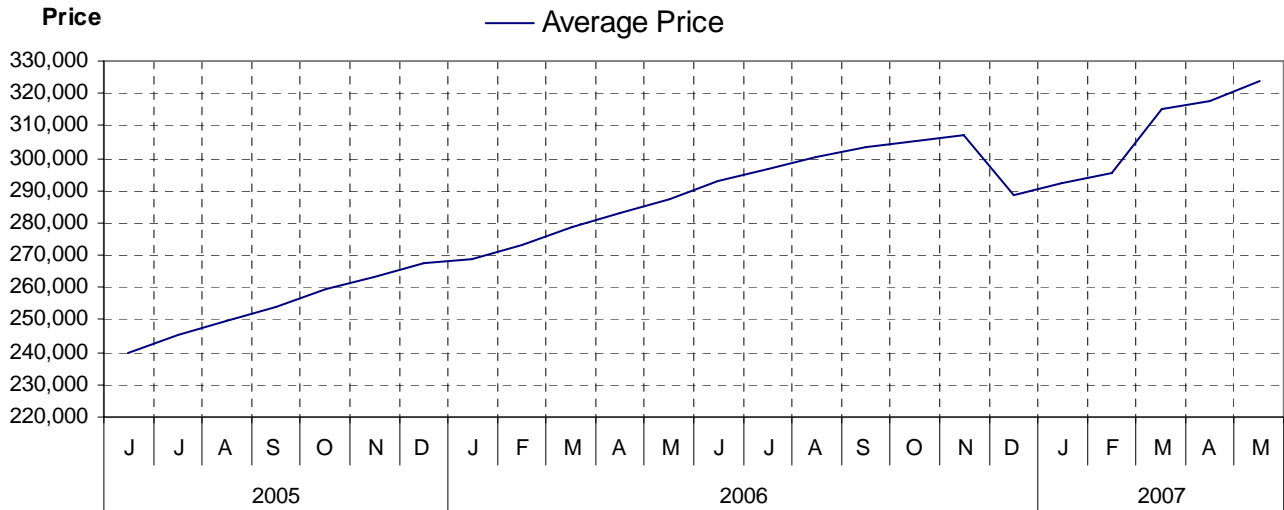


# Nanaimo

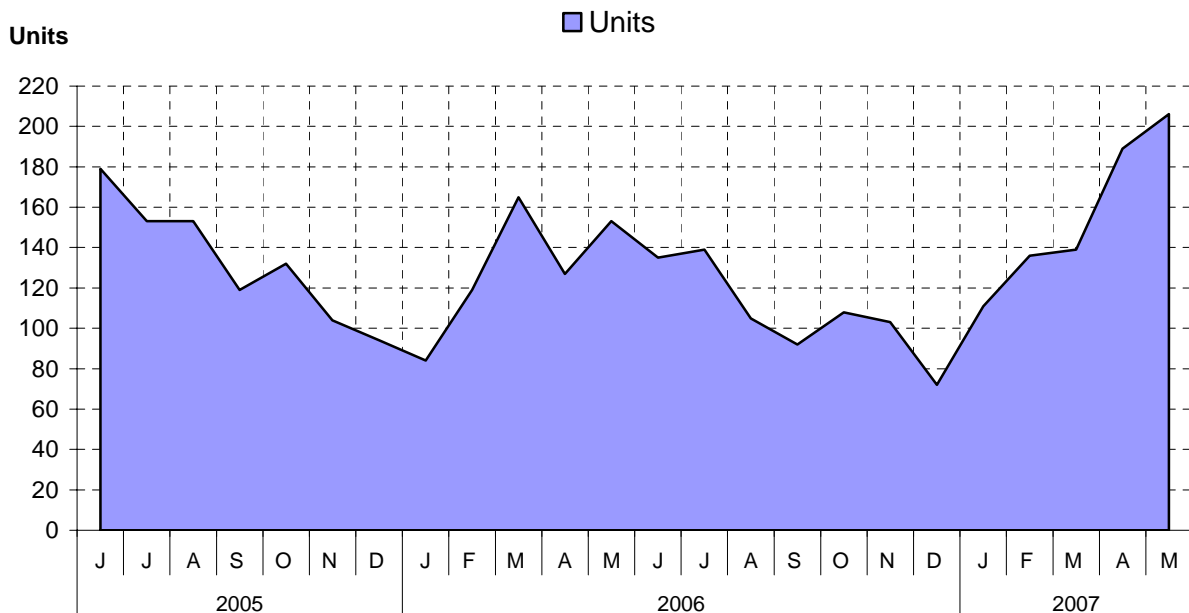
## as at May 31, 2007

### 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
<b>LOTS</b>						
UNITS LISTED	50	16	212 %	387	265	46 %
UNITS REPORTED SOLD	28	18	55 %	135	186	27-%
SELL/LIST RATIO	56 %	112 %		34 %	70 %	
REPORTED SALES DOLLARS	4,333,000	4,836,961	10-%	23,508,581	28,280,447	16-%
AVG SELL PRICE/UNIT	154,750	268,720	42-%	174,137	152,045	14 %
MEDIAN SELL PRICE	154,900			154,900		
PRICE RATIO	98 %	109 %		97 %	98 %	
DAYS TO SELL	55	70	21-%	66	54	22 %
ACTIVE LISTINGS	151	65	132 %			
<b>SINGLE FAMILY</b>						
UNITS LISTED	266	274	2-%	2,513	2,349	6 %
UNITS REPORTED SOLD	206	157	31 %	1,532	1,674	8-%
SELL/LIST RATIO	77 %	57 %		60 %	71 %	
REPORTED SALES DOLLARS	71,268,205	46,125,355	54 %	496,447,355	464,225,092	6 %
AVG SELL PRICE/UNIT	345,962	293,792	17 %	324,051	277,314	16 %
