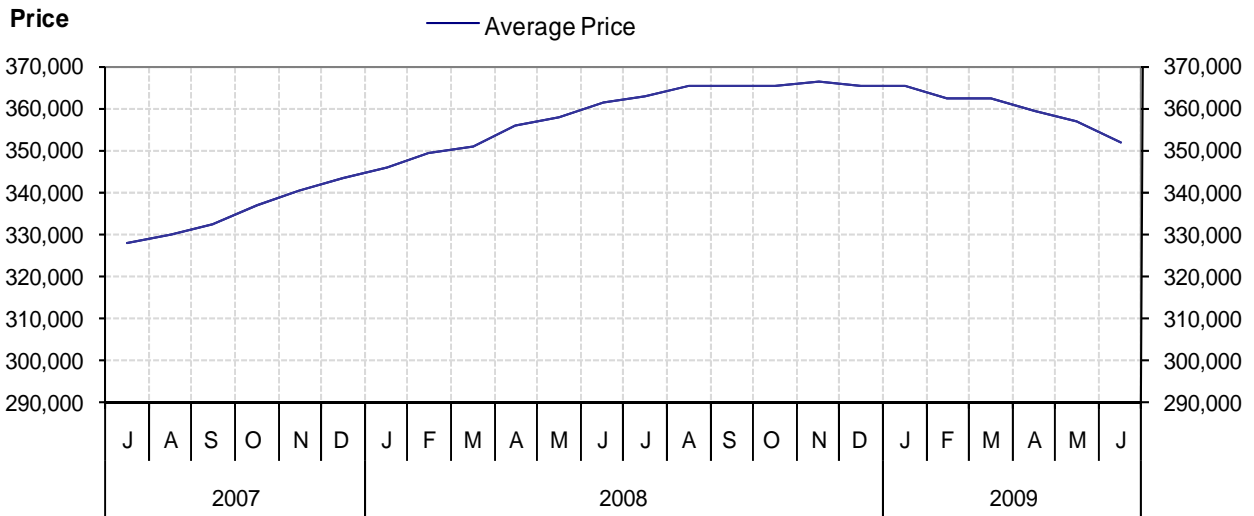


Nanaimo

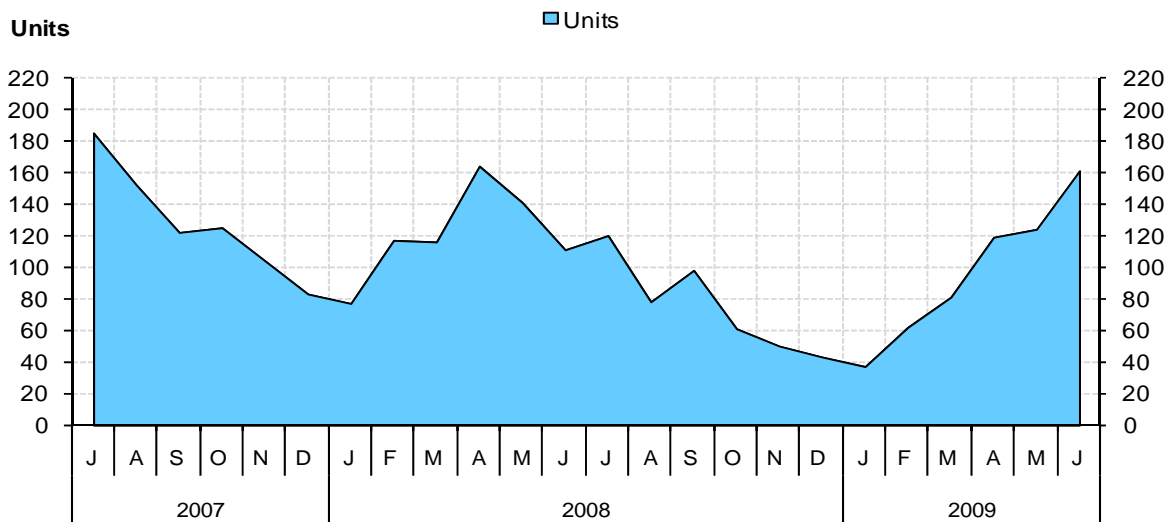
as at June 30, 2009

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	54	34	59%	376	568	-34%
Units Reported Sold	11	14	-21%	61	169	-64%
Sell/List Ratio	20%	41%		16%	30%	
Reported Sales Dollars	\$2,038,700	\$2,327,540	-12%	\$8,550,420	\$28,249,926	-70%
Average Sell Price / Unit	\$185,336	\$166,253	11%	\$140,171	\$167,159	-16%
Median Sell Price	\$129,900			\$123,900		
Sell Price / List Price Ratio	90%	94%		87%	97%	
Days to Sell	217	111	96%	174	79	119%
Active Listings	166	238				
Single Family						
Units Listed	236	299	-21%	2382	2542	-6%
Units Reported Sold	161	111	45%	1032	1497	-31%
Sell/List Ratio	68%	37%		43%	59%	
Reported Sales Dollars	\$54,244,059	\$41,303,050	31%	\$363,145,110	\$541,127,804	-33%
Average Sell Price / Unit	\$336,920	\$372,100	-9%	\$351,885	\$361,475	-3%
Median Sell Price	\$327,500			\$337,000		
Sell Price / List Price Ratio	95%	97%		95%	97%	
Days to Sell	59	39	50%	56	48	16%
Active Listings	582	674				
Condos (Apt)						
Units Listed	48	61	-21%	537	673	-20%
Units Reported Sold	19	28	-32%	175	298	-41%
Sell/List Ratio	40%	46%		33%	44%	
Reported Sales Dollars	\$4,375,040	\$6,656,950	-34%	\$39,561,233	\$66,810,180	-41%
