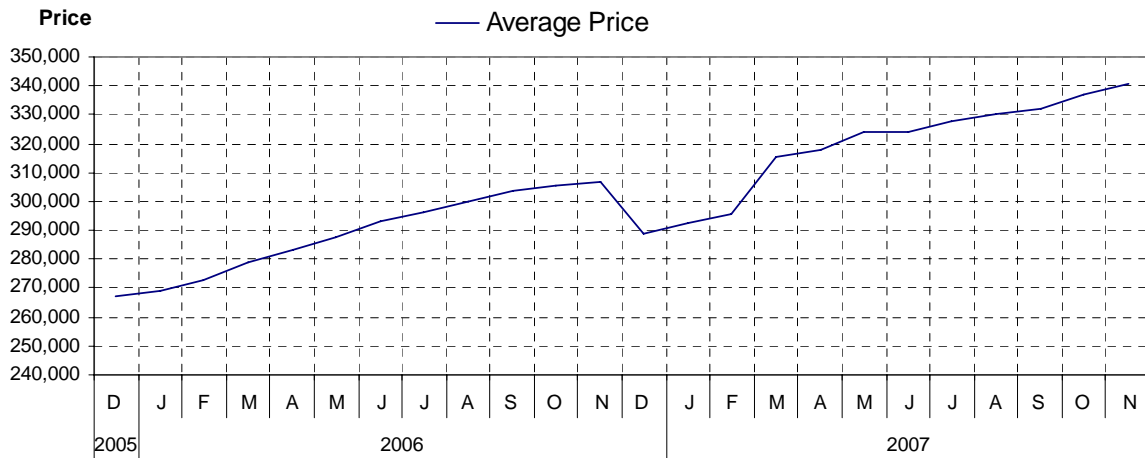


Nanaimo

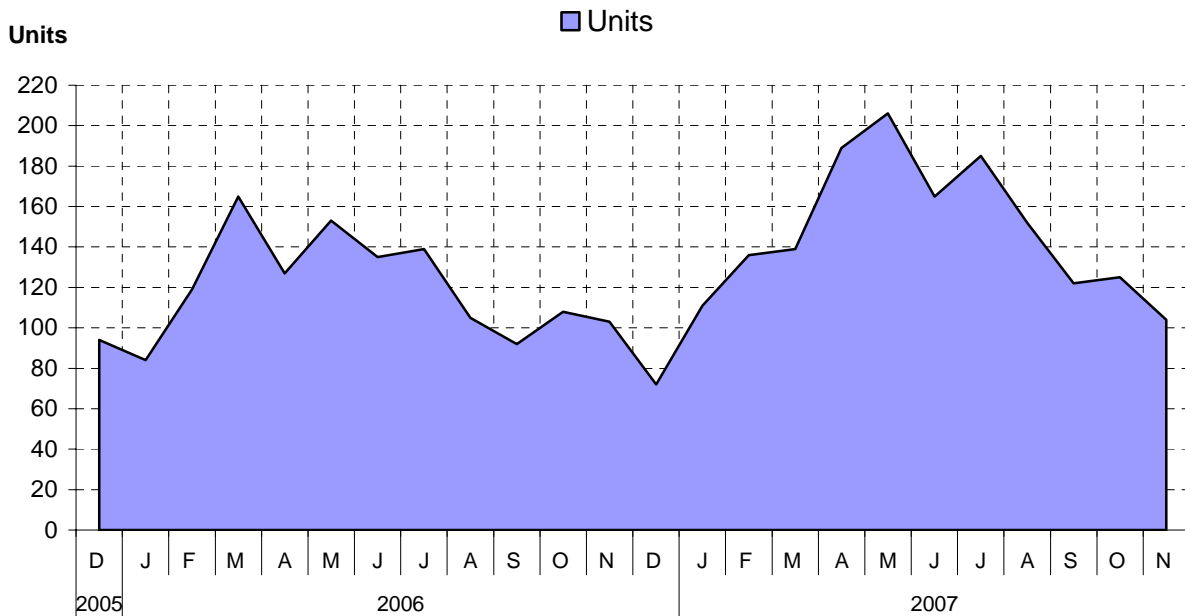
as at November 30, 2007

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

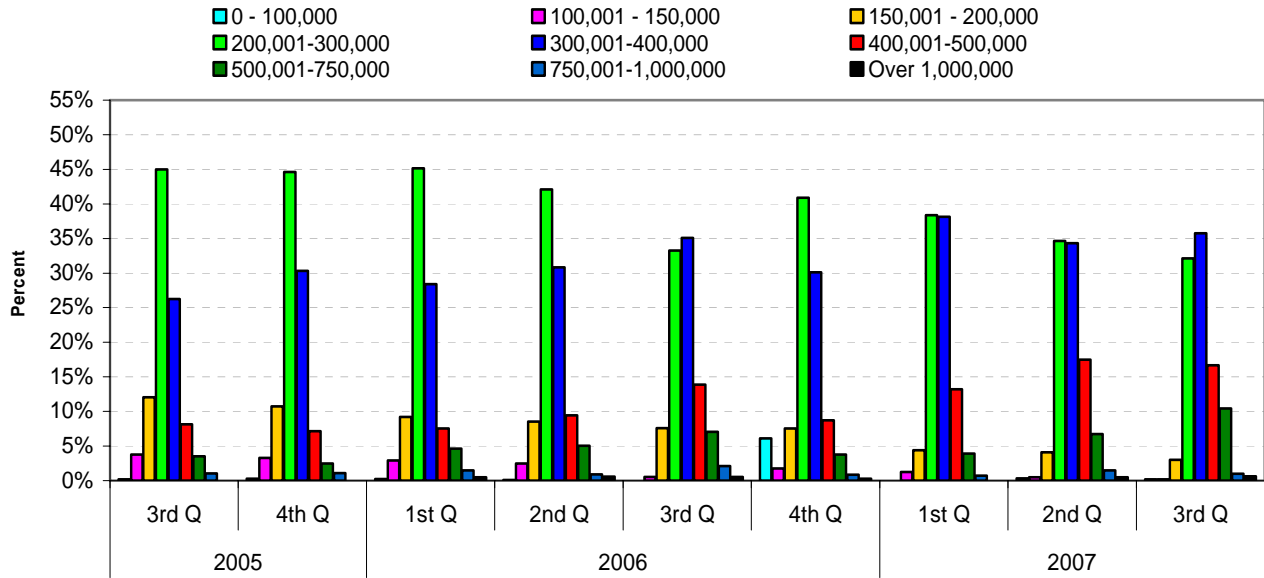
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	15	26	-42%	468	270	73%
Units Reported Sold	2	2	0%	181	131	38%
Sell/List Ratio	13%	8%		39%	49%	
Reported Sales Dollars	\$217,400	\$247,000	-12%	\$30,322,544	\$19,096,672	59%
Average Sell Price / Unit	\$108,700	\$123,500	-12%	\$167,528	\$145,776	15%
Median Sell Price	\$149,900			\$156,900		
Sell Price / List Price Ratio	98%	91%		97%	98%	
Days to Sell	90	145	-38%	76	57	33%
Active Listings	200					
Single Family						
Units Listed	138	144	-4%	2535	2428	4%
Units Reported Sold	104	107	-3%	1683	1448	16%
Sell/List Ratio	75%	74%		66%	60%	
Reported Sales Dollars	\$37,872,913	\$32,979,013	15%	\$573,205,176	\$441,645,719	30%
Average Sell Price / Unit	\$364,163	\$308,215	18%	\$340,585	\$305,004	12%
Median Sell Price	\$365,000			\$326,000		
