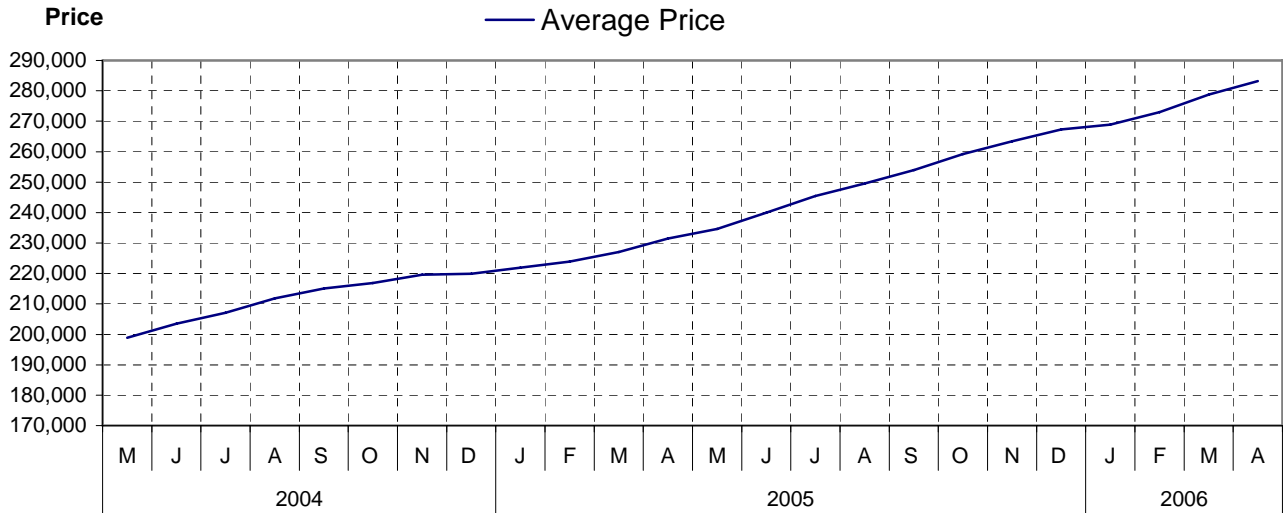


Nanaimo

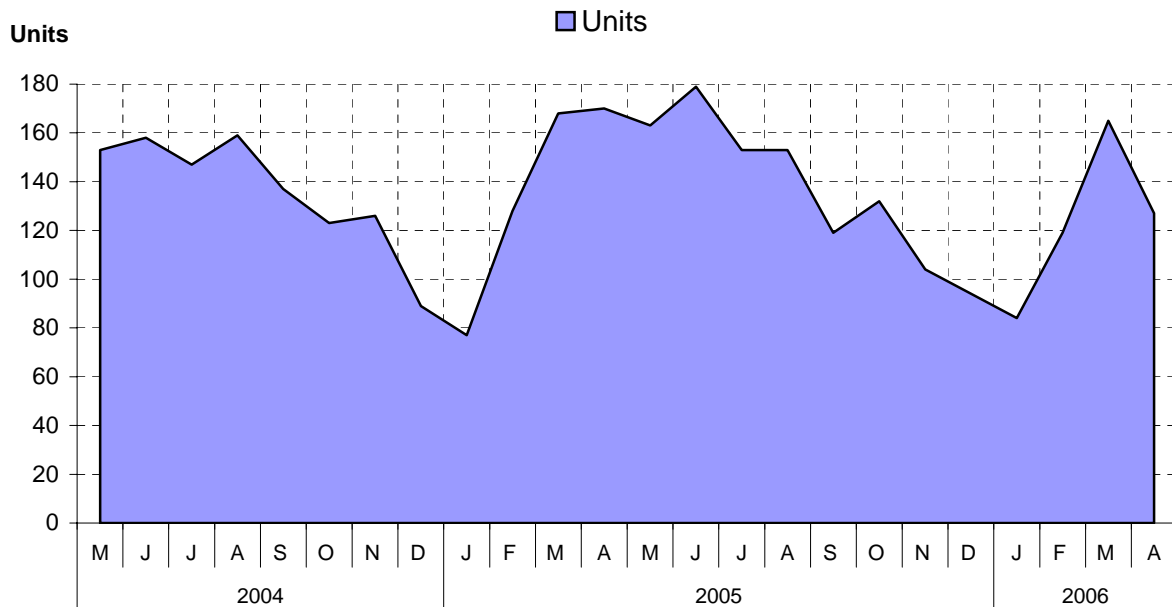
as at April 30, 2006

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	42	8	425 %	259	273	5-%
UNITS REPORTED SOLD	9	15	40-%	181	150	20 %
SELL/LIST RATIO	21 %	187 %		69 %	54 %	
REPORTED SALES DOLLARS	1,357,100	1,435,500	5-%	24,593,963	13,110,138	87 %
AVG SELL PRICE/UNIT	150,788	95,700	57 %	135,878	87,400	55 %
MEDIAN SELL PRICE	150,000			123,900		
PRICE RATIO	97 %	98 %		96 %	96 %	
DAYS TO SELL	80	102	21-%	54	131	58-%
ACTIVE LISTINGS	74	61	21 %			
SINGLE FAMILY						
UNITS LISTED	216	183	18 %	2,282	2,241	1 %
UNITS REPORTED SOLD	127	170	25-%	1,593	1,635	2-%
SELL/LIST RATIO	58 %	92 %		69 %	72 %	
REPORTED SALES DOLLARS	38,534,374	43,505,866	11-%	451,053,482	378,442,410	19 %
AVG SELL PRICE/UNIT	303,420	255,916	18 %	283,147	231,463	22 %
MEDIAN SELL PRICE	285,000			269,900		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	40	37	8 %	43	43	0 %
