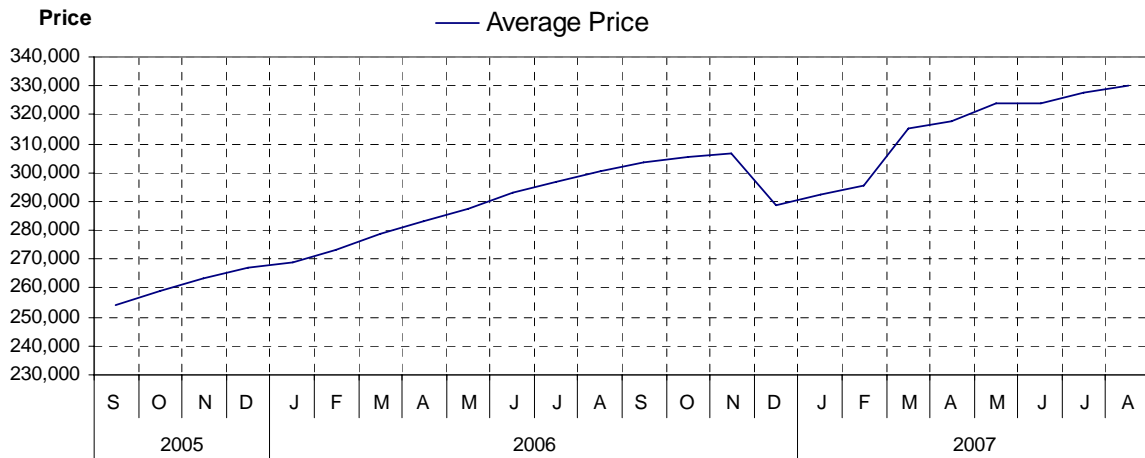


Nanaimo

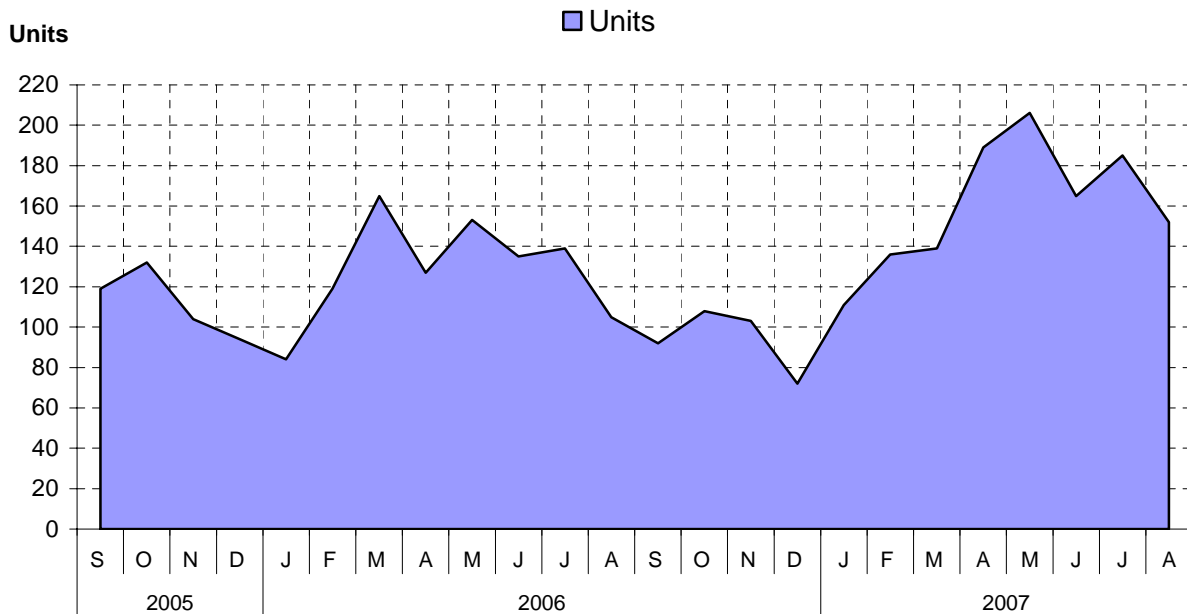
as at August 31, 2007

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	52	32	62 %	407	280	45 %
UNITS REPORTED SOLD	35	7	400 %	174	143	21 %
SELL/LIST RATIO	67 %	21 %		42 %	51 %	
REPORTED SALES DOLLARS	6,189,986	1,619,700	282 %	30,124,428	22,429,034	34 %
AVG SELL PRICE/UNIT	176,856	231,385	23-%	173,128	156,846	10 %
MEDIAN SELL PRICE	158,900			157,000		
PRICE RATIO	99 %	95 %		98 %	100 %	
DAYS TO SELL	93	130	28-%	73	61	19 %
ACTIVE LISTINGS	147	91	61 %			
SINGLE FAMILY						
UNITS LISTED	214	225	4-%	2,558	2,379	7 %
UNITS REPORTED SOLD	152	107	42 %	1,647	1,539	7 %
SELL/LIST RATIO	71 %	47 %		64 %	64 %	
REPORTED SALES DOLLARS	52,597,684	34,174,662	53 %	543,703,771	450,643,934	20 %
AVG SELL PRICE/UNIT	346,037	319,389	8 %	330,117	292,816	12 %
MEDIAN SELL PRICE	335,000			317,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	41	42	2-%	48	43	11 %
