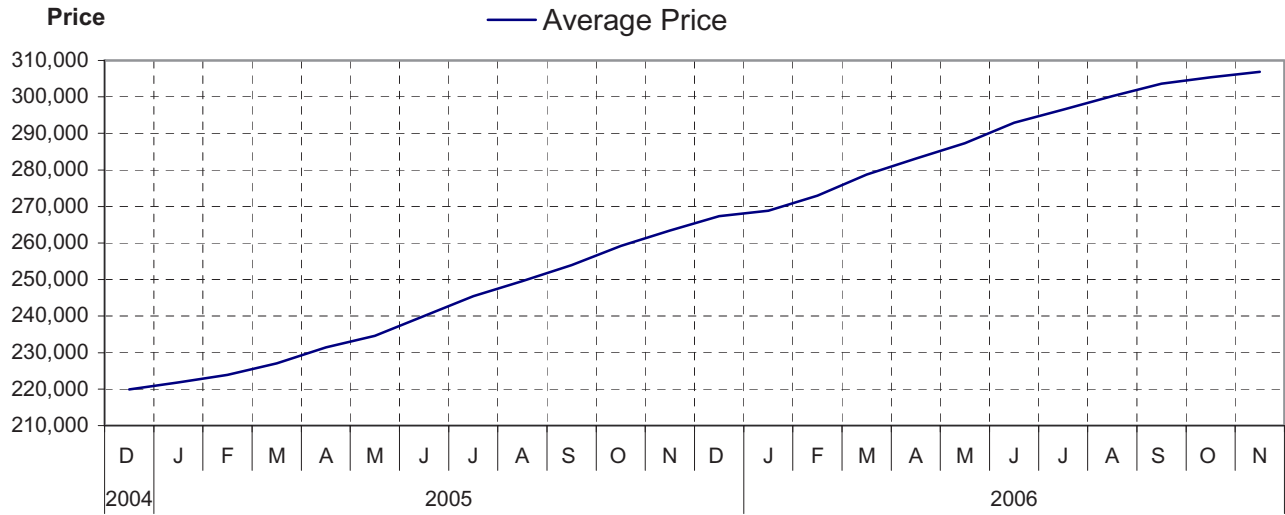


Nanaimo

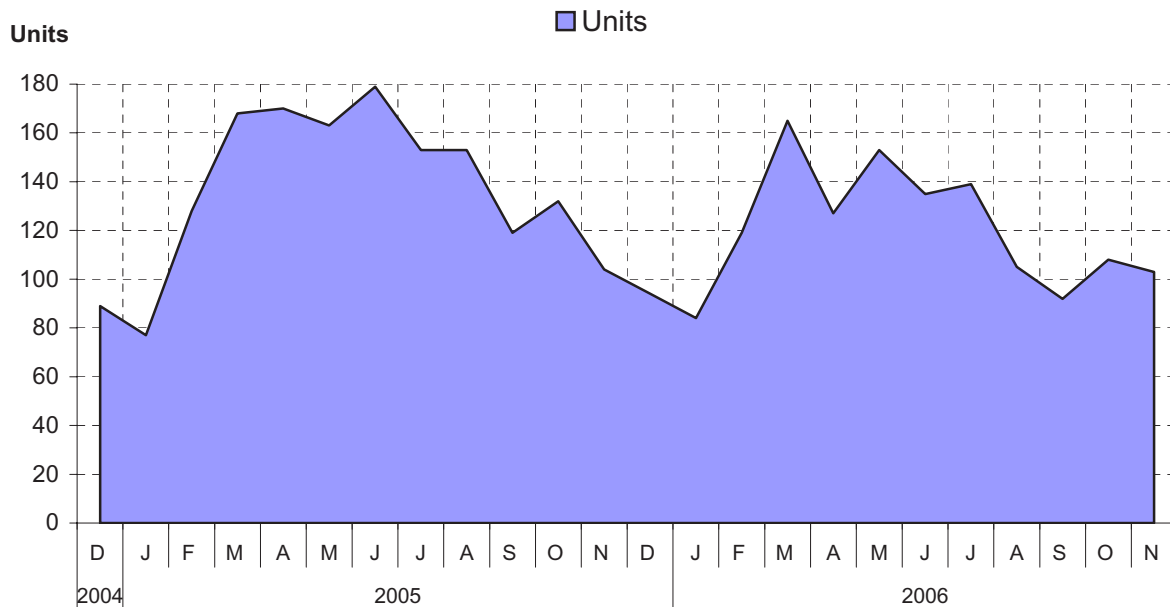
as at November 30, 2006

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	27	15	80 %	284	228	24 %
UNITS REPORTED SOLD	3	7	57-%	140	155	9-%
SELL/LIST RATIO	11 %	46 %		49 %	67 %	
REPORTED SALES DOLLARS	582,000	892,500	34-%	23,152,834	19,096,522	21 %
AVG SELL PRICE/UNIT	194,000	127,500	52 %	165,377	123,203	34 %
MEDIAN SELL PRICE	153,000			137,900		
PRICE RATIO	95 %	94 %		100 %	95 %	
DAYS TO SELL	130	145	10-%	58	82	29-%
ACTIVE LISTINGS	73	56	30 %			
SINGLE FAMILY						
UNITS LISTED	141	147	4-%	2,390	2,221	7 %
UNITS REPORTED SOLD	103	104	0 %	1,424	1,636	12-%
SELL/LIST RATIO	73 %	70 %		59 %	73 %	
REPORTED SALES DOLLARS	32,076,013	30,233,328	6 %	436,998,252	431,011,313	1 %
AVG SELL PRICE/UNIT	311,417	290,705	7 %	306,880	263,454	16 %
MEDIAN SELL PRICE	303,000			291,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	51	48	6 %	46	43	6 %
