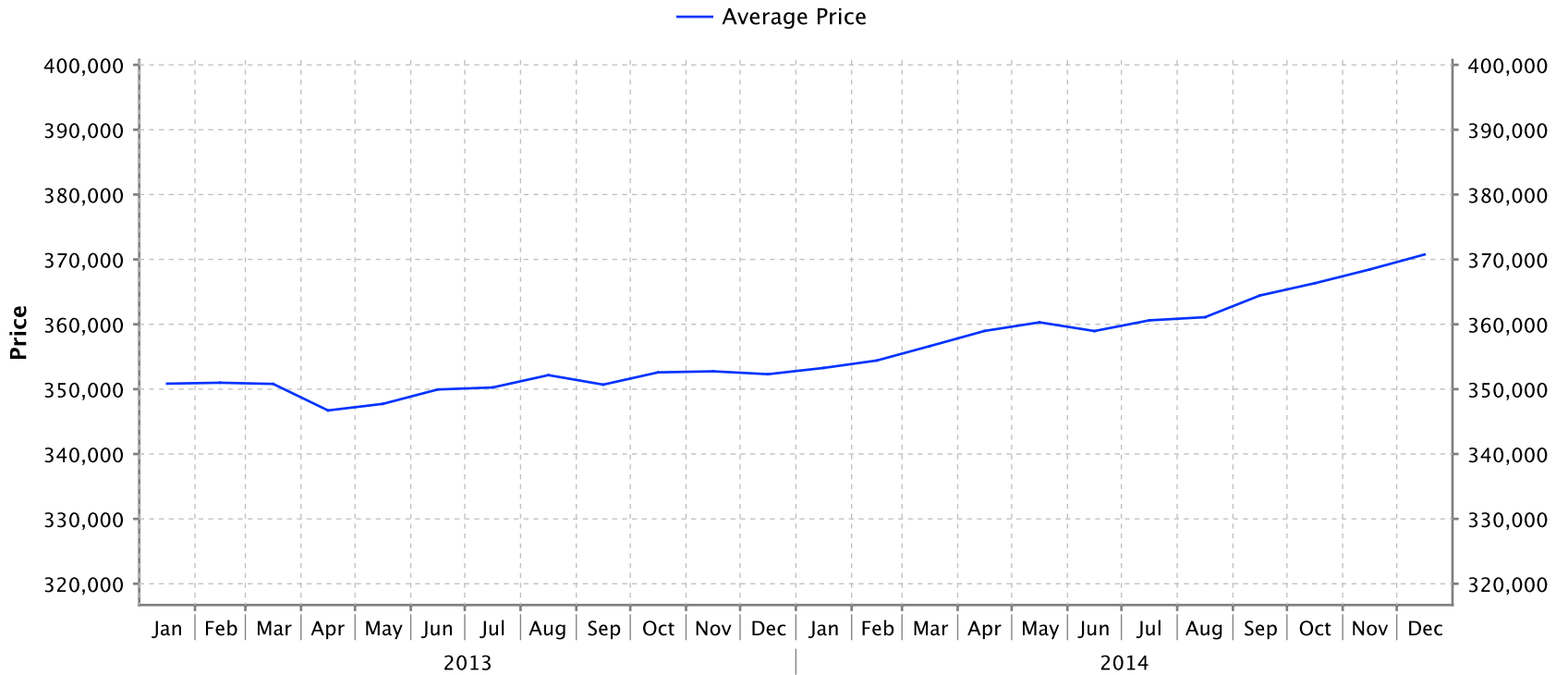


Nanaimo

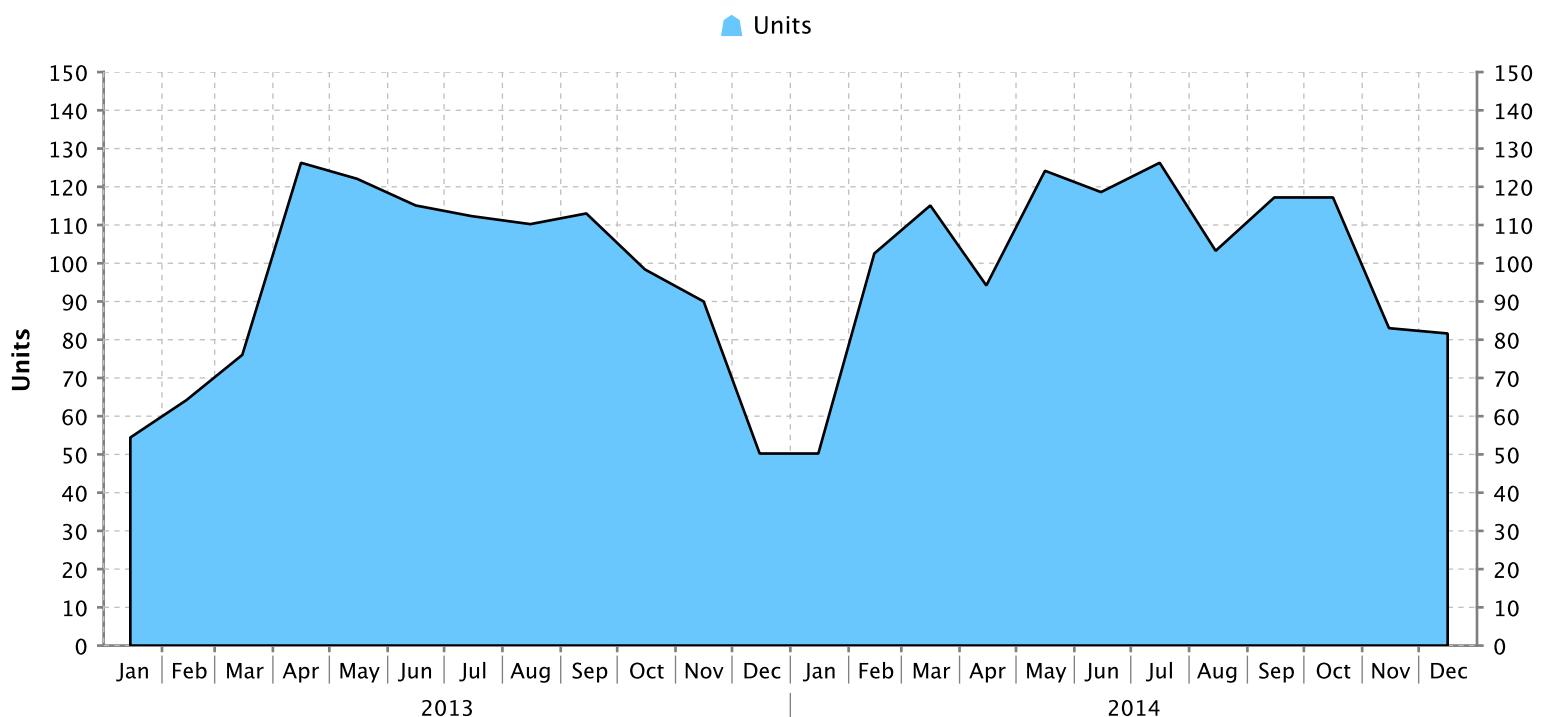
as at December 31, 2014

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 | 5 | 21 | -76% | 310 | 309 | 0% |
| Units Reported Sold | 9 | 8 | 12% | 133 | 64 | 108% |
| Sell/List Ratio | 180% | 38% | | 43% | 21% | |
| Reported Sales Dollars | \$1,573,900 | \$1,301,000 | 21% | \$22,055,600 | \$9,905,298 | 123% |
| Average Sell Price / Unit | \$174,878 | \$162,625 | 8% | \$165,832 | \$154,770 | 7% |
| Median Sell Price | \$159,900 | | | \$160,000 | | |
| Sell Price / List Price | 94% | 96% | | 95% | 95% | |
| Days to Sell | 260 | 90 | 189% | 148 | 104 | 42% |
| Active Listings | 140 | 147 | | | | |
| Single Family | | | | | | |
| Units Listed | 90 | 59 | 53% | 2,061 | 1,997 | 3% |
| Units Reported Sold | 81 | 50 | 62% | 1,230 | 1,130 | 9% |
| Sell/List Ratio | 90% | 85% | | 60% | 57% | |
| Reported Sales Dollars | \$31,294,503 | \$17,036,229 | 84% | \$456,035,046 | \$398,108,972 | 15% |