ACTIVE LISTINGS	502	562	10-%			
CONDOMINIUM (APT)						
UNITS LISTED	49	41	19 %	512	519	1-%
UNITS REPORTED SOLD	28	30	6-%	312	314	0 %
SELL/LIST RATIO	57 %	73 %		60 %	60 %	
REPORTED SALES DOLLARS	5,410,700	6,141,502	11-%	62,827,035	57,901,091	8 %
AVG SELL PRICE/UNIT	193,239	204,716	5-%	201,368	184,398	9 %
MEDIAN SELL PRICE	180,000			182,000		
PRICE RATIO	98 %	98 %		97 %	98 %	
DAYS TO SELL	76	58	31 %	62	41	51 %
ACTIVE LISTINGS	127	167	23-%			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	25	24	4 %	340	313	8 %
UNITS REPORTED SOLD	19	22	13-%	217	205	5 %
SELL/LIST RATIO	76 %	91 %		63 %	65 %	
REPORTED SALES DOLLARS	5,008,016	5,267,000	4-%	50,365,138	43,769,951	15 %
AVG SELL PRICE/UNIT	263,579	239,409	10 %	232,097	213,511	8 %
MEDIAN SELL PRICE	273,000			215,000		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	34	49	30-%	53	51	3 %
ACTIVE LISTINGS	65	96	32-%			

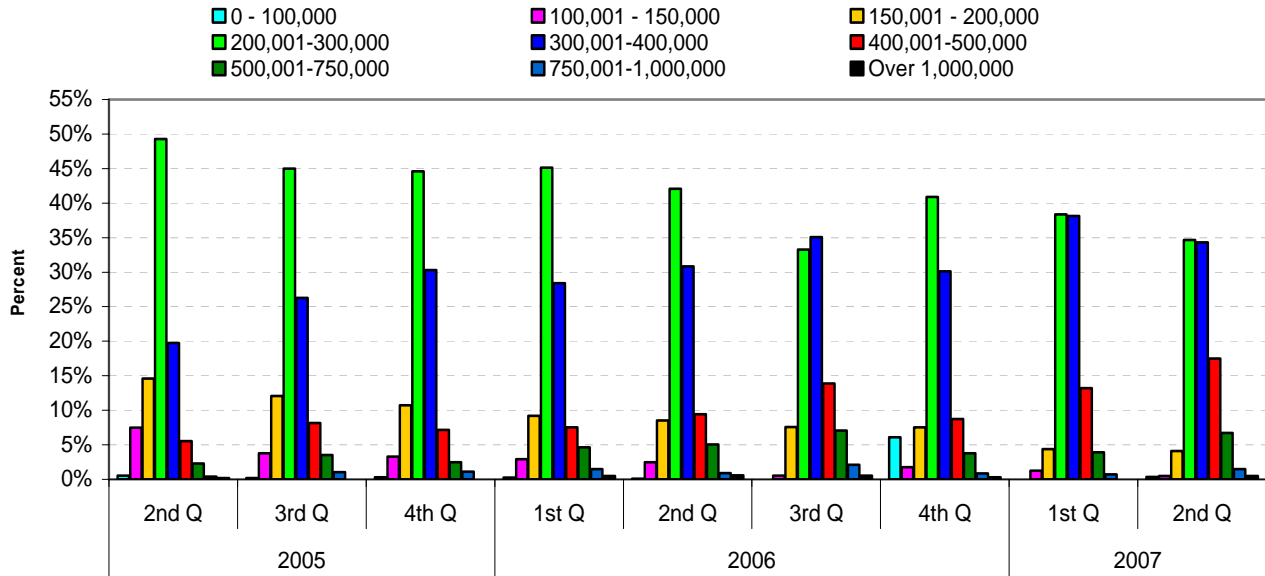
PLEASE NOTE:

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

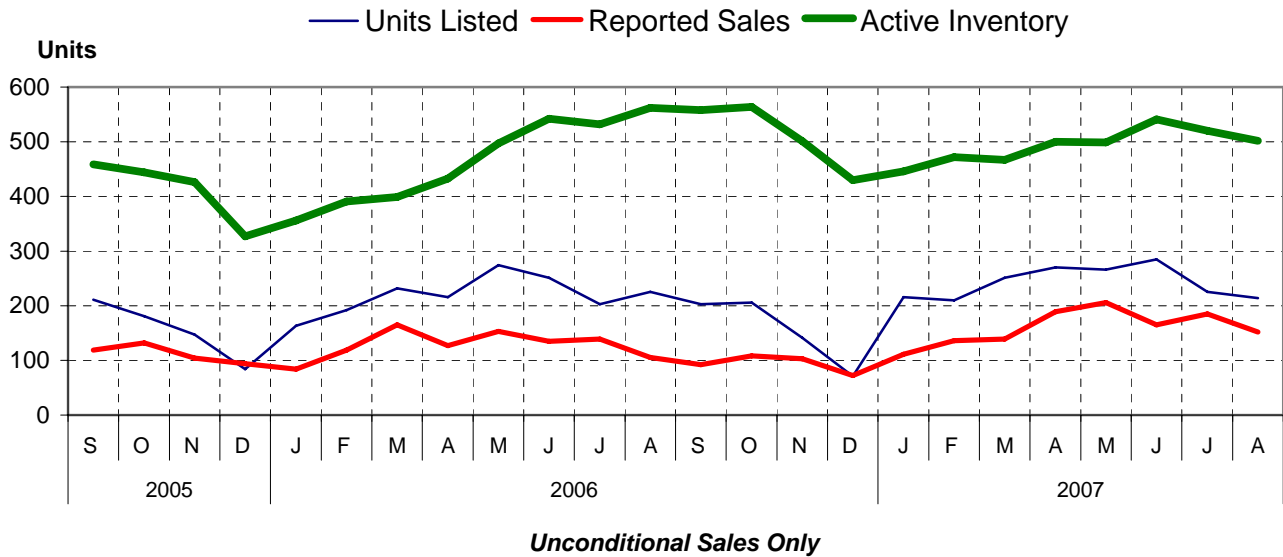
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.1% for the current month.

