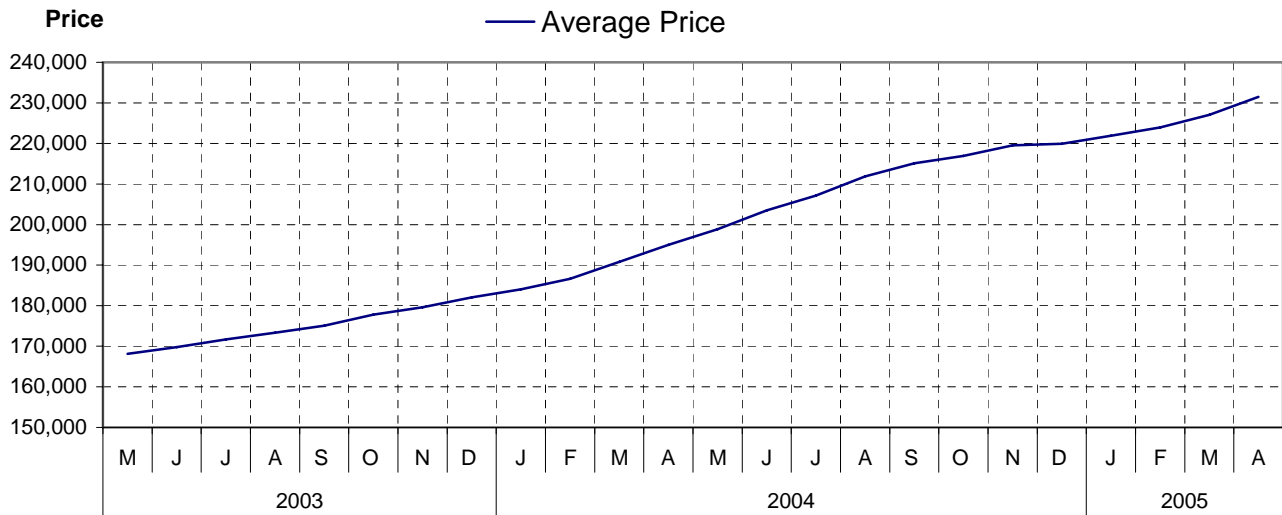


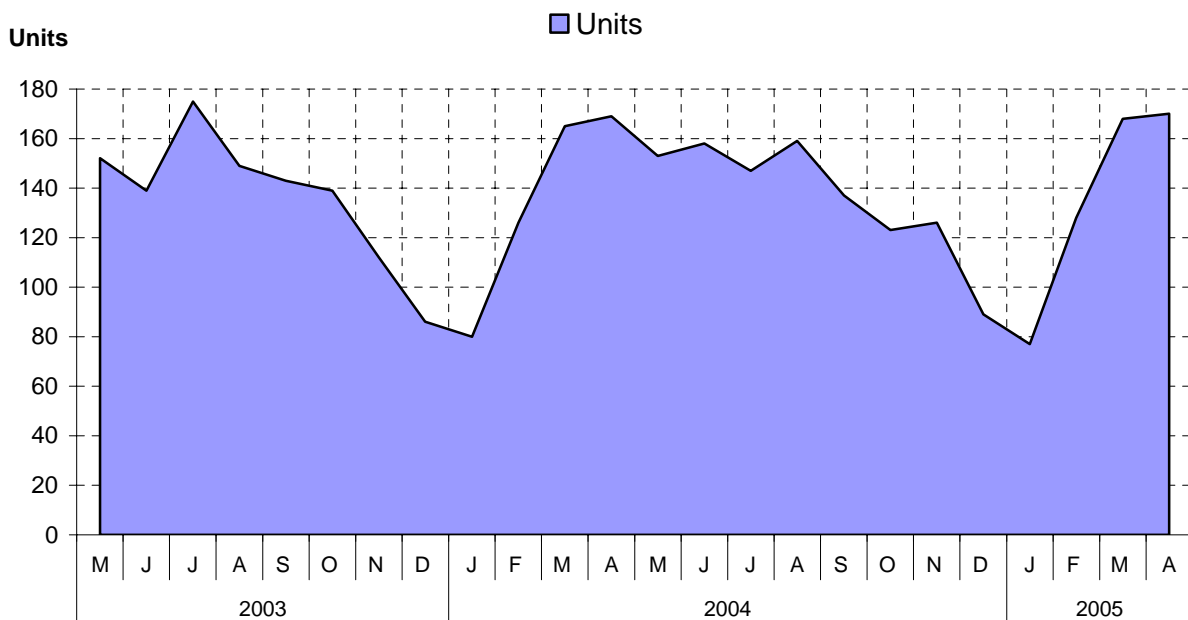
Nanaimo as at April 30, 2005

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	8	13	-38%	273	285	-4%
UNITS REPORTED SOLD	15	21	-28%	150	240	-37%
SELL/LIST RATIO	187%	161%	0%	54%	84%	0%
REPORTED SALES DOLLARS	1,435,500	1,594,500	-9%	13,110,138	18,582,182	-29%
AVG SELL PRICE/UNIT	95,700	75,928	26%	87,400	77,425	12%
MEDIAN SELL PRICE	87,900	0	0%	79,900	0	0%
PRICE RATIO	98%	97%	0%	96%	97%	0%
DAYS TO SELL	102	305	-66%	131	178	-26%
ACTIVE LISTINGS	61	68	-10%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	183	192	-4%	2,241	2,001	11%
UNITS REPORTED SOLD	170	169	0%	1,635	1,634	0%
SELL/LIST RATIO	92%	88%	0%	72%	81%	0%
REPORTED SALES DOLLARS	43,505,866	36,130,659	20%	378,433,910	318,483,659	18%
AVG SELL PRICE/UNIT	255,916	213,790	19%	231,458	194,910	18%
MEDIAN SELL PRICE	255,000	0	0%	219,900	0	0%
PRICE RATIO	98%	99%	0%	98%	98%	0%
