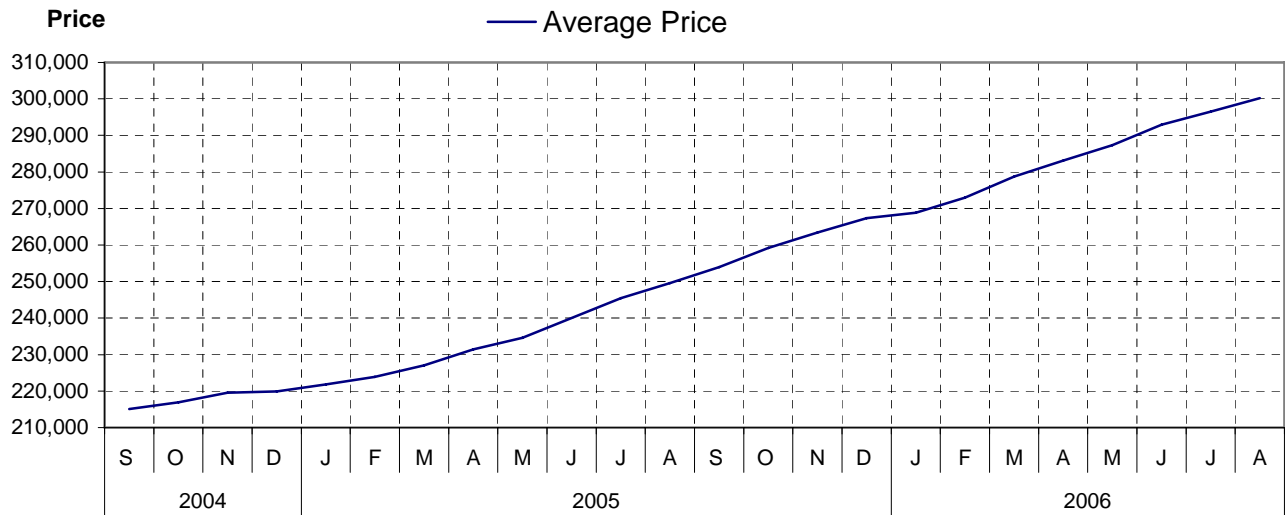


# Nanaimo

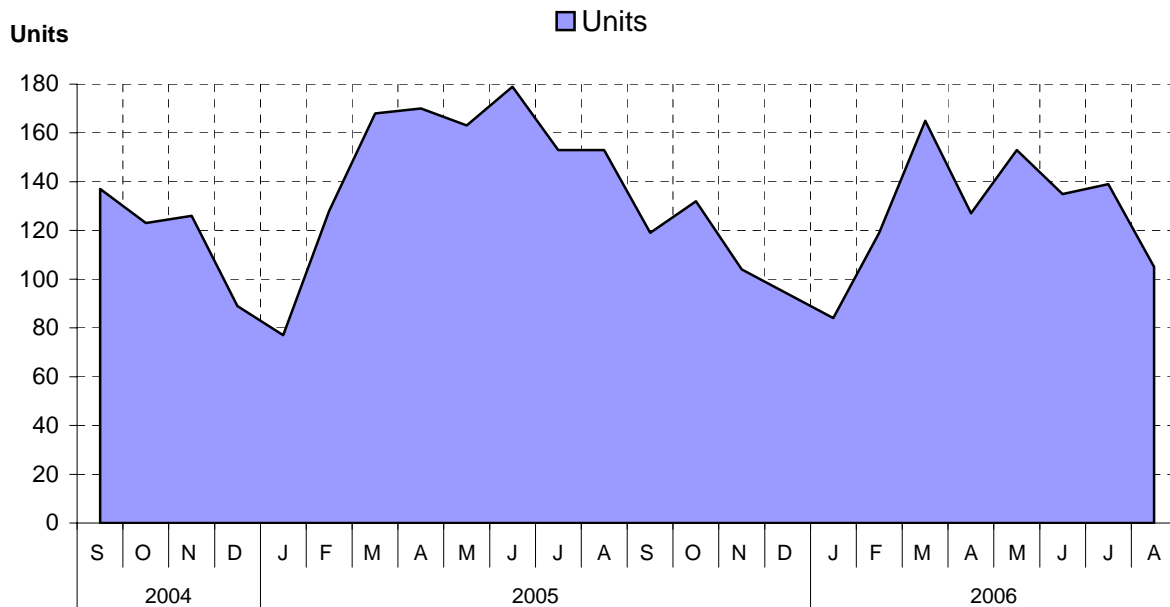
## as at August 31, 2006

### 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
<b>LOTS</b>						
UNITS LISTED	32	13	146 %	280	212	32 %
UNITS REPORTED SOLD	7	6	16 %	143	181	20-%
SELL/LIST RATIO	21 %	46 %		51 %	85 %	
REPORTED SALES DOLLARS	1,619,700	1,796,900	9-%	22,429,034	20,560,268	9 %
AVG SELL PRICE/UNIT	231,385	299,483	22-%	156,846	113,592	38 %
MEDIAN SELL PRICE	124,900			134,900		
PRICE RATIO	95 %	76 %		100 %	95 %	
DAYS TO SELL	130	122	6 %	61	86	29-%
ACTIVE LISTINGS	91	38	139 %			
<b>SINGLE FAMILY</b>						
UNITS LISTED	225	221	1 %	2,379	2,161	10 %
UNITS REPORTED SOLD	105	153	31-%	1,476	1,667	11-%
SELL/LIST RATIO	46 %	69 %		62 %	77 %	
REPORTED SALES DOLLARS	33,822,662	42,711,596	20-%	443,026,184	415,987,759	6 %
AVG SELL PRICE/UNIT	322,120	279,160	15 %	300,153	249,542	20 %
MEDIAN SELL PRICE	313,500			285,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	41	37	10 %	43	45	4-%
