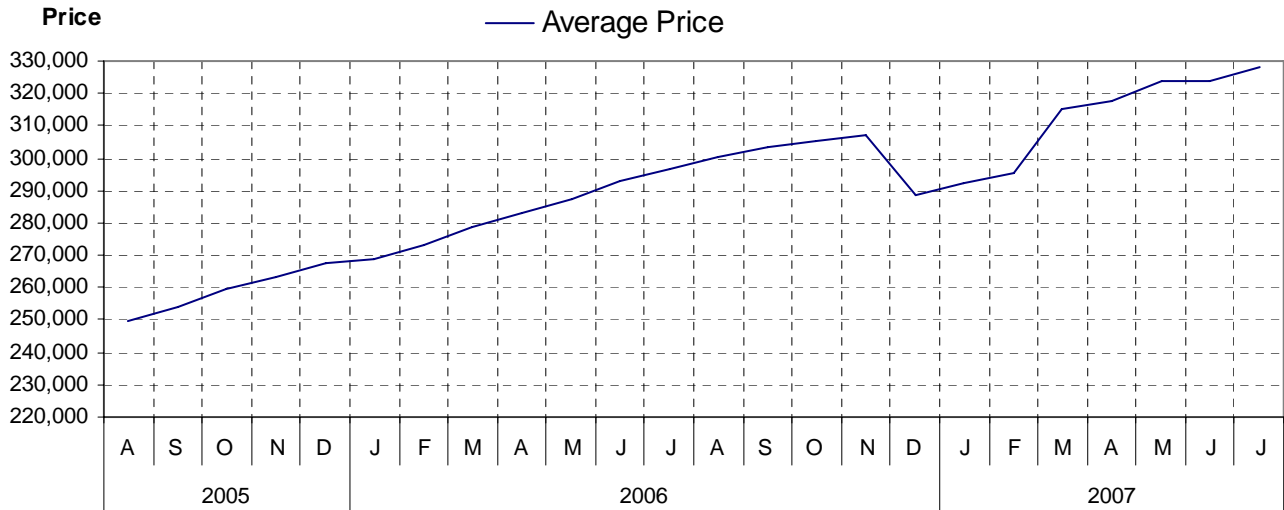


Nanaimo

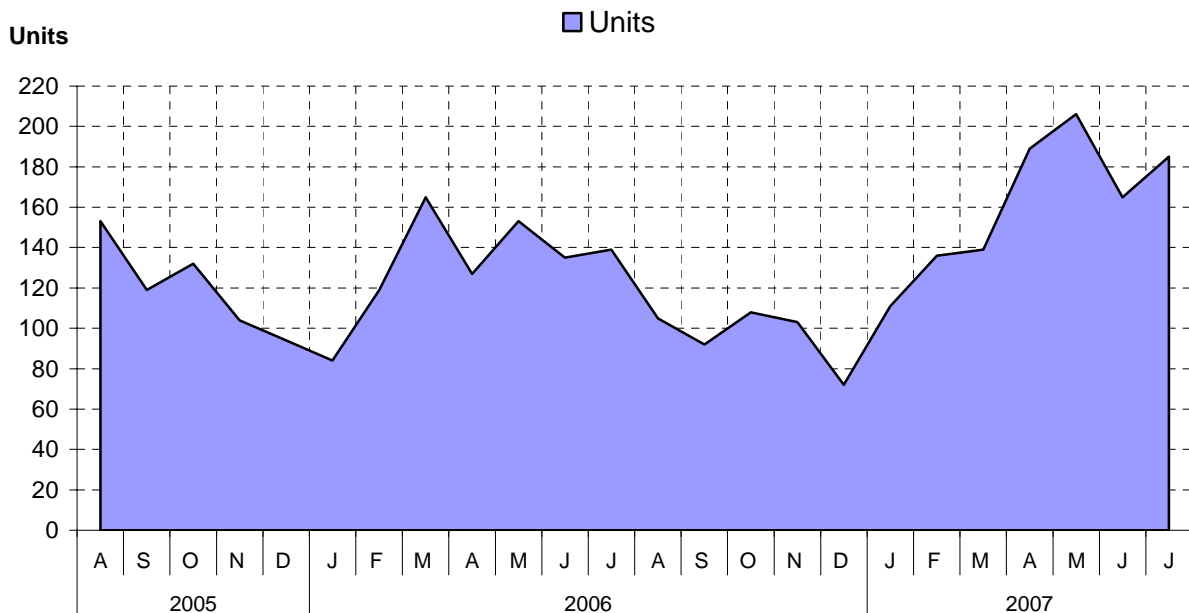
as at July 31, 2007

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	38	12	216 %	387	261	48 %
UNITS REPORTED SOLD	12	8	50 %	146	142	2 %
SELL/LIST RATIO	31 %	66 %		37 %	54 %	
REPORTED SALES DOLLARS	2,054,934	1,055,473	94 %	25,554,142	22,606,234	13 %
AVG SELL PRICE/UNIT	171,244	131,934	29 %	175,028	159,198	9 %
MEDIAN SELL PRICE	163,000			155,900		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	113	65	73 %	71	61	16 %
ACTIVE LISTINGS	143	69	107 %			
SINGLE FAMILY						
UNITS LISTED	225	203	10 %	2,569	2,375	8 %
UNITS REPORTED SOLD	185	141	31 %	1,602	1,593	0 %
SELL/LIST RATIO	82 %	69 %		62 %	67 %	
REPORTED SALES DOLLARS	65,057,599	44,684,635	45 %	525,308,344	459,998,368	14 %
AVG SELL PRICE/UNIT	351,662	316,912	10 %	327,907	288,762	13 %
MEDIAN SELL PRICE	332,500			314,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	41	39	5 %	48	42	14 %
