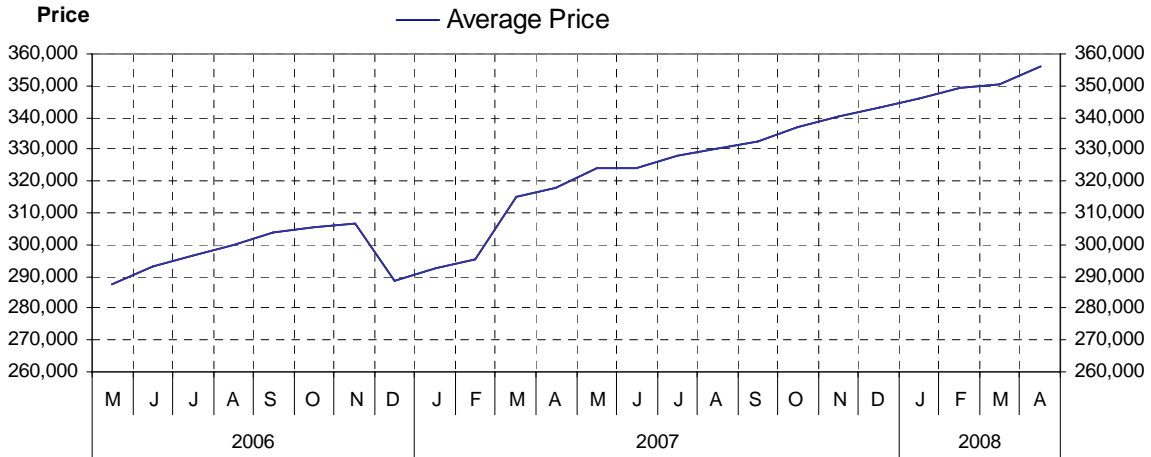


Nanaimo

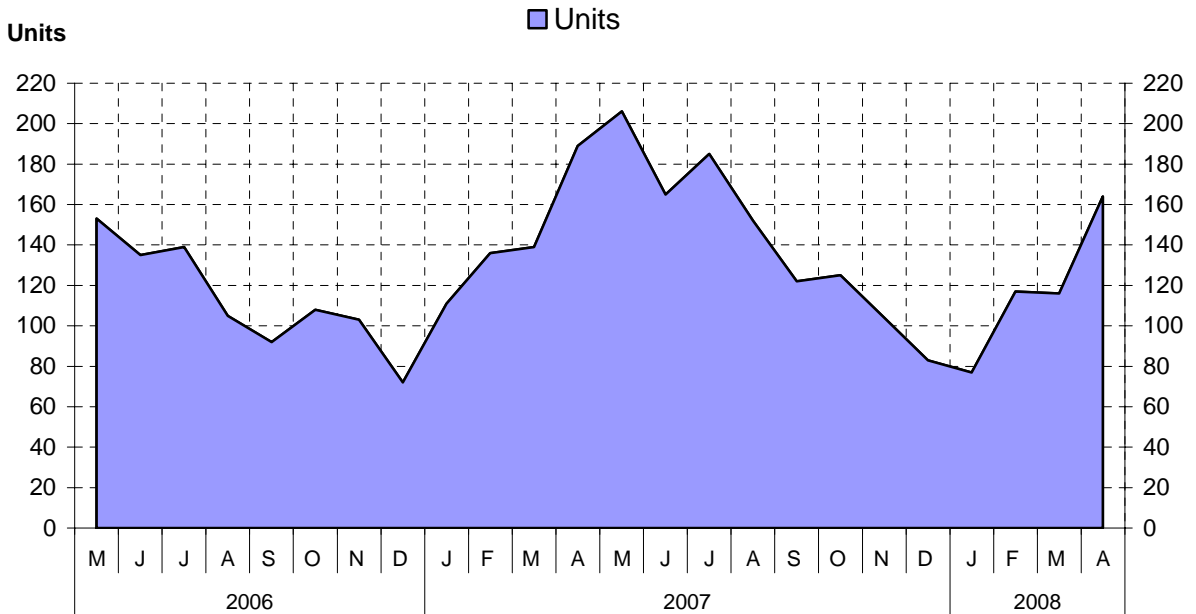
as at April 30, 2008

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

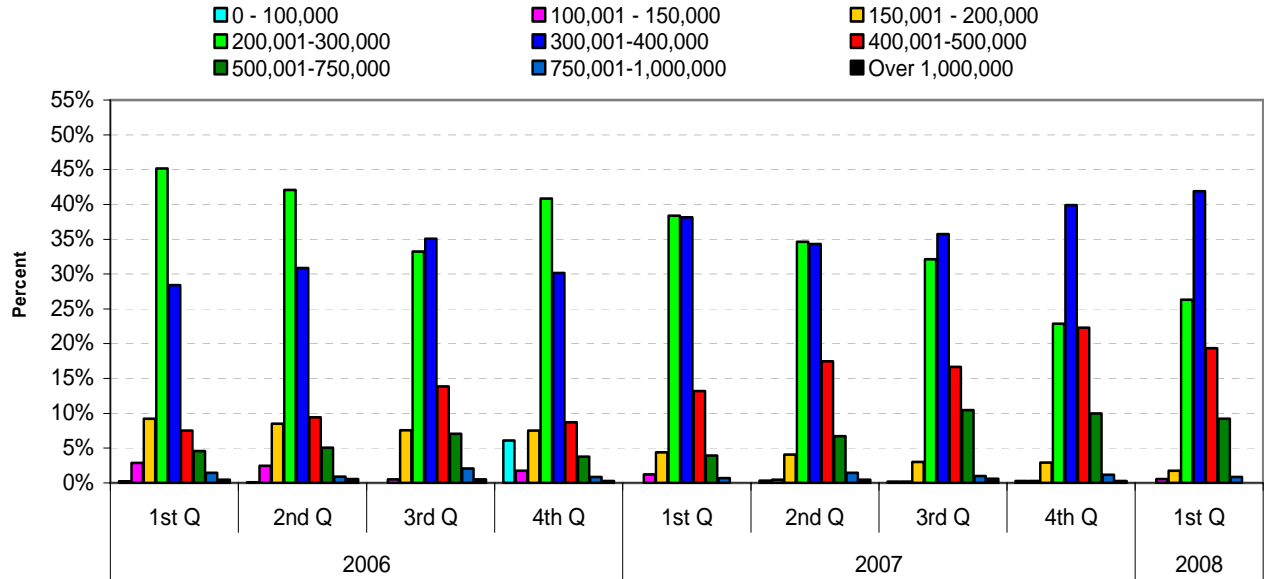
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	39	36	8%	582	346	68%
Units Reported Sold	25	16	56%	189	110	72%
Sell/List Ratio	64%	44%		32%	32%	
Reported Sales Dollars	\$3,840,600	\$2,371,200	62%	\$31,574,486	\$18,012,080	75%
Average Sell Price / Unit	\$153,624	\$148,200	4%	\$167,061	\$163,746	2%
Median Sell Price	\$155,000			\$156,002		
Sell Price / List Price Ratio	97%	96%		97%	97%	
Days to Sell	40	108	-63%	72	69	5%
Active Listings	258					
Single Family						
Units Listed	268	271	-1%	2537	2507	1%
Units Reported Sold	164	188	-13%	1613	1478	9%
Sell/List Ratio	61%	69%		64%	59%	
Reported Sales Dollars	\$61,194,049	\$61,215,278	0%	\$573,991,456	\$470,183,105	22%
Average Sell Price / Unit	\$373,134	\$325,613	15%	\$355,853	\$318,121	12%
Median Sell Price	\$357,500			\$344,000		
