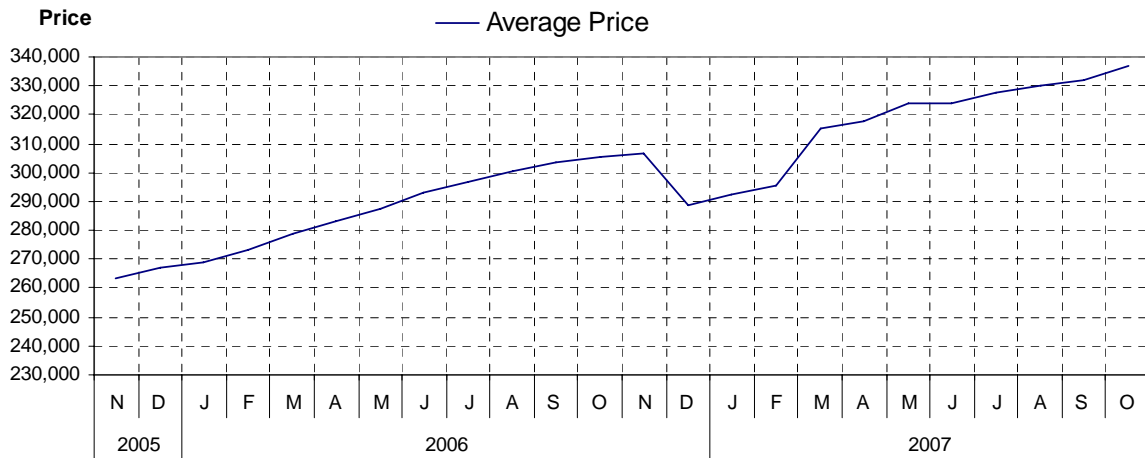


Nanaimo

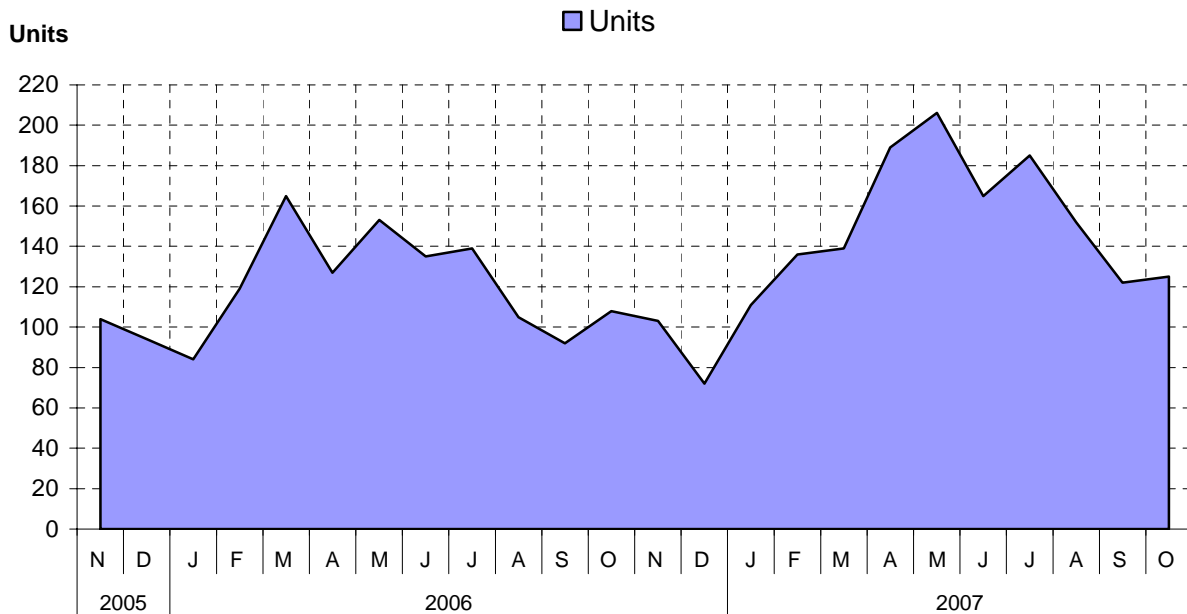
as at October 31, 2007

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

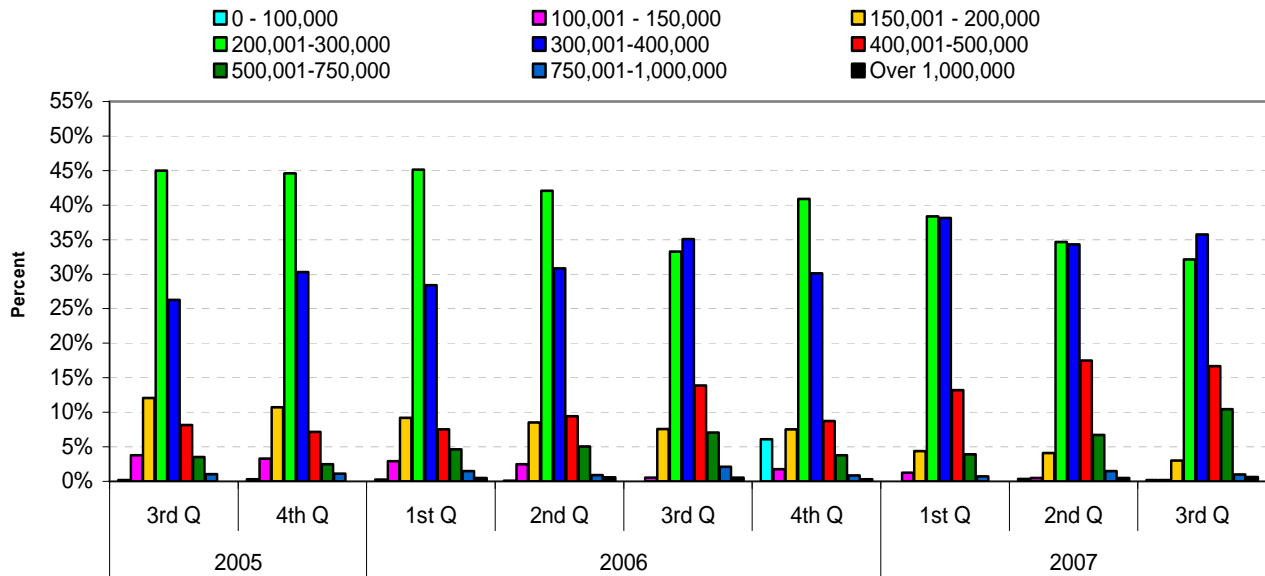
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	14	6	133%	479	256	87%
Units Reported Sold	11	2	450%	183	137	34%
Sell/List Ratio	79%	33%		38%	54%	
Reported Sales Dollars	\$1,646,316	\$381,500	332%	\$30,529,044	\$19,882,172	54%
Average Sell Price / Unit	\$149,665	\$190,750	-22%	\$166,825	\$145,125	15%
Median Sell Price	\$155,016			\$156,900		
Sell Price / List Price Ratio	95%	95%		97%	98%	
Days to Sell	114	23	395%	78	60	29%
Active Listings	204					
Single Family						
Units Listed	185	212	-13%	2540	2436	4%
Units Reported Sold	125	111	13%	1686	1446	17%
Sell/List Ratio	68%	52%		66%	59%	
Reported Sales Dollars	\$45,903,947	\$33,517,283	37%	\$568,311,276	\$439,059,934	29%
Average Sell Price / Unit	\$367,232	\$301,958	22%	\$337,077	\$303,638	11%
Median Sell Price	\$359,900			\$323,000		
