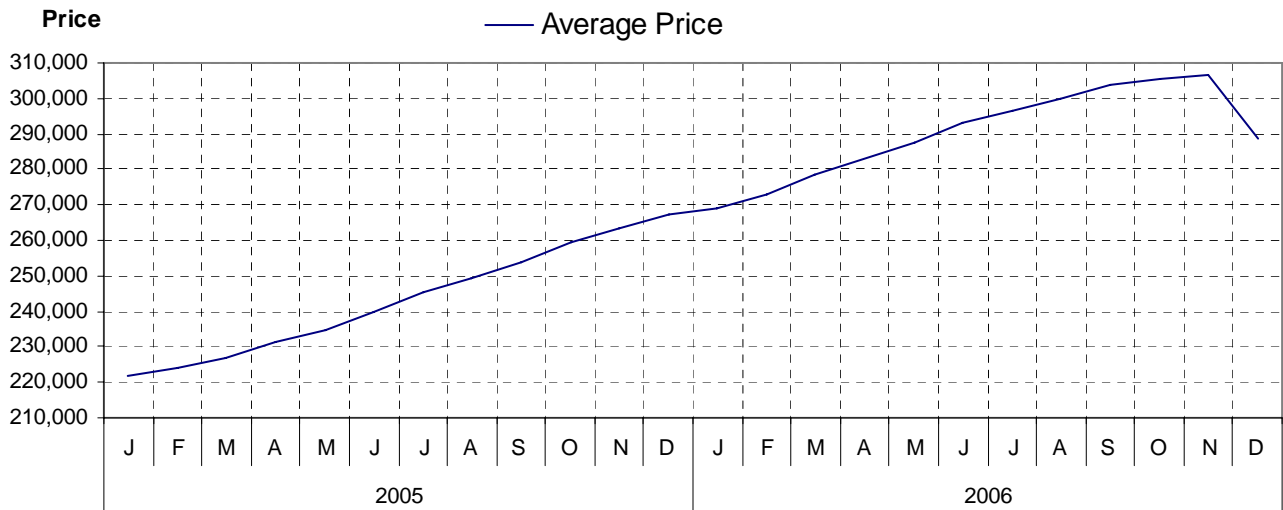


Nanaimo

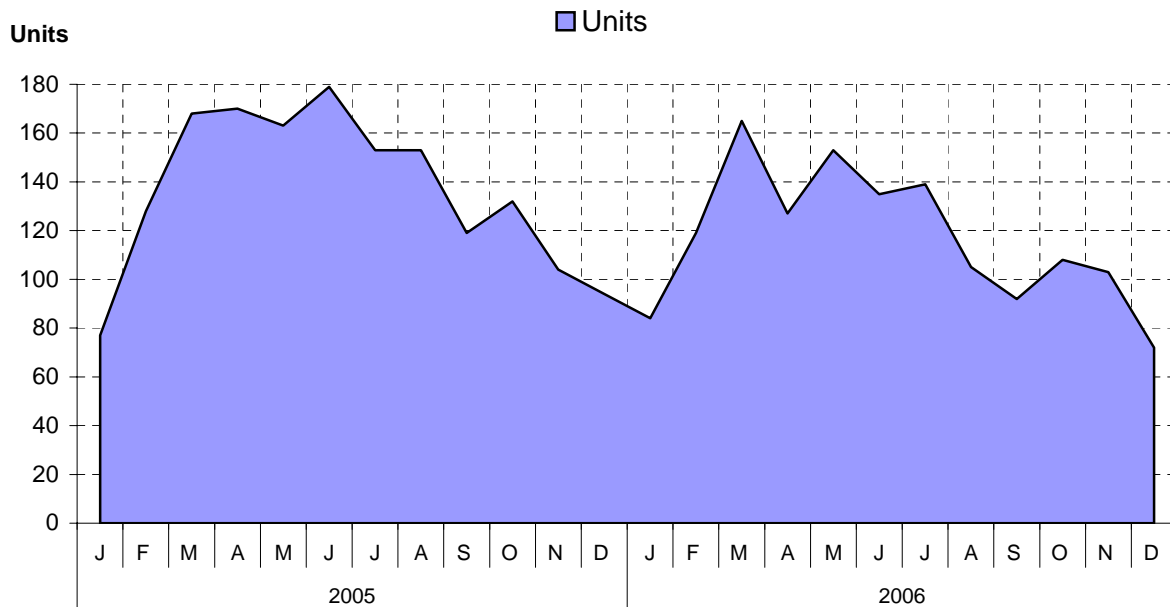
as at December 31, 2006

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
LOTS						
UNITS LISTED	61	0		345	225	53 %
UNITS REPORTED SOLD	3	4	25-%	139	153	9-%
SELL/LIST RATIO	4 %			40 %	68 %	
REPORTED SALES DOLLARS	499,000	610,300	18-%	23,041,534	19,151,422	20 %
AVG SELL PRICE/UNIT	166,333	152,575	9 %	165,766	125,172	32 %
MEDIAN SELL PRICE	149,000			139,000		
PRICE RATIO	95 %	98 %		100 %	95 %	
DAYS TO SELL	70	61	14 %	58	79	26-%
ACTIVE LISTINGS	115	49	134 %			
SINGLE FAMILY						
UNITS LISTED	71	84	15-%	2,377	2,202	7 %
UNITS REPORTED SOLD	72	101	28-%	1,547	1,781	13-%
SELL/LIST RATIO	101 %	120 %		65 %	80 %	
REPORTED SALES DOLLARS	21,127,850	26,808,142	21-%	446,898,877	450,661,098	0 %
AVG SELL PRICE/UNIT	293,442	265,427	10 %	288,880	253,038	14 %
MEDIAN SELL PRICE	299,000			281,500		
PRICE RATIO	97 %	98 %		98 %	98 %	
DAYS TO SELL	59	52	13 %	45	43	4 %
