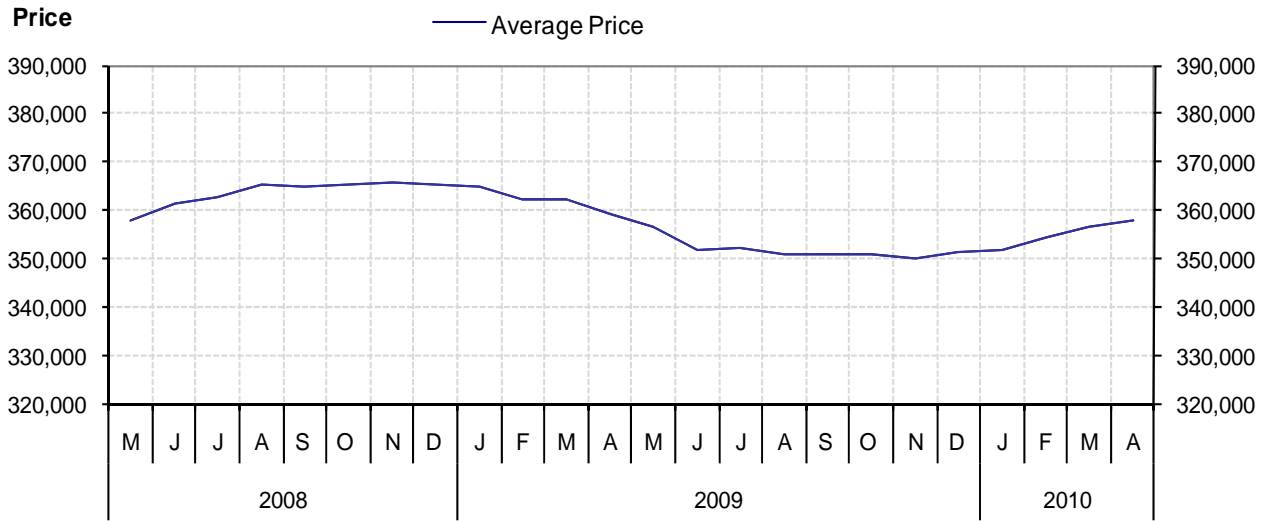


Nanaimo

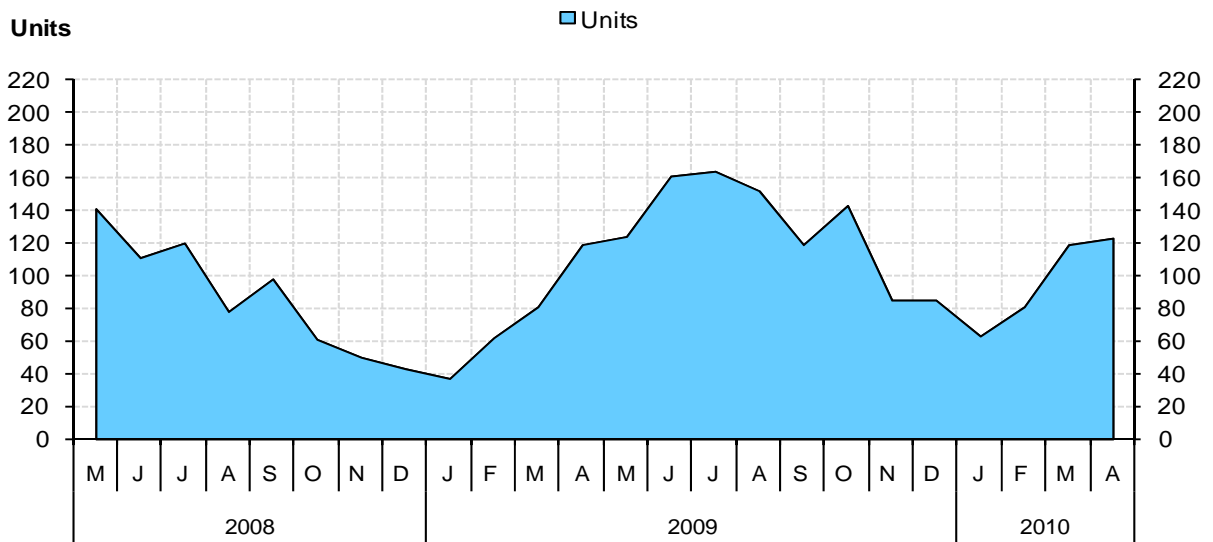
as at April 30, 2010

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 | 21 | 14 | 50% | 315 | 362 | -13% |
| Units Reported Sold | 13 | 4 | 225% | 161 | 73 | 121% |
| Sell/List Ratio | 62% | 29% | | 51% | 20% | |
| Reported Sales Dollars | \$2,028,525 | \$378,000 | 437% | \$23,817,950 | \$10,170,360 | 134% |
| Average Sell Price / Unit | \$156,040 | \$94,500 | 65% | \$147,938 | \$139,320 | 6% |
| Median Sell Price | \$171,125 | | | \$124,900 | | |
| Sell Price / List Price Ratio | 96% | 84% | | 95% | 90% | |
| Days to Sell | 157 | 45 | 248% | 106 | 138 | -23% |
| Active Listings | 93 | 196 | | | | |
| Single Family | | | | | | |
| Units Listed | 235 | 230 | 2% | 2317 | 2488 | -7% |
| Units Reported Sold | 123 | 119 | 3% | 1411 | 999 | 41% |
| Sell/List Ratio | 52% | 52% | | 61% | 40% | |
| Reported Sales Dollars | \$45,240,026 | \$41,944,019 | 8% | \$505,090,764 | \$359,102,479 | 41% |
| Average Sell Price / Unit | \$367,805 | \$352,471 | 4% | \$357,967 | \$359,462 | 0% |
| Median Sell Price | \$356,000 | | | \$345,000 | | |
| Sell Price / List Price Ratio | 97% | 95% | | 96% | 95% | |
| Days to Sell | 45 | 54 | -16% | 50 | 51 | -2% |
| Active Listings | 582 | 621 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 132 | 34 | 288% | 699 | 642 | 9% |
| Units Reported Sold | 20 | 10 | 100% | 306 | 190 | 61% |
| Sell/List Ratio | 15% | 29% | | 44% | 30% | |