Sell Price / List Price Ratio	96%	95%		97%	97%	
Days to Sell	49	54	-9%	48	46	4%
Active Listings	503					
Condos (apt)						
Units Listed	55	33	67%	546	513	6%
Units Reported Sold	38	27	41%	337	292	15%
Sell/List Ratio	69%	82%		62%	57%	
Reported Sales Dollars	\$8,821,100	\$4,593,800	92%	\$70,813,435	\$54,514,741	30%
Average Sell Price / Unit	\$232,134	\$170,141	36%	\$210,129	\$186,694	13%
Median Sell Price	198,000			\$187,000		
Sell Price / List Price Ratio	97%	96%		96%	97%	
Days to Sell	57	47	20%	62	43	43%
Active Listings	139					
Condos (twnhse)						
Units Listed	16	26	-38%	369	443	-17%
Units Reported Sold	22	21	5%	262	271	-3%
Sell/List Ratio	138%	81%		71%	61%	
Reported Sales Dollars	\$5,764,380	\$4,917,500	17%	\$64,001,237	\$61,341,191	4%
Average Sell Price / Unit	\$262,017	\$234,167	12%	\$244,280	\$226,351	8%
Median Sell Price	\$223,000			\$224,300		
Sell Price / List Price Ratio	96%	97%		97%	98%	
Days to Sell	40	56	-29%	57	52	9%
Active Listings	56					

