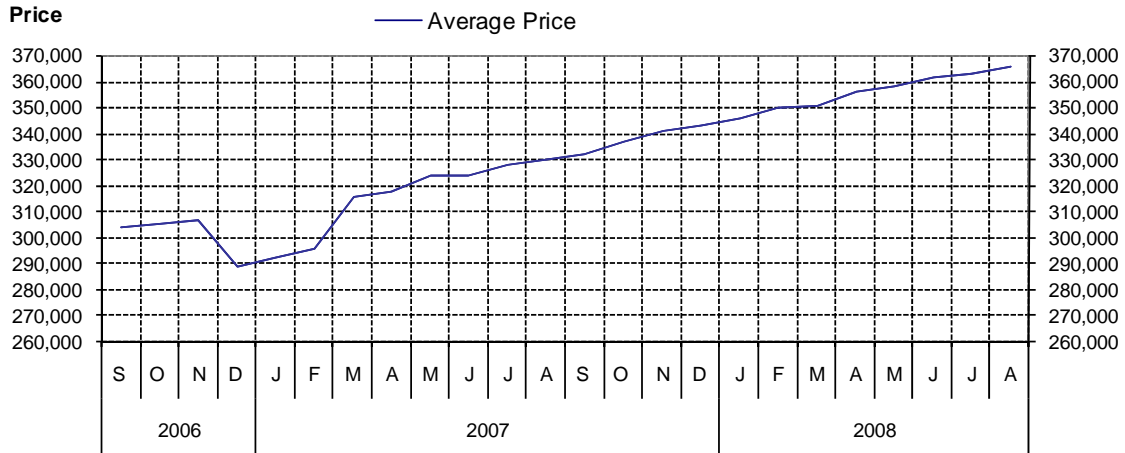


Nanaimo

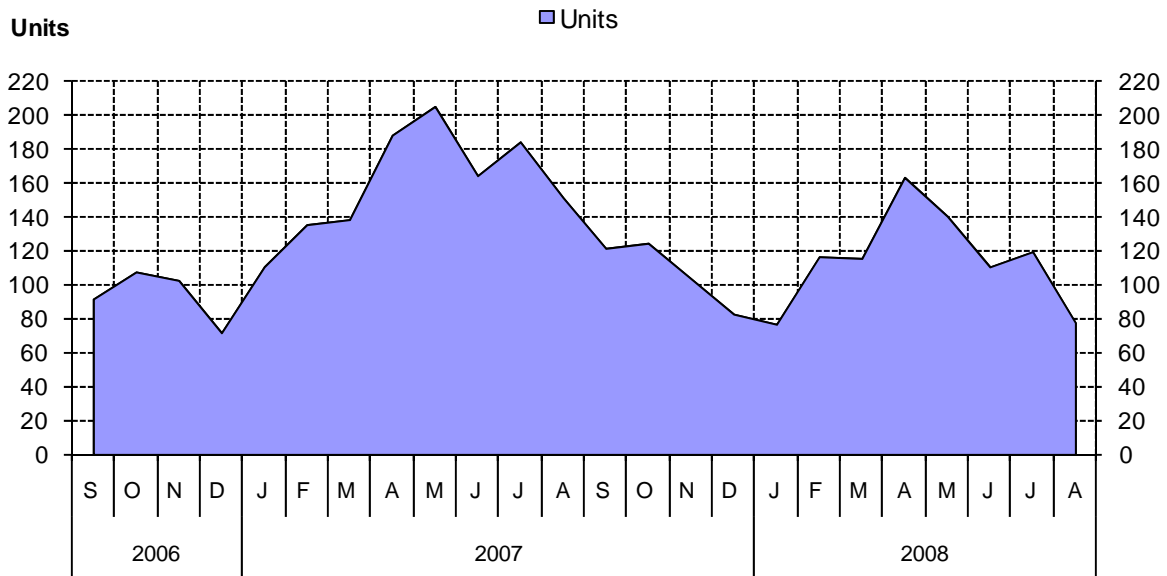
as at August 31, 2008

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

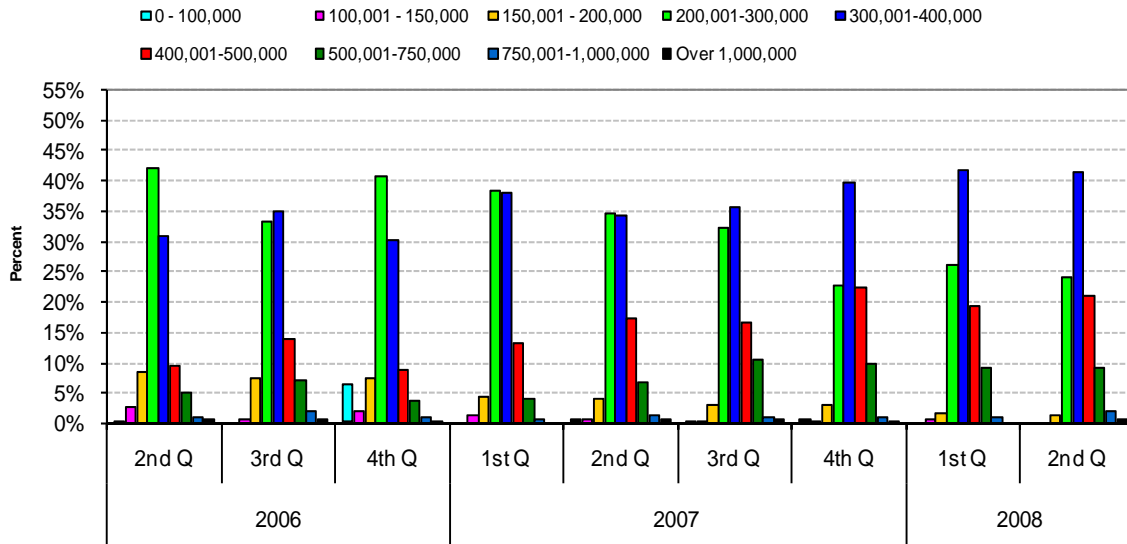
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	32	54	-41%	538	405	33%
Units Reported Sold	6	36	-83%	133	167	-20%
Sell/List Ratio	19%	67%		25%	41%	
Reported Sales Dollars	\$765,500	\$6,349,886	-88%	\$21,479,006	\$27,575,428	-22%
Average Sell Price / Unit	\$127,583	\$176,386	-28%	\$161,496	\$165,122	-2%
Median Sell Price	\$130,000			\$152,900		
Sell Price / List Price Ratio	89%	98%		96%	97%	
Days to Sell	121	93	31%	75	74	2%
Active Listings	246					
Single Family						
Units Listed	214	211	1%	2535	2527	0%
Units Reported Sold	78	155	-50%	1355	1643	-18%
Sell/List Ratio	36%	73%		53%	65%	
Reported Sales Dollars	\$29,068,187	\$53,628,584	-46%	\$495,211,636	\$542,767,271	-9%
Average Sell Price / Unit	\$372,669	\$345,991	8%	\$365,470	\$330,351	11%
Median Sell Price	\$364,645			\$355,000		
