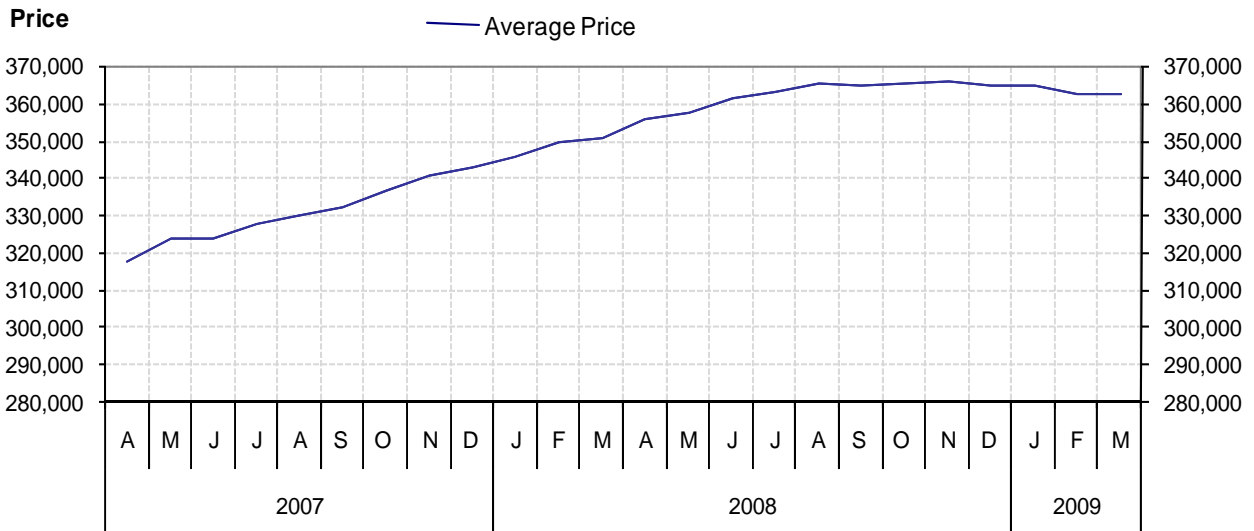


Nanaimo

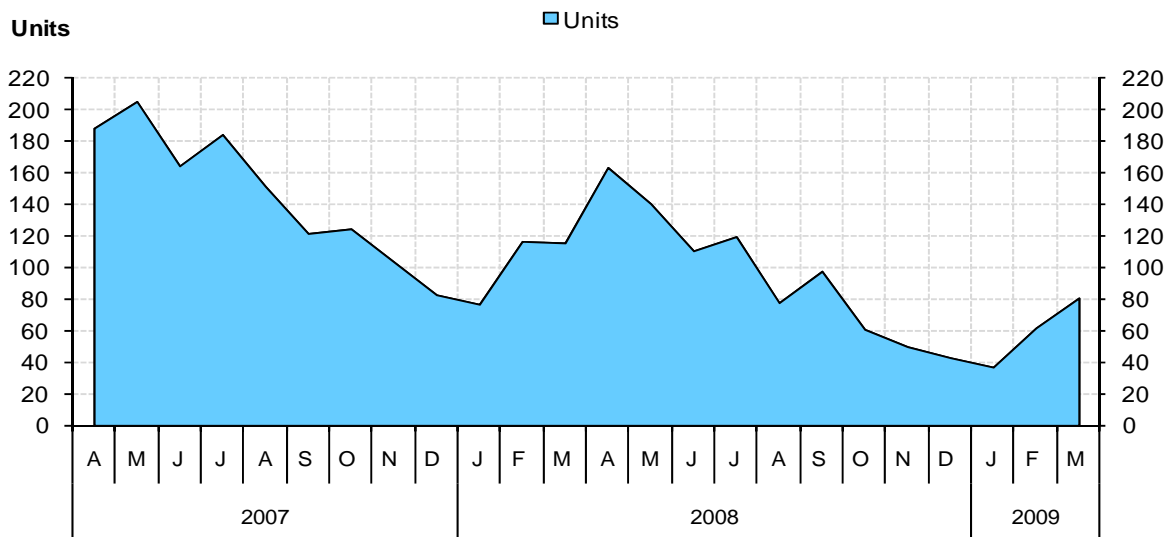
as at March 31, 2009

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	15	46	-67%	386	579	-33%
Units Reported Sold	6	11	-45%	94	180	-48%
Sell/List Ratio	40%	24%		24%	31%	
Reported Sales Dollars	\$865,900	\$1,745,700	-50%	\$13,632,960	\$30,105,086	-55%
Average Sell Price / Unit	\$144,317	\$158,700	-9%	\$145,031	\$167,250	-13%
Median Sell Price	\$155,000			\$142,500		
Sell Price / List Price Ratio	88%	96%		92%	97%	
Days to Sell	173	39	342%	116	80	45%
Active Listings	151	264				
Single Family						
Units Listed	219	222	-1%	2524	2540	-1%
Units Reported Sold	81	116	-30%	1044	1637	-36%
Sell/List Ratio	37%	52%		41%	64%	
Reported Sales Dollars	\$27,080,273	\$39,825,576	-32%	\$378,352,509	\$574,012,685	-34%
Average Sell Price / Unit	\$334,324	\$343,324	-3%	\$362,407	\$350,649	3%
Median Sell Price	\$320,000			\$345,000		
Sell Price / List Price Ratio	94%	97%		95%	97%	
Days to Sell	57	52	10%	51	46	9%
Active Listings	605	536				
Condos (Apt)						
Units Listed	48	53	-9%	689	520	32%
Units Reported Sold	12	25	-52%	203	322	-37%
Sell/List Ratio	25%	47%		29%	62%	