Sell Price / List Price Ratio	96%	96%		97%	97%	
Days to Sell	48	51	-6%	47	46	3%
Active Listings	460					
Condos (apt)						
Units Listed	33	40	-18%	538	526	2%
Units Reported Sold	20	25	-20%	332	280	19%
Sell/List Ratio	61%	63%		62%	53%	
Reported Sales Dollars	\$4,398,800	\$4,647,100	-5%	\$70,565,135	\$53,310,541	32%
Average Sell Price / Unit	\$219,940	\$185,884	18%	\$212,546	\$190,395	12%
Median Sell Price	200,000			\$187,000		
Sell Price / List Price Ratio	96%	97%		96%	97%	
Days to Sell	49	86	-43%	59	48	24%
Active Listings	141					
Condos (twnhse)						
Units Listed	9	33	-73%	310	338	-8%
Units Reported Sold	15	8	88%	234	193	21%
Sell/List Ratio	167%	24%		75%	57%	
Reported Sales Dollars	\$4,086,575	\$2,007,300	104%	\$56,087,093	\$42,220,901	33%
Average Sell Price / Unit	\$272,438	\$250,913	9%	\$239,688	\$218,761	10%
Median Sell Price	\$268,000			\$219,000		
Sell Price / List Price Ratio	98%	97%		97%	98%	
Days to Sell	78	68	14%	54	49	9%
Active Listings	47					

