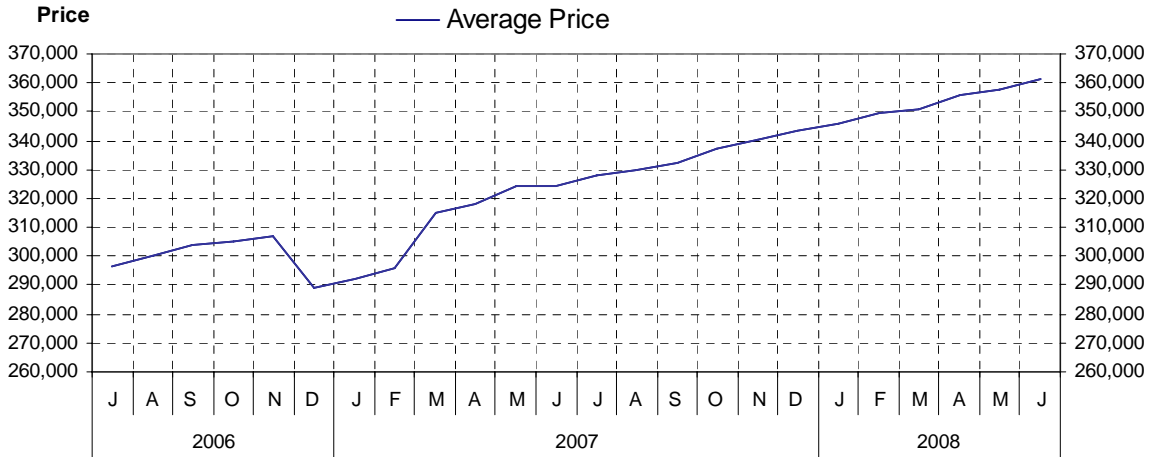


Nanaimo

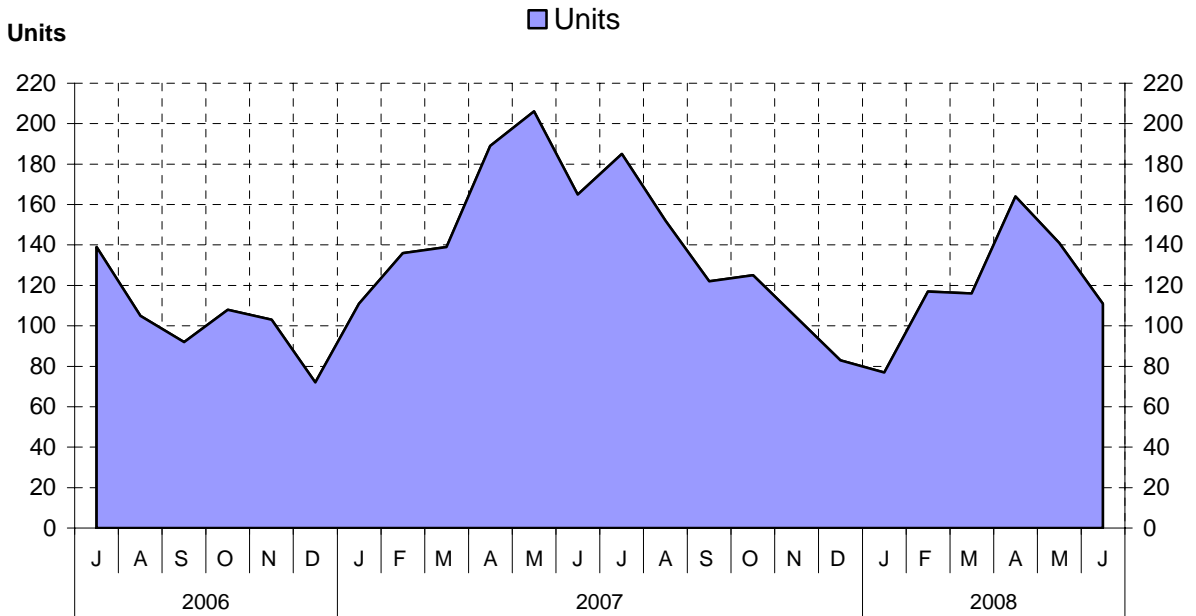
as at June 30, 2008

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

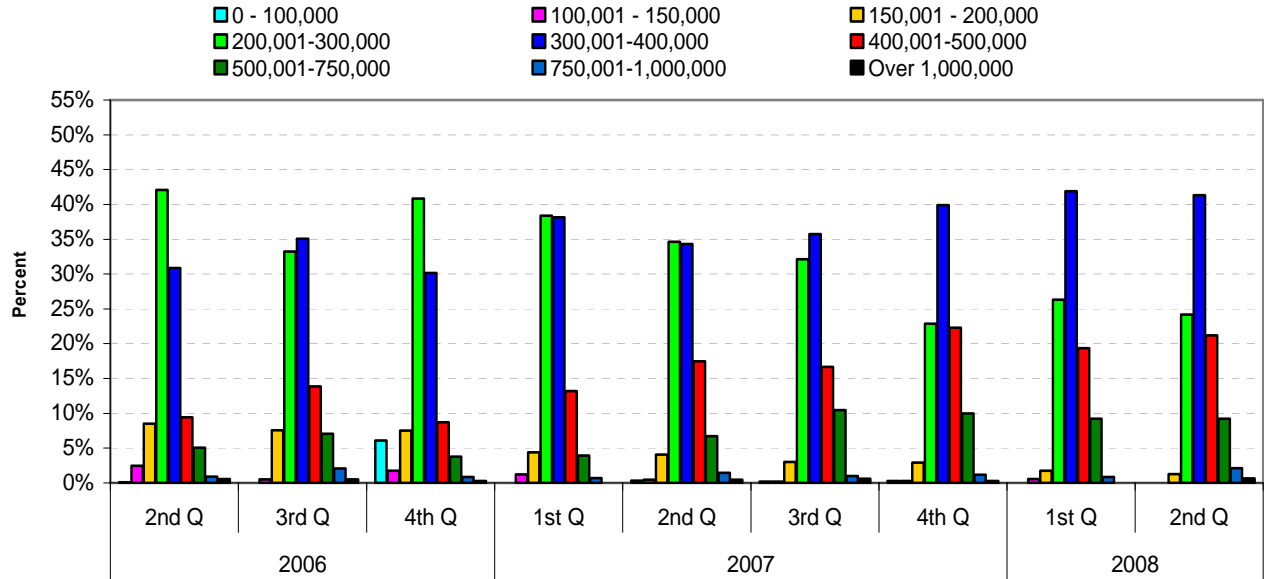
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	34	14	143%	568	352	61%
Units Reported Sold	14	16	-12%	169	134	26%
Sell/List Ratio	41%	114%		30%	38%	
Reported Sales Dollars	\$2,327,540	\$2,683,900	-13%	\$28,249,926	\$21,668,681	30%
Average Sell Price / Unit	\$166,253	\$167,744	-1%	\$167,159	\$161,707	3%
Median Sell Price	\$152,000			\$155,000		
Sell Price / List Price Ratio	94%	99%		97%	97%	
Days to Sell	111	57	93%	79	68	17%
Active Listings	238					
Single Family						
Units Listed	297	286	4%	2540	2524	1%
Units Reported Sold	111	167	-34%	1497	1549	-3%
Sell/List Ratio	37%	58%		59%	61%	
Reported Sales Dollars	\$41,303,050	\$55,986,104	-26%	\$541,127,804	\$502,442,985	8%
Average Sell Price / Unit	\$372,100	\$335,246	11%	\$361,475	\$324,366	11%
Median Sell Price	\$362,000			\$350,000		
