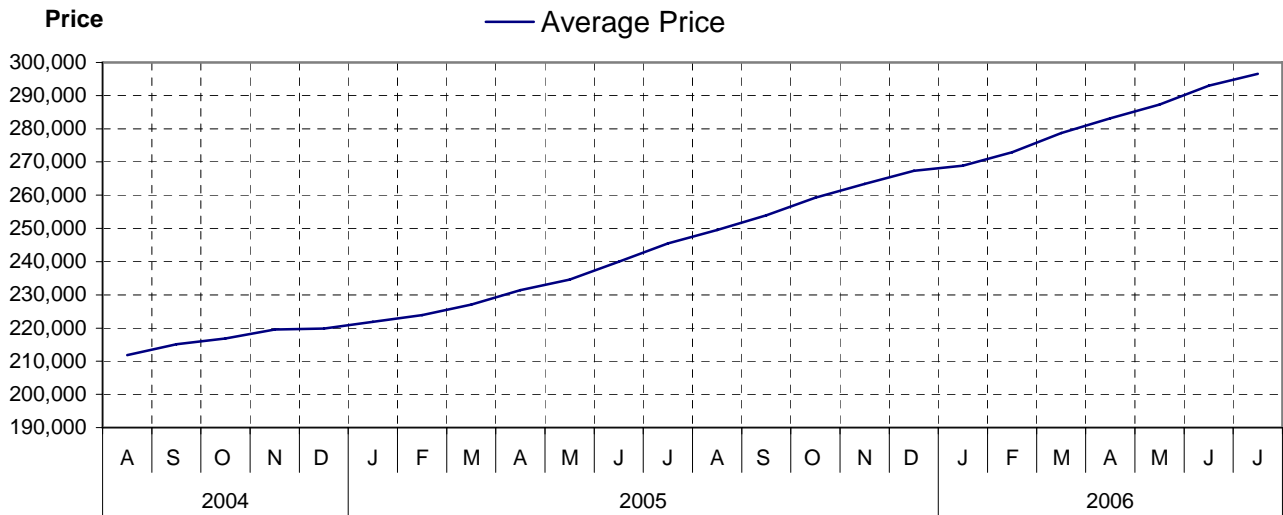


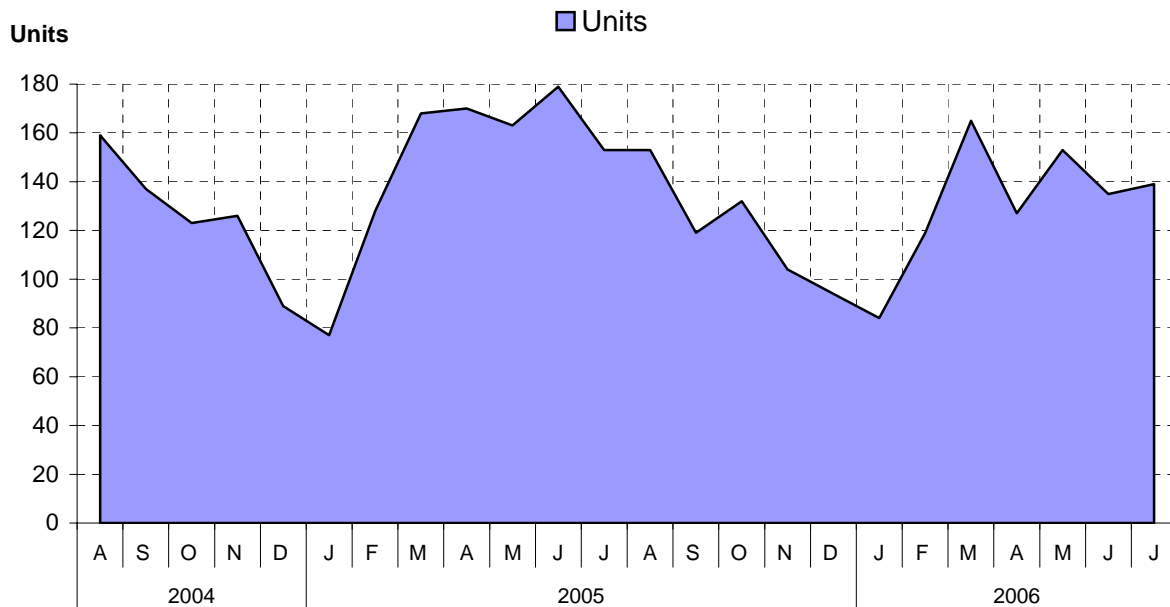
Nanaimo as at July 31, 2006

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	12	8	50 %	261	235	11 %
UNITS REPORTED SOLD	8	27	70-%	142	181	21-%
SELL/LIST RATIO	66 %	337 %		54 %	77 %	
REPORTED SALES DOLLARS	1,055,473	3,545,380	70-%	22,606,234	19,428,068	16 %
AVG SELL PRICE/UNIT	131,934	131,310	0 %	159,198	107,337	48 %
MEDIAN SELL PRICE	148,900			132,900		
PRICE RATIO	98 %	99 %		98 %	97 %	
DAYS TO SELL	65	47	38 %	61	82	25-%
ACTIVE LISTINGS	69	37	86 %			
SINGLE FAMILY						
UNITS LISTED	203	198	2 %	2,375	2,137	11 %
UNITS REPORTED SOLD	139	153	9-%	1,524	1,673	8-%
SELL/LIST RATIO	68 %	77 %		64 %	78 %	
REPORTED SALES DOLLARS	44,301,635	42,914,270	3 %	451,915,118	410,711,139	10 %
AVG SELL PRICE/UNIT	318,716	280,485	13 %	296,532	245,493	20 %
MEDIAN SELL PRICE	303,000			282,500		
PRICE RATIO	98 %	99 %		98 %	98 %	
DAYS TO SELL	39	37	5 %	42	45	6-%