Average Sell Price / Unit	\$230,265	\$237,748	-3%	\$226,064	\$224,195	1%
Median Sell Price	\$209,000			\$195,000		
Sell Price / List Price Ratio	92%	96%		93%	96%	
Days to Sell	62	71	-13%	80	57	41%
Active Listings	185	305				
Condos (Patio)						
Units Listed	17	15	13%	82	84	-2%
Units Reported Sold	3	4	-25%	36	53	-32%
Sell/List Ratio	18%	27%		44%	63%	
Reported Sales Dollars	\$767,000	\$1,154,300	-34%	\$10,540,000	\$14,841,000	-29%
Average Sell Price / Unit	\$255,667	\$288,575	-11%	\$292,778	\$280,019	5%
Median Sell Price	\$280,000			\$297,500		
Sell Price / List Price Ratio	92%	97%		95%	97%	
Days to Sell	121	46	161%	73	54	34%
Active Listings	34	23				
Condos (Twnhse)						
Units Listed	37	46	-20%	397	357	11%
Units Reported Sold	21	21	0%	174	194	-10%
Sell/List Ratio	57%	46%		44%	54%	
Reported Sales Dollars	\$5,038,649	\$4,929,000	2%	\$42,478,989	\$49,015,380	-13%
Average Sell Price / Unit	\$239,936	\$234,714	2%	\$244,132	\$252,657	-3%
Median Sell Price	\$210,000			\$232,000		
Sell Price / List Price Ratio	95%	98%		95%	97%	
Days to Sell	65	44	48%	69	47	47%
Active Listings	126	111				

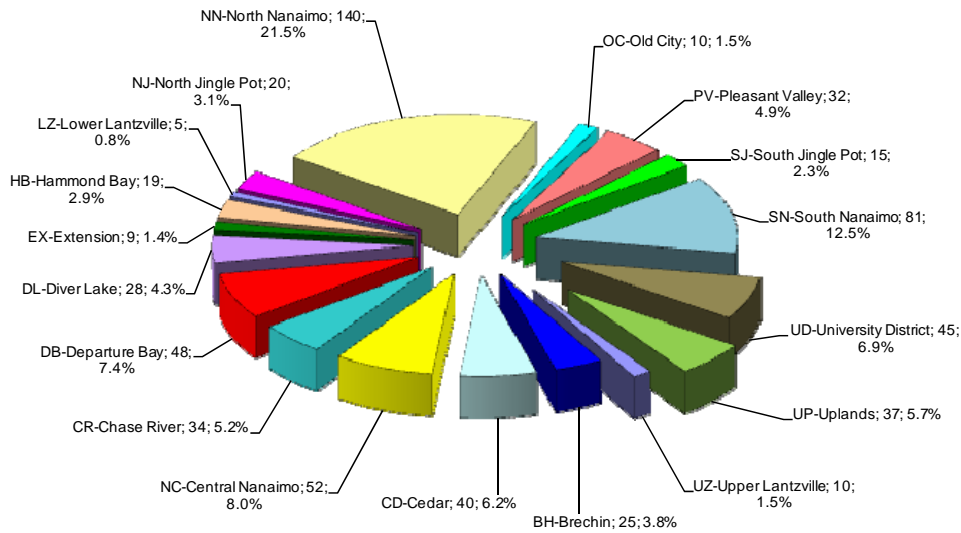
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to June 30, 2009

