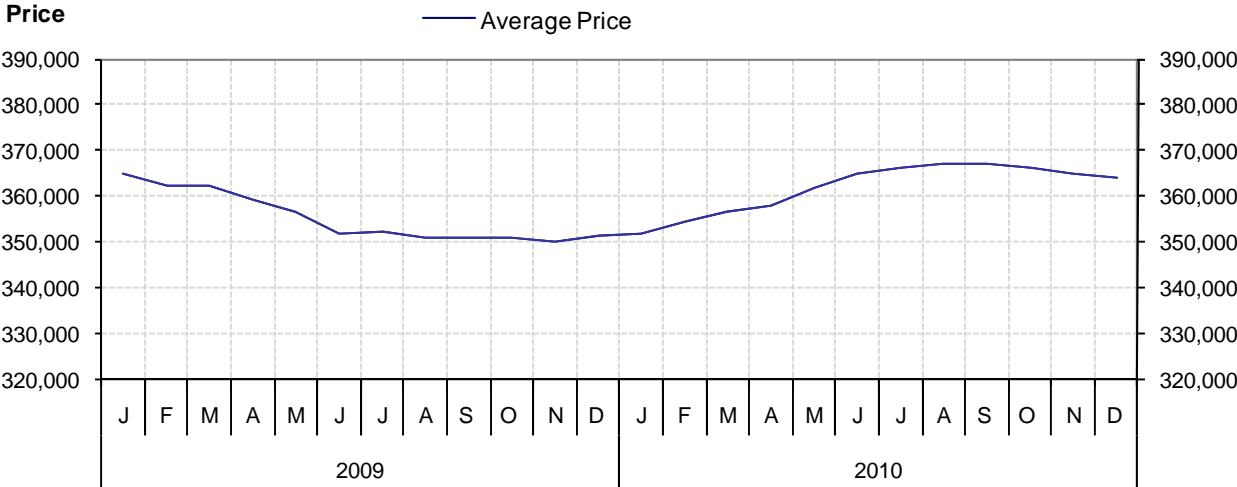


Nanaimo

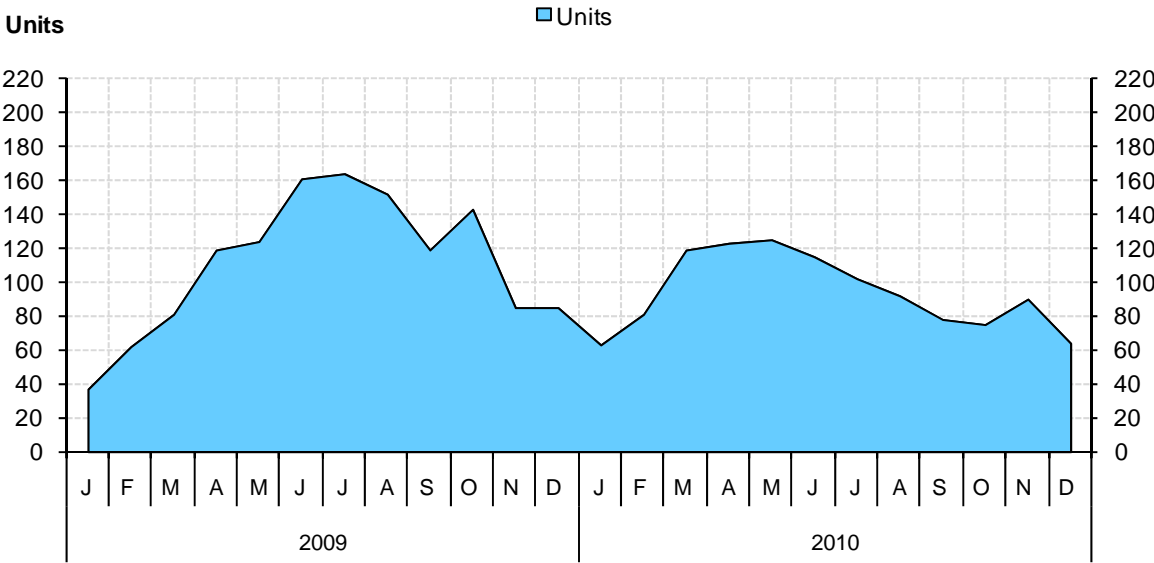
as at December 31, 2010

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	7	7	0%	170	350	-51%
Units Reported Sold	12	31	-61%	123	128	-4%
Sell/List Ratio	171%	443%		72%	37%	
Reported Sales Dollars	\$2,011,300	\$3,975,800	-49%	\$18,176,410	\$18,259,450	0%
Average Sell Price / Unit	\$167,608	\$128,252	31%	\$147,776	\$142,652	4%
Median Sell Price	\$160,000			\$132,500		
Sell Price / List Price Ratio	97%	97%		95%	92%	
Days to Sell	50	85	-41%	119	118	1%
Active Listings	46	141				
Single Family						
Units Listed	72	104	-31%	2372	2244	6%
Units Reported Sold	64	85	-25%	1124	1326	-15%
Sell/List Ratio	89%	82%		47%	59%	
Reported Sales Dollars	\$22,854,461	\$31,988,043	-29%	\$409,119,438	\$466,430,204	-12%
Average Sell Price / Unit	\$357,101	\$376,330	-5%	\$363,985	\$351,757	3%
Median Sell Price	\$340,000			\$349,900		
Sell Price / List Price Ratio	94%	96%		96%	95%	
Days to Sell	72	59	21%	49	54	-9%
Active Listings	402	334				
Condos (Apt)						
Units Listed	15	24	-38%	717	525	37%
Units Reported Sold	6	19	-68%	240	254	-6%
Sell/List Ratio	40%	79%		33%	48%	
