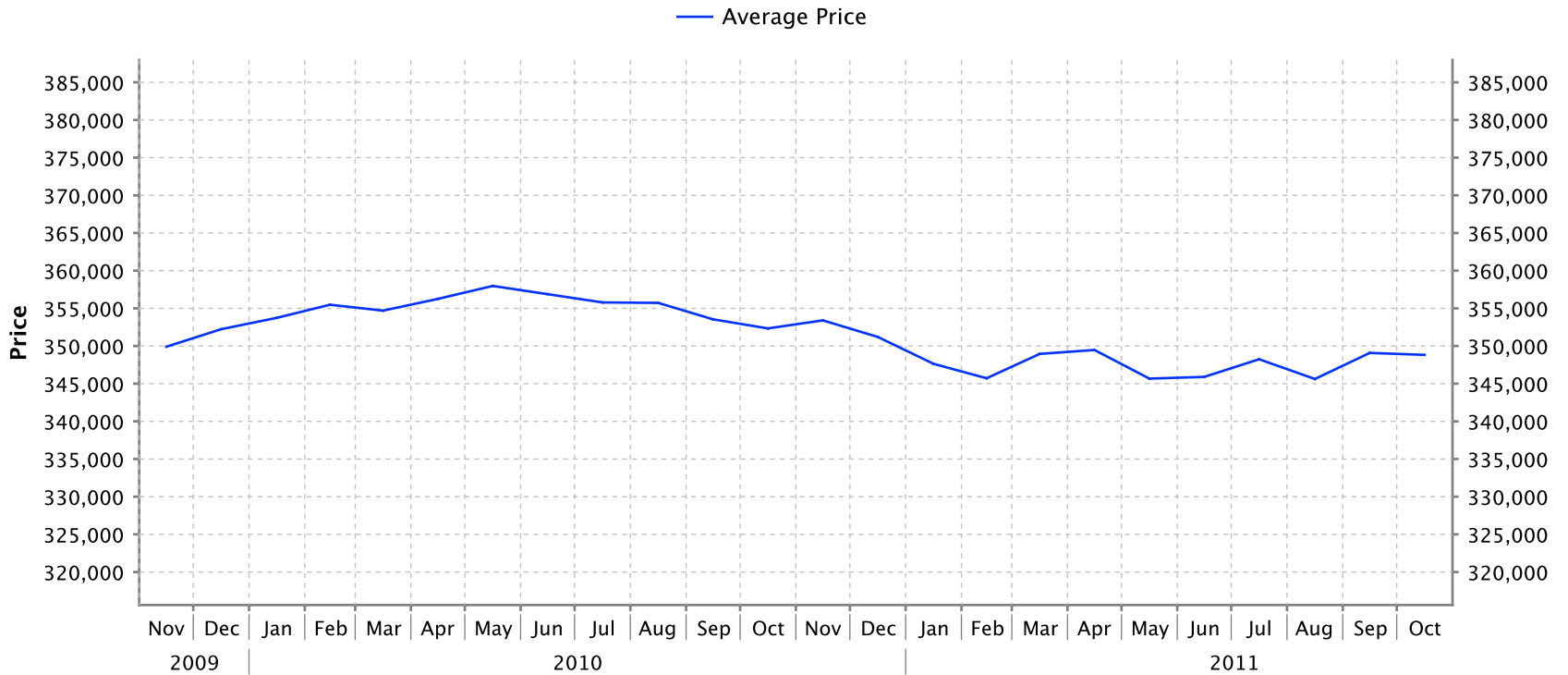


Cowichan Valley

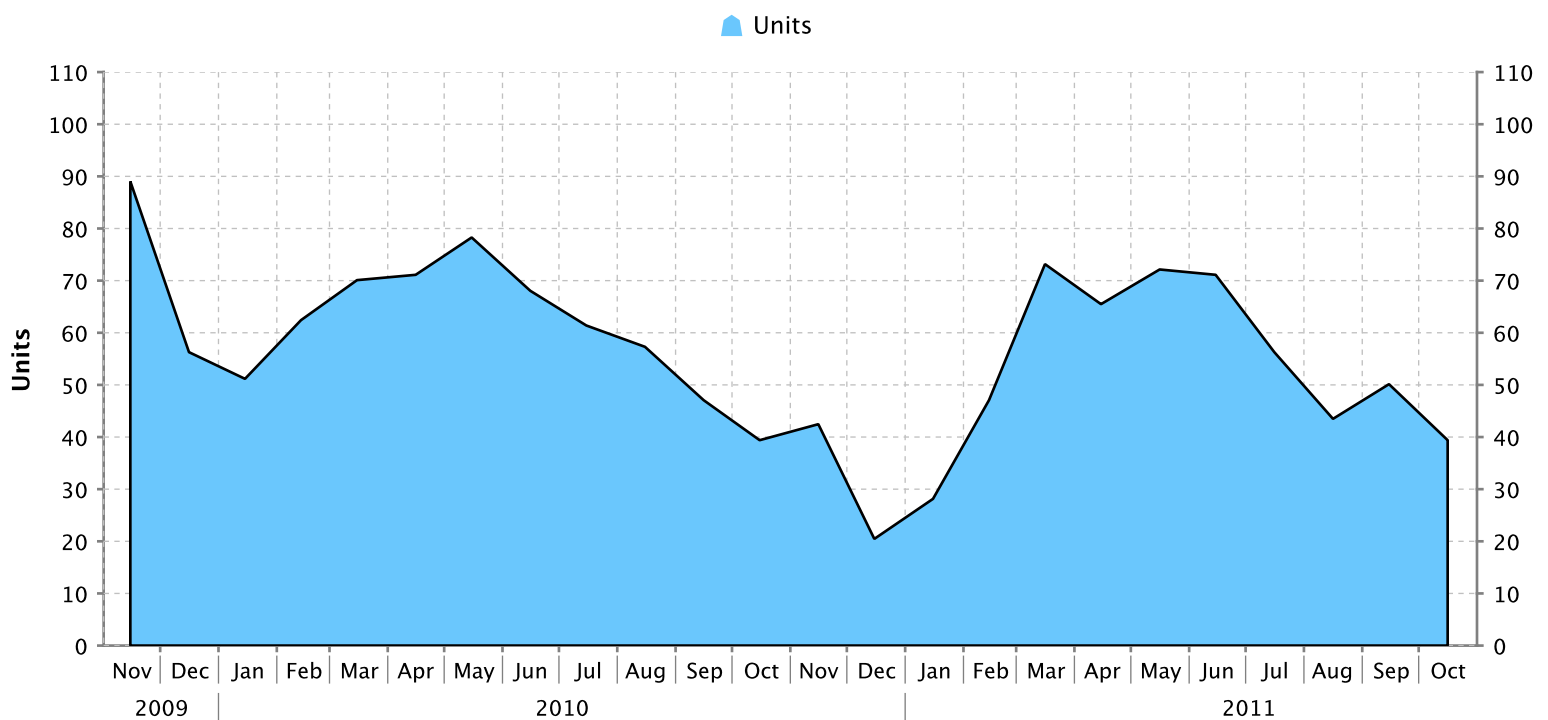
as at October 31, 2011

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	11	18	-39%	330	278	19%
Units Reported Sold	5	9	-44%	68	123	-45%
Sell/List Ratio	45%	50%		21%	44%	
Reported Sales Dollars	\$659,900	\$1,149,200	-43%	\$9,256,100	\$16,430,520	-44%
Average Sell Price / Unit	\$131,980	\$127,689	3%	\$136,119	\$133,581	2%
Median Sell Price	\$125,000			\$133,900		
Sell Price / List Price	97%	89%		94%	93%	
Days to Sell	65	138	-53%	86	144	-40%
Active Listings	182	150				
Single Family						
Units Listed	95	78	22%	1,535	1,505	2%
Units Reported Sold	39	39	0%	606	749	-19%
Sell/List Ratio	41%	50%		39%	50%	
Reported Sales Dollars	\$13,028,375	\$13,185,500	-1%	\$211,386,192	\$263,899,170	-20%
Average Sell Price / Unit	\$334,061	\$338,090	-1%	\$348,822	\$352,335	-1%
Median Sell Price	\$333,000			\$340,000		
Sell Price / List Price	94%	93%		96%	95%	
Days to Sell	76	78	-3%	70	73	-4%
Active Listings	489	429				
Condos (Apt)						
Units Listed	6	10	-40%	144	193	-25%
Units Reported Sold	7	4	75%	67	82	-18%
Sell/List Ratio	117%	40%		47%	42%	
