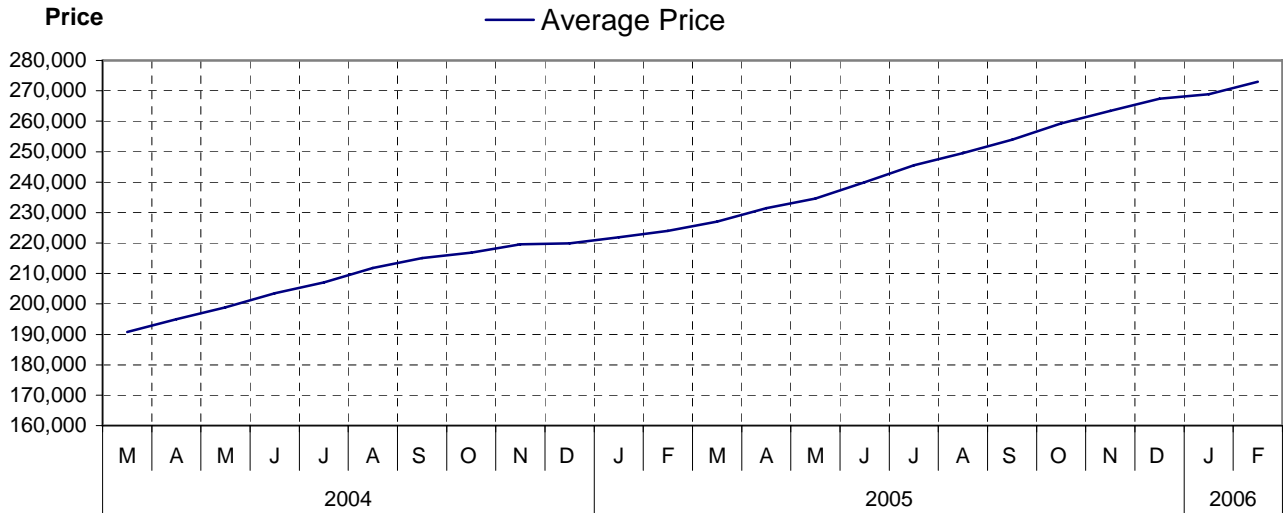


Nanaimo

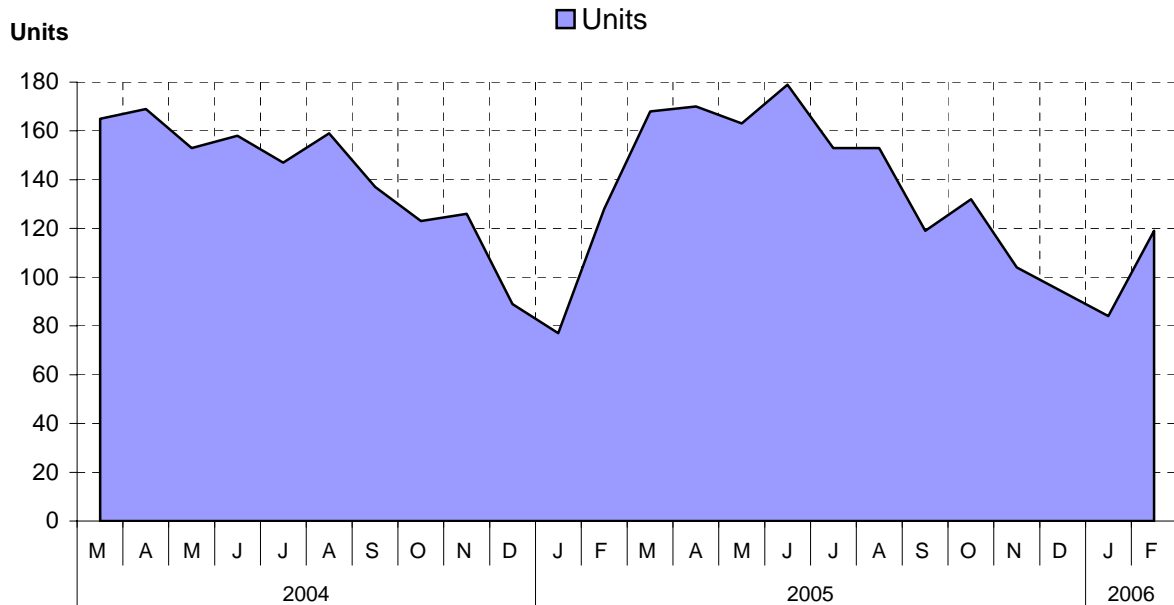
as at February 28, 2006

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	15	38	60-%	225	277	18-%
UNITS REPORTED SOLD	21	14	50 %	190	178	6 %
SELL/LIST RATIO	140 %	36 %		84 %	64 %	
REPORTED SALES DOLLARS	2,821,800	1,390,613	102 %	24,674,476	14,633,358	68 %
AVG SELL PRICE/UNIT	134,371	99,329	35 %	129,865	82,209	57 %
MEDIAN SELL PRICE	132,900			119,900		
PRICE RATIO	98 %	95 %		96 %	96 %	
DAYS TO SELL	47	168	72-%	61	159	61-%
ACTIVE LISTINGS	41	76	46-%			
SINGLE FAMILY						
UNITS LISTED	192	191	0 %	2,242	2,233	0 %
UNITS REPORTED SOLD	119	128	7-%	1,639	1,631	0 %
SELL/LIST RATIO	61 %	67 %		73 %	73 %	
REPORTED SALES DOLLARS	34,501,337	30,195,607	14 %	447,389,506	365,267,054	22 %
AVG SELL PRICE/UNIT	289,927	235,903	22 %	272,964	223,952	21 %
MEDIAN SELL PRICE	281,500			261,500		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	50	56	10-%	43	43	0 %