DAYS TO SELL	37	35	5%	43	41	4%
ACTIVE LISTINGS	378	339	11%	0	0	0%
CONDOMINIUM (APT)						
UNITS LISTED	61	47	29%	434	334	29%
UNITS REPORTED SOLD	33	27	22%	335	284	17%
SELL/LIST RATIO	54%	57%	0%	77%	85%	0%
REPORTED SALES DOLLARS	4,034,875	3,152,100	28%	41,149,075	30,057,450	36%
AVG SELL PRICE/UNIT	122,268	116,744	4%	122,833	105,836	16%
MEDIAN SELL PRICE	115,000	0	0%	101,000	0	0%
PRICE RATIO	98%	98%	0%	97%	97%	0%
DAYS TO SELL	31	32	-3%	44	90	-51%
ACTIVE LISTINGS	88	83	6%	0	0	0%
CONDOMINIUM (TWNHSE)						
UNITS LISTED	25	25	0%	241	224	7%
UNITS REPORTED SOLD	16	18	-11%	190	203	-6%
SELL/LIST RATIO	64%	72%	0%	78%	90%	0%
REPORTED SALES DOLLARS	2,480,050	2,710,950	-8%	28,346,099	25,141,771	12%
AVG SELL PRICE/UNIT	155,003	150,608	2%	149,189	123,851	20%
MEDIAN SELL PRICE	159,800	0	0%	137,000	0	0%
PRICE RATIO	100%	99%	0%	99%	99%	0%
DAYS TO SELL	64	31	106%	51	60	-15%
ACTIVE LISTINGS	52	50	4%	0	0	0%