Sell Price / List Price Ratio	97%	97%		97%	97%	
Days to Sell	50	46	11%	47	49	-4%
Active Listings	550					
Condos (Apt)						
Units Listed	80	48	67%	552	567	-3%
Units Reported Sold	23	29	-21%	316	294	7%
Sell/List Ratio	29%	60%		57%	52%	
Reported Sales Dollars	\$4,840,800	\$7,102,950	-32%	\$69,487,230	\$58,658,826	18%
Average Sell Price / Unit	\$210,470	\$244,929	-14%	\$219,896	\$199,520	10%
Median Sell Price	\$195,000			\$195,000		
Sell Price / List Price Ratio	97%	96%		96%	96%	
Days to Sell	41	63	-34%	56	59	-5%
Active Listings	199					
Condos (Twnhse)						
Units Listed	50	33	52%	338	366	-8%
Units Reported Sold	20	18	11%	206	210	-2%
Sell/List Ratio	40%	55%		61%	57%	
Reported Sales Dollars	\$4,843,800	\$4,014,300	21%	\$52,439,880	\$46,510,523	13%
Average Sell Price / Unit	\$242,190	\$223,017	9%	\$254,563	\$221,479	15%
Median Sell Price	\$234,900			\$236,900		
Sell Price / List Price Ratio	96%	98%		97%	97%	
Days to Sell	48	57	-15%	49	55	-12%
Active Listings	92					