Reported Sales Dollars	\$2,210,141	\$6,311,230	-65%	\$46,032,943	\$71,749,380	-36%
Average Sell Price / Unit	\$184,178	\$252,449	-27%	\$226,763	\$222,824	2%
Median Sell Price	172,000			\$200,000		
Sell Price / List Price Ratio	94%	97%		95%	96%	
Days to Sell	134	70	92%	70	58	21%
Active Listings	256	155				
Condos (Patio)						
Units Listed	9	5	80%	89	62	44%
Units Reported Sold	2	5	-60%	40	48	-17%
Sell/List Ratio	22%	100%		45%	77%	
Reported Sales Dollars	\$512,500	\$1,515,000	-66%	\$11,874,800	\$13,766,619	-14%
Average Sell Price / Unit	\$256,250	\$303,000	-15%	\$296,870	\$286,805	4%
Median Sell Price	\$322,500			\$298,000		
Sell Price / List Price Ratio	95%	96%		96%	98%	
Days to Sell	73	85	-14%	55	82	-33%
Active Listings	30	12				
Condos (Twnhse)						
Units Listed	54	38	42%	446	321	39%
Units Reported Sold	8	18	-56%	170	202	-16%
Sell/List Ratio	15%	47%		38%	63%	
Reported Sales Dollars	\$1,956,837	\$4,951,009	-60%	\$40,977,580	\$50,810,580	-19%
Average Sell Price / Unit	\$244,605	\$275,056	-11%	\$241,045	\$251,538	-4%
Median Sell Price	\$205,000			\$234,700		
Sell Price / List Price Ratio	92%	97%		96%	98%	
Days to Sell	70	43	64%	51	50	2%
Active Listings	157	70				

