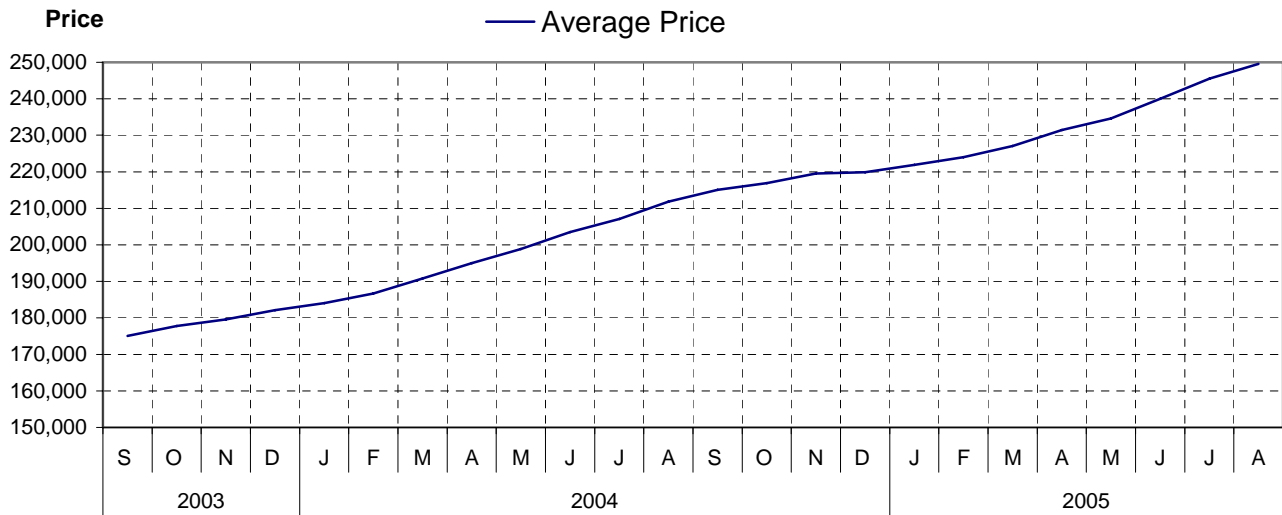


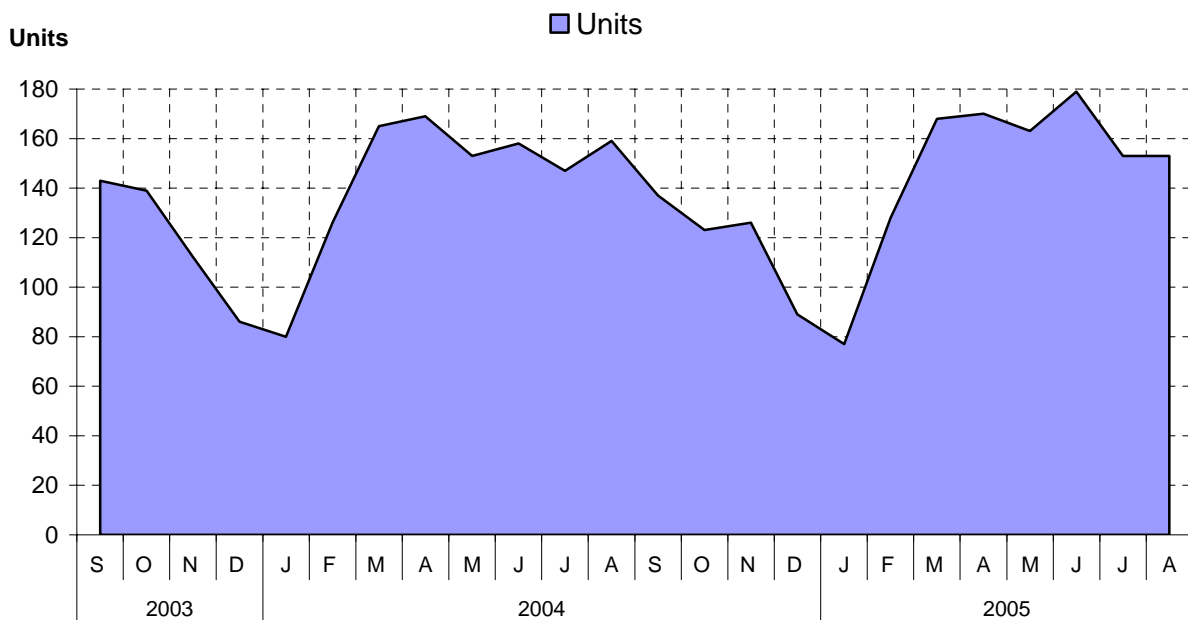
Nanaimo as at August 31, 2005

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

(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	13	36	-63%	212	304	-30%
UNITS REPORTED SOLD	6	6	0%	181	211	-14%
SELL/LIST RATIO	46%	16%	0%	85%	69%	0%
REPORTED SALES DOLLARS	1,796,900	664,700	170%	20,560,268	16,451,432	24%
AVG SELL PRICE/UNIT	299,483	110,783	170%	113,592	77,968	45%
MEDIAN SELL PRICE	431,000	0	0%	92,900	0	0%
PRICE RATIO	76%	99%	0%	95%	97%	0%
DAYS TO SELL	122	22	454%	86	173	-50%
ACTIVE LISTINGS	38	134	-71%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	221	197	12%	2,161	2,219	-2%
UNITS REPORTED SOLD	153	159	-3%	1,667	1,637	1%
SELL/LIST RATIO	69%	80%	0%	77%	73%	0%
REPORTED SALES DOLLARS	42,711,596	37,434,976	14%	415,987,759	346,869,400	19%
AVG SELL PRICE/UNIT	279,160	235,440	18%	249,542	211,893	17%
MEDIAN SELL PRICE	265,000	0	0%	239,900	0	0%