ACTIVE LISTINGS	433	378	14 %			
CONDOMINIUM (APT)						
UNITS LISTED	49	61	19-%	433	434	0 %
UNITS REPORTED SOLD	28	33	15-%	343	335	2 %
SELL/LIST RATIO	57 %	54 %		79 %	77 %	
REPORTED SALES DOLLARS	5,308,450	4,034,875	31 %	58,520,895	41,149,075	42 %
AVG SELL PRICE/UNIT	189,587	122,268	55 %	170,614	122,833	38 %
MEDIAN SELL PRICE	190,000			149,800		
PRICE RATIO	98 %	98 %		98 %	97 %	
DAYS TO SELL	31	31	0 %	37	44	15-%
ACTIVE LISTINGS	95	88	7 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	35	25	40 %	247	241	2 %
UNITS REPORTED SOLD	18	16	12 %	204	190	7 %
SELL/LIST RATIO	51 %	64 %		82 %	78 %	
REPORTED SALES DOLLARS	3,754,900	2,480,050	51 %	39,282,749	28,346,099	38 %
AVG SELL PRICE/UNIT	208,605	155,003	34 %	192,562	149,189	29 %
MEDIAN SELL PRICE	176,900			176,900		
PRICE RATIO	99 %	100 %		98 %	99 %	
DAYS TO SELL	46	64	28-%	48	51	5-%
ACTIVE LISTINGS	52	52	0 %			

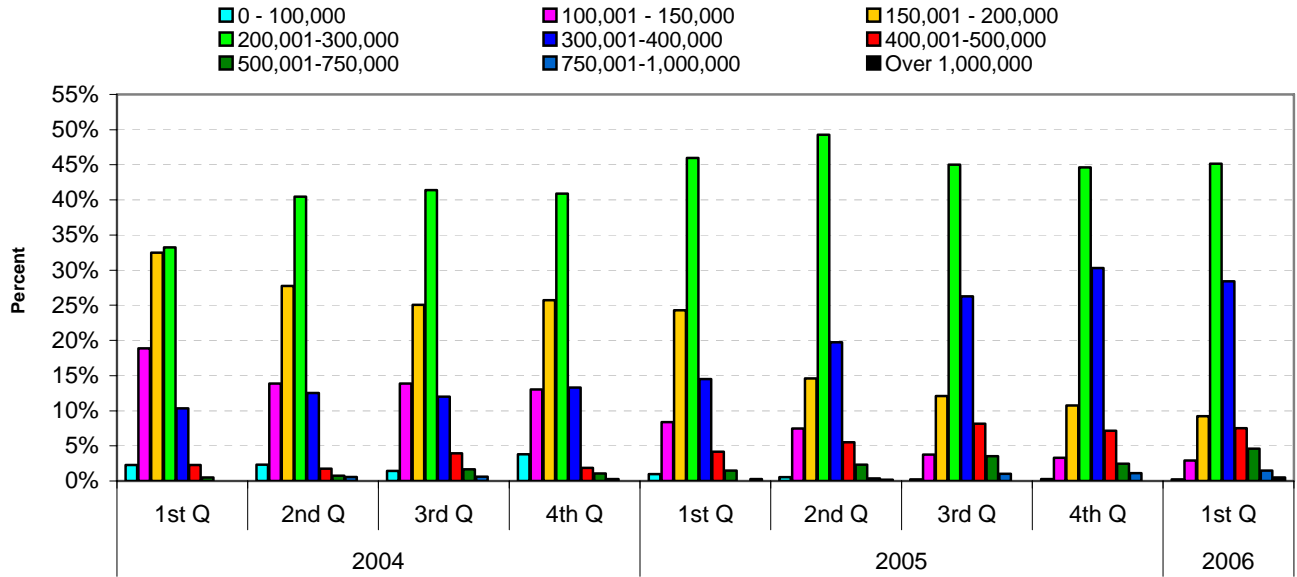
PLEASE NOTE:

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

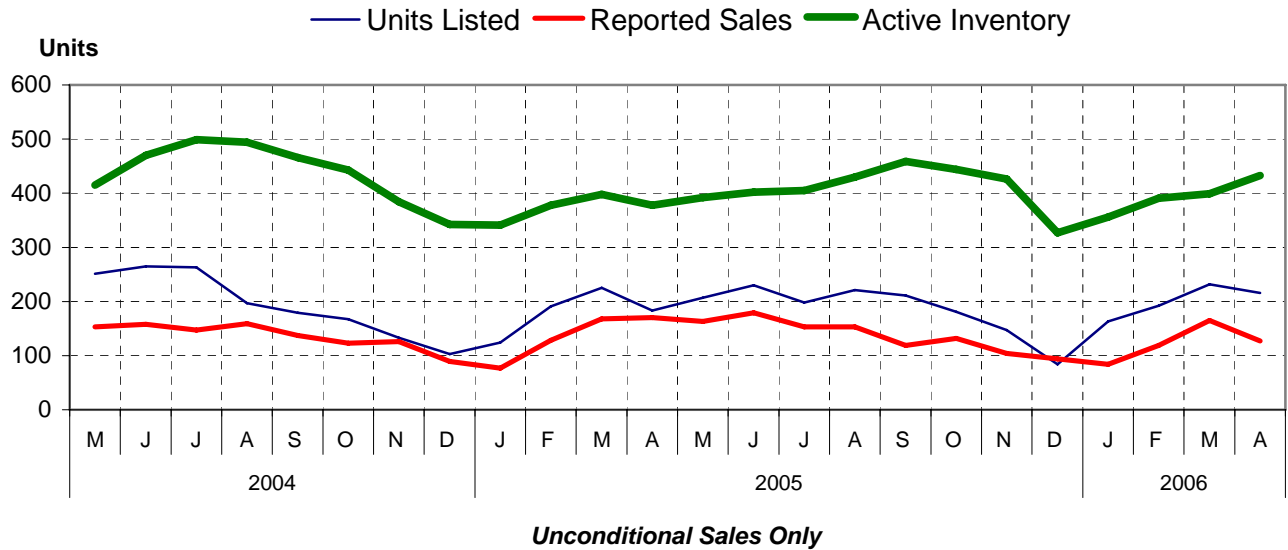
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.9% for the current month.

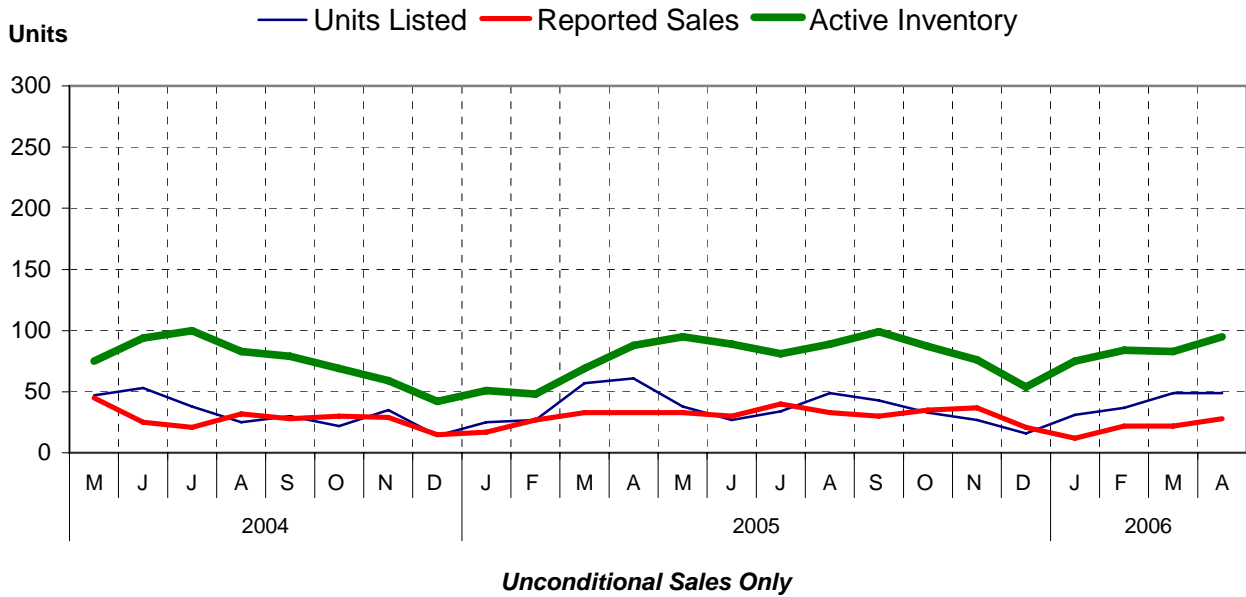
Percentage of Market Share by Price Range Nanaimo