MEDIAN SELL PRICE	327,000			307,000		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	35	37	5-%	48	43	11 %
ACTIVE LISTINGS	499	497	0 %			
<b>CONDOMINIUM (APT)</b>						
UNITS LISTED	45	55	18-%	561	450	24 %
UNITS REPORTED SOLD	36	25	44 %	306	335	8-%
SELL/LIST RATIO	80 %	45 %		54 %	74 %	
REPORTED SALES DOLLARS	7,618,600	4,930,200	54 %	61,828,126	58,382,895	5 %
AVG SELL PRICE/UNIT	211,627	197,208	7 %	202,052	174,277	15 %
MEDIAN SELL PRICE	178,000			184,000		
PRICE RATIO	97 %	98 %		97 %	98 %	
DAYS TO SELL	55	41	34 %	59	38	55 %
ACTIVE LISTINGS	144	111	29 %			
<b>CONDOMINIUM (TWNHSE)</b>						
UNITS LISTED	36	25	44 %	372	246	51 %
UNITS REPORTED SOLD	23	16	43 %	217	197	10 %
SELL/LIST RATIO	63 %	64 %		58 %	80 %	
REPORTED SALES DOLLARS	5,818,600	3,638,600	59 %	48,690,523	39,059,749	24 %
AVG SELL PRICE/UNIT	252,982	227,412	11 %	224,380	198,272	13 %
MEDIAN SELL PRICE	224,300			212,900		
PRICE RATIO	99 %	99 %		98 %	98 %	
DAYS TO SELL	52	45	15 %	55	50	10 %
ACTIVE LISTINGS	86	55	56 %			