Reported Sales Dollars	\$1,299,000	\$642,700	102%	\$10,899,500	\$14,004,045	-22%
Average Sell Price / Unit	\$185,571	\$160,675	15%	\$162,679	\$170,781	-5%
Median Sell Price	\$119,000			\$155,000		
Sell Price / List Price	92%	93%		94%	94%	
Days to Sell	170	54	213%	95	67	43%
Active Listings	62	83				
Condos (Patio)						
Units Listed	4	4	0%	48	38	26%
Units Reported Sold	1	0		22	19	16%
Sell/List Ratio	25%	0%		46%	50%	
Reported Sales Dollars	\$150,050	\$0		\$5,654,950	\$5,342,292	6%
Average Sell Price / Unit	\$150,050			\$257,043	\$281,173	-9%
Median Sell Price	\$150,050			\$260,000		
Sell Price / List Price	101%			94%	97%	
Days to Sell	6			115	80	44%
Active Listings	19	15				
Condos (Twnhse)						
Units Listed	10	6	67%	217	177	23%
Units Reported Sold	2	10	-80%	63	80	-21%
Sell/List Ratio	20%	167%		29%	45%	
Reported Sales Dollars	\$424,900	\$2,341,900	-82%	\$15,328,457	\$21,188,127	-28%
Average Sell Price / Unit	\$212,450	\$234,190	-9%	\$243,309	\$264,852	-8%
Median Sell Price	\$257,900			\$223,000		
Sell Price / List Price	92%	95%		95%	97%	
Days to Sell	128	102	25%	82	80	1%
Active Listings	90	43				