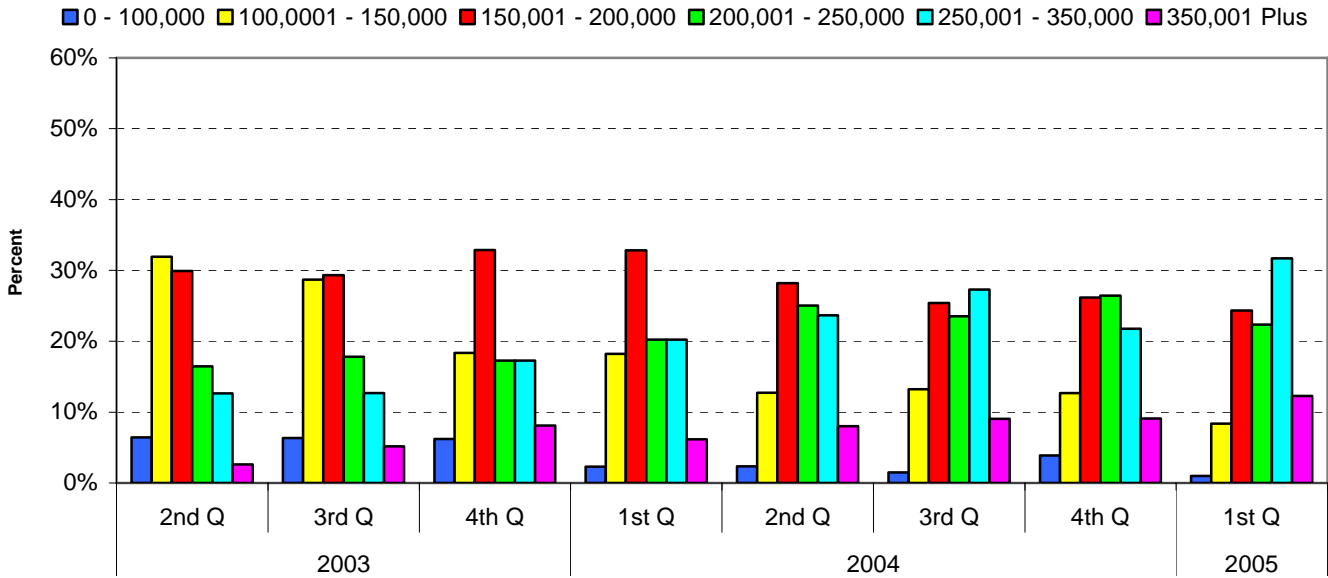
PLEASE NOTE:

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

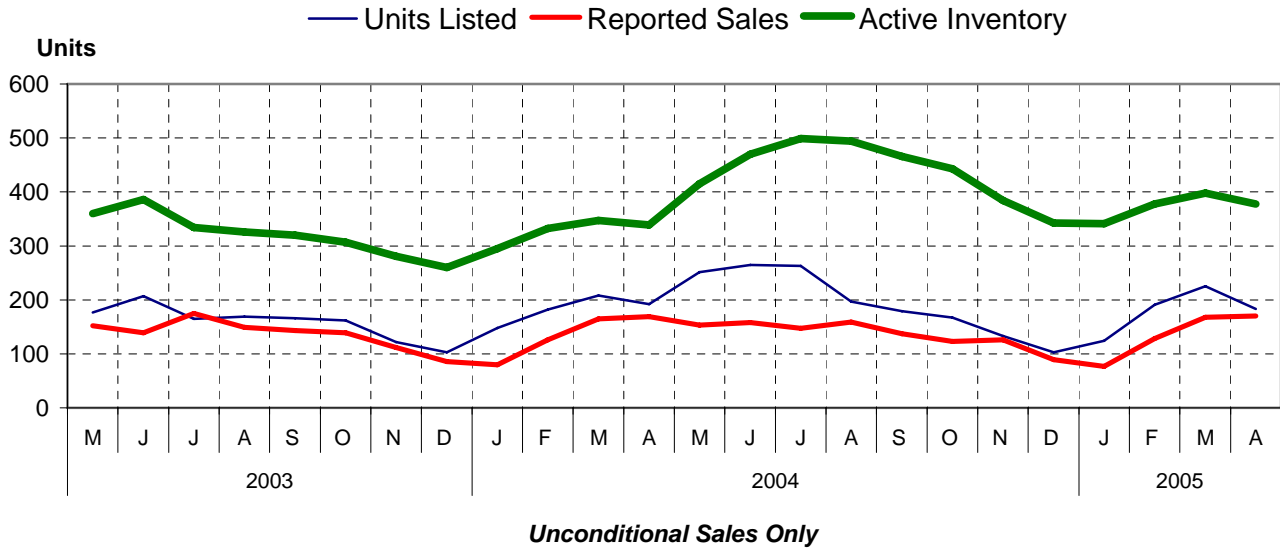
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.0% for the current month.

