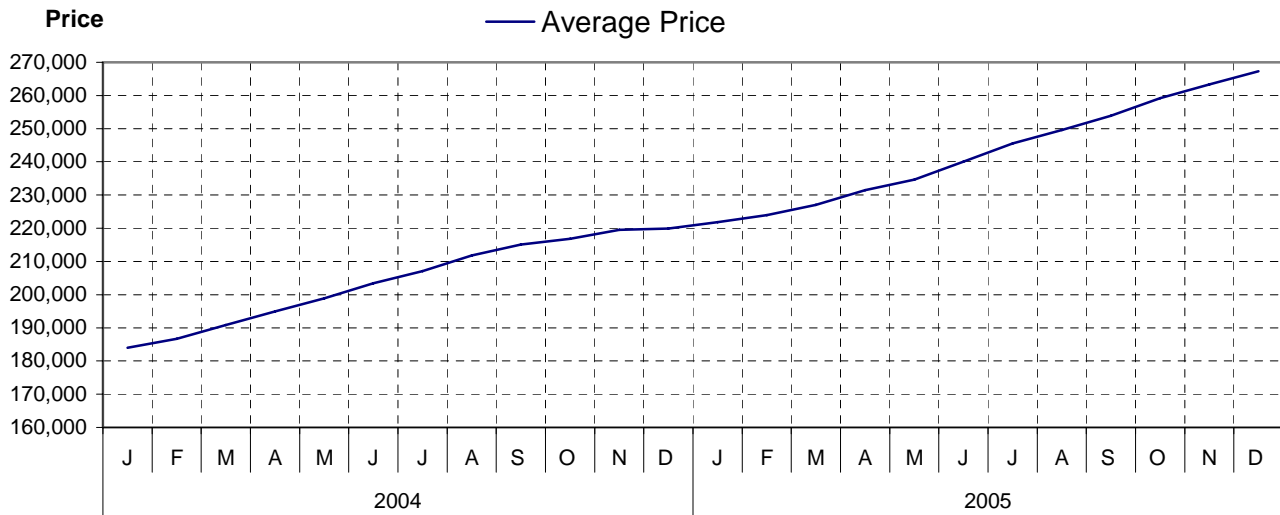


# Nanaimo

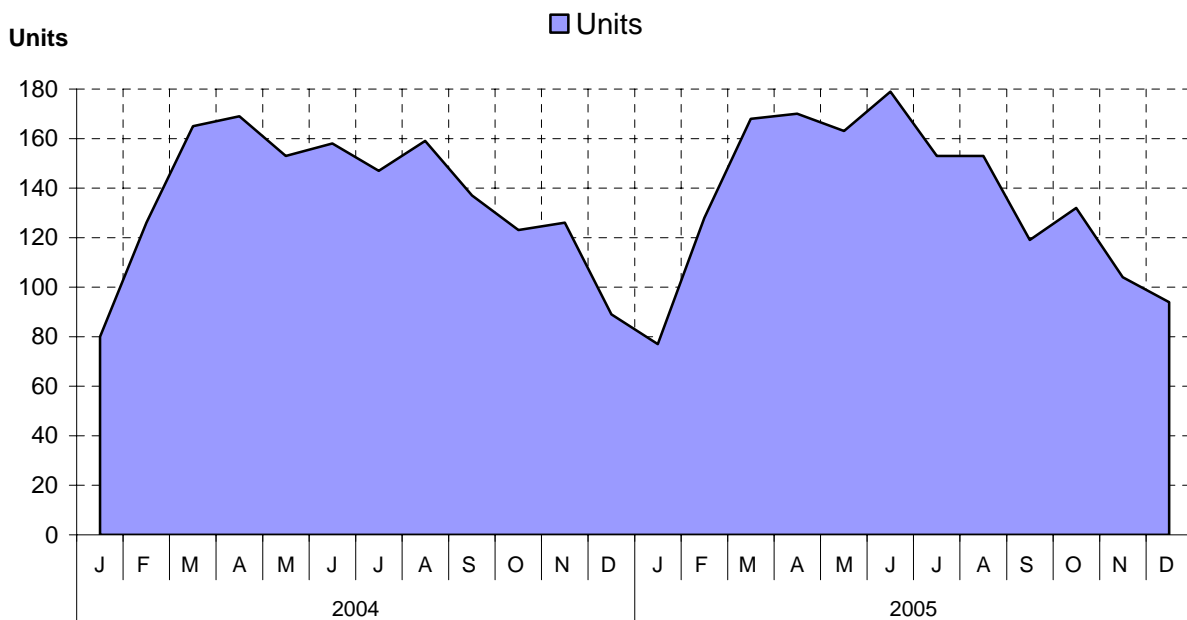
## as at December 31, 2005

### 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	0	3	100-%	225	288	21-%
UNITS REPORTED SOLD	4	6	33-%	153	198	22-%
SELL/LIST RATIO		200 %		68 %	68 %	
REPORTED SALES DOLLARS	610,300	555,400	9 %	19,151,422	16,016,142	19 %
AVG SELL PRICE/UNIT	152,575	92,566	64 %	125,172	80,889	54 %
MEDIAN SELL PRICE	174,900			106,000		
PRICE RATIO	98 %	99 %		95 %	96 %	
DAYS TO SELL	61	140	56-%	79	155	49-%
ACTIVE LISTINGS	49	45	8 %			
<b>SINGLE FAMILY</b>						
UNITS LISTED	84	103	18-%	2,202	2,248	2-%
UNITS REPORTED SOLD	94	89	5 %	1,641	1,632	0 %
SELL/LIST RATIO	111 %	86 %		74 %	72 %	
REPORTED SALES DOLLARS	26,203,642	18,391,650	42 %	438,723,305	358,831,877	22 %
AVG SELL PRICE/UNIT	278,762	206,647	34 %	267,351	219,872	21 %
MEDIAN SELL PRICE	275,000			256,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	53	46	15 %	44	41	7 %