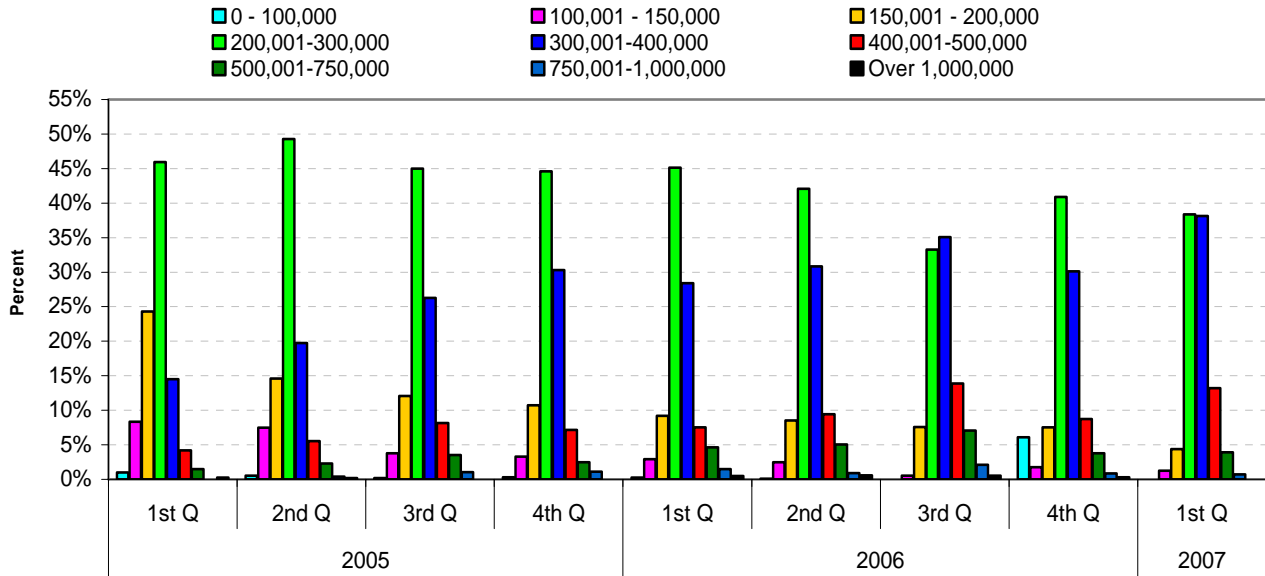
### PLEASE NOTE:

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

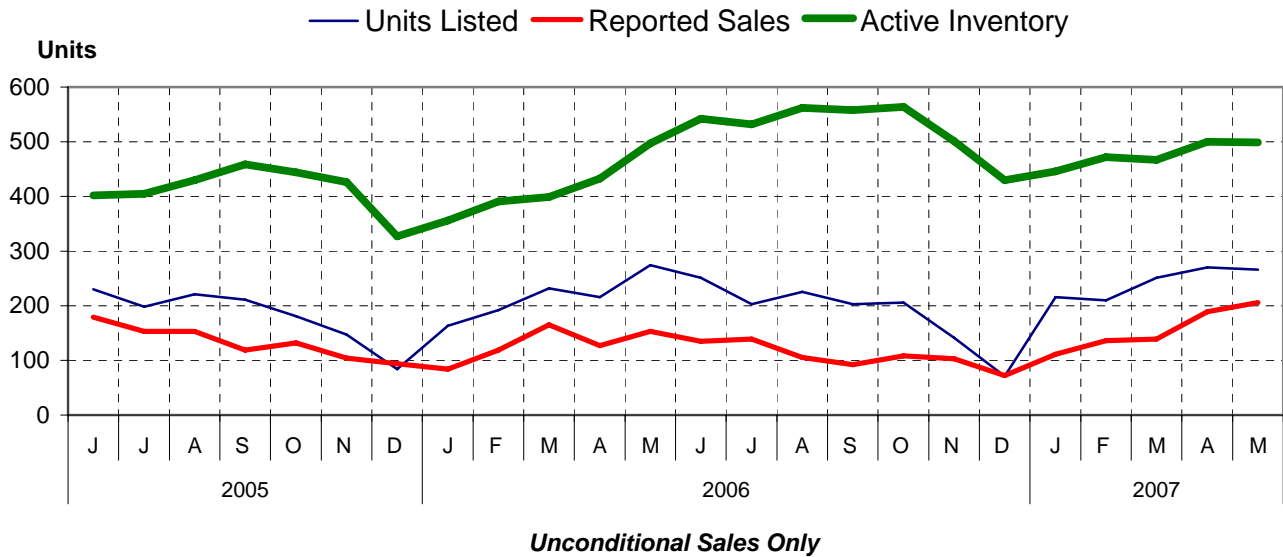
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 0.8% for the current month.

