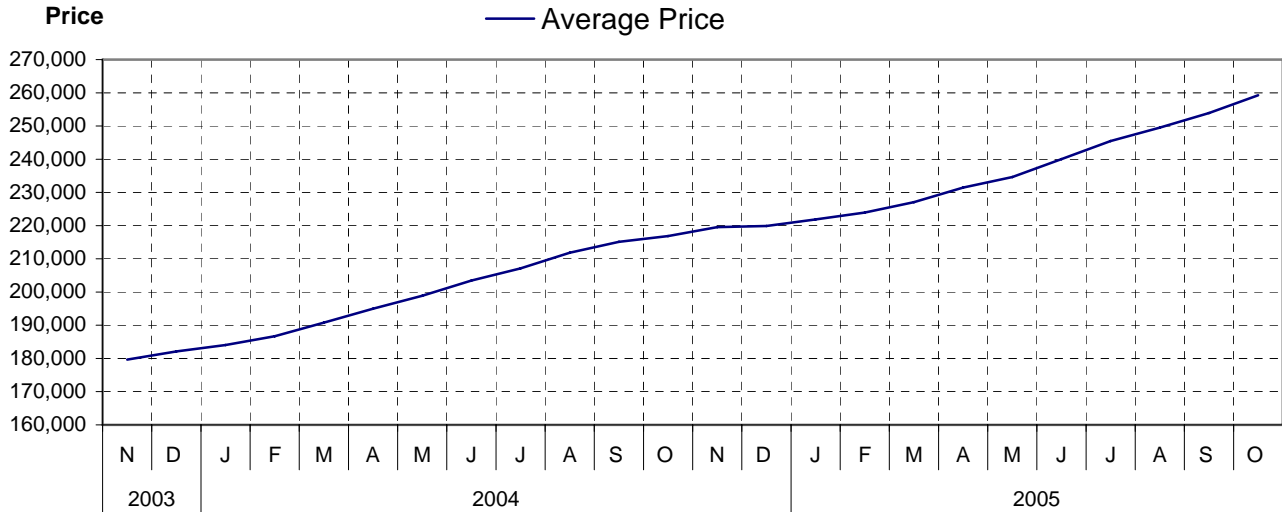


Nanaimo

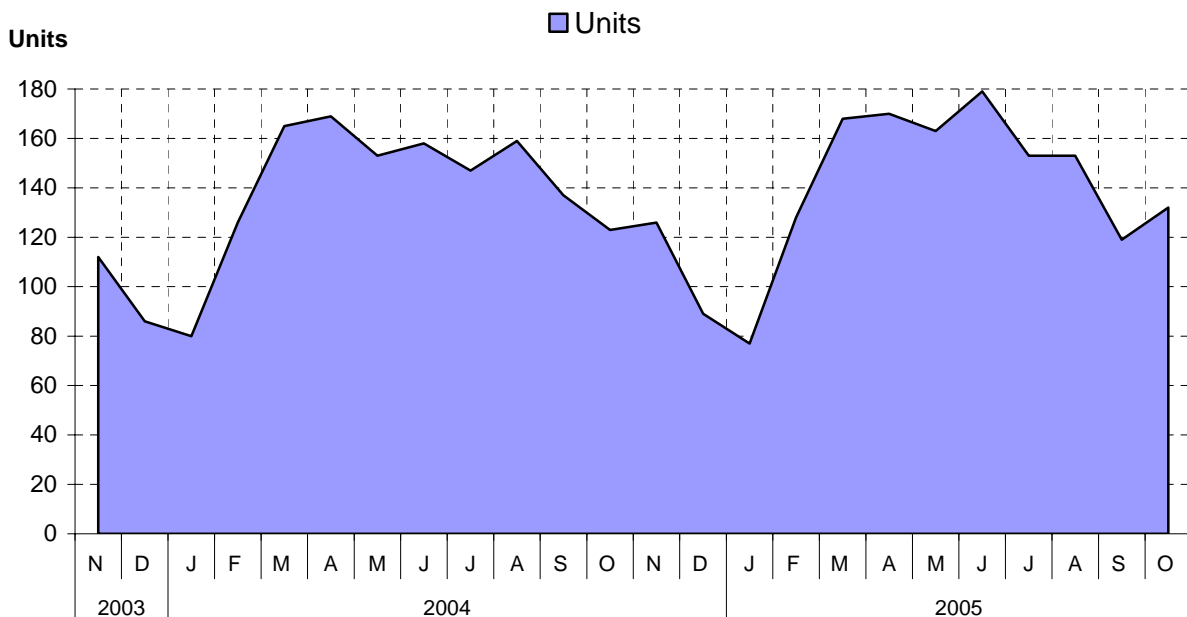
as at October 31, 2005

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	29	12	141%	221	293	-24%
UNITS REPORTED SOLD	1	13	-92%	159	211	-24%
SELL/LIST RATIO	3%	108%	0%	71%	72%	0%
REPORTED SALES DOLLARS	135,000	934,500	-85%	19,164,668	16,694,705	14%
AVG SELL PRICE/UNIT	135,000	71,884	87%	120,532	79,121	52%
MEDIAN SELL PRICE	135,000	0	0%	95,000	0	0%
PRICE RATIO	100%	91%	0%	95%	97%	0%
DAYS TO SELL	11	91	-87%	83	164	-49%
ACTIVE LISTINGS	54	81	-33%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	181	167	8%	2,207	2,237	-1%
UNITS REPORTED SOLD	132	123	7%	1,658	1,615	2%
SELL/LIST RATIO	72%	73%	0%	75%	72%	0%
REPORTED SALES DOLLARS	37,642,408	26,513,507	41%	429,838,845	350,251,859	22%
AVG SELL PRICE/UNIT	285,169	215,556	32%	259,251	216,874	19%
MEDIAN SELL PRICE	278,000	0	0%	247,000	0	0%
PRICE RATIO	98%	98%	0%	98%	98%	0%