ACTIVE LISTINGS	430	327	31 %			
CONDOMINIUM (APT)						
UNITS LISTED	41	16	156 %	553	437	26 %
UNITS REPORTED SOLD	16	21	23-%	275	369	25-%
SELL/LIST RATIO	39 %	131 %		49 %	84 %	
REPORTED SALES DOLLARS	2,792,800	3,863,200	27-%	52,240,141	57,115,770	8-%
AVG SELL PRICE/UNIT	174,550	183,961	5-%	189,964	154,785	22 %
MEDIAN SELL PRICE	175,000			180,000		
PRICE RATIO	94 %	99 %		98 %	98 %	
DAYS TO SELL	93	61	52 %	49	38	28 %
ACTIVE LISTINGS	141	54	161 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	24	8	200 %	351	250	40 %
UNITS REPORTED SOLD	12	8	50 %	198	193	2 %
SELL/LIST RATIO	50 %	100 %		56 %	77 %	
REPORTED SALES DOLLARS	2,573,672	1,960,300	31 %	43,269,173	33,667,158	28 %
AVG SELL PRICE/UNIT	214,472	245,037	12-%	218,531	174,441	25 %
MEDIAN SELL PRICE	212,900			207,900		
PRICE RATIO	98 %	99 %		98 %	98 %	
DAYS TO SELL	81	55	47 %	50	53	5-%
ACTIVE LISTINGS	85	41	107 %			

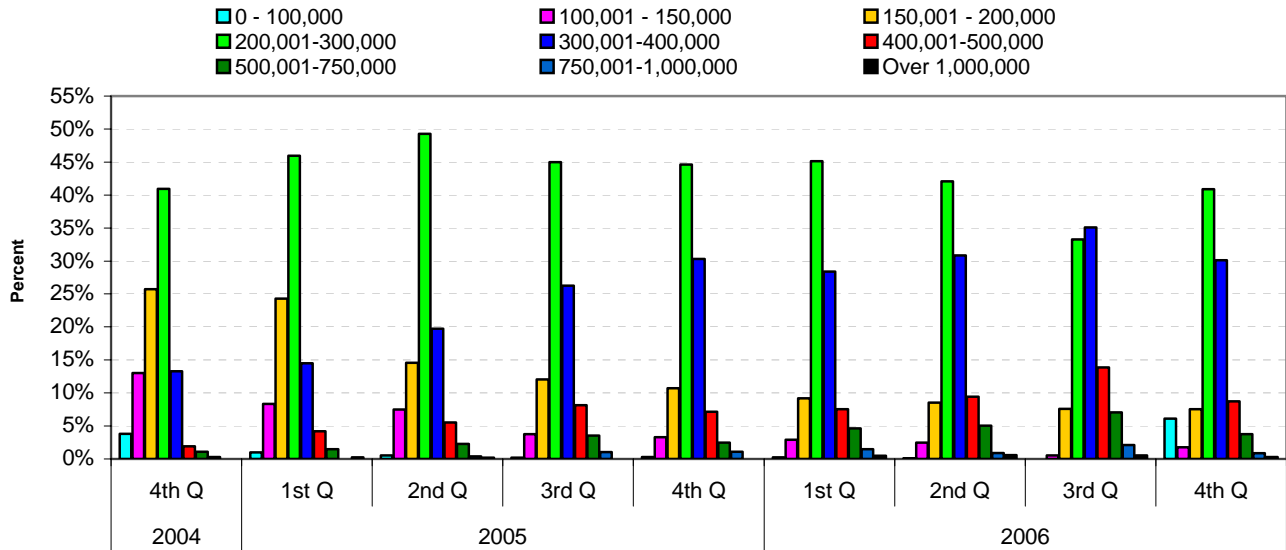
PLEASE NOTE:

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

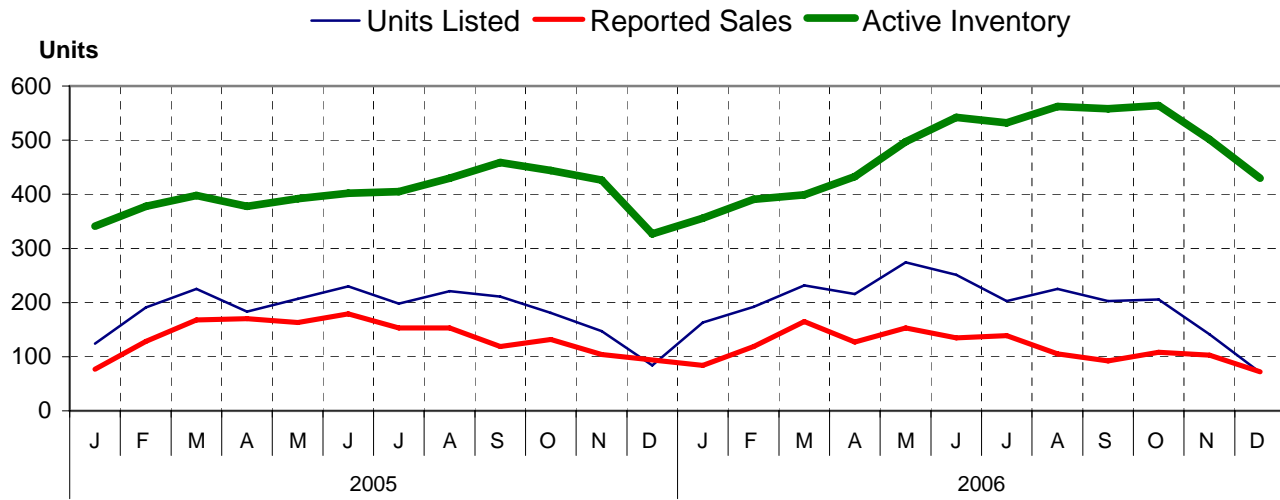
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.3% for the current month.

