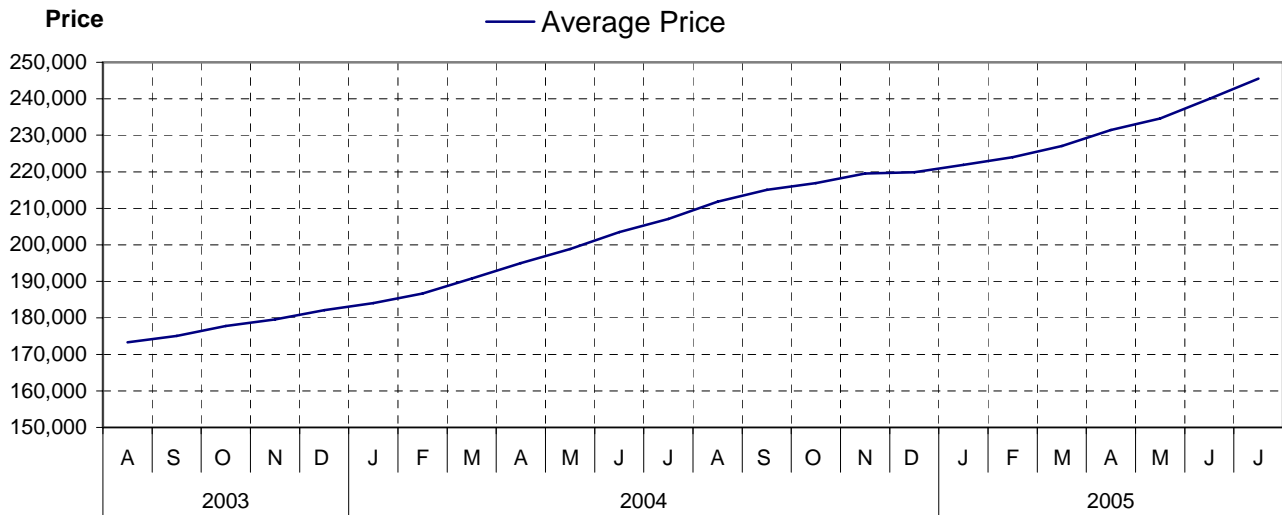


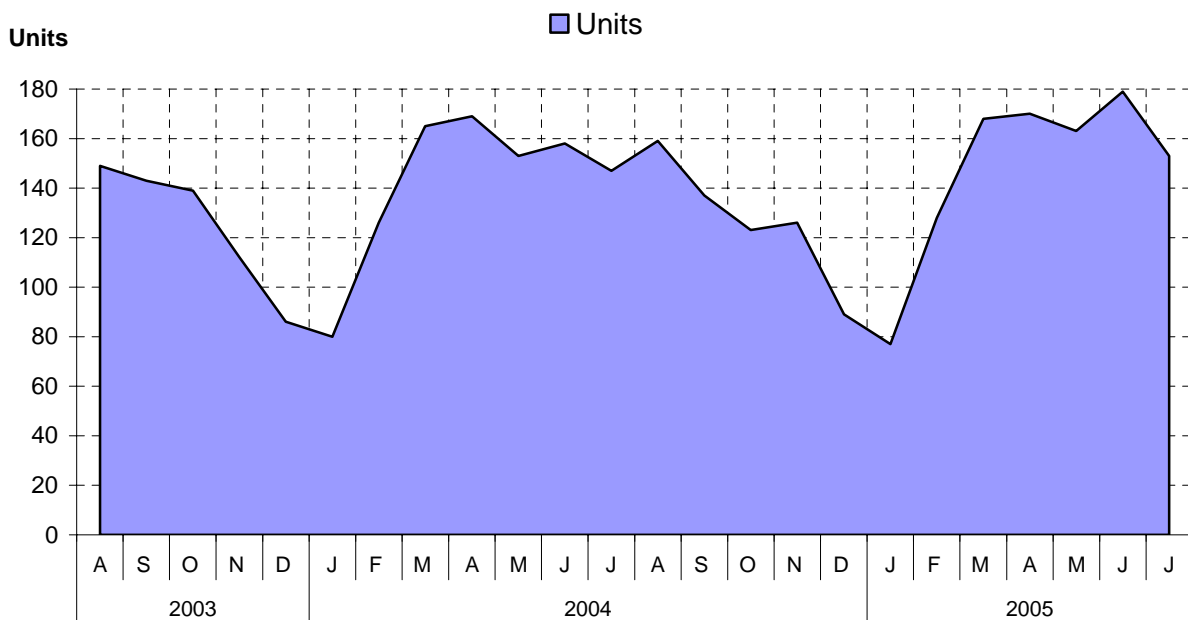
Nanaimo as at July 31, 2005

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
LOTS						
UNITS LISTED	8	23	-65%	235	278	-15%
UNITS REPORTED SOLD	27	16	68%	181	223	-18%
SELL/LIST RATIO	337%	69%	0%	77%	80%	0%
REPORTED SALES DOLLARS	3,545,380	1,137,433	211%	19,428,068	17,068,232	13%
AVG SELL PRICE/UNIT	131,310	71,089	84%	107,337	76,539	40%
MEDIAN SELL PRICE	119,900	0	0%	89,900	0	0%
PRICE RATIO	99%	98%	0%	97%	97%	0%
DAYS TO SELL	47	143	-67%	82	188	-56%
ACTIVE LISTINGS	37	109	-66%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	198	223	-11%	2,137	2,191	-2%
UNITS REPORTED SOLD	153	147	4%	1,673	1,626	2%
SELL/LIST RATIO	77%	65%	0%	78%	74%	0%
REPORTED SALES DOLLARS	42,914,270	32,301,458	32%	410,711,139	336,828,677	21%
AVG SELL PRICE/UNIT	280,485	219,737	27%	245,493	207,151	18%
MEDIAN SELL PRICE	263,000	0	0%	235,000	0	0%