Sell Price / List Price Ratio	96%	97%		97%	97%	
Days to Sell	47	42	13%	49	49	1%
Active Listings	670					
Condos (Apt)						
Units Listed	63	49	29%	703	510	38%
Units Reported Sold	21	28	-25%	291	311	-6%
Sell/List Ratio	33%	57%		41%	61%	
Reported Sales Dollars	\$4,743,200	\$5,410,700	-12%	\$67,907,180	\$62,492,035	9%
Average Sell Price / Unit	\$225,867	\$193,239	17%	\$233,358	\$200,939	16%
Median Sell Price	\$206,000			\$205,000		
Sell Price / List Price Ratio	94%	96%		96%	96%	
Days to Sell	60	77	-22%	55	63	-12%
Active Listings	337					
Condos (Twnhse)						
Units Listed	24	25	-4%	394	342	15%
Units Reported Sold	23	20	15%	207	218	-5%
Sell/List Ratio	96%	80%		53%	64%	
Reported Sales Dollars	\$6,066,087	\$5,472,016	11%	\$52,638,854	\$50,800,038	4%
Average Sell Price / Unit	\$263,743	\$273,601	-4%	\$254,294	\$233,028	9%
Median Sell Price	\$249,898			\$237,000		
Sell Price / List Price Ratio	97%	99%		97%	97%	
Days to Sell	40	35	12%	47	53	-12%
Active Listings	120					

PLEASE NOTE:

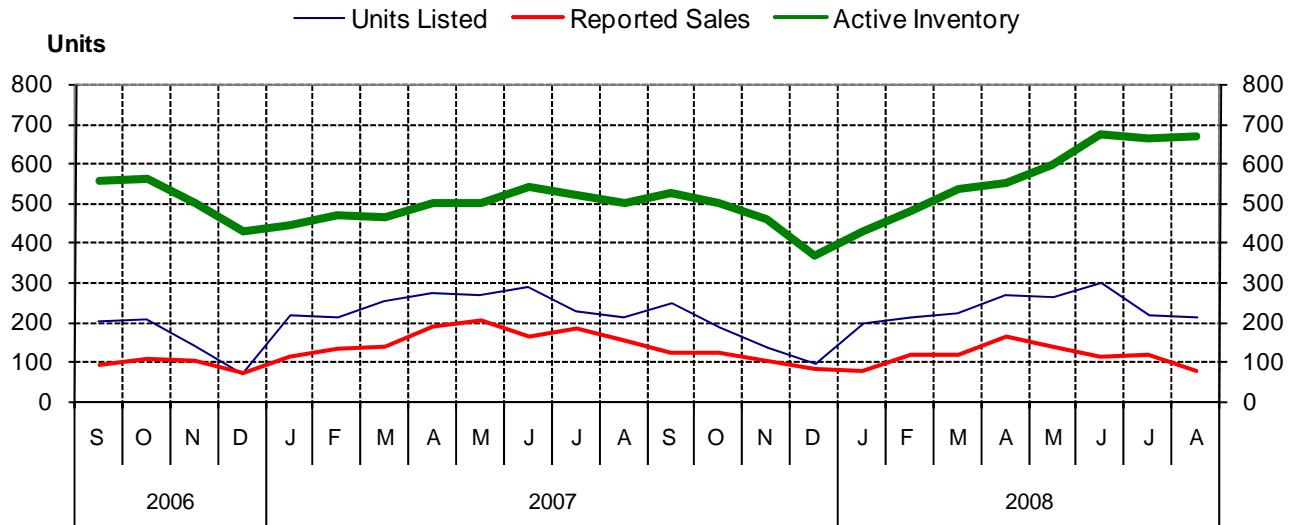
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

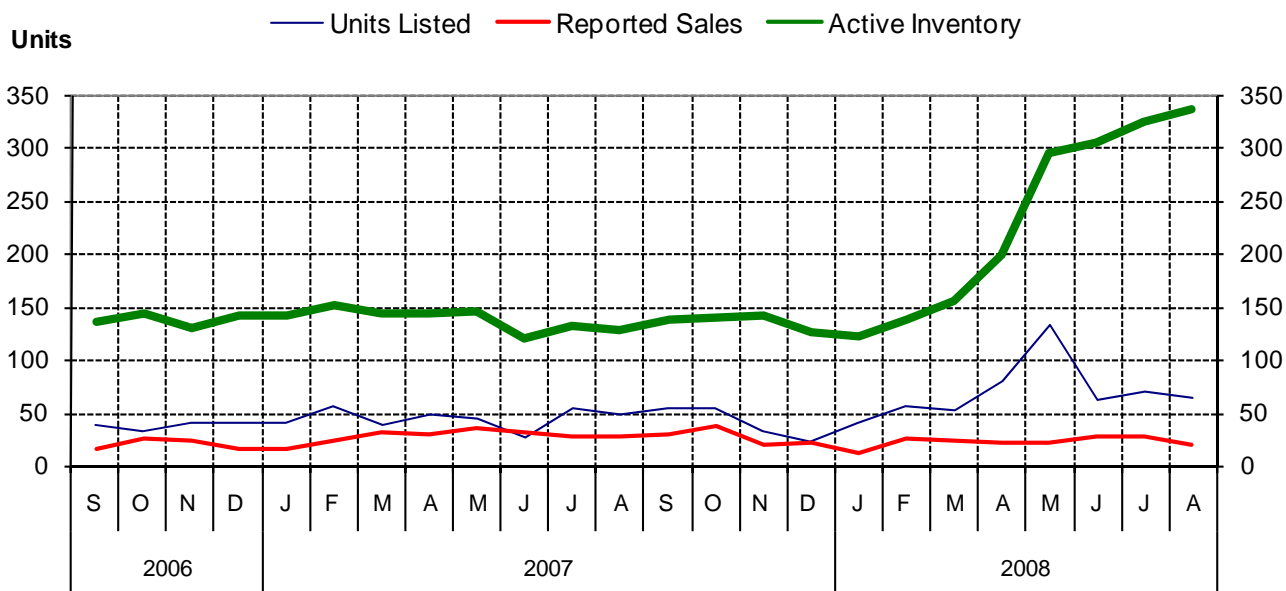
Percentage of Market Share by Price Range Nanaimo