ACTIVE LISTINGS	327	342	4-%			
<b>CONDOMINIUM (APT)</b>						
UNITS LISTED	16	14	14 %	437	419	4 %
UNITS REPORTED SOLD	21	15	40 %	369	329	12 %
SELL/LIST RATIO	131 %	107 %		84 %	78 %	
REPORTED SALES DOLLARS	3,863,200	1,400,900	175 %	57,115,770	39,496,850	44 %
AVG SELL PRICE/UNIT	183,961	93,393	96 %	154,785	120,051	28 %
MEDIAN SELL PRICE	160,000			133,500		
PRICE RATIO	99 %	98 %		98 %	97 %	
DAYS TO SELL	61	59	3 %	38	45	15-%
ACTIVE LISTINGS	54	42	28 %			
<b>CONDOMINIUM (TWNHSE)</b>						
UNITS LISTED	8	6	33 %	250	224	11 %
UNITS REPORTED SOLD	8	6	33 %	193	182	6 %
SELL/LIST RATIO	100 %	100 %		77 %	81 %	
REPORTED SALES DOLLARS	1,960,300	828,750	136 %	33,667,158	26,424,695	27 %
AVG SELL PRICE/UNIT	245,037	138,125	77 %	174,441	145,190	20 %
MEDIAN SELL PRICE	201,500			160,100		
PRICE RATIO	99 %	98 %		98 %	99 %	
DAYS TO SELL	55	35	57 %	53	42	26 %
ACTIVE LISTINGS	41	18	127 %			