ACTIVE LISTINGS	391	378	3 %			
CONDOMINIUM (APT)						
UNITS LISTED	37	27	37 %	453	415	9 %
UNITS REPORTED SOLD	22	27	18-%	359	329	9 %
SELL/LIST RATIO	59 %	100 %		79 %	79 %	
REPORTED SALES DOLLARS	3,805,000	3,328,200	14 %	57,154,570	40,325,450	41 %
AVG SELL PRICE/UNIT	172,954	123,266	40 %	159,204	122,569	29 %
MEDIAN SELL PRICE	169,000			138,900		
PRICE RATIO	98 %	98 %		98 %	97 %	
DAYS TO SELL	44	52	15-%	37	45	17-%
ACTIVE LISTINGS	84	48	75 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	16	20	20-%	247	226	9 %
UNITS REPORTED SOLD	13	13	0 %	206	179	15 %
SELL/LIST RATIO	81 %	65 %		83 %	79 %	
REPORTED SALES DOLLARS	2,665,300	2,012,600	32 %	36,898,058	26,884,707	37 %
AVG SELL PRICE/UNIT	205,023	154,815	32 %	179,116	150,193	19 %
MEDIAN SELL PRICE	134,000			163,500		
PRICE RATIO	98 %	99 %		98 %	99 %	
DAYS TO SELL	73	88	17-%	51	47	8 %
ACTIVE LISTINGS	43	38	13 %			

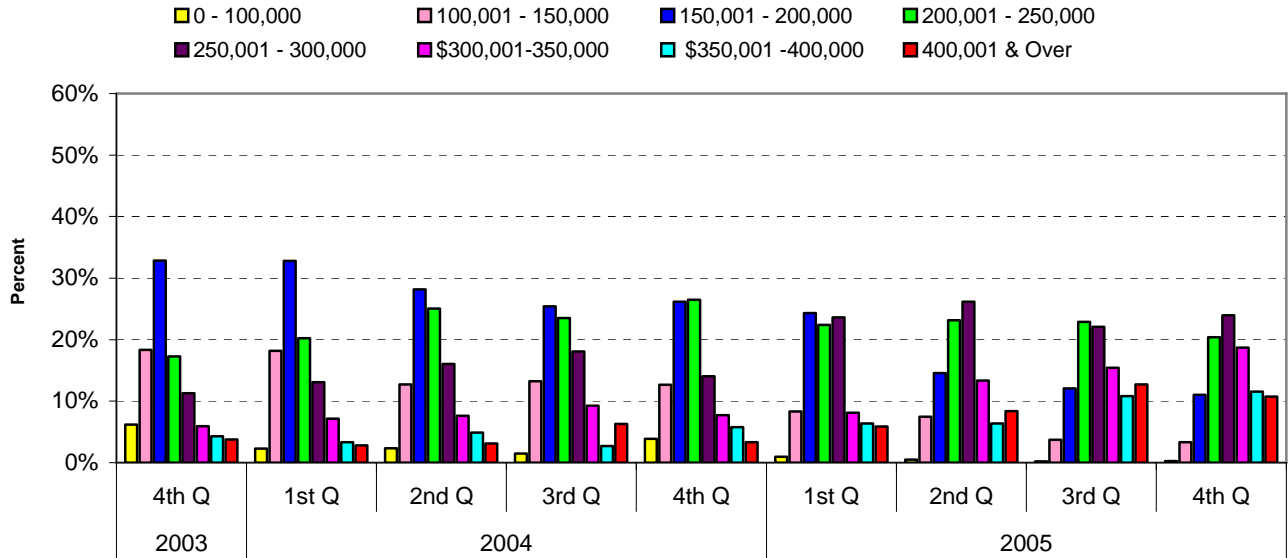
PLEASE NOTE:

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

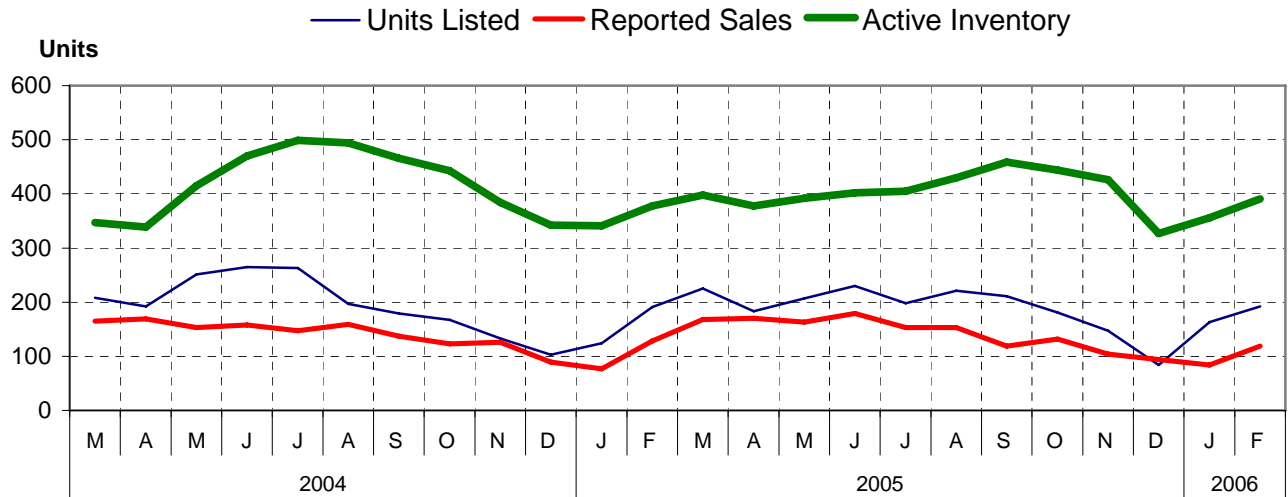
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.9% for the current month.