PLEASE NOTE:

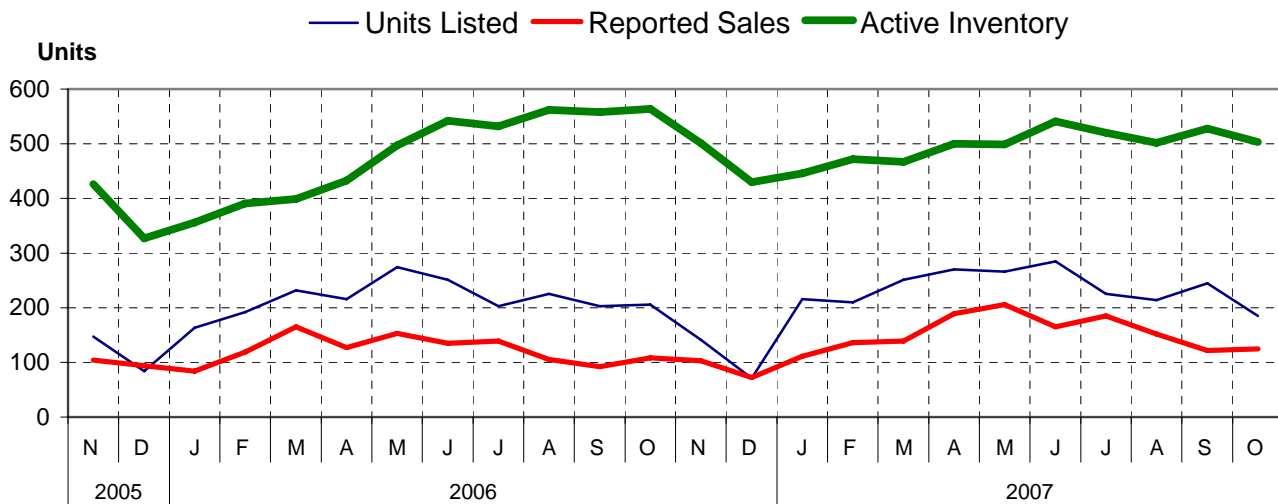
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

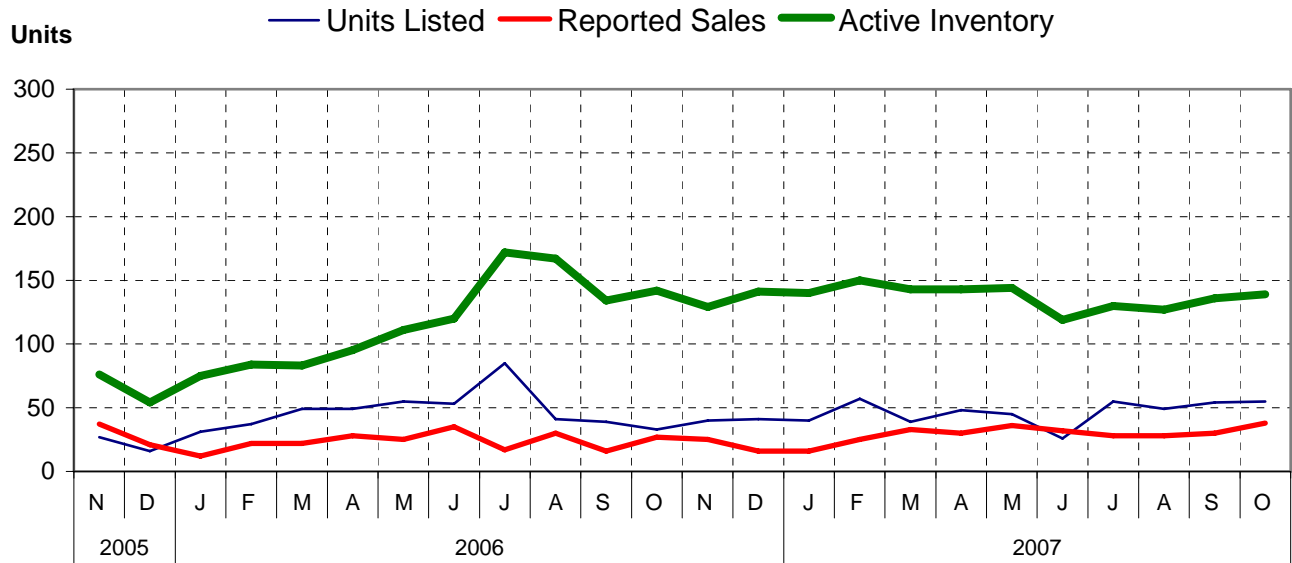
Percentage of Market Share by Price Range Nanaimo