PLEASE NOTE:

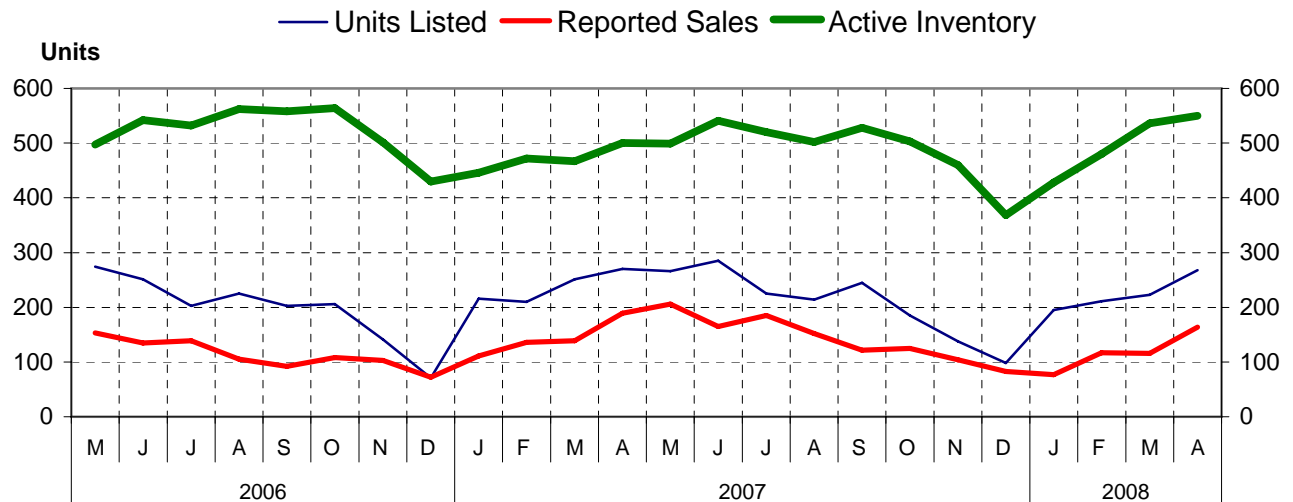
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

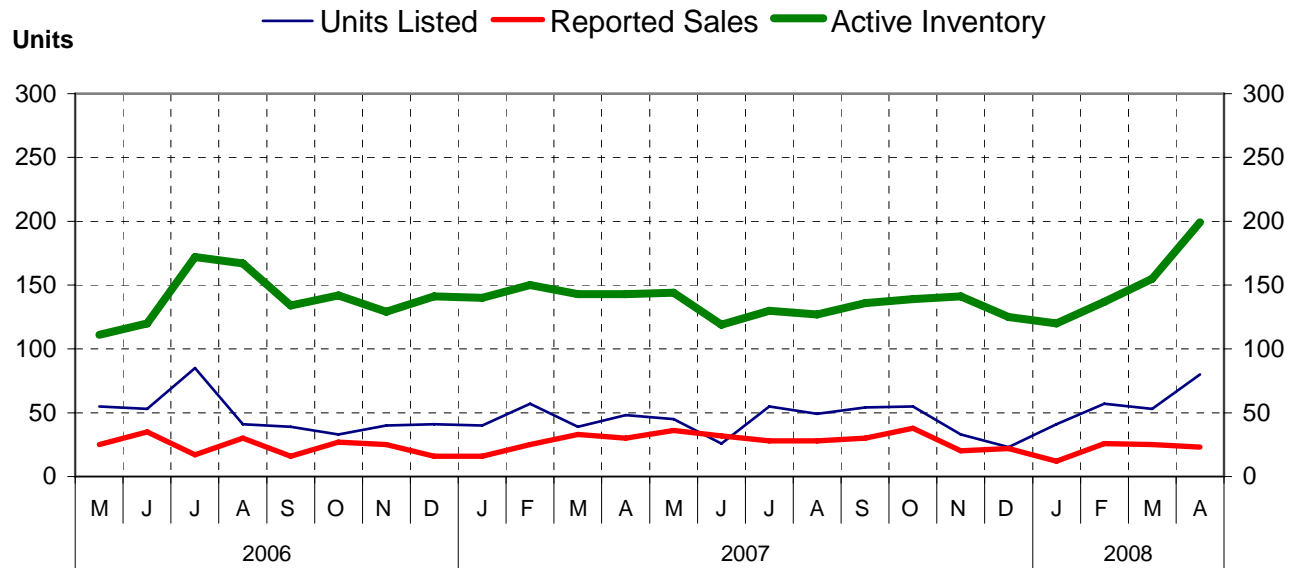
Percentage of Market Share by Price Range Nanaimo