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
BH-Brechin Hill	1	0	5	10	6	3	0	0	0	0	0	0	0	0	25
CD-Cedar	0	2	3	8	7	9	3	2	3	1	0	0	0	2	40
NC-Central Nanaimo	0	3	16	22	9	1	0	1	0	0	0	0	0	0	52
CR-Chase River	0	0	3	4	11	11	4	1	0	0	0	0	0	0	34
DB-Departure Bay	0	1	2	8	13	11	8	3	1	0	0	0	1	0	48
DL-Diver Lake	1	1	1	13	8	3	1	0	0	0	0	0	0	0	28
EX-Extension	0	2	2	1	1	1	0	1	1	0	0	0	0	0	9
HB-Hammond Bay	0	1	0	1	3	5	4	1	2	0	0	1	0	1	19
LZ-Low er Lantzville	0	0	0	1	0	0	2	1	0	0	1	0	0	0	5
NJ-North Jingle Pot	0	0	0	0	1	4	7	1	3	1	1	2	0	0	20
NN-North Nanaimo	0	0	2	9	24	32	27	21	16	6	1	1	1	0	140
OC-Old City	0	0	2	4	2	1	1	0	0	0	0	0	0	0	10
PV-Pleasant Valley	0	0	6	3	11	6	4	1	0	1	0	0	0	0	32
SJ-South Jingle Pot	0	0	0	3	5	6	1	0	0	0	0	0	0	0	15
SN-South Nanaimo	2	11	15	37	10	4	2	0	0	0	0	0	0	0	81
UD-University District	0	4	5	10	10	5	7	4	0	0	0	0	0	0	45
UP-Uplands	0	0	3	9	15	4	4	0	1	0	0	1	0	0	37
UZ-Upper Lantzville	0	0	2	2	1	2	2	0	0	1	0	0	0	0	10
ZONE 4 TOTALS	4	25	67	145	137	108	77	37	27	10	3	5	2	3	650

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to June 30, 2009 = 650

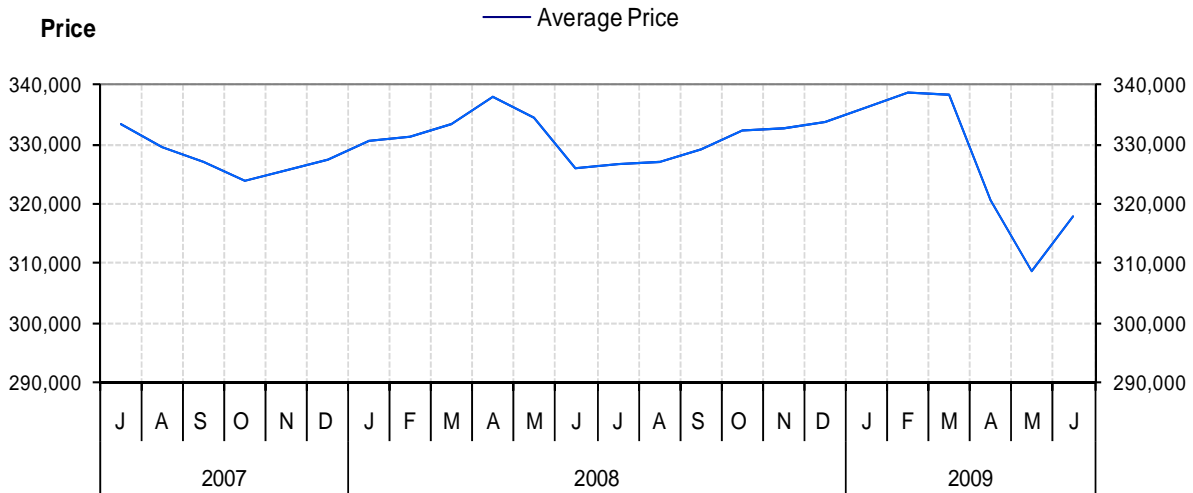
GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	4	6	-33%	46	58	-21%
Units Reported Sold	0	4	-100%	17	38	-55%
Sell/List Ratio	0%	67%		37%	66%	
Reported Sales Dollars	\$0	\$434,000	-100%	\$2,259,600	\$5,093,100	-56%
Average Sell Price / Unit		\$108,500		\$132,918	\$134,029	-1%
Median Sell Price				\$148,000		
Sell Price / List Price Ratio		89%		90%	92%	
Days to Sell		73		76	62	24%
Active Listings	27	17				
Single Family						
Units Listed	6	4	50%	96	112	-14%
Units Reported Sold	2	2	0%	32	63	-49%
Sell/List Ratio	33%	50%		33%	56%	
Reported Sales Dollars	\$837,500	\$540,000	55%	\$10,175,942	\$20,545,800	-50%
Average Sell Price / Unit	\$418,750	\$270,000	55%	\$317,998	\$326,124	-2%
Median Sell Price	\$442,500			\$320,000		
Sell Price / List Price Ratio	97%	97%		92%	97%	
Days to Sell	24	39	-37%	69	56	23%
Active Listings	50	37				

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.

