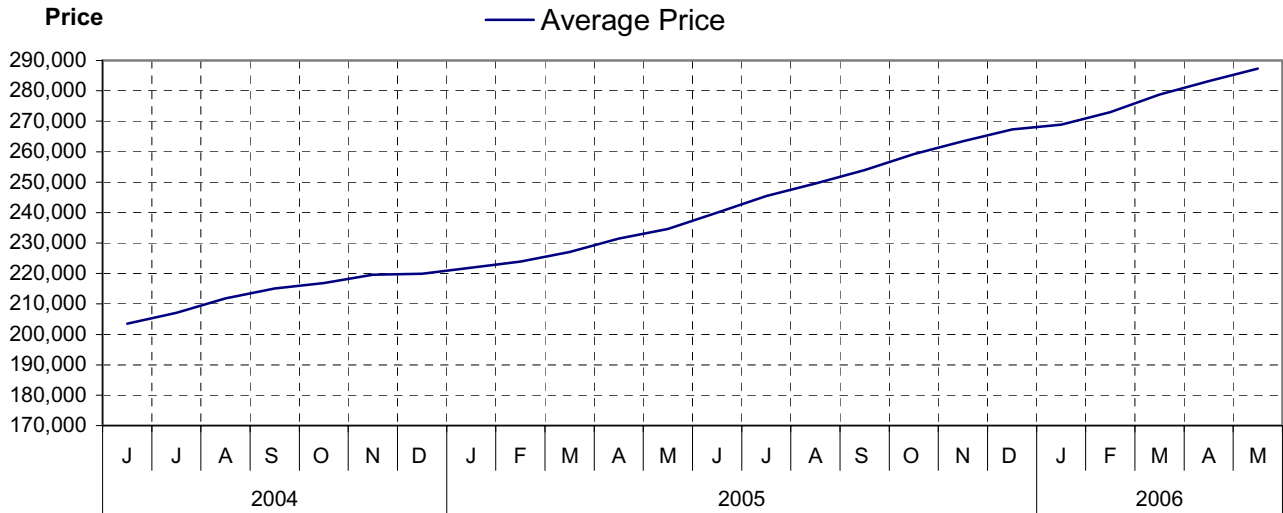


Nanaimo

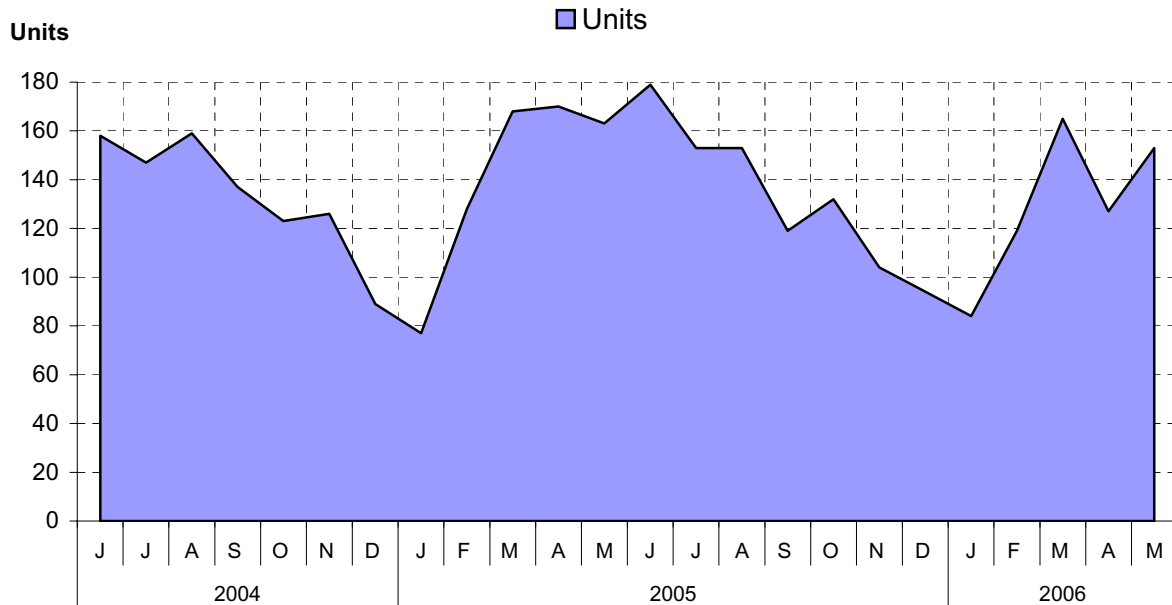
as at May 31, 2006

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	16	10	60 %	265	214	23 %
UNITS REPORTED SOLD	18	13	38 %	186	156	19 %
SELL/LIST RATIO	112 %	130 %		70 %	72 %	
REPORTED SALES DOLLARS	4,836,961	1,150,477	320 %	28,280,447	13,633,915	107 %
AVG SELL PRICE/UNIT	268,720	88,498	203 %	152,045	87,396	73 %
MEDIAN SELL PRICE	155,900			125,000		
PRICE RATIO	109 %	97 %		98 %	96 %	
DAYS TO SELL	70	75	6-%	54	120	55-%
ACTIVE LISTINGS	65	56	16 %			
SINGLE FAMILY						
UNITS LISTED	274	207	32 %	2,349	2,197	6 %
UNITS REPORTED SOLD	153	164	6-%	1,582	1,646	3-%
SELL/LIST RATIO	55 %	79 %		67 %	74 %	
REPORTED SALES DOLLARS	45,464,355	41,989,879	8 %	454,527,958	386,487,468	17 %
AVG SELL PRICE/UNIT	297,152	256,035	16 %	287,312	234,804	22 %
MEDIAN SELL PRICE	293,000			273,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	36	40	10-%	43	44	2-%
