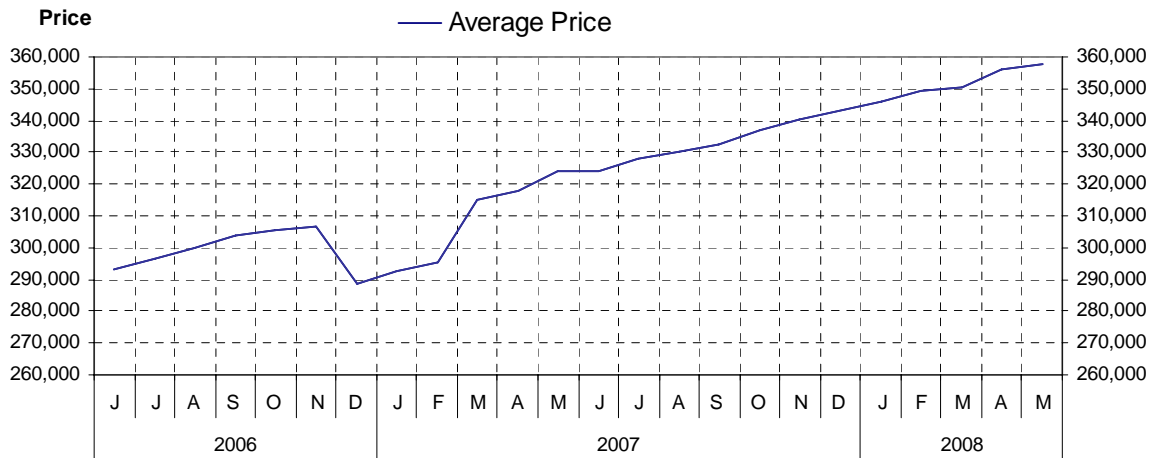


Nanaimo

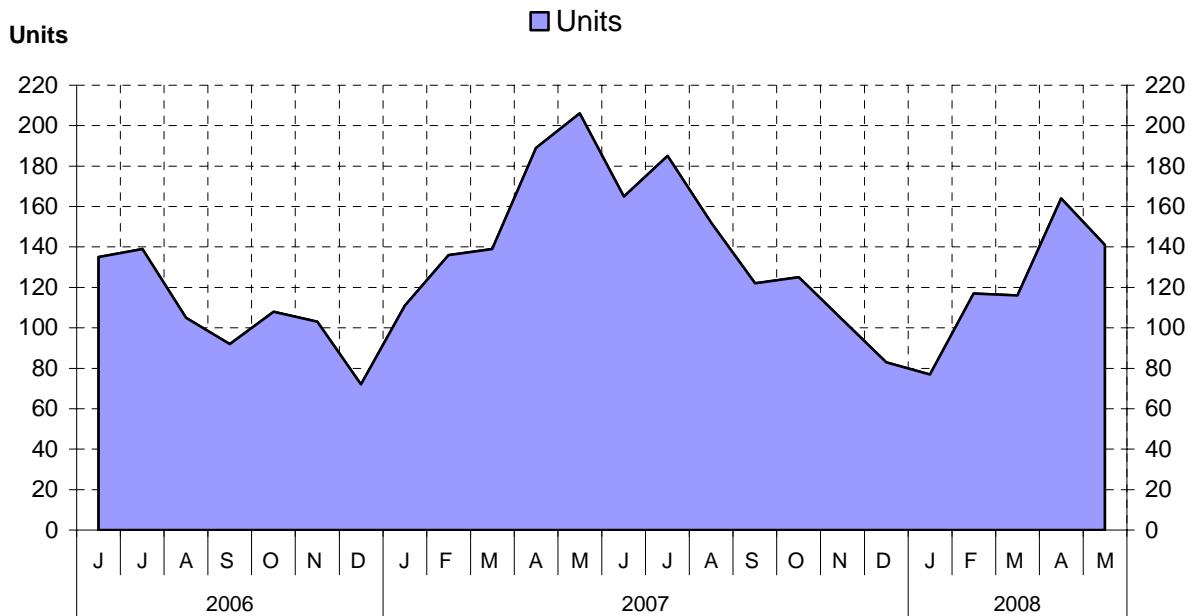
as at May 31, 2008

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

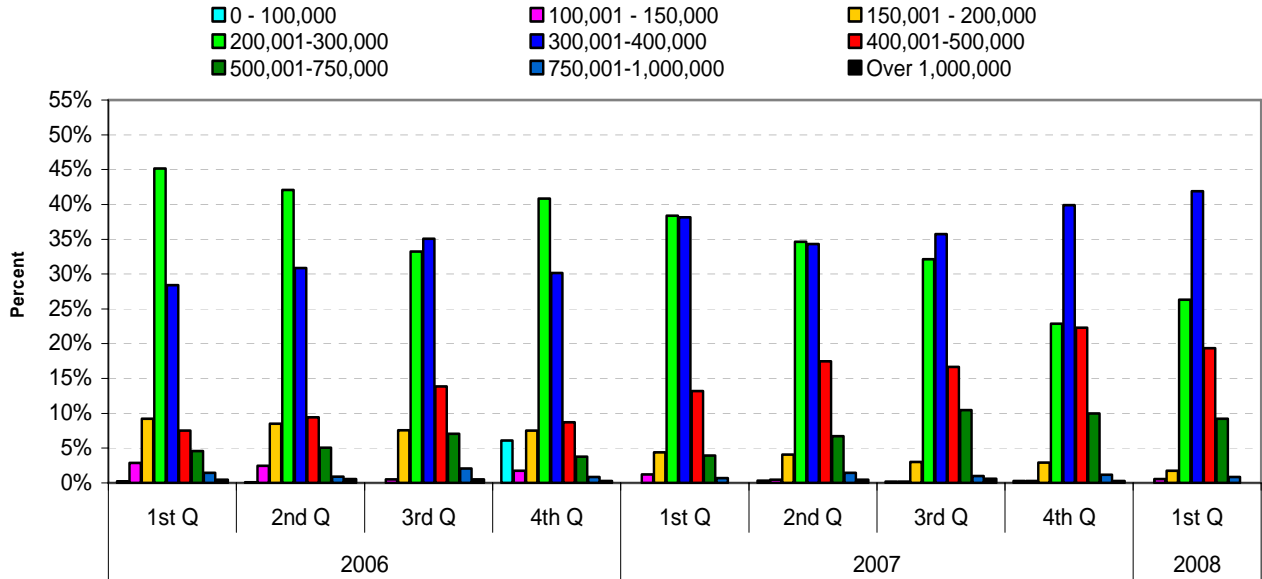
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	16	50	-68%	548	380	44%
Units Reported Sold	12	30	-60%	171	127	35%
Sell/List Ratio	75%	60%		31%	33%	
Reported Sales Dollars	\$1,638,600	\$4,606,800	-64%	\$28,606,286	\$20,622,581	39%
Average Sell Price / Unit	\$136,550	\$153,560	-11%	\$167,288	\$162,383	3%
Median Sell Price	\$149,900			\$155,016		
Sell Price / List Price Ratio	98%	96%		97%	97%	
Days to Sell	75	60	26%	75	68	11%
Active Listings	248					
Single Family						
Units Listed	260	266	-2%	2531	2495	1%
Units Reported Sold	141	201	-30%	1553	1522	2%
Sell/List Ratio	54%	76%		61%	61%	
Reported Sales Dollars	\$51,239,607	\$69,420,205	-26%	\$555,810,858	\$493,343,955	13%
Average Sell Price / Unit	\$363,401	\$345,374	5%	\$357,895	\$324,142	10%
Median Sell Price	\$349,500			\$347,000		