PRICE RATIO	98%	98%	0%	98%	98%	0%
DAYS TO SELL	37	38	-2%	45	39	15%
ACTIVE LISTINGS	430	494	-12%	0	0	0%
CONDOMINIUM (APT)						
UNITS LISTED	49	25	96%	419	413	1%
UNITS REPORTED SOLD	33	32	3%	348	312	11%
SELL/LIST RATIO	67%	128%	0%	83%	75%	0%
REPORTED SALES DOLLARS	5,637,695	4,764,500	18%	47,490,470	37,017,050	28%
AVG SELL PRICE/UNIT	170,839	148,890	14%	136,466	118,644	15%
MEDIAN SELL PRICE	146,000	0	0%	118,800	0	0%
PRICE RATIO	99%	97%	0%	98%	97%	0%
DAYS TO SELL	37	44	-15%	42	59	-28%
ACTIVE LISTINGS	89	83	7%	0	0	0%
CONDOMINIUM (TWNHSE)						
UNITS LISTED	19	23	-17%	225	248	-9%
UNITS REPORTED SOLD	21	21	0%	196	181	8%
SELL/LIST RATIO	110%	91%	0%	87%	72%	0%
REPORTED SALES DOLLARS	3,436,800	3,303,730	4%	30,395,912	25,328,519	20%
AVG SELL PRICE/UNIT	163,657	157,320	4%	155,081	139,936	10%
MEDIAN SELL PRICE	159,000	0	0%	145,000	0	0%
PRICE RATIO	98%	98%	0%	98%	99%	0%
DAYS TO SELL	31	40	-22%	52	44	18%
ACTIVE LISTINGS	44	52	-15%	0	0	0%

