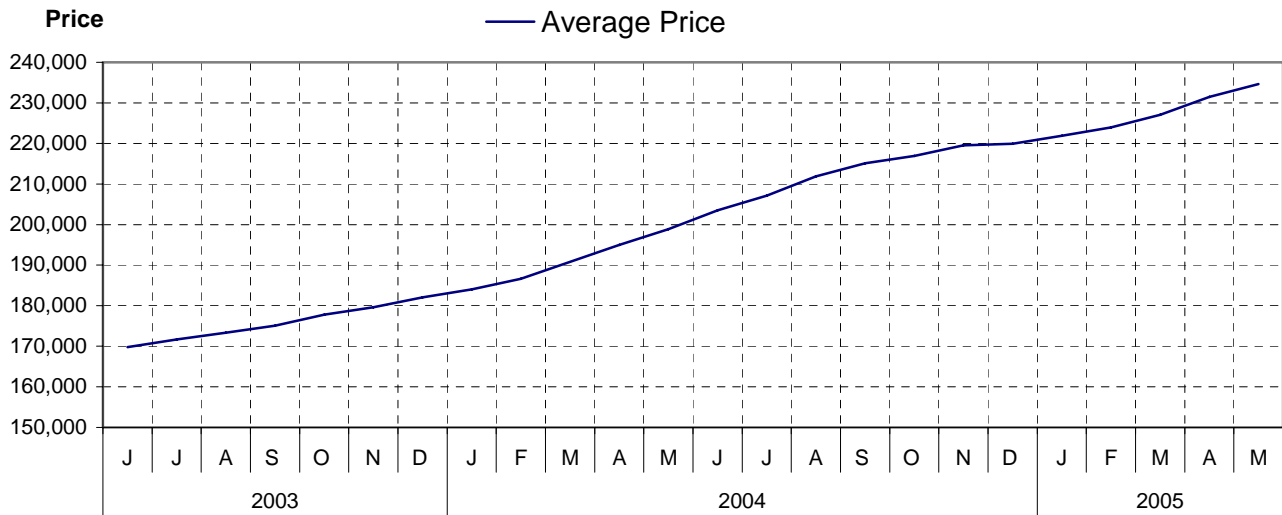


Nanaimo

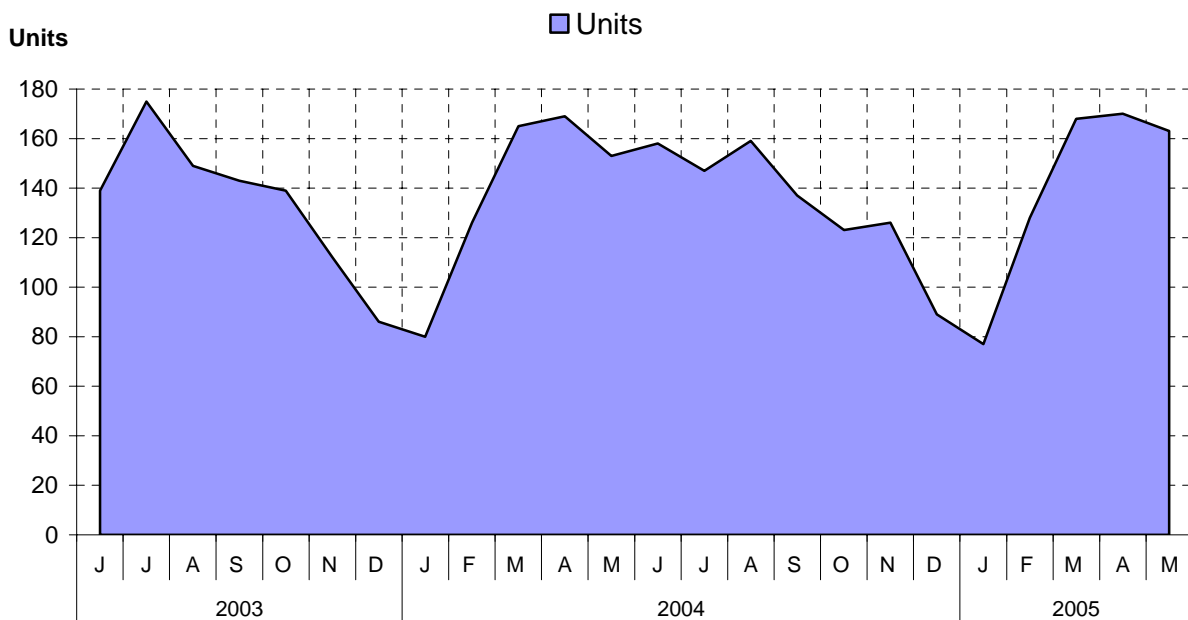
as at May 31, 2005

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	10	69	-85%	214	304	-29%
UNITS REPORTED SOLD	13	7	85%	156	231	-32%
SELL/LIST RATIO	130%	10%	0%	72%	75%	0%
REPORTED SALES DOLLARS	1,150,477	626,700	83%	13,633,915	18,012,082	-24%
AVG SELL PRICE/UNIT	88,498	89,528	-1%	87,396	77,974	12%
MEDIAN SELL PRICE	86,900	0	0%	79,933	0	0%
PRICE RATIO	97%	97%	0%	96%	97%	0%
DAYS TO SELL	75	271	-72%	120	184	-34%
ACTIVE LISTINGS	56	117	-52%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	207	251	-17%	2,197	2,075	5%
UNITS REPORTED SOLD	163	153	6%	1,645	1,635	0%
SELL/LIST RATIO	78%	60%	0%	74%	78%	0%
REPORTED SALES DOLLARS	41,472,879	33,944,821	22%	385,970,468	325,233,527	18%
AVG SELL PRICE/UNIT	254,434	221,861	14%	234,632	198,919	17%
MEDIAN SELL PRICE	247,500	0	0%	224,000	0	0%
PRICE RATIO	98%	99%	0%	98%	98%	0%
