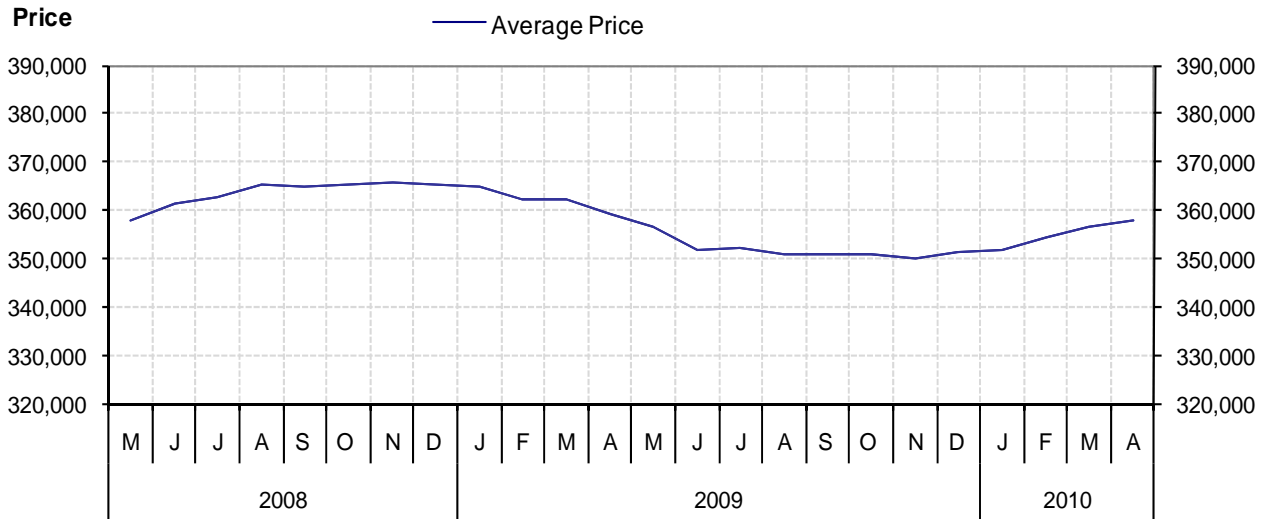


Nanaimo

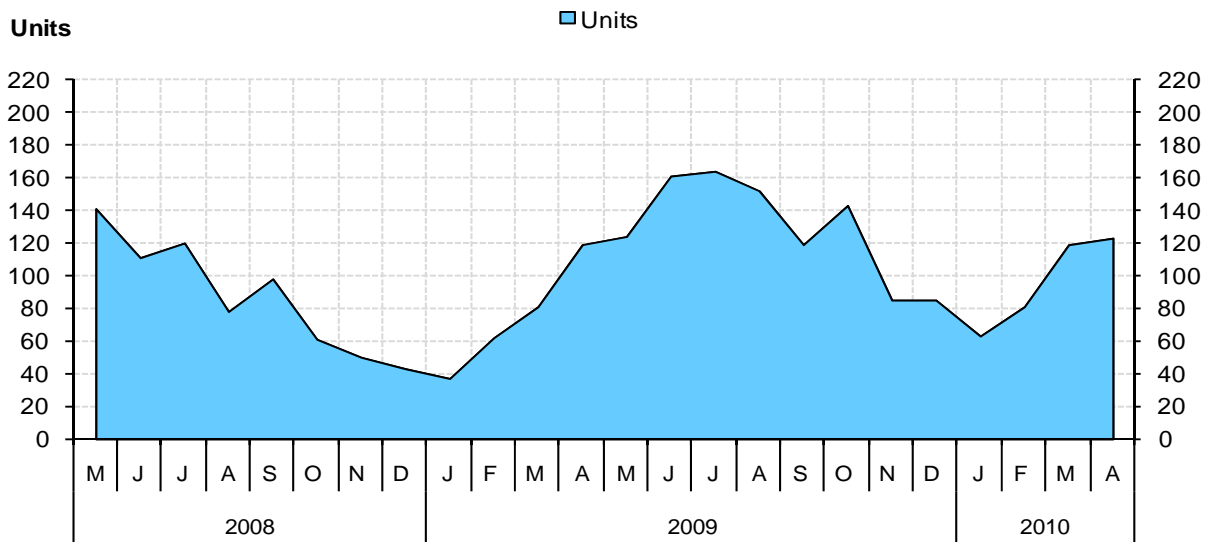
as at April 30, 2010

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	21	14	50%	315	362	-13%
Units Reported Sold	13	4	225%	161	73	121%
Sell/List Ratio	62%	29%		51%	20%	
Reported Sales Dollars	\$2,028,525	\$378,000	437%	\$23,817,950	\$10,170,360	134%
Average Sell Price / Unit	\$156,040	\$94,500	65%	\$147,938	\$139,320	6%
Median Sell Price	\$171,125			\$124,900		
Sell Price / List Price Ratio	96%	84%		95%	90%	
Days to Sell	157	45	248%	106	138	-23%
Active Listings	93	196				
Single Family						
Units Listed	235	230	2%	2317	2488	-7%
Units Reported Sold	123	119	3%	1411	999	41%
Sell/List Ratio	52%	52%		61%	40%	
Reported Sales Dollars	\$45,240,026	\$41,944,019	8%	\$505,090,764	\$359,102,479	41%
Average Sell Price / Unit	\$367,805	\$352,471	4%	\$357,967	\$359,462	0%
Median Sell Price	\$356,000			\$345,000		
Sell Price / List Price Ratio	97%	95%		96%	95%	
Days to Sell	45	54	-16%	50	51	-2%
Active Listings	582	621				
Condos (Apt)						
Units Listed	132	34	288%	699	642	9%
Units Reported Sold	20	10	100%	306	190	61%
Sell/List Ratio	15%	29%		44%	30%	