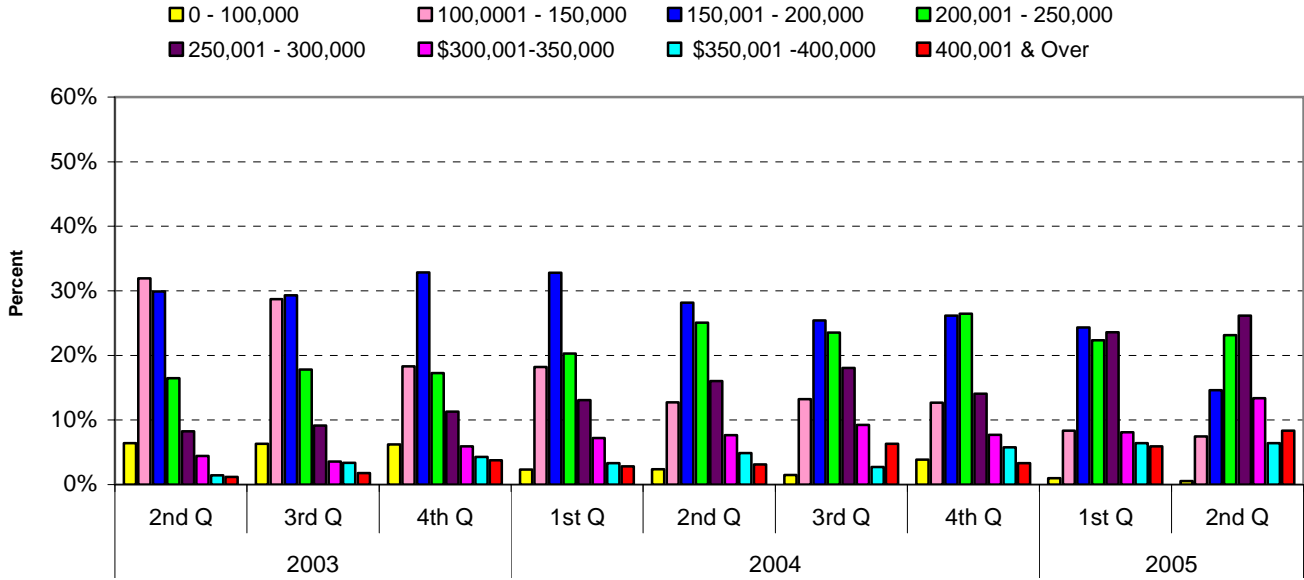
PLEASE NOTE:

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

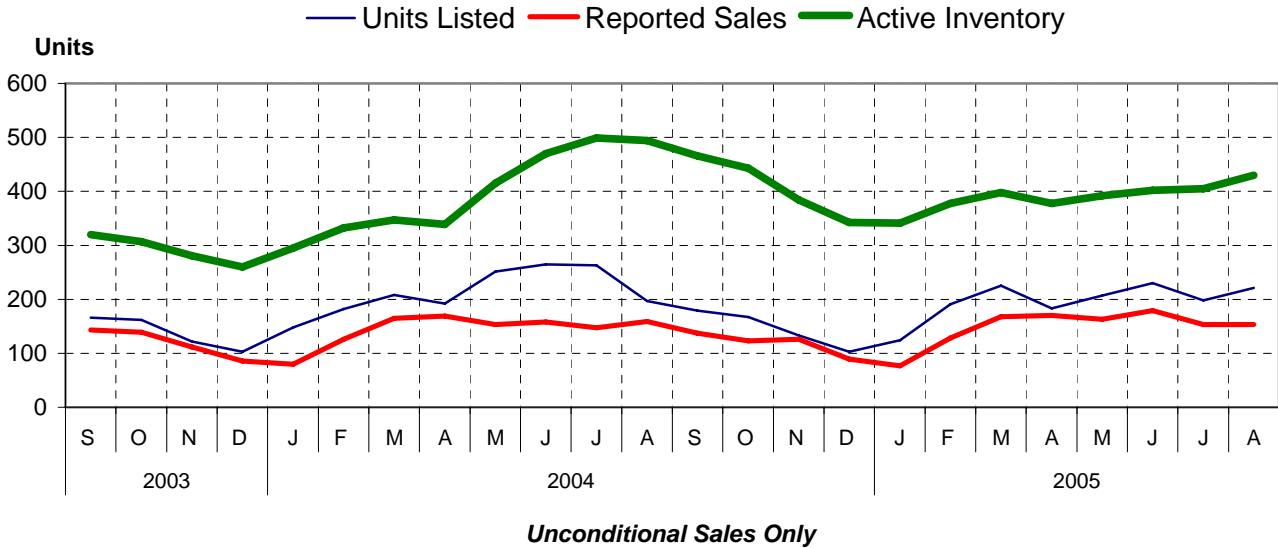
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.3% for the current month.

