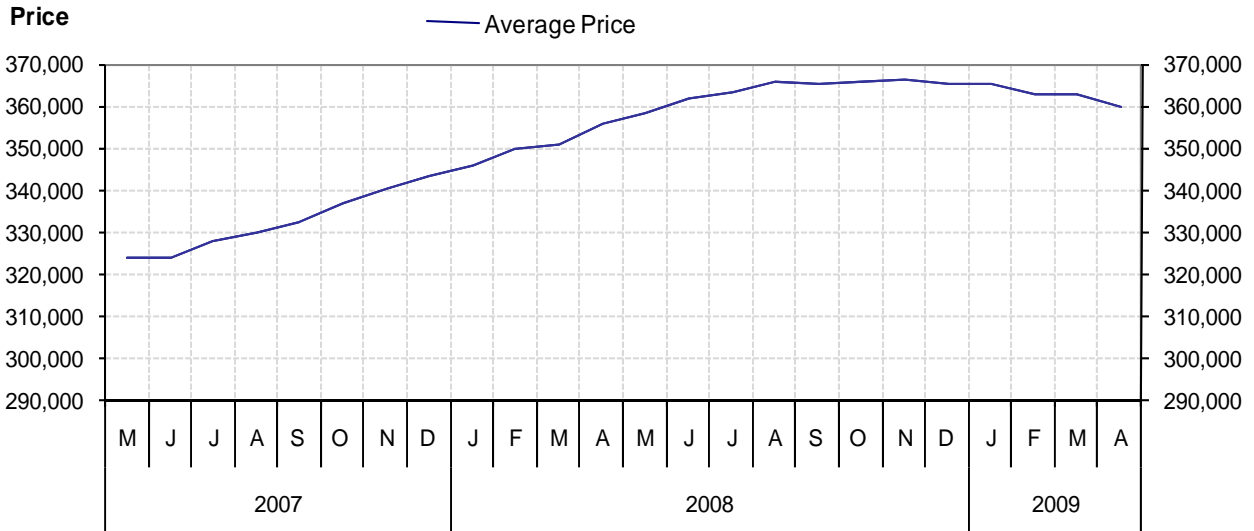


Nanaimo

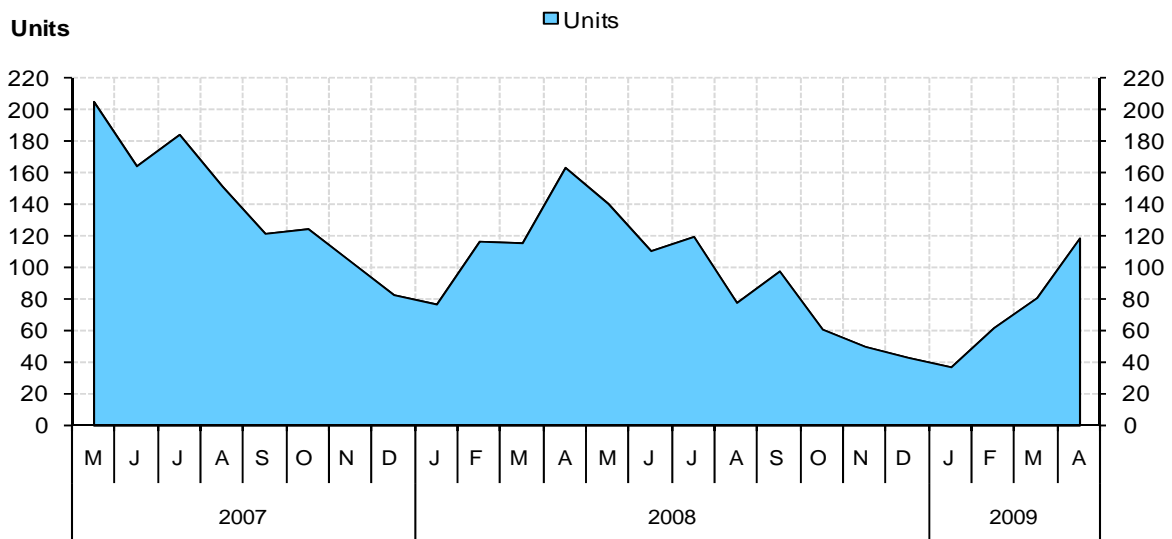
as at April 30, 2009

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	15	39	-62%	362	582	-38%
Units Reported Sold	4	25	-84%	73	189	-61%
Sell/List Ratio	27%	64%		20%	32%	
Reported Sales Dollars	\$378,000	\$3,840,600	-90%	\$10,170,360	\$31,574,486	-68%
Average Sell Price / Unit	\$94,500	\$153,624	-38%	\$139,320	\$167,061	-17%
Median Sell Price	\$90,000			\$130,000		
Sell Price / List Price Ratio	84%	97%		90%	97%	
Days to Sell	45	40	13%	138	72	90%
Active Listings	197	258				
Single Family						
Units Listed	230	266	-14%	2488	2535	-2%
Units Reported Sold	119	164	-27%	999	1613	-38%
Sell/List Ratio	52%	62%		40%	64%	
Reported Sales Dollars	\$41,954,019	\$61,194,049	-31%	\$359,112,479	\$573,991,456	-37%
Average Sell Price / Unit	\$352,555	\$373,134	-6%	\$359,472	\$355,853	1%
Median Sell Price	\$340,000			\$344,500		
Sell Price / List Price Ratio	95%	97%		95%	97%	
Days to Sell	54	50	7%	51	47	9%
Active Listings	621	550				
Condos (Apt)						
Units Listed	34	80	-57%	643	552	16%
Units Reported Sold	11	23	-52%	191	316	-40%
Sell/List Ratio	32%	29%		30%	57%	