| Average Sell Price / Unit | \$386,352 | \$340,725 | 13% | \$370,760 | \$352,309 | 5% |
| Median Sell Price | \$350,000 | | | \$355,000 | | |
| Sell Price / List Price | 96% | 96% | | 97% | 95% | |
| Days to Sell | 65 | 53 | 24% | 49 | 56 | -12% |
| Active Listings | 312 | 335 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 20 | 17 | 18% | 508 | 459 | 11% |
| Units Reported Sold | 10 | 11 | -9% | 221 | 174 | 27% |
| Sell/List Ratio | 50% | 65% | | 44% | 38% | |
| Reported Sales Dollars | \$2,361,287 | \$2,042,626 | 16% | \$47,509,339 | \$37,989,606 | 25% |
| Average Sell Price / Unit | \$236,129 | \$185,693 | 27% | \$214,974 | \$218,331 | -2% |
| Median Sell Price | \$239,837 | | | \$195,000 | | |
| Sell Price / List Price | 96% | 92% | | 95% | 94% | |
| Days to Sell | 43 | 63 | -31% | 86 | 81 | 5% |
| Active Listings | 181 | 168 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 4 | 4 | 0% | 68 | 83 | -18% |
| Units Reported Sold | 2 | 3 | -33% | 54 | 64 | -16% |
| Sell/List Ratio | 50% | 75% | | 79% | 77% | |