Percentage of Market Share by Price Range Nanaimo

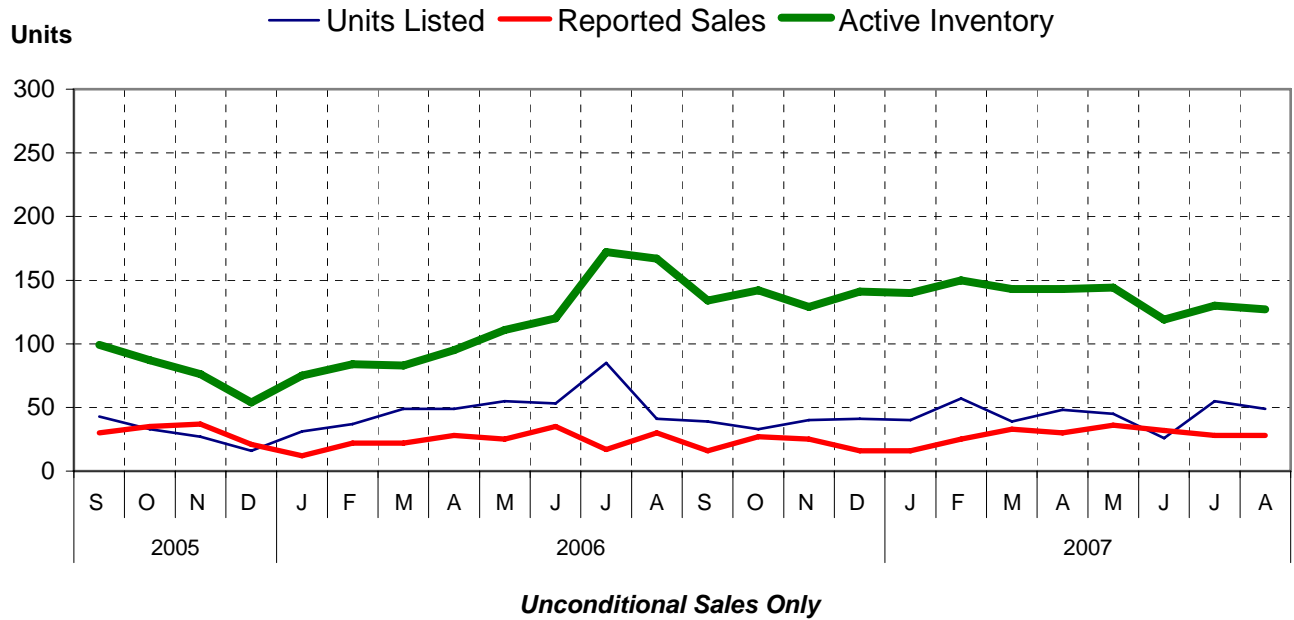


Single Family Comparisons between

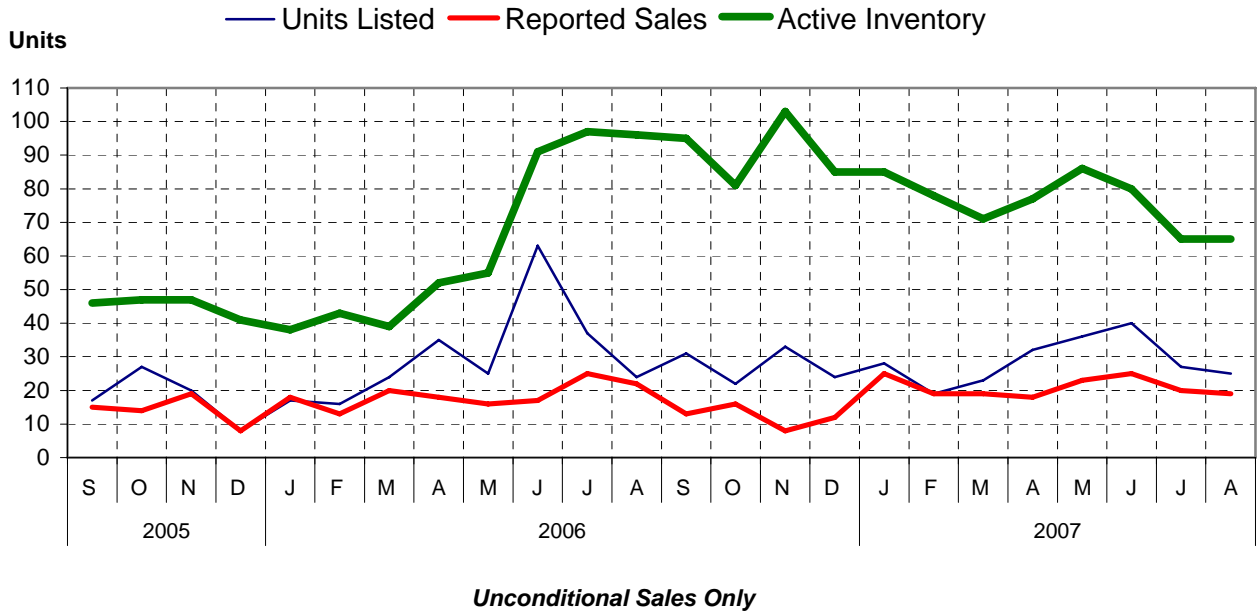


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



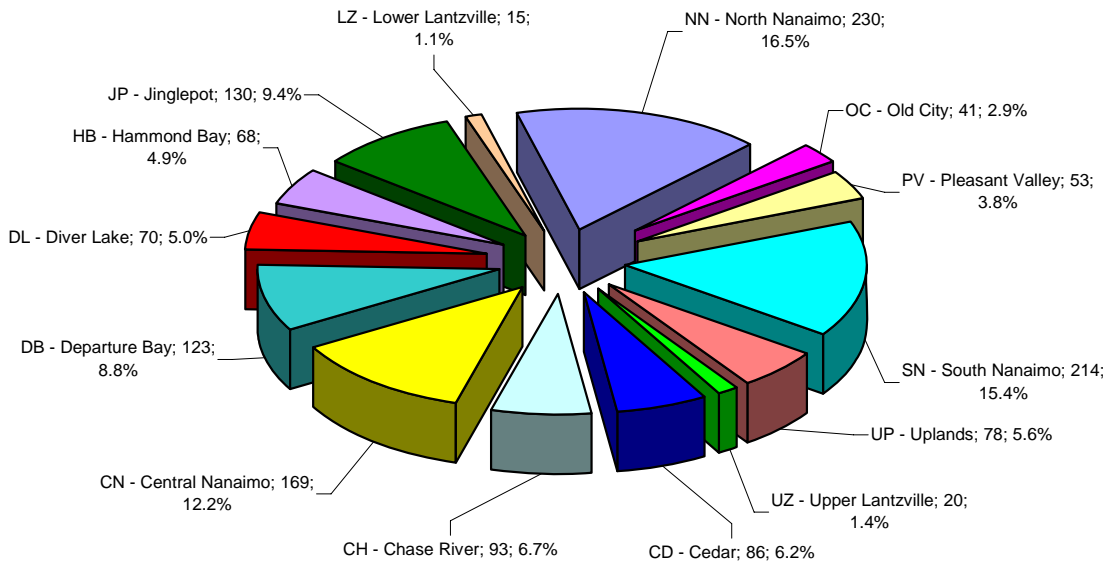
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 31, 2007