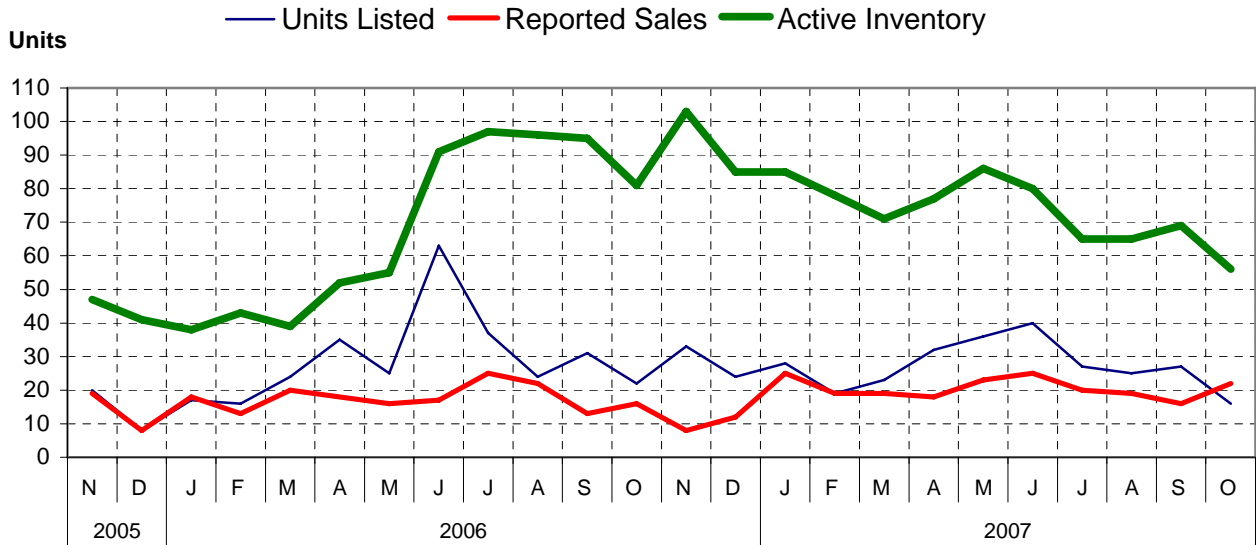
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



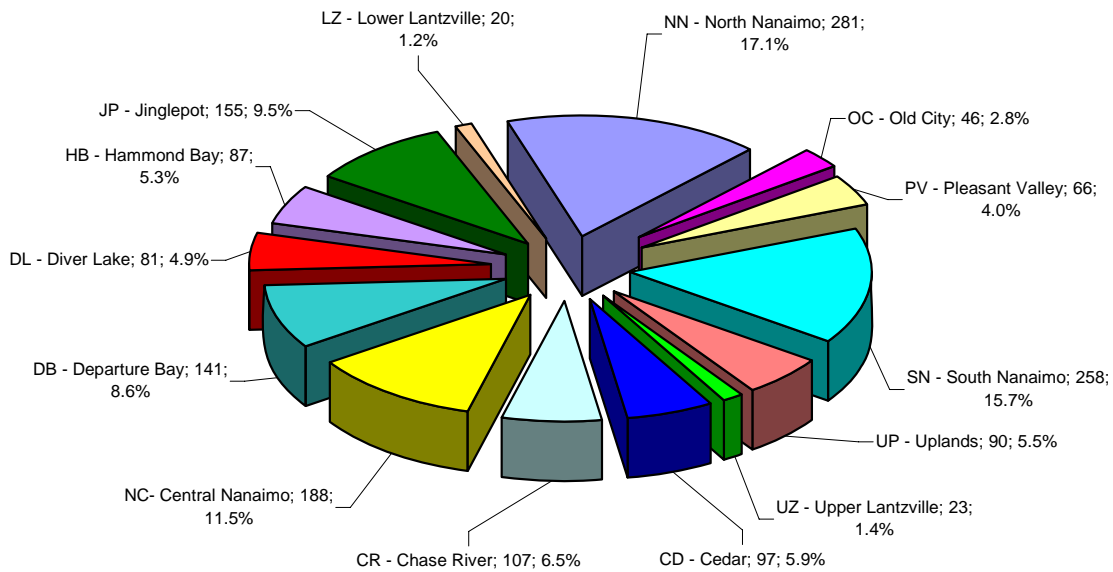
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to October 31, 2007

