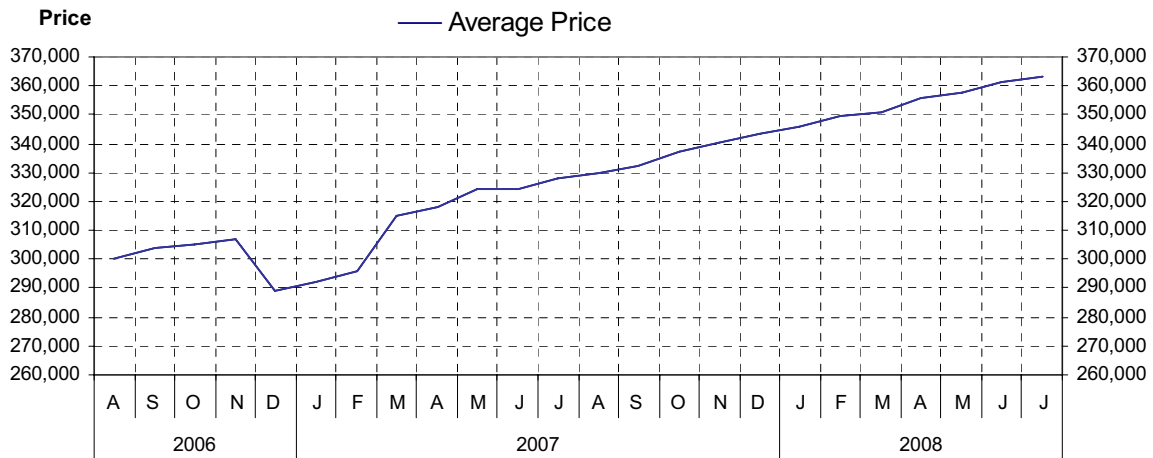


Nanaimo

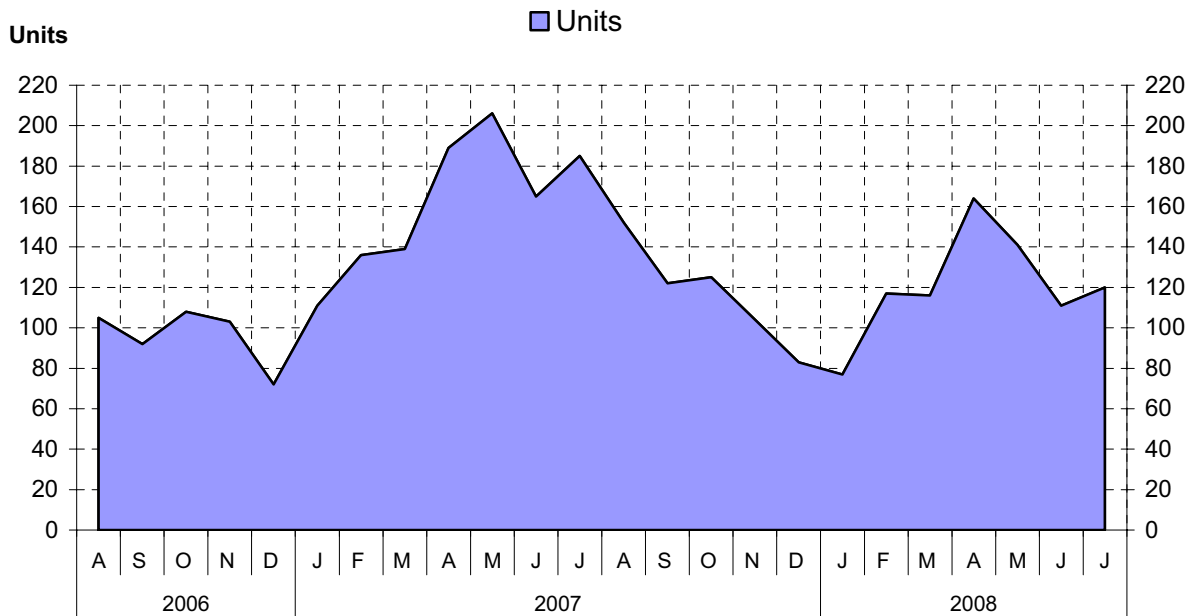
as at July 31, 2008

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

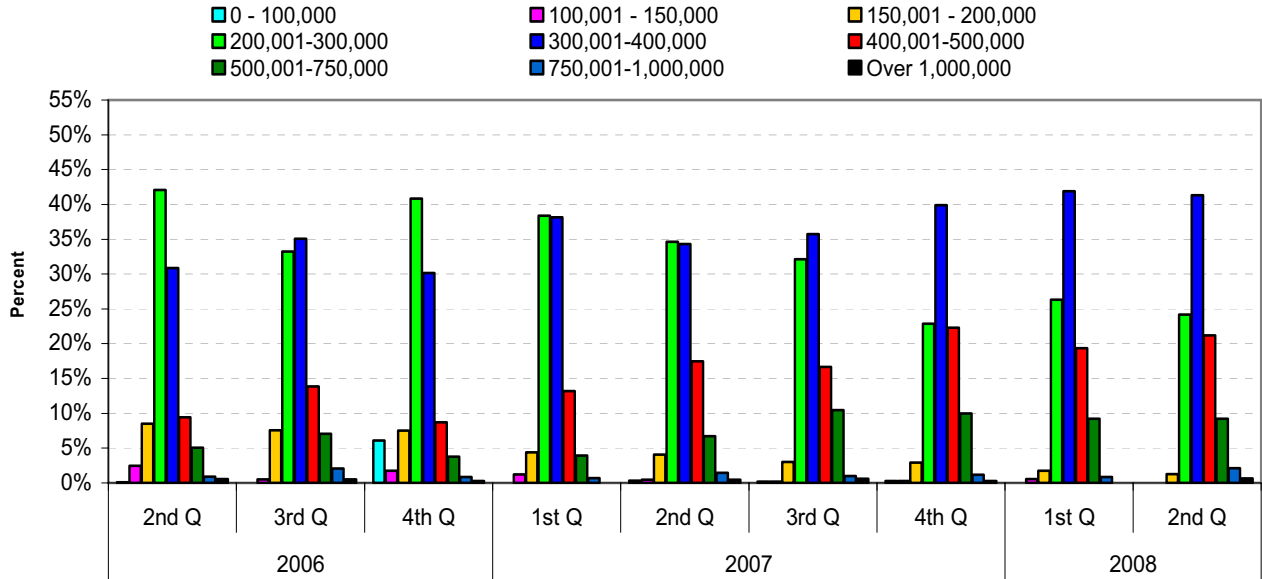
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	29	37	-22%	560	380	47%
Units Reported Sold	5	11	-55%	163	137	19%
Sell/List Ratio	17%	30%		29%	36%	
Reported Sales Dollars	\$708,500	\$1,895,034	-63%	\$27,063,392	\$22,508,242	20%
Average Sell Price / Unit	\$141,700	\$172,276	-18%	\$166,033	\$164,294	1%
Median Sell Price	\$125,000			\$155,000		
Sell Price / List Price Ratio	89%	96%		97%	97%	
Days to Sell	85	118	-28%	77	72	7%
Active Listings	232					
Single Family						
Units Listed	215	226	-5%	2531	2547	-1%
Units Reported Sold	120	185	-35%	1432	1593	-10%
Sell/List Ratio	56%	82%		57%	63%	
Reported Sales Dollars	\$43,701,828	\$65,057,599	-33%	\$519,772,033	\$522,815,949	-1%
Average Sell Price / Unit	\$364,182	\$351,663	4%	\$362,969	\$328,196	11%
Median Sell Price	\$342,500			\$350,700		