ACTIVE LISTINGS	562	430	30 %			
<b>CONDOMINIUM (APT)</b>						
UNITS LISTED	41	49	16-%	519	419	23 %
UNITS REPORTED SOLD	30	33	9-%	314	348	9-%
SELL/LIST RATIO	73 %	67 %		60 %	83 %	
REPORTED SALES DOLLARS	6,141,502	5,637,695	8 %	57,901,091	47,490,470	21 %
AVG SELL PRICE/UNIT	204,716	170,839	19 %	184,398	136,466	35 %
MEDIAN SELL PRICE	197,500			167,000		
PRICE RATIO	98 %	99 %		98 %	98 %	
DAYS TO SELL	58	37	56 %	41	42	2-%
ACTIVE LISTINGS	167	89	87 %			
<b>CONDOMINIUM (TWNHSE)</b>						
UNITS LISTED	24	19	26 %	313	225	39 %
UNITS REPORTED SOLD	22	21	4 %	205	196	4 %
SELL/LIST RATIO	91 %	110 %		65 %	87 %	
REPORTED SALES DOLLARS	5,267,000	3,436,800	53 %	43,769,951	30,395,912	43 %
AVG SELL PRICE/UNIT	239,409	163,657	46 %	213,511	155,081	37 %
MEDIAN SELL PRICE	214,900			197,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	49	31	58 %	51	52	1-%
ACTIVE LISTINGS	96	44	118 %			

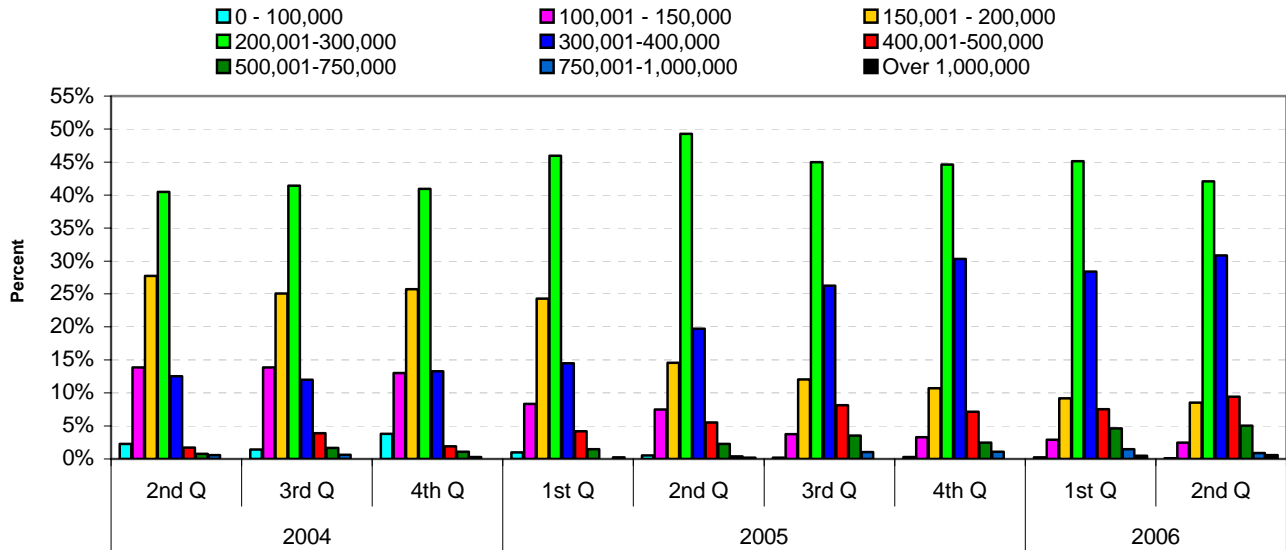
### PLEASE NOTE:

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

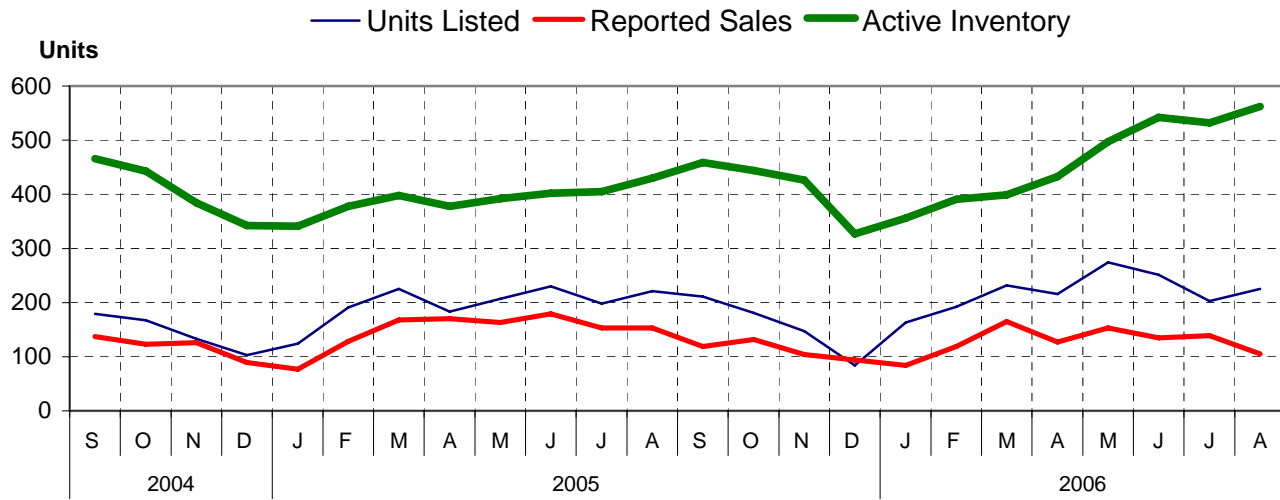
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 0.8% for the current month.