PLEASE NOTE:

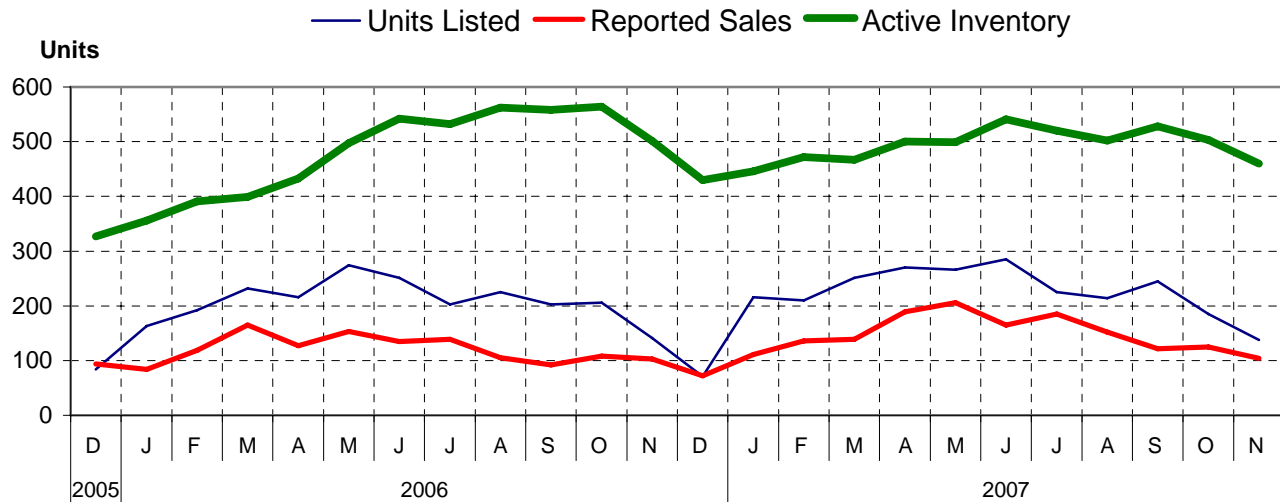
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

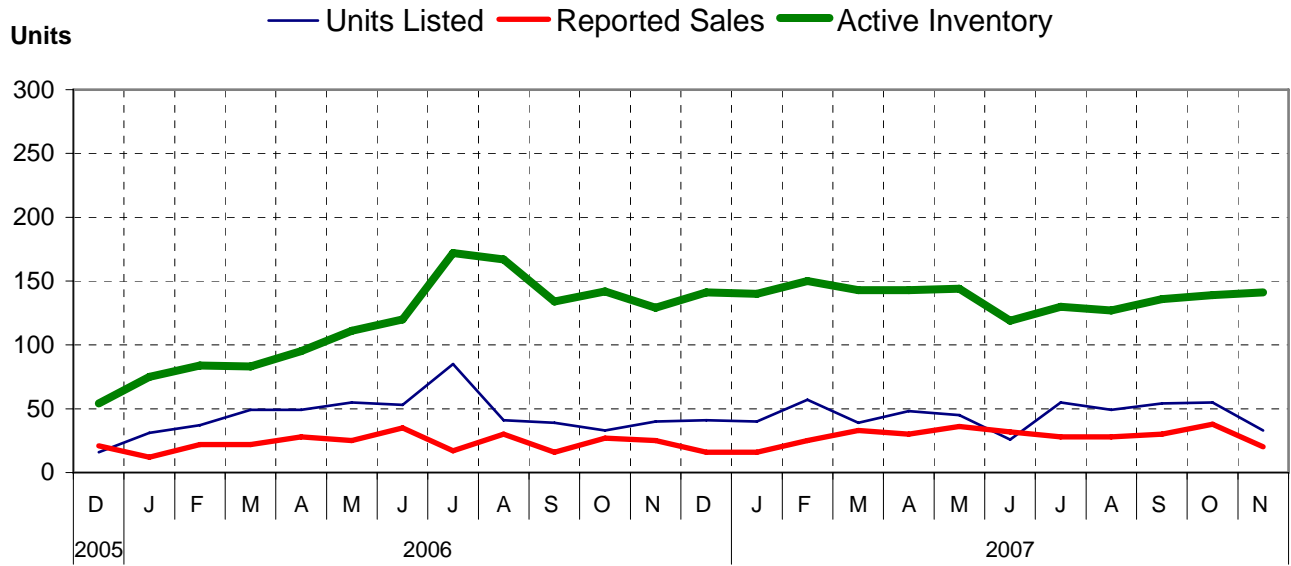
Percentage of Market Share by Price Range Nanaimo