DAYS TO SELL	42	41	2%	44	40	10%
ACTIVE LISTINGS	444	443	0%	0	0	0%
CONDOMINIUM (APT)						
UNITS LISTED	33	22	50%	443	415	6%
UNITS REPORTED SOLD	35	30	16%	355	325	9%
SELL/LIST RATIO	106%	136%	0%	80%	78%	0%
REPORTED SALES DOLLARS	6,298,700	3,232,700	94%	51,624,620	39,358,200	31%
AVG SELL PRICE/UNIT	179,962	107,756	67%	145,421	121,102	20%
MEDIAN SELL PRICE	155,000	0	0%	123,000	0	0%
PRICE RATIO	98%	97%	0%	98%	97%	0%
DAYS TO SELL	42	40	5%	41	44	-6%
ACTIVE LISTINGS	87	59	47%	0	0	0%
CONDOMINIUM (TWNHSE)						
UNITS LISTED	27	16	68%	233	257	-9%
UNITS REPORTED SOLD	14	16	-12%	188	190	-1%
SELL/LIST RATIO	51%	100%	0%	80%	73%	0%
REPORTED SALES DOLLARS	2,993,000	1,735,400	72%	31,040,208	26,850,810	15%
AVG SELL PRICE/UNIT	213,785	108,462	97%	165,107	141,320	16%
MEDIAN SELL PRICE	201,000	0	0%	148,000	0	0%
PRICE RATIO	99%	97%	0%	98%	99%	0%
DAYS TO SELL	103	41	151%	52	43	20%
ACTIVE LISTINGS	47	49	-4%	0	0	0%