Sell Price / List Price Ratio	97%	98%		97%	97%	
Days to Sell	42	35	20%	48	48	-1%
Active Listings	597					
Condos (Apt)						
Units Listed	132	45	193%	639	557	15%
Units Reported Sold	23	37	-38%	302	305	-1%
Sell/List Ratio	17%	82%		47%	55%	
Reported Sales Dollars	\$5,305,800	\$7,927,500	-33%	\$66,865,530	\$61,493,126	9%
Average Sell Price / Unit	\$230,687	\$214,257	8%	\$221,409	\$201,617	10%
Median Sell Price	\$215,000			\$198,000		
Sell Price / List Price Ratio	97%	96%		96%	96%	
Days to Sell	37	54	-31%	55	60	-8%
Active Listings	296					
Condos (Twnhse)						
Units Listed	47	35	34%	350	377	-7%
Units Reported Sold	16	23	-30%	199	217	-8%
Sell/List Ratio	34%	66%		57%	58%	
Reported Sales Dollars	\$3,855,100	\$5,818,600	-34%	\$50,476,380	\$48,690,523	4%
Average Sell Price / Unit	\$240,944	\$252,983	-5%	\$253,650	\$224,380	13%
Median Sell Price	\$229,900			\$236,000		
Sell Price / List Price Ratio	98%	98%		97%	97%	
Days to Sell	26	53	-51%	47	56	-16%
Active Listings	101					