| Reported Sales Dollars | \$578,000 | \$999,000 | -42% | \$15,416,280 | \$17,715,650 | -13% |
| Average Sell Price / Unit | \$289,000 | \$333,000 | -13% | \$285,487 | \$276,807 | 3% |
| Median Sell Price | \$295,000 | | | \$285,000 | | |
| Sell Price / List Price | 96% | 97% | | 97% | 97% | |
| Days to Sell | 112 | 47 | 137% | 75 | 74 | 1% |
| Active Listings | 12 | 17 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 9 | 20 | -55% | 313 | 385 | -19% |
| Units Reported Sold | 12 | 4 | 200% | 175 | 172 | 2% |
| Sell/List Ratio | 133% | 20% | | 56% | 45% | |
| Reported Sales Dollars | \$3,028,800 | \$639,500 | 374% | \$45,683,266 | \$42,941,846 | 6% |
| Average Sell Price / Unit | \$252,400 | \$159,875 | 58% | \$261,047 | \$249,662 | 5% |
| Median Sell Price | \$245,000 | | | \$240,000 | | |
| Sell Price / List Price | 94% | 91% | | 96% | 101% | |
| Days to Sell | 81 | 102 | -21% | 86 | 62 | 37% |
| Active Listings | 60 | 94 | | | | |

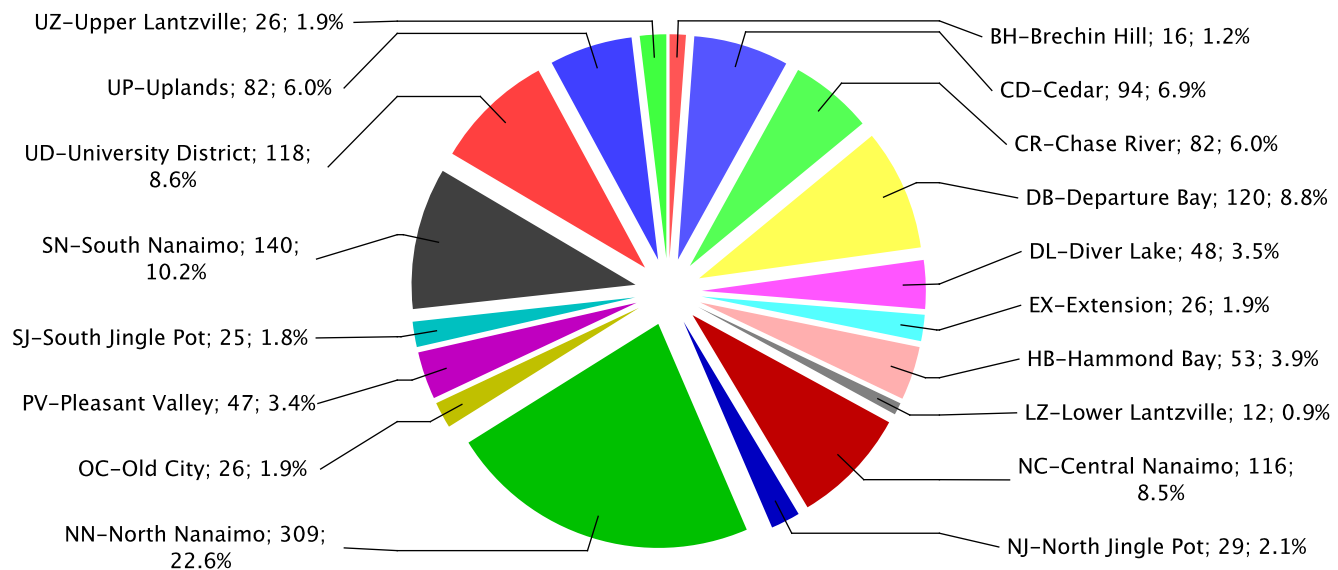
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