Reported Sales Dollars	\$1,133,900	\$3,961,000	-71%	\$57,515,184	\$54,333,781	6%
Average Sell Price / Unit	\$188,983	\$208,474	-9%	\$239,647	\$213,913	12%
Median Sell Price	\$220,000			\$222,400		
Sell Price / List Price Ratio	95%	88%		95%	93%	
Days to Sell	70	139	-50%	62	89	-30%
Active Listings	230	131				
Condos (Patio)						
Units Listed	9	4	125%	102	98	4%
Units Reported Sold	1	2	-50%	45	53	-15%
Sell/List Ratio	11%	50%		44%	54%	
Reported Sales Dollars	\$289,000	\$530,400	-46%	\$12,103,341	\$15,317,316	-21%
Average Sell Price / Unit	\$289,000	\$265,200	9%	\$268,963	\$289,006	-7%
Median Sell Price	\$289,000			\$280,000		
Sell Price / List Price Ratio	96%	103%		97%	97%	
Days to Sell	77	83	-7%	63	72	-12%
Active Listings	28	21				
Condos (Twnhse)						
Units Listed	18	15	20%	458	389	18%
Units Reported Sold	12	4	200%	184	176	5%
Sell/List Ratio	67%	27%		40%	45%	
Reported Sales Dollars	\$3,006,900	\$1,706,400	76%	\$48,211,829	\$44,796,213	8%
Average Sell Price / Unit	\$250,575	\$426,600	-41%	\$262,021	\$254,524	3%
Median Sell Price	\$224,000			\$246,900		
Sell Price / List Price Ratio	94%	100%		97%	95%	
Days to Sell	61	51	20%	63	83	-23%
Active Listings	143	112				