ACTIVE LISTINGS	520	532	2-%			
CONDOMINIUM (APT)						
UNITS LISTED	55	85	35-%	504	527	4-%
UNITS REPORTED SOLD	28	17	64 %	314	317	0 %
SELL/LIST RATIO	50 %	20 %		62 %	60 %	
REPORTED SALES DOLLARS	5,785,600	3,718,800	55 %	63,557,837	57,397,284	10 %
AVG SELL PRICE/UNIT	206,628	218,752	5-%	202,413	181,063	11 %
MEDIAN SELL PRICE	175,000			183,000		
PRICE RATIO	98 %	98 %		97 %	98 %	
DAYS TO SELL	55	38	44 %	61	39	56 %
ACTIVE LISTINGS	130	172	24-%			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	27	37	27-%	339	308	10 %
UNITS REPORTED SOLD	20	25	20-%	220	204	7 %
SELL/LIST RATIO	74 %	67 %		64 %	66 %	
REPORTED SALES DOLLARS	4,843,900	5,391,231	10-%	50,624,122	41,939,751	20 %
AVG SELL PRICE/UNIT	242,195	215,649	12 %	230,109	205,587	11 %
MEDIAN SELL PRICE	234,500			214,900		
PRICE RATIO	99 %	99 %		98 %	98 %	
DAYS TO SELL	25	50	50-%	54	49	10 %
ACTIVE LISTINGS	65	97	32-%			