Sell Price / List Price Ratio	96%	97%		97%	97%	
Days to Sell	40	41	-3%	48	49	-1%
Active Listings	662					
Condos (Apt)						
Units Listed	70	55	27%	688	502	37%
Units Reported Sold	28	28	0%	298	313	-5%
Sell/List Ratio	40%	51%		43%	62%	
Reported Sales Dollars	\$7,550,100	\$5,785,600	30%	\$68,574,680	\$63,222,837	8%
Average Sell Price / Unit	\$269,646	\$206,629	30%	\$230,116	\$201,990	14%
Median Sell Price	\$209,900			\$205,000		
Sell Price / List Price Ratio	97%	97%		96%	96%	
Days to Sell	55	55	-2%	57	61	-7%
Active Listings	325					
Condos (Twnhse)						
Units Listed	65	27	141%	395	340	16%
Units Reported Sold	29	20	45%	205	219	-6%
Sell/List Ratio	45%	74%		52%	64%	
Reported Sales Dollars	\$7,473,403	\$4,843,900	54%	\$52,444,683	\$50,160,122	5%
Average Sell Price / Unit	\$257,704	\$242,195	6%	\$255,828	\$229,042	12%
Median Sell Price	\$245,000			\$239,900		
Sell Price / List Price Ratio	97%	98%		97%	97%	
Days to Sell	33	26	28%	46	55	-15%
Active Listings	138					