Reported Sales Dollars	\$2,311,300	\$4,840,800	-52%	\$43,503,443	\$69,487,230	-37%
Average Sell Price / Unit	\$210,118	\$210,470	0%	\$227,767	\$219,896	4%
Median Sell Price	\$195,000			\$200,000		
Sell Price / List Price Ratio	94%	97%		94%	96%	
Days to Sell	80	41	95%	74	56	32%
Active Listings	188	199				
Condos (Patio)						
Units Listed	4	11	-64%	83	71	17%
Units Reported Sold	1	6	-83%	35	51	-31%
Sell/List Ratio	25%	55%		42%	72%	
Reported Sales Dollars	\$304,900	\$1,604,500	-81%	\$10,575,200	\$14,311,000	-26%
Average Sell Price / Unit	\$304,900	\$267,417	14%	\$302,149	\$280,608	8%
Median Sell Price	\$304,900			\$302,900		
Sell Price / List Price Ratio	100%	98%		96%	97%	
Days to Sell	29	26	12%	59	62	-5%
Active Listings	32	14				
Condos (Twnhse)						
Units Listed	26	50	-48%	421	338	25%
Units Reported Sold	21	20	5%	171	204	-16%
Sell/List Ratio	81%	40%		41%	60%	
Reported Sales Dollars	\$5,480,460	\$4,843,800	13%	\$41,614,240	\$51,640,080	-19%
Average Sell Price / Unit	\$260,974	\$242,190	8%	\$243,358	\$253,138	-4%
Median Sell Price	\$242,900			\$234,700		
Sell Price / List Price Ratio	93%	96%		95%	97%	
Days to Sell	108	48	123%	59	49	18%
Active Listings	139	92				