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 |
|------------------------|-----------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|------------|--------------|
| BH-Brechin Hill | 0 | 0 | 4 | 0 | 8 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 16 |
| CD-Cedar | 1 | 5 | 11 | 13 | 11 | 17 | 9 | 9 | 11 | 1 | 2 | 1 | 0 | 3 | 94 |
| CR-Chase River | 0 | 1 | 2 | 17 | 20 | 23 | 15 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 82 |
| DB-Departure Bay | 0 | 0 | 6 | 20 | 34 | 21 | 10 | 8 | 10 | 3 | 6 | 1 | 0 | 1 | 120 |
| DL-Diver Lake | 0 | 2 | 2 | 10 | 13 | 15 | 1 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 48 |
| EX-Extension | 2 | 1 | 5 | 3 | 3 | 3 | 2 | 2 | 4 | 1 | 0 | 0 | 0 | 0 | 26 |
| HB-Hammond Bay | 0 | 0 | 1 | 3 | 6 | 7 | 9 | 5 | 11 | 5 | 1 | 1 | 2 | 2 | 53 |
| LZ-Lower Lantzville | 0 | 0 | 0 | 2 | 2 | 0 | 2 | 1 | 1 | 2 | 0 | 0 | 1 | 1 | 12 |
| NC-Central Nanaimo | 4 | 11 | 35 | 27 | 25 | 11 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 116 |
| NJ-North Jingle Pot | 0 | 0 | 0 | 2 | 1 | 2 | 7 | 3 | 7 | 3 | 1 | 2 | 1 | 0 | 29 |
| NN-North Nanaimo | 0 | 3 | 3 | 5 | 22 | 61 | 58 | 53 | 51 | 33 | 12 | 3 | 2 | 3 | 309 |
| OC-Old City | 3 | 3 | 4 | 9 | 2 | 3 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 26 |
| PV-Pleasant Valley | 0 | 1 | 2 | 6 | 11 | 11 | 6 | 2 | 2 | 3 | 1 | 2 | 0 | 0 | 47 |
| SJ-South Jingle Pot | 0 | 0 | 0 | 1 | 5 | 3 | 5 | 6 | 3 | 0 | 1 | 1 | 0 | 0 | 25 |
| SN-South Nanaimo | 2 | 24 | 32 | 33 | 27 | 16 | 4 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 140 |
| UD-University District | 3 | 3 | 18 | 26 | 16 | 17 | 23 | 4 | 5 | 1 | 2 | 0 | 0 | 0 | 118 |
| UP-Uplands | 0 | 0 | 3 | 20 | 26 | 18 | 10 | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 82 |
| UZ-Upper Lantzville | 0 | 0 | 1 | 6 | 7 | 2 | 4 | 1 | 3 | 0 | 2 | 0 | 0 | 0 | 26 |
| Zone 4 TOTALS | 15 | 54 | 129 | 203 | 239 | 232 | 168 | 102 | 119 | 52 | 28 | 11 | 6 | 11 | 1,369 |

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to December 31, 2014 = 1,369

