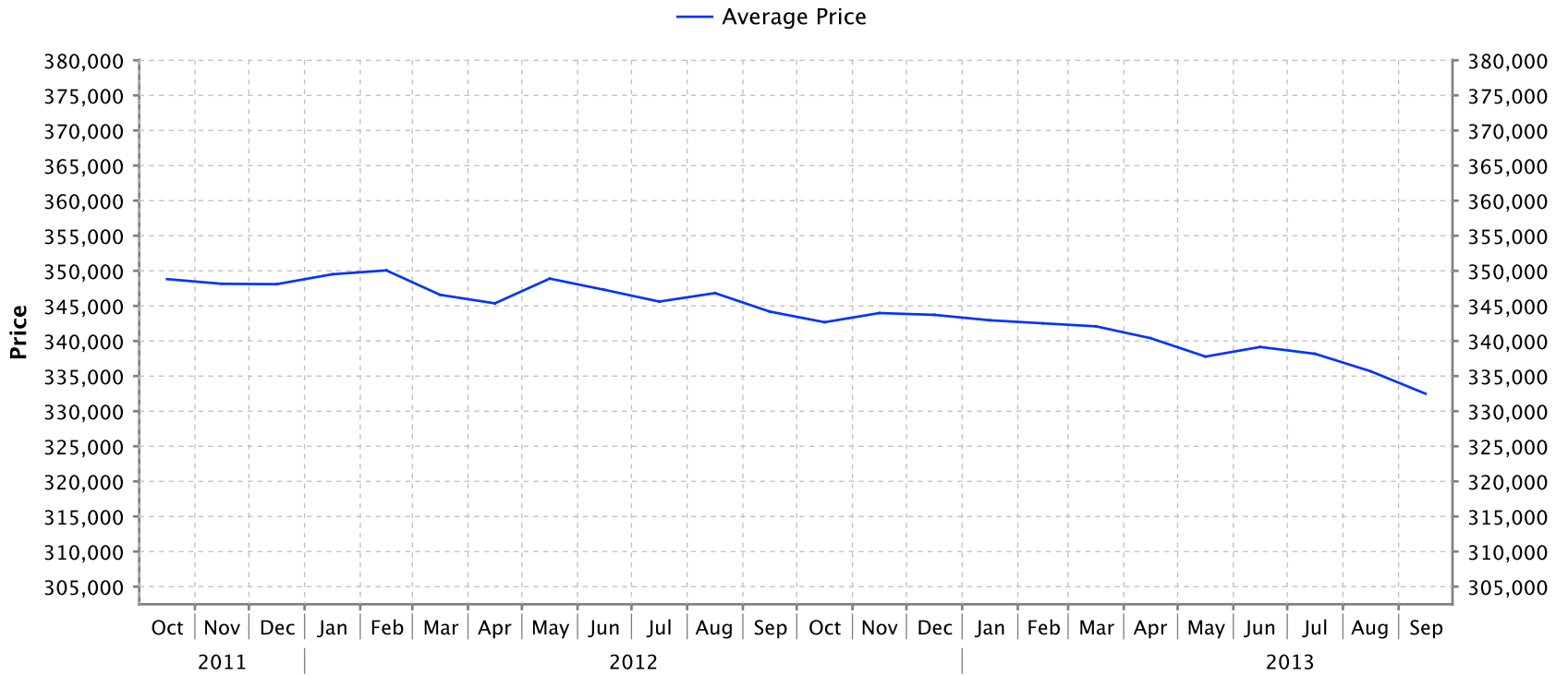


Cowichan Valley

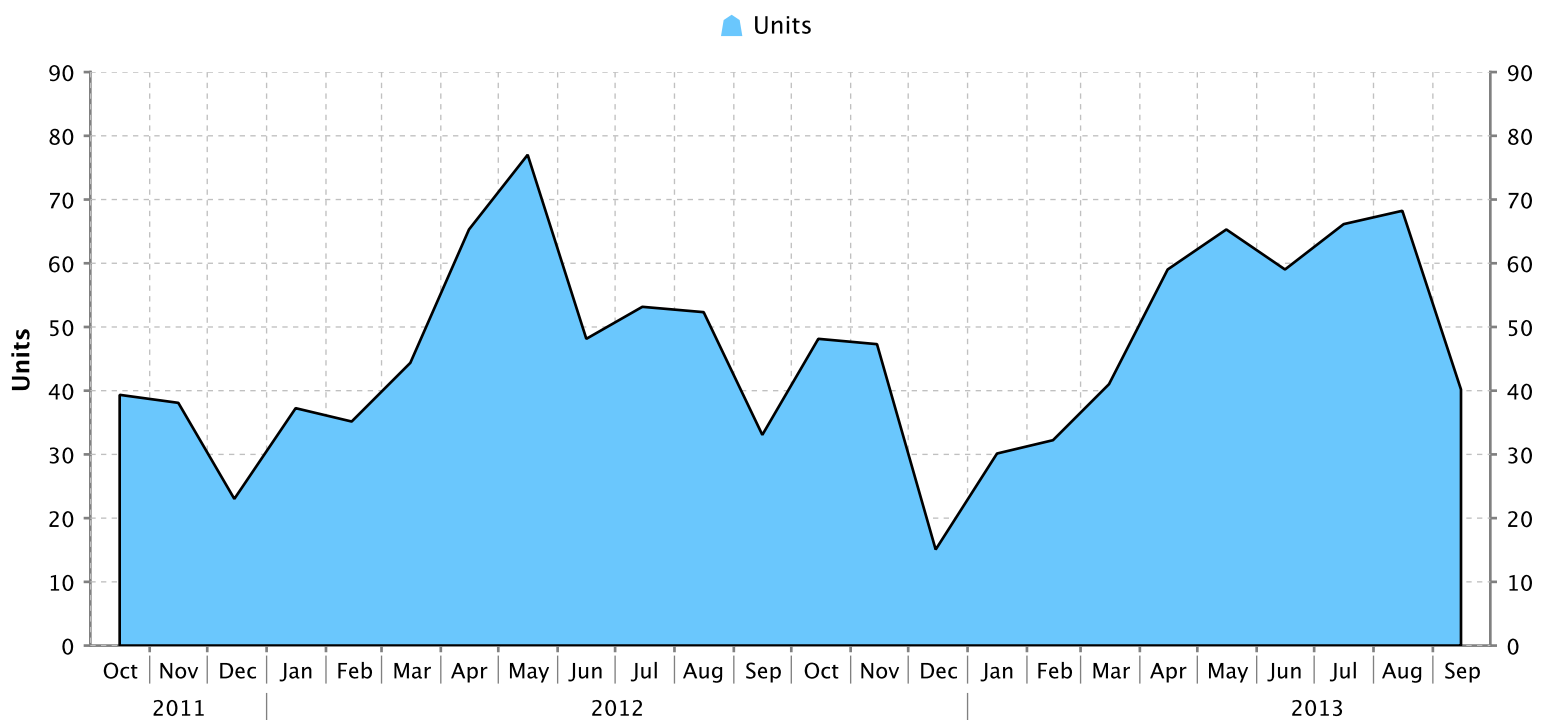
as at September 30, 2013

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	8	18	-56%	286	233	23%
Units Reported Sold	6	2	200%	60	44	36%
Sell/List Ratio	75%	11%		21%	19%	
Reported Sales Dollars	\$762,400	\$234,500	225%	\$7,603,754	\$6,022,876	26%
Average Sell Price / Unit	\$127,067	\$117,250	8%	\$126,729	\$136,884	-7%
Median Sell Price	\$122,500			\$122,500		
Sell Price / List Price	88%	79%		85%	92%	
Days to Sell	146	170	-14%	87	89	-3%
Active Listings	166	137				
Single Family						
Units Listed	105	120	-12%	1,395	1,550	-10%
Units Reported Sold	40	33	21%	570	544	5%
Sell/List Ratio	38%	28%		41%	35%	
Reported Sales Dollars	\$11,058,900	\$10,530,022	5%	\$189,519,493	\$187,240,751	1%
Average Sell Price / Unit	\$276,472	\$319,092	-13%	\$332,490	\$344,193	-3%
Median Sell Price	\$270,000			\$319,000		
Sell Price / List Price	93%	93%		93%	94%	
Days to Sell	66	87	-24%	74	73	2%
Active Listings	507	552				
Condos (Apt)						
Units Listed	11	10	10%	174	200	-13%
Units Reported Sold	12	5	140%	66	53	25%
Sell/List Ratio	109%	50%		38%	26%	