DAYS TO SELL	40	37	8%	44	40	10%
ACTIVE LISTINGS	392	415	-5%	0	0	0%
CONDOMINIUM (APT)						
UNITS LISTED	38	47	-19%	425	366	16%
UNITS REPORTED SOLD	33	45	-26%	323	308	4%
SELL/LIST RATIO	86%	95%	0%	76%	84%	0%
REPORTED SALES DOLLARS	5,068,200	5,853,400	-13%	40,363,875	34,026,550	18%
AVG SELL PRICE/UNIT	153,581	130,075	18%	124,965	110,475	13%
MEDIAN SELL PRICE	148,000	0	0%	106,500	0	0%
PRICE RATIO	98%	97%	0%	98%	97%	0%
DAYS TO SELL	28	38	-26%	44	82	-46%
ACTIVE LISTINGS	95	75	26%	0	0	0%
CONDOMINIUM (TWNHSE)						
UNITS LISTED	26	21	23%	246	226	8%
UNITS REPORTED SOLD	23	20	15%	193	204	-5%
SELL/LIST RATIO	88%	95%	0%	78%	90%	0%
REPORTED SALES DOLLARS	3,861,600	3,385,601	14%	28,822,098	26,478,344	8%
AVG SELL PRICE/UNIT	167,895	169,280	0%	149,337	129,795	15%
MEDIAN SELL PRICE	163,000	0	0%	137,500	0	0%
PRICE RATIO	98%	99%	0%	99%	99%	0%
DAYS TO SELL	32	44	-27%	49	57	-14%
ACTIVE LISTINGS	53	48	10%	0	0	0%