Percentage of Market Share by Price Range Nanaimo

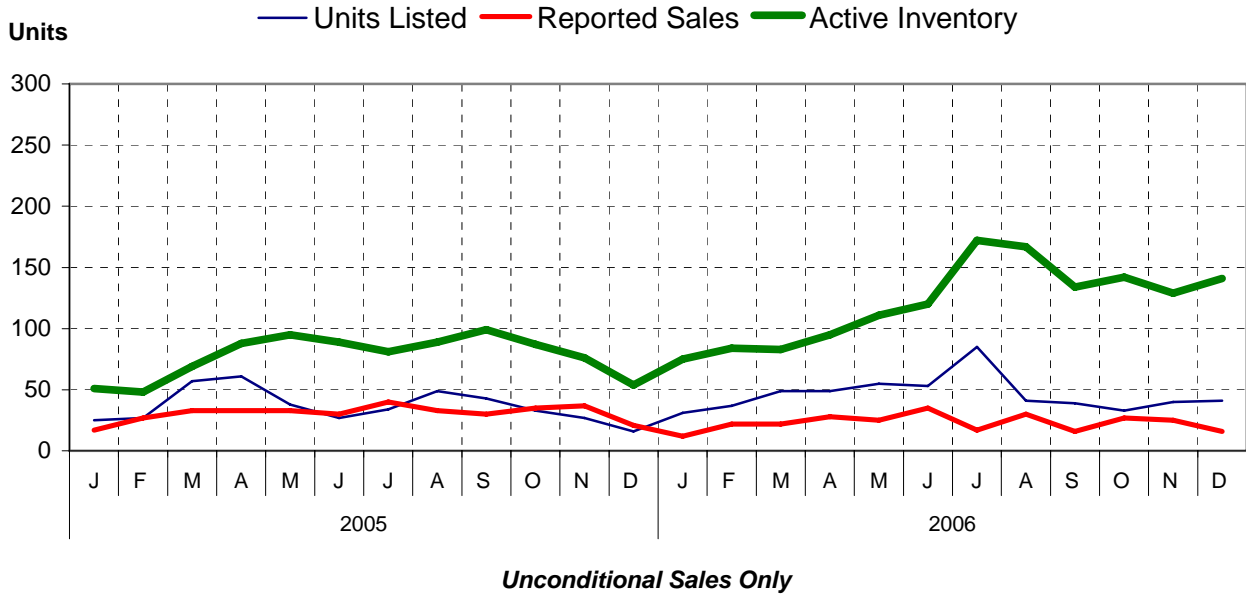


Single Family Comparisons between

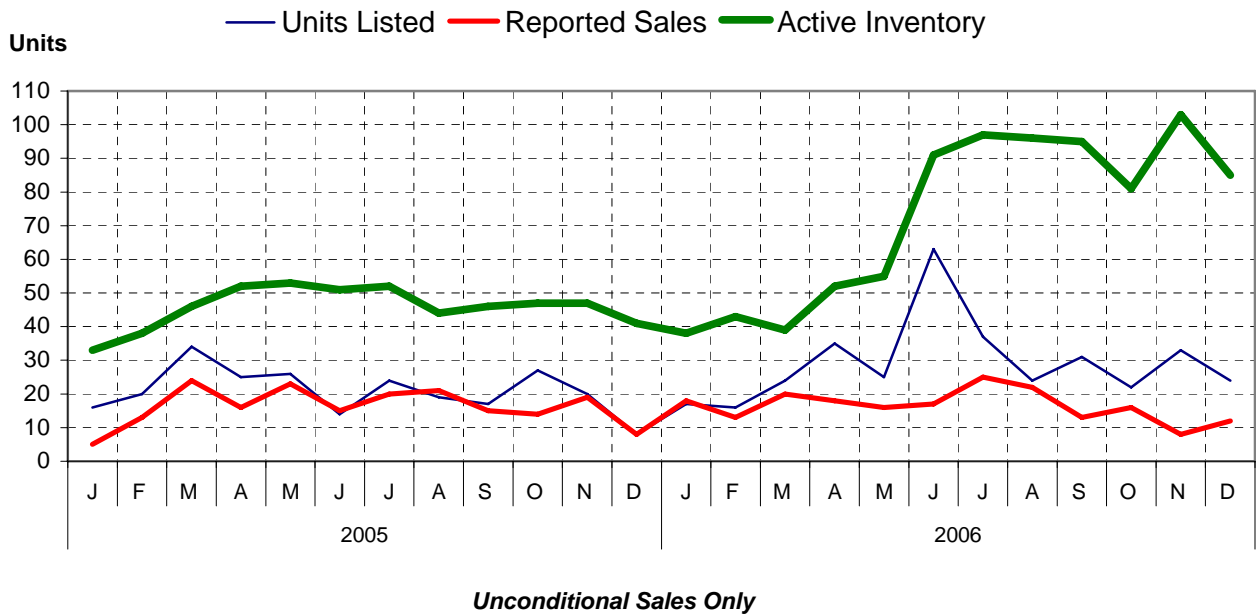


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



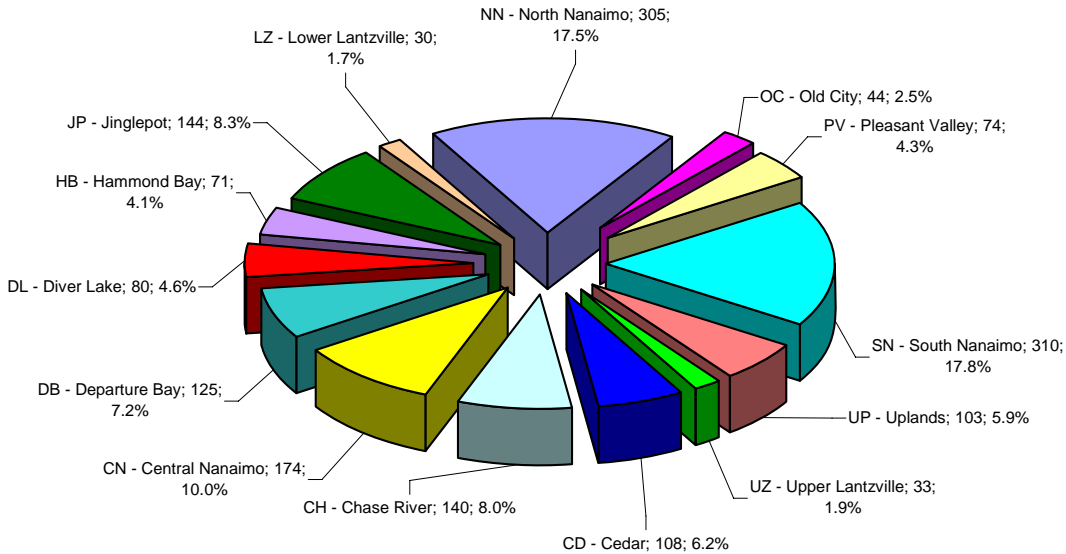
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to December 31, 2006

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	97	7	34			5			3			14	31		3
100,001- 150,000	47	2	7	2				3	1		5	2	24		1
150,001- 200,000	150	7	6	20		4		7		6	16	3	79	2	
200,001- 300,000	655	26	50	132	48	44	13	36	1	40	20	27	154	57	7
300,001- 400,000	513	30	39	19	51	24	30	56	12	161	3	21	18	39	10
400,001- 500,000	167	14	2	1	19	1	13	29	5	68		5	3		7
500,001- 750,000	85	16	1		3	2	10	11	6	25		2	1	3	5