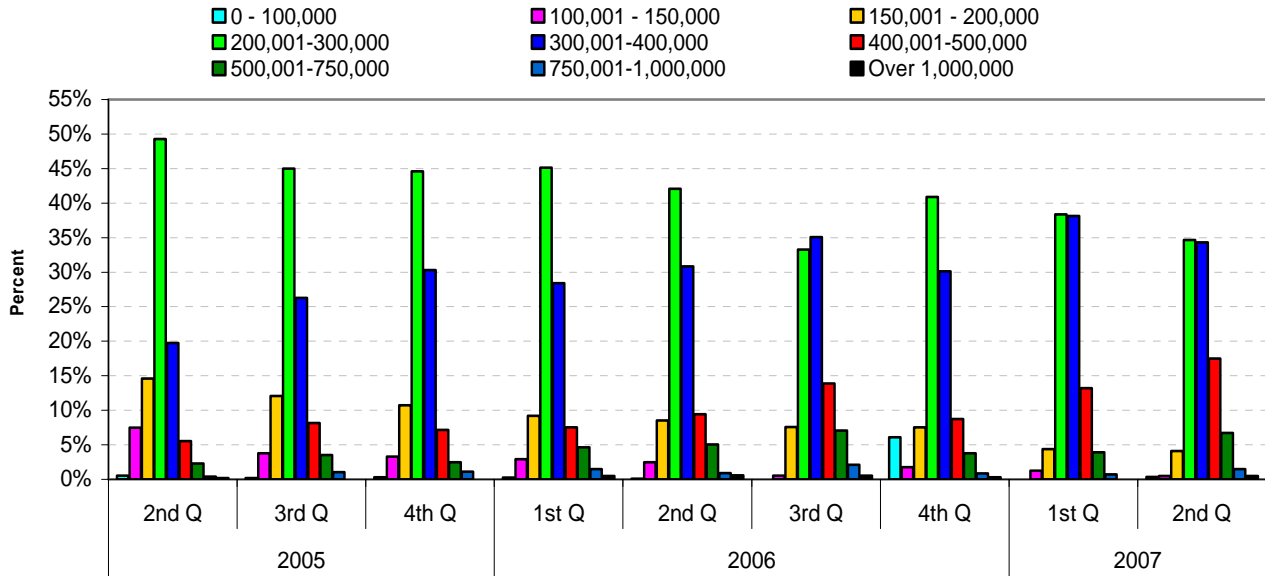
PLEASE NOTE:

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

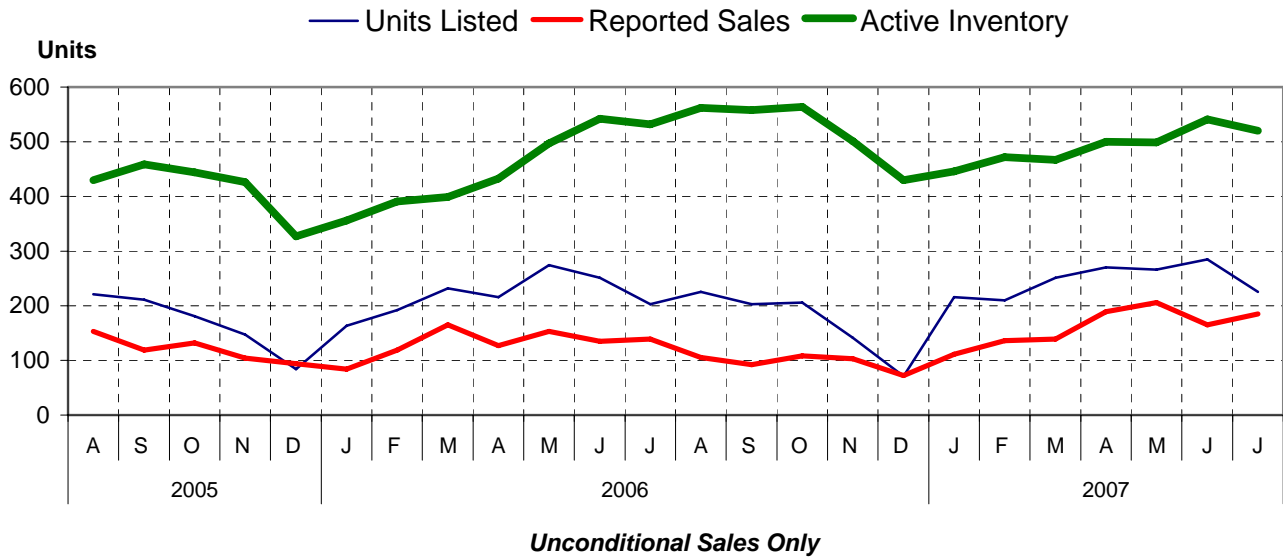
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.3% for the current month.