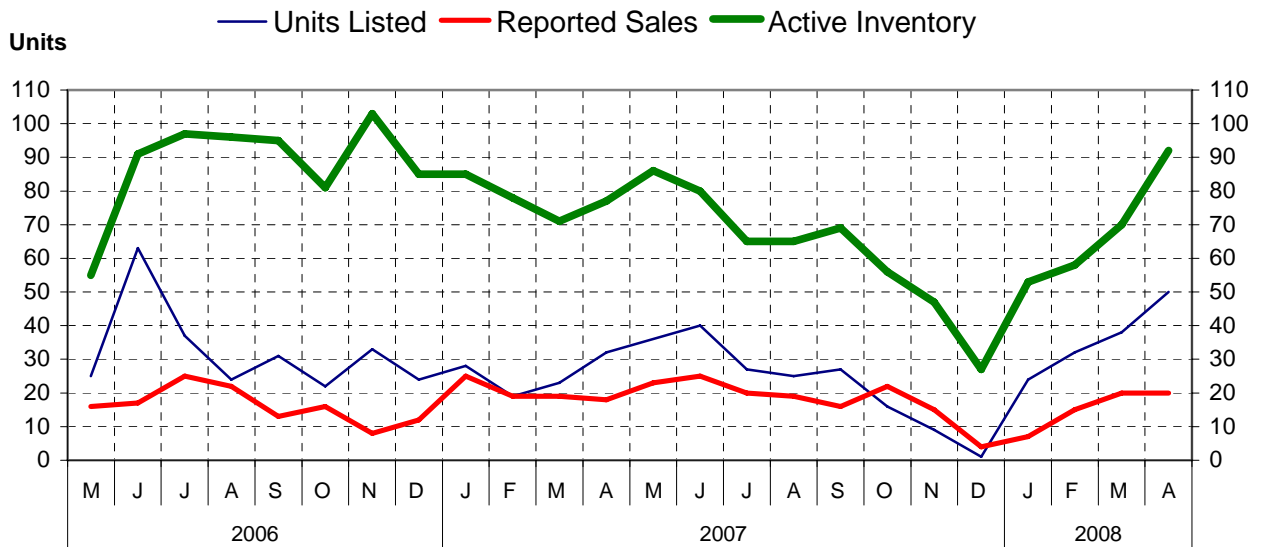
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