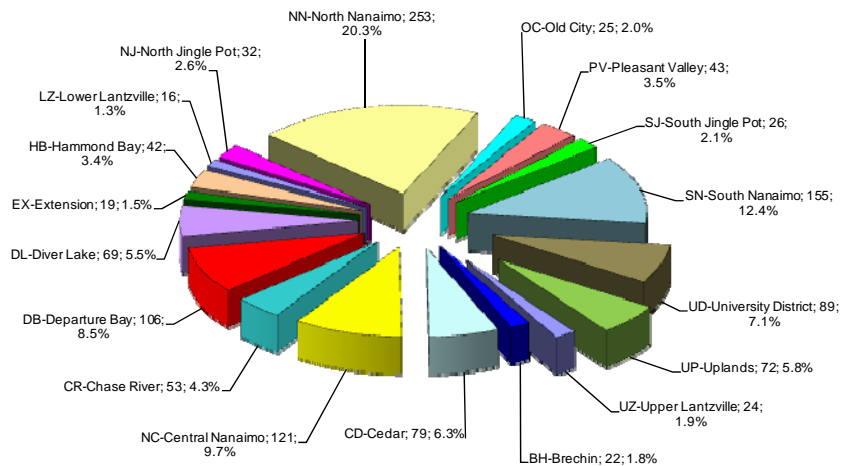
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to December 31, 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	4	8	3	6	1	0	0	0	0	0	0	0	22
CD-Cedar	1	5	7	10	3	10	10	11	14	3	2	1	1	1	79
NC-Central Nanaimo	0	2	22	55	25	14	3	0	0	0	0	0	0	0	121
CR-Chase River	0	2	4	9	14	10	8	5	0	0	0	1	0	0	53
DB-Departure Bay	0	0	1	8	39	28	11	9	4	1	1	2	1	1	106
DL-Diver Lake	0	2	1	10	30	11	12	2	1	0	0	0	0	0	69
EX-Extension	2	1	2	2	3	4	1	1	3	0	0	0	0	0	19
HB-Hammond Bay	0	2	0	0	3	14	5	4	6	5	0	2	1	0	42
LZ-Lower Lantzville	0	0	1	2	5	1	2	0	1	1	0	1	0	2	16
NJ-North Jingle Pot	0	0	2	0	1	0	5	5	7	4	5	2	0	1	32
NN-North Nanaimo	0	2	1	6	32	58	48	40	42	15	2	2	1	4	253
OC-Old City	1	1	1	10	7	3	2	0	0	0	0	0	0	0	25
PV-Pleasant Valley	0	1	2	5	16	12	5	0	0	0	1	1	0	0	43
SJ-South Jingle Pot	0	0	2	3	7	3	4	4	2	1	0	0	0	0	26
SN-South Nanaimo	0	14	34	47	39	16	4	1	0	0	0	0	0	0	155
UD-University District	0	1	17	20	12	18	10	5	4	2	0	0	0	0	89
UP-Uplands	0	0	4	21	24	13	8	2	0	0	0	0	0	0	72
UZ-Upper Lantzville	0	1	0	0	4	9	5	2	3	0	0	0	0	0	24
ZONE 4 TOTALS	4	34	105	216	267	230	144	91	87	32	11	12	4	9	1,246

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to December 31, 2010 = 1,246

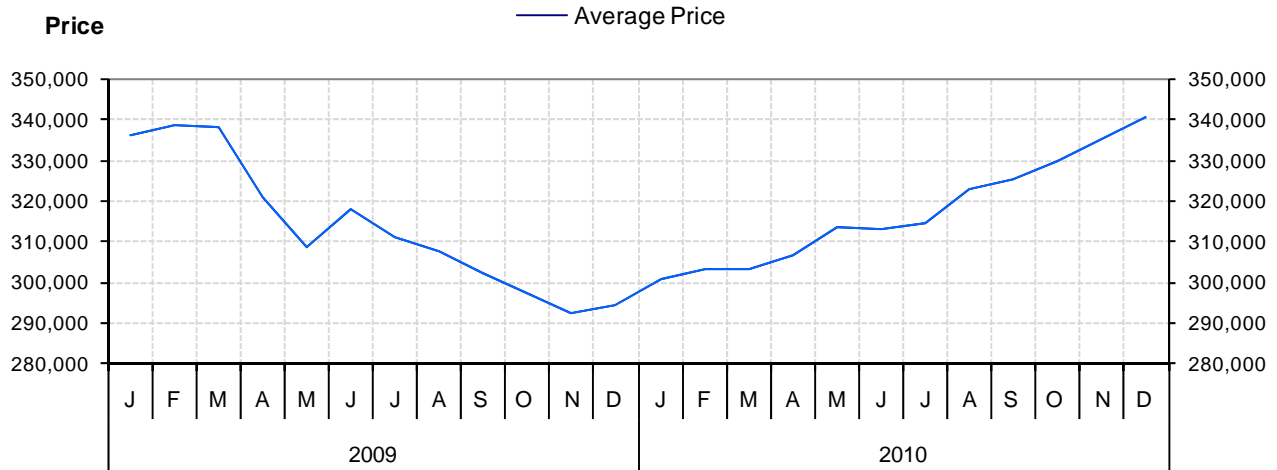
GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	1	2	-50%	47	50	-6%
Units Reported Sold	1	1	0%	21	23	-9%
Sell/List Ratio	100%	50%		45%	46%	
Reported Sales Dollars	\$130,000	\$135,000	-4%	\$2,825,999	\$3,056,000	-8%
Average Sell Price / Unit	\$130,000	\$135,000	-4%	\$134,571	\$132,870	1%
Median Sell Price	\$130,000			\$130,000		
Sell Price / List Price Ratio	90%	100%		92%	89%	
Days to Sell	131	18	628%	79	111	-29%
Active Listings	18	14				
Single Family						
Units Listed	4	8	-50%	120	103	17%
Units Reported Sold	0	8	-100%	44	55	-20%
Sell/List Ratio	0%	100%		37%	53%	
Reported Sales Dollars	\$0	\$2,433,750	-100%	\$14,995,400	\$16,190,750	-7%
Average Sell Price / Unit		\$304,219		\$340,805	\$294,377	16%
Median Sell Price				\$324,500		
Sell Price / List Price Ratio		96%		94%	92%	
Days to Sell		80		91	87	5%
Active Listings	33	18				