Sell Price / List Price Ratio	97%	97%		97%	97%	
Days to Sell	39	42	-7%	48	49	-2%
Active Listings	674					
Condos (Apt)						
Units Listed	61	27	126%	673	532	27%
Units Reported Sold	28	32	-12%	298	302	-1%
Sell/List Ratio	46%	119%		44%	57%	
Reported Sales Dollars	\$6,656,950	\$6,712,300	-1%	\$66,810,180	\$61,156,037	9%
Average Sell Price / Unit	\$237,748	\$209,759	13%	\$224,195	\$202,503	11%
Median Sell Price	\$200,000			\$199,500		
Sell Price / List Price Ratio	96%	96%		96%	96%	
Days to Sell	71	52	38%	57	60	-6%
Active Listings	305					
Condos (Twnhse)						
Units Listed	46	39	18%	357	352	1%
Units Reported Sold	21	24	-12%	196	224	-12%
Sell/List Ratio	46%	62%		55%	64%	
Reported Sales Dollars	\$4,929,000	\$5,590,200	-12%	\$49,815,180	\$50,707,453	-2%
Average Sell Price / Unit	\$234,714	\$232,925	1%	\$254,159	\$226,373	12%
Median Sell Price	\$234,900			\$236,900		
Sell Price / List Price Ratio	98%	98%		97%	97%	
Days to Sell	44	47	-7%	46	57	-19%
Active Listings	111					