Reported Sales Dollars	\$2,889,800	\$1,012,600	185%	\$10,834,275	\$8,371,700	29%
Average Sell Price / Unit	\$240,817	\$202,520	19%	\$164,156	\$157,957	4%
Median Sell Price	\$296,000			\$141,000		
Sell Price / List Price	166%	96%		106%	92%	
Days to Sell	110	135	-19%	84	122	-32%
Active Listings	81	86				
Condos (Patio)						
Units Listed	3	4	-25%	43	64	-33%
Units Reported Sold	3	4	-25%	28	31	-10%
Sell/List Ratio	100%	100%		65%	48%	
Reported Sales Dollars	\$759,500	\$1,286,000	-41%	\$6,879,000	\$8,402,550	-18%
Average Sell Price / Unit	\$253,167	\$321,500	-21%	\$245,679	\$271,050	-9%
Median Sell Price	\$254,500			\$240,000		
Sell Price / List Price	89%	94%		92%	95%	
Days to Sell	216	101	114%	115	85	35%
Active Listings	14	28				
Condos (Twnhse)						
Units Listed	18	11	64%	227	210	8%
Units Reported Sold	4	5	-20%	50	68	-26%
Sell/List Ratio	22%	45%		22%	32%	
Reported Sales Dollars	\$528,900	\$1,449,477	-64%	\$12,308,700	\$16,071,647	-23%
Average Sell Price / Unit	\$132,225	\$289,895	-54%	\$246,174	\$236,348	4%
Median Sell Price	\$178,000			\$233,000		
Sell Price / List Price	91%	101%		95%	95%	
Days to Sell	79	180	-56%	82	102	-20%
Active Listings	92	100				

