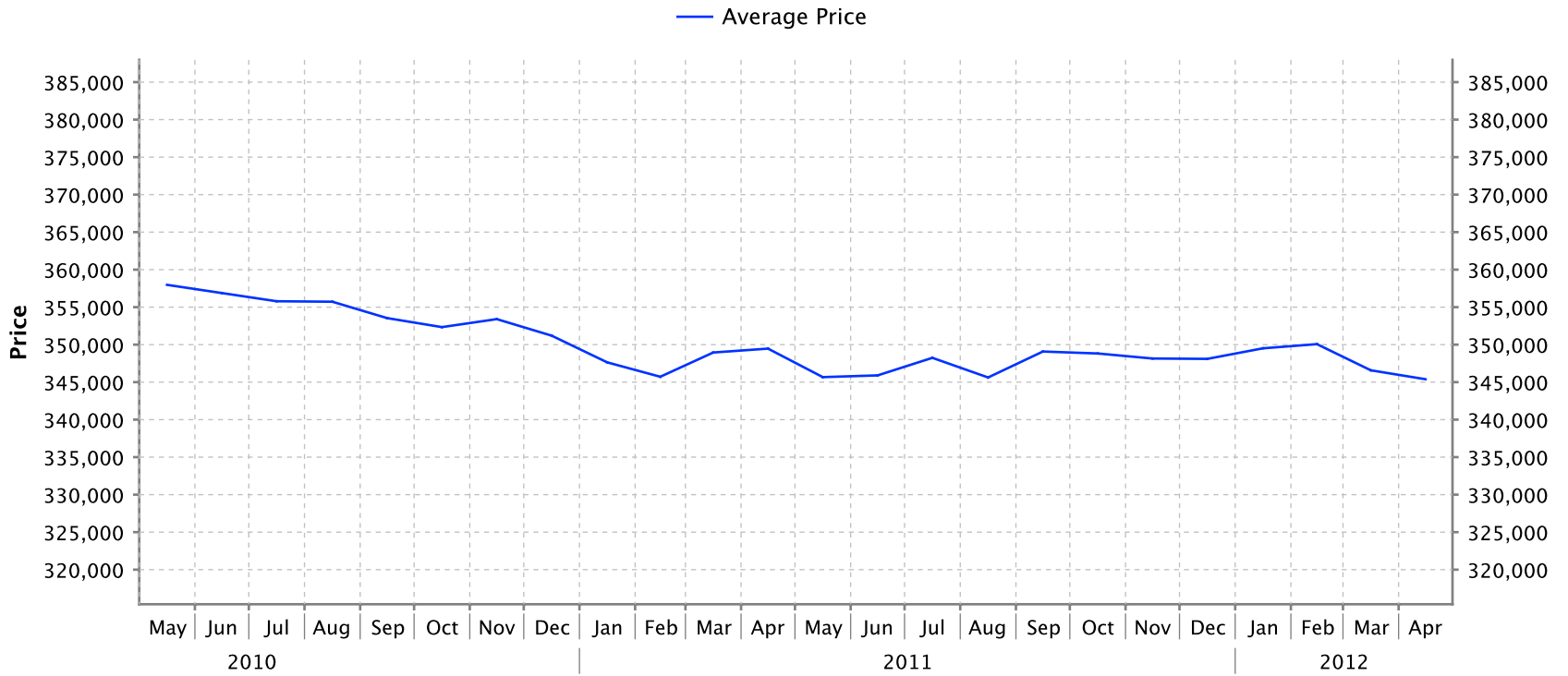


Cowichan Valley

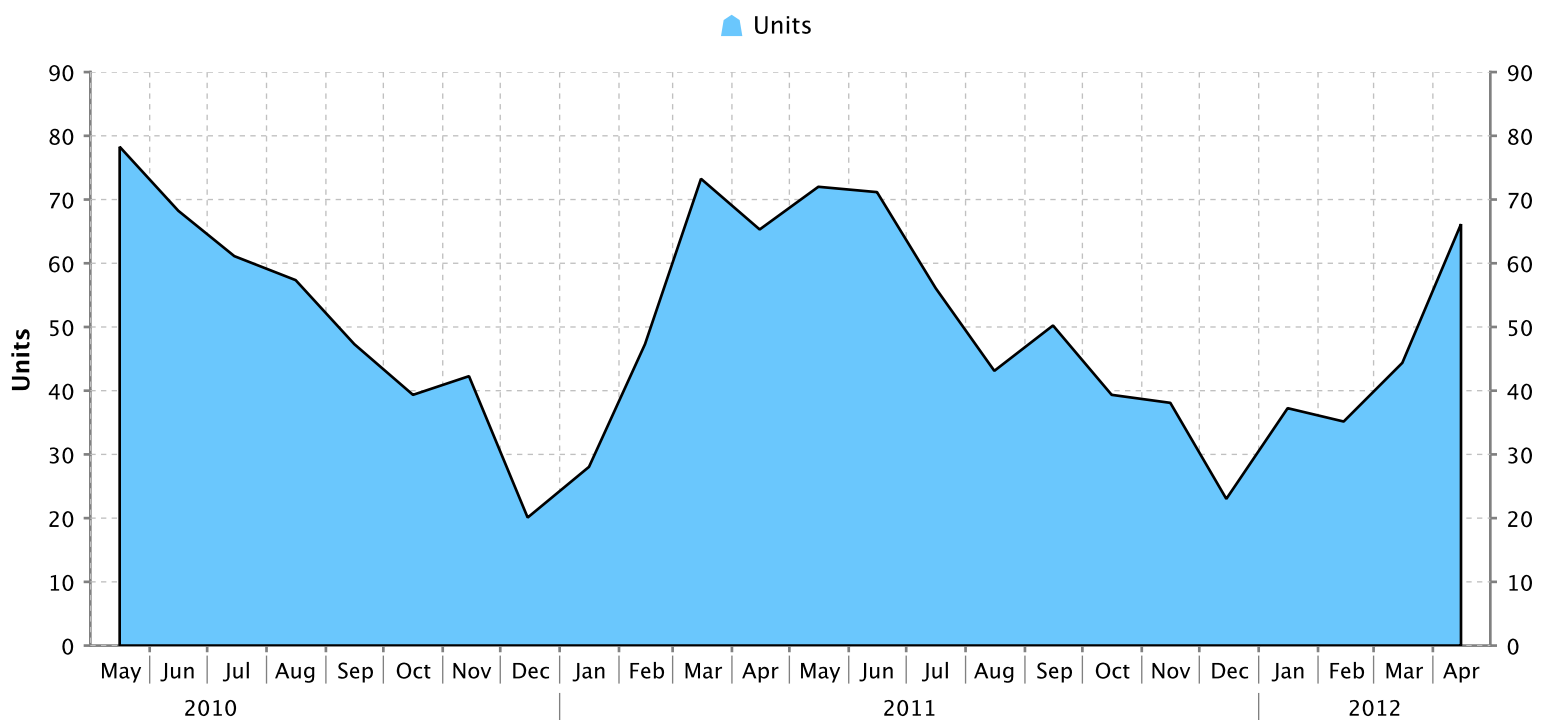
as at April 30, 2012

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	27	29	-7%	295	294	0%
Units Reported Sold	2	9	-78%	49	82	-40%
Sell/List Ratio	7%	31%		17%	28%	
Reported Sales Dollars	\$319,000	\$937,600	-66%	\$6,821,300	\$10,650,250	-36%
Average Sell Price / Unit	\$159,500	\$104,178	53%	\$139,210	\$129,881	7%
Median Sell Price	\$190,000			\$135,000		
Sell Price / List Price	98%	91%		93%	93%	
Days to Sell	40	87	-54%	83	113	-26%
Active Listings	165	148				
Single Family						
Units Listed	170	150	13%	1,519	1,477	3%
Units Reported Sold	66	65	2%	574	627	-8%
Sell/List Ratio	39%	43%		38%	42%	
Reported Sales Dollars	\$23,063,989	\$23,401,868	-1%	\$198,252,377	\$219,219,587	-10%
Average Sell Price / Unit	\$349,454	\$360,029	-3%	\$345,387	\$349,633	-1%
Median Sell Price	\$325,000			\$335,000		
Sell Price / List Price	95%	96%		95%	96%	
Days to Sell	78	51	52%	72	74	-3%
Active Listings	555	491				
Condos (Apt)						
Units Listed	13	11	18%	200	147	36%
Units Reported Sold	4	2	100%	63	68	-7%
Sell/List Ratio	31%	18%		32%	46%	