## Percentage of Market Share by Price Range Nanaimo

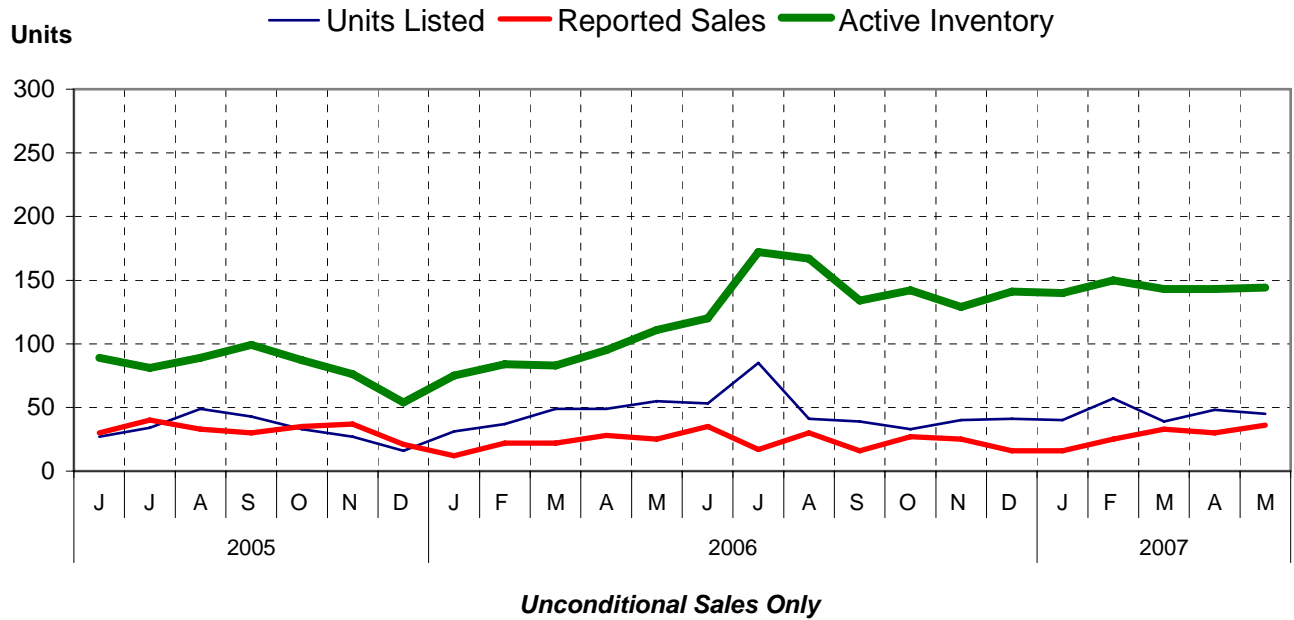


## Single Family Comparisons between

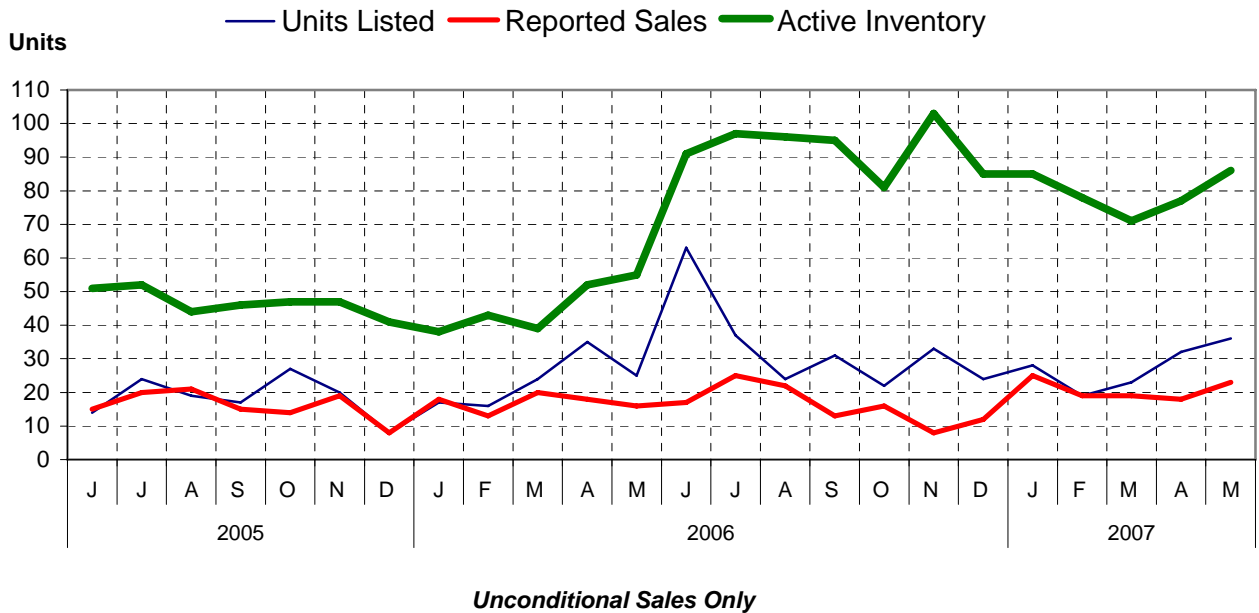