## Percentage of Market Share by Price Range Nanaimo

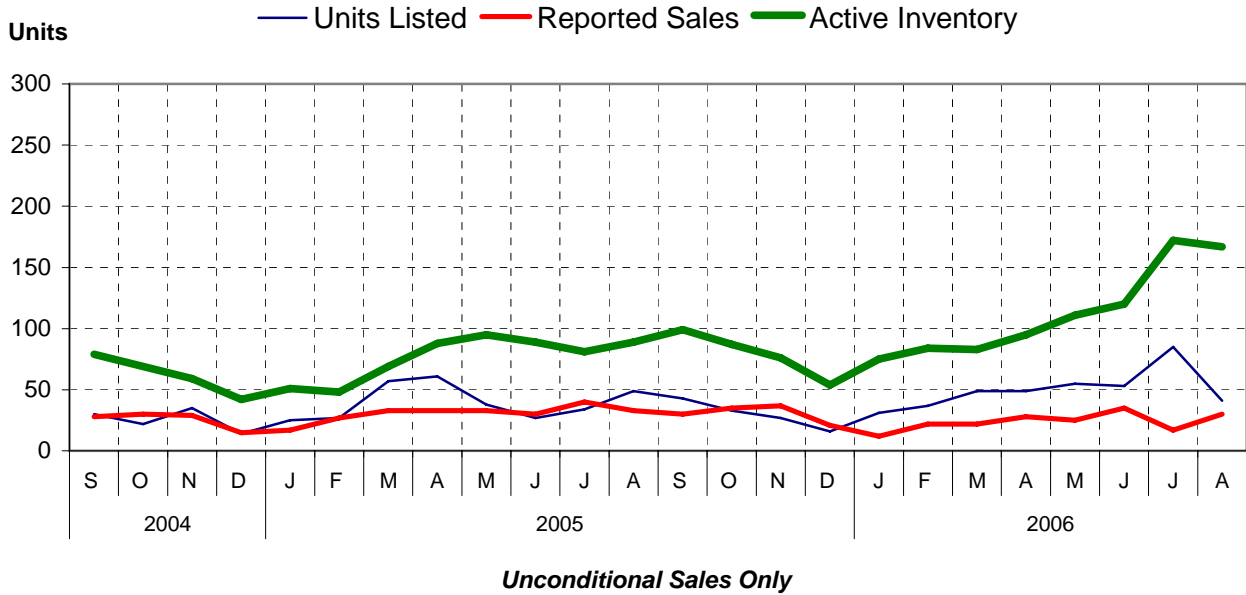


## Single Family Comparisons between

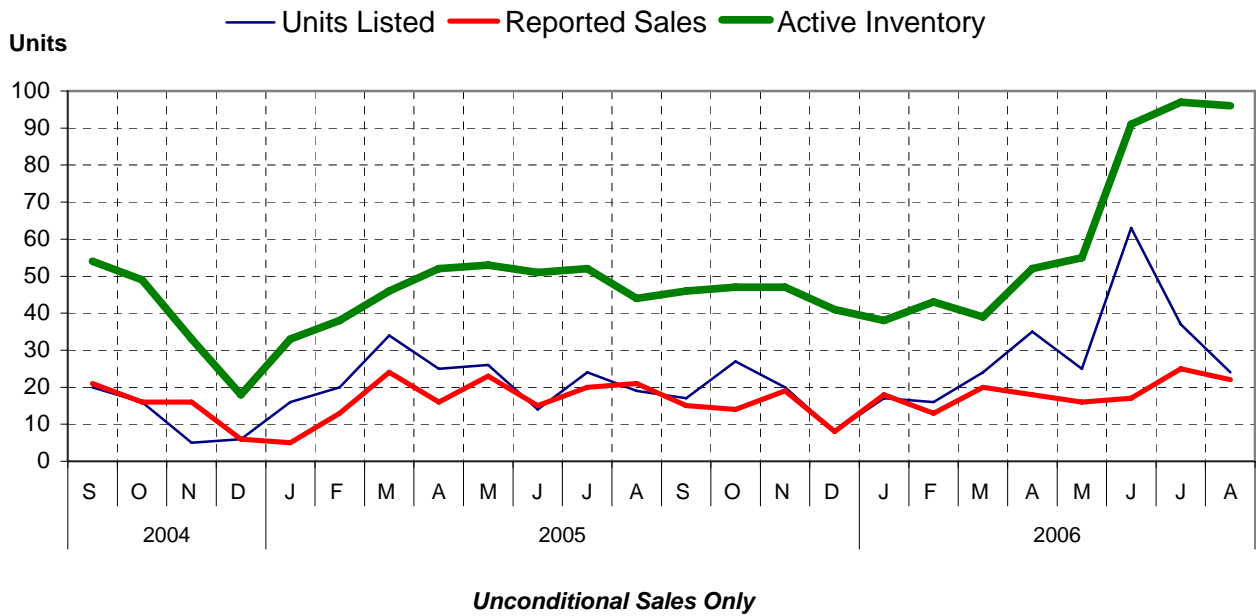


**Unconditional Sales Only**

## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



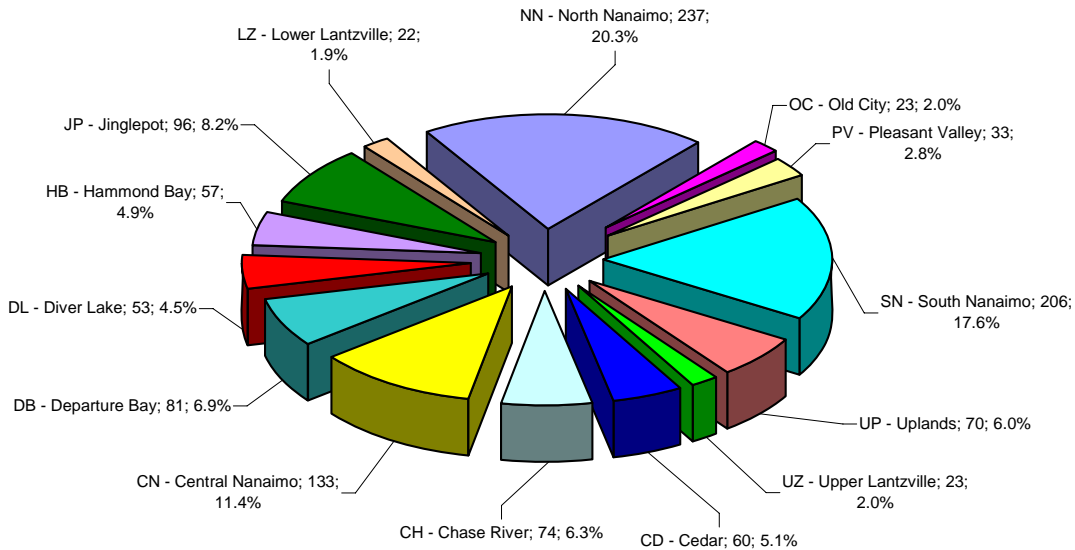
# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to August 31, 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	24			2					1		3		18		
150,001- 200,000	98	2	5	15				1		5	8		61	1	
200,001- 300,000	471	15	39	103	30	34	11	23	1	34	11	16	111	38	5
300,001- 400,000	361	17	28	12	33	16	25	41	10	120	1	13	12	26	7
400,001- 500,000	129	11		1	13	1	10	20	4	58		2	2		7
500,001- 750,000	64	11	1		2	2	7	10	5	16		2	1	3	4
750,001-1,000,000	13	2	1		3		4			2				1	
OVER 1,000,000	7	2						1	1	2				1	
<b>ZONE 4 TOTALS</b>	<b>1168</b>	<b>60</b>	<b>74</b>	<b>133</b>	<b>81</b>	<b>53</b>	<b>57</b>	<b>96</b>	<b>22</b>	<b>237</b>	<b>23</b>	<b>33</b>	<b>206</b>	<b>70</b>	<b>23</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to August 31, 2006 = 1,168