PLEASE NOTE:

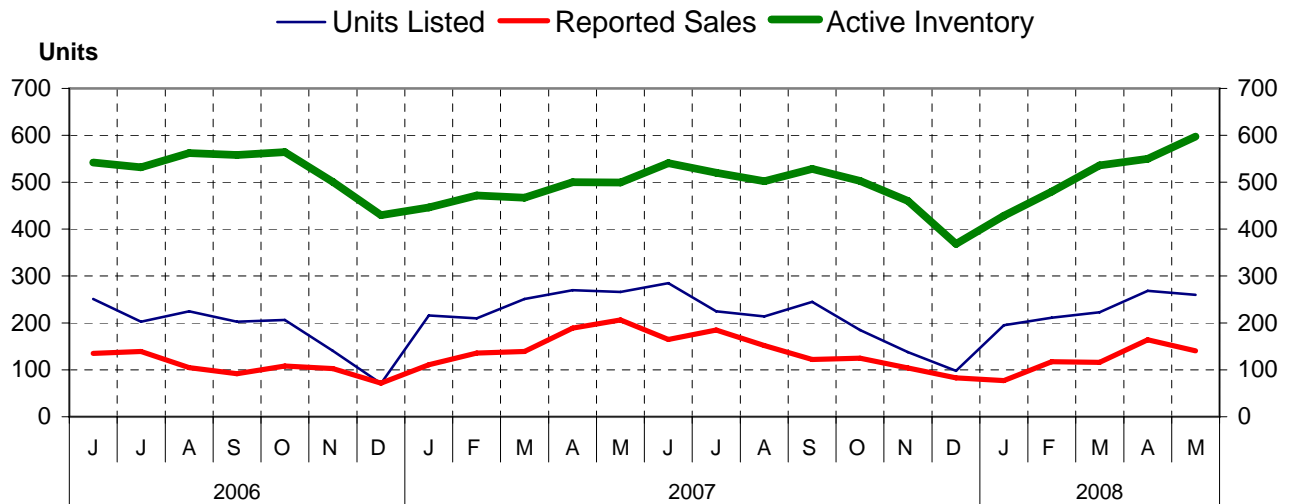
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

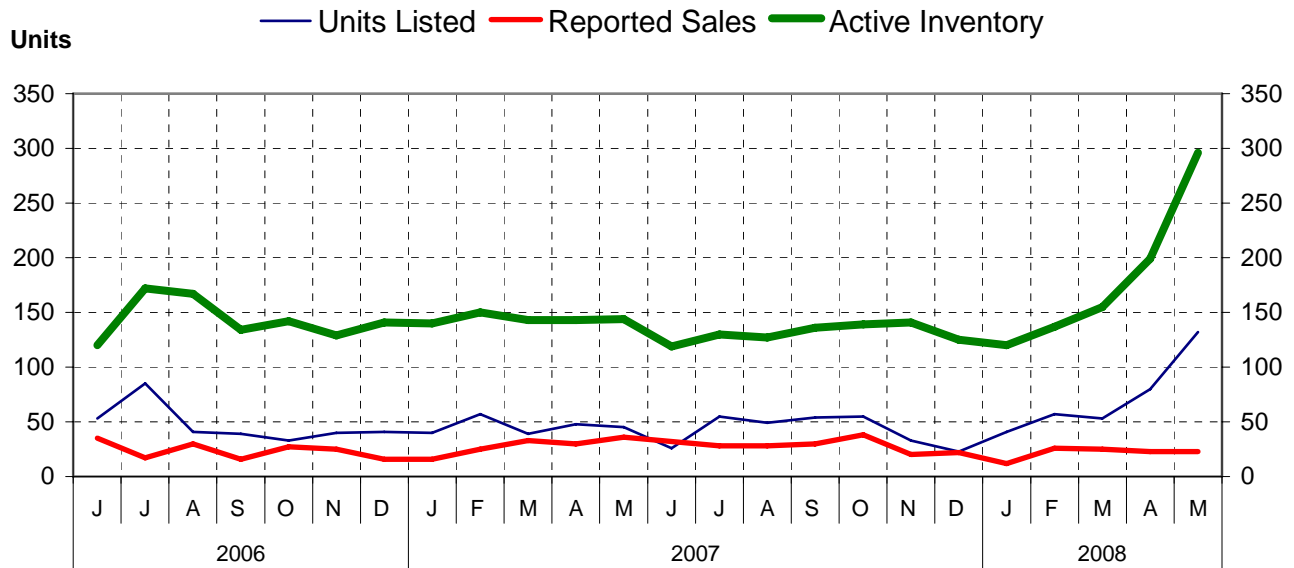
Percentage of Market Share by Price Range Nanaimo