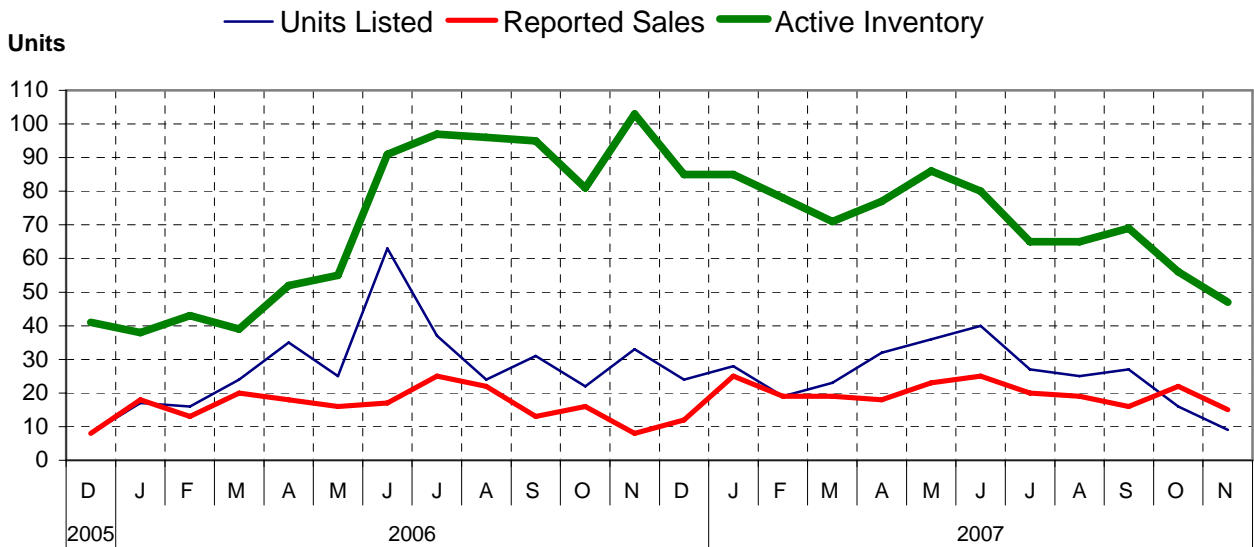
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