-----SUB-AREAS-----

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	2												2		
100,001- 150,000	9			2							1	1	4	1	
150,001- 200,000	55	8	3	4		2		1		2	1	1	32		1
200,001- 300,000	488	22	16	123	26	31	9	23	2	20	29	13	141	31	2
300,001- 400,000	499	25	53	37	62	35	14	57	1	101	10	27	33	36	8
400,001- 500,000	220	20	16	2	28	2	24	32	6	66		7	2	7	8
500,001- 750,000	95	6	5	1	4		18	15	3	36		3		3	1
750,001-1,000,000	16	3			3		1	2	2	4		1			
OVER 1,000,000	6	2					2		1	1					
ZONE 4 TOTALS	1,390	86	93	169	123	70	68	130	15	230	41	53	214	78	20

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to August 31, 2007 = 1,390

GABRIOLA ISLAND

Comparative Activity by Property Type

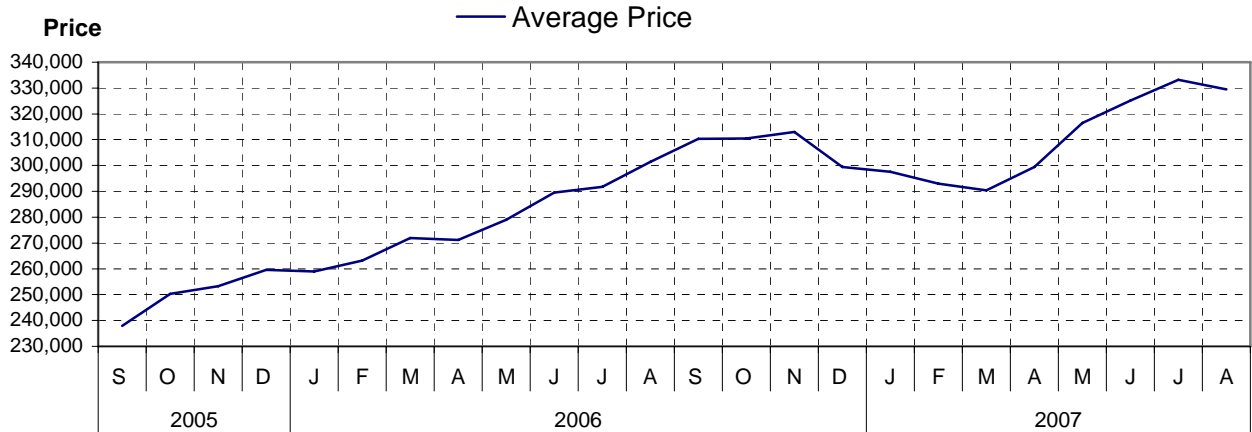
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	6	5	20 %	63	75	16-%
UNITS REPORTED SOLD	6	6	0 %	41	48	14-%
SELL/LIST RATIO	100 %	120 %		65 %	64 %	
REPORTED SALES DOLLARS	732,500	607,900	20 %	5,350,900	5,621,927	4-%
AVG SELL PRICE/UNIT	122,083	101,316	20 %	130,509	117,123	11 %
PRICE RATIO	96 %	97 %		95 %	97 %	
DAYS TO SELL	26	52	50-%	58	41	41 %
ACTIVE LISTINGS	19	18	5 %			

SINGLE FAMILY

UNITS LISTED	13	21	38-%	113	115	1-%
UNITS REPORTED SOLD	8	9	11-%	70	76	7-%
SELL/LIST RATIO	61 %	42 %		61 %	66 %	
REPORTED SALES DOLLARS	2,594,900	3,187,000	18-%	23,065,200	22,211,850	3 %
AVG SELL PRICE/UNIT	324,362	354,111	8-%	329,502	292,261	12 %
PRICE RATIO	98 %	98 %		96 %	97 %	
DAYS TO SELL	30	35	14-%	57	56	1 %
ACTIVE LISTINGS	31	42	26-%			

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 1.1% for the current month.