PLEASE NOTE:

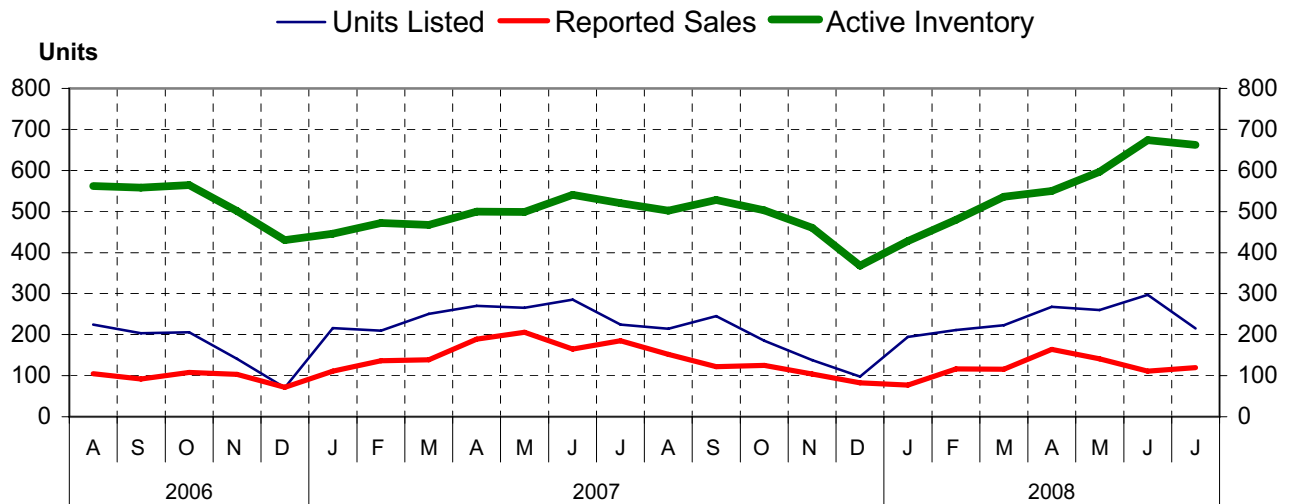
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

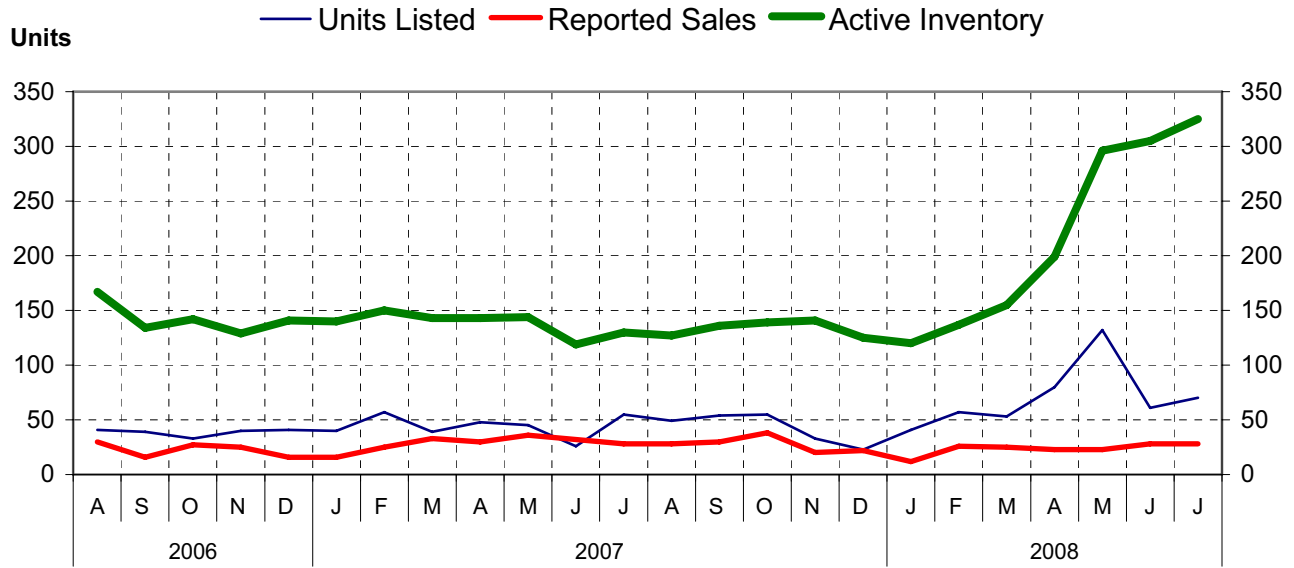
Percentage of Market Share by Price Range Nanaimo



