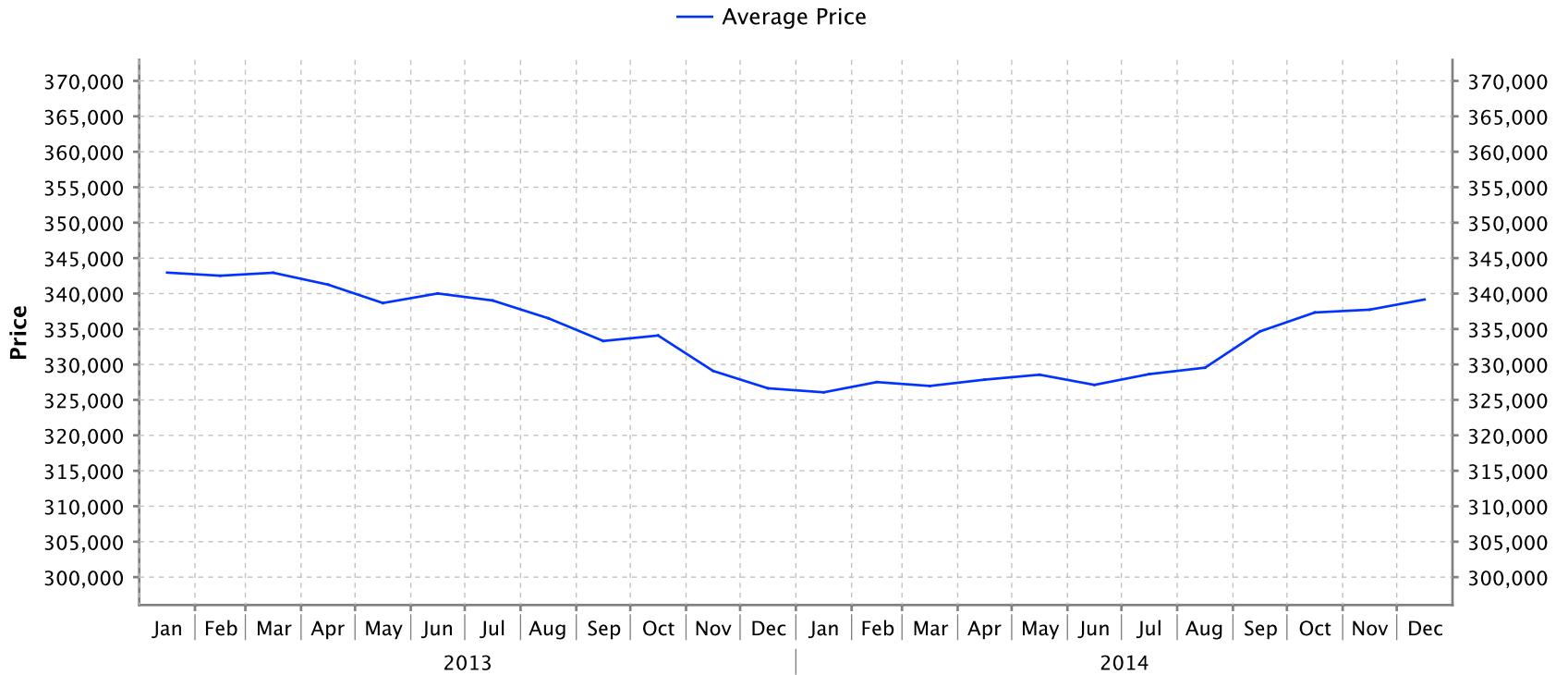


Cowichan Valley

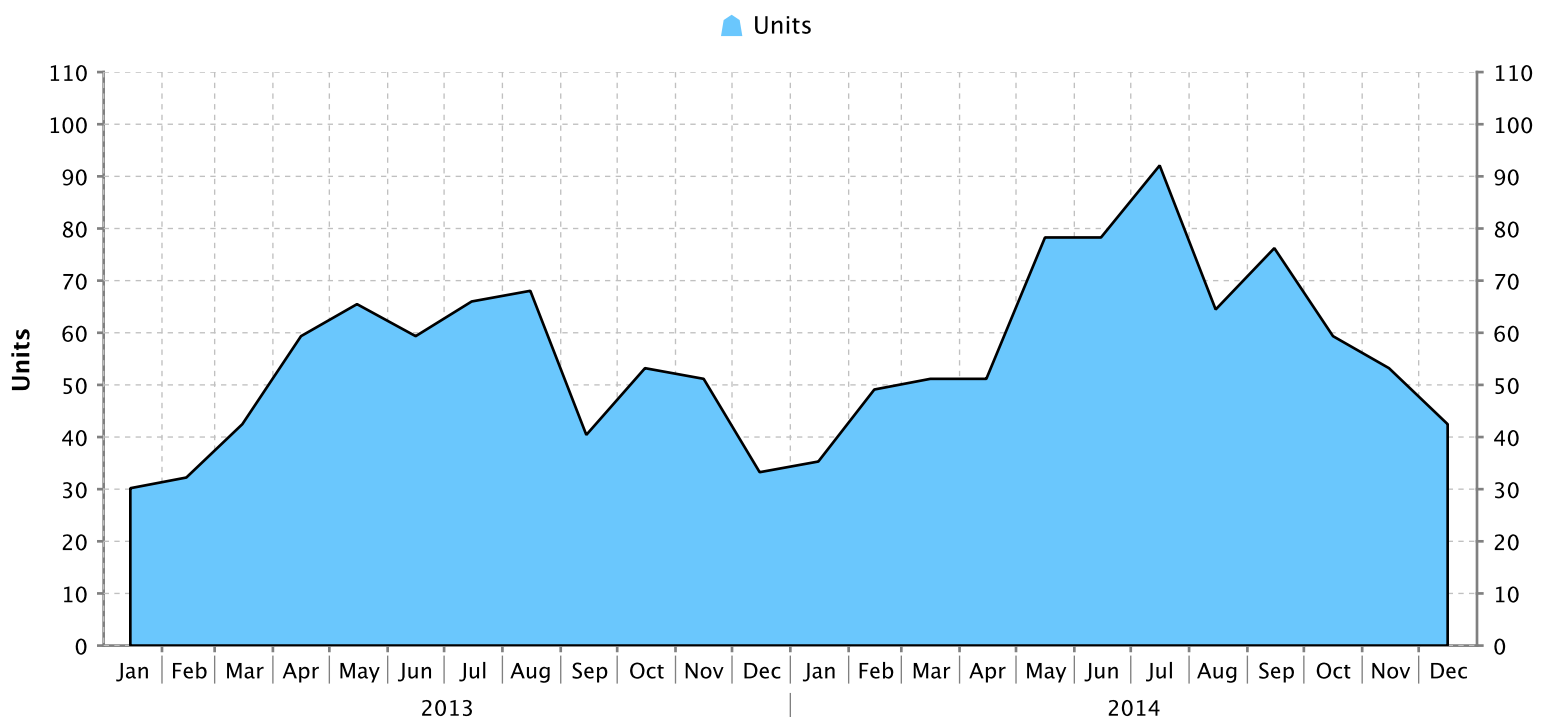
as at December 31, 2014

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	33	8	312%	210	273	-23%
Units Reported Sold	8	2	300%	57	65	-12%
Sell/List Ratio	24%	25%		27%	24%	
Reported Sales Dollars	\$1,023,900	\$365,000	181%	\$7,345,055	\$8,174,584	-10%
Average Sell Price / Unit	\$127,988	\$182,500	-30%	\$128,861	\$125,763	2%
Median Sell Price	\$138,000			\$130,000		
Sell Price / List Price	89%	88%		88%	86%	
Days to Sell	194	321	-40%	161	110	46%
Active Listings	113	126				
Single Family						
Units Listed	40	37	8%	1,320	1,373	-4%
Units Reported Sold	42	33	27%	728	598	22%
Sell/List Ratio	105%	89%		55%	44%	
Reported Sales Dollars	\$14,000,035	\$9,916,250	41%	\$246,910,559	\$195,328,795	26%
Average Sell Price / Unit	\$333,334	\$300,492	11%	\$339,163	\$326,637	4%
Median Sell Price	\$308,000			\$320,000		
Sell Price / List Price	94%	90%		94%	93%	
Days to Sell	81	105	-23%	74	77	-3%
Active Listings	289	351				
Condos (Apt)						
Units Listed	5	13	-62%	146	172	-15%
Units Reported Sold	4	4	0%	67	56	20%
Sell/List Ratio	80%	31%		46%	33%	
