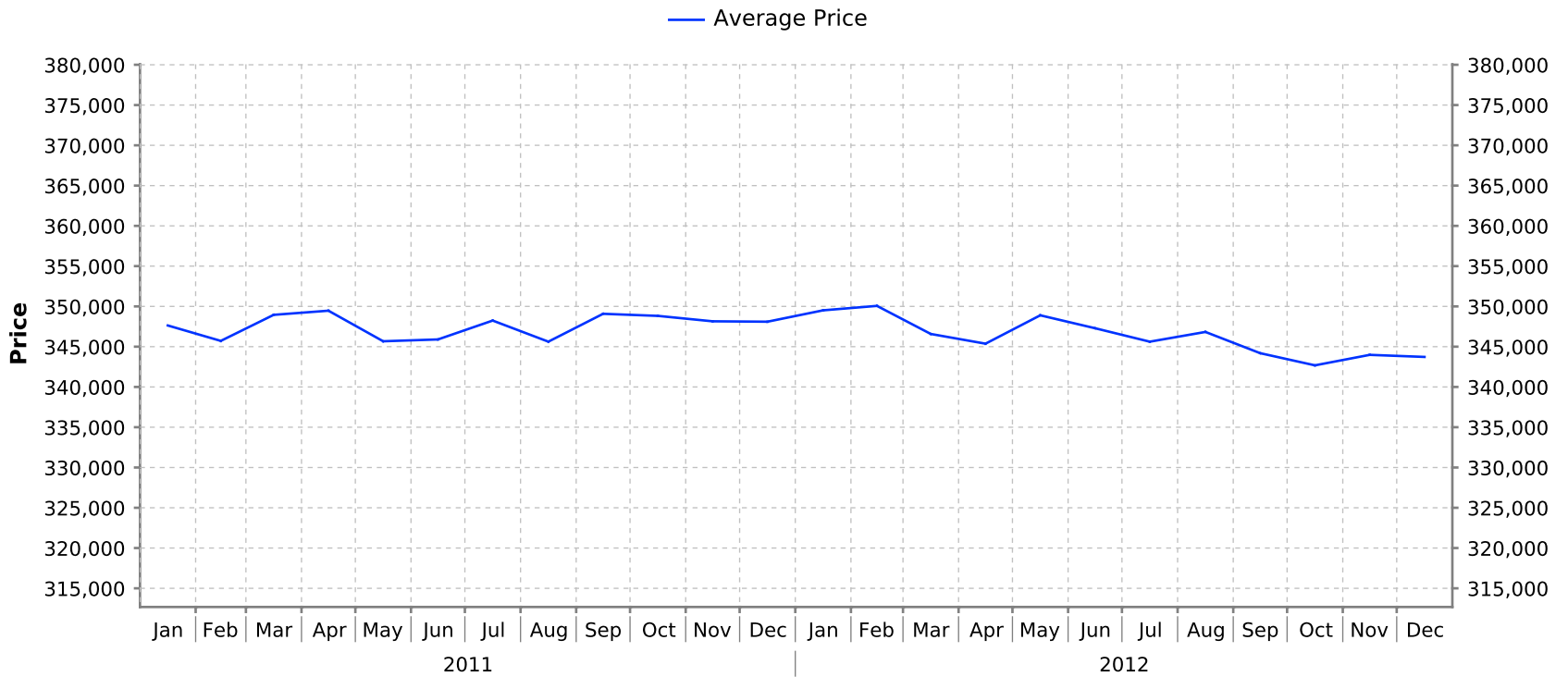


Cowichan Valley

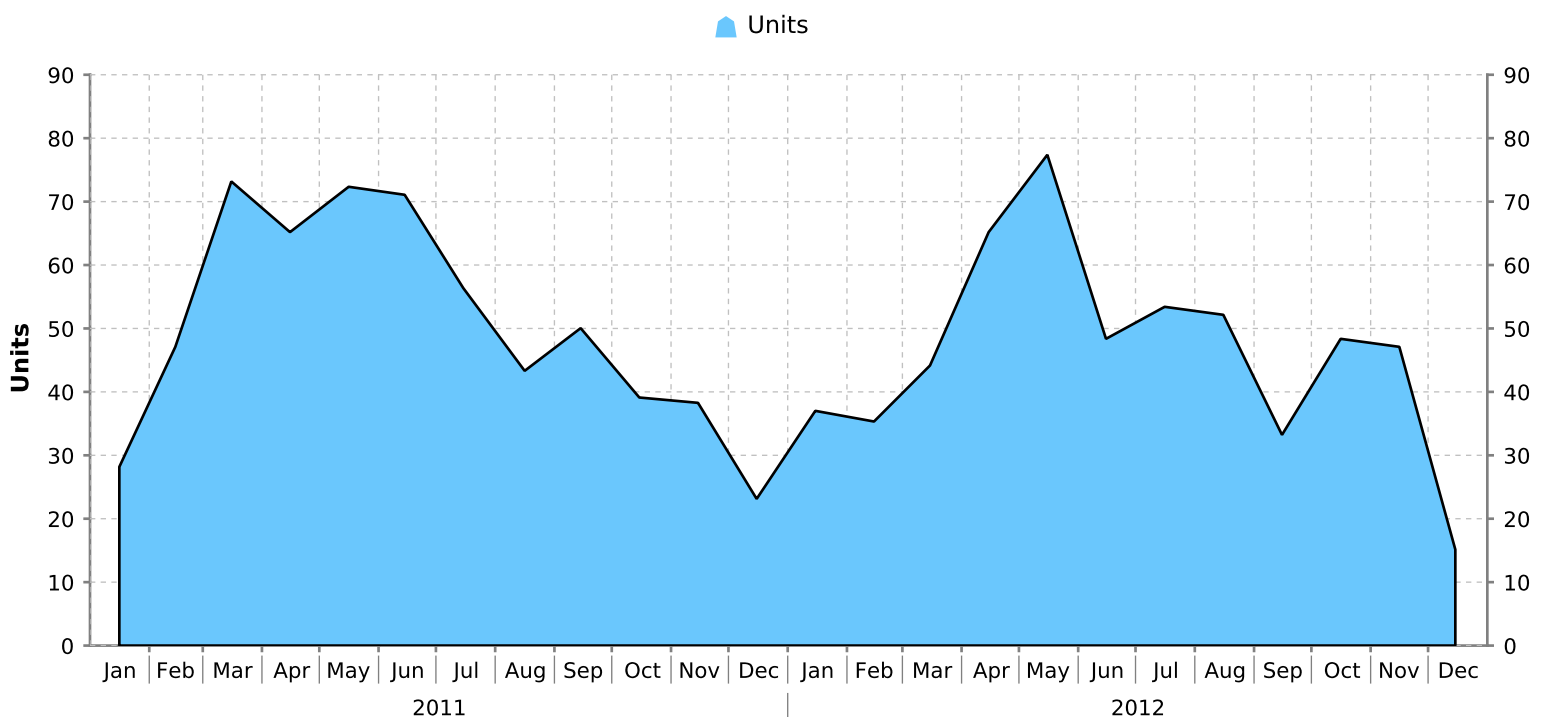
as at December 31, 2012

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	7	14	-50%	220	335	-34%
Units Reported Sold	2	2	0%	47	65	-28%
Sell/List Ratio	29%	14%		21%	19%	
Reported Sales Dollars	\$300,000	\$290,000	3%	\$6,440,036	\$8,779,800	-27%
Average Sell Price /	\$150,000	\$145,000	3%	\$137,022	\$135,074	1%
Median Sell Price	\$100,000			\$129,000		
Sell Price / List Price	84%	89%		91%	93%	
Days to Sell	77	63	22%	89	83	7%
Active Listings	101	187				
Single Family						
Units Listed	48	53	-9%	1,597	1,495	7%
Units Reported Sold	15	23	-35%	554	605	-8%
Sell/List Ratio	31%	43%		35%	40%	
Reported Sales Dollars	\$5,458,400	\$8,352,960	-35%	\$190,424,341	\$210,601,420	-10%
Average Sell Price /	\$363,893	\$363,172	0%	\$343,726	\$348,102	-1%
Median Sell Price	\$332,500			\$329,000		
Sell Price / List Price	91%	94%		94%	95%	
Days to Sell	81	54	49%	74	67	9%
Active Listings	348	357				
Condos (Apt)						
Units Listed	9	3	200%	216	137	58%
Units Reported Sold	5	1	400%	56	64	-12%
Sell/List Ratio	56%	33%		26%	47%	