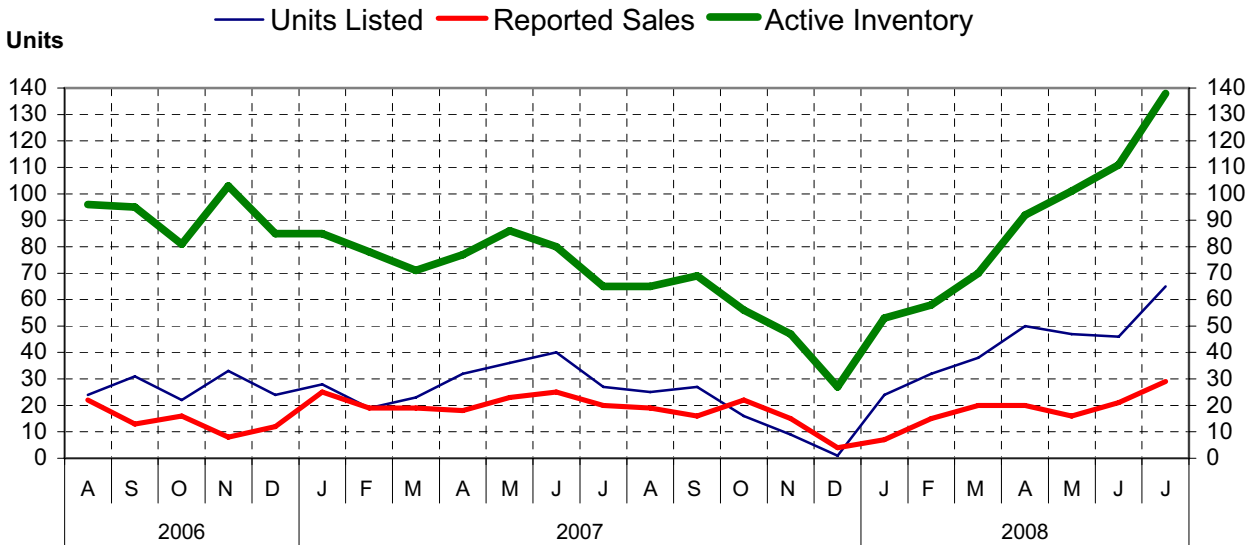
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