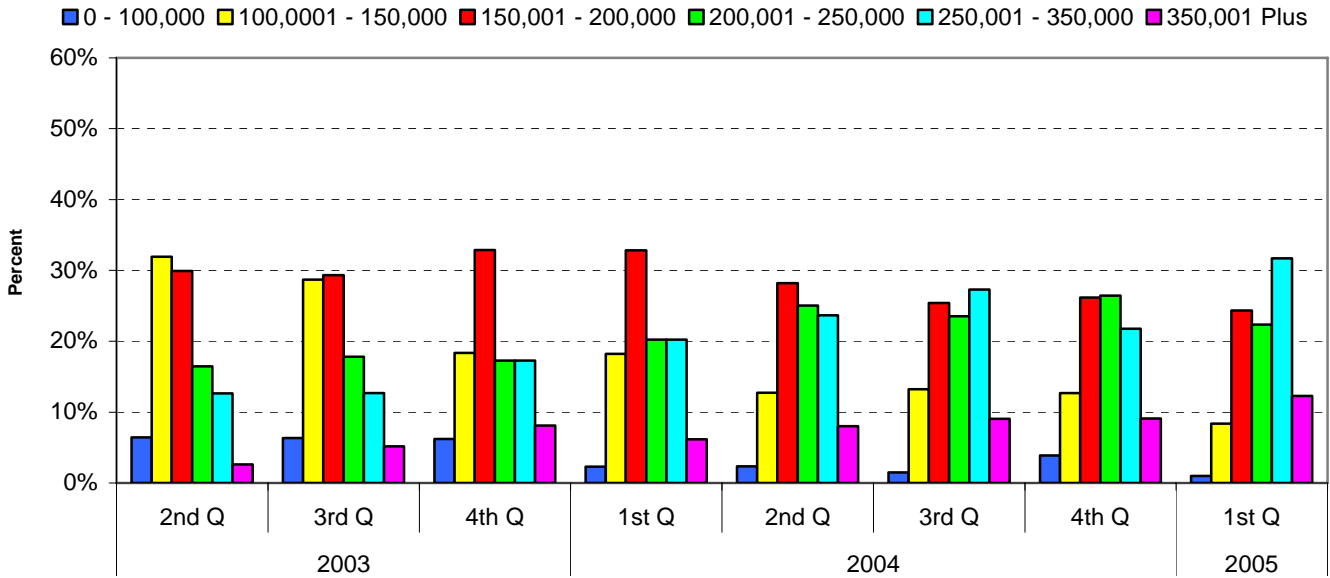
PLEASE NOTE:

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

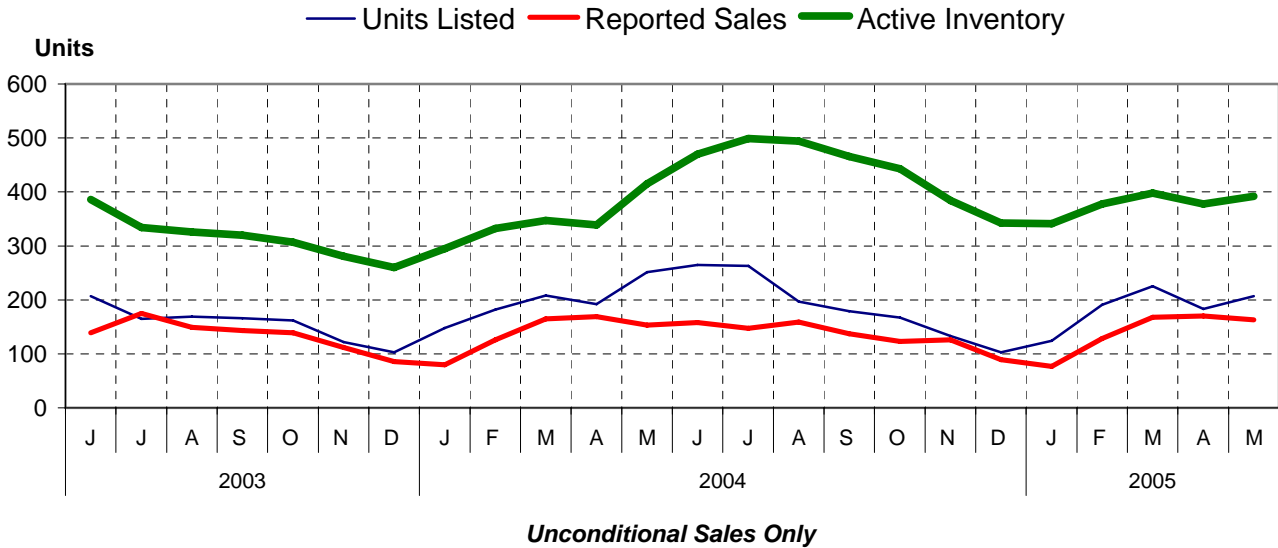
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.1% for the current month.