Reported Sales Dollars	\$495,000	\$97,500	408%	\$8,375,900	\$10,130,100	-17%
Average Sell Price /	\$99,000	\$97,500	2%	\$149,570	\$158,283	-6%
Median Sell Price	\$80,500			\$126,000		
Sell Price / List Price	88%	85%		92%	93%	
Days to Sell	50	76	-34%	99	107	-7%
Active Listings	67	50				
Condos (Patio)						
Units Listed	0	7	-100%	60	56	7%
Units Reported Sold	0	1	-100%	33	24	38%
Sell/List Ratio		14%		55%	43%	
Reported Sales Dollars	\$0	\$320,000	-100%	\$8,857,400	\$6,325,950	40%
Average Sell Price /		\$320,000		\$268,406	\$263,581	2%
Median Sell Price				\$262,000		
Sell Price / List Price		94%		95%	94%	
Days to Sell		108		97	108	-9%
Active Listings	13	18				
Condos (Twnhse)						
Units Listed	4	8	-50%	230	221	4%
Units Reported Sold	5	2	150%	72	62	16%
Sell/List Ratio	125%	25%		31%	28%	
Reported Sales Dollars	\$1,103,900	\$569,900	94%	\$17,277,447	\$14,663,608	18%
Average Sell Price /	\$220,780	\$284,950	-23%	\$239,965	\$236,510	1%
Median Sell Price	\$211,500			\$229,000		
Sell Price / List Price	92%	96%		95%	95%	
Days to Sell	128	70	83%	104	84	24%
Active Listings	85	66				