PLEASE NOTE:

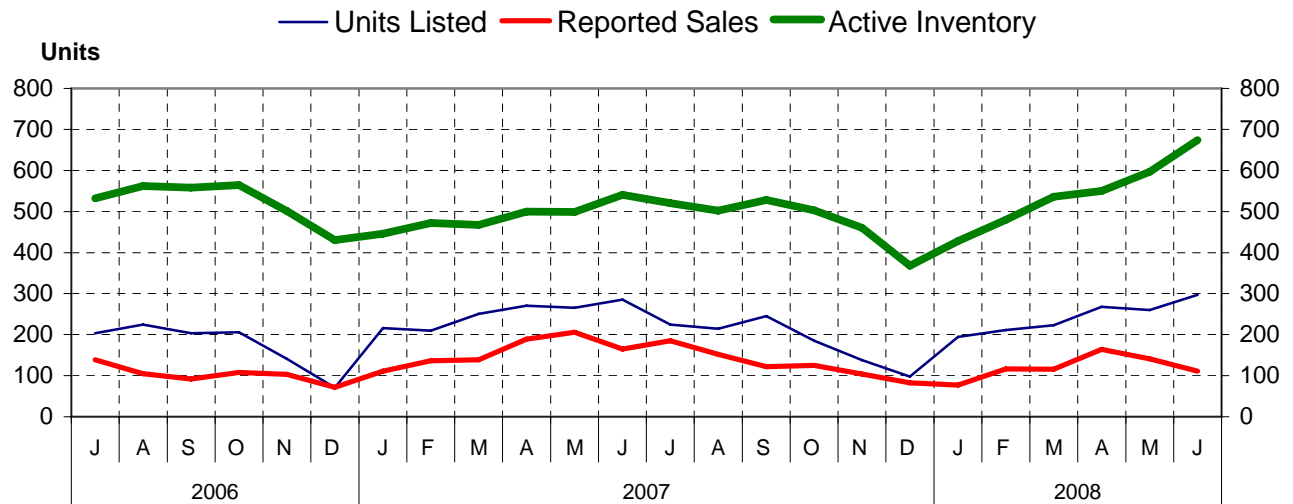
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

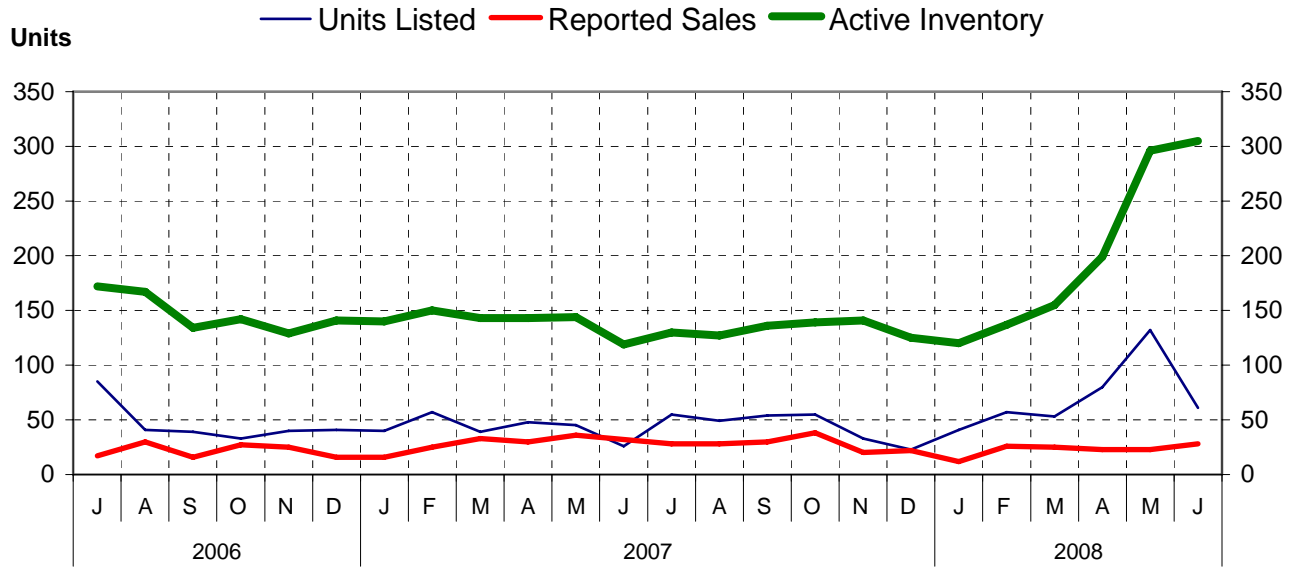
Percentage of Market Share by Price Range Nanaimo