Reported Sales Dollars	\$461,050	\$263,000	75%	\$9,893,450	\$11,787,100	-16%
Average Sell Price / Unit	\$115,262	\$131,500	-12%	\$157,039	\$173,340	-9%
Median Sell Price	\$87,750			\$137,500		
Sell Price / List Price	95%	87%		93%	94%	
Days to Sell	66	72	-8%	105	73	44%
Active Listings	109	76				
Condos (Patio)						
Units Listed	6	2	200%	65	40	62%
Units Reported Sold	5	1	400%	29	15	93%
Sell/List Ratio	83%	50%		45%	38%	
Reported Sales Dollars	\$1,634,700	\$220,000	643%	\$7,842,750	\$4,282,676	83%
Average Sell Price / Unit	\$326,940	\$220,000	49%	\$270,440	\$285,512	-5%
Median Sell Price	\$322,450			\$276,500		
Sell Price / List Price	96%	88%		96%	95%	
Days to Sell	72	337	-79%	85	98	-13%
Active Listings	30	25				
Condos (Twnhse)						
Units Listed	19	21	-10%	221	189	17%
Units Reported Sold	9	4	125%	75	61	23%
Sell/List Ratio	47%	19%		34%	32%	
Reported Sales Dollars	\$2,077,970	\$1,333,400	56%	\$16,896,128	\$15,703,467	8%
Average Sell Price / Unit	\$230,886	\$333,350	-31%	\$225,282	\$257,434	-12%
Median Sell Price	\$216,000			\$212,950		
Sell Price / List Price	97%	97%		95%	95%	
Days to Sell	85	68	25%	89	74	20%
Active Listings	78	78				

