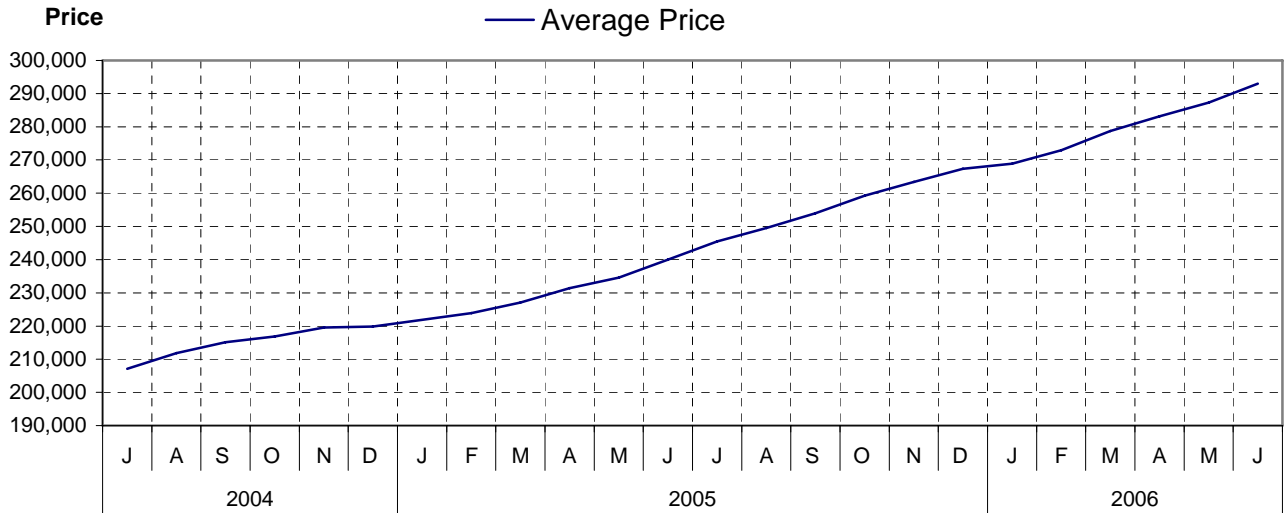


Nanaimo

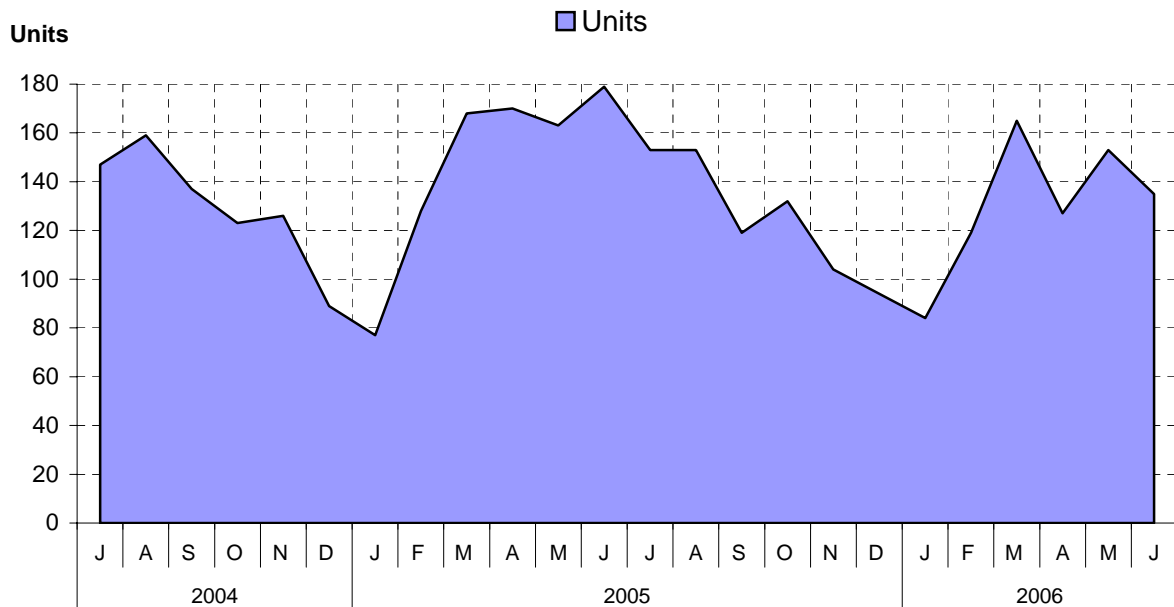
as at June 30, 2006

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	42	50	16-%	257	250	2 %
UNITS REPORTED SOLD	9	34	73-%	161	170	5-%
SELL/LIST RATIO	21 %	68 %		62 %	68 %	
REPORTED SALES DOLLARS	1,637,800	4,822,106	66-%	25,096,141	17,020,121	47 %
AVG SELL PRICE/UNIT	181,977	141,826	28 %	155,876	100,118	55 %
MEDIAN SELL PRICE	144,000			128,176		
PRICE RATIO	97 %	97 %		98 %	97 %	
DAYS TO SELL	46	32	43 %	58	94	38-%
ACTIVE LISTINGS	69	62	11 %			
SINGLE FAMILY						
UNITS LISTED	251	230	9 %	2,370	2,162	9 %
UNITS REPORTED SOLD	135	179	24-%	1,538	1,667	7-%
SELL/LIST RATIO	53 %	77 %		64 %	77 %	
REPORTED SALES DOLLARS	45,758,074	49,858,279	8-%	450,527,753	400,098,327	12 %
AVG SELL PRICE/UNIT	338,948	278,537	21 %	292,930	240,010	22 %
MEDIAN SELL PRICE	315,000			279,900		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	35	43	18-%	42	45	6-%