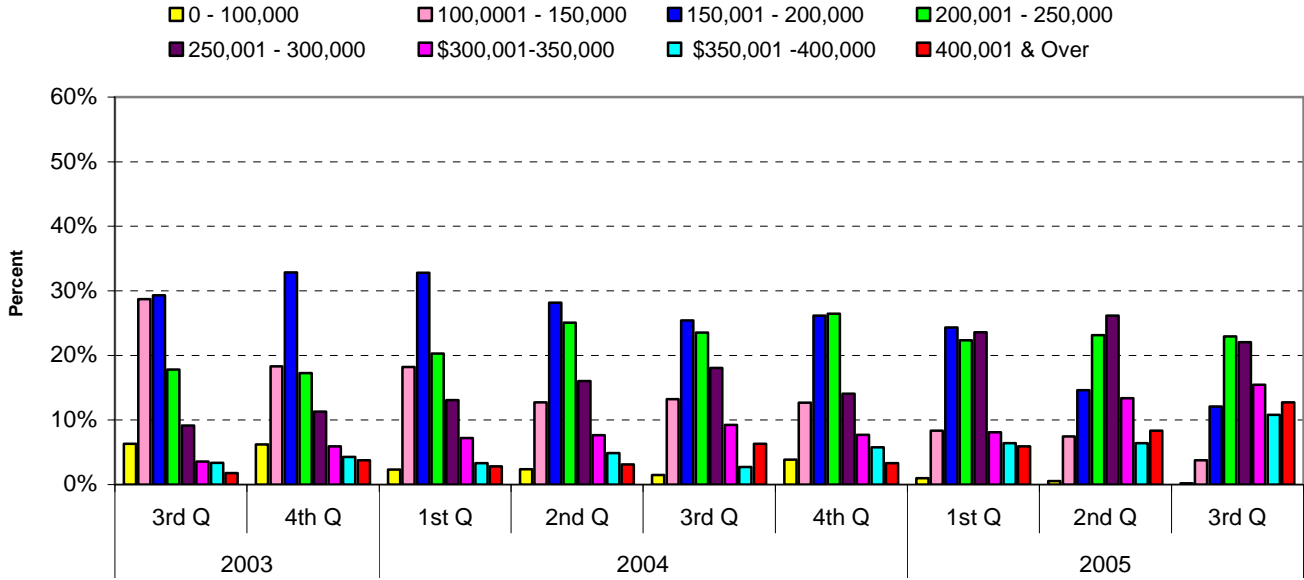
PLEASE NOTE:

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

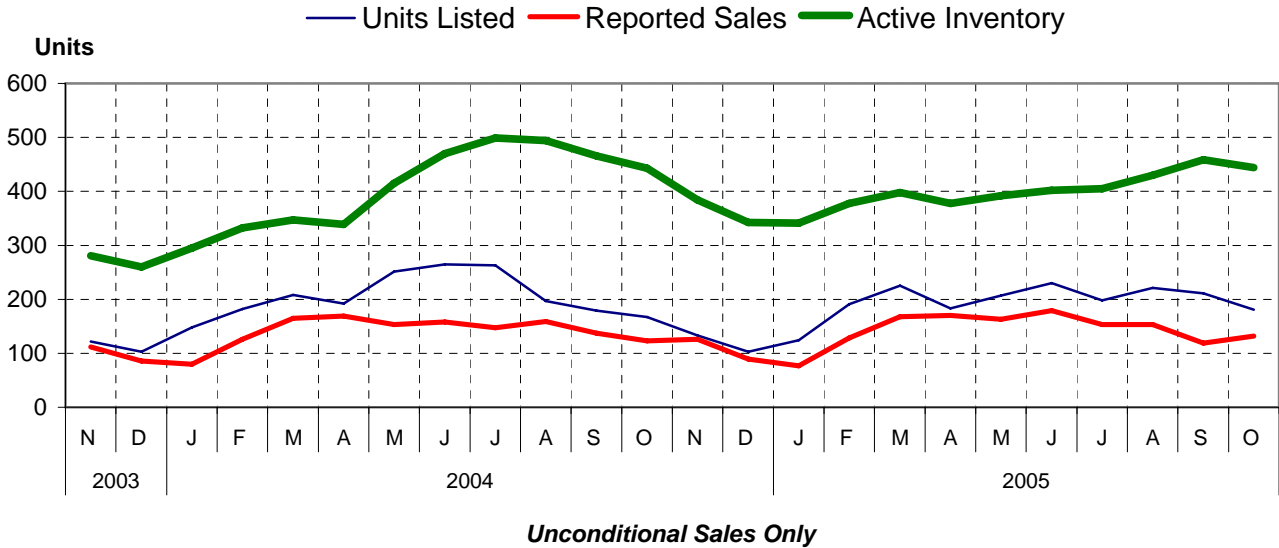
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.3% for the current month.