Reported Sales Dollars	\$4,540,700	\$2,096,300	117%	\$69,205,368	\$43,288,443	60%
Average Sell Price / Unit	\$227,035	\$209,630	8%	\$226,161	\$227,834	-1%
Median Sell Price	\$222,000			\$201,350		
Sell Price / List Price Ratio	96%	94%		94%	94%	
Days to Sell	74	85	-13%	82	74	10%
Active Listings	292	188				
Condos (Patio)						
Units Listed	6	4	50%	95	85	12%
Units Reported Sold	4	1	300%	61	35	74%
Sell/List Ratio	67%	25%		64%	41%	
Reported Sales Dollars	\$1,338,241	\$304,900	339%	\$17,495,057	\$10,575,200	65%
Average Sell Price / Unit	\$334,560	\$304,900	10%	\$286,804	\$302,149	-5%
Median Sell Price	\$312,341			\$291,000		
Sell Price / List Price Ratio	99%	100%		97%	96%	
Days to Sell	58	29	102%	66	59	12%
Active Listings	21	34				
Condos (Twnhse)						
Units Listed	29	26	12%	406	422	-4%
Units Reported Sold	17	22	-23%	195	172	13%
Sell/List Ratio	59%	85%		48%	41%	
Reported Sales Dollars	\$4,998,682	\$5,695,460	-12%	\$50,394,813	\$41,829,240	20%
Average Sell Price / Unit	\$294,040	\$258,885	14%	\$258,435	\$243,193	6%
Median Sell Price	\$287,500			\$238,000		
Sell Price / List Price Ratio	98%	94%		96%	96%	
Days to Sell	62	105	-41%	72	58	24%
Active Listings	145	138				