ACTIVE LISTINGS	542	402	34 %			
CONDOMINIUM (APT)						
UNITS LISTED	53	27	96 %	476	399	19 %
UNITS REPORTED SOLD	35	30	16 %	340	328	3 %
SELL/LIST RATIO	66 %	111 %		71 %	82 %	
REPORTED SALES DOLLARS	7,049,389	4,106,700	71 %	61,325,584	41,803,075	46 %
AVG SELL PRICE/UNIT	201,411	136,890	47 %	180,369	127,448	41 %
MEDIAN SELL PRICE	199,000			162,500		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	48	28	71 %	40	43	6-%
ACTIVE LISTINGS	120	89	34 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	63	14	350 %	295	242	21 %
UNITS REPORTED SOLD	17	15	13 %	199	191	4 %
SELL/LIST RATIO	26 %	107 %		67 %	78 %	
REPORTED SALES DOLLARS	3,573,270	2,879,099	24 %	39,753,920	29,170,847	36 %
AVG SELL PRICE/UNIT	210,192	191,939	9 %	199,768	152,726	30 %
MEDIAN SELL PRICE	209,900			184,000		
PRICE RATIO	98 %	99 %		98 %	99 %	
DAYS TO SELL	28	56	50-%	48	52	7-%
ACTIVE LISTINGS	91	51	78 %			

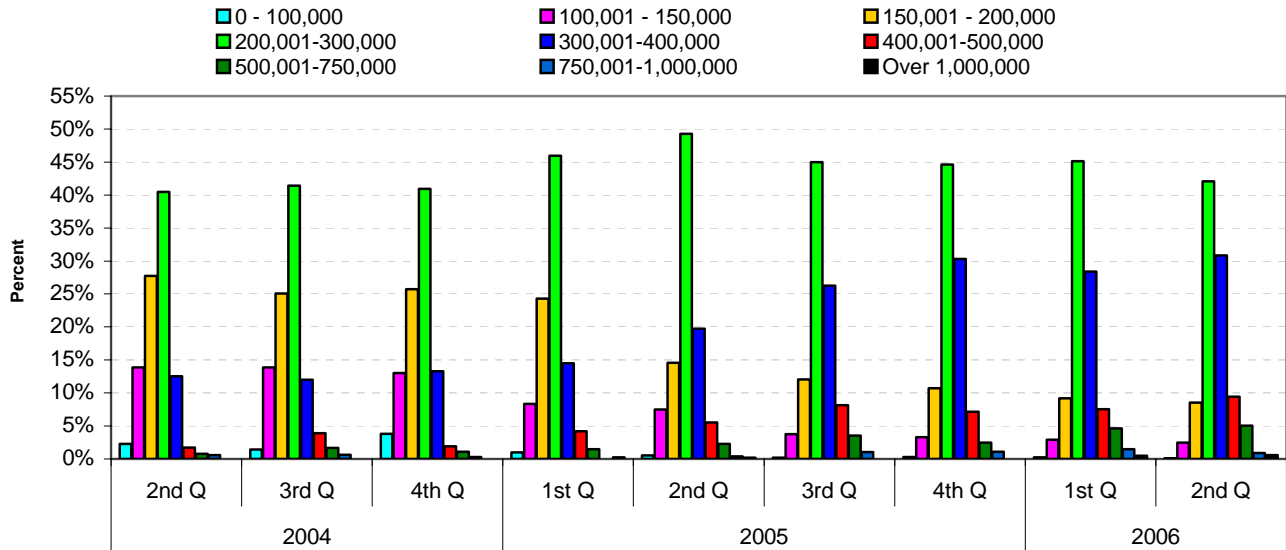
PLEASE NOTE:

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

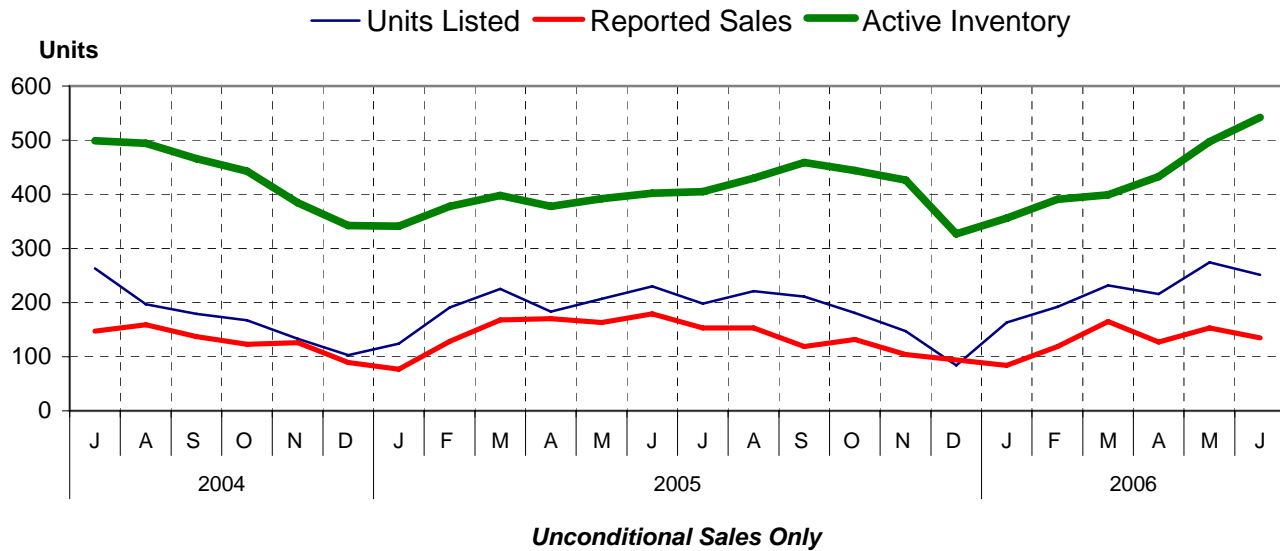
LOTS do NOT INCLUDE acreage or waterfront acreage.