Reported Sales Dollars	\$620,500	\$428,900	45%	\$9,920,962	\$8,926,175	11%
Average Sell Price / Unit	\$155,125	\$107,225	45%	\$148,074	\$159,396	-7%
Median Sell Price	\$163,000			\$132,500		
Sell Price / List Price	89%	87%		92%	108%	
Days to Sell	110	126	-13%	111	105	6%
Active Listings	54	71				
Condos (Patio)						
Units Listed	0	2	-100%	36	42	-14%
Units Reported Sold	3	0		24	25	-4%
Sell/List Ratio		0%		67%	60%	
Reported Sales Dollars	\$677,000	\$0		\$5,208,700	\$6,190,600	-16%
Average Sell Price / Unit	\$225,667			\$217,029	\$247,624	-12%
Median Sell Price	\$235,000			\$222,000		
Sell Price / List Price	98%			93%	92%	
Days to Sell	51			104	107	-3%
Active Listings	11	12				
Condos (Twnhse)						
Units Listed	1	9	-89%	168	209	-20%
Units Reported Sold	4	5	-20%	89	58	53%
Sell/List Ratio	400%	56%		53%	28%	
Reported Sales Dollars	\$769,000	\$980,000	-22%	\$19,541,151	\$13,469,600	45%
Average Sell Price / Unit	\$192,250	\$196,000	-2%	\$219,563	\$232,234	-5%
Median Sell Price	\$182,000			\$206,000		
Sell Price / List Price	91%	93%		93%	94%	
Days to Sell	218	111	96%	127	77	65%
Active Listings	49	73				