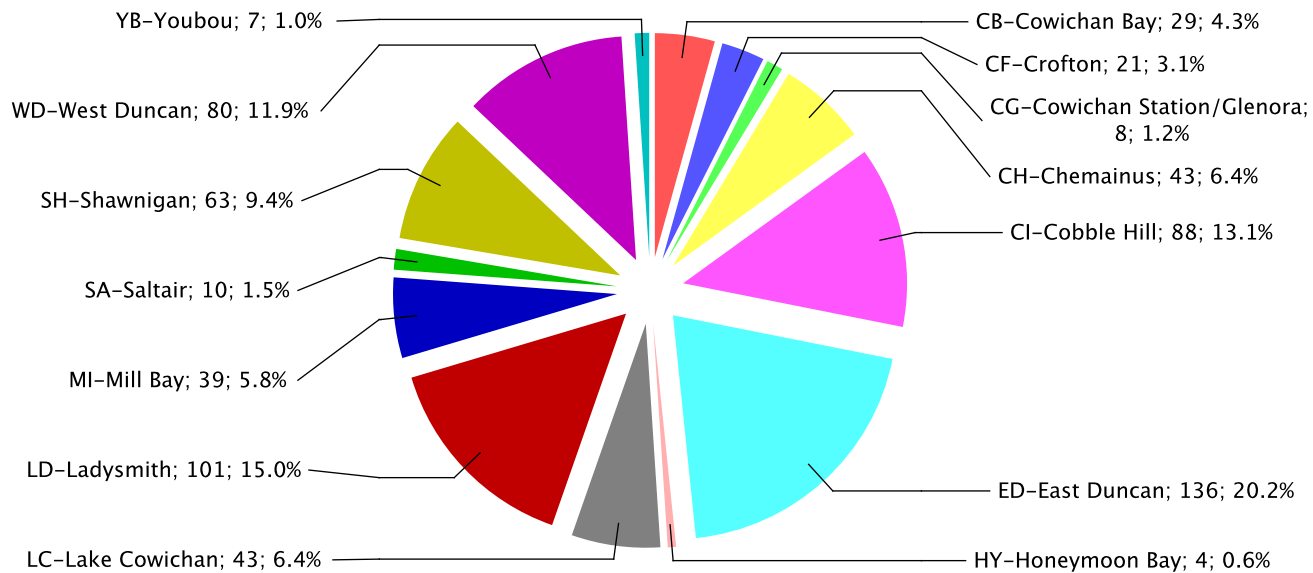
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Sep 30, 2013

	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
CB-Cowichan Bay	1	0	2	5	6	6	4	2	3	0	0	0	0	0	29
CF-Crofton	1	5	3	6	4	1	1	0	0	0	0	0	0	0	21
CG-Cowichan Station/Glenora	0	0	0	2	0	2	1	0	1	0	2	0	0	0	8
CH-Chemainus	3	1	5	6	12	10	2	1	1	0	1	1	0	0	43
CI-Cobble Hill	0	0	5	8	14	18	13	15	11	1	3	0	0	0	88
ED-East Duncan	0	7	14	21	24	22	13	11	11	4	7	1	1	0	136
HY-Honeymoon Bay	1	0	1	1	0	0	1	0	0	0	0	0	0	0	4
LC-Lake Cowichan	8	10	10	7	3	3	0	0	1	0	0	1	0	0	43
LD-Ladysmith	3	7	24	23	14	14	4	5	2	2	1	0	0	2	101
MI-Mill Bay	2	1	0	3	3	3	4	7	12	1	1	1	0	1	39
SA-Saltair	0	1	0	1	4	0	2	0	0	0	1	0	0	1	10
SH-Shawnigan	0	0	3	4	12	12	10	6	8	2	3	2	1	0	63
WD-West Duncan	0	3	11	21	23	9	3	4	4	1	1	0	0	0	80
YB-Youbou	2	0	2	1	2	0	0	0	0	0	0	0	0	0	7
Zone 3 TOTALS	21	35	80	109	121	100	58	51	54	11	20	6	2	4	672