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

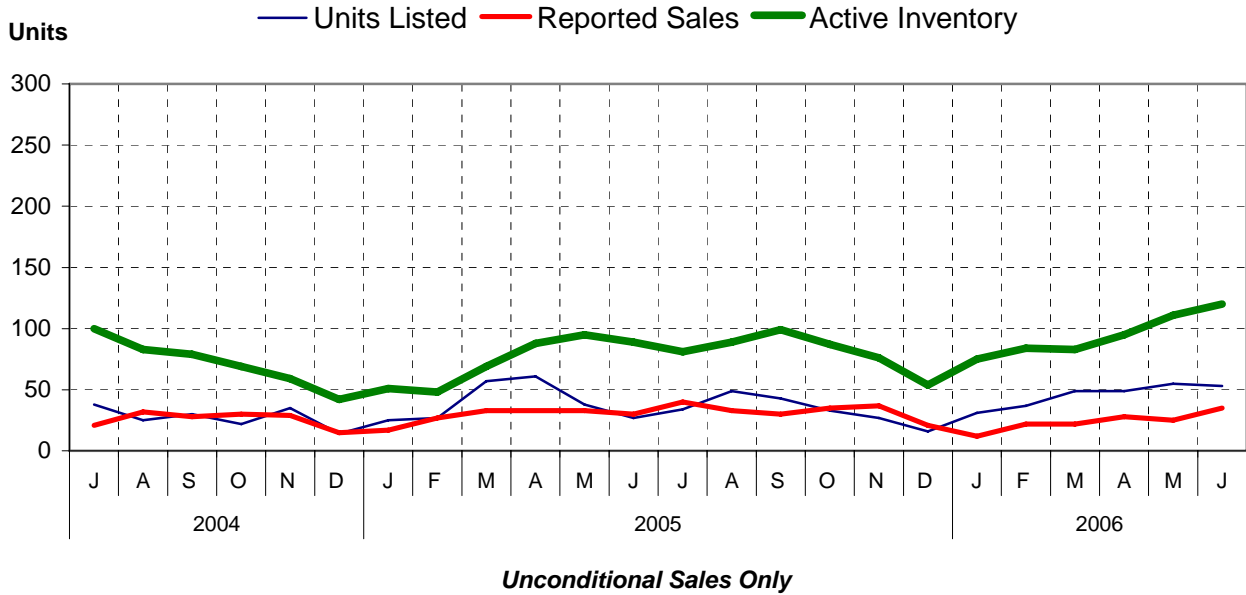
Percentage of Market Share by Price Range Nanaimo



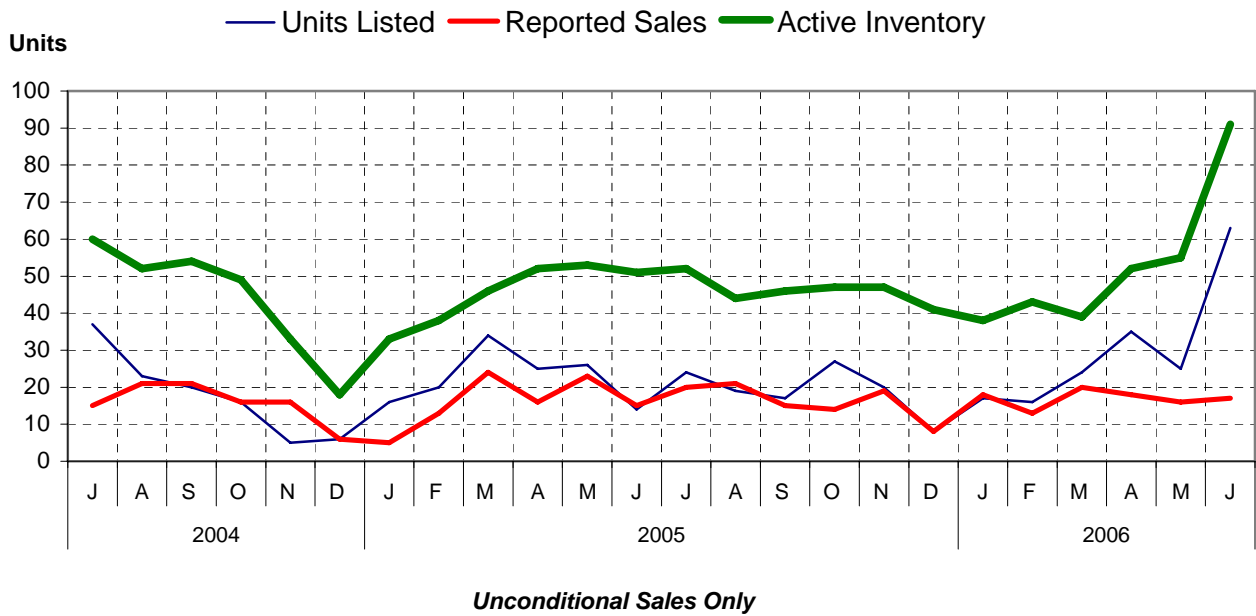
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



