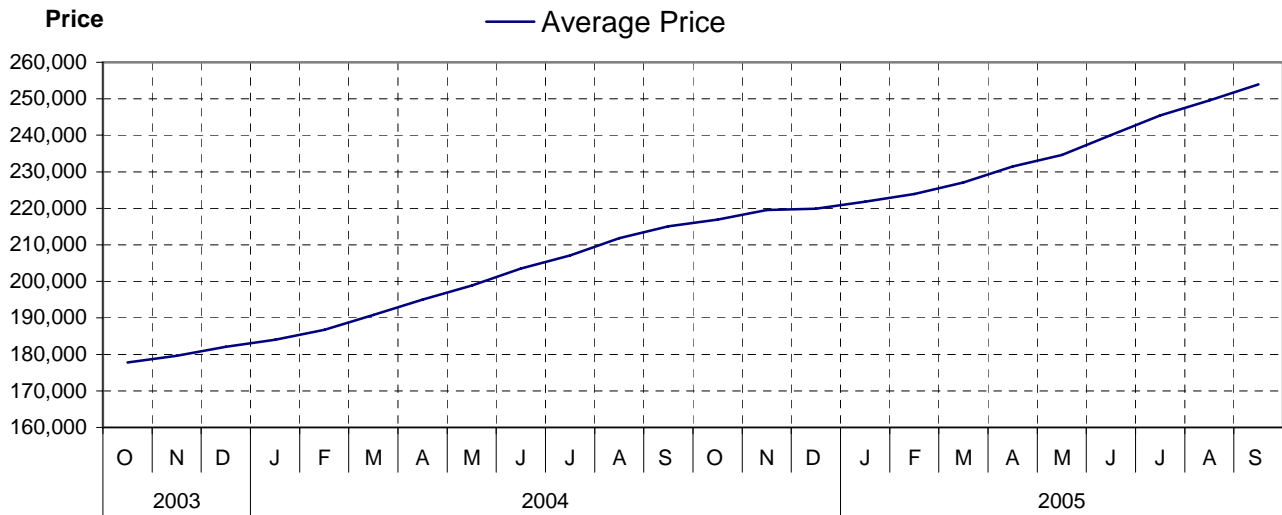