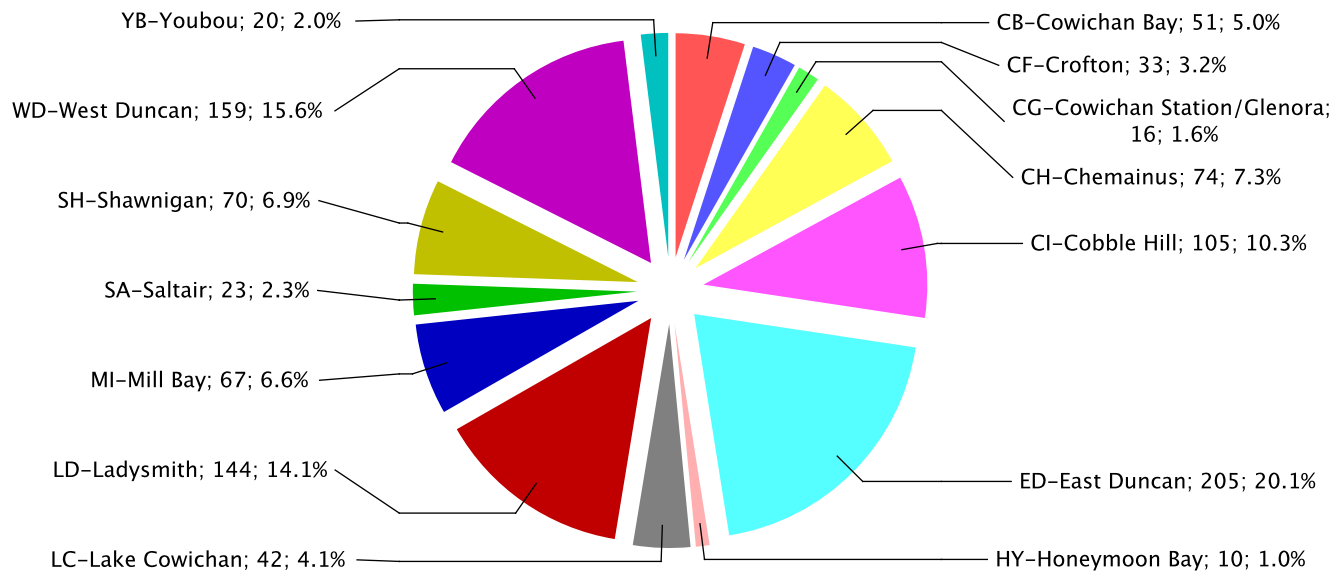
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Dec 31, 2014

	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	1	0	4	14	14	3	5	5	2	1	0	0	1	51
CF-Crofton	1	6	11	7	4	0	2	1	0	1	0	0	0	0	33
CG-Cowichan Station/Glenora	0	0	1	1	2	3	1	0	3	3	0	2	0	0	16
CH-Chemainus	1	8	14	16	10	4	9	3	5	3	0	0	0	1	74
CI-Cobble Hill	0	1	0	11	10	26	19	12	16	7	1	1	1	0	105
ED-East Duncan	0	7	19	32	33	41	23	12	21	10	6	0	1	0	205
HY-Honeymoon Bay	4	2	2	1	0	0	0	0	0	0	0	1	0	0	10
LC-Lake Cowichan	11	6	6	9	2	3	1	1	0	1	1	1	0	0	42
LD-Ladysmith	2	10	26	20	24	26	7	5	5	6	9	1	2	1	144
MI-Mill Bay	3	3	1	2	2	7	13	9	13	5	6	1	0	2	67
SA-Saltair	0	1	2	3	5	3	3	1	3	2	0	0	0	0	23
SH-Shawnigan	0	2	3	10	17	14	5	5	8	3	1	0	1	1	70
WD-West Duncan	0	12	27	43	31	26	11	6	0	3	0	0	0	0	159
YB-Youbou	3	3	4	1	1	1	0	0	2	2	2	0	1	0	20
Zone 3 TOTALS	26	62	116	160	155	168	97	60	81	48	27	7	6	6	1,019

