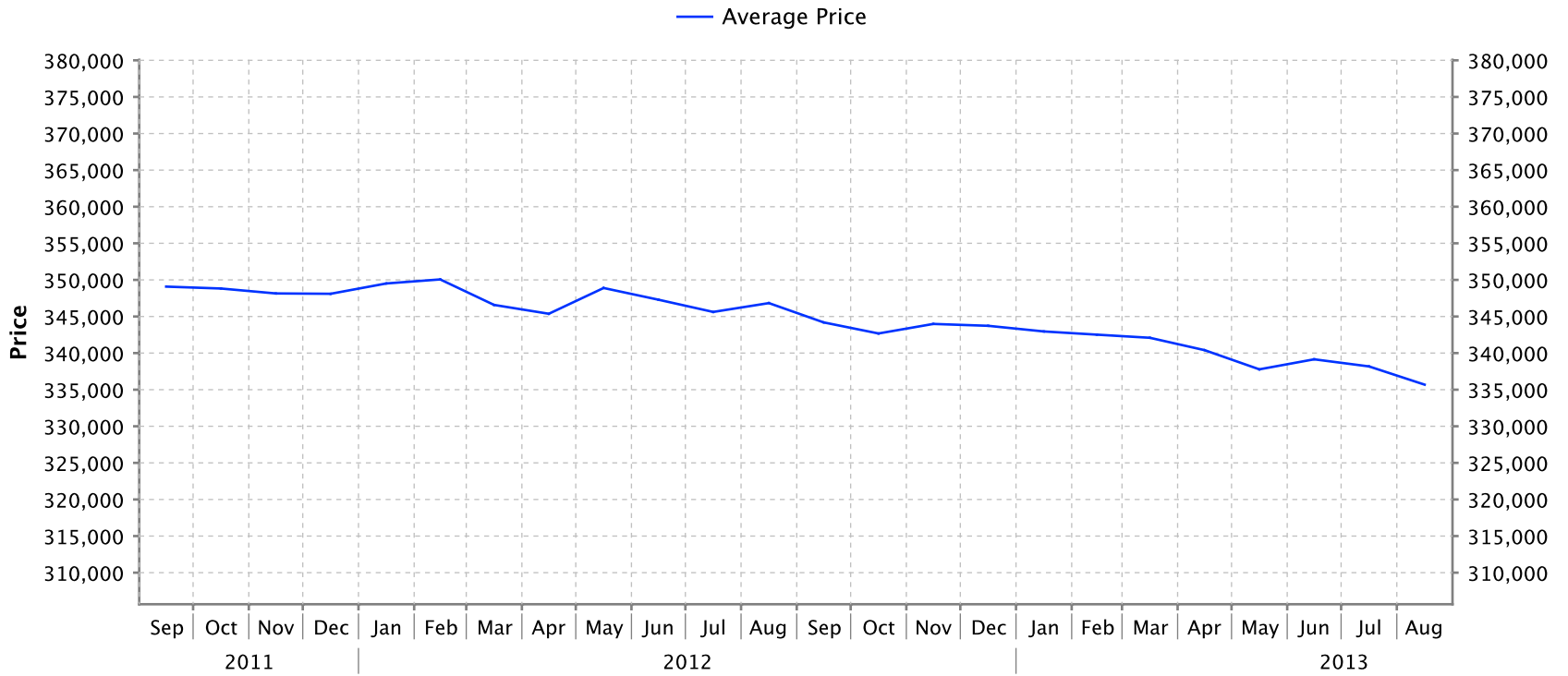


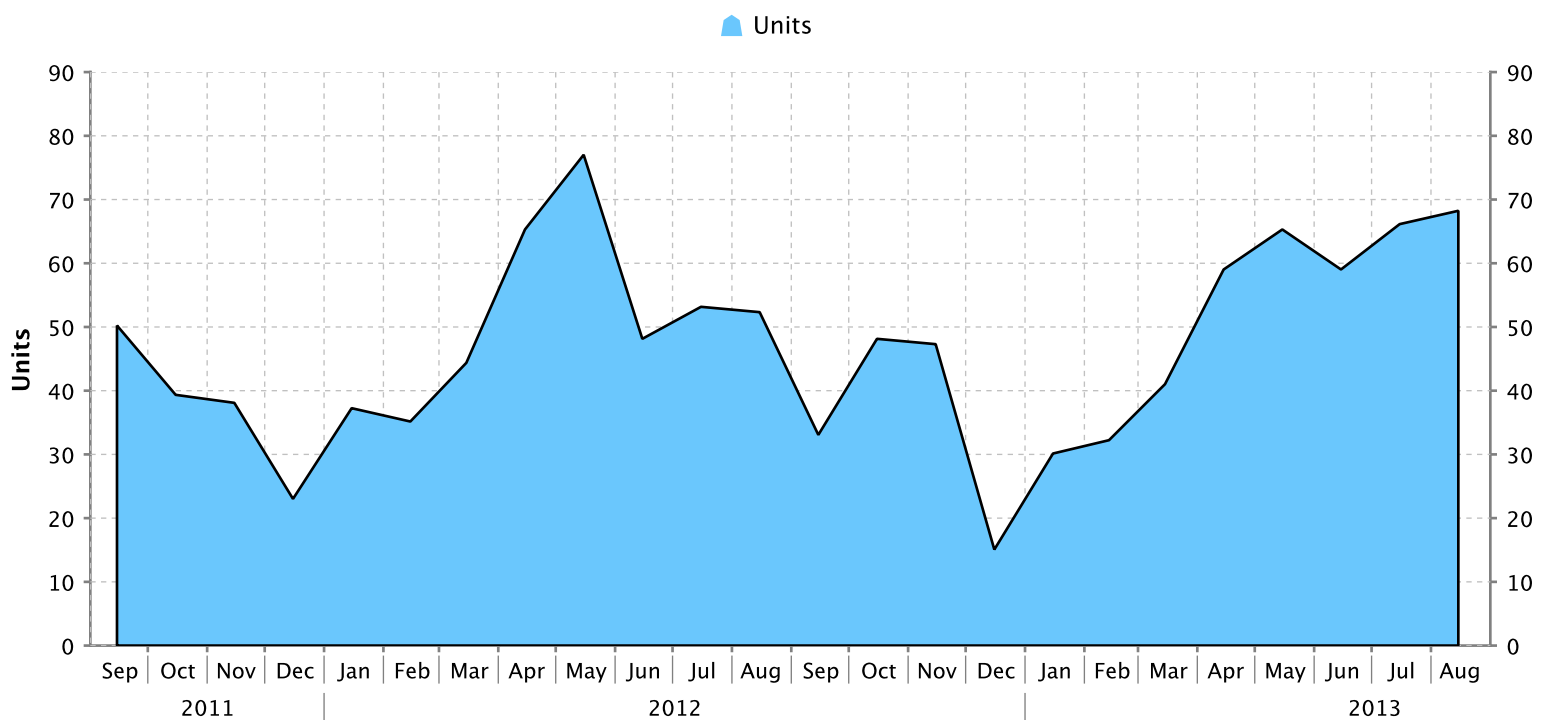
Cowichan Valley as at August 31, 2013

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	15	15	0%	296	240	23%
Units Reported Sold	5	2	150%	56	51	10%
Sell/List Ratio	33%	13%		19%	21%	
Reported Sales Dollars	\$662,145	\$243,500	172%	\$7,075,854	\$7,207,276	-2%
Average Sell Price / Unit	\$132,429	\$121,750	9%	\$126,355	\$141,319	-11%
Median Sell Price	\$131,145			\$125,000		
Sell Price / List Price	89%	91%		85%	93%	
Days to Sell	104	90	16%	83	82	1%
Active Listings	186	146				
Single Family						
Units Listed	86	163	-47%	1,412	1,547	-9%
Units Reported Sold	68	52	31%	563	561	0%
Sell/List Ratio	79%	32%		40%	36%	
Reported Sales Dollars	\$22,262,100	\$18,255,193	22%	\$188,990,615	\$194,571,867	-3%
Average Sell Price / Unit	\$327,384	\$351,061	-7%	\$335,685	\$346,830	-3%
Median Sell Price	\$330,000			\$320,000		
Sell Price / List Price	93%	94%		93%	94%	
Days to Sell	86	61	41%	76	72	5%
Active Listings	529	600				
Condos (Apt)						
Units Listed	3	20	-85%	173	198	-13%