| Reported Sales Dollars | \$4,540,700 | \$2,096,300 | 117% | \$69,205,368 | \$43,288,443 | 60% |
| Average Sell Price / Unit | \$227,035 | \$209,630 | 8% | \$226,161 | \$227,834 | -1% |
| Median Sell Price | \$222,000 | | | \$201,350 | | |
| Sell Price / List Price Ratio | 96% | 94% | | 94% | 94% | |
| Days to Sell | 74 | 85 | -13% | 82 | 74 | 10% |
| Active Listings | 292 | 188 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 6 | 4 | 50% | 95 | 85 | 12% |
| Units Reported Sold | 4 | 1 | 300% | 61 | 35 | 74% |
| Sell/List Ratio | 67% | 25% | | 64% | 41% | |
| Reported Sales Dollars | \$1,338,241 | \$304,900 | 339% | \$17,495,057 | \$10,575,200 | 65% |
| Average Sell Price / Unit | \$334,560 | \$304,900 | 10% | \$286,804 | \$302,149 | -5% |
| Median Sell Price | \$312,341 | | | \$291,000 | | |
| Sell Price / List Price Ratio | 99% | 100% | | 97% | 96% | |
| Days to Sell | 58 | 29 | 102% | 66 | 59 | 12% |
| Active Listings | 21 | 34 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 29 | 26 | 12% | 406 | 422 | -4% |
| Units Reported Sold | 17 | 22 | -23% | 195 | 172 | 13% |
| Sell/List Ratio | 59% | 85% | | 48% | 41% | |
| Reported Sales Dollars | \$4,998,682 | \$5,695,460 | -12% | \$50,394,813 | \$41,829,240 | 20% |
| Average Sell Price / Unit | \$294,040 | \$258,885 | 14% | \$258,435 | \$243,193 | 6% |
| Median Sell Price | \$287,500 | | | \$238,000 | | |
| Sell Price / List Price Ratio | 98% | 94% | | 96% | 96% | |
| Days to Sell | 62 | 105 | -41% | 72 | 58 | 24% |
| Active Listings | 145 | 138 | | | | |