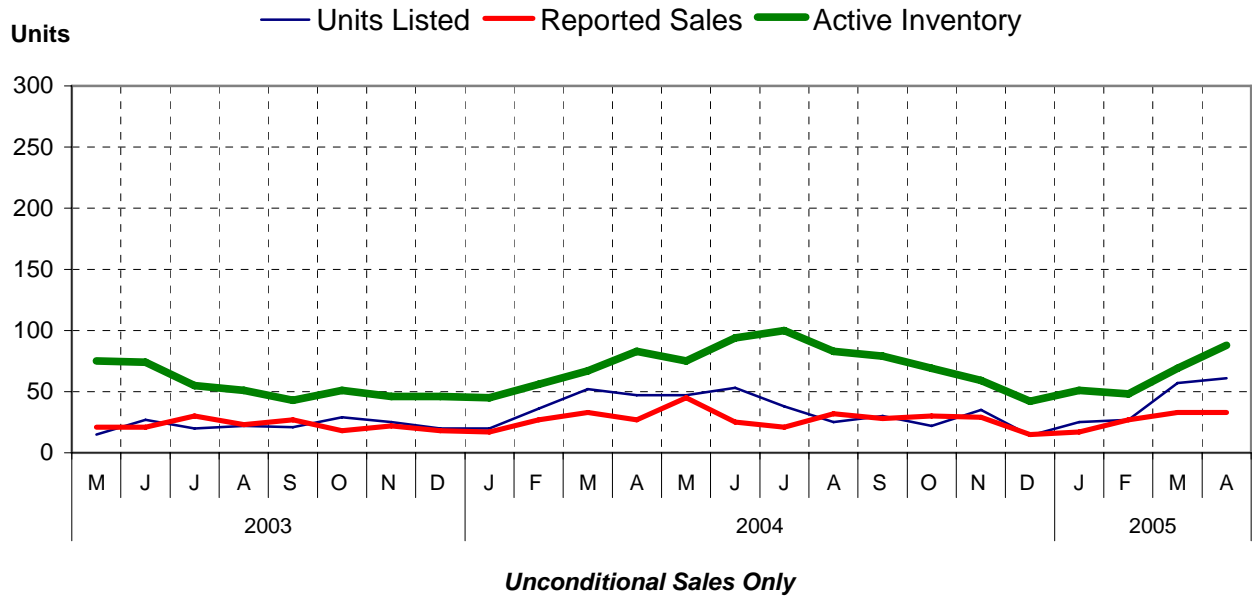
Percentage of Market Share by Price Range Nanaimo