ACTIVE LISTINGS	497	392	26 %			
CONDOMINIUM (APT)						
UNITS LISTED	55	38	44 %	450	425	5 %
UNITS REPORTED SOLD	25	33	24-%	335	323	3 %
SELL/LIST RATIO	45 %	86 %		74 %	76 %	
REPORTED SALES DOLLARS	4,930,200	5,068,200	2-%	58,382,895	40,363,875	44 %
AVG SELL PRICE/UNIT	197,208	153,581	28 %	174,277	124,965	39 %
MEDIAN SELL PRICE	190,000			159,500		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	41	28	46 %	38	44	13-%
ACTIVE LISTINGS	111	95	16 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	25	26	3-%	246	246	0 %
UNITS REPORTED SOLD	16	23	30-%	197	193	2 %
SELL/LIST RATIO	64 %	88 %		80 %	78 %	
REPORTED SALES DOLLARS	3,638,600	3,861,600	5-%	39,059,749	28,822,098	35 %
AVG SELL PRICE/UNIT	227,412	167,895	35 %	198,272	149,337	32 %
MEDIAN SELL PRICE	214,000			179,000		
PRICE RATIO	99 %	98 %		98 %	99 %	
DAYS TO SELL	45	32	40 %	50	49	2 %
ACTIVE LISTINGS	55	53	3 %			

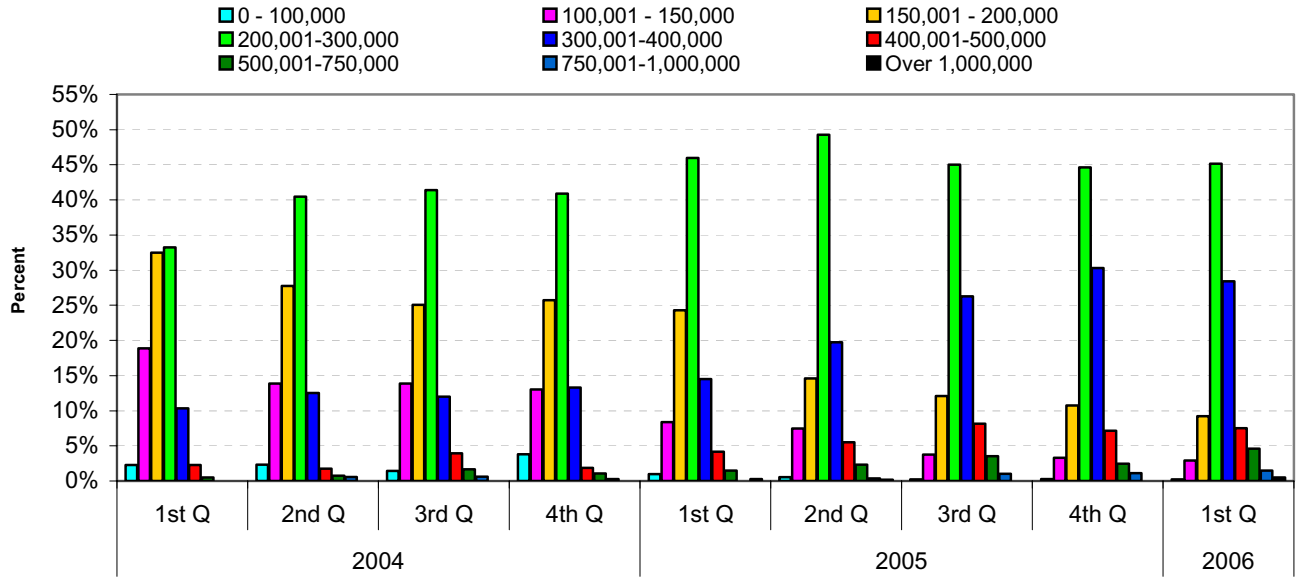
PLEASE NOTE:

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

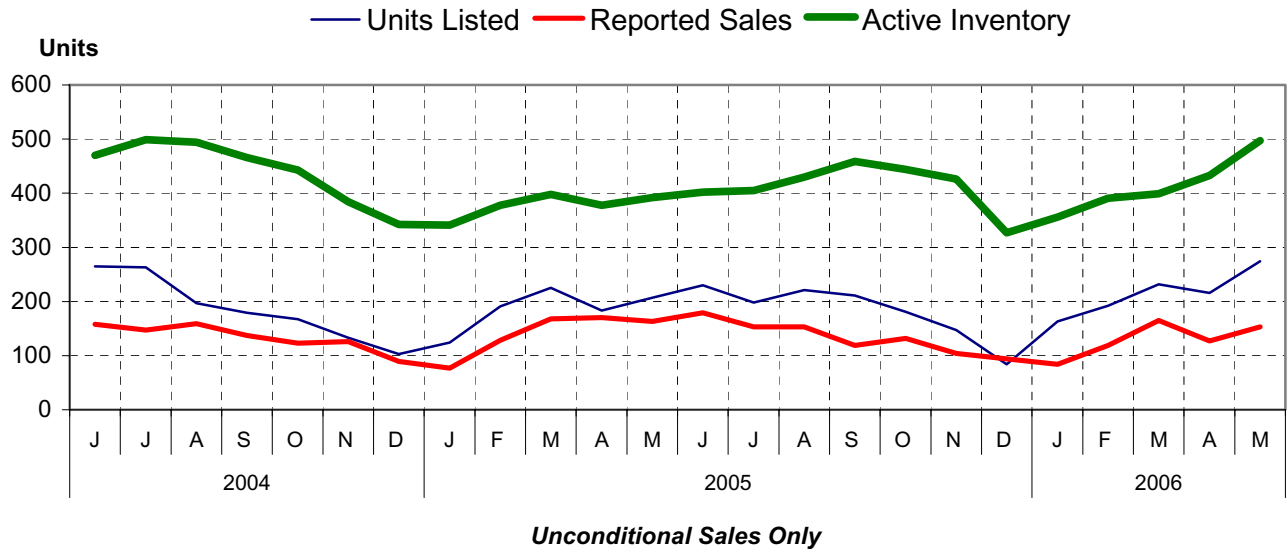
LOTS do NOT INCLUDE acreage or waterfront acreage.