ACTIVE LISTINGS	532	405	31 %			
CONDOMINIUM (APT)						
UNITS LISTED	85	34	150 %	527	395	33 %
UNITS REPORTED SOLD	17	40	57-%	317	347	8-%
SELL/LIST RATIO	20 %	117 %		60 %	87 %	
REPORTED SALES DOLLARS	3,718,800	7,647,100	51-%	57,397,284	46,617,275	23 %
AVG SELL PRICE/UNIT	218,752	191,177	14 %	181,063	134,343	34 %
MEDIAN SELL PRICE	184,000			166,500		
PRICE RATIO	98 %	99 %		98 %	98 %	
DAYS TO SELL	38	47	19-%	39	43	9-%
ACTIVE LISTINGS	172	81	112 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	37	24	54 %	308	229	34 %
UNITS REPORTED SOLD	25	20	25 %	204	196	4 %
SELL/LIST RATIO	67 %	83 %		66 %	85 %	
REPORTED SALES DOLLARS	5,391,231	3,205,400	68 %	41,939,751	30,262,842	38 %
AVG SELL PRICE/UNIT	215,649	160,270	34 %	205,587	154,402	33 %
MEDIAN SELL PRICE	209,900			190,000		
PRICE RATIO	99 %	97 %		98 %	98 %	
DAYS TO SELL	50	40	25 %	49	53	7-%
ACTIVE LISTINGS	97	52	86 %			

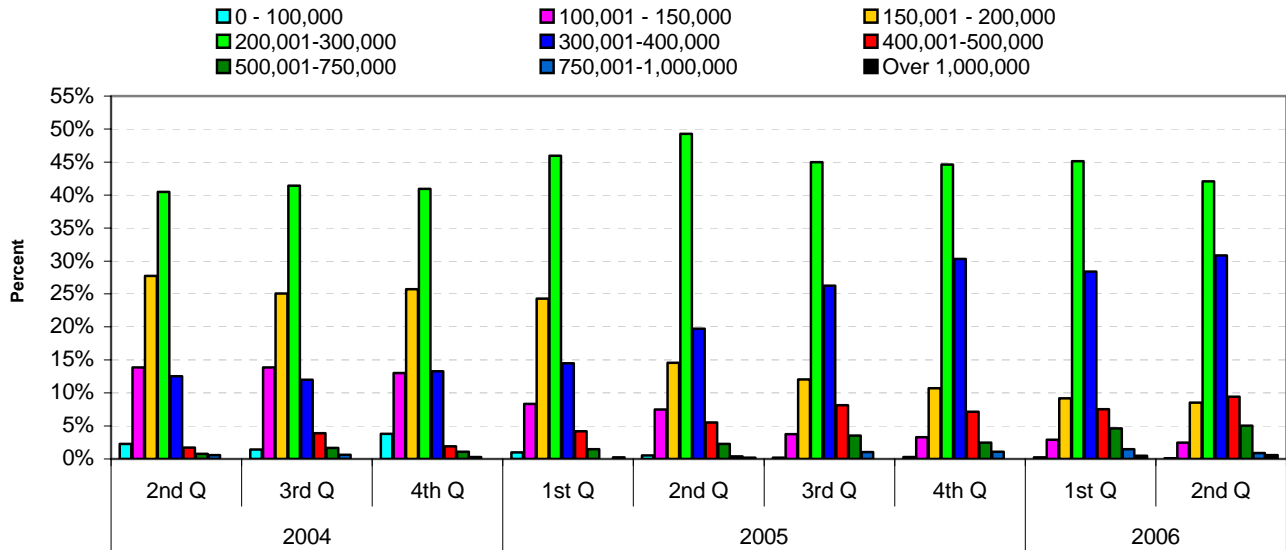
PLEASE NOTE:

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

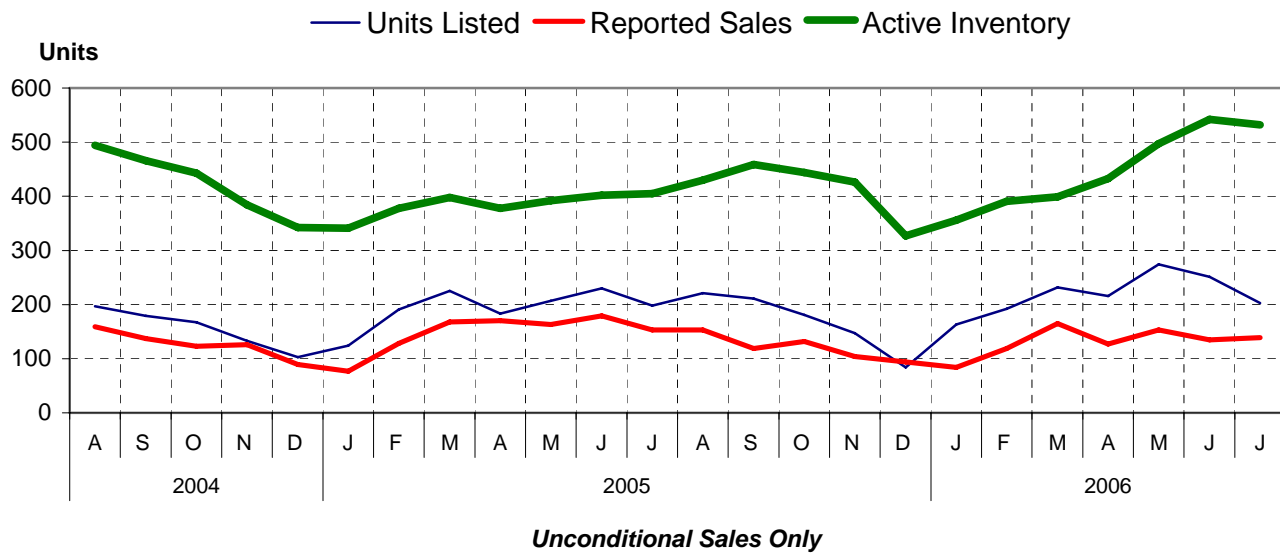
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.6% for the current month.

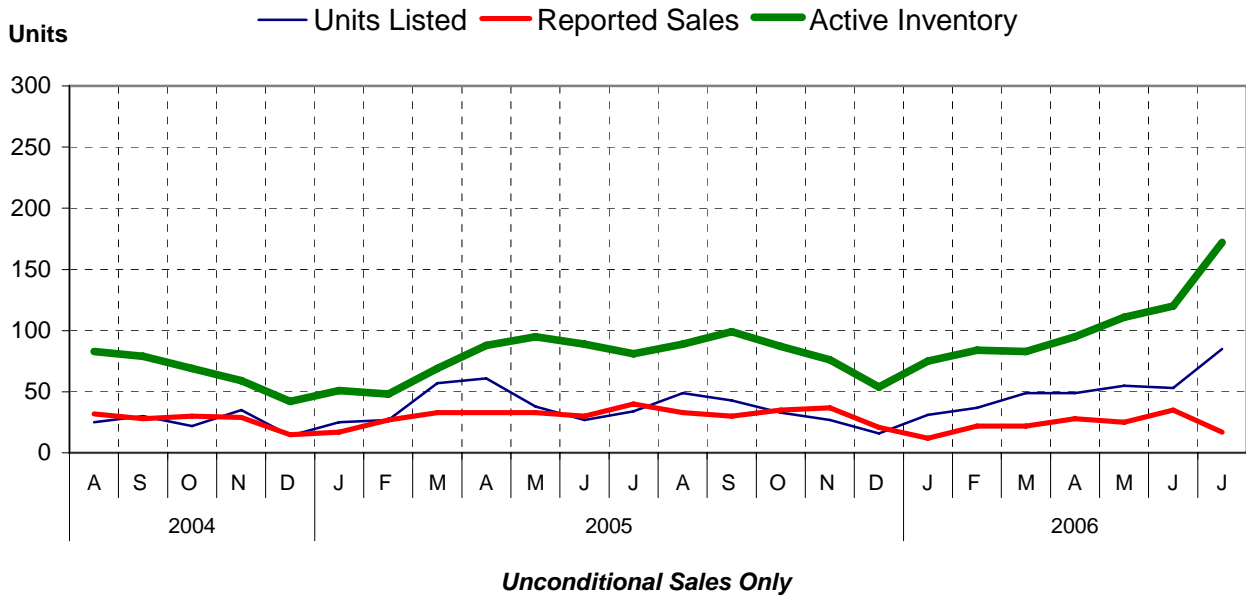
Percentage of Market Share by Price Range Nanaimo