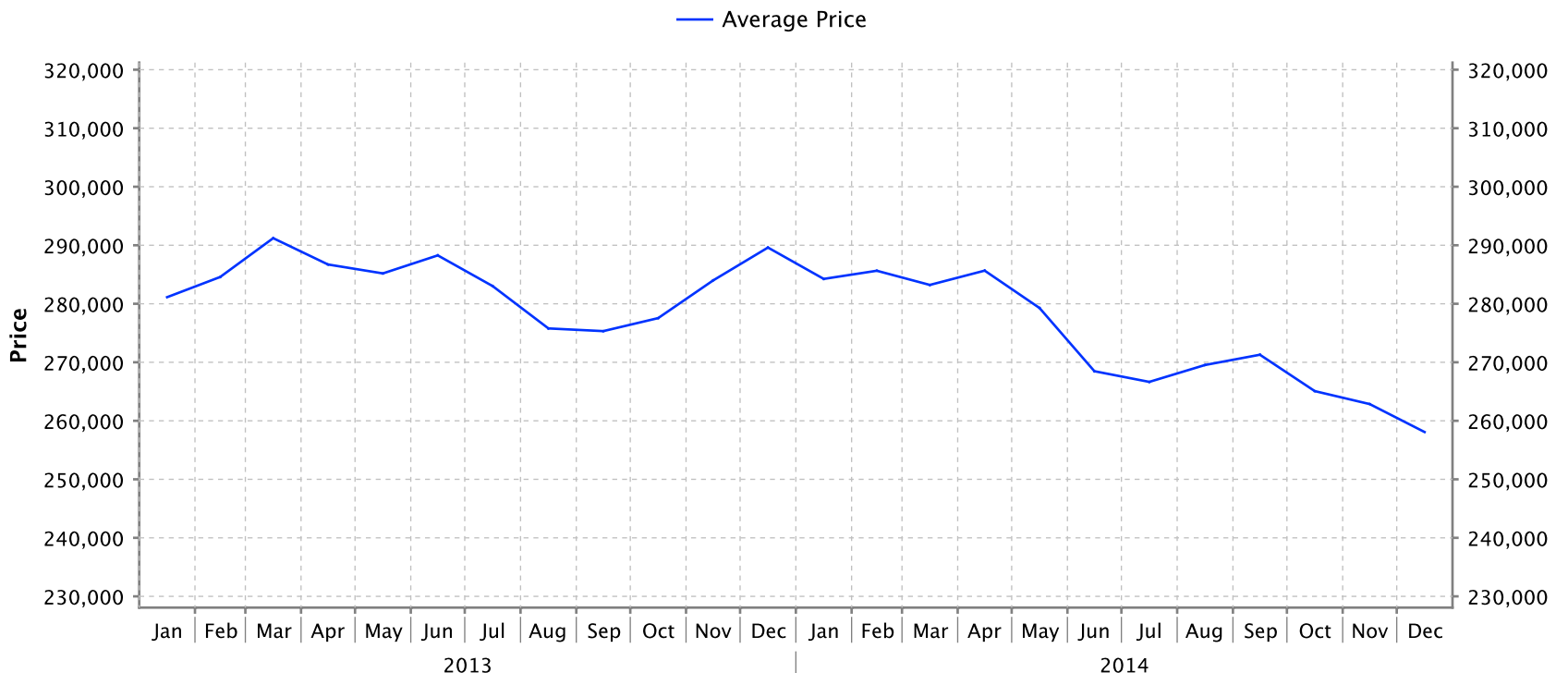
GABRIOLA ISLAND

Comparative Activity by Property Type

| | Current Month | | | 12 Months to Date | | |
|---------------------------|---------------|-----------|----------|-------------------|--------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Lots | | | | | | |
| Units Listed | 2 | 0 | | 38 | 24 | 58% |
| Units Reported Sold | 2 | 0 | | 14 | 9 | 56% |
| Sell/List Ratio | 100% | | | 37% | 38% | |
| Reported Sales Dollars | \$280,000 | \$0 | | \$1,335,500 | \$929,125 | 44% |
| Average Sell Price / Unit | \$140,000 | | | \$95,393 | \$103,236 | -8% |
| Median Sell Price | \$205,000 | | | \$90,000 | | |
| Sell Price / List Price | 83% | | | 82% | 89% | |
| Days to Sell | 266 | | | 173 | 205 | -16% |
| Active Listings | 18 | 20 | | | | |
| Single Family | | | | | | |
| Units Listed | 4 | 4 | 0% | 82 | 108 | -24% |
| Units Reported Sold | 2 | 3 | -33% | 40 | 56 | -29% |
| Sell/List Ratio | 50% | 75% | | 49% | 52% | |
| Reported Sales Dollars | \$507,000 | \$961,000 | -47% | \$10,323,075 | \$16,218,020 | -36% |
| Average Sell Price / Unit | \$253,500 | \$320,333 | -21% | \$258,077 | \$289,608 | -11% |
| Median Sell Price | \$357,000 | | | \$242,000 | | |
| Sell Price / List Price | 82% | 95% | | 91% | 94% | |
| Days to Sell | 156 | 47 | 233% | 124 | 91 | 36% |
| Active Listings | 19 | 32 | | | | |

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.