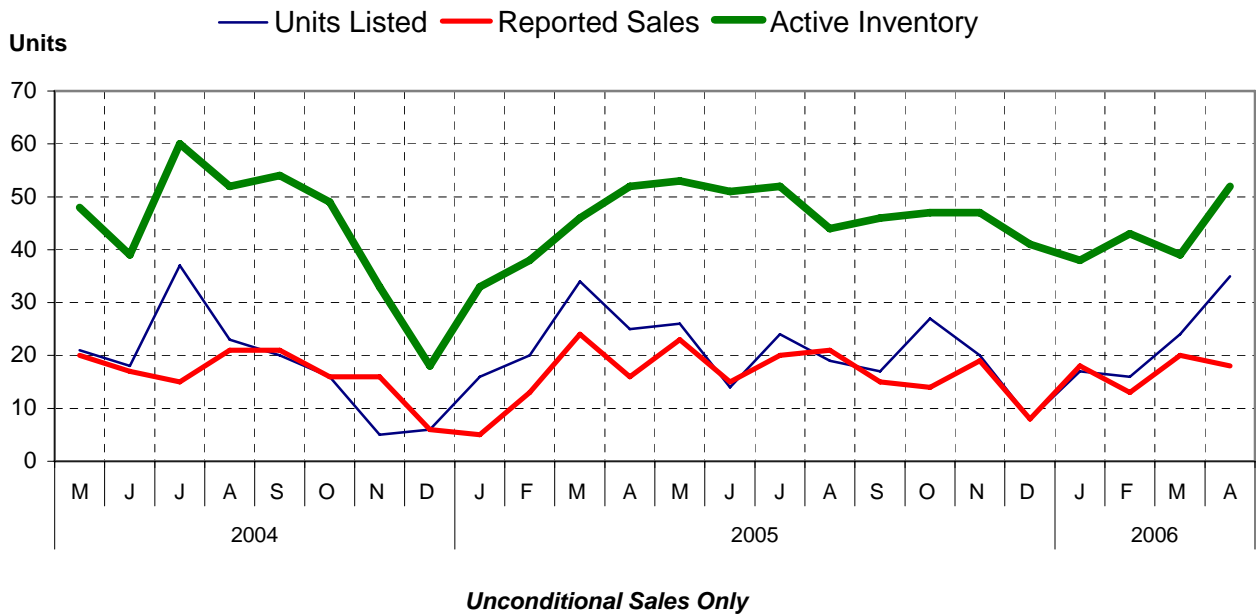
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