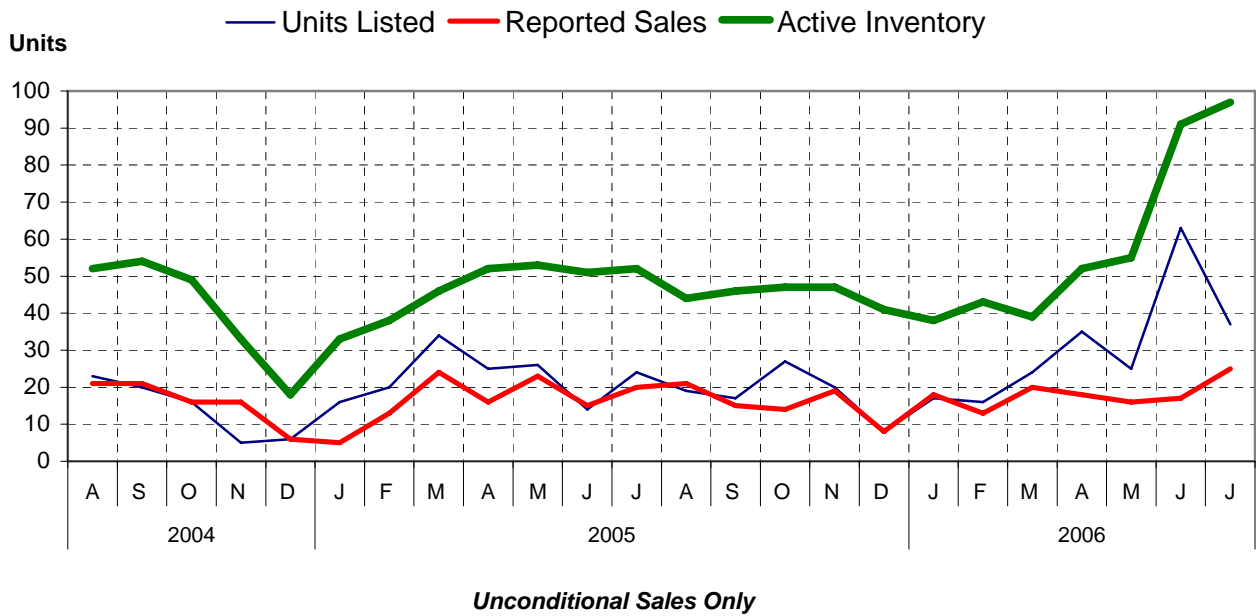
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