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

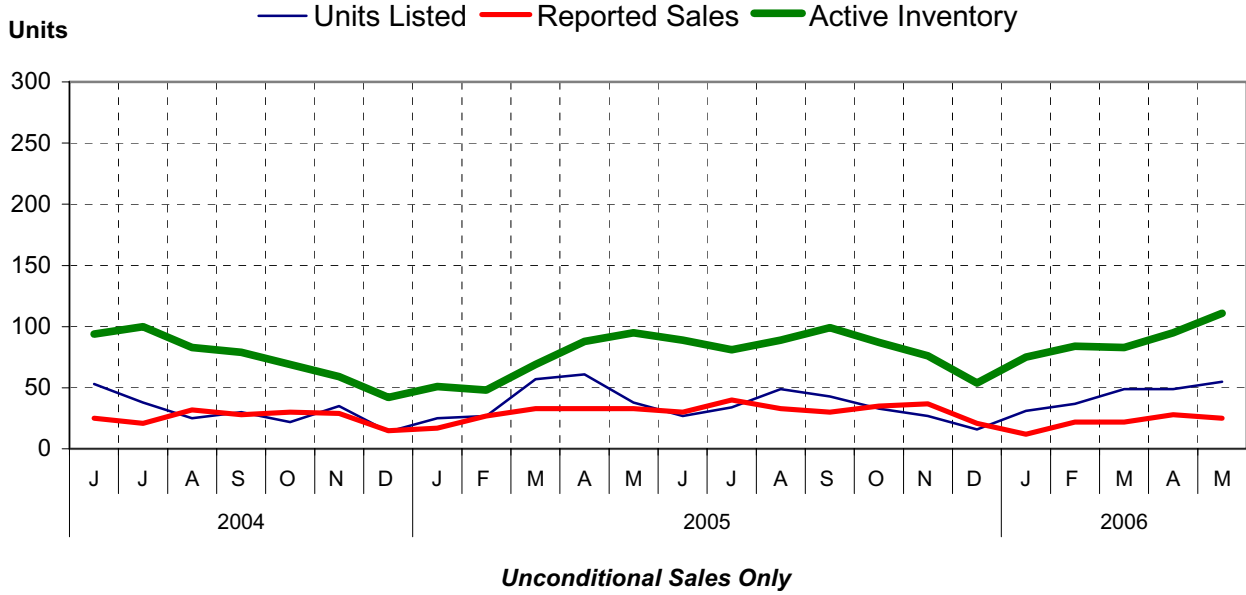


Single Family Comparisons between

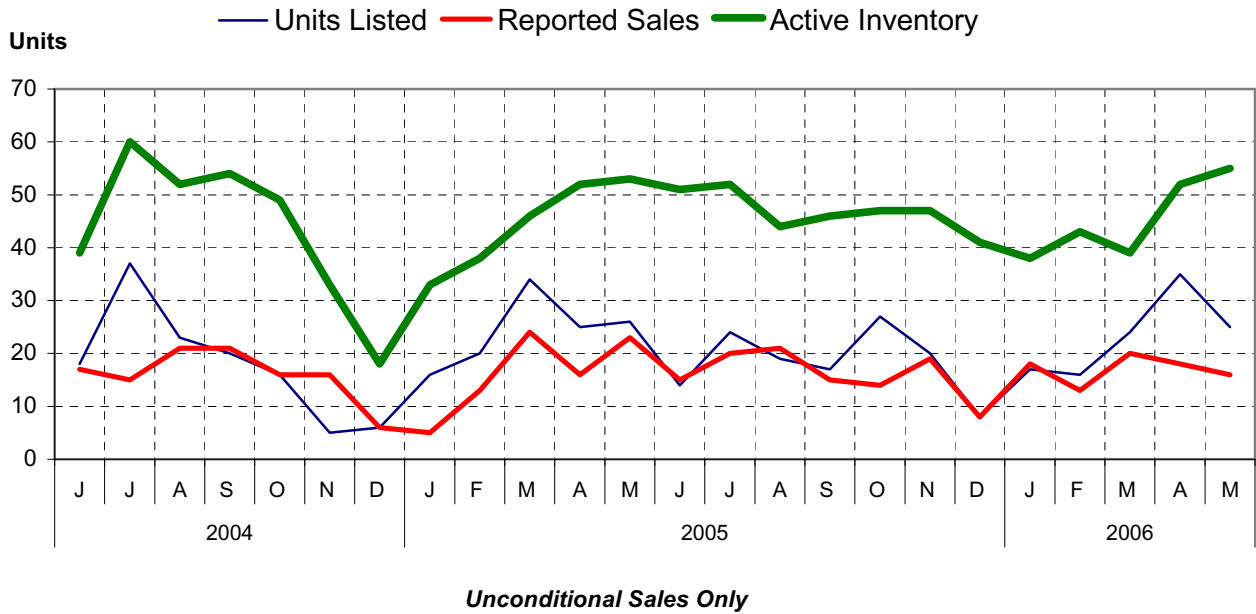


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



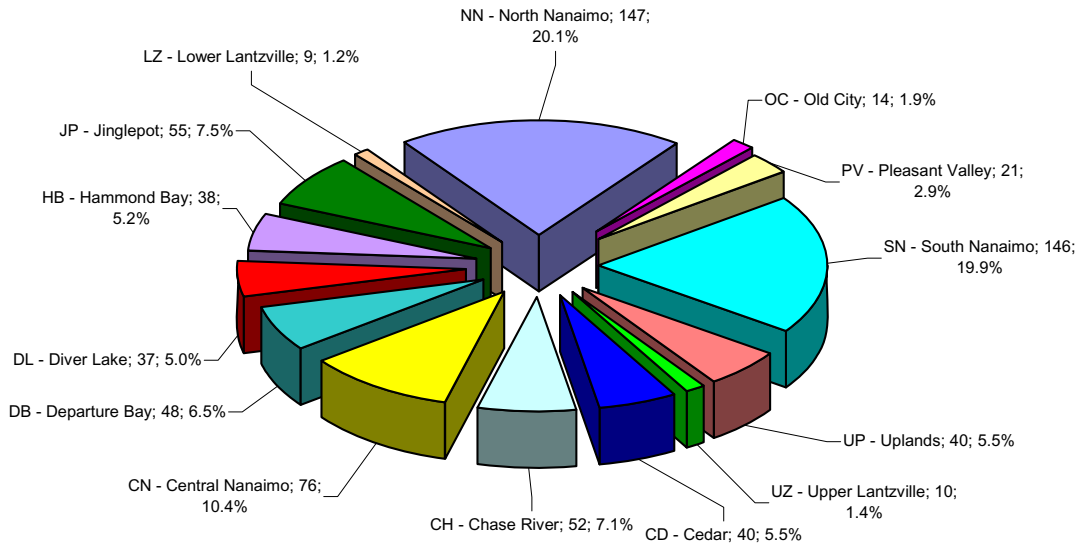
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 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	21			2					1		2		16		
150,001- 200,000	66	2	4	7				1		3	5		43	1	
200,001- 300,000	318	10	30	62	20	27	7	14	1	24	6	11	77	25	4
300,001- 400,000	217	12	16	5	17	7	19	26	4	82	1	7	6	11	4
400,001- 500,000	62	6			7	1	5	9	1	28		2	2		1
500,001- 750,000	39	9	1		2	2	4	5	2	9		1	1	2	1
750,001-1,000,000	7		1		2		3			1					
OVER 1,000,000	2	1												1	
ZONE 4 TOTALS	733	40	52	76	48	37	38	55	9	147	14	21	146	40	10

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to May 31, 2006 = 733

GABRIOLA ISLAND

Comparative Activity by Property Type