ACTIVE LISTINGS	501	426	17 %			
CONDOMINIUM (APT)						
UNITS LISTED	40	27	48 %	528	435	21 %
UNITS REPORTED SOLD	25	37	32-%	280	363	22-%
SELL/LIST RATIO	62 %	137 %		53 %	83 %	
REPORTED SALES DOLLARS	4,647,100	5,851,300	20-%	53,310,541	54,653,470	2-%
AVG SELL PRICE/UNIT	185,884	158,143	17 %	190,394	150,560	26 %
MEDIAN SELL PRICE	192,000			176,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	86	38	126 %	47	38	23 %
ACTIVE LISTINGS	129	76	69 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	33	20	65 %	335	248	35 %
UNITS REPORTED SOLD	8	19	57-%	194	191	1 %
SELL/LIST RATIO	24 %	95 %		57 %	77 %	
REPORTED SALES DOLLARS	2,007,300	3,833,600	47-%	42,655,801	32,535,608	31 %
AVG SELL PRICE/UNIT	250,912	201,768	24 %	219,875	170,343	29 %
MEDIAN SELL PRICE	224,000			206,000		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	68	43	58 %	49	52	5-%
ACTIVE LISTINGS	103	47	119 %			

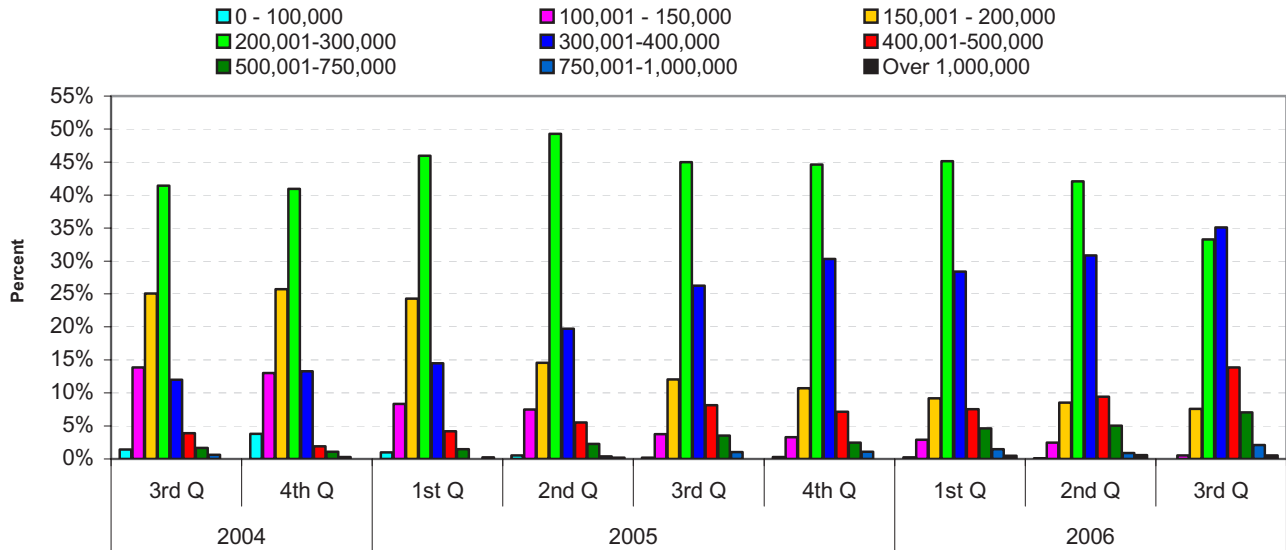
PLEASE NOTE:

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

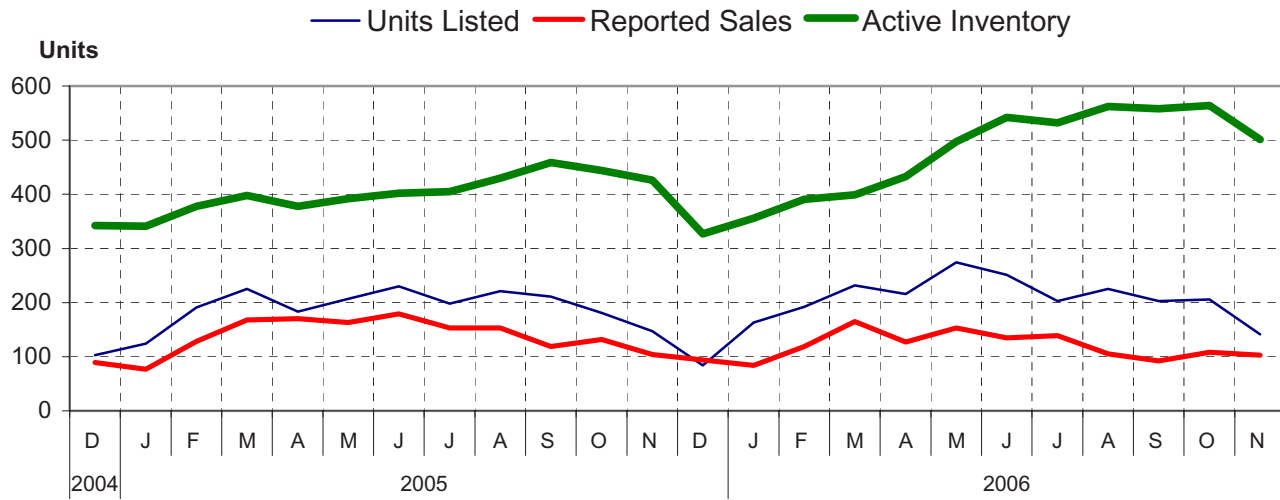
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.9% for the current month.