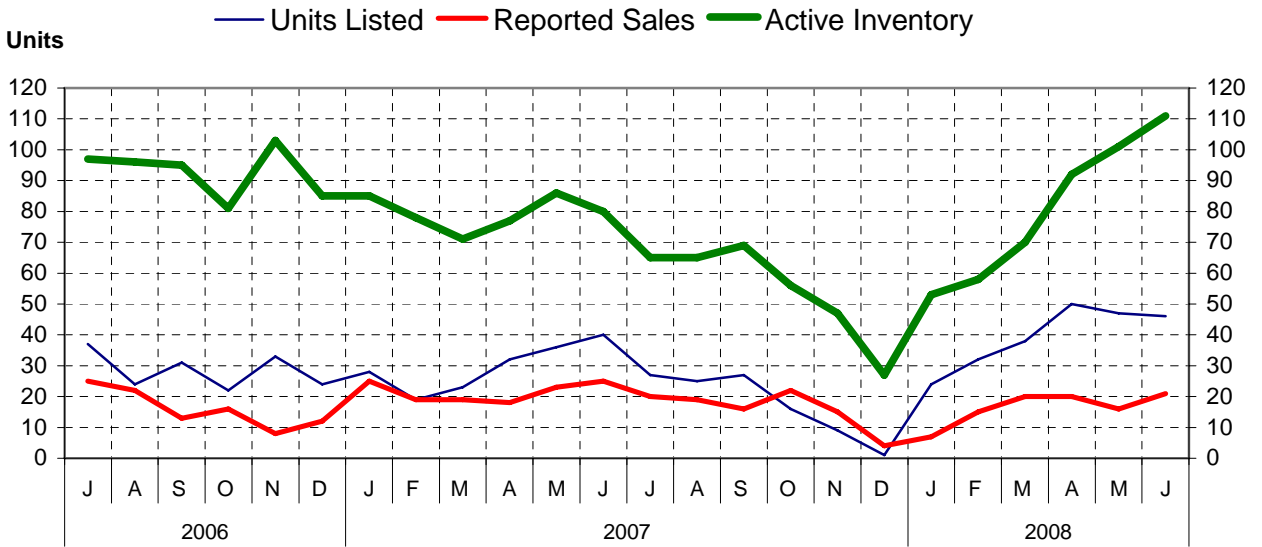
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