Percentage of Market Share by Price Range Nanaimo

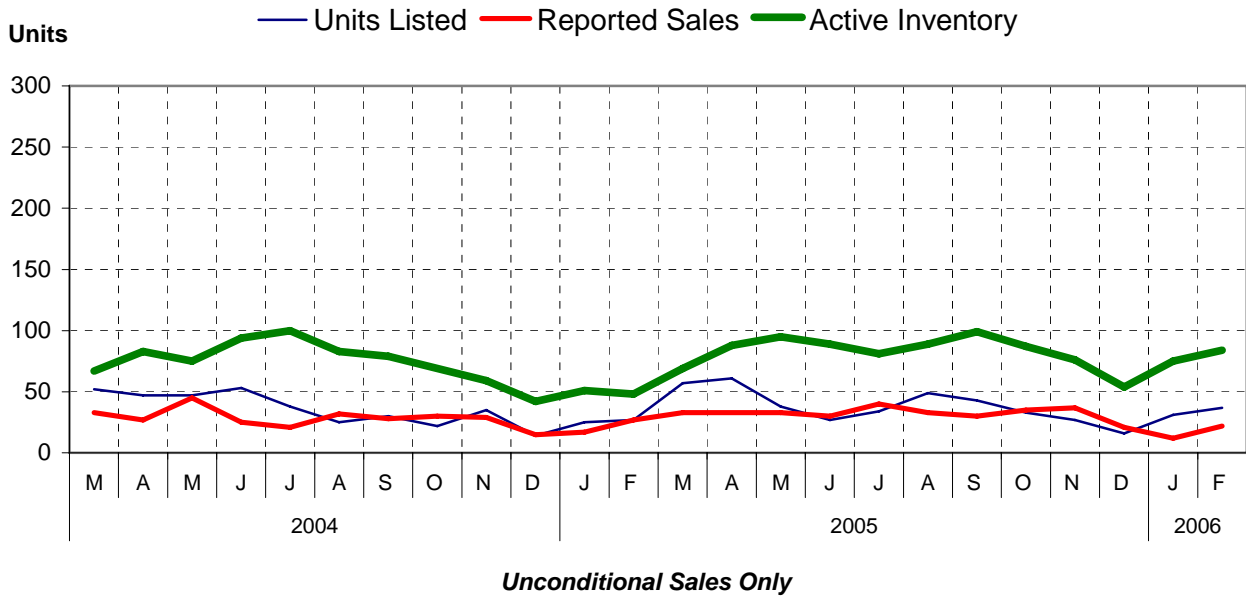


Single Family Comparisons between

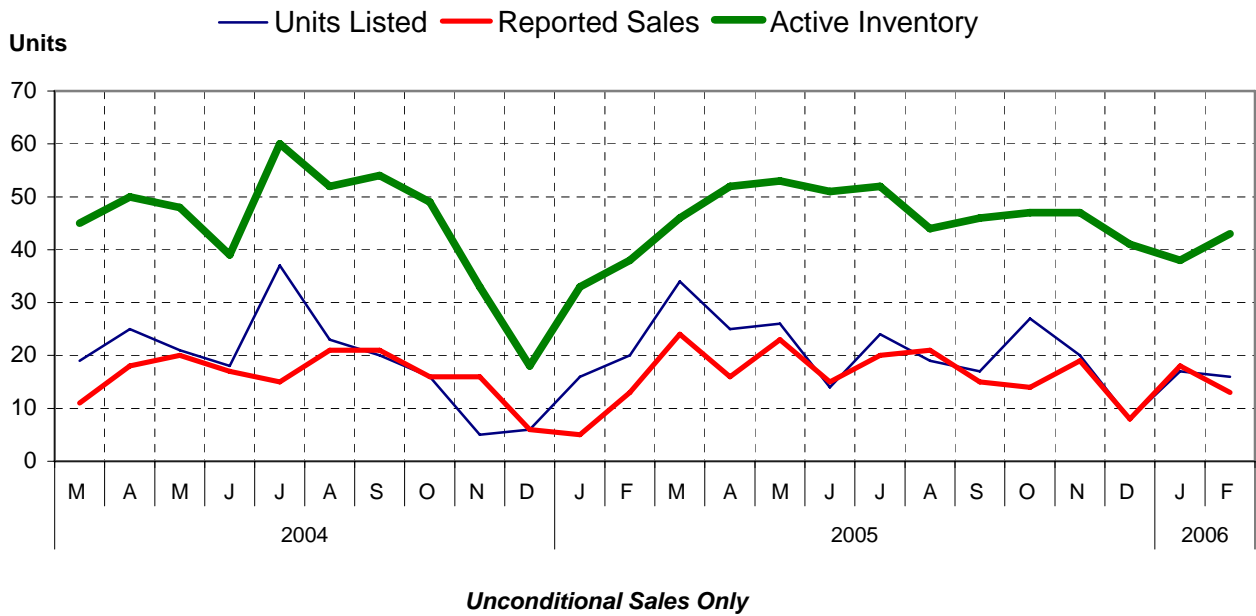


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



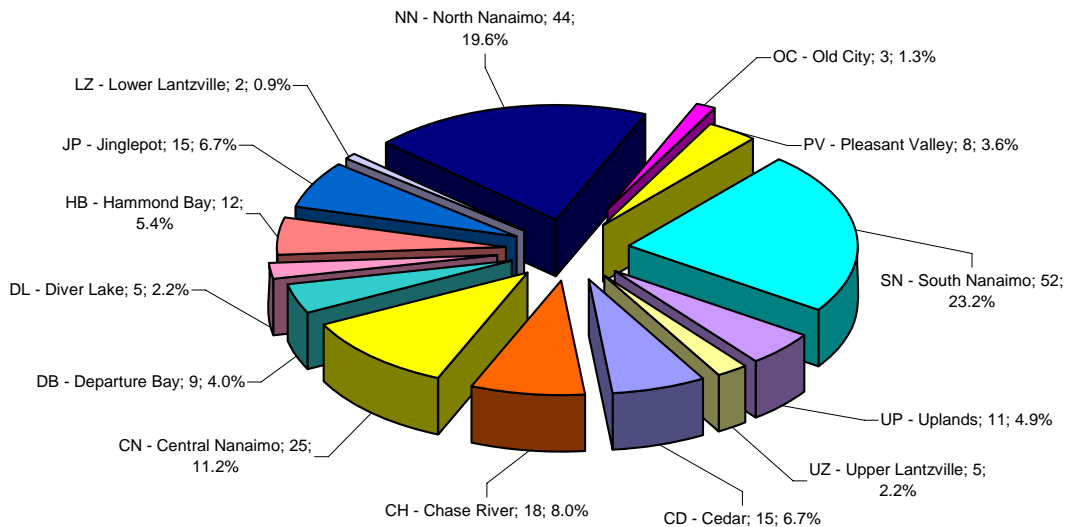
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to February 28, 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	11			1					1				9		
150,001- 200,000	21	1		4						1	1		14		
200,001- 300,000	103	1	13	20	6	4	3	5		9	2	5	24	8	3
300,001- 400,000	62	5	4		3		6	6	1	27		2	4	3	1
400,001- 500,000	16	3					1	3		7		1			1
500,001- 750,000	7	4				1	1	1							
750,001-1,000,000	2		1				1								
OVER 1,000,000	1	1													
ZONE 4 TOTALS	224	15	18	25	9	5	12	15	2	44	3	8	52	11	5

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to February 28, 2006 = 224

GABRIOLA ISLAND

Comparative Activity by Property Type