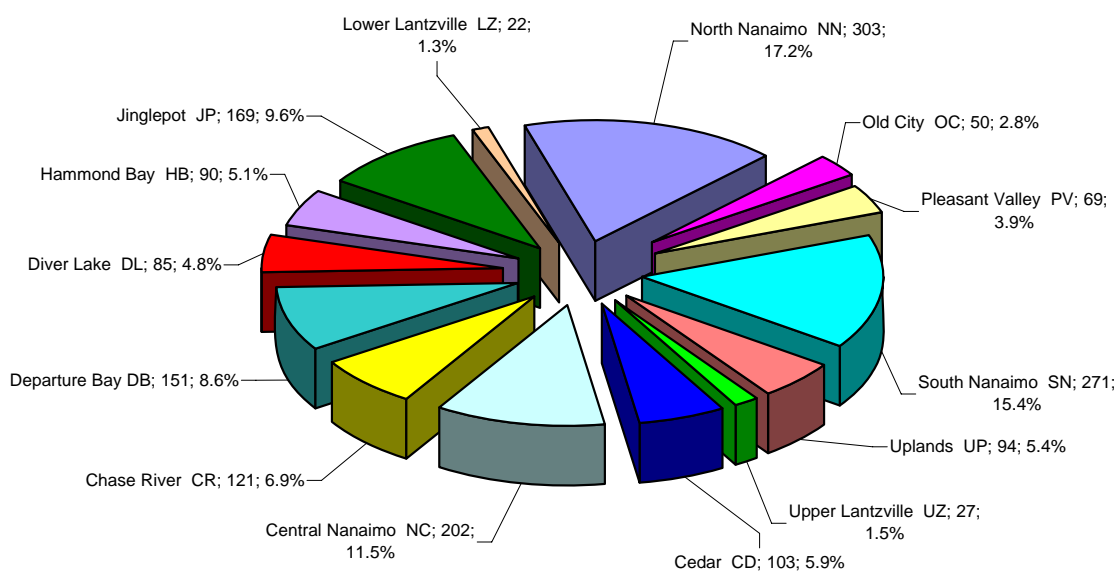


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to November 30, 2007

	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
Cedar CD	0	0	8	26	30	24	10	3	2	103
Central Nanaimo NC	0	2	6	139	51	3	1	0	0	202
Chase River CR	0	0	2	21	71	21	6	0	0	121
Departure Bay DB	0	0	0	31	76	32	7	5	0	151
Diver Lake DL	0	0	2	35	43	5	0	0	0	85
Hammond Bay HB	0	0	0	11	21	29	25	2	2	90
Jinglepot JP	2	0	1	28	69	47	20	2	0	169
Lower Lantzville LZ	0	0	0	3	4	8	3	3	1	22
North Nanaimo NN	0	0	2	21	125	99	51	4	1	303
Old City OC	0	1	4	33	11	1	0	0	0	50
Pleasant Valley PV	0	2	1	16	37	9	3	1	0	69
South Nanaimo SN	3	4	38	175	49	2	0	0	0	271
Uplands UP	0	1	0	40	43	7	3	0	0	94
Upper Lantzville UZ	0	0	1	3	12	10	1	0	0	27
ZONE 4 TOTALS	5	10	65	582	642	297	130	20	6	1,757

Single Family Sales - Nanaimo by Subarea



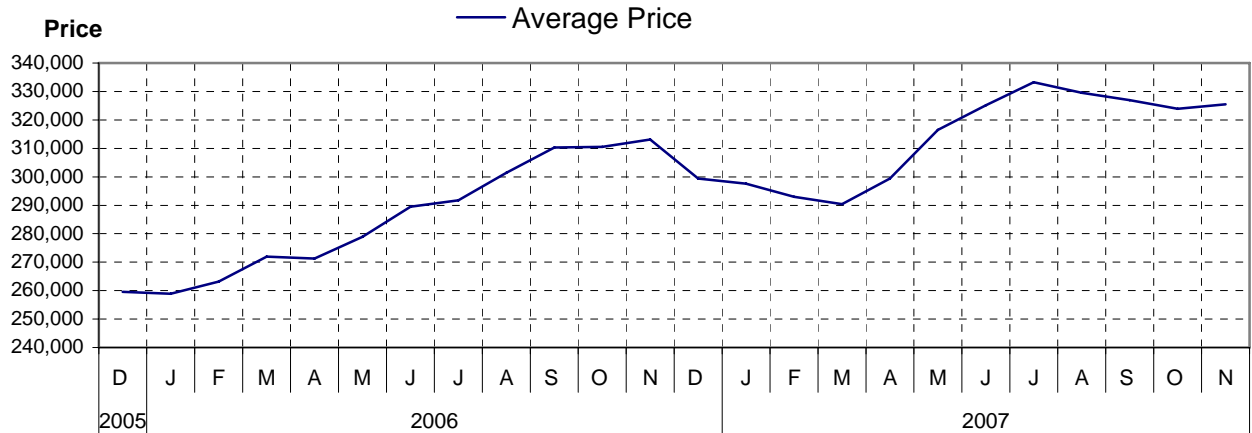
Total Unconditional Sales January 1 to November 30, 2007 = 1,757

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	4	25%	59	74	-20%
Units Reported Sold	4	2	100%	42	44	-5%
Sell/List Ratio	80%	50%		71%	59%	
Reported Sales Dollars	\$789,400	\$209,500	277%	\$5,762,800	\$4,903,550	18%
Average Sell Price / Unit	\$197,350	\$104,750	88%	\$137,210	\$111,444	23%
Median Sell Price	\$185,000			\$126,000		
Sell Price / List Price Ratio	96%	96%		93%	96%	
Days to Sell	52	48	8%	64	38	67%
Active Listings	10					
Single Family						
Units Listed	5	2	150%	121	108	12%
Units Reported Sold	1	2	-50%	67	66	2%
Sell/List Ratio	20%	100%		55%	61%	
Reported Sales Dollars	\$350,000	\$569,000	-38%	\$21,806,200	\$19,848,800	10%
Average Sell Price / Unit	\$350,000	\$284,500	23%	\$325,466	\$300,739	8%
Median Sell Price	\$350,000			\$300,000		
Sell Price / List Price Ratio	97%	98%		95%	96%	
Days to Sell	40	83	-52%	65	54	20%
Active Listings	22					

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.