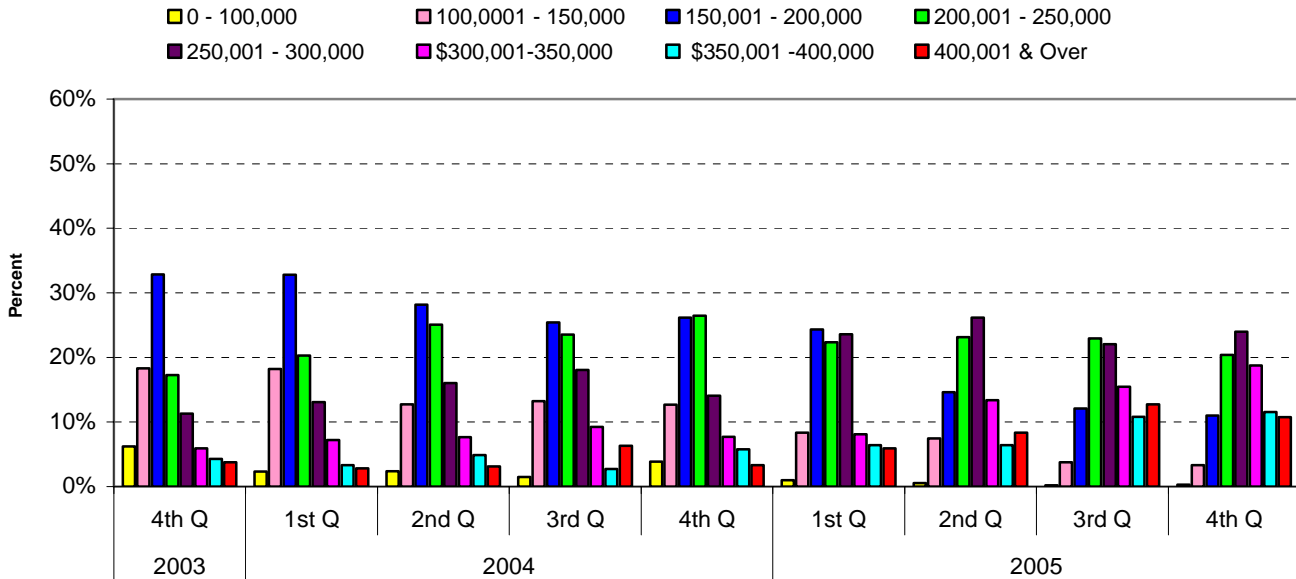
### PLEASE NOTE:

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

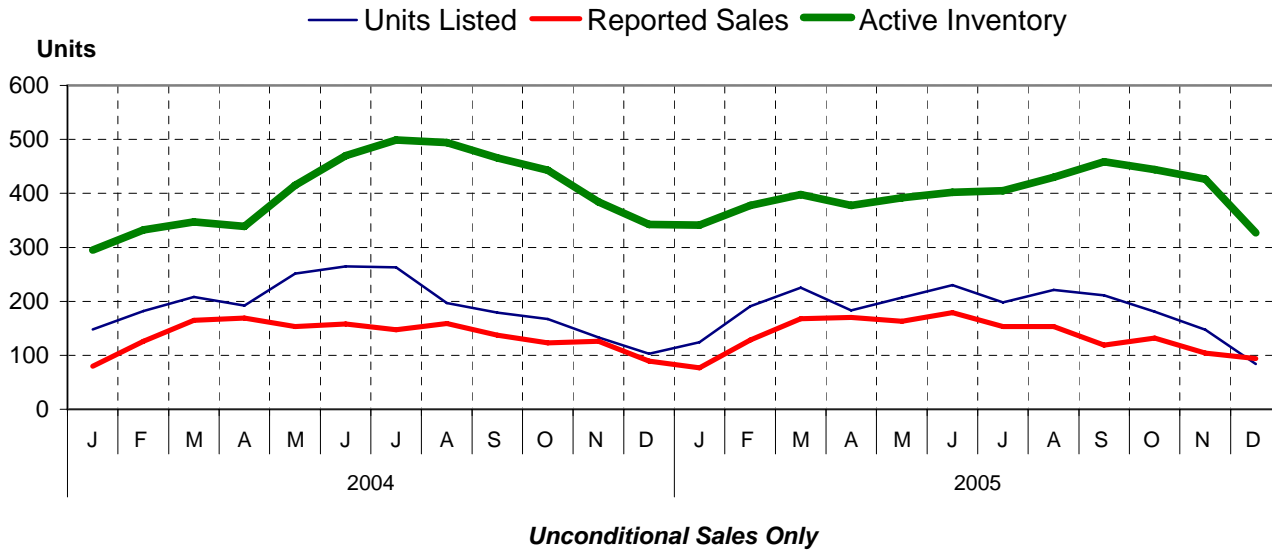
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 1.7% for the current month.