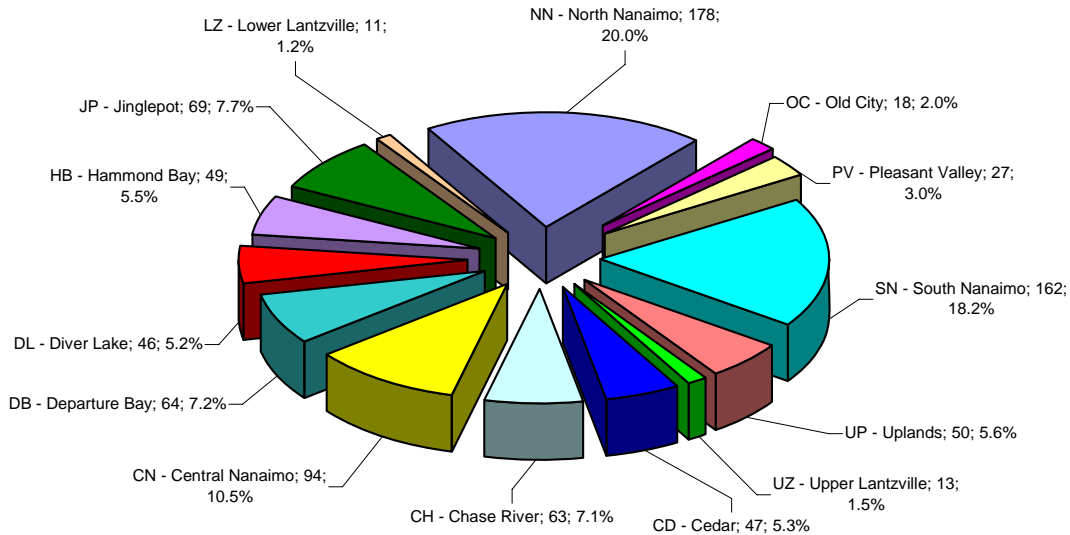
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to June 30, 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	22			2					1		2		17		
150,001- 200,000	76	2	4	9				1		3	7		49	1	
200,001- 300,000	375	12	36	75	24	32	9	17	1	29	8	13	83	32	4
300,001- 400,000	275	15	21	7	26	11	22	32	6	96	1	11	9	13	5
400,001- 500,000	84	7		1	10	1	8	13	1	36		2	2		3
500,001- 750,000	45	9	1		2	2	6	6	2	11		1	1	3	1
750,001-1,000,000	8		1		2		4			1					
OVER 1,000,000	5	2								2				1	
ZONE 4 TOTALS	891	47	63	94	64	46	49	69	11	178	18	27	162	50	13

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to June 30, 2006 = 891

GABRIOLA ISLAND

Comparative Activity by Property Type

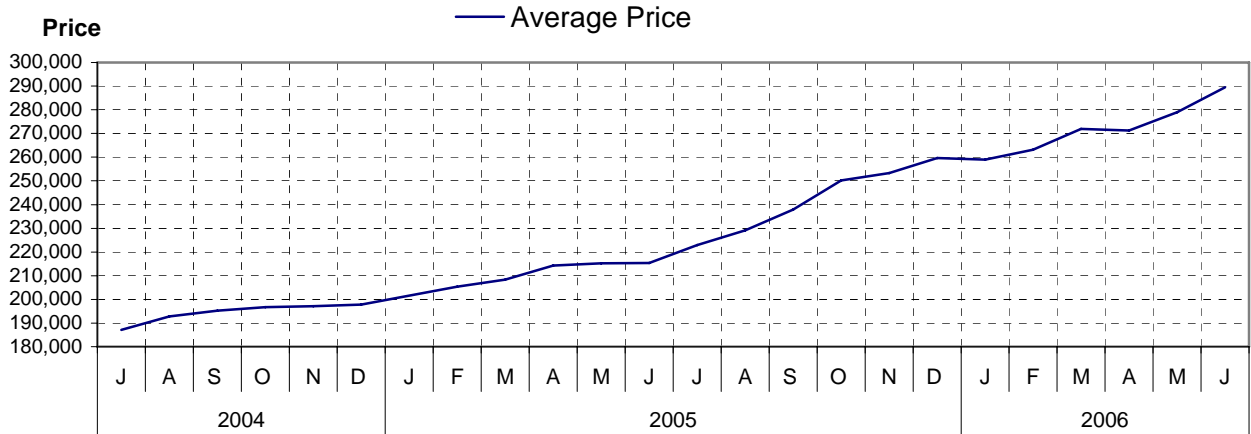
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	11	7	57 %	71	57	24 %
UNITS REPORTED SOLD	3	3	0 %	44	38	15 %
SELL/LIST RATIO	27 %	42 %		61 %	66 %	
REPORTED SALES DOLLARS	421,000	255,500	64 %	5,187,927	3,140,400	65 %
AVG SELL PRICE/UNIT	140,333	85,166	64 %	117,907	82,642	42 %
PRICE RATIO	98 %	94 %		98 %	95 %	
DAYS TO SELL	63	27	133 %	38	45	15-%
ACTIVE LISTINGS	22	17	29 %			