PRICE RATIO	99%	98%	0%	98%	98%	0%
DAYS TO SELL	37	39	-5%	45	39	15%
ACTIVE LISTINGS	405	499	-18%	0	0	0%
CONDOMINIUM (APT)						
UNITS LISTED	34	38	-10%	395	410	-3%
UNITS REPORTED SOLD	40	21	90%	347	303	14%
SELL/LIST RATIO	117%	55%	0%	87%	73%	0%
REPORTED SALES DOLLARS	7,647,100	2,832,900	169%	46,617,275	34,462,900	35%
AVG SELL PRICE/UNIT	191,177	134,900	41%	134,343	113,738	18%
MEDIAN SELL PRICE	194,900	0	0%	116,500	0	0%
PRICE RATIO	99%	97%	0%	98%	97%	0%
DAYS TO SELL	47	54	-12%	43	65	-33%
ACTIVE LISTINGS	81	100	-19%	0	0	0%
CONDOMINIUM (TWNHSE)						
UNITS LISTED	24	37	-35%	229	243	-5%
UNITS REPORTED SOLD	20	15	33%	196	179	9%
SELL/LIST RATIO	83%	40%	0%	85%	73%	0%
REPORTED SALES DOLLARS	3,205,400	2,113,405	51%	30,262,842	24,243,227	24%
AVG SELL PRICE/UNIT	160,270	140,893	13%	154,402	135,437	14%
MEDIAN SELL PRICE	145,000	0	0%	145,000	0	0%
PRICE RATIO	97%	99%	0%	98%	99%	0%
DAYS TO SELL	40	32	25%	53	44	20%
ACTIVE LISTINGS	52	60	-13%	0	0	0%