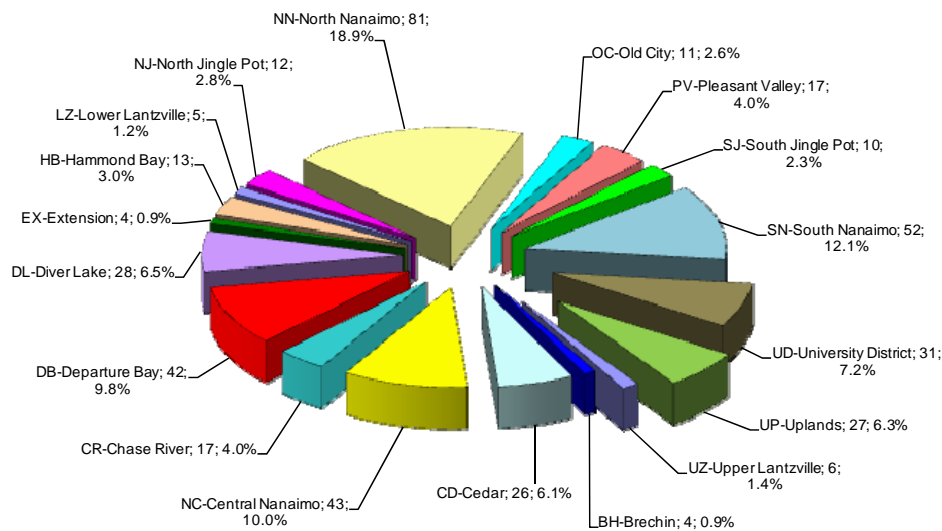
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 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 | 0 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| CD-Cedar | 0 | 3 | 2 | 2 | 1 | 5 | 1 | 2 | 8 | 1 | 0 | 0 | 0 | 1 | 26 |
| NC-Central Nanaimo | 0 | 0 | 8 | 21 | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43 |
| CR-Chase River | 0 | 0 | 1 | 1 | 6 | 1 | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| DB-Departure Bay | 0 | 0 | 1 | 3 | 11 | 12 | 4 | 4 | 3 | 1 | 1 | 0 | 1 | 1 | 42 |
| DL-Diver Lake | 0 | 1 | 0 | 6 | 10 | 6 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| EX-Extension | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 4 |
| HB-Hammond Bay | 0 | 1 | 0 | 0 | 0 | 4 | 1 | 1 | 1 | 3 | 0 | 2 | 0 | 0 | 13 |
| LZ-Low er Lantzville | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 5 |
| NJ-North Jingle Pot | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 2 | 4 | 2 | 1 | 1 | 0 | 0 | 12 |
| NN-North Nanaimo | 0 | 0 | 0 | 2 | 7 | 19 | 20 | 22 | 6 | 3 | 1 | 0 | 0 | 1 | 81 |
| OC-Old City | 1 | 0 | 0 | 5 | 1 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| PV-Pleasant Valley | 0 | 0 | 1 | 3 | 4 | 5 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 17 |
| SJ-South Jingle Pot | 0 | 0 | 0 | 2 | 3 | 0 | 2 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 10 |
| SN-South Nanaimo | 0 | 6 | 18 | 15 | 10 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52 |
| UD-University District | 0 | 1 | 3 | 5 | 4 | 6 | 5 | 2 | 3 | 2 | 0 | 0 | 0 | 0 | 31 |
| UP-Uplands | 0 | 0 | 1 | 7 | 8 | 8 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| UZ-Upper Lantzville | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| ZONE 4 TOTALS | 1 | 12 | 37 | 74 | 74 | 83 | 52 | 41 | 28 | 14 | 4 | 4 | 1 | 4 | 429 |

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to April 30, 2010 = 429

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 | 4 | 6 | -33% | 50 | 49 | 2% |
| Units Reported Sold | 2 | 3 | -33% | 24 | 23 | 4% |
| Sell/List Ratio | 50% | 50% | | 48% | 47% | |
| Reported Sales Dollars | \$323,000 | \$267,500 | 21% | \$3,482,500 | \$3,009,500 | 16% |
| Average Sell Price / Unit | \$161,500 | \$89,167 | 81% | \$145,104 | \$130,848 | 11% |
| Median Sell Price | \$179,000 | | | \$148,000 | | |
| Sell Price / List Price Ratio | 94% | 79% | | 91% | 90% | |
| Days to Sell | 46 | 180 | -74% | 96 | 77 | 25% |
| Active Listings | 19 | 21 | | | | |
| Single Family | | | | | | |
| Units Listed | 13 | 11 | 18% | 123 | 93 | 32% |
| Units Reported Sold | 5 | 4 | 25% | 62 | 38 | 63% |
| Sell/List Ratio | 38% | 36% | | 50% | 41% | |
| Reported Sales Dollars | \$1,489,000 | \$976,000 | 53% | \$19,014,750 | \$12,192,442 | 56% |
| Average Sell Price / Unit | \$297,800 | \$244,000 | 22% | \$306,690 | \$320,854 | -4% |
| Median Sell Price | \$290,000 | | | \$295,000 | | |
| Sell Price / List Price Ratio | 89% | 85% | | 93% | 94% | |
| Days to Sell | 115 | 108 | 6% | 87 | 55 | 59% |
| Active Listings | 46 | 36 | | | | |

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