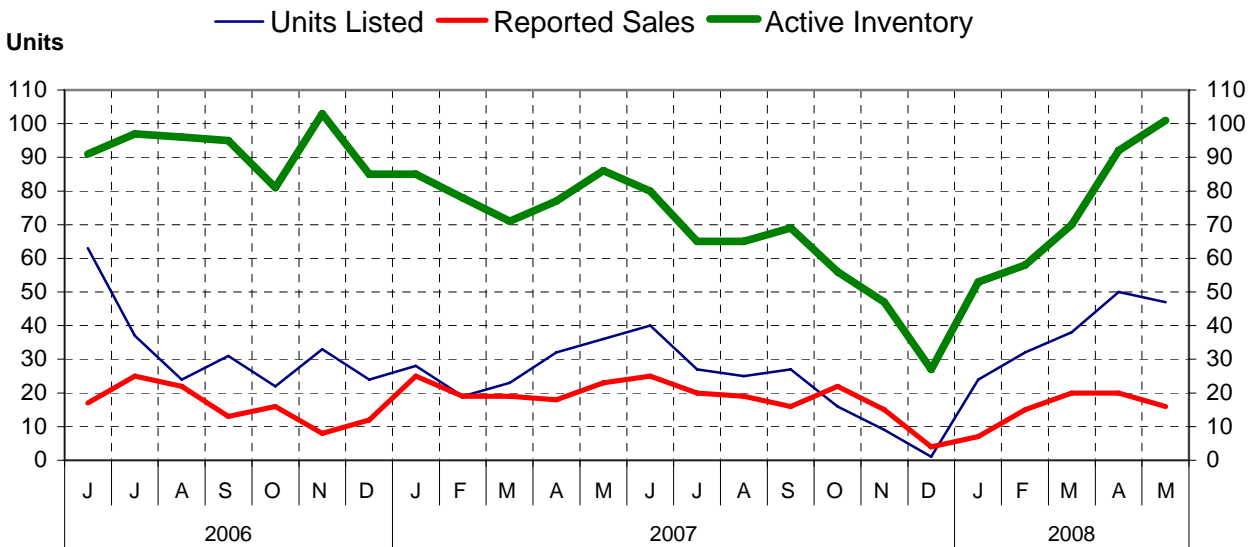
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