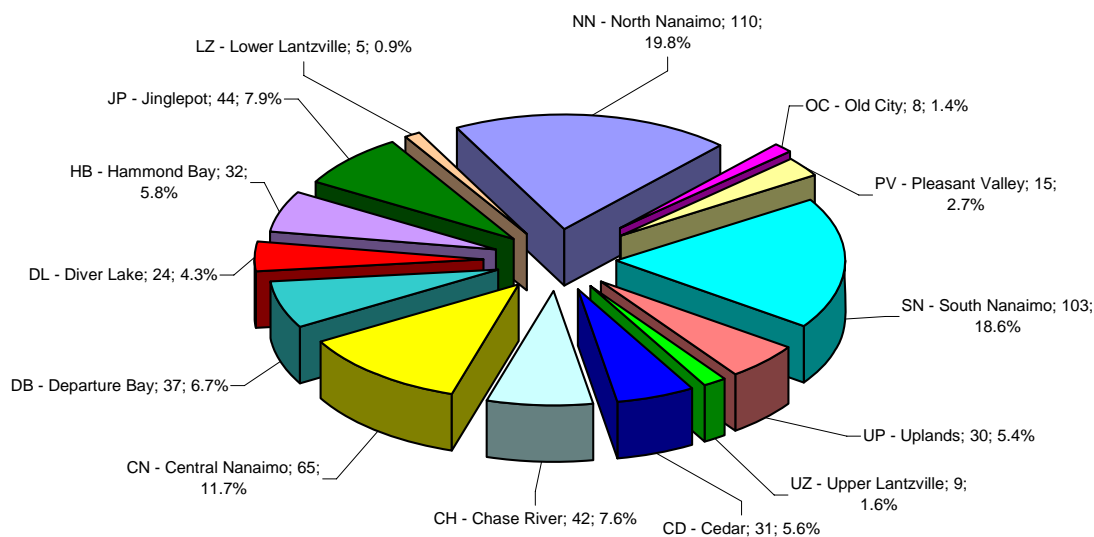
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 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	14			1					1		1		11		
150,001- 200,000	50	2	3	7				1		2	3		31	1	
200,001- 300,000	250	6	28	52	18	16	5	13	1	19	4	10	54	20	4
300,001- 400,000	159	9	9	5	12	5	17	19	1	64		3	5	7	3
400,001- 500,000	44	6			4	1	4	6		20		1	1		1
500,001- 750,000	29	7	1		2	2	3	5	2	4		1		1	1
750,001-1,000,000	6		1		1		3			1					
OVER 1,000,000	2	1													1
ZONE 4 TOTALS	555	31	42	65	37	24	32	44	5	110	8	15	103	30	9

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to April 30, 2006 = 555

GABRIOLA ISLAND

Comparative Activity by Property Type

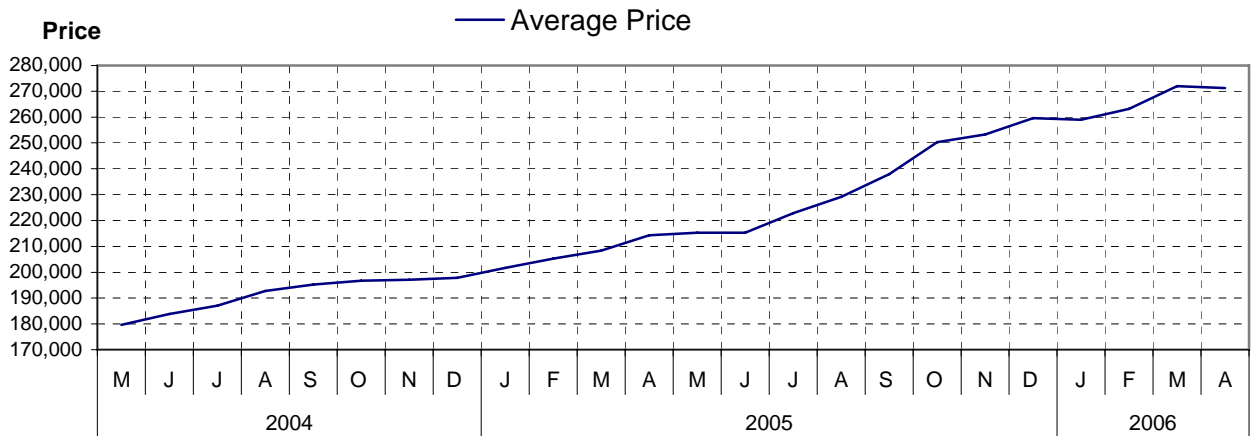
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	11	6	83 %	70	53	32 %
UNITS REPORTED SOLD	5	1	400 %	46	36	27 %
SELL/LIST RATIO	45 %	16 %		65 %	67 %	
REPORTED SALES DOLLARS	512,000	98,000	422 %	4,547,727	2,791,000	62 %
AVG SELL PRICE/UNIT	102,400	98,000	4 %	98,863	77,527	27 %
PRICE RATIO	97 %	98 %		96 %	94 %	
DAYS TO SELL	30	26	15 %	35	51	31-%
ACTIVE LISTINGS	20	13	53 %			

SINGLE FAMILY

UNITS LISTED	14	7	100 %	111	112	0 %
UNITS REPORTED SOLD	6	8	25-%	71	80	11-%
SELL/LIST RATIO	42 %	114 %		63 %	71 %	
REPORTED SALES DOLLARS	1,444,500	2,035,000	29-%	19,258,550	17,142,000	12 %
AVG SELL PRICE/UNIT	240,750	254,375	5-%	271,247	214,275	26 %
PRICE RATIO	97 %	98 %		97 %	96 %	
DAYS TO SELL	64	65	1-%	62	69	10-%
ACTIVE LISTINGS	29	25	16 %			

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 0.9% for the current month.