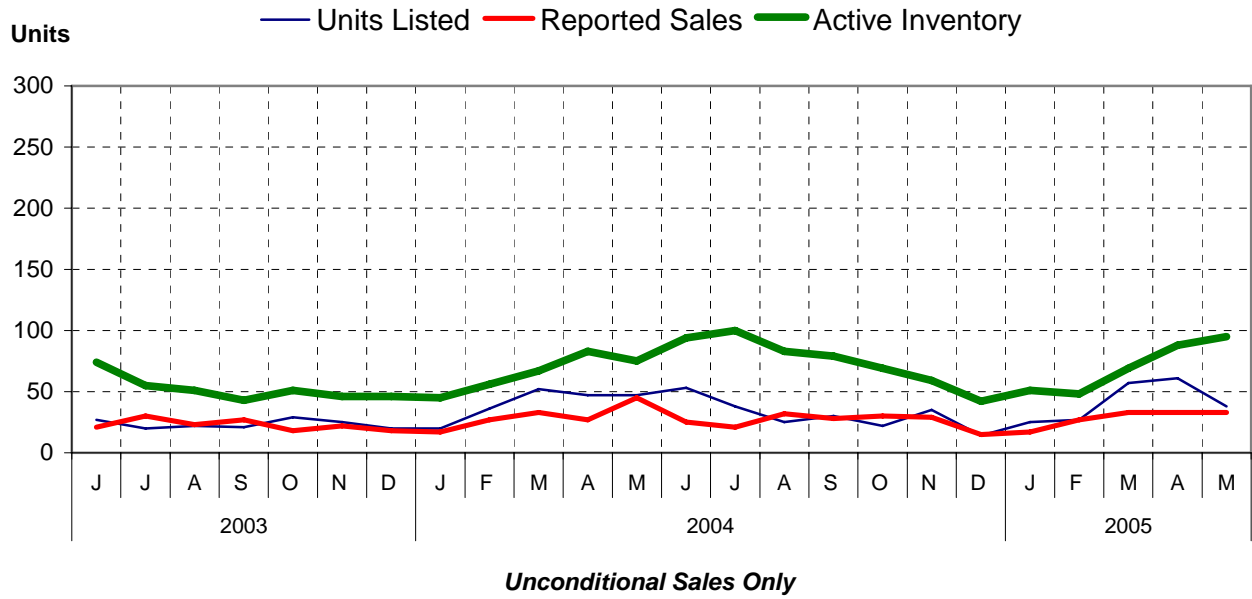
Percentage of Market Share by Price Range Nanaimo