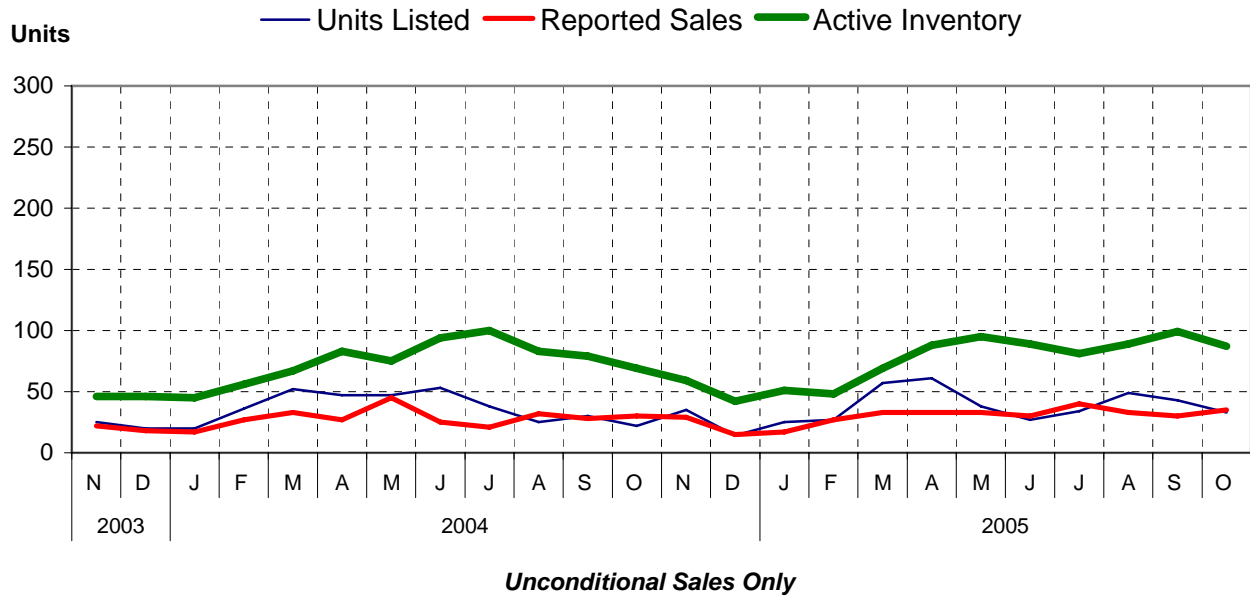
Percentage of Market Share by Price Range Nanaimo