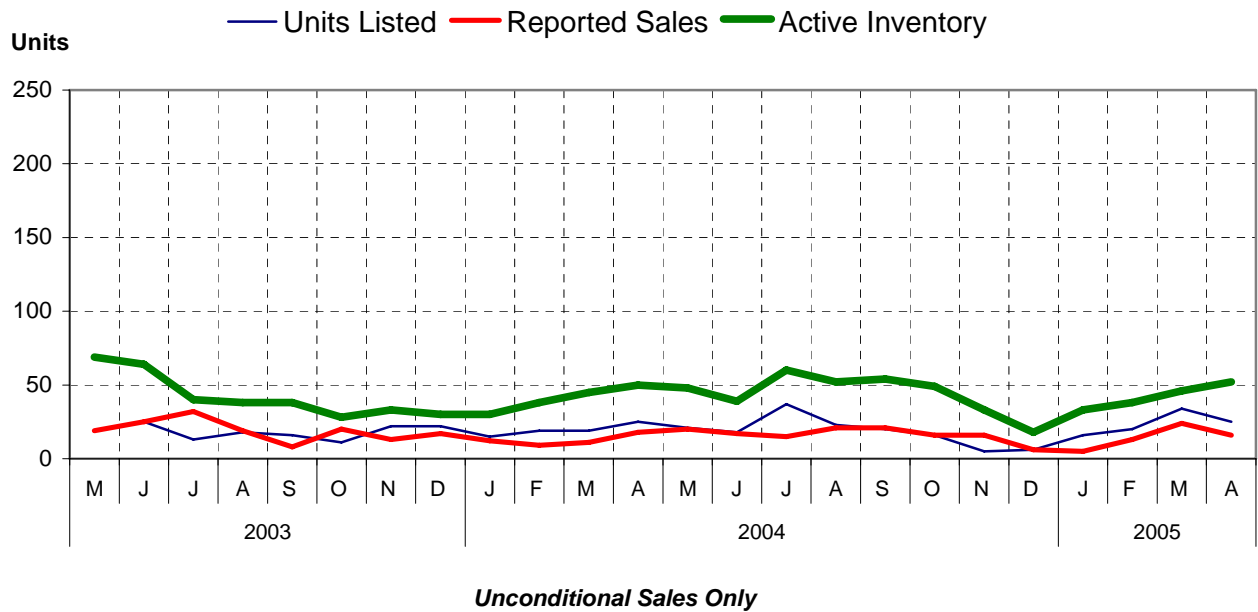
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



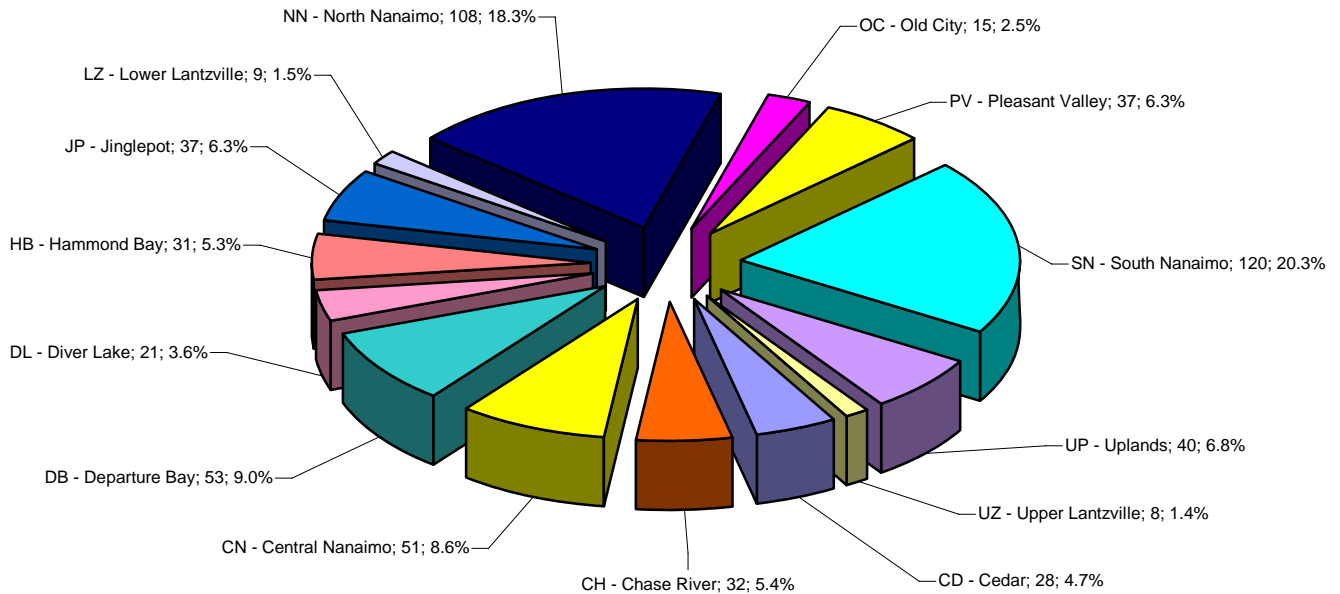
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2005