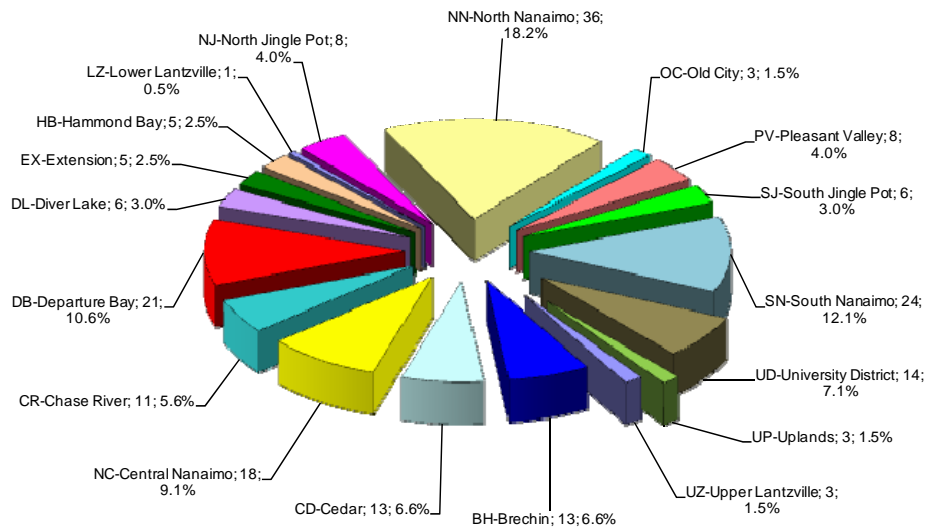
Please Note: Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 31, 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	0	0	4	3	4	2	0	0	0	0	0	0	0	0	13
CD-Cedar	0	0	0	3	6	1	1	0	0	1	0	0	0	1	13
NC-Central Nanaimo	0	0	6	10	2	0	0	0	0	0	0	0	0	0	18
CR-Chase River	0	0	1	1	3	4	2	0	0	0	0	0	0	0	11
DB-Departure Bay	0	1	2	4	5	2	5	2	0	0	0	0	0	0	21
DL-Diver Lake	1	0	0	2	2	0	1	0	0	0	0	0	0	0	6
EX-Extension	0	1	1	0	1	1	0	0	1	0	0	0	0	0	5
HB-Hammond Bay	0	0	0	0	2	0	1	0	2	0	0	0	0	0	5
LZ-Low er Lantzville	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
NJ-North Jingle Pot	0	0	0	0	0	1	3	1	1	1	0	1	0	0	8
NN-North Nanaimo	0	0	0	1	10	8	4	5	5	3	0	0	0	0	36
OC-Old City	0	0	1	0	1	0	1	0	0	0	0	0	0	0	3
PV-Pleasant Valley	0	0	0	1	3	1	3	0	0	0	0	0	0	0	8
SJ-South Jingle Pot	0	0	0	1	3	1	1	0	0	0	0	0	0	0	6
SN-South Nanaimo	1	3	5	11	2	2	0	0	0	0	0	0	0	0	24
UD-University District	0	1	3	1	8	0	0	1	0	0	0	0	0	0	14
UP-Uplands	0	0	1	0	0	1	0	0	1	0	0	0	0	0	3
UZ-Upper Lantzville	0	0	1	0	0	1	0	0	0	1	0	0	0	0	3
ZONE 4 TOTALS	2	6	25	38	52	25	23	9	10	6	0	1	0	1	198

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to March 31, 2009 = 198

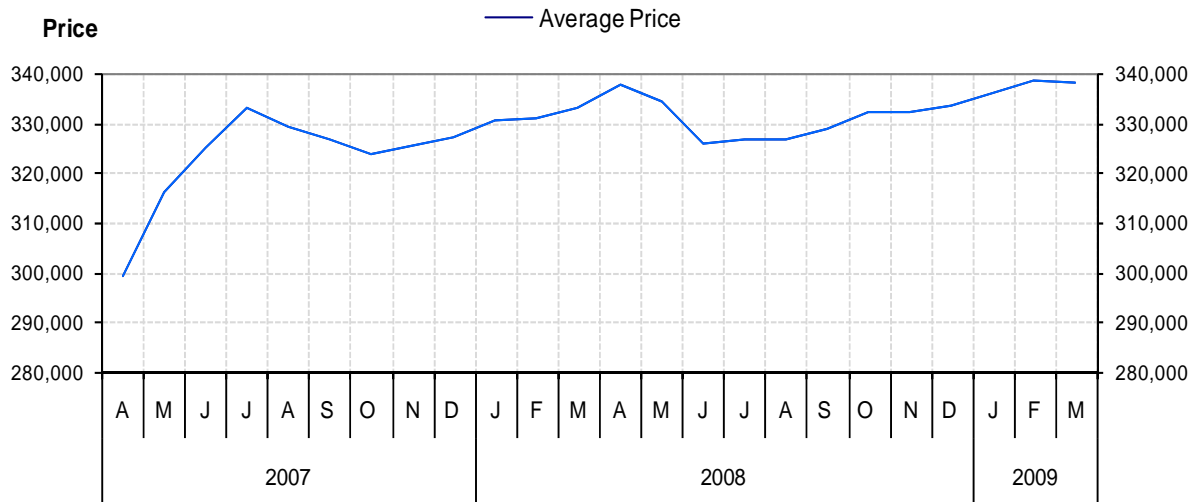
GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	3	6	-50%	55	60	-8%
Units Reported Sold	1	6	-83%	23	37	-38%
Sell/List Ratio	33%	100%		42%	62%	
Reported Sales Dollars	\$154,000	\$824,500	-81%	\$3,090,000	\$5,210,200	-41%
Average Sell Price / Unit	\$154,000	\$137,417	12%	\$134,348	\$140,816	-5%
Median Sell Price	\$154,000			\$135,000		
Sell Price / List Price Ratio	96%	95%		91%	93%	
Days to Sell	9	49	-82%	68	55	24%
Active Listings	20	13				
Single Family						
Units Listed	9	14	-36%	96	126	-24%
Units Reported Sold	1	6	-83%	40	69	-42%
Sell/List Ratio	11%	43%		42%	55%	
Reported Sales Dollars	\$280,000	\$1,986,900	-86%	\$13,536,442	\$23,002,300	-41%
Average Sell Price / Unit	\$280,000	\$331,150	-15%	\$338,411	\$333,367	2%
Median Sell Price	\$280,000			\$343,000		
Sell Price / List Price Ratio	98%	99%		95%	96%	
Days to Sell	11	52	-79%	56	54	3%
Active Listings	33	26				