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

RANGE	TOTAL	CD	CR	NC	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	5	0	0	0	0	0	0	2	0	0	0	0	3	0	0
100,001- 150,000	10	0	0	2	0	0	0	0	0	0	1	2	4	1	0
150,001- 200,000	60	8	2	5	0	2	0	1	0	2	2	1	36	0	1
200,001- 300,000	557	25	20	132	30	35	11	26	3	21	31	15	168	37	3
300,001- 400,000	595	29	64	45	71	40	20	64	3	117	11	35	45	42	9
400,001- 500,000	268	22	17	3	29	4	29	43	7	86	1	9	2	7	9
500,001- 750,000	119	8	4	1	6	0	23	17	3	50	0	3	0	3	1
750,001-1,000,000	20	3	0	0	5	0	2	2	3	4	0	1	0	0	0
OVER 1,000,000	6	2	0	0	0	0	2	0	1	1	0	0	0	0	0
ZONE 4 TOTALS	1,640	97	107	188	141	81	87	155	20	281	46	66	258	90	23

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to October 31, 2007 = 1,640

GABRIOLA ISLAND

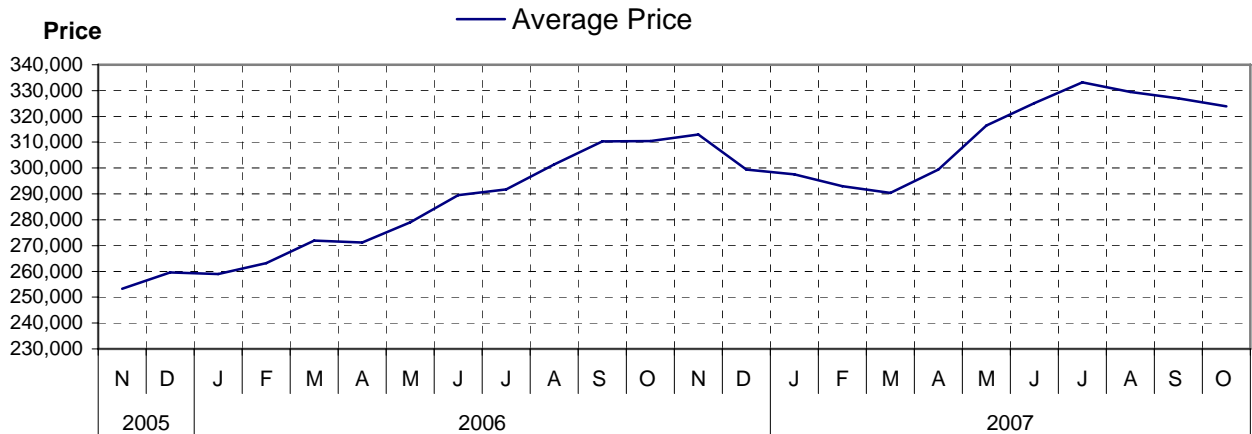
Comparative Activity by Property Type

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	2	7	-71%	58	72	-19%
UNITS REPORTED SOLD	3	2	50%	40	44	-9%
SELL/LIST RATIO	150%	29%		69%	61%	
REPORTED SALES DOLLARS	311,000	280,000	11%	5,182,900	4,839,550	7%
AVG SELL PRICE/UNIT	103,667	140,000	-26%	129,572	109,990	18%
MEDIAN SELL PRICE	90,000			120,000		
PRICE RATIO	85%	92%		93%	96%	
DAYS TO SELL	65	71	-8%	64	41	58%
ACTIVE LISTINGS	14					

SINGLE FAMILY

UNITS LISTED	9	4	125%	118	116	2%
UNITS REPORTED SOLD	4	4	0%	68	69	-1%
SELL/LIST RATIO	44%	100%		58%	59%	
REPORTED SALES DOLLARS	1,088,000	1,295,000	-16%	22,025,200	20,627,300	7%
AVG SELL PRICE/UNIT	272,000	323,750	-16%	323,900	298,946	8%
MEDIAN SELL PRICE	295,000			300,000		
PRICE RATIO	94%	96%		95%	96%	
DAYS TO SELL	56	31	80%	66	52	27%
ACTIVE LISTINGS	23					

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.