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	6										2		4		
100,001-150,000	48			12			1			1	2		32		
150,001-200,000	126	6	3	27	1	6		2		6	6	2	60	6	1
200,001-250,000	132	3	16	9	19	11	5	10	2	9	3	11	17	16	1
250,001-300,000	144	4	8	3	16	3	6	16	2	39	2	22	4	15	4
300,001-350,000	59	8	1		9	1	6	6	1	23		2		1	1
350,001-400,000	39	5	2		4		7		1	16			3	1	
400,001 & OVER	36	2	2		4		6	3	3	14				1	1
ZONE 4 TOTALS	590	28	32	51	53	21	31	37	9	108	15	37	120	40	8

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to April 30, 2005 = 590

GABRIOLA ISLAND

Comparative Activity by Property Type

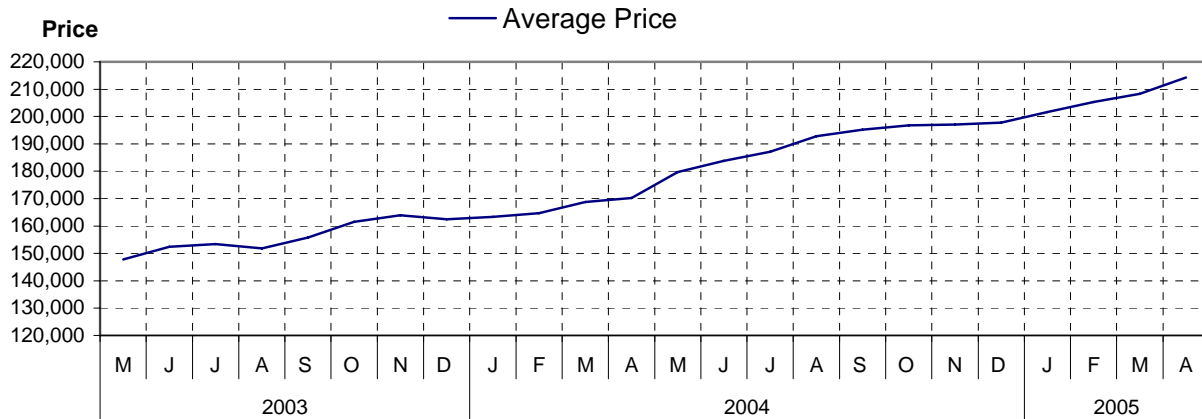
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	6	3	100%	53	70	-24%
UNITS REPORTED SOLD	1	3	-66%	36	74	-51%
SELL/LIST RATIO	16%	100%	0%	67%	105%	0%
REPORTED SALES DOLLARS	98,000	123,900	-20%	2,791,000	3,326,050	-16%
AVG SELL PRICE/UNIT	98,000	41,300	137%	77,527	44,946	72%
PRICE RATIO	98%	94%	0%	94%	93%	0%
DAYS TO SELL	26	261	-90%	51	93	-45%
ACTIVE LISTINGS	13	11	18%	0	0	0%

SINGLE FAMILY

UNITS LISTED	7	8	-12%	112	112	0%
UNITS REPORTED SOLD	8	5	60%	80	96	-16%
SELL/LIST RATIO	114%	62%	0%	71%	85%	0%
REPORTED SALES DOLLARS	2,035,000	933,000	118%	17,142,000	16,339,600	4%
AVG SELL PRICE/UNIT	254,375	186,600	36%	214,275	170,204	25%
PRICE RATIO	98%	94%	0%	96%	97%	0%
DAYS TO SELL	65	47	38%	69	58	18%
ACTIVE LISTINGS	25	23	8%	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 1.0% for the current month.