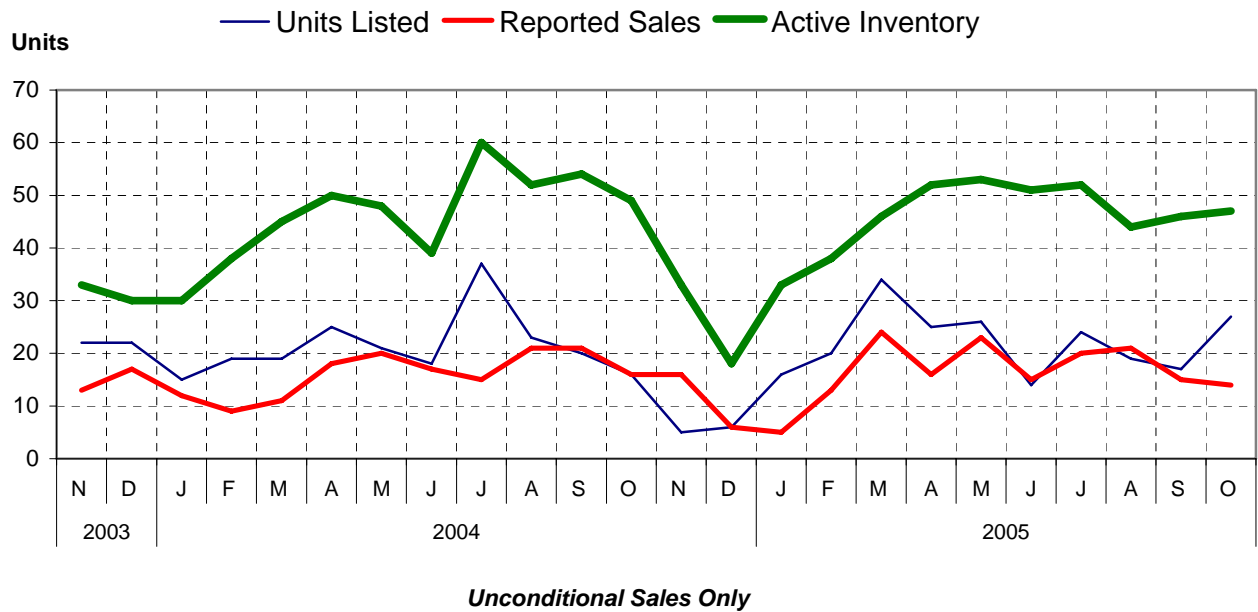
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



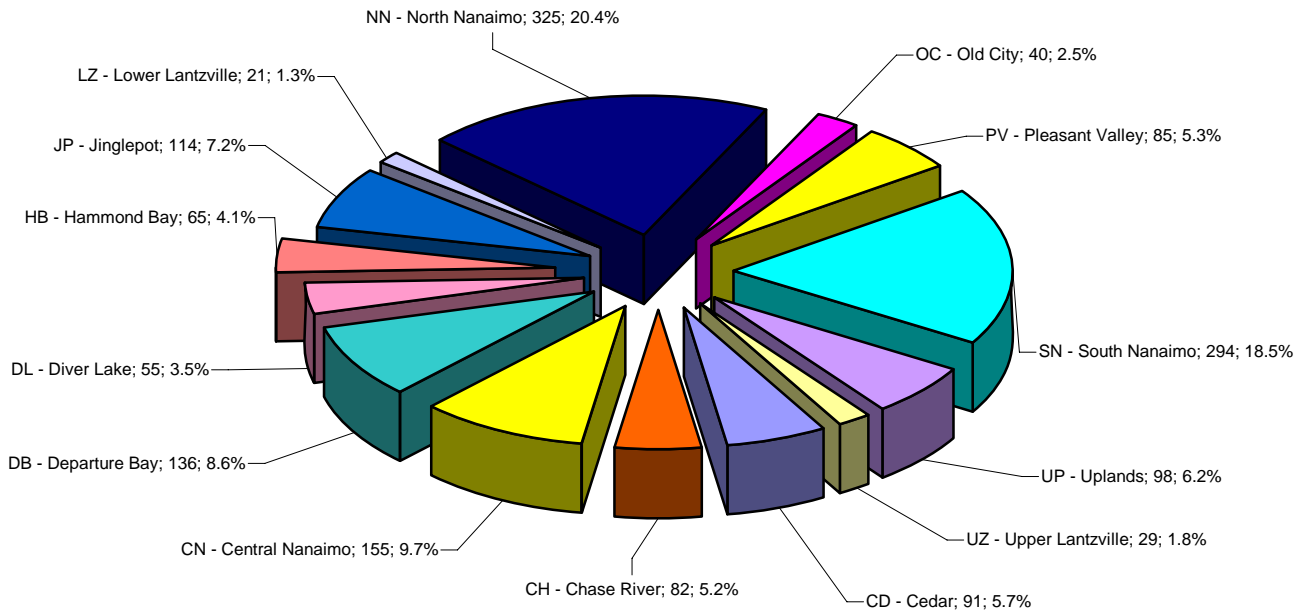
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to October 31, 2005