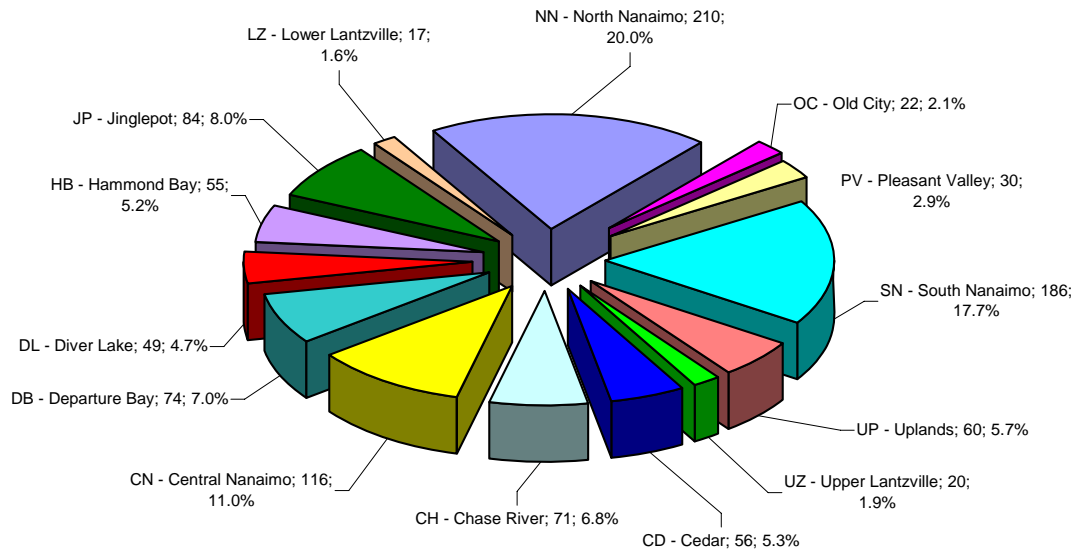
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 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	24			2					1		3		18		
150,001- 200,000	85	2	4	13				1		4	8		52	1	
200,001- 300,000	435	13	38	91	29	32	11	22	1	32	10	15	101	35	5
300,001- 400,000	326	16	27	9	30	14	24	37	8	110	1	12	11	20	7
400,001- 500,000	106	10		1	11	1	9	16	2	47		2	2		5
500,001- 750,000	58	11	1		2	2	7	8	5	14		1	1	3	3
750,001-1,000,000	10	2	1		2		4			1					
OVER 1,000,000	5	2								2				1	
ZONE 4 TOTALS	1050	56	71	116	74	49	55	84	17	210	22	30	186	60	20

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to July 31, 2006 = 1,050

GABRIOLA ISLAND

Comparative Activity by Property Type

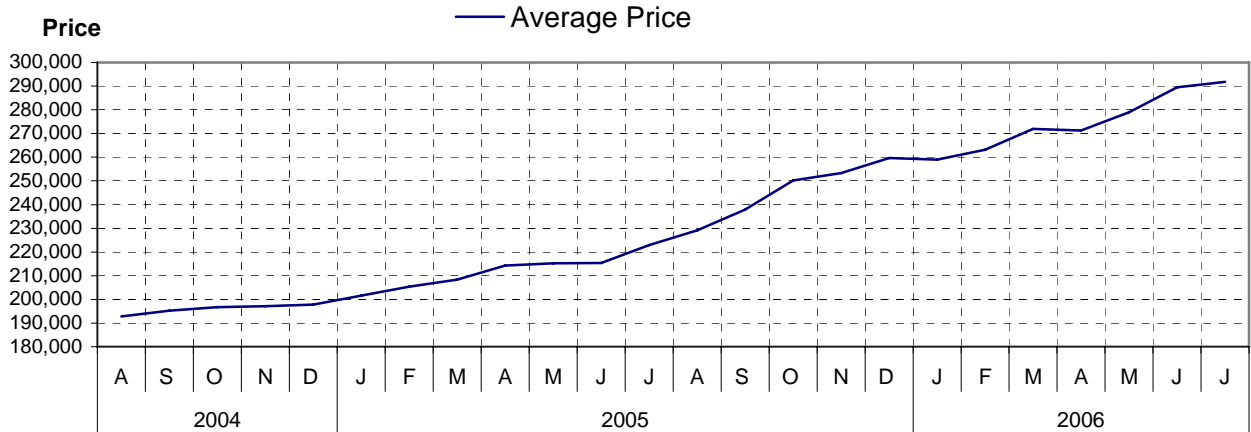
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	7	3	133 %	75	55	36 %
UNITS REPORTED SOLD	5	5	0 %	44	41	7 %
SELL/LIST RATIO	71 %	166 %		58 %	74 %	
REPORTED SALES DOLLARS	637,000	589,900	7 %	5,235,027	3,585,300	46 %
AVG SELL PRICE/UNIT	127,400	117,980	7 %	118,977	87,446	36 %
PRICE RATIO	95 %	98 %		97 %	96 %	
DAYS TO SELL	32	27	18 %	39	44	11-%
ACTIVE LISTINGS	21	14	50 %			

SINGLE FAMILY

UNITS LISTED	11	12	8-%	102	114	10-%
UNITS REPORTED SOLD	4	6	33-%	66	76	13-%
SELL/LIST RATIO	36 %	50 %		64 %	66 %	
REPORTED SALES DOLLARS	1,169,500	1,595,000	26-%	19,258,250	16,938,300	13 %
AVG SELL PRICE/UNIT	292,375	265,833	9 %	291,791	222,872	30 %
PRICE RATIO	96 %	97 %		97 %	97 %	
DAYS TO SELL	105	80	31 %	58	69	15-%
ACTIVE LISTINGS	31	26	19 %%			

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 1.6% for the current month.