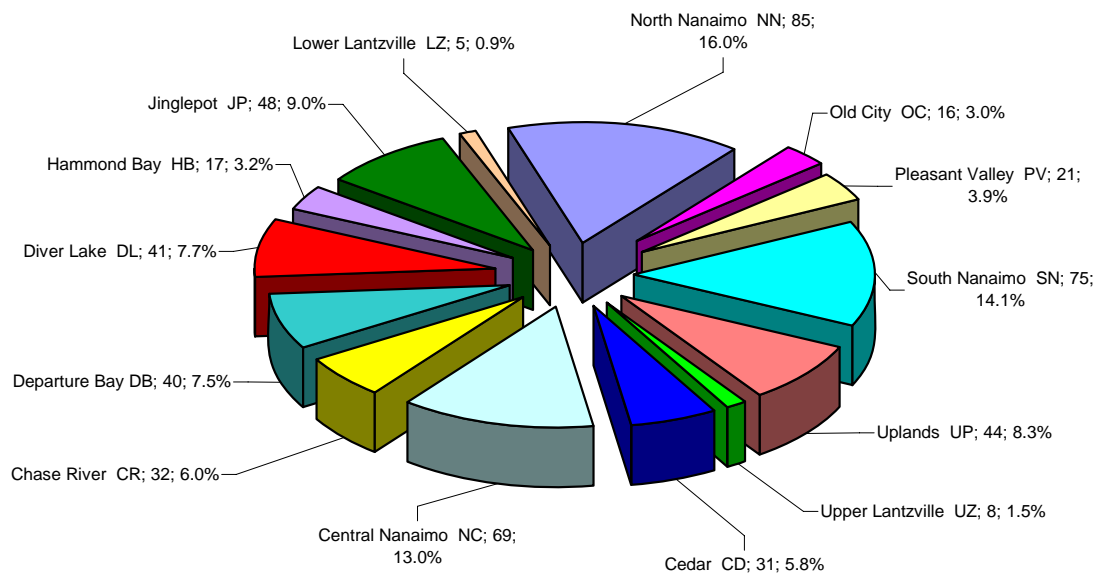


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
Cedar CD	0	0	1	6	6	12	5	1	0	31
Central Nanaimo NC	0	1	3	35	28	1	1	0	0	69
Chase River CR	0	0	0	3	21	6	2	0	0	32
Departure Bay DB	0	0	0	3	26	6	5	0	0	40
Diver Lake DL	0	0	1	8	27	5	0	0	0	41
Hammond Bay HB	0	0	0	0	4	6	7	0	0	17
Jinglepot JP	0	0	0	2	15	21	8	2	0	48
Lower Lantzville LZ	0	0	0	1	0	1	1	1	1	5
North Nanaimo NN	0	0	0	8	19	36	18	3	1	85
Old City OC	0	0	0	8	8	0	0	0	0	16
Pleasant Valley PV	0	0	0	2	14	4	1	0	0	21
South Nanaimo SN	0	1	6	51	14	2	0	1	0	75
Uplands UP	0	0	0	9	23	11	1	0	0	44
Upper Lantzville UZ	0	0	0	1	6	0	1	0	0	8
ZONE 4 TOTALS	0	2	11	137	211	111	50	8	2	532

Single Family Sales - Nanaimo by Subarea



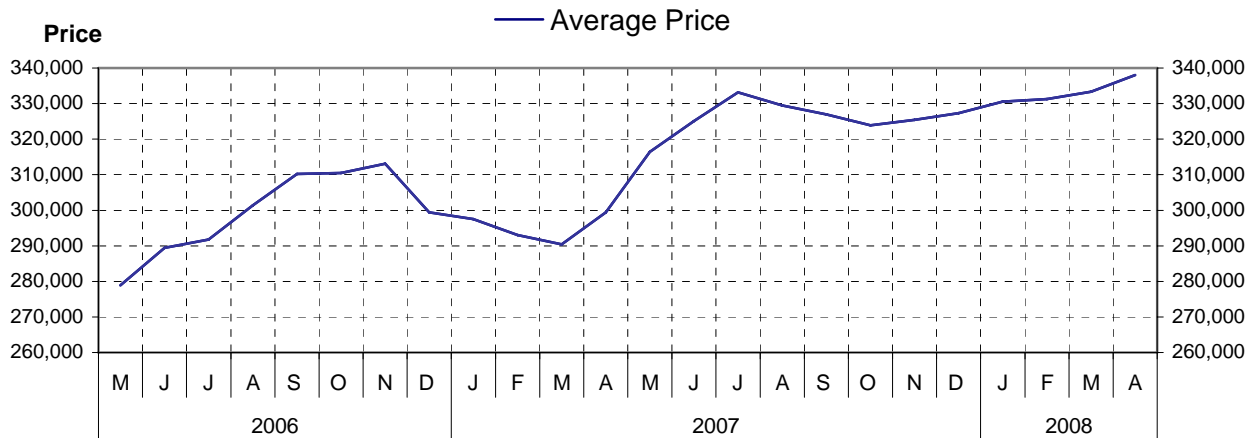
Total Unconditional Sales January 1 to April 30, 2008 = 532

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	12	8	50%	64	63	2%
Units Reported Sold	3	3	0%	37	44	-16%
Sell/List Ratio	25%	38%		58%	70%	
Reported Sales Dollars	\$348,000	\$465,000	-25%	\$5,093,200	\$5,508,800	-8%
Average Sell Price / Unit	\$116,000	\$155,000	-25%	\$137,654	\$125,200	10%
Median Sell Price	\$118,000			\$133,000		
Sell Price / List Price Ratio	92%	95%		93%	95%	
Days to Sell	110	97	13%	56	55	2%
Active Listings	19					
Single Family						
Units Listed	14	17	-18%	123	110	12%
Units Reported Sold	6	7	-14%	68	66	3%
Sell/List Ratio	43%	41%		55%	60%	
Reported Sales Dollars	\$2,320,000	\$2,337,000	-1%	\$22,985,300	\$19,831,700	16%
Average Sell Price / Unit	\$386,667	\$333,857	16%	\$338,019	\$300,480	12%
Median Sell Price	\$429,000			\$318,000		
Sell Price / List Price Ratio	97%	94%		96%	95%	
Days to Sell	97	71	37%	56	60	-7%
Active Listings	30					

Cumulative Residential Average Single Family Sale Price



PLEASE NOTE:

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LOTS do NOT INCLUDE acreage or waterfront acreage.