Percentage of Market Share by Price Range Nanaimo

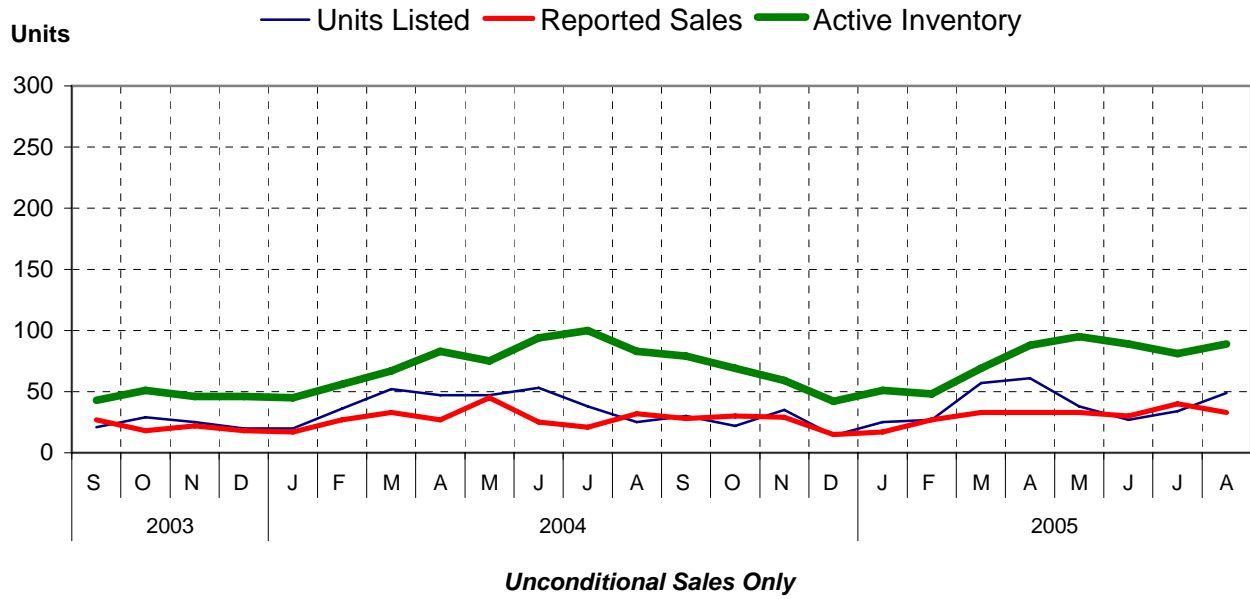


Single Family Comparisons between

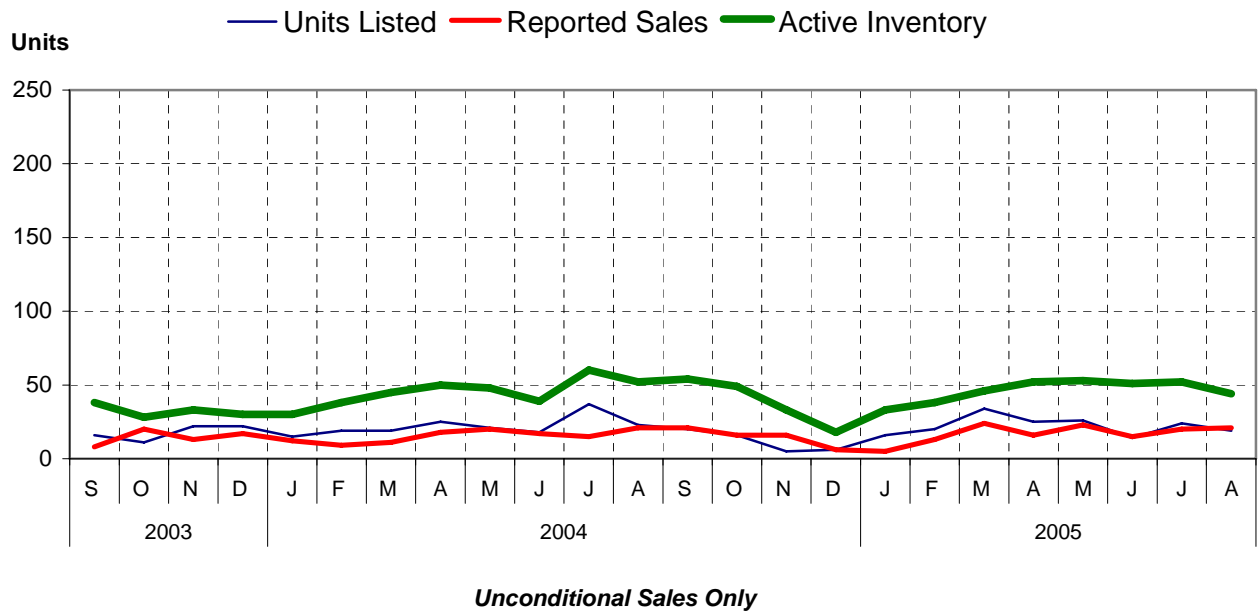