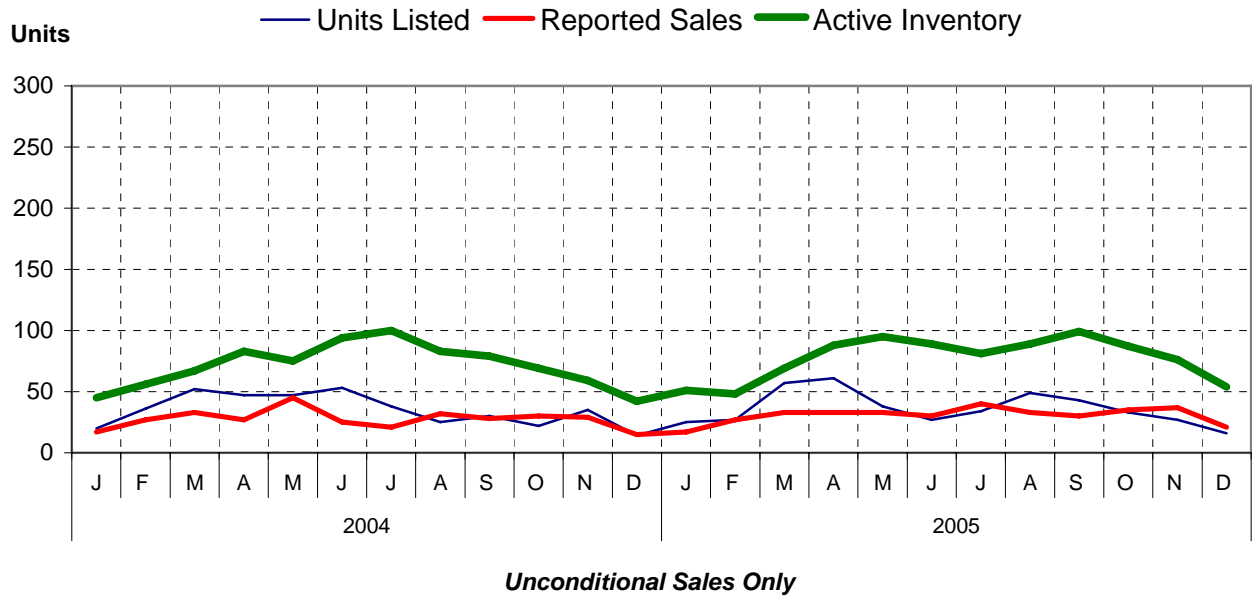
## Percentage of Market Share by Price Range Nanaimo