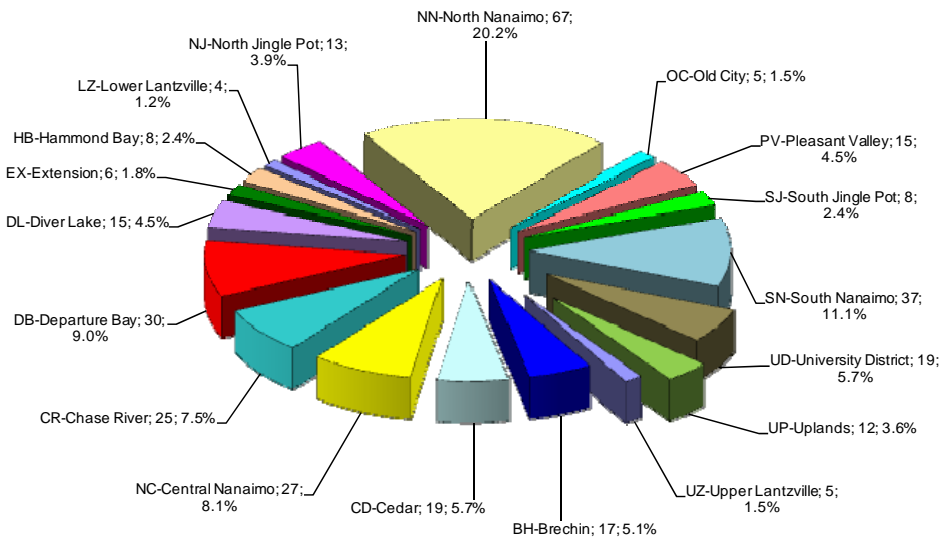
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2009

	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	5	6	4	2	0	0	0	0	0	0	0	0	17
CD-Cedar	0	1	0	5	6	3	1	0	1	1	0	0	0	1	19
NC-Central Nanaimo	0	1	8	14	4	0	0	0	0	0	0	0	0	0	27
CR-Chase River	0	0	2	3	7	10	3	0	0	0	0	0	0	0	25
DB-Departure Bay	0	1	2	4	8	5	6	3	0	0	0	0	1	0	30
DL-Diver Lake	1	1	1	5	6	0	1	0	0	0	0	0	0	0	15
EX-Extension	0	1	1	0	1	1	0	1	1	0	0	0	0	0	6
HB-Hammond Bay	0	0	0	1	2	1	2	0	2	0	0	0	0	0	8
LZ-Low er Lantzville	0	0	0	1	0	0	2	1	0	0	0	0	0	0	4
NJ-North Jingle Pot	0	0	0	0	1	2	6	1	1	1	0	1	0	0	13
NN-North Nanaimo	0	0	1	5	14	12	12	11	9	3	0	0	0	0	67
OC-Old City	0	0	1	2	1	0	1	0	0	0	0	0	0	0	5
PV-Pleasant Valley	0	0	1	2	7	2	3	0	0	0	0	0	0	0	15
SJ-South Jingle Pot	0	0	0	1	3	3	1	0	0	0	0	0	0	0	8
SN-South Nanaimo	1	6	7	16	3	3	1	0	0	0	0	0	0	0	37
UD-University District	0	1	3	2	8	1	3	1	0	0	0	0	0	0	19
UP-Uplands	0	0	1	2	5	2	1	0	1	0	0	0	0	0	12
UZ-Upper Lantzville	0	0	1	0	0	1	2	0	0	1	0	0	0	0	5
ZONE 4 TOTALS	2	12	34	69	80	48	45	18	15	6	0	1	1	1	332

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to April 30, 2009 = 332

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	6	12	-50%	49	64	-23%
Units Reported Sold	3	3	0%	23	37	-38%
Sell/List Ratio	50%	25%		47%	58%	
Reported Sales Dollars	\$267,500	\$348,000	-23%	\$3,009,500	\$5,093,200	-41%
Average Sell Price / Unit	\$89,167	\$116,000	-23%	\$130,848	\$137,654	-5%
Median Sell Price	\$78,500			\$129,000		
Sell Price / List Price Ratio	79%	92%		90%	93%	
Days to Sell	180	110	63%	77	56	38%
Active Listings	21	19				
Single Family						
Units Listed	11	14	-21%	93	123	-24%
Units Reported Sold	4	6	-33%	38	68	-44%
Sell/List Ratio	36%	43%		41%	55%	
Reported Sales Dollars	\$976,000	\$2,320,000	-58%	\$12,192,442	\$22,985,300	-47%
Average Sell Price / Unit	\$244,000	\$386,667	-37%	\$320,854	\$338,019	-5%
Median Sell Price	\$272,000			\$330,000		
Sell Price / List Price Ratio	85%	97%		94%	96%	
Days to Sell	108	97	12%	55	56	-2%
Active Listings	36	30				

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