Percentage of Market Share by Price Range Nanaimo

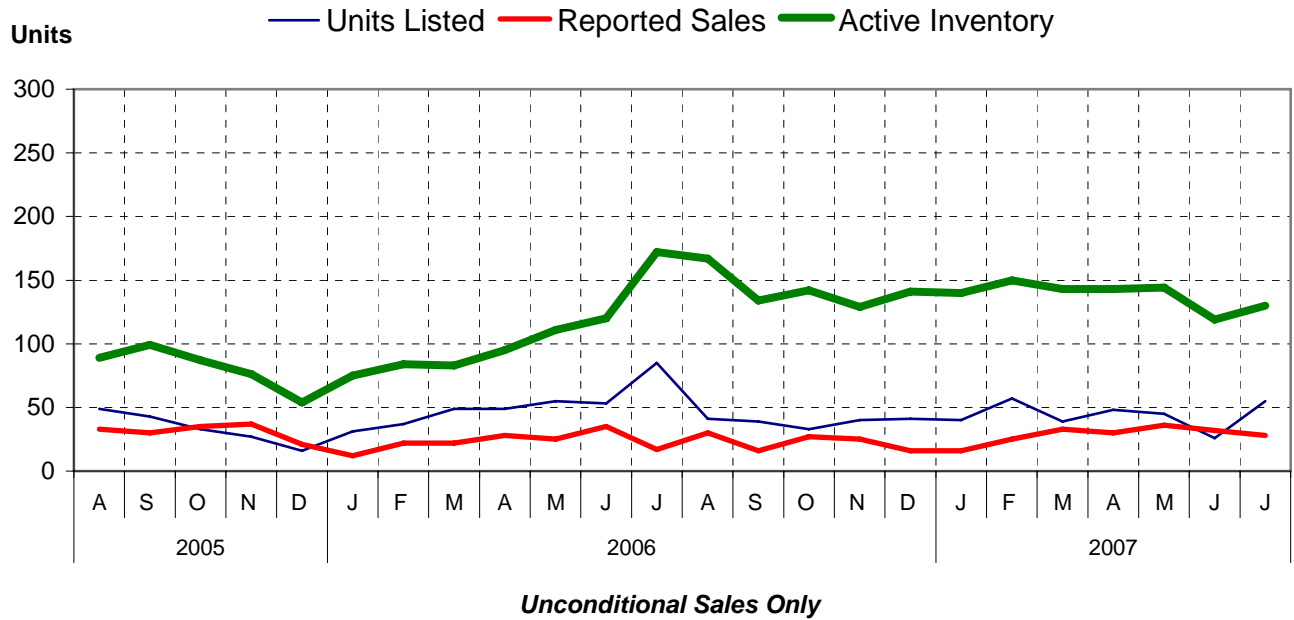


Single Family Comparisons between

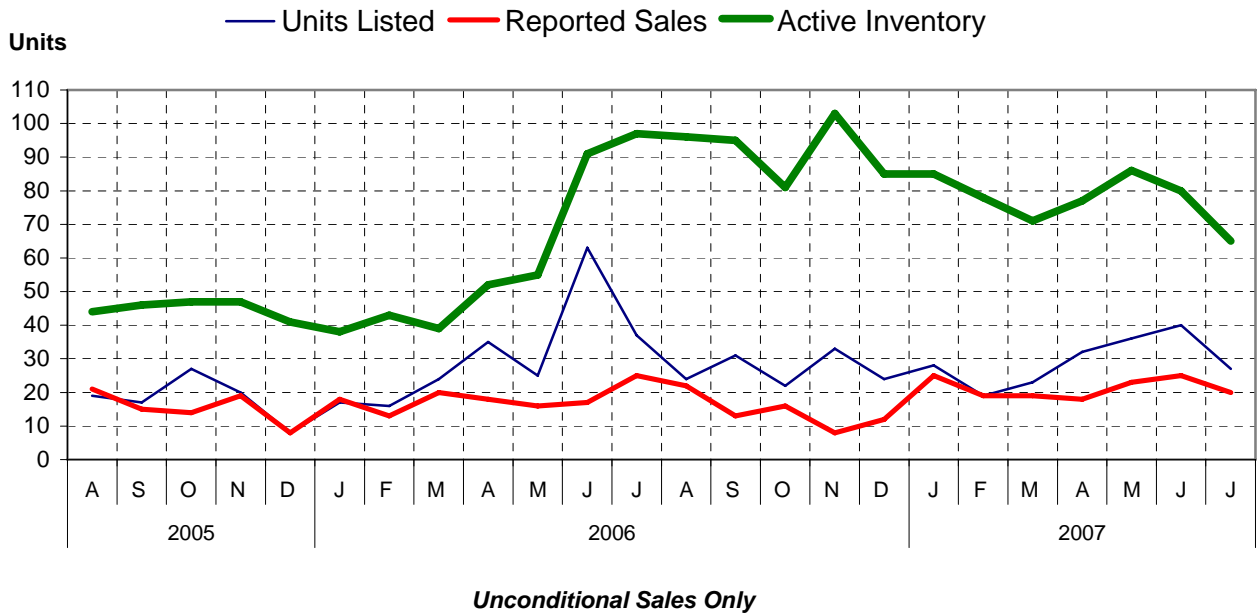


