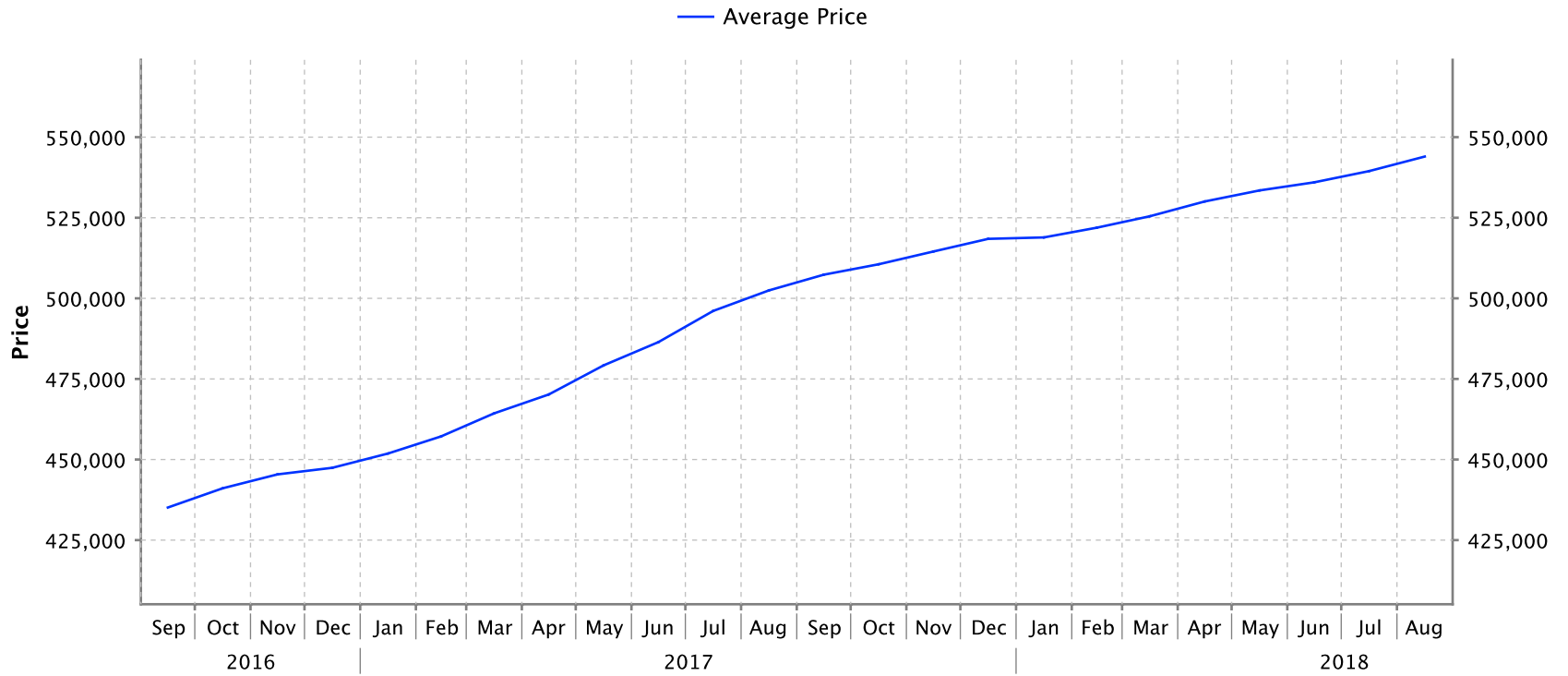


# Nanaimo

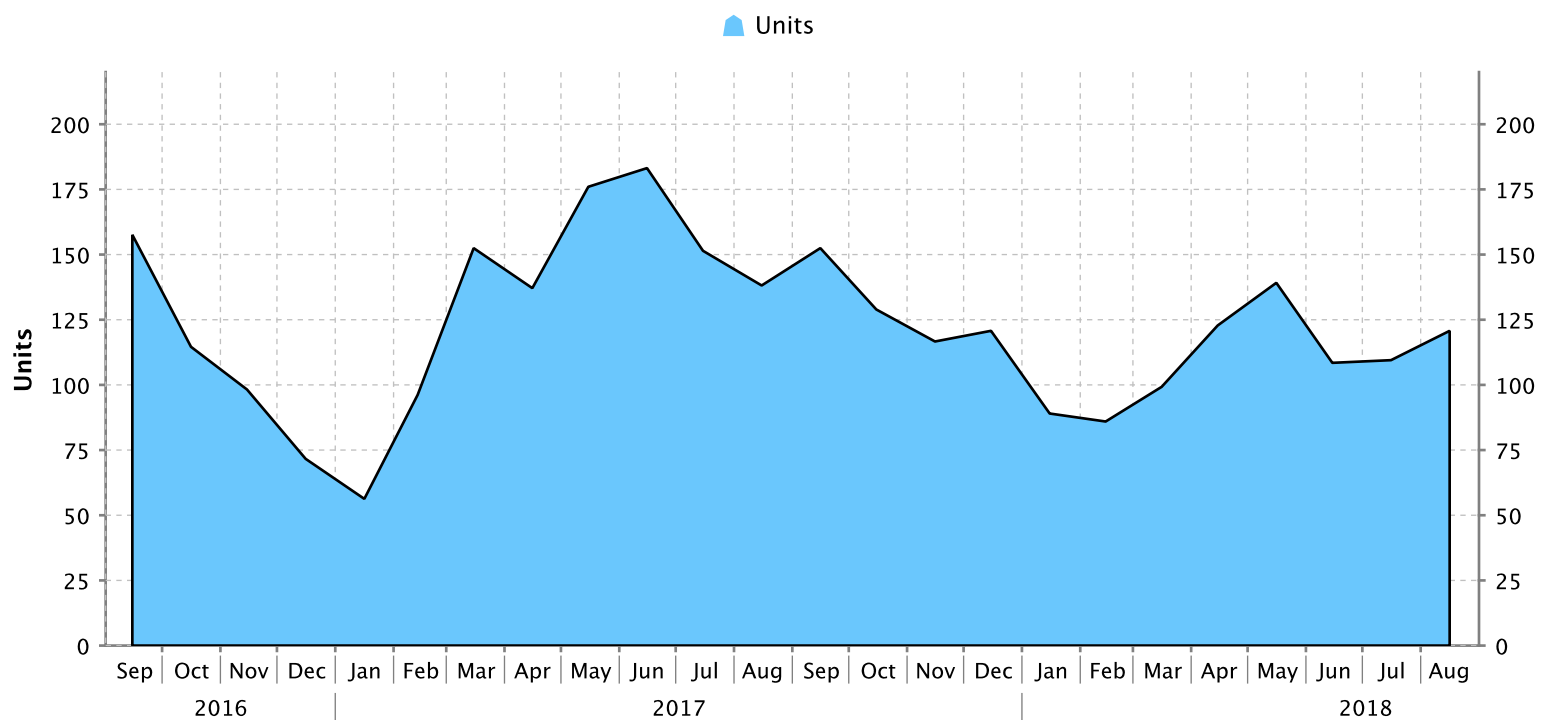
## as at August 31, 2018

### 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
<b>Lots</b>						
Units Listed	8	4	100%	179	161	11%
Units Reported Sold	3	7	-57%	59	143	-59%
Sell/List Ratio	38%	175%		33%	89%	
Reported Sales Dollars	\$619,000	\$1,448,600	-57%	\$15,744,186	\$30,861,395	-49%
Average Sell Price / Unit	\$206,333	\$206,943	-0%	\$266,851	\$215,814	24%
Median Sell Price	\$170,000			\$269,900		
Sell Price / List Price	97%	117%		96%	104%	
Days to Sell	46	180	-75%	56	104	-46%
Active Listings	62	33				
<b>Single Family</b>						
Units Listed	159	217	-27%	2,188	2,178	0%
Units Reported Sold	120	138	-13%	1,387	1,529	-9%
Sell/List Ratio	75%	64%		63%	70%	
Reported Sales Dollars	\$68,015,418	\$71,468,465	-5%	\$754,495,607	\$768,253,864	-2%