Percentage of Market Share by Price Range Nanaimo

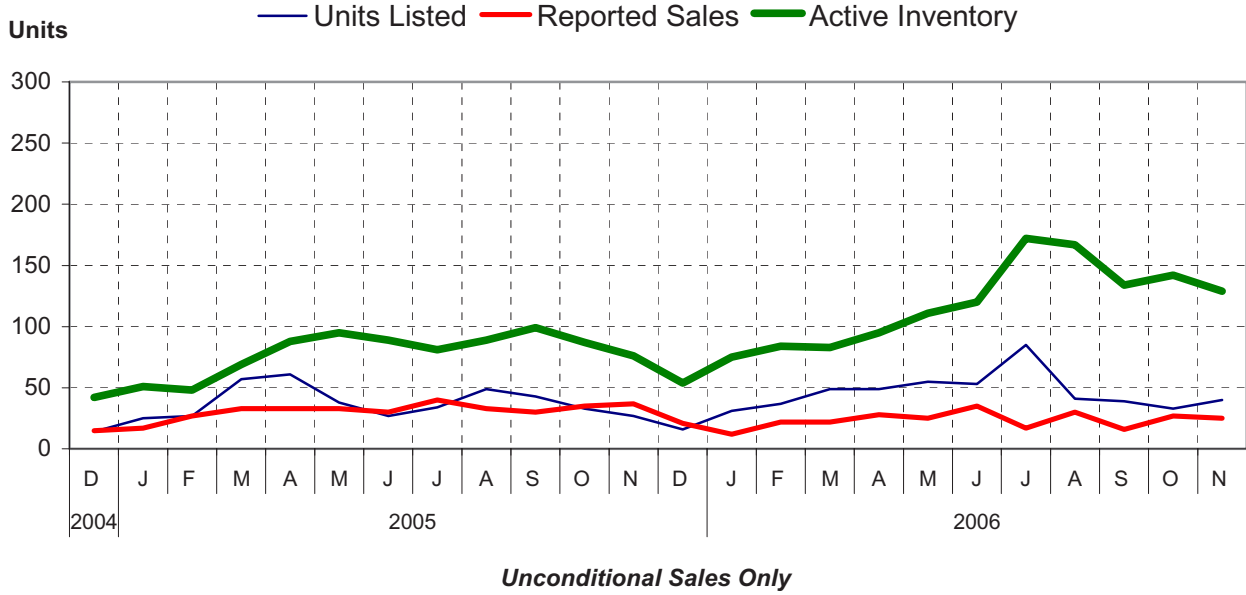


Single Family Comparisons between

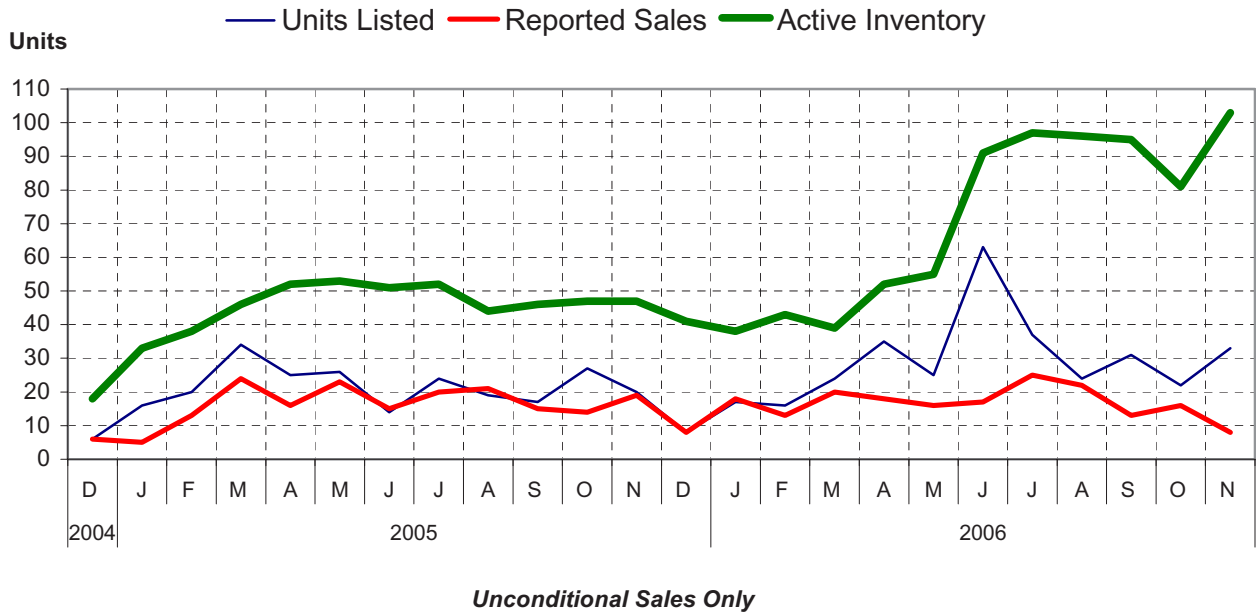


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



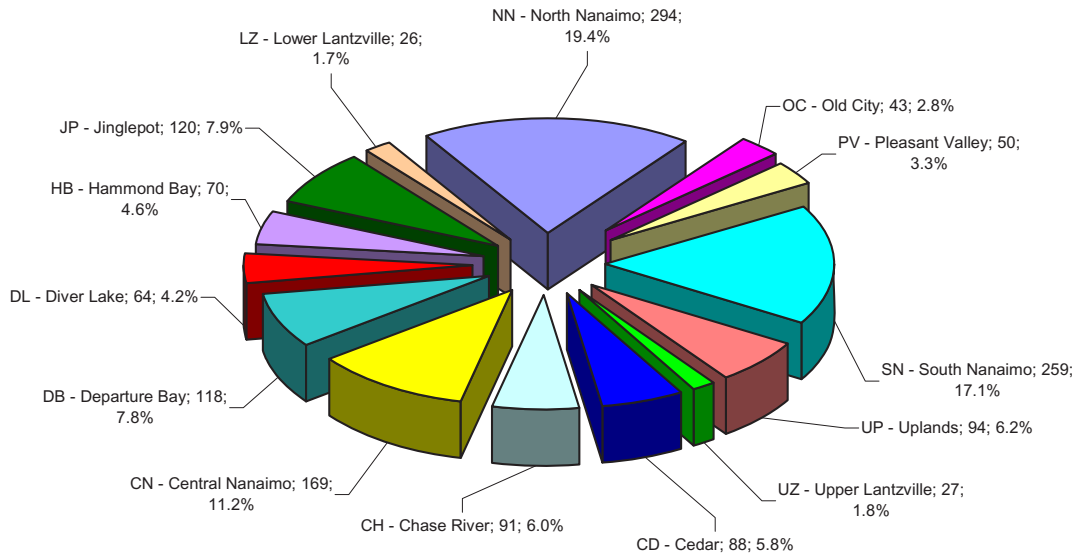
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to November 30, 2006