Units Reported Sold	4	7	-43%	60	53	13%
Sell/List Ratio	133%	35%		35%	27%	
Reported Sales Dollars	\$798,600	\$1,572,500	-49%	\$9,256,075	\$8,561,000	8%
Average Sell Price / Unit	\$199,650	\$224,643	-11%	\$154,268	\$161,528	-4%
Median Sell Price	\$199,000			\$141,000		
Sell Price / List Price	100%	89%		93%	92%	
Days to Sell	103	112	-8%	82	122	-32%
Active Listings	100	93				
Condos (Patio)						
Units Listed	3	3	0%	44	72	-39%
Units Reported Sold	5	4	25%	29	32	-9%
Sell/List Ratio	167%	133%		66%	44%	
Reported Sales Dollars	\$1,425,900	\$1,105,300	29%	\$7,405,500	\$8,352,050	-11%
Average Sell Price / Unit	\$285,180	\$276,325	3%	\$255,362	\$261,002	-2%
Median Sell Price	\$245,000			\$240,000		
Sell Price / List Price	90%	95%		93%	95%	
Days to Sell	124	116	7%	103	94	10%
Active Listings	16	29				
Condos (Twnhse)						
Units Listed	14	22	-36%	220	229	-4%
Units Reported Sold	5	7	-29%	51	66	-23%
Sell/List Ratio	36%	32%		23%	29%	
Reported Sales Dollars	\$1,267,500	\$1,768,900	-28%	\$13,229,277	\$15,323,070	-14%