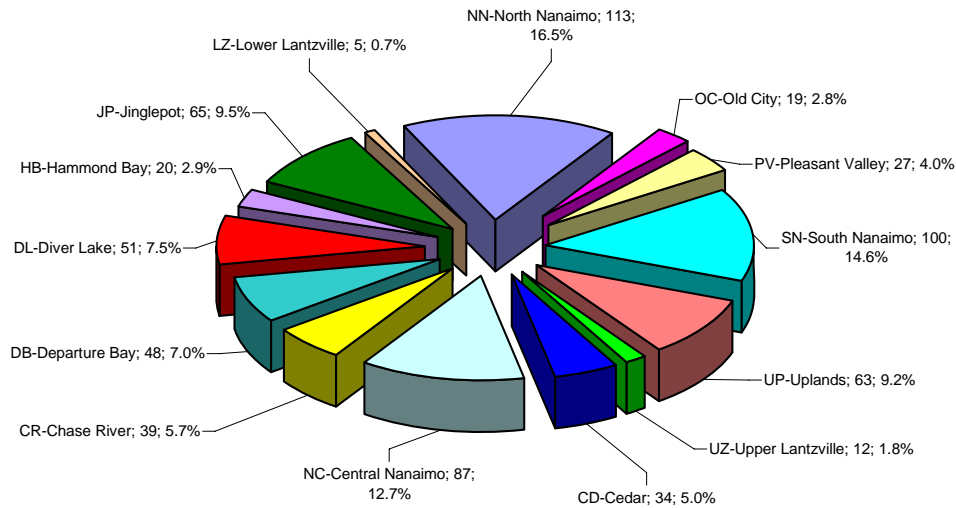


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CD-Cedar	0	0	1	6	7	13	6	1	0	34
NC-Central Nanaimo	0	1	3	41	39	2	1	0	0	87
CR-Chase River	0	0	0	4	25	8	2	0	0	39
DB-Departure Bay	0	0	0	4	32	6	6	0	0	48
DL-Diver Lake	0	0	1	9	36	5	0	0	0	51
HB-Hammond Bay	0	0	0	0	5	7	8	0	0	20
JP-Jinglepot	0	0	0	4	24	26	9	2	0	65
LZ-Lower Lantzville	0	0	0	1	0	1	1	1	1	5
NN-North Nanaimo	0	0	0	9	28	47	25	3	1	113
OC-Old City	0	0	0	11	8	0	0	0	0	19
PV-Pleasant Valley	0	0	0	4	16	5	1	1	0	27
SN-South Nanaimo	0	1	6	69	21	2	0	1	0	100
UP-Uplands	0	0	0	11	36	14	1	1	0	63
UZ-Upper Lantzville	0	0	0	1	9	1	1	0	0	12
ZONE 4 TOTALS	0	2	11	174	286	137	61	10	2	683

Single Family Sales - Nanaimo by Subarea



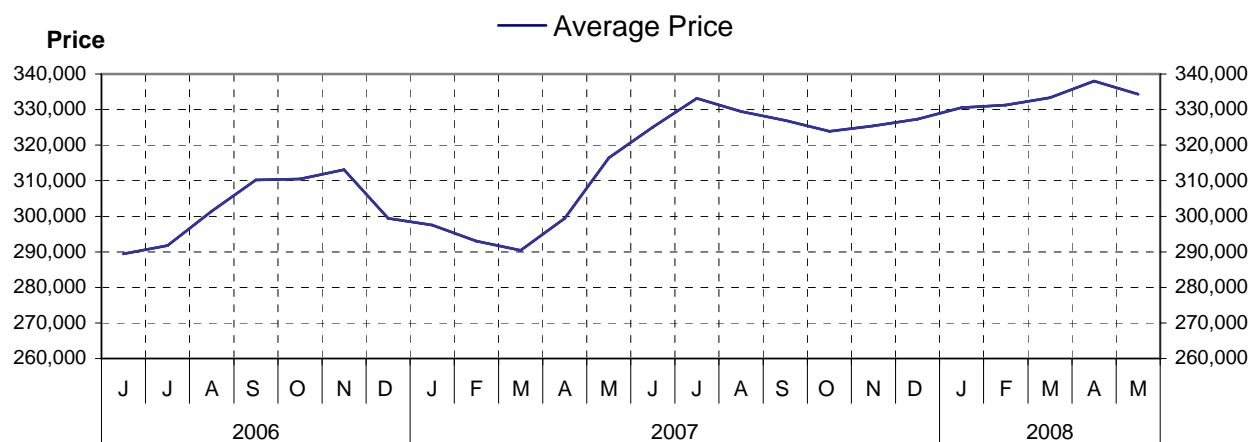
Total Unconditional Sales January 1 to May 31, 2008 = 683

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	5	8	-38%	61	66	-8%
Units Reported Sold	4	4	0%	37	42	-12%
Sell/List Ratio	80%	50%		61%	64%	
Reported Sales Dollars	\$628,900	\$581,000	8%	\$5,141,100	\$5,270,800	-2%
Average Sell Price / Unit	\$157,225	\$145,250	8%	\$138,949	\$125,495	11%
Median Sell Price	\$178,000			\$135,000		
Sell Price / List Price Ratio	92%	95%		93%	95%	
Days to Sell	89	66	34%	58	61	-5%
Active Listings	19					
Single Family						
Units Listed	17	15	13%	125	111	13%
Units Reported Sold	9	13	-31%	64	70	-9%
Sell/List Ratio	53%	87%		51%	63%	
Reported Sales Dollars	\$3,099,000	\$4,687,000	-34%	\$21,397,300	\$22,239,700	-4%
Average Sell Price / Unit	\$344,333	\$360,538	-4%	\$334,333	\$317,710	5%
Median Sell Price	\$335,000			\$318,000		
Sell Price / List Price Ratio	97%	97%		96%	95%	
Days to Sell	37	43	-15%	56	59	-5%
Active Listings	36					

Cumulative Residential Average Single Family Sale Price



PLEASE NOTE:

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