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



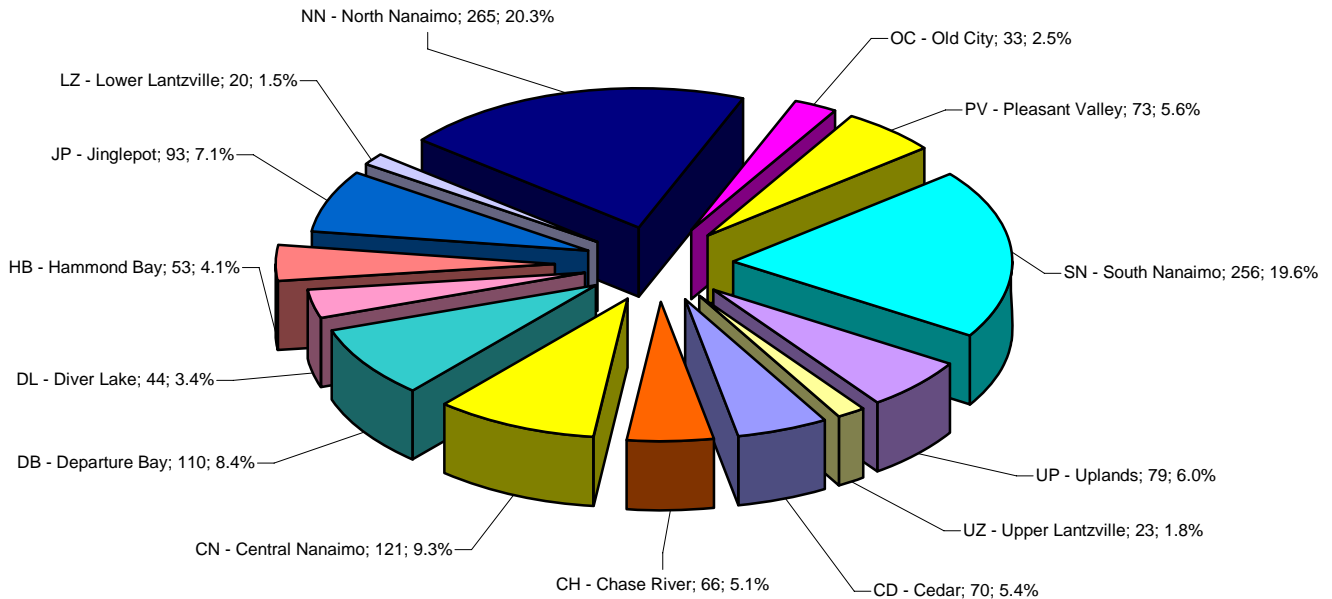
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 31, 2005