Average Sell Price / Unit	\$253,500	\$252,700	0%	\$259,398	\$232,168	12%
Median Sell Price	\$240,000			\$253,000		
Sell Price / List Price	93%	92%		95%	94%	
Days to Sell	77	54	41%	92	97	-5%
Active Listings	94	102				

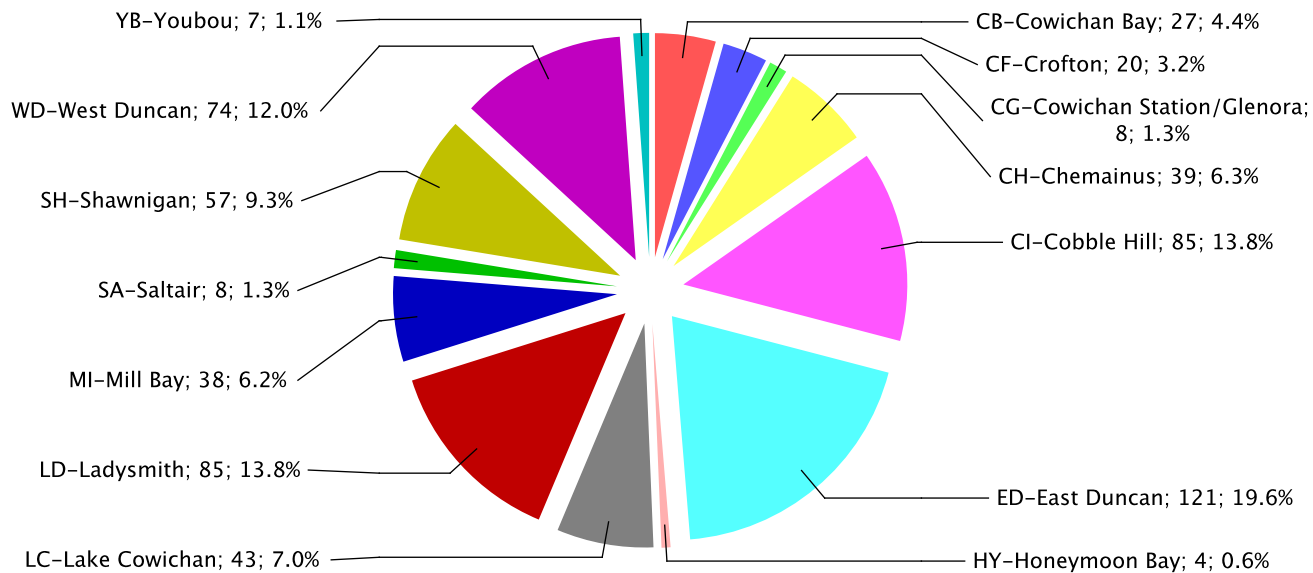
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 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	4	6	4	2	3	0	0	0	0	0	27
CF-Crofton	1	5	3	5	4	1	1	0	0	0	0	0	0	0	20
CG-Cowichan Station/Glenora	0	0	0	2	0	2	1	0	1	0	2	0	0	0	8
CH-Chemainus	2	1	5	6	10	10	2	1	1	0	0	1	0	0	39
CI-Cobble Hill	0	0	5	7	14	18	13	14	10	1	3	0	0	0	85
ED-East Duncan	0	6	9	19	22	21	12	10	11	4	5	1	1	0	121
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	1	4	20	21	14	12	3	5	2	2	0	0	0	1	85
MI-Mill Bay	2	1	0	3	3	3	4	6	12	1	1	1	0	1	38
SA-Saltair	0	1	0	1	3	0	2	0	0	0	0	0	0	1	8
SH-Shawnigan	0	0	2	4	10	12	8	6	8	2	2	2	1	0	57
WD-West Duncan	0	2	9	19	23	8	3	4	4	1	1	0	0	0	74
YB-Youbou	2	0	2	1	2	0	0	0	0	0	0	0	0	0	7
Zone 3 TOTALS	18	30	68	101	112	96	54	48	53	11	14	6	2	3	616

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2013 = 616