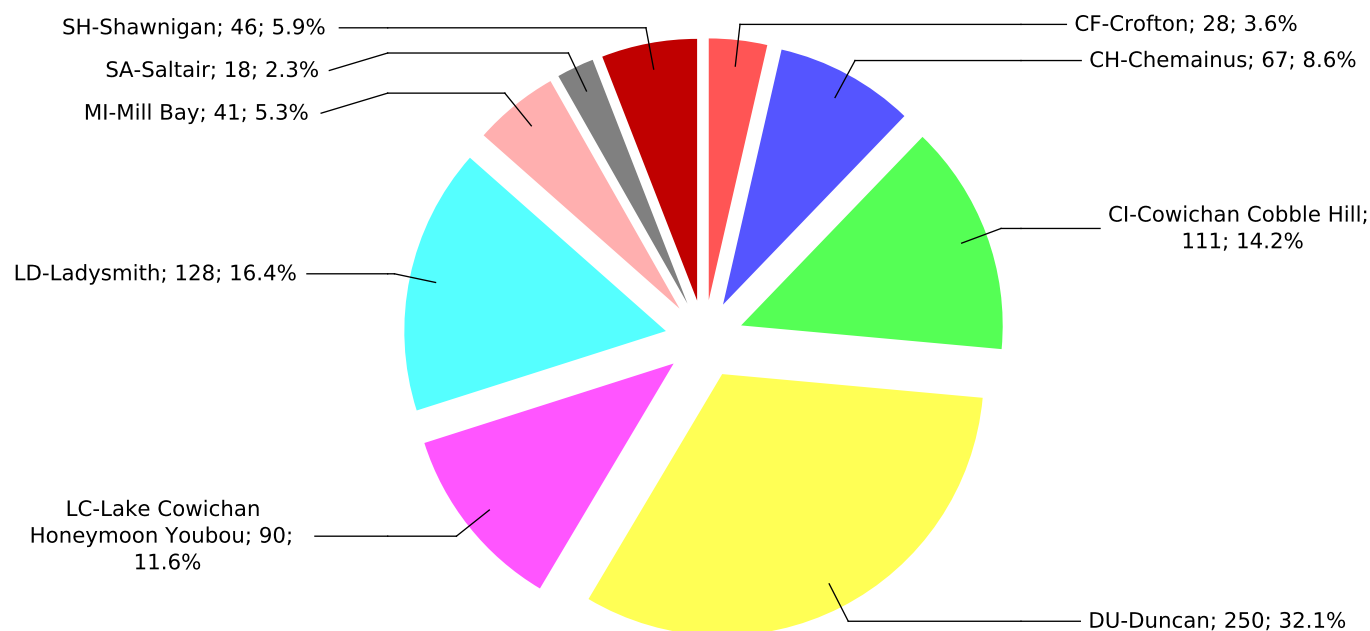
PLEASE **SINGLE** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Dec 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	1	0	1	1	0	0	0	0	0	28
CH-Chemainus	1	1	6	18	15	16	2	2	3	1	1	0	0	1	67
CI-Cowichan Cobble Hill	0	1	4	8	29	19	14	16	12	4	2	0	0	2	111
DU-Duncan	0	5	28	50	46	43	24	19	15	10	6	0	1	3	250
LC-Lake Cowichan Honeymoon Youbou	10	16	25	6	10	4	5	5	0	3	3	0	2	1	90
LD-Ladysmith	2	8	14	24	27	25	6	10	6	0	2	2	2	0	128
MI-Mill Bay	0	0	1	1	4	3	6	7	9	1	3	4	1	1	41
SA-Saltair	0	1	3	4	3	4	1	0	1	1	0	0	0	0	18
SH-Shawnigan	0	0	1	5	11	9	9	1	6	2	0	0	0	2	46
Zone 3 TOTALS	13	32	89	124	155	124	67	61	53	22	17	6	6	10	779