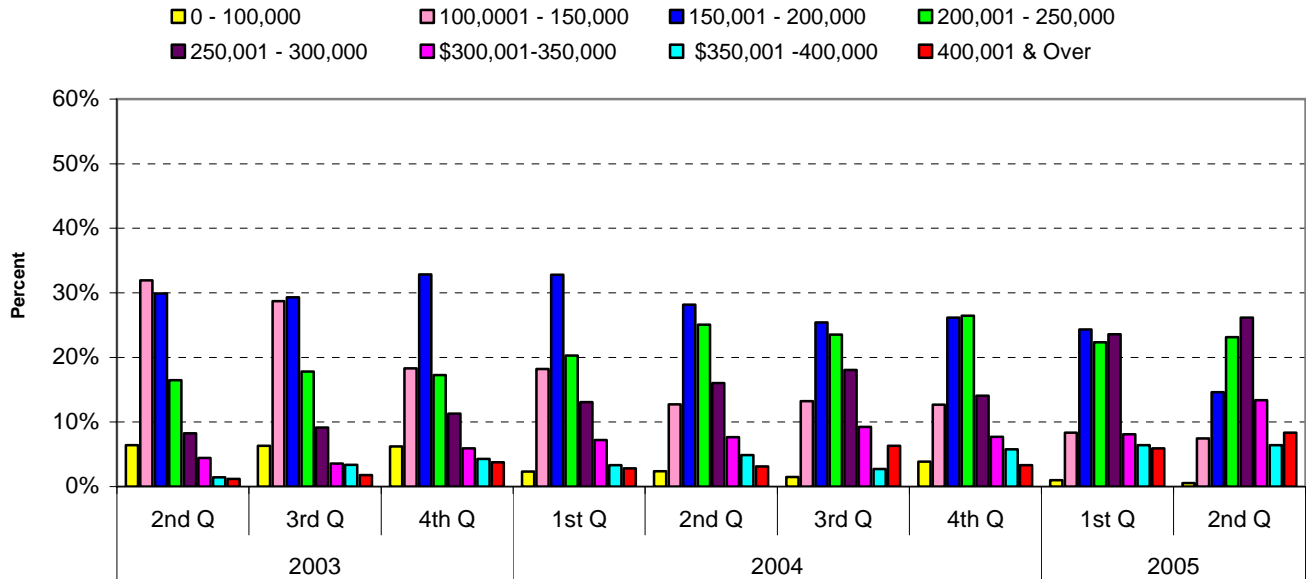
PLEASE NOTE:

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

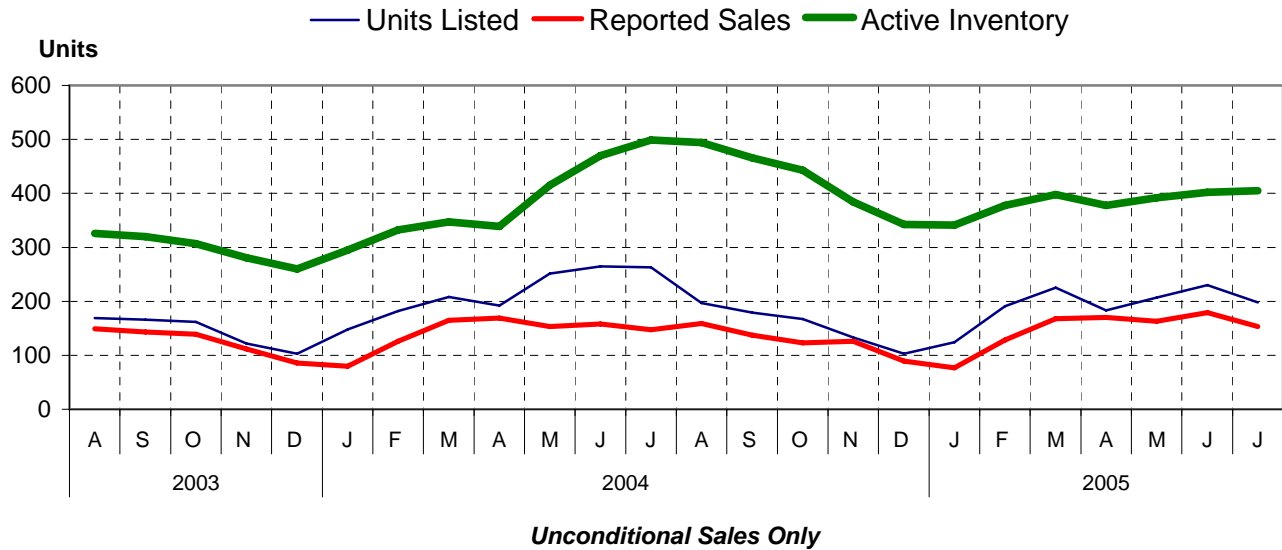
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.7% for the current month.