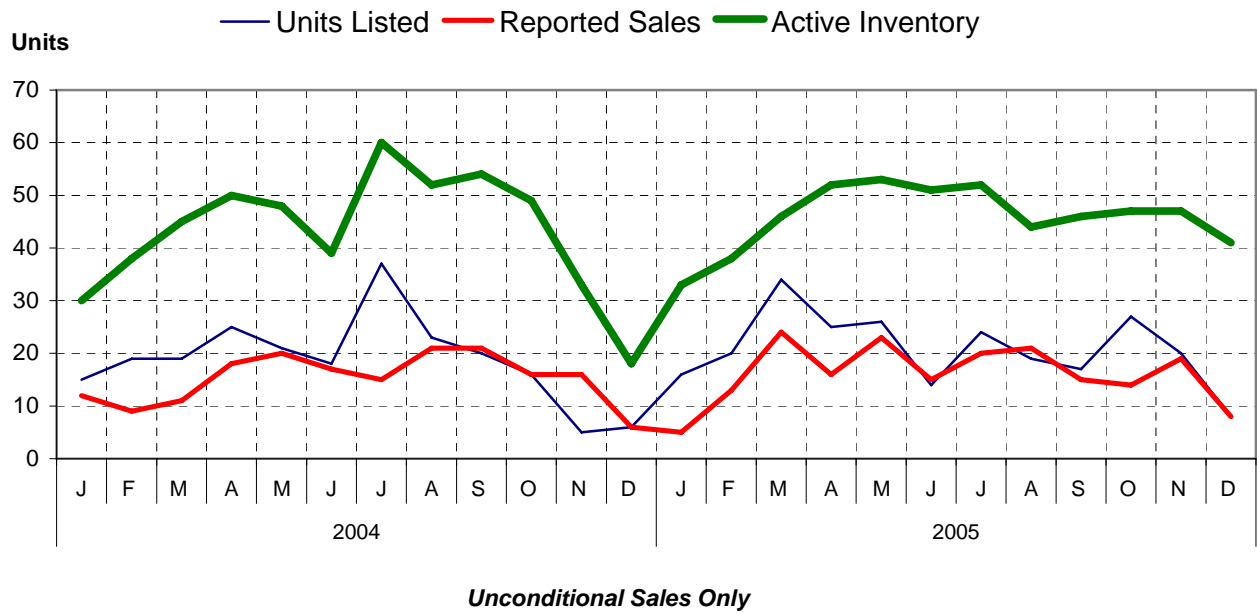
## Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



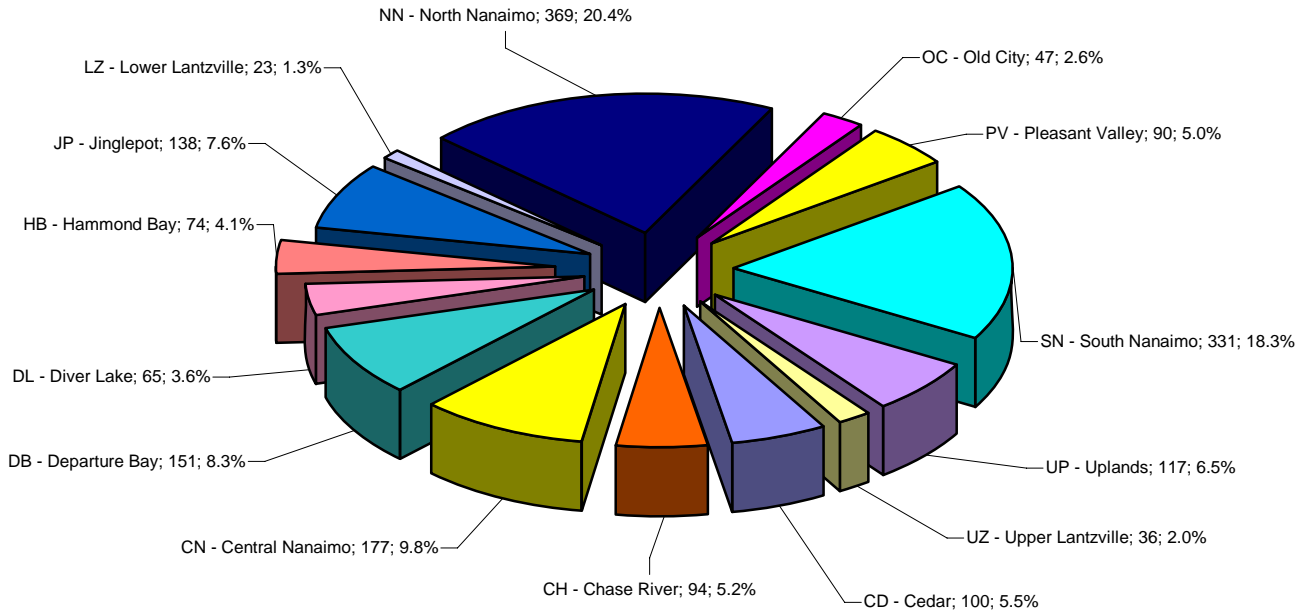
# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to December 31, 2005