-----SUB-AREAS-----

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	7										2		5		
100,001-150,000	89	3	1	20			2			1	8	1	53		
150,001-200,000	223	8	8	39	3	8		6		8	12	2	116	12	1
200,001-250,000	305	10	23	51	33	22	7	25	4	17	5	21	51	34	2
250,001-300,000	317	11	26	9	36	12	10	35	5	65	6	40	25	26	11
300,001-350,000	155	15	3	2	21	1	9	18	1	70		7	3	3	2
350,001-400,000	102	12	3		8		12	4	1	56		2	3	1	
400,001 & OVER	108	11	2		9	1	13	5	9	48				3	7
ZONE 4 TOTALS	1306	70	66	121	110	44	53	93	20	265	33	73	256	79	23

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to August 31 2005 = 1,306

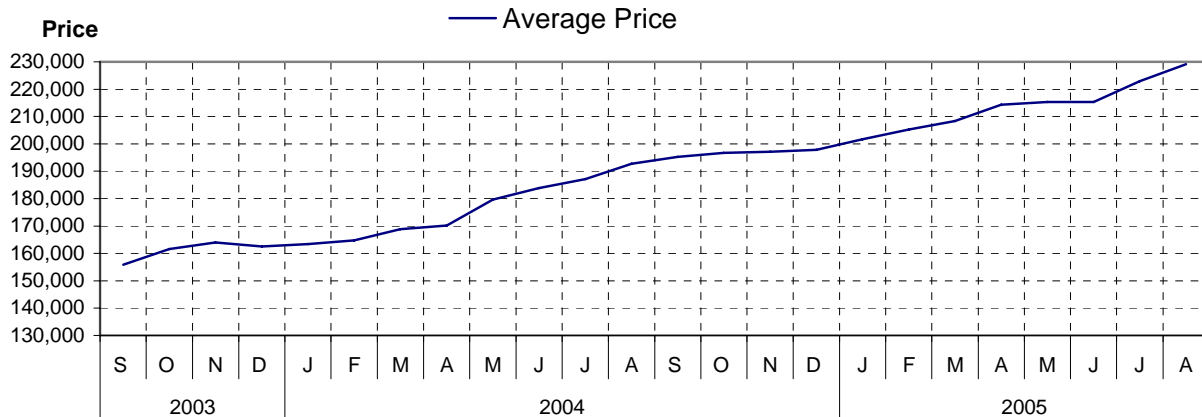
GABRIOLA ISLAND

Comparative Activity by Property Type

(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	5	5	0%	55	61	-9%
UNITS REPORTED SOLD	2	2	0%	41	60	-31%
SELL/LIST RATIO	40%	40%	0%	74%	98%	0%
REPORTED SALES DOLLARS	221,000	147,000	50%	3,659,300	3,257,500	12%
AVG SELL PRICE/UNIT	110,500	73,500	50%	89,251	54,291	64%
PRICE RATIO	96%	97%	0%	96%	93%	0%
DAYS TO SELL	32	200	-84%	36	80	-55%
ACTIVE LISTINGS	15	14	7%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	8	18	-55%	104	117	-11%
UNITS REPORTED SOLD	4	6	-33%	74	88	-15%
SELL/LIST RATIO	50%	33%	0%	71%	75%	0%
REPORTED SALES DOLLARS	1,191,400	1,177,000	1%	16,952,700	16,963,400	0%
AVG SELL PRICE/UNIT	297,850	196,166	51%	229,090	192,765	18%
PRICE RATIO	100%	96%	0%	97%	96%	0%
DAYS TO SELL	22	29	-24%	70	57	22%
ACTIVE LISTINGS	27	38	-28%	0	0	0%

Cumulative Residential Average Single Family Sale Price



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.