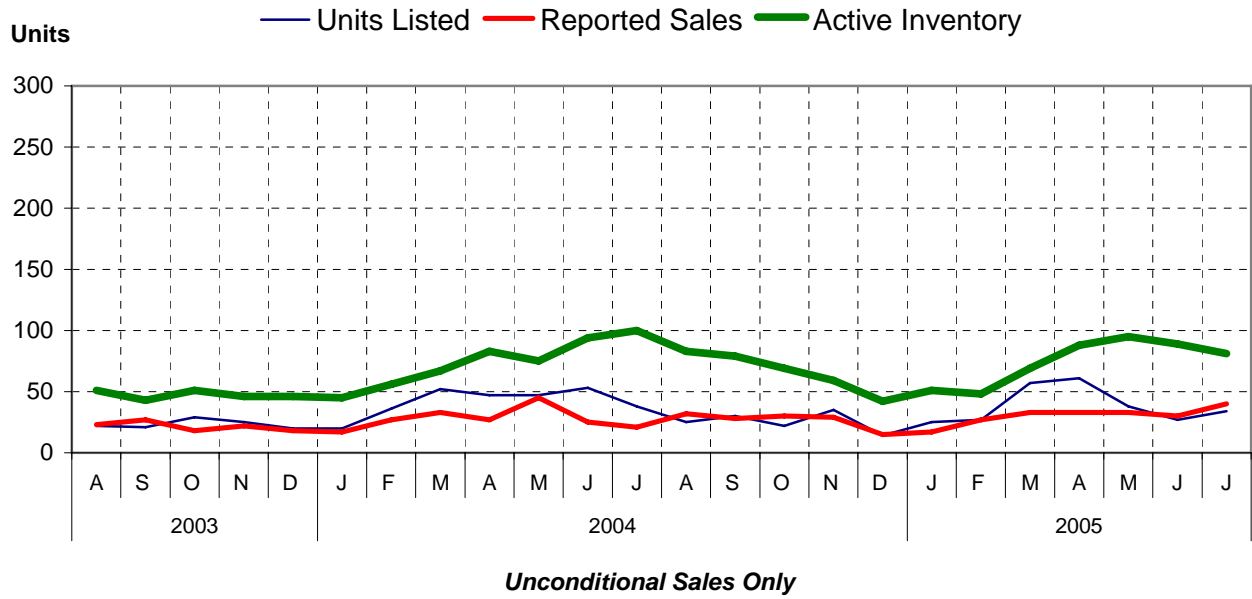
Percentage of Market Share by Price Range Nanaimo