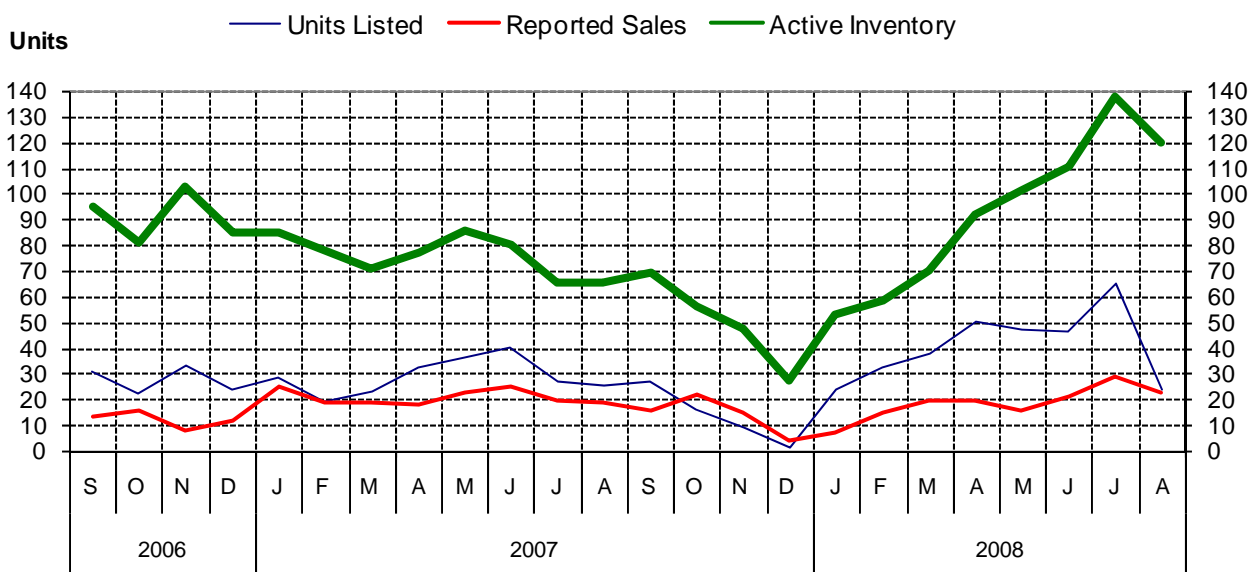
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