*Unconditional Sales Only*

## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



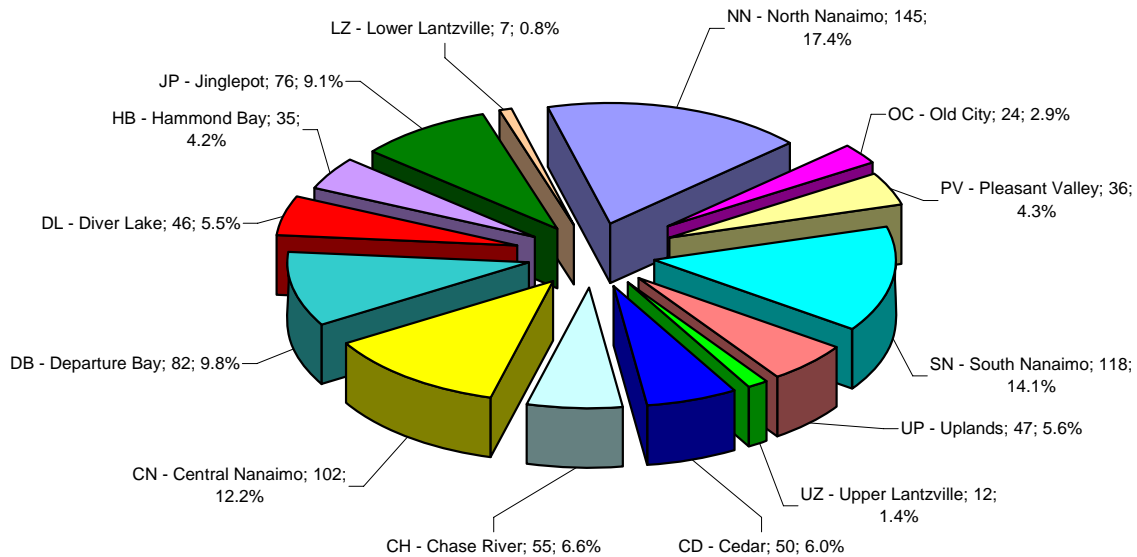
# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to May 31, 2007