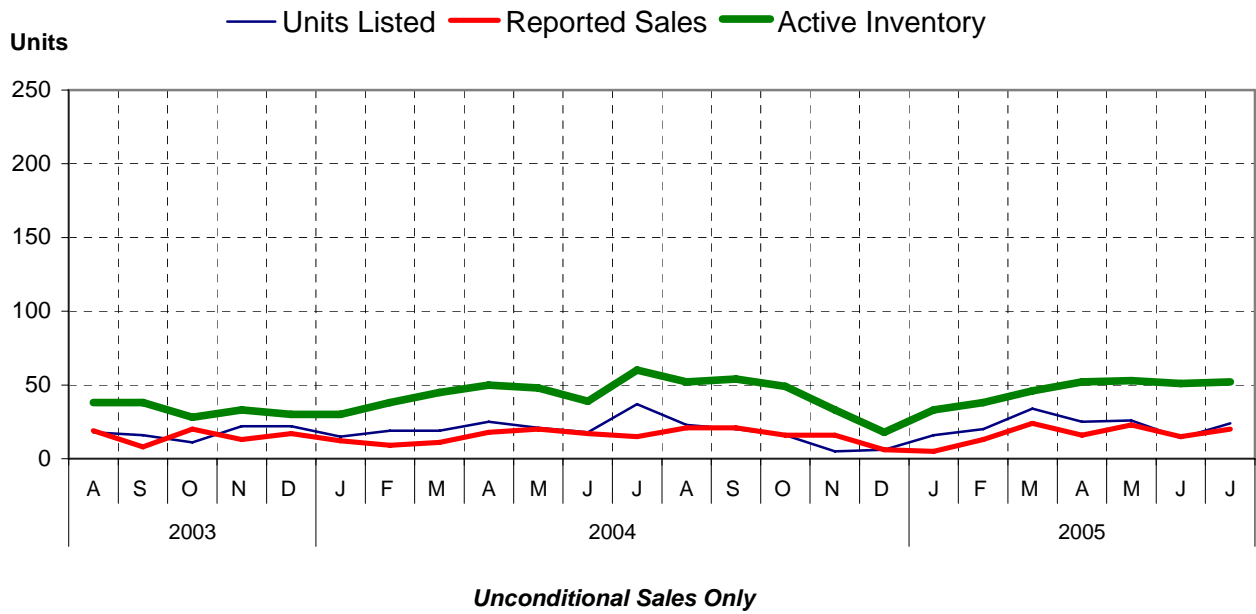
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



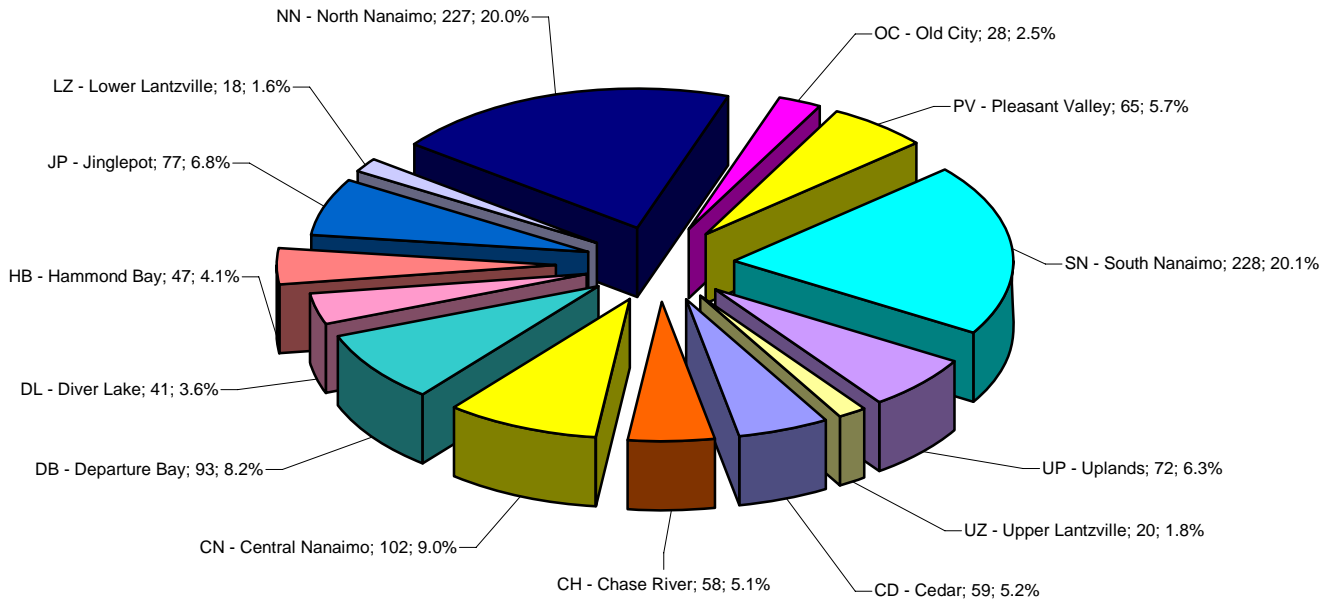
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 2005