750,001-1,000,000	19	3	1		4		5	1	1	3				1	
OVER 1,000,000	8	3						1	1	2				1	
ZONE 4 TOTALS	1,741	108	140	174	125	80	71	144	30	305	44	74	310	103	33

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to December 31, 2006 = 1,741

GABRIOLA ISLAND

Comparative Activity by Property Type

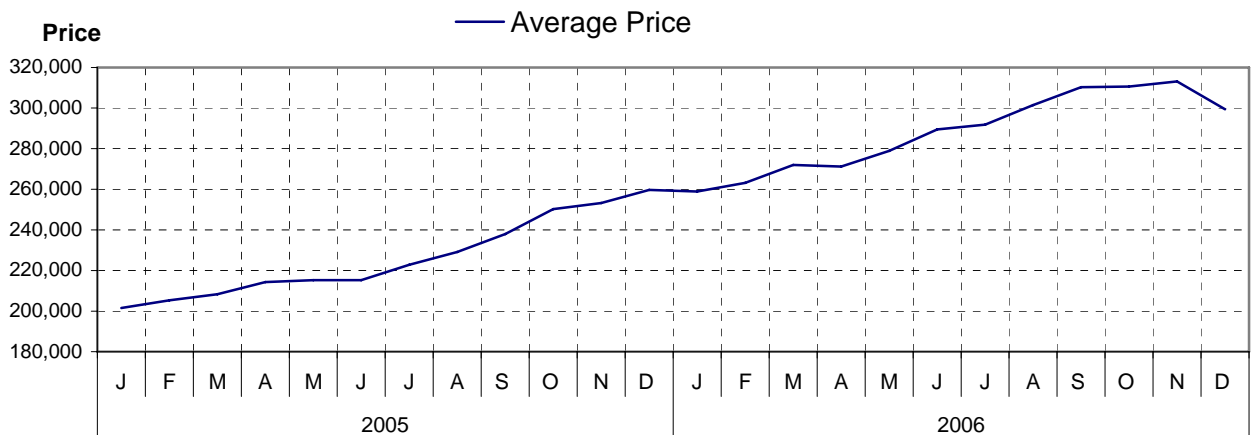
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	3	2	50 %	78	63	23 %
UNITS REPORTED SOLD	4	4	0 %	46	44	4 %
SELL/LIST RATIO	133 %	200 %		58 %	69 %	
REPORTED SALES DOLLARS	474,000	371,250	27 %	5,847,300	3,876,527	50 %
AVG SELL PRICE/UNIT	118,500	92,812	27 %	127,115	88,102	44 %
PRICE RATIO	99 %	95 %		98 %	96 %	
DAYS TO SELL	26	63	58-%	33	36	8-%
ACTIVE LISTINGS	15	7	114 %			