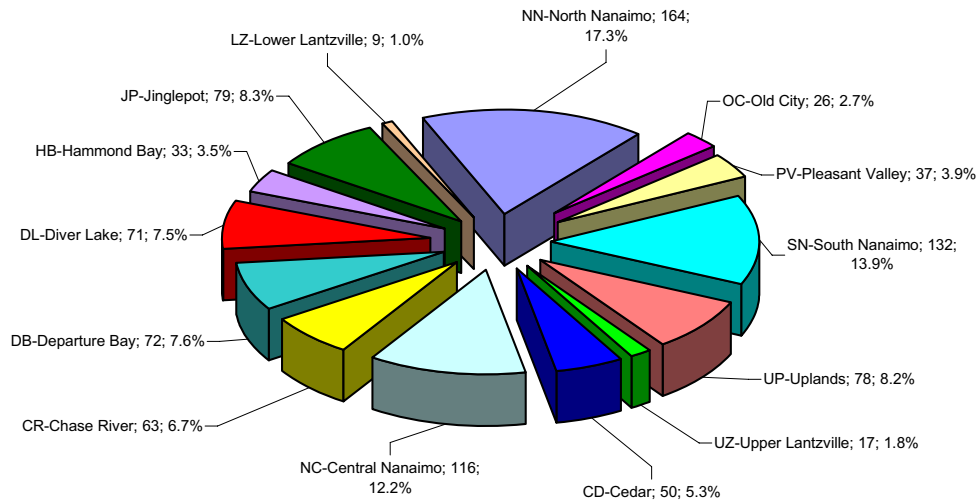


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CD-Cedar	0	0	1	12	10	17	8	2	0	50
NC-Central Nanaimo	0	1	3	59	50	2	1	0	0	116
CR-Chase River	0	0	0	6	35	18	4	0	0	63
DB-Departure Bay	0	0	0	7	47	10	8	0	0	72
DL-Diver Lake	0	0	2	13	49	7	0	0	0	71
HB-Hammond Bay	0	0	0	0	8	11	14	0	0	33
JP-Jinglepot	0	0	0	6	28	29	14	2	0	79
LZ-Lower Lantzville	0	0	0	2	2	2	1	1	1	9
NN-North Nanaimo	0	0	0	11	42	68	36	4	3	164
OC-Old City	0	0	0	16	9	1	0	0	0	26
PV-Pleasant Valley	0	0	0	4	24	7	1	1	0	37
SN-South Nanaimo	0	1	9	88	29	2	2	1	0	132
UP-Uplands	0	0	0	13	46	15	2	2	0	78
UZ-Upper Lantzville	0	0	0	1	12	2	2	0	0	17
ZONE 4 TOTALS	0	2	15	238	391	191	93	13	4	947

Single Family Sales - Nanaimo by Subarea



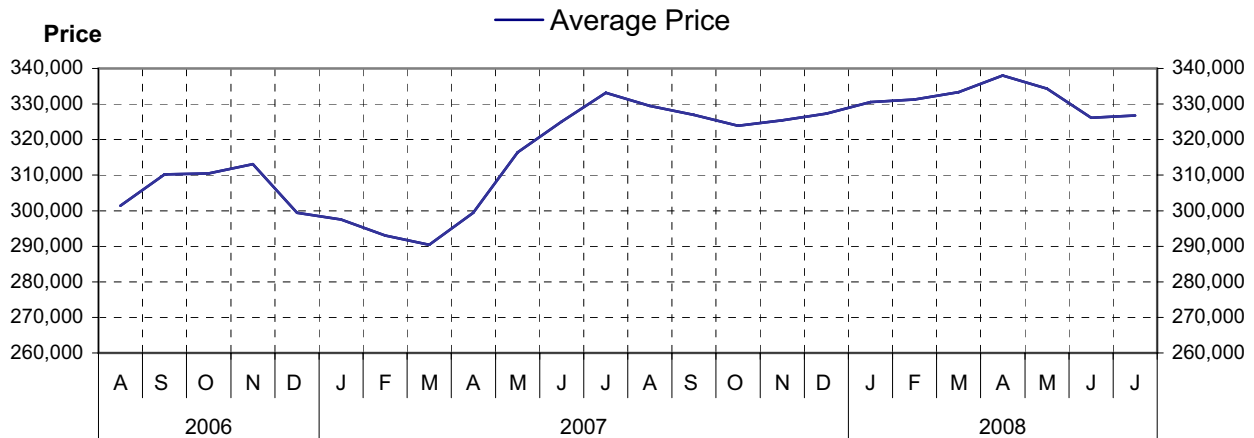
Total Unconditional Sales January 1 to July 31, 2008 = 947

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	5	2	150%	61	60	2%
Units Reported Sold	1	4	-75%	35	41	-15%
Sell/List Ratio	20%	200%		57%	68%	
Reported Sales Dollars	\$194,000	\$531,500	-63%	\$4,755,600	\$5,226,300	-9%
Average Sell Price / Unit	\$194,000	\$132,875	46%	\$135,874	\$127,471	7%
Median Sell Price	\$194,000			\$133,000		
Sell Price / List Price Ratio	94%	90%		92%	95%	
Days to Sell	72	53	36%	63	62	2%
Active Listings	20					
Single Family						
Units Listed	8	11	-27%	110	119	-8%
Units Reported Sold	4	11	-64%	56	70	-20%
Sell/List Ratio	50%	100%		51%	59%	
Reported Sales Dollars	\$1,561,500	\$3,805,600	-59%	\$18,301,700	\$23,328,400	-22%
Average Sell Price / Unit	\$390,375	\$345,964	13%	\$326,816	\$333,263	-2%
Median Sell Price	\$397,500			\$327,500		
Sell Price / List Price Ratio	90%	95%		97%	95%	
Days to Sell	62	53	18%	57	59	-3%
Active Listings	37					

Cumulative Residential Average Single Family Sale Price



PLEASE NOTE:

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