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	7										2		5		
100,001-150,000	82	3	1	18			2			1	6	1	50		
150,001-200,000	202	8	7	35	3	8		5		7	10	2	104	12	1
200,001-250,000	265	8	20	41	29	21	7	19	4	16	5	19	44	31	1
250,001-300,000	277	9	23	8	30	10	7	33	4	60	5	35	20	23	10
300,001-350,000	131	14	2		16	1	9	14	1	61		6	2	3	2
350,001-400,000	78	9	3		7		11	1	1	40		2	3	1	
400,001 & OVER	93	8	2		8	1	11	5	8	42				2	6
ZONE 4 TOTALS	1135	59	58	102	93	41	47	77	18	227	28	65	228	72	20

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to July 31 2005 = 1,135

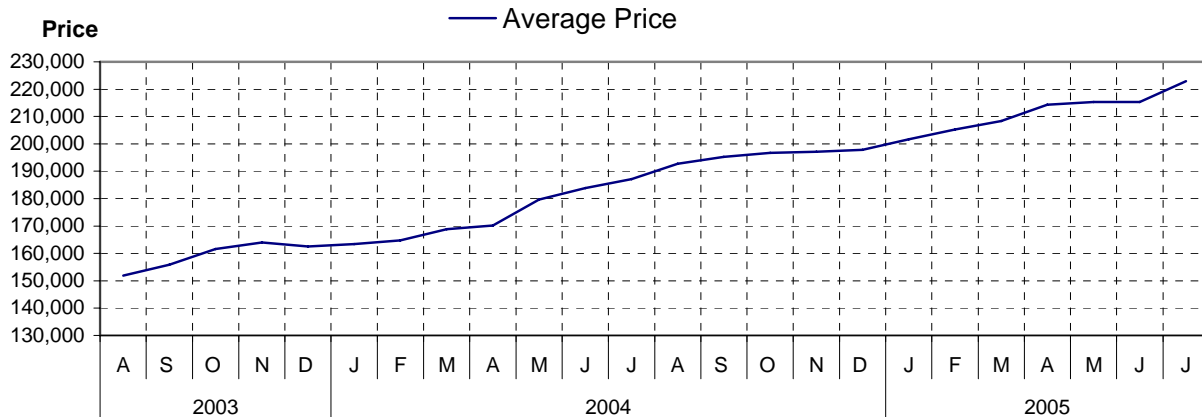
GABRIOLA ISLAND

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	5	-40%	55	63	-12%
UNITS REPORTED SOLD	5	2	150%	41	69	-40%
SELL/LIST RATIO	166%	40%	0%	74%	109%	0%
REPORTED SALES DOLLARS	589,900	145,000	306%	3,585,300	3,587,400	0%
AVG SELL PRICE/UNIT	117,980	72,500	62%	87,446	51,991	68%
PRICE RATIO	98%	86%	0%	96%	93%	0%
DAYS TO SELL	27	22	22%	44	73	-39%
ACTIVE LISTINGS	14	12	16%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	12	9	33%	114	114	0%
UNITS REPORTED SOLD	6	8	-25%	76	94	-19%
SELL/LIST RATIO	50%	88%	0%	66%	82%	0%
REPORTED SALES DOLLARS	1,595,000	1,453,000	9%	16,938,300	17,588,300	-3%
AVG SELL PRICE/UNIT	265,833	181,625	46%	222,872	187,109	19%
PRICE RATIO	97%	96%	0%	97%	96%	0%
DAYS TO SELL	80	56	42%	69	63	9%
ACTIVE LISTINGS	26	28	-7%	0	0	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.