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	1												1		
100,001- 150,000	25			2					1		5		17		
150,001- 200,000	123	2	5	20				1		5	16		72	2	
200,001- 300,000	605	22	44	127	45	39	13	27	1	38	19	23	149	52	6
300,001- 400,000	491	29	38	19	48	22	30	53	12	156	3	21	16	35	9
400,001- 500,000	158	13	2	1	18	1	12	27	4	66		4	3		7
500,001- 750,000	83	16	1		3	2	10	10	6	24		2	1	3	5
750,001-1,000,000	19	3	1		4		5	1	1	3				1	
OVER 1,000,000	8	3						1	1	2				1	
ZONE 4 TOTALS	1,513	88	91	169	118	64	70	120	26	294	43	50	259	94	27

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to November 30, 2006 = 1,513

GABRIOLA ISLAND

Comparative Activity by Property Type

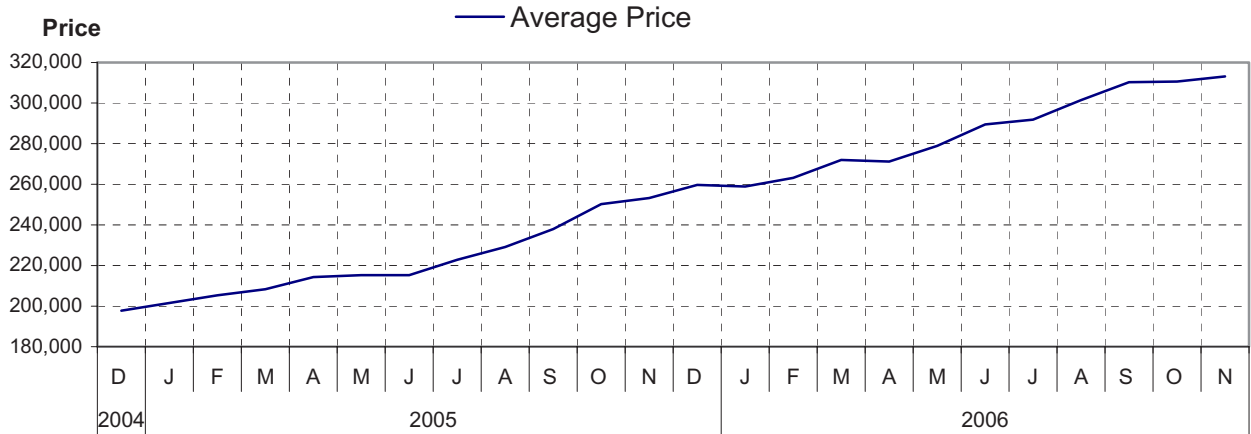
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	4	2	100 %	77	62	24 %
UNITS REPORTED SOLD	2	2	0 %	46	41	12 %
SELL/LIST RATIO	50 %	100 %		59 %	66 %	
REPORTED SALES DOLLARS	209,500	145,500	43 %	5,744,550	3,567,277	61 %
AVG SELL PRICE/UNIT	104,750	72,750	43 %	124,881	87,006	43 %
PRICE RATIO	96 %	94 %		98 %	96 %	
DAYS TO SELL	48	103	53-%	36	40	10-%
ACTIVE LISTINGS	18	12	50 %			

SINGLE FAMILY

UNITS LISTED	2	10	80-%	101	107	5-%
UNITS REPORTED SOLD	2	5	60-%	59	80	26-%
SELL/LIST RATIO	100 %	50 %		58 %	74 %	
REPORTED SALES DOLLARS	569,000	1,347,500	57-%	18,471,300	20,258,650	8-%
AVG SELL PRICE/UNIT	284,500	269,500	5 %	313,072	253,233	23 %
PRICE RATIO	98 %	98 %		97 %	97 %	
DAYS TO SELL	82	36	127 %	56	70	20-%
ACTIVE LISTINGS	18	18	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 1.9% for the current month.