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.

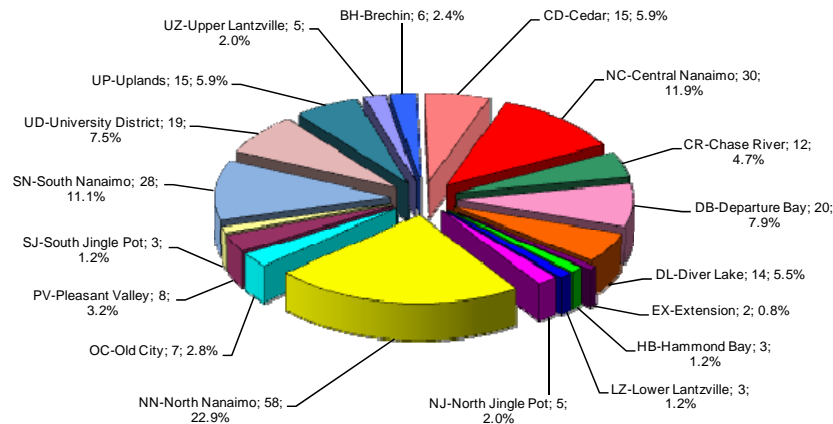
Cumulative Residential Average Single Family Sale Price



4th Quarter 2010 MLS® Single Family Sales Analysis Unconditional Sales from October 1 to December 31, 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 Mi	OVER 1 Mi	Total
BH-Brechin Hill	0	0	2	2	1	1	0	0	0	0	0	0	0	0	6
CD-Cedar	0	1	4	3	1	1	3	0	1	0	0	0	1	0	15
NC-Central Nanaimo	0	1	7	15	4	3	0	0	0	0	0	0	0	0	30
CR-Chase River	0	1	1	3	2	3	0	2	0	0	0	0	0	0	12
DB-Departure Bay	0	0	0	2	8	5	2	2	1	0	0	0	0	0	20
DL-Diver Lake	0	0	1	2	5	2	4	0	0	0	0	0	0	0	14
EX-Extension	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
HB-Hammond Bay	0	0	0	0	0	1	1	0	0	1	0	0	0	0	3
LZ-Low er Lantzville	0	0	1	1	0	0	1	0	0	0	0	0	0	0	3
NJ-North Jingle Pot	0	0	0	0	0	0	1	0	0	1	3	0	0	0	5
NN-North Nanaimo	0	2	0	3	9	16	7	4	9	4	0	1	1	2	58
OC-Old City	0	1	0	4	2	0	0	0	0	0	0	0	0	0	7
PV-Pleasant Valley	0	0	0	2	4	1	1	0	0	0	0	0	0	0	8
SJ-South Jingle Pot	0	0	0	0	0	1	1	1	0	0	0	0	0	0	3
SN-South Nanaimo	0	1	6	9	7	4	0	1	0	0	0	0	0	0	28
UD-University District	0	0	5	6	2	5	0	1	0	0	0	0	0	0	19
UP-Uplands	0	0	3	8	3	0	1	0	0	0	0	0	0	0	15
UZ-Upper Lantzville	0	0	0	0	0	4	1	0	0	0	0	0	0	0	5
ZONE 4 TOTALS	0	7	30	60	49	47	24	11	11	6	3	1	2	2	253

4th Quarter 2010 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales October 1 to December 31, 2010 = 253