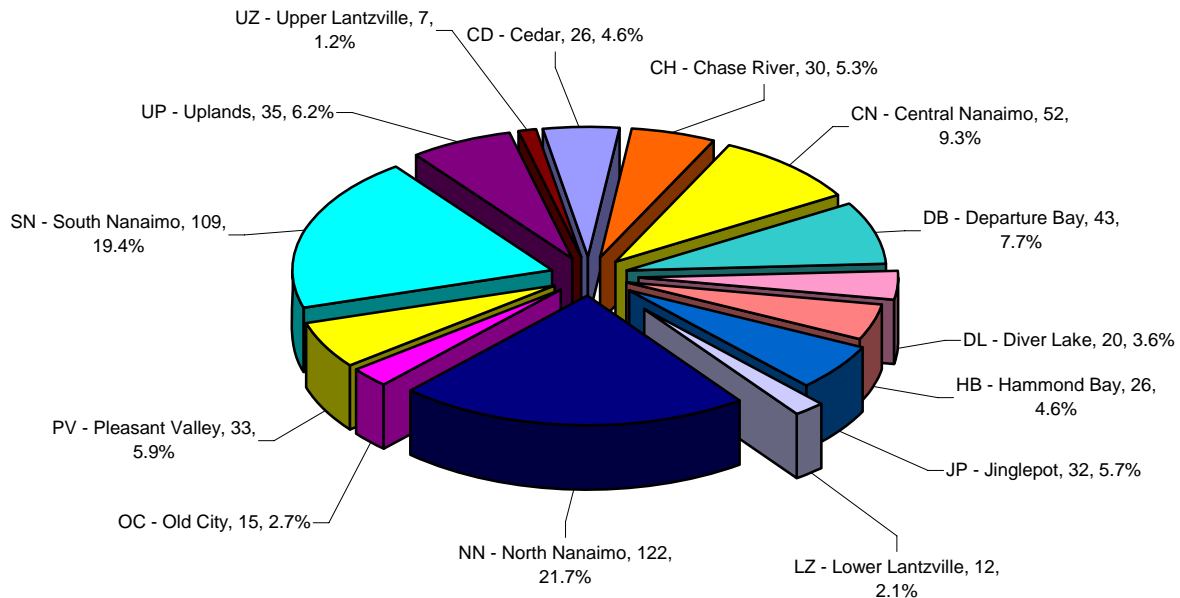
COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.7% for the current month.

2nd Quarter 2005 MLS® Single Family Sales Analysis Unconditional Sales from April 1 to June 30, 2005

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	3										1		2		
100,001-150,000	42	3	1	7			1				3	1	26		
150,001-200,000	82	1	2	13	2	2		3		4	4	1	44	6	
200,001-250,000	130	5	8	26	12	11	2	4	3	9	3	9	21	17	
250,001-300,000	147	5	14	6	18	6	4	15	4	28	4	17	14	9	3
300,001-350,000	75	6	2		6		6	8	1	39		4		1	2
350,001-400,000	36	2	2		2		6		1	20		1	2		
400,001 & OVER	47	4	1		3	1	7	2	3	22				2	2
ZONE 4 TOTALS	562	26	30	52	43	20	26	32	12	122	15	33	109	35	7

2nd Quarter 2005 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales April 1 to June 30, 2005 = 562