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	9		1	1							2		5		
100,001-150,000	106	3	1	22			2			1	9	1	67		
150,001-200,000	279	11	10	59	3	8	1	6		12	16	2	136	14	1
200,001-250,000	405	13	29	73	39	30	8	31	4	19	10	22	80	44	3
250,001-300,000	436	17	40	19	50	25	12	45	5	77	8	49	32	43	14
300,001-350,000	250	24	6	2	31	1	16	27	2	104	2	13	6	8	8
350,001-400,000	156	14	4		14		15	12	1	82		3	5	5	1
400,001 & OVER	171	18	3	1	14	1	20	17	11	74				3	9
<b>ZONE 4 TOTALS</b>	<b>1,812</b>	<b>100</b>	<b>94</b>	<b>177</b>	<b>151</b>	<b>65</b>	<b>74</b>	<b>138</b>	<b>23</b>	<b>369</b>	<b>47</b>	<b>90</b>	<b>331</b>	<b>117</b>	<b>36</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to December 31, 2005 = 1,812

# GABRIOLA ISLAND

## Comparative Activity by Property Type

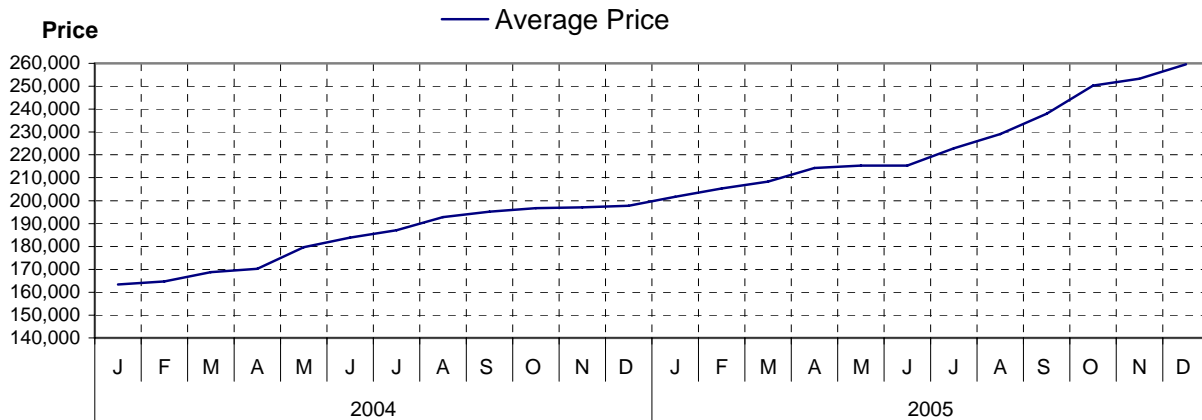
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
<b>LOTS</b>						
UNITS LISTED	2	1	100 %	63	45	40 %
UNITS REPORTED SOLD	4	1	300 %	44	42	4 %
SELL/LIST RATIO	200 %	100 %		69 %	93 %	
REPORTED SALES DOLLARS	371,250	62,000	498 %	3,876,527	2,617,500	48 %
AVG SELL PRICE/UNIT	92,812	62,000	49 %	88,102	62,321	41 %
PRICE RATIO	95 %	96 %		96 %	93 %	
DAYS TO SELL	63	304	79-%	36	88	59-%
ACTIVE LISTINGS	7	5	40 %			