SINGLE FAMILY

UNITS LISTED	6	10	40-%	103	111	7-%
UNITS REPORTED SOLD	8	8	0 %	68	78	12-%
SELL/LIST RATIO	133 %	80 %		66 %	70 %	
REPORTED SALES DOLLARS	2,591,900	1,876,000	38 %	19,683,750	16,796,300	17 %
AVG SELL PRICE/UNIT	323,987	234,500	38 %	289,466	215,337	34 %
PRICE RATIO	99 %	96 %		97 %	97 %	
DAYS TO SELL	29	93	68-%	58	67	13-%
ACTIVE LISTINGS	28	23	21 %			

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.

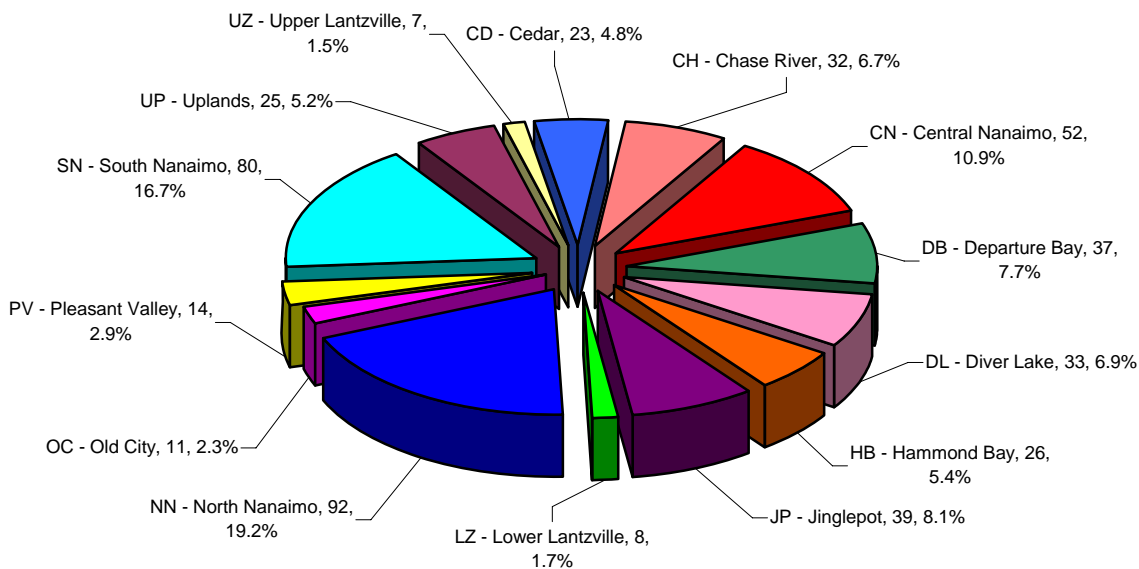
COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.9% for the current month.

2nd Quarter 2006
MLS® Single Family Sales Analysis
 Unconditional Sales from April 1 to June 30, 2006

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	0														
100,001- 150,000	10			1							1		8		
150,001- 200,000	38	1	3	4				1		1	4		24		
200,001- 300,000	189	8	14	41	10	22	6	7	1	13	5	5	41	15	1
300,001- 400,000	158	7	15	5	18	9	10	19	5	46	1	8	5	7	3
400,001- 500,000	53	2		1	7	1	6	9	1	22		1	1		2
500,001- 750,000	26	4			1	1	3	3	1	8			1	3	1
750,001-1,000,000	2				1		1								
OVER 1,000,000	3	1								2					
ZONE 4 TOTALS	479	23	32	52	37	33	26	39	8	92	11	14	80	25	7

2nd Quarter 2006 Single Family Sales
Nanaimo
 by Subarea



Total Unconditional Sales April 1 to June 30, 2006 = 479