-----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	8			2							1	1	3	1	
150,001- 200,000	36	6	3	3		1		1		2	1	1	18		
200,001- 300,000	312	11	14	83	18	20	5	14	2	14	19	10	80	20	2
300,001- 400,000	288	14	28	13	42	23	8	38		62	3	17	15	21	4
400,001- 500,000	132	12	9	1	17	2	12	15	5	46		4	1	3	5
500,001- 750,000	46	3	1		3		9	7		18		2		2	1
750,001-1,000,000	9	2			2			1		3		1			
OVER 1,000,000	3	2					1								
<b>ZONE 4 TOTALS</b>	<b>835</b>	<b>50</b>	<b>55</b>	<b>102</b>	<b>82</b>	<b>46</b>	<b>35</b>	<b>76</b>	<b>7</b>	<b>145</b>	<b>24</b>	<b>36</b>	<b>118</b>	<b>47</b>	<b>12</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to May 31, 2007 = 835

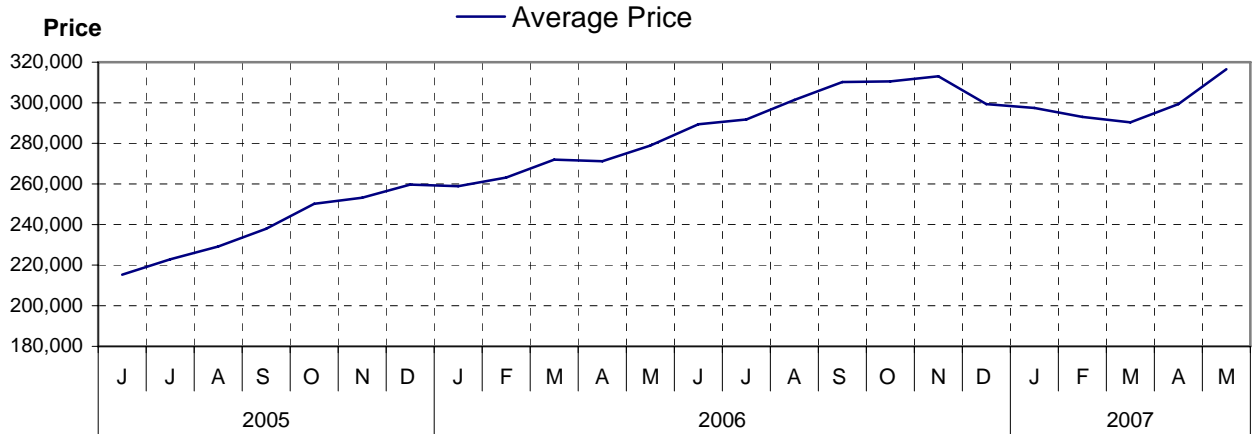
# GABRIOLA ISLAND

## 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
<b>LOTS</b>						
UNITS LISTED	8	6	33 %	67	67	0 %
UNITS REPORTED SOLD	4	7	42-%	42	44	4-%
SELL/LIST RATIO	50 %	116 %		62 %	65 %	
REPORTED SALES DOLLARS	581,000	1,295,000	55-%	5,270,800	5,022,427	4 %
AVG SELL PRICE/UNIT	145,250	185,000	21-%	125,495	114,146	9 %
PRICE RATIO	95 %	101 %		96 %	98 %	
DAYS TO SELL	66	15	340 %	61	36	69 %
ACTIVE LISTINGS	19	16	18 %			
<b>SINGLE FAMILY</b>						
UNITS LISTED	15	11	36 %	109	107	1 %
UNITS REPORTED SOLD	13	9	44 %	71	70	1 %
SELL/LIST RATIO	86 %	81 %		65 %	65 %	
REPORTED SALES DOLLARS	4,687,000	2,279,000	105 %	22,468,700	19,341,850	16 %
AVG SELL PRICE/UNIT	360,538	253,222	42 %	316,460	276,312	14 %
PRICE RATIO	98 %	96 %		97 %	97 %	
DAYS TO SELL	43	45	4-%	59	63	6-%
ACTIVE LISTINGS	29	34	14-%			

### 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 0.8% for the current month.