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to September 30, 2013 = 672

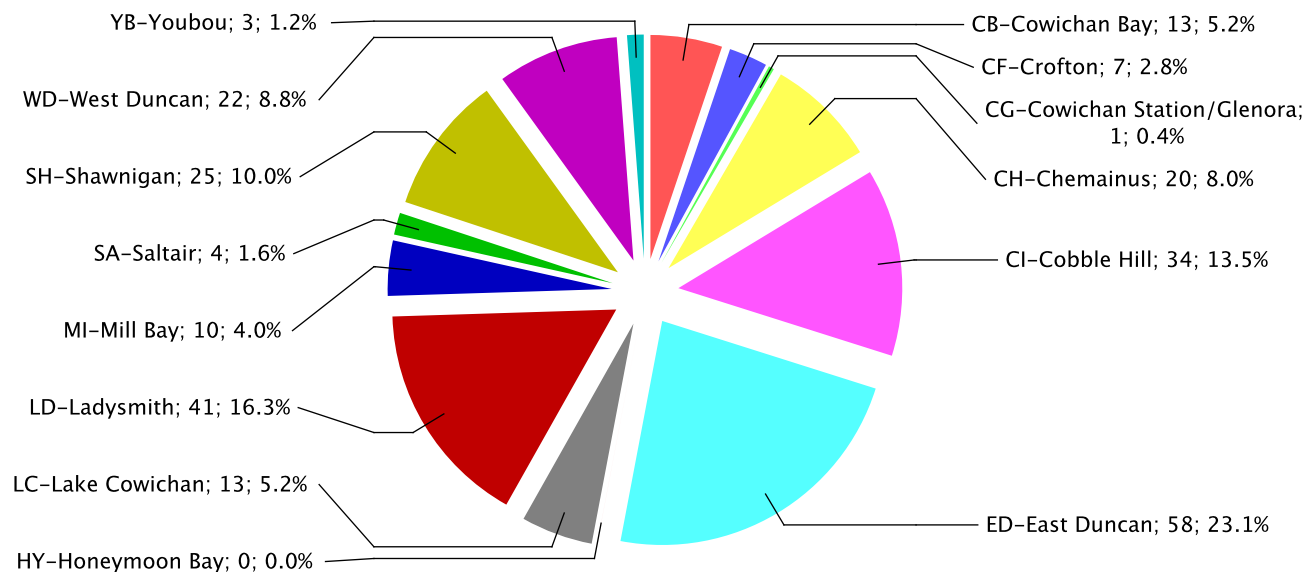
3rd Quarter 2013

MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to Sep 30, 2013

	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
CB-Cowichan Bay	1	0	2	1	4	2	2	0	1	0	0	0	0	0	13
CF-Crofton	1	2	1	2	1	0	0	0	0	0	0	0	0	0	7
CG-Cowichan Station/Glenora	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
CH-Chemainus	2	0	0	1	8	5	1	1	0	0	1	1	0	0	20
CI-Cobble Hill	0	0	2	6	6	6	3	3	7	0	1	0	0	0	34
ED-East Duncan	0	6	10	6	9	8	7	5	1	1	4	0	1	0	58
HY-Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LC-Lake Cowichan	2	2	4	2	1	1	0	0	1	0	0	0	0	0	13
LD-Ladysmith	2	3	11	6	5	8	3	0	0	0	1	0	0	2	41
MI-Mill Bay	0	0	0	1	3	1	1	1	1	1	1	0	0	0	10
SA-Saltair	0	0	0	0	1	0	1	0	0	0	1	0	0	1	4
SH-Shawnigan	0	0	2	0	6	5	6	2	2	0	1	0	1	0	25
WD-West Duncan	0	1	6	4	2	4	1	3	0	1	0	0	0	0	22
YB-Youbou	2	0	1	0	0	0	0	0	0	0	0	0	0	0	3
Zone 3 TOTALS	10	14	39	30	46	40	25	15	13	3	10	1	2	3	251

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales July 1 to September 30, 2013 = 251