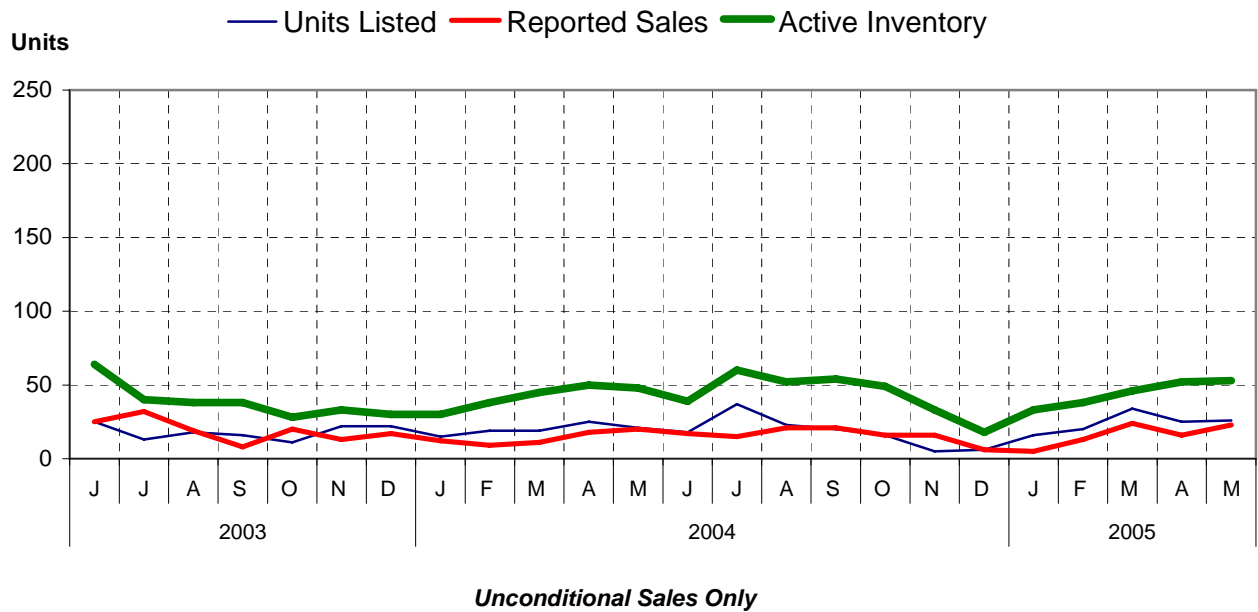
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



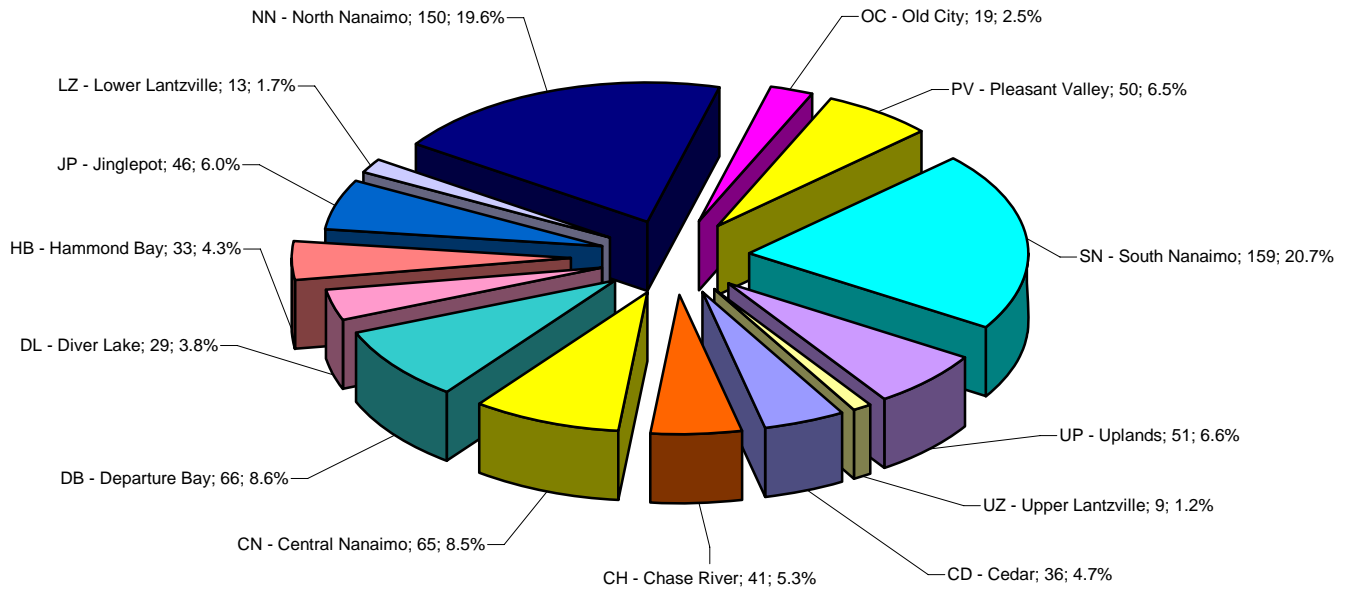
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 2005