Cumulative Residential Average Single Family Sale Price



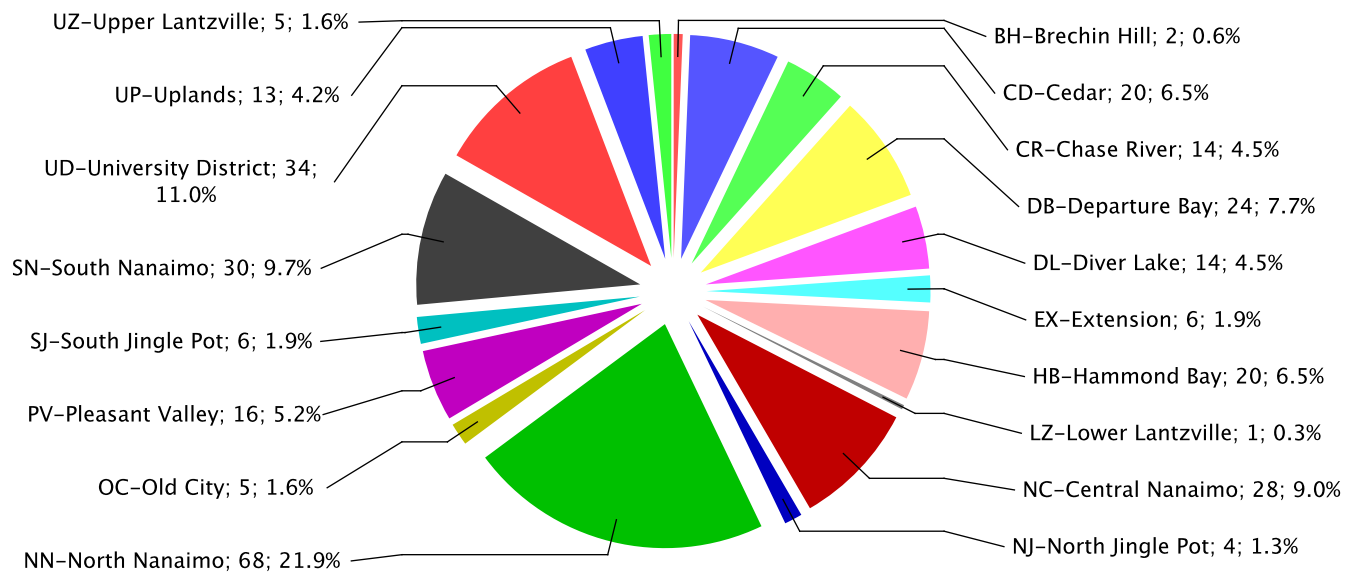
4th Quarter 2014

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 |
|------------------------|-----------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|------------|------------|
| BH-Brechin Hill | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| CD-Cedar | 0 | 1 | 3 | 3 | 2 | 2 | 2 | 1 | 4 | 0 | 1 | 0 | 0 | 1 | 20 |
| CR-Chase River | 0 | 0 | 0 | 5 | 4 | 3 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 14 |
| DB-Departure Bay | 0 | 0 | 2 | 1 | 9 | 5 | 3 | 1 | 0 | 1 | 2 | 0 | 0 | 0 | 24 |
| DL-Diver Lake | 0 | 1 | 0 | 1 | 6 | 4 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| EX-Extension | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 6 |
| HB-Hammond Bay | 0 | 0 | 1 | 2 | 5 | 1 | 3 | 1 | 4 | 1 | 0 | 0 | 1 | 1 | 20 |
| LZ-Lower Lantzville | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| NC-Central Nanaimo | 0 | 3 | 8 | 5 | 8 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| NJ-North Jingle Pot | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 4 |
| NN-North Nanaimo | 0 | 1 | 0 | 3 | 5 | 11 | 11 | 7 | 13 | 8 | 4 | 2 | 1 | 2 | 68 |
| OC-Old City | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| PV-Pleasant Valley | 0 | 1 | 0 | 4 | 4 | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 16 |
| SJ-South Jingle Pot | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 6 |
| SN-South Nanaimo | 0 | 5 | 4 | 9 | 7 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| UD-University District | 1 | 1 | 8 | 3 | 7 | 3 | 5 | 3 | 2 | 0 | 1 | 0 | 0 | 0 | 34 |
| UP-Uplands | 0 | 0 | 1 | 2 | 6 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 13 |
| UZ-Upper Lantzville | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 5 |
| Zone 4 TOTALS | 2 | 14 | 27 | 42 | 68 | 42 | 37 | 17 | 29 | 12 | 11 | 3 | 2 | 4 | 310 |

Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales October 1 to December 31, 2014 = 310