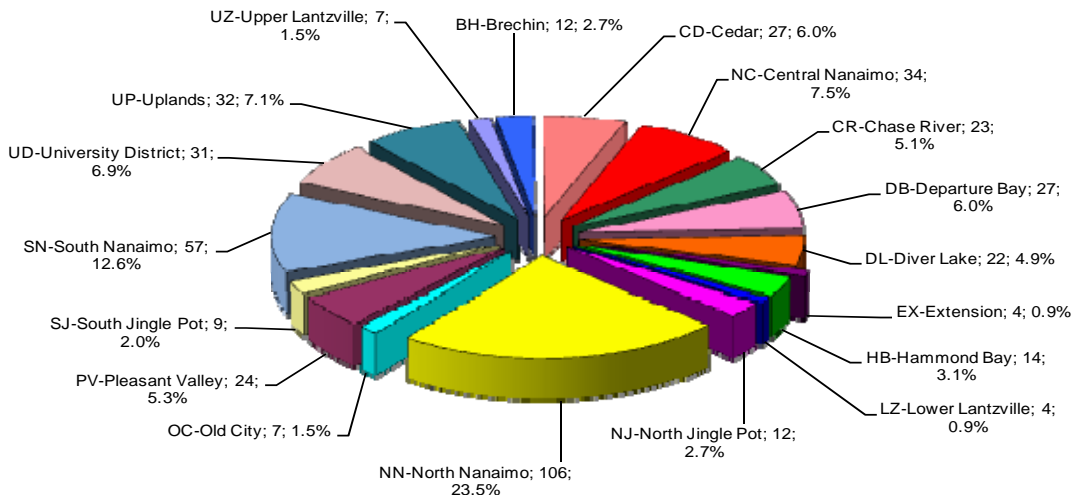
Cumulative Residential Average Single Family Sale Price



2nd Quarter 2009 MLS® Single Family Sales Analysis Unconditional Sales from April 1 to June 30, 2009

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mi	OVER 1 Mi	Total
BH-Brechin Hill	1	0	1	7	2	1	0	0	0	0	0	0	0	0	12
CD-Cedar	0	2	3	5	1	8	2	2	3	0	0	0	0	1	27
NC-Central Nanaimo	0	3	10	12	7	1	0	1	0	0	0	0	0	0	34
CR-Chase River	0	0	2	3	8	7	2	1	0	0	0	0	0	0	23
DB-Departure Bay	0	0	0	4	8	9	3	1	1	0	0	0	1	0	27
DL-Diver Lake	0	1	1	11	6	3	0	0	0	0	0	0	0	0	22
EX-Extension	0	1	1	1	0	0	0	1	0	0	0	0	0	0	4
HB-Hammond Bay	0	1	0	1	1	5	3	1	0	0	0	1	0	1	14
LZ-Low er Lantzville	0	0	0	1	0	0	1	1	0	0	1	0	0	0	4
NJ-North Jingle Pot	0	0	0	0	1	3	4	0	2	0	1	1	0	0	12
NN-North Nanaimo	0	0	2	8	15	24	24	16	11	3	1	1	1	0	106
OC-Old City	0	0	1	4	1	1	0	0	0	0	0	0	0	0	7
PV-Pleasant Valley	0	0	6	2	8	5	1	1	0	1	0	0	0	0	24
SJ-South Jingle Pot	0	0	0	2	2	5	0	0	0	0	0	0	0	0	9
SN-South Nanaimo	1	8	10	26	8	2	2	0	0	0	0	0	0	0	57
UD-University District	0	3	2	9	2	5	7	3	0	0	0	0	0	0	31
UP-Uplands	0	0	2	9	14	3	3	0	0	0	0	1	0	0	32
UZ-Upper Lantzville	0	0	1	2	1	1	2	0	0	0	0	0	0	0	7
ZONE 4 TOTALS	2	19	42	107	85	83	54	28	17	4	3	4	2	2	452

2nd Quarter 2009 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales April 1 to June 30, 2009 = 452