,061	-5%	\$342,414	\$348,822	-2%
Median Sell Price	\$290,000			\$329,050		
Sell Price / List Price	90%	94%		94%	96%	
Days to Sell	68	76	-11%	72	70	3%
Active Listings	501	487				
Condos (Apt)						
Units Listed	10	6	67%	204	144	42%
Units Reported Sold	8	7	14%	54	67	-19%
Sell/List Ratio	80%	117%		26%	47%	
Reported Sales Dollars	\$1,071,000	\$1,299,000	-18%	\$8,143,700	\$10,899,500	-25%
Average Sell Price / Unit	\$133,875	\$185,571	-28%	\$150,809	\$162,679	-7%
Median Sell Price	\$110,000			\$126,000		
Sell Price / List Price	94%	92%		92%	94%	
Days to Sell	66	170	-61%	108	95	13%
Active Listings	75	62				
Condos (Patio)						
Units Listed	7	3	133%	68	47	45%
Units Reported Sold	3	1	200%	33	22	50%
Sell/List Ratio	43%	33%		49%	47%	
Reported Sales Dollars	\$777,400	\$150,050	418%	\$9,029,900	\$5,654,950	60%
Average Sell Price / Unit	\$259,133	\$150,050	73%	\$273,633	\$257,043	6%
Median Sell Price	\$263,700			\$275,500		
Sell Price / List Price	95%	101%		95%	94%	
Days to Sell	115	6	1,811%	90	115	-21%
Active Listings	26	18				
Condos (Twnhse)						
Units Listed	26	11	136%	225	218	3%
Units Reported Sold	2	2	0%	68	63	8%
Sell/List Ratio	8%	18%		30%	29%	
Reported Sales Dollars	\$493,500	\$424,900	16%	\$16,140,247	\$15,328,457	5%
Average Sell Price / Unit	\$246,750	\$212,450	16%	\$237,357	\$243,309	-2%
Median Sell Price	\$246,750			\$225,000		
Sell Price / List Price	101%	92%		95%	95%	
Days to Sell	78	128	-39%	101	82	23%
Active Listings	91	91				

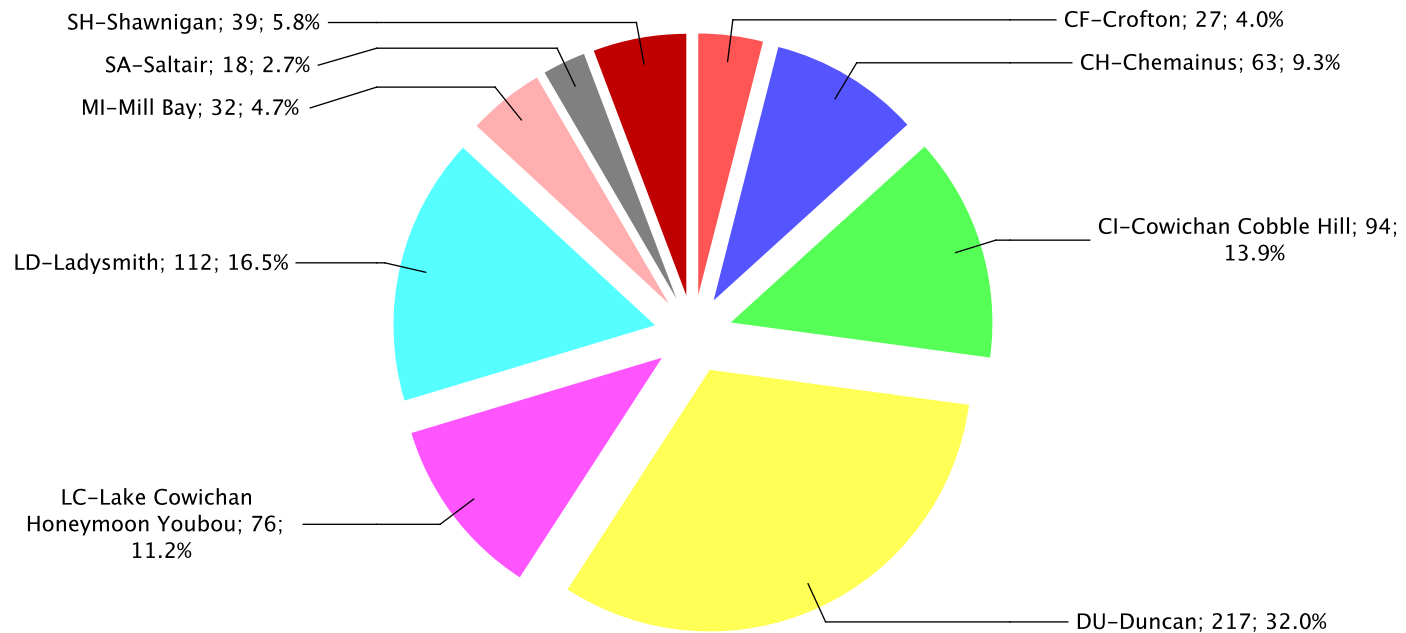
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 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	7	8	10	0	0	1	1	0	0	0	0	0	27
CH-Chemainus	1	1	5	17	14	16	2	1	3	1	1	0	0	1	63
CI-Cowichan Cobble Hill	0	1	3	7	26	16	13	11	10	3	2	0	0	2	94
DU-Duncan	0	5	23	42	34	42	22	17	14	10	5	0	1	2	217
LC-Lake Cowichan Honeymoon Youbou	9	16	20	5	6	3	4	4	0	3	3	0	2	1	76
LD-Ladysmith	1	7	13	21	23	21	5	10	5	0	2	2	2	0	112
MI-Mill Bay	0	0	1	1	3	3	5	6	8	0	2	2	1	0	32
SA-Saltair	0	1	3	4	3	4	1	0	1	1	0	0	0	0	18
SH-Shawnigan	0	0	1	4	8	8	9	1	4	2	0	0	0	2	39
Zone 3 TOTALS	11	31	76	109	127	113	61	51	46	20	15	4	6	8	678

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2012 = 678