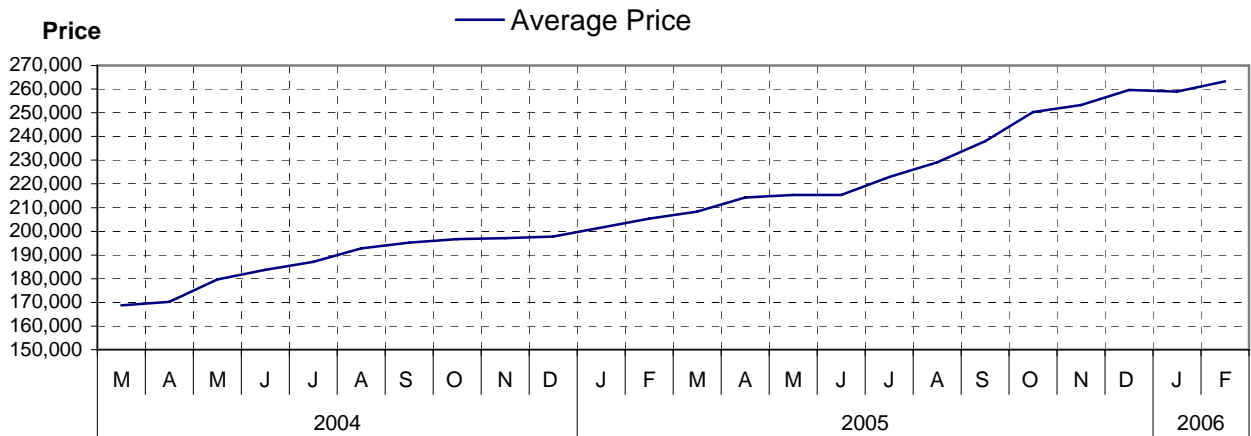
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	3	6	50-%	63	46	36 %
UNITS REPORTED SOLD	3	5	40-%	43	42	2 %
SELL/LIST RATIO	100 %	83 %		68 %	91 %	
REPORTED SALES DOLLARS	181,000	332,900	45-%	3,790,527	2,769,900	36 %
AVG SELL PRICE/UNIT	60,333	66,580	9-%	88,151	65,950	33 %
PRICE RATIO	99 %	91 %		96 %	93 %	
DAYS TO SELL	49	35	40 %	36	82	56-%
ACTIVE LISTINGS	11	9	22 %			

SINGLE FAMILY

UNITS LISTED	5	9	44-%	106	110	3-%
UNITS REPORTED SOLD	2	4	50-%	76	77	1-%
SELL/LIST RATIO	40 %	44 %		71 %	70 %	
REPORTED SALES DOLLARS	695,000	887,000	21-%	20,003,650	15,810,000	26 %
AVG SELL PRICE/UNIT	347,500	221,750	56 %	263,205	205,324	28 %
PRICE RATIO	97 %	97 %		97 %	96 %	
DAYS TO SELL	86	323	73-%	58	70	17-%
ACTIVE LISTINGS	25	25	0 %			

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 0.9% for the current month.