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	7										2		5		
100,001-150,000	68	1	1	17			1			1	3	1	43		
150,001-200,000	154	6	4	30	2	7		3		7	8	2	75	9	1
200,001-250,000	171	7	17	15	23	15	5	12	3	12	4	14	24	19	1
250,001-300,000	191	6	13	3	23	6	6	20	4	47	2	29	9	19	4
300,001-350,000	78	8	1		9	1	7	8	1	37		4		1	1
350,001-400,000	51	6	3		4		8		1	25			3	1	
400,001 & OVER	47	2	2		5		6	3	4	21				2	2
ZONE 4 TOTALS	767	36	41	65	66	29	33	46	13	150	19	50	159	51	9

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to May 31 2005 = 767

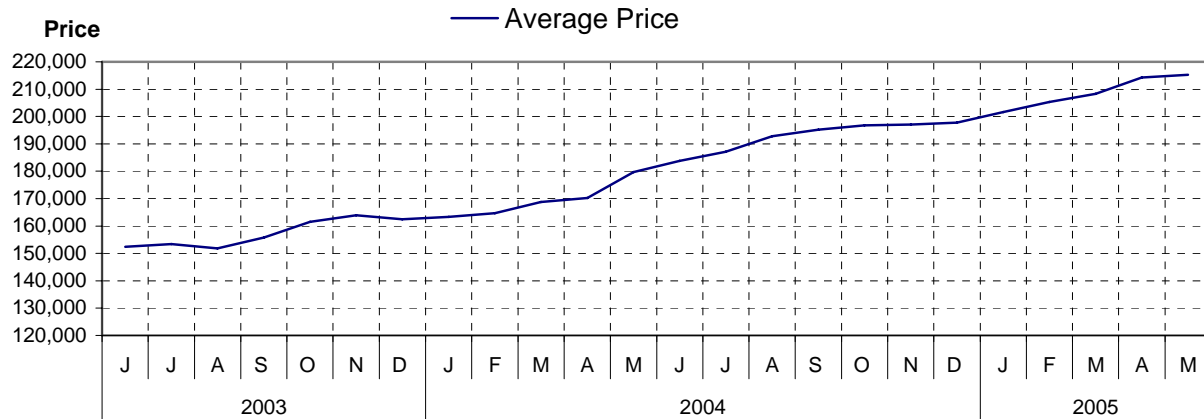
GABRIOLA ISLAND

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	9	7	28%	55	67	-17%
UNITS REPORTED SOLD	9	6	50%	39	75	-48%
SELL/LIST RATIO	100%	85%	0%	70%	111%	0%
REPORTED SALES DOLLARS	820,300	478,400	71%	3,132,900	3,671,950	-14%
AVG SELL PRICE/UNIT	91,144	79,733	14%	80,330	48,959	64%
PRICE RATIO	97%	96%	0%	95%	94%	0%
DAYS TO SELL	15	38	-60%	45	89	-49%
ACTIVE LISTINGS	14	9	55%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	15	15	0%	112	114	-1%
UNITS REPORTED SOLD	10	13	-23%	77	100	-23%
SELL/LIST RATIO	66%	86%	0%	68%	87%	0%
REPORTED SALES DOLLARS	2,195,700	2,761,400	-20%	16,576,300	17,967,600	-7%
AVG SELL PRICE/UNIT	219,570	212,415	3%	215,276	179,676	19%
PRICE RATIO	97%	96%	0%	96%	97%	0%
DAYS TO SELL	40	92	-56%	61	63	-3%
ACTIVE LISTINGS	27	24	12%	0	0	0%

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 1.1% for the current month.