# GABRIOLA ISLAND

## Comparative Activity by Property Type

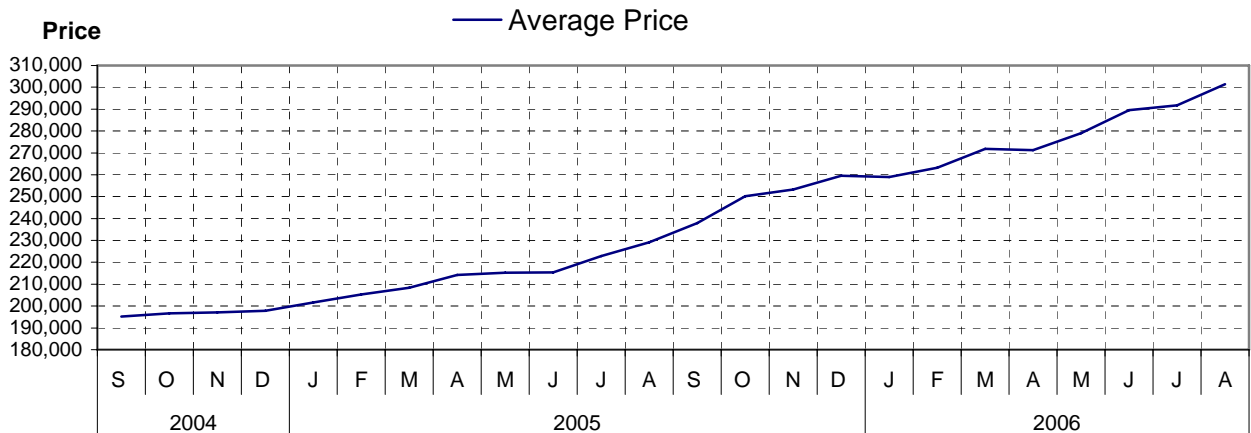
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
<b>LOTS</b>						
UNITS LISTED	5	5	0 %	75	55	36 %
UNITS REPORTED SOLD	6	2	200 %	48	41	17 %
SELL/LIST RATIO	120 %	40 %		64 %	74 %	
REPORTED SALES DOLLARS	607,900	221,000	175 %	5,621,927	3,659,300	53 %
AVG SELL PRICE/UNIT	101,316	110,500	8-%	117,123	89,251	31 %
PRICE RATIO	97 %	96 %		97 %	96 %	
DAYS TO SELL	52	32	62 %	41	36	13 %
ACTIVE LISTINGS	18	15	20 %			

### SINGLE FAMILY

UNITS LISTED	21	8	162 %	115	104	10 %
UNITS REPORTED SOLD	7	4	75 %	69	74	6-%
SELL/LIST RATIO	33 %	50 %		60 %	71 %	
REPORTED SALES DOLLARS	2,730,500	1,191,400	129 %	20,797,350	16,952,700	22 %
AVG SELL PRICE/UNIT	390,071	297,850	30 %	301,410	229,090	31 %
PRICE RATIO	97 %	100 %		97 %	97 %	
DAYS TO SELL	30	22	36 %	58	70	17-%
ACTIVE LISTINGS	42	27	55 %			

### 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 0.8% for the current month.