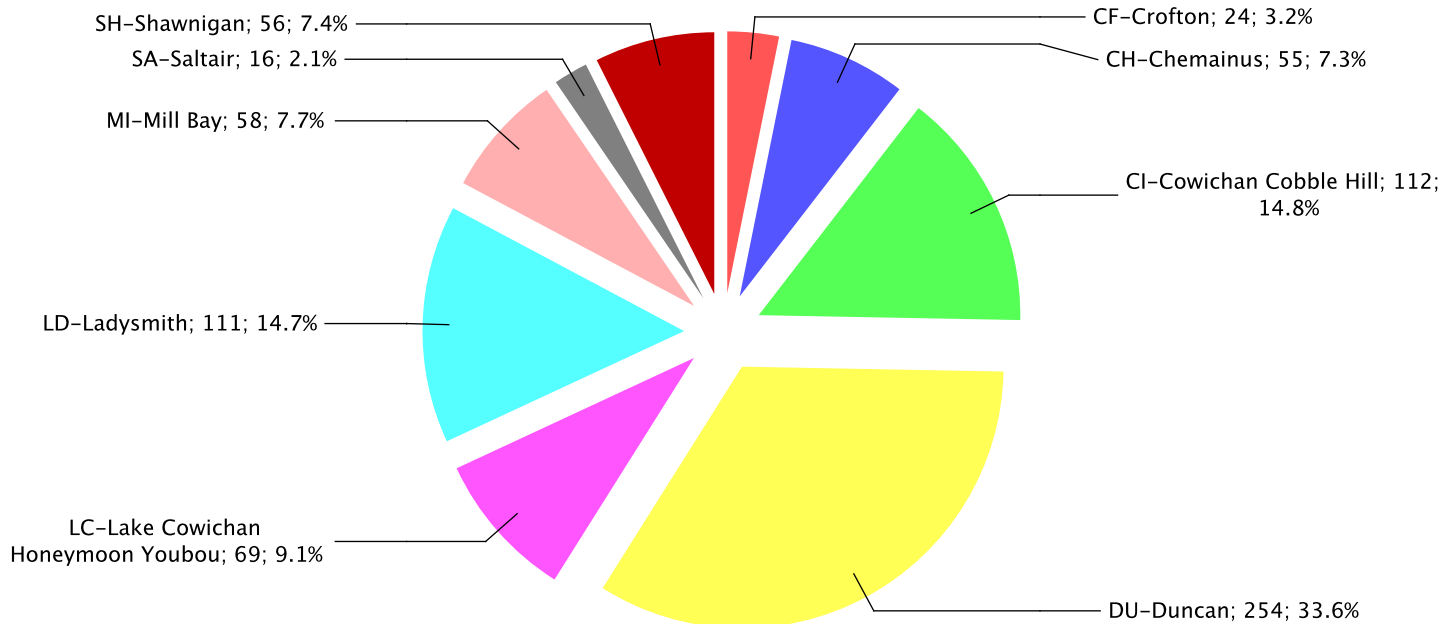
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Oct 31, 2011

	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	3	4	9	3	2	0	1	1	0	1	0	0	0	24
CH-Chemainus	1	2	7	10	17	8	4	3	1	0	2	0	0	0	55
CI-Cowichan Cobble Hill	0	0	2	7	17	24	16	15	16	7	3	4	0	1	112
DU-Duncan	1	7	15	55	48	52	32	15	17	5	5	1	1	0	254
LC-Lake Cowichan Honeymoon Youbou	3	16	17	7	6	1	3	5	4	3	1	3	0	0	69
LD-Ladysmith	1	10	15	18	26	18	10	4	5	1	2	0	1	0	111
MI-Mill Bay	1	0	0	1	5	5	12	13	11	4	4	0	1	1	58
SA-Saltair	0	0	0	1	7	1	1	3	3	0	0	0	0	0	16
SH-Shawnigan	0	0	1	6	9	15	6	12	2	3	2	0	0	0	56
Zone 3 TOTALS	7	38	61	114	138	126	84	71	60	23	20	8	3	2	755

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to October 31, 2011 = 755