Average Sell Price / Unit	\$566,795	\$517,887	9%	\$543,977	\$502,455	8%
Median Sell Price	\$529,000			\$520,000		
Sell Price / List Price	97%	98%		99%	99%	
Days to Sell	34	24	42%	25	22	12%
Active Listings	379	343				
<b>Condos (Apt)</b>						
Units Listed	34	42	-19%	545	432	26%
Units Reported Sold	36	36	0%	425	368	15%
Sell/List Ratio	106%	86%		78%	85%	
Reported Sales Dollars	\$10,642,599	\$8,955,647	19%	\$126,925,878	\$93,111,047	36%
Average Sell Price / Unit	\$295,628	\$248,768	19%	\$298,649	\$253,019	18%
Median Sell Price	\$282,000			\$280,000		
Sell Price / List Price	98%	101%		100%	99%	
Days to Sell	24	15	61%	19	25	-25%
Active Listings	60	51				
<b>Condos (Patio)</b>						
Units Listed	5	5	0%	90	70	29%
Units Reported Sold	7	5	40%	86	56	54%
Sell/List Ratio	140%	100%		96%	80%	
Reported Sales Dollars	\$2,952,250	\$2,000,700	48%	\$37,724,738	\$21,727,300	74%
Average Sell Price / Unit	\$421,750	\$400,140	5%	\$438,660	\$387,988	13%
Median Sell Price	\$450,000			\$464,450		
Sell Price / List Price	97%	100%		101%	101%	
Days to Sell	27	37	-25%	36	23	57%
Active Listings	4	16				
<b>Condos (Twnhse)</b>						
Units Listed	26	39	-33%	350	291	20%
Units Reported Sold	25	29	-14%	234	269	-13%
Sell/List Ratio	96%	74%		67%	92%	
Reported Sales Dollars	\$8,961,500	\$9,462,300	-5%	\$77,928,147	\$80,640,694	-3%
Average Sell Price / Unit	\$358,460	\$326,286	10%	\$333,026	\$299,780	11%
Median Sell Price	\$353,000			\$327,000		
Sell Price / List Price	98%	100%		99%	100%	
Days to Sell	17	25	-31%	24	27	-12%
Active Listings	61	50				

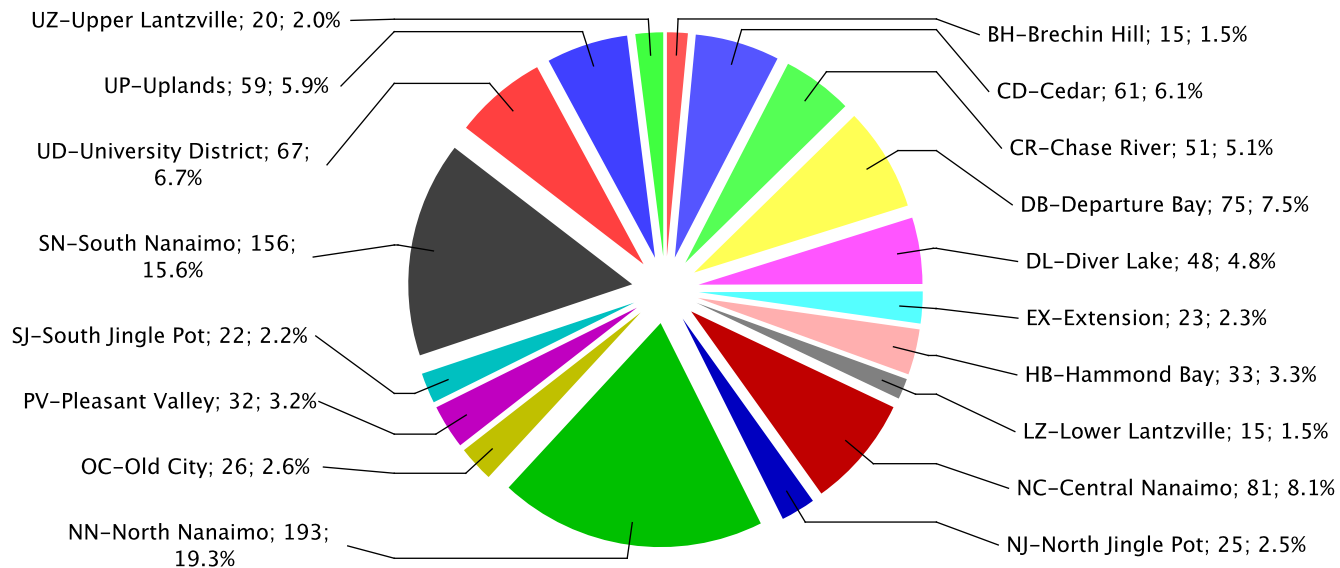
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

# MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 2018

	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	0	5	2	3	4	0	0	0	0	1	15
CD-Cedar	0	0	2	0	3	5	10	7	9	13	4	2	1	5	61
CR-Chase River	0	0	0	0	0	3	3	9	24	11	0	1	0	0	51
DB-Departure Bay	0	0	0	0	0	0	1	24	23	11	11	2	1	2	75
DL-Diver Lake	0	0	0	1	2	5	4	13	17	4	2	0	0	0	48
EX-Extension	0	0	0	1	5	3	4	1	4	1	1	3	0	0	23
HB-Hammond Bay	0	0	0	0	0	1	0	1	13	8	1	3	4	2	33
LZ-Lower Lantzville	0	0	0	0	0	2	1	1	4	3	1	2	0	1	15
NC-Central Nanaimo	0	0	0	0	8	17	19	19	17	1	0	0	0	0	81
NJ-North Jingle Pot	0	0	0	0	0	0	0	0	3	6	5	3	3	5	25
NN-North Nanaimo	0	0	0	0	6	2	1	11	44	58	37	16	7	11	193
OC-Old City	0	0	0	0	4	5	6	5	3	1	1	1	0	0	26
PV-Pleasant Valley	0	0	0	0	0	0	2	2	16	7	3	0	1	1	32
SJ-South Jingle Pot	0	1	0	0	0	1	0	3	12	3	2	0	0	0	22
SN-South Nanaimo	0	0	7	14	17	17	22	36	28	12	2	1	0	0	156
UD-University District	0	0	3	0	3	6	12	11	21	6	4	1	0	0	67
UP-Uplands	0	0	0	0	0	3	10	14	16	9	1	1	2	3	59
UZ-Upper Lantzville	0	0	0	1	0	0	3	2	8	3	3	0	0	0	20
<b>Zone 4 TOTALS</b>	<b>0</b>	<b>1</b>	<b>12</b>	<b>17</b>	<b>48</b>	<b>75</b>	<b>100</b>	<b>162</b>	<b>266</b>	<b>157</b>	<b>78</b>	<b>36</b>	<b>19</b>	<b>31</b>	<b>1,002</b>

## Nanaimo - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2018 = 1,002

# GABRIOLA ISLAND

## Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	2	4	-50%	34	45	-24%
Units Reported Sold	6	8	-25%	36	29	24%
Sell/List Ratio	300%	200%		106%	64%	
Reported Sales Dollars	\$768,400	\$739,500	4%	\$4,042,900	\$2,920,600	38%
Average Sell Price / Unit	\$128,067	\$92,438	39%	\$112,303	\$100,710	12%
Median Sell Price	\$120,000			\$102,000		
Sell Price / List Price	96%	94%		95%	94%	
Days to Sell	44	68	-35%	115	79	45%
Active Listings	8	19				
<b>Single Family</b>						
Units Listed	9	8	12%	85	78	9%
Units Reported Sold	9	13	-31%	70	68	3%
Sell/List Ratio	100%	162%		82%	87%	
Reported Sales Dollars	\$3,644,000	\$4,635,500	-21%	\$26,735,256	\$26,437,186	1%
Average Sell Price / Unit	\$404,889	\$356,577	14%	\$381,932	\$388,782	-2%
Median Sell Price	\$395,000			\$385,000		
Sell Price / List Price	96%	98%		98%	98%	
Days to Sell	49	72	-32%	32	54	-41%
Active Listings	11	14				

**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