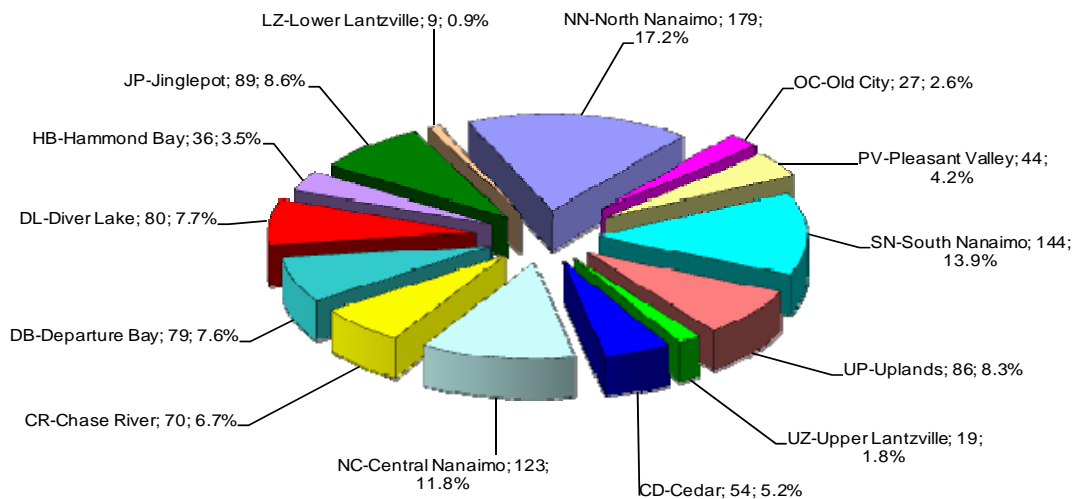


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 31, 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
CD-Cedar	0	0	1	14	10	18	8	2	1	54
NC-Central Nanaimo	0	1	3	62	54	2	1	0	0	123
CR-Chase River	0	0	0	9	37	20	4	0	0	70
DB-Departure Bay	0	0	0	7	53	11	8	0	0	79
DL-Diver Lake	0	0	2	13	56	9	0	0	0	80
HB-Hammond Bay	0	0	0	1	8	13	14	0	0	36
JP-Jinglepot	0	0	0	7	31	32	17	2	0	89
LZ-Lower Lantzville	0	0	0	2	2	2	1	1	1	9
NN-North Nanaimo	0	0	0	12	46	74	39	5	3	179
OC-Old City	0	0	0	16	10	1	0	0	0	27
PV-Pleasant Valley	0	0	0	4	31	7	1	1	0	44
SN-South Nanaimo	0	1	9	96	33	2	2	1	0	144
UP-Uplands	0	0	0	16	49	17	2	2	0	86
UZ-Upper Lantzville	0	0	0	1	12	2	4	0	0	19
ZONE 4 TOTALS	0	2	15	260	432	210	101	14	5	1,039

Single Family Sales - Nanaimo by Subarea



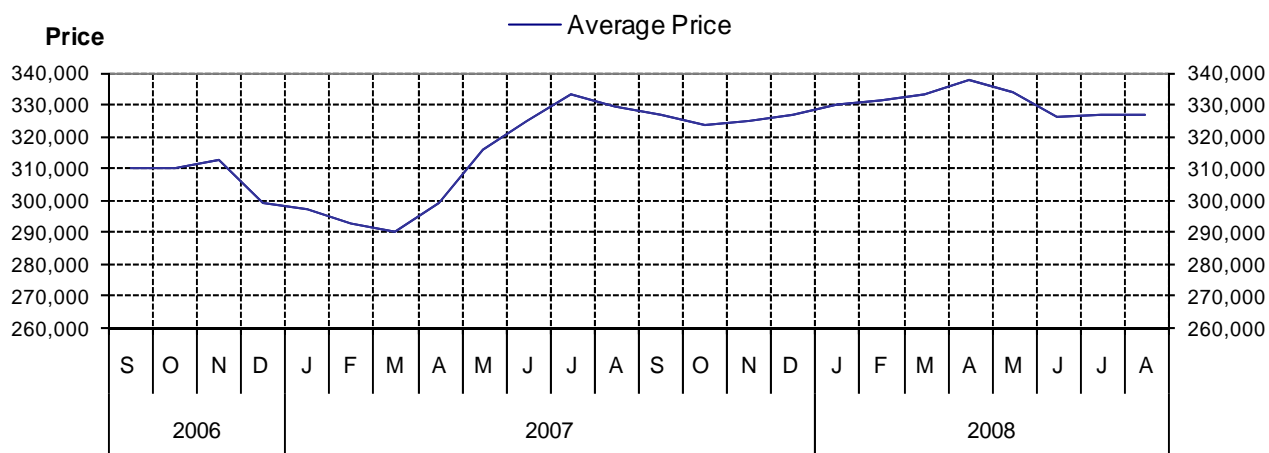
Total Unconditional Sales January 1 to August 31, 2008 = 1,039

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	7	-43%	58	62	-6%
Units Reported Sold	2	6	-67%	31	41	-24%
Sell/List Ratio	50%	86%		53%	66%	
Reported Sales Dollars	\$355,500	\$732,500	-51%	\$4,378,600	\$5,350,900	-18%
Average Sell Price / Unit	\$177,750	\$122,083	46%	\$141,245	\$130,510	8%
Median Sell Price	\$195,500			\$135,000		
Sell Price / List Price Ratio	94%	92%		93%	94%	
Days to Sell	62	27	131%	70	58	20%
Active Listings	21					
Single Family						
Units Listed	14	13	8%	110	111	-1%
Units Reported Sold	3	8	-62%	51	69	-26%
Sell/List Ratio	21%	62%		46%	62%	
Reported Sales Dollars	\$973,900	\$2,594,900	-62%	\$16,680,700	\$22,736,300	-27%
Average Sell Price / Unit	\$324,633	\$324,362	0%	\$327,073	\$329,512	-1%
Median Sell Price	\$259,900			\$318,000		
Sell Price / List Price Ratio	95%	98%		96%	95%	
Days to Sell	26	30	-14%	59	58	2%
Active Listings	42					

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.