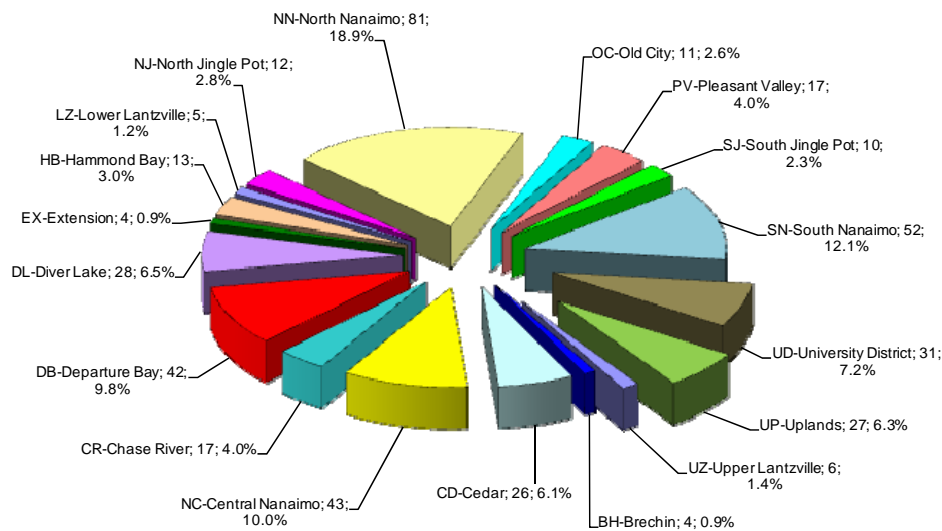
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2010

	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	1	2	1	0	0	0	0	0	0	0	0	4
CD-Cedar	0	3	2	2	1	5	1	2	8	1	0	0	0	1	26
NC-Central Nanaimo	0	0	8	21	6	8	0	0	0	0	0	0	0	0	43
CR-Chase River	0	0	1	1	6	1	5	3	0	0	0	0	0	0	17
DB-Departure Bay	0	0	1	3	11	12	4	4	3	1	1	0	1	1	42
DL-Diver Lake	0	1	0	6	10	6	4	1	0	0	0	0	0	0	28
EX-Extension	0	0	1	1	0	0	0	0	2	0	0	0	0	0	4
HB-Hammond Bay	0	1	0	0	0	4	1	1	1	3	0	2	0	0	13
LZ-Low er Lantzville	0	0	0	0	1	1	0	0	0	1	0	1	0	1	5
NJ-North Jingle Pot	0	0	1	0	0	0	1	2	4	2	1	1	0	0	12
NN-North Nanaimo	0	0	0	2	7	19	20	22	6	3	1	0	0	1	81
OC-Old City	1	0	0	5	1	3	1	0	0	0	0	0	0	0	11
PV-Pleasant Valley	0	0	1	3	4	5	3	0	0	0	1	0	0	0	17
SJ-South Jingle Pot	0	0	0	2	3	0	2	1	1	1	0	0	0	0	10
SN-South Nanaimo	0	6	18	15	10	2	1	0	0	0	0	0	0	0	52
UD-University District	0	1	3	5	4	6	5	2	3	2	0	0	0	0	31
UP-Uplands	0	0	1	7	8	8	2	1	0	0	0	0	0	0	27
UZ-Upper Lantzville	0	0	0	0	0	2	2	2	0	0	0	0	0	0	6
ZONE 4 TOTALS	1	12	37	74	74	83	52	41	28	14	4	4	1	4	429

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to April 30, 2010 = 429

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	4	6	-33%	50	49	2%
Units Reported Sold	2	3	-33%	24	23	4%
Sell/List Ratio	50%	50%		48%	47%	
Reported Sales Dollars	\$323,000	\$267,500	21%	\$3,482,500	\$3,009,500	16%
Average Sell Price / Unit	\$161,500	\$89,167	81%	\$145,104	\$130,848	11%
Median Sell Price	\$179,000			\$148,000		
Sell Price / List Price Ratio	94%	79%		91%	90%	
Days to Sell	46	180	-74%	96	77	25%
Active Listings	19	21				
Single Family						
Units Listed	13	11	18%	123	93	32%
Units Reported Sold	5	4	25%	62	38	63%
Sell/List Ratio	38%	36%		50%	41%	
Reported Sales Dollars	\$1,489,000	\$976,000	53%	\$19,014,750	\$12,192,442	56%
Average Sell Price / Unit	\$297,800	\$244,000	22%	\$306,690	\$320,854	-4%
Median Sell Price	\$290,000			\$295,000		
Sell Price / List Price Ratio	89%	85%		93%	94%	
Days to Sell	115	108	6%	87	55	59%
Active Listings	46	36				

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

Cumulative Residential Average Single Family Sale Price