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to December 31, 2014 = 1,019

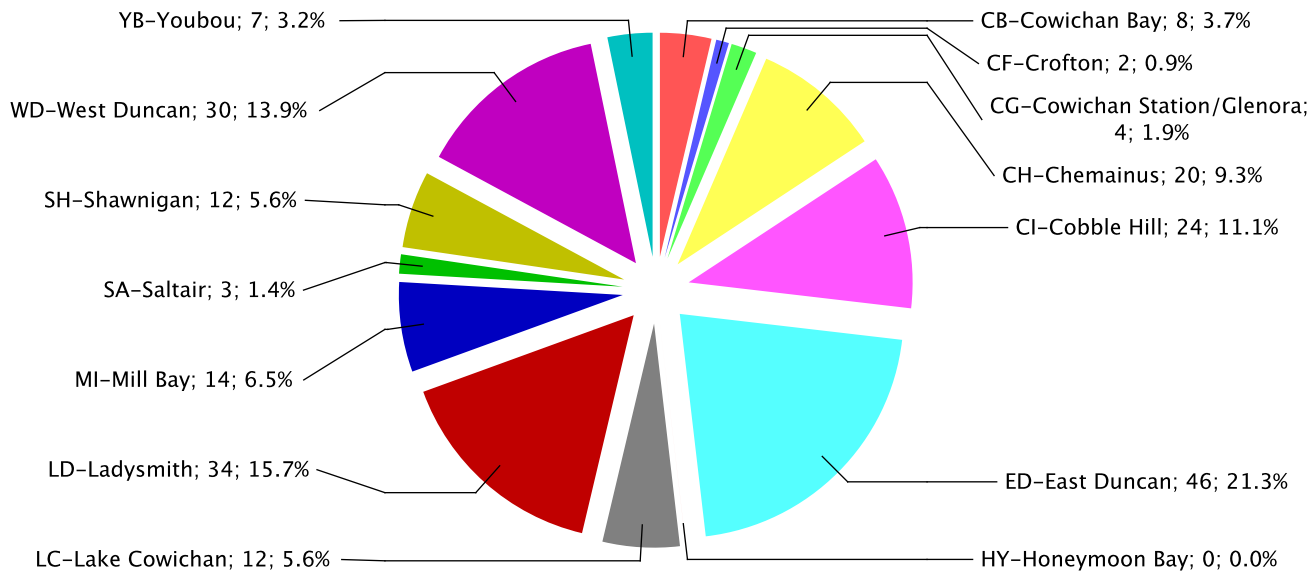
4th Quarter 2014

MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to Dec 31, 2014

	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	0	0	0	0	1	3	2	0	0	1	1	0	0	0	8
CF-Crofton	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
CG-Cowichan Station/Glenora	0	0	0	1	0	0	0	0	0	2	0	1	0	0	4
CH-Chemainus	0	2	4	3	4	1	4	1	0	1	0	0	0	0	20
CI-Cobble Hill	0	0	0	3	3	6	4	1	4	2	0	1	0	0	24
ED-East Duncan	0	2	3	7	12	9	0	3	7	2	1	0	0	0	46
HY-Honeymoon Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LC-Lake Cowichan	4	3	2	2	0	1	0	0	0	0	0	0	0	0	12
LD-Ladysmith	1	4	5	5	4	8	1	0	1	0	2	1	2	0	34
MI-Mill Bay	0	1	0	0	0	0	5	1	2	3	1	0	0	1	14
SA-Saltair	0	0	0	2	0	1	0	0	0	0	0	0	0	0	3
SH-Shawnigan	0	1	2	4	1	3	1	0	0	0	0	0	0	0	12
WD-West Duncan	0	1	5	9	6	4	3	2	0	0	0	0	0	0	30
YB-Youbou	1	0	1	0	1	1	0	0	1	1	1	0	0	0	7
Zone 3 TOTALS	6	14	24	36	32	37	20	8	15	12	6	3	2	1	216

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales October 1 to December 31, 2014 = 216