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



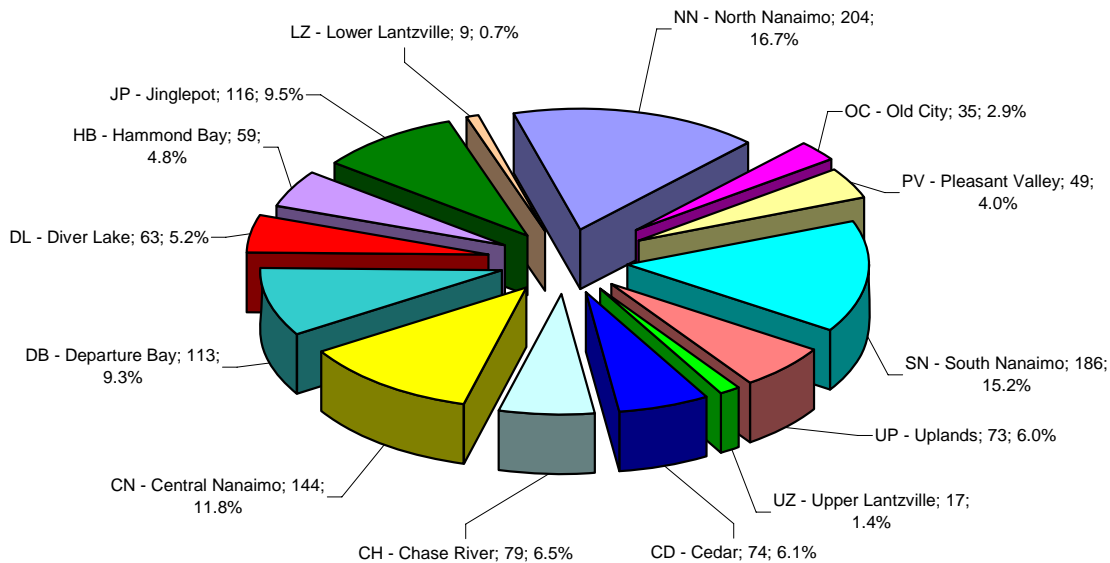
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 2007