### SINGLE FAMILY

UNITS LISTED	3	6	50-%	104	112	7-%
UNITS REPORTED SOLD	5	5	0 %	80	86	6-%
SELL/LIST RATIO	166 %	83 %		76 %	76 %	
REPORTED SALES DOLLARS	1,403,000	892,500	57 %	20,769,150	17,009,400	22 %
AVG SELL PRICE/UNIT	280,600	178,500	57 %	259,614	197,783	31 %
PRICE RATIO	96 %	95 %		97 %	96 %	
DAYS TO SELL	96	45	113 %	73	56	30 %
ACTIVE LISTINGS	15	24	37-%			

### 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 1.7% for the current month.

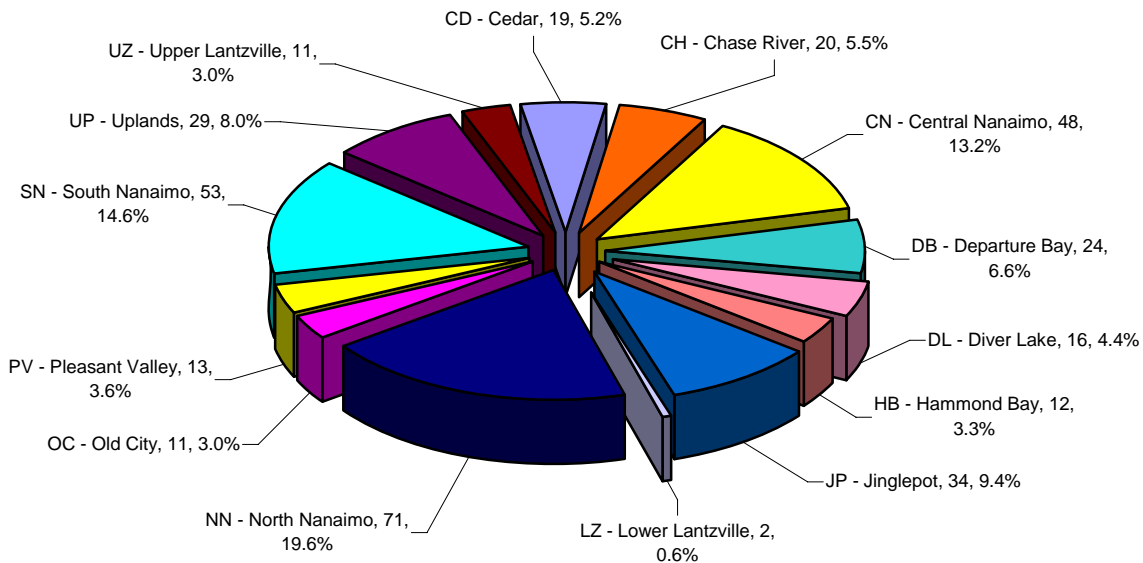
# 4th Quarter 2005

## MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to December 31, 2005

RANGE	TOTAL	-----SUB-AREAS-----													
		CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	1			1											
100,001-150,000	12			2									10		
150,001-200,000	40	2	1	17							3		15	2	
200,001-250,000	74	1	5	21	1	6		4		1	4	1	19	10	1
250,001-300,000	87	3	11	6	9	10	1	9		9	2	6	4	14	3
300,001-350,000	68	8	2		6		5	6	1	23	2	5	3	2	5
350,001-400,000	42	1			5		3	6		22		1	2	1	1
400,001 & OVER	39	4	1	1	3		3	9	1	16					1
<b>ZONE 4 TOTALS</b>	<b>363</b>	<b>19</b>	<b>20</b>	<b>48</b>	<b>24</b>	<b>16</b>	<b>12</b>	<b>34</b>	<b>2</b>	<b>71</b>	<b>11</b>	<b>13</b>	<b>53</b>	<b>29</b>	<b>11</b>

### 4th Quarter 2005 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales October 1 to December 31, 2005 = 363