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	9		1	1							2		5		
100,001-150,000	97	3	1	21			2			1	9	1	59		
150,001-200,000	256	10	10	51	3		1	6		12	13	2	126	13	1
200,001-250,000	361	13	25	61	39	25	8	29	4	19	9	21	67	38	3
250,001-300,000	382	17	33	18	42	20	11	37	5	70	7	47	30	33	12
300,001-350,000	213	19	5	2	30	1	13	25	1	91		11	4	7	4
350,001-400,000	126	14	4		10		13	7	1	67		3	3	4	
400,001 & OVER	146	15	3	1	12	1	17	10	10	65				3	9
ZONE 4 TOTALS	1590	91	82	155	136	55	65	114	21	325	40	85	294	98	29

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to October 31, 2005 = 1,590

GABRIOLA ISLAND

Comparative Activity by Property Type

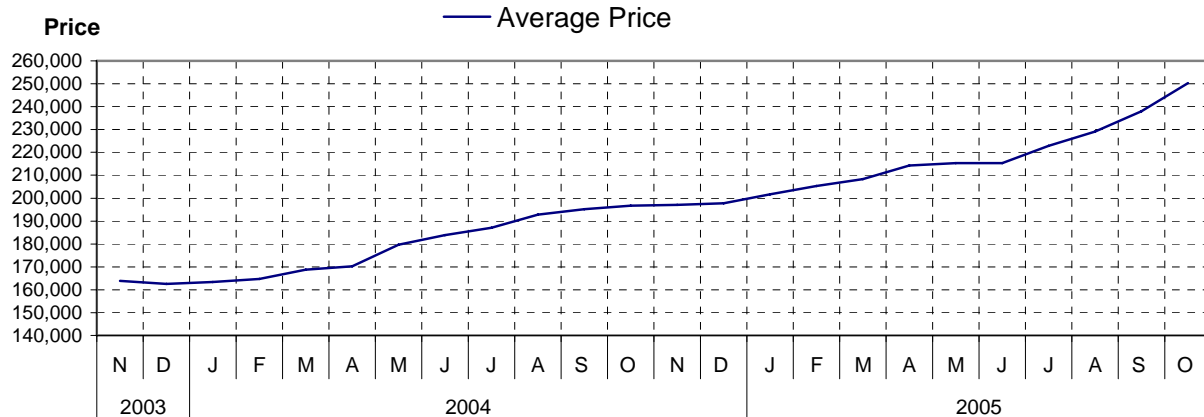
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	3	2	50%	63	46	36%
UNITS REPORTED SOLD	0	0	0%	42	51	-17%
SELL/LIST RATIO	0%	0%	0%	66%	110%	0%
REPORTED SALES DOLLARS	0	260,000	-100%	3,811,777	2,671,900	42%
AVG SELL PRICE/UNIT	0	0	0%	90,756	52,390	73%
PRICE RATIO	0%	97%	0%	95%	94%	0%
DAYS TO SELL	0	0	0%	39	75	-48%
ACTIVE LISTINGS	13	7	85%	0	0	0%

SINGLE FAMILY

UNITS LISTED	4	5	-20%	104	112	-7%
UNITS REPORTED SOLD	10	7	42%	78	86	-9%
SELL/LIST RATIO	250%	140%	0%	75%	76%	0%
REPORTED SALES DOLLARS	3,140,500	1,467,100	114%	19,519,150	16,918,600	15%
AVG SELL PRICE/UNIT	314,050	209,585	49%	250,245	196,727	27%
PRICE RATIO	96%	96%	0%	97%	96%	0%
DAYS TO SELL	81	27	200%	73	56	30%
ACTIVE LISTINGS	17	25	-32%	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 1.3% for the current month.