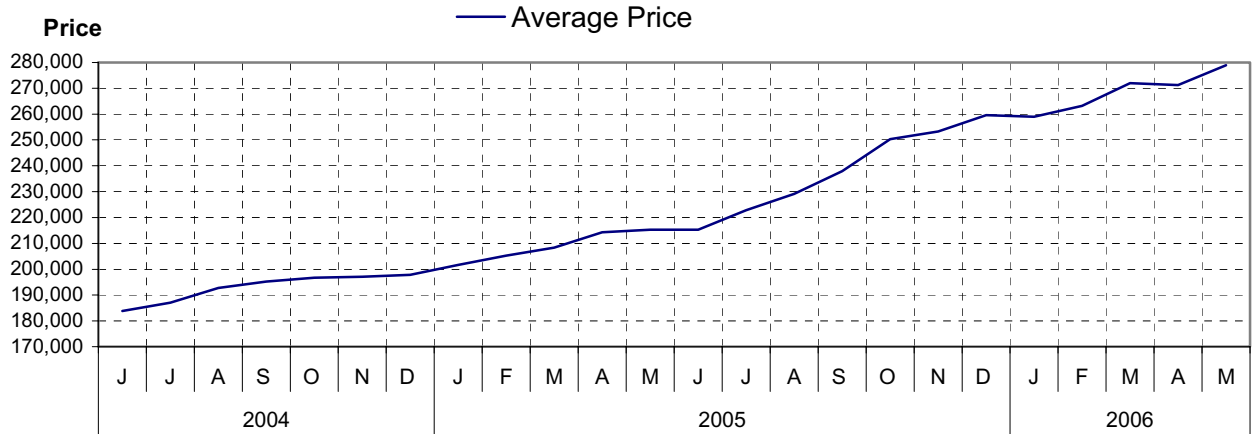
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	6	9	33-%	67	55	21 %
UNITS REPORTED SOLD	7	9	22-%	44	39	12 %
SELL/LIST RATIO	116 %	100 %		65 %	70 %	
REPORTED SALES DOLLARS	1,295,000	820,300	57 %	5,022,427	3,132,900	60 %
AVG SELL PRICE/UNIT	185,000	91,144	102 %	114,146	80,330	42 %
PRICE RATIO	101 %	97 %		98 %	95 %	
DAYS TO SELL	15	15	0 %	36	45	20-%
ACTIVE LISTINGS	16	14	14 %			

SINGLE FAMILY

UNITS LISTED	11	15	26-%	107	112	4-%
UNITS REPORTED SOLD	7	10	30-%	68	77	11-%
SELL/LIST RATIO	63 %	66 %		63 %	68 %	
REPORTED SALES DOLLARS	1,905,000	2,195,700	13-%	18,967,850	16,576,300	14 %
AVG SELL PRICE/UNIT	272,142	219,570	23 %	278,938	215,276	29 %
PRICE RATIO	95 %	97 %		97 %	96 %	
DAYS TO SELL	57	40	42 %	65	61	6 %
ACTIVE LISTINGS	34	27	25 %			

Cumulative Residential Average Single Family Sale Price



PLEASE NOTE:

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