SINGLE FAMILY

UNITS LISTED	3	3	0 %	101	104	2-%
UNITS REPORTED SOLD	2	5	60-%	64	81	20-%
SELL/LIST RATIO	66 %	166 %		63 %	77 %	
REPORTED SALES DOLLARS	489,000	1,403,000	65-%	19,163,800	20,923,150	8-%
AVG SELL PRICE/UNIT	244,500	280,600	12-%	299,434	258,310	15 %
PRICE RATIO	89 %	96 %		97 %	97 %	
DAYS TO SELL	63	96	34-%	51	72	29-%
ACTIVE LISTINGS	16	15	6 %			

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.

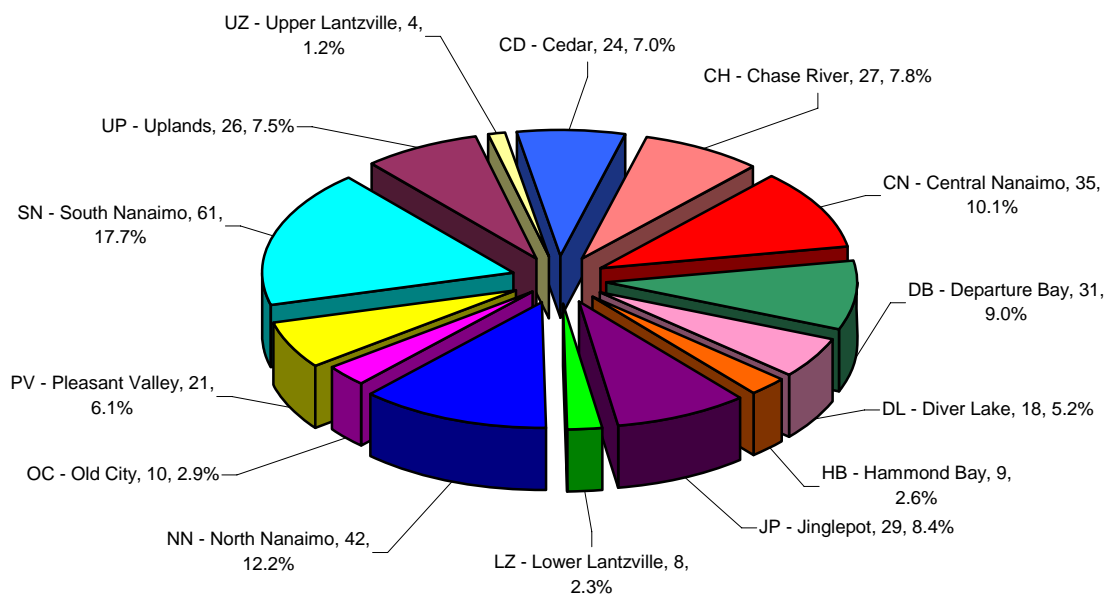
COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.3% for the current month.

4th Quarter 2006 MLS® Single Family Sales Analysis Unconditional Sales from October 1 to December 31, 2006

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	21	4	5						3			3	5		1
100,001- 150,000	6	1	3					1					1		
150,001- 200,000	26			2		1		2			3	1	16	1	
200,001- 300,000	141	5	9	28	14	9	2	8		3	7	9	31	16	
300,001- 400,000	104	8	9	5	11	8	2	9	2	25		7	7	9	2
400,001- 500,000	30	2	1		4		2	8	1	10		1	1		
500,001- 750,000	13	3			1		3	1	1	3					1
750,001-1,000,000	3				1				1	1					
OVER 1,000,000	1	1													
ZONE 4 TOTALS	345	24	27	35	31	18	9	29	8	42	10	21	61	26	4

4th Quarter 2006 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales October 1 to December 31, 2006 = 345