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to December 31, 2012 = 779

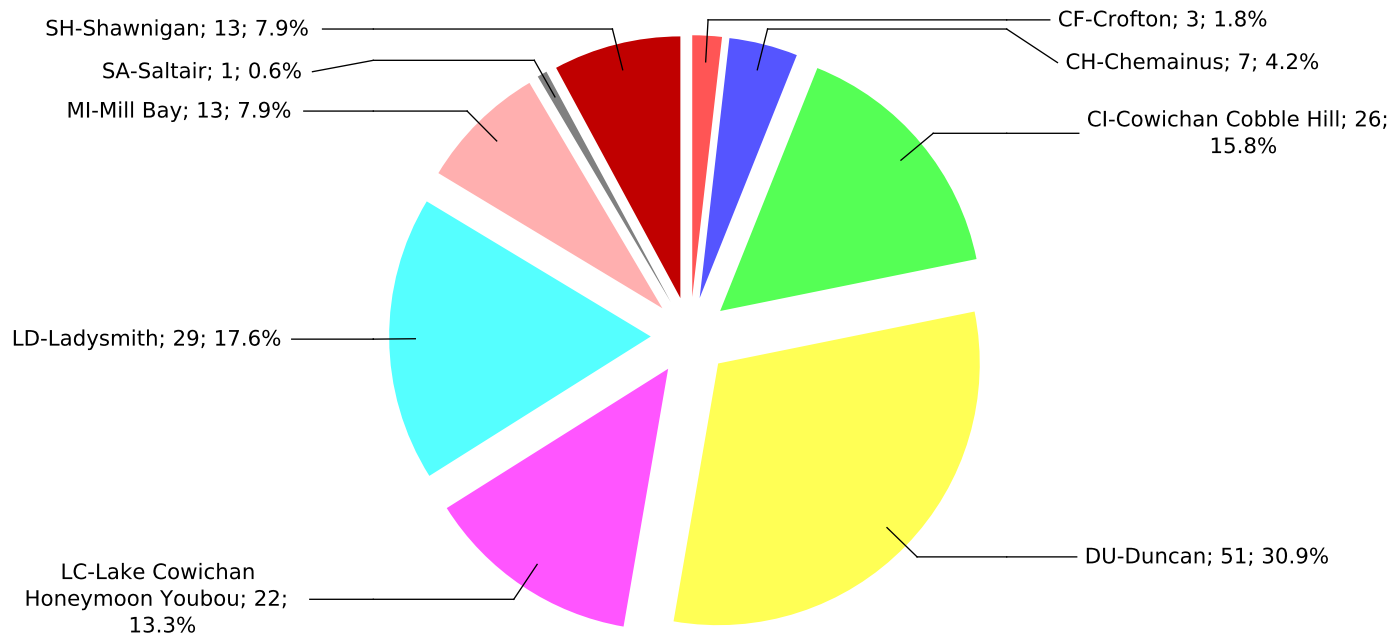
4th Quarter 2012

MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to Dec 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	0	1	1	1	0	0	0	0	0	0	0	0	3
CH-Chemainus	0	0	2	2	2	0	0	1	0	0	0	0	0	0	7
CI-Cowichan Cobble Hill	0	0	1	1	8	3	2	6	4	1	0	0	0	0	26
DU-Duncan	0	0	6	14	14	6	4	2	2	0	1	0	1	1	51
LC-Lake Cowichan Honeymoon Youbou	2	4	7	1	5	1	1	1	0	0	0	0	0	0	22
LD-Ladysmith	2	3	3	6	6	5	1	0	3	0	0	0	0	0	29
MI-Mill Bay	0	0	1	1	1	0	1	3	1	1	1	2	0	1	13
SA-Saltair	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
SH-Shawnigan	0	0	1	1	3	2	3	0	3	0	0	0	0	0	13
Zone 3 TOTALS	4	7	21	28	40	18	12	13	13	2	2	2	1	2	165

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales October 1 to December 31, 2012 = 165