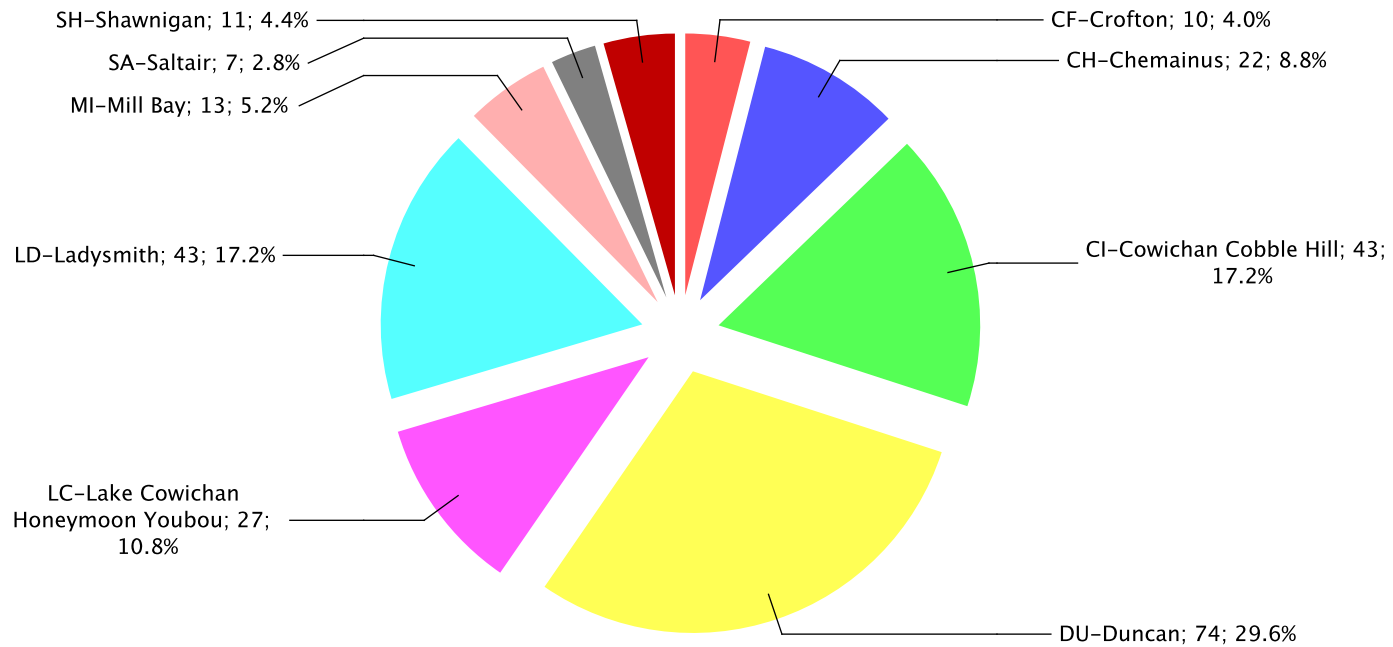
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Apr 30, 2012

	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	0	2	3	3	0	0	1	1	0	0	0	0	0	10
CH-Chemainus	0	1	2	7	4	5	1	1	0	0	0	0	0	1	22
CI-Cowichan Cobble Hill	0	0	0	4	11	8	6	5	6	2	0	0	0	1	43
DU-Duncan	0	4	8	15	13	10	9	6	5	2	1	0	0	1	74
LC-Lake Cowichan Honeymoon Youbou	2	6	3	3	4	1	1	3	0	2	0	0	1	1	27
LD-Ladysmith	0	3	6	6	10	10	2	4	0	0	1	0	1	0	43
MI-Mill Bay	0	0	0	0	1	1	1	1	6	0	2	1	0	0	13
SA-Saltair	0	1	0	0	1	3	1	0	0	1	0	0	0	0	7
SH-Shawnigan	0	0	0	0	4	2	1	0	2	2	0	0	0	0	11
Zone 3 TOTALS	2	15	21	38	51	40	22	21	20	9	4	1	2	4	250

Cowichan Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to April 30, 2012 = 250