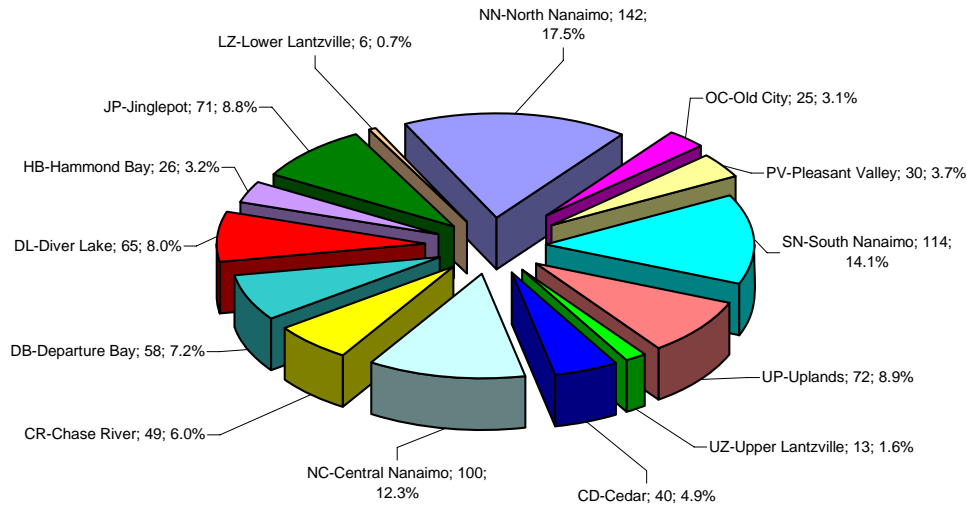


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to June 30, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CD-Cedar	0	0	1	7	8	16	6	2	0	40
NC-Central Nanaimo	0	1	3	49	44	2	1	0	0	100
CR-Chase River	0	0	0	5	29	13	2	0	0	49
DB-Departure Bay	0	0	0	5	40	7	6	0	0	58
DL-Diver Lake	0	0	2	11	46	6	0	0	0	65
HB-Hammond Bay	0	0	0	0	6	9	11	0	0	26
JP-Jinglepot	0	0	0	5	24	27	13	2	0	71
LZ-Lower Lantzville	0	0	0	1	1	1	1	1	1	6
NN-North Nanaimo	0	0	0	11	35	59	31	4	2	142
OC-Old City	0	0	0	15	9	1	0	0	0	25
PV-Pleasant Valley	0	0	0	4	19	5	1	1	0	30
SN-South Nanaimo	0	1	6	79	25	2	0	1	0	114
UP-Uplands	0	0	0	11	43	15	1	2	0	72
UZ-Upper Lantzville	0	0	0	1	9	2	1	0	0	13
ZONE 4 TOTALS	0	2	12	204	338	165	74	13	3	811

Single Family Sales - Nanaimo by Subarea



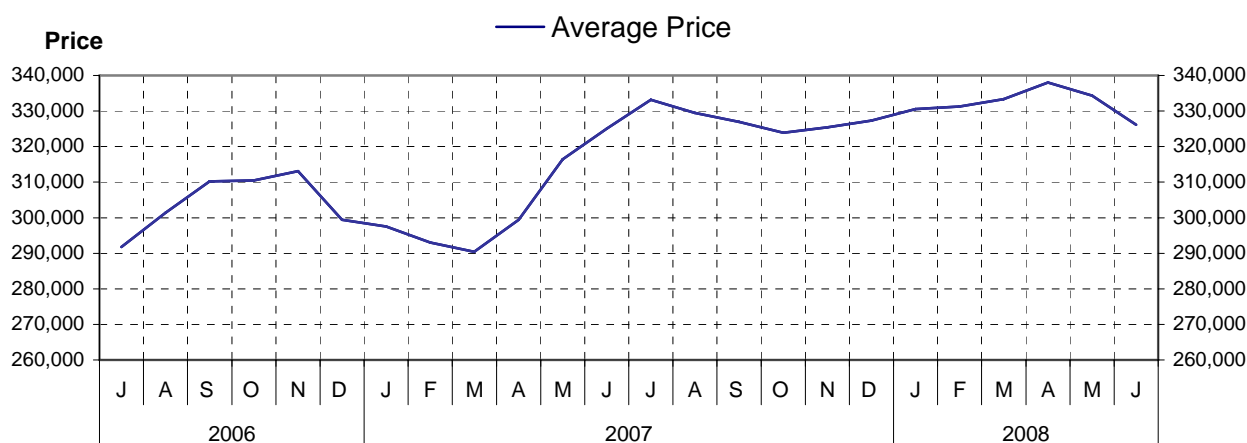
Total Unconditional Sales January 1 to June 30, 2008 = 811

GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	6	9	-33%	58	65	-11%
Units Reported Sold	4	3	33%	38	42	-10%
Sell/List Ratio	67%	33%		66%	65%	
Reported Sales Dollars	\$434,000	\$482,000	-10%	\$5,093,100	\$5,331,800	-4%
Average Sell Price / Unit	\$108,500	\$160,667	-32%	\$134,029	\$126,948	6%
Median Sell Price	\$129,000			\$133,000		
Sell Price / List Price Ratio	89%	95%		92%	95%	
Days to Sell	73	35	106%	62	59	4%
Active Listings	17					
Single Family						
Units Listed	5	17	-71%	113	121	-7%
Units Reported Sold	2	3	-33%	63	64	-2%
Sell/List Ratio	40%	18%		56%	53%	
Reported Sales Dollars	\$540,000	\$1,399,500	-61%	\$20,545,800	\$20,902,300	-2%
Average Sell Price / Unit	\$270,000	\$466,500	-42%	\$326,124	\$326,598	0%
Median Sell Price	\$285,000			\$310,000		
Sell Price / List Price Ratio	97%	91%		97%	95%	
Days to Sell	39	42	-8%	56	62	-10%
Active Listings	37					

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.

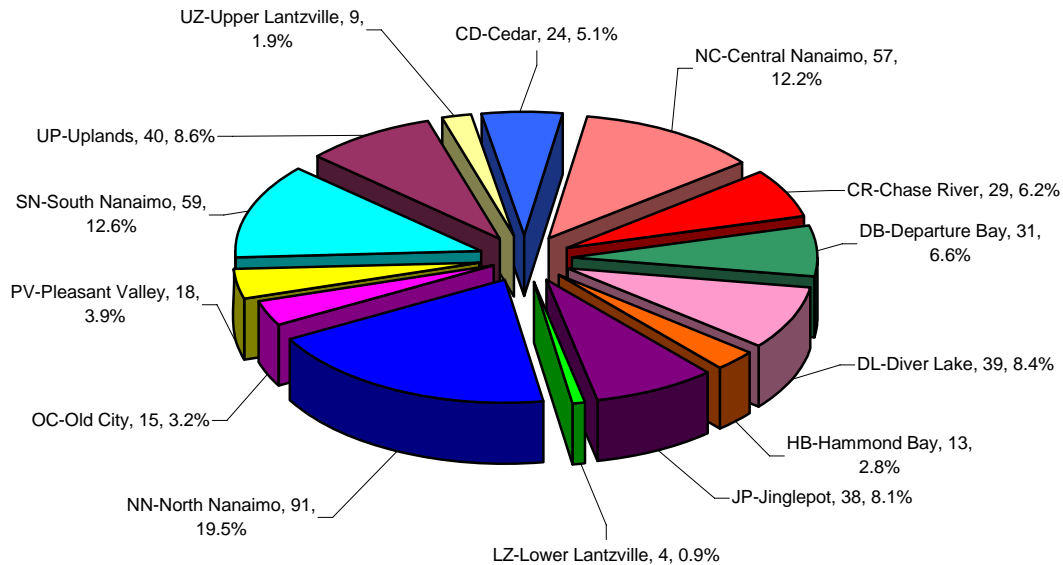
2nd Quarter 2008

MLS® Single Family Sales Analysis

Unconditional Sales from April 1 to June 30, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CD-Cedar	0	0	1	6	5	10	1	1	0	24
NC-Central Nanaimo	0	0	2	26	27	1	1	0	0	57
CR-Chase River	0	0	0	2	15	11	1	0	0	29
DB-Departure Bay	0	0	0	4	20	4	3	0	0	31
DL-Diver Lake	0	0	2	5	29	3	0	0	0	39
HB-Hammond Bay	0	0	0	0	2	5	6	0	0	13
JP-Jinglepot	0	0	0	4	14	12	7	1	0	38
LZ-Lower Lantzville	0	0	0	0	1	0	1	1	1	4
NN-North Nanaimo	0	0	0	4	21	39	22	3	2	91
OC-Old City	0	0	0	10	4	1	0	0	0	15
PV-Pleasant Valley	0	0	0	4	9	3	1	1	0	18
SN-South Nanaimo	0	0	1	43	13	1	0	1	0	59
UP-Uplands	0	0	0	5	26	7	0	2	0	40
UZ-Upper Lantzville	0	0	0	0	7	2	0	0	0	9
ZONE 4 TOTALS	0	0	6	113	193	99	43	10	3	467

2nd Quarter 2008 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales April 1 to June 30, 2008 = 467