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	2												2		
100,001- 150,000	8			2							1	1	3	1	
150,001- 200,000	48	6	3	4		2		1		2	1	1	28		
200,001- 300,000	436	19	15	108	24	28	8	21	2	18	25	13	123	30	2
300,001- 400,000	436	22	44	28	60	31	12	52		87	8	24	28	33	7
400,001- 500,000	196	16	15	2	23	2	22	27	6	62		6	2	6	7
500,001- 750,000	77	6	2		3		15	13		31		3		3	1
750,001-1,000,000	15	3			3		1	2	1	4		1			
OVER 1,000,000	3	2					1								
ZONE 4 TOTALS	1,221	74	79	144	113	63	59	116	9	204	35	49	186	73	17

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to July 31, 2007 = 1,221

GABRIOLA ISLAND

Comparative Activity by Property Type

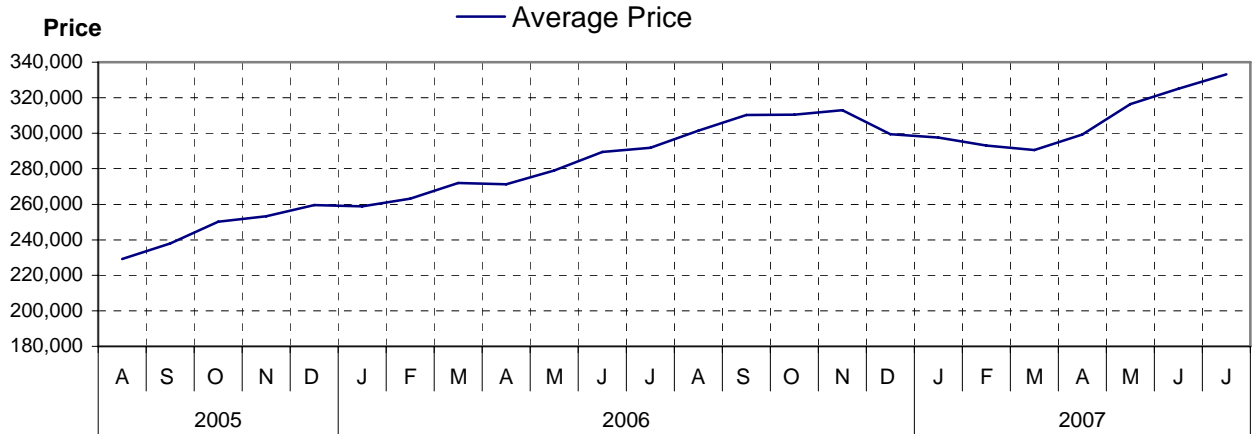
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	3	7	57-%	62	75	17-%
UNITS REPORTED SOLD	4	5	20-%	41	44	6-%
SELL/LIST RATIO	133 %	71 %		66 %	58 %	
REPORTED SALES DOLLARS	531,500	637,000	16-%	5,226,300	5,235,027	0 %
AVG SELL PRICE/UNIT	132,875	127,400	4 %	127,470	118,977	7 %
PRICE RATIO	90 %	95 %		95 %	97 %	
DAYS TO SELL	52	32	62 %	61	39	56 %
ACTIVE LISTINGS	21	21	0 %			

SINGLE FAMILY

UNITS LISTED	11	11	0 %	121	102	18 %
UNITS REPORTED SOLD	12	6	100 %	71	71	0 %
SELL/LIST RATIO	109 %	54 %		58 %	69 %	
REPORTED SALES DOLLARS	4,134,500	1,608,500	157 %	23,657,300	20,216,250	17 %
AVG SELL PRICE/UNIT	344,541	268,083	28 %	333,201	284,735	17 %
PRICE RATIO	98 %	97 %		96 %	97 %	
DAYS TO SELL	48	85	43-%	57	57	0 %
ACTIVE LISTINGS	35	31	12 %			

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 1.3% for the current month.