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



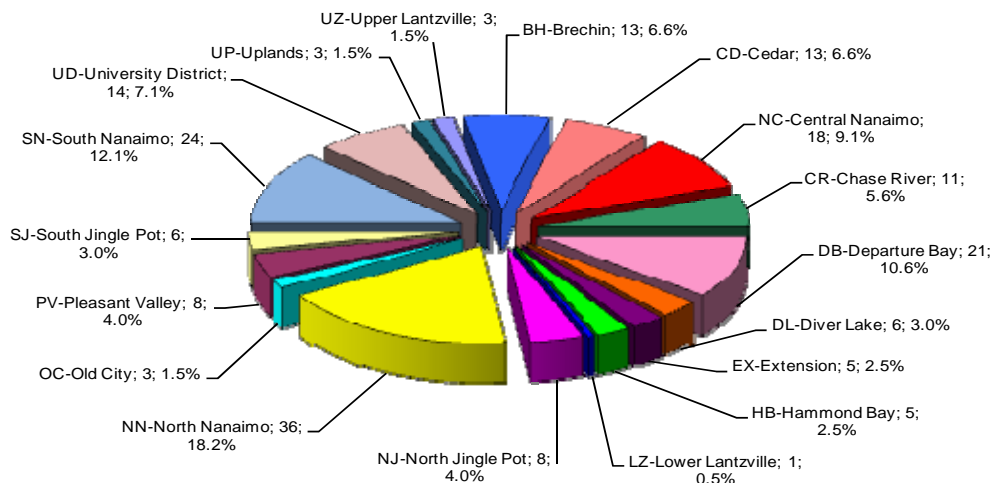
1st Quarter 2009

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 31, 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	0	0	4	3	4	2	0	0	0	0	0	0	0	0	13
CD-Cedar	0	0	0	3	6	1	1	0	0	1	0	0	0	1	13
NC-Central Nanaimo	0	0	6	10	2	0	0	0	0	0	0	0	0	0	18
CR-Chase River	0	0	1	1	3	4	2	0	0	0	0	0	0	0	11
DB-Departure Bay	0	1	2	4	5	2	5	2	0	0	0	0	0	0	21
DL-Diver Lake	1	0	0	2	2	0	1	0	0	0	0	0	0	0	6
EX-Extension	0	1	1	0	1	1	0	0	1	0	0	0	0	0	5
HB-Hammond Bay	0	0	0	0	2	0	1	0	2	0	0	0	0	0	5
LZ-Low er Lantzville	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
NJ-North Jingle Pot	0	0	0	0	0	1	3	1	1	1	0	1	0	0	8
NN-North Nanaimo	0	0	0	1	10	8	4	5	5	3	0	0	0	0	36
OC-Old City	0	0	1	0	1	0	1	0	0	0	0	0	0	0	3
PV-Pleasant Valley	0	0	0	1	3	1	3	0	0	0	0	0	0	0	8
SJ-South Jingle Pot	0	0	0	1	3	1	1	0	0	0	0	0	0	0	6
SN-South Nanaimo	1	3	5	11	2	2	0	0	0	0	0	0	0	0	24
UD-University District	0	1	3	1	8	0	0	1	0	0	0	0	0	0	14
UP-Uplands	0	0	1	0	0	1	0	0	1	0	0	0	0	0	3
UZ-Upper Lantzville	0	0	1	0	0	1	0	0	0	1	0	0	0	0	3
ZONE 4 TOTALS	2	6	25	38	52	25	23	9	10	6	0	1	0	1	198

1st Quarter 2009 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales January 1 to March 31, 2009 = 198