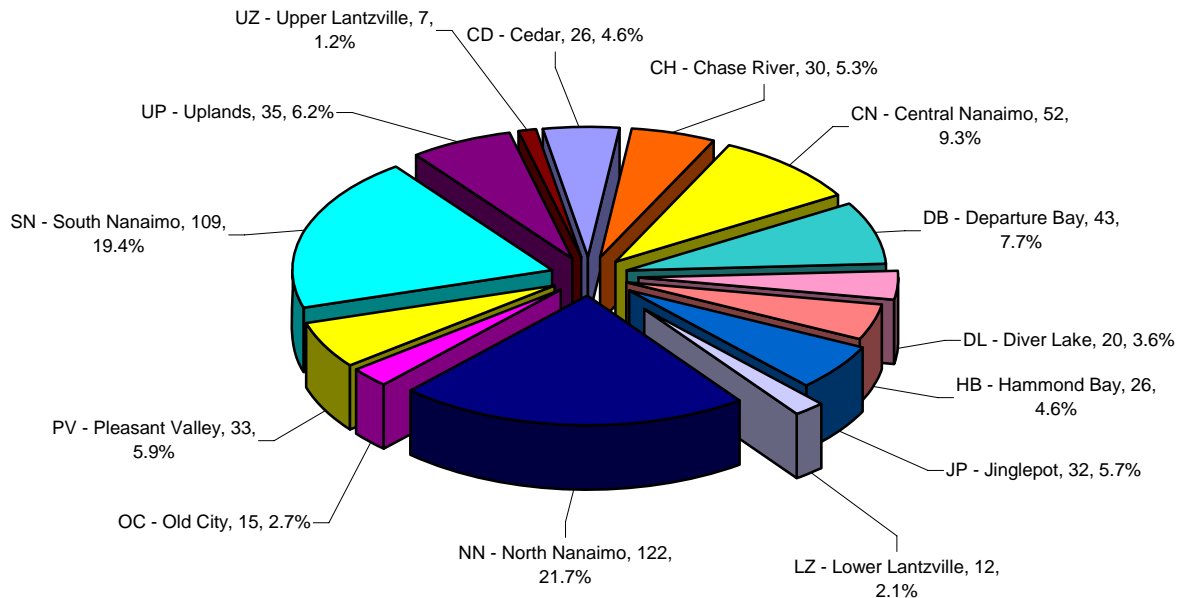
COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.3% for the current month.

2nd Quarter 2005 MLS® Single Family Sales Analysis Unconditional Sales from April 1 to June 30, 2005

-----SUB-AREAS-----

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	3										1		2		
100,001-150,000	42	3	1	7			1				3	1	26		
150,001-200,000	82	1	2	13	2	2		3		4	4	1	44	6	
200,001-250,000	130	5	8	26	12	11	2	4	3	9	3	9	21	17	
250,001-300,000	147	5	14	6	18	6	4	15	4	28	4	17	14	9	3
300,001-350,000	75	6	2		6		6	8	1	39		4		1	2
350,001-400,000	36	2	2		2		6		1	20		1	2		
400,001 & OVER	47	4	1		3	1	7	2	3	22				2	2
ZONE 4 TOTALS	562	26	30	52	43	20	26	32	12	122	15	33	109	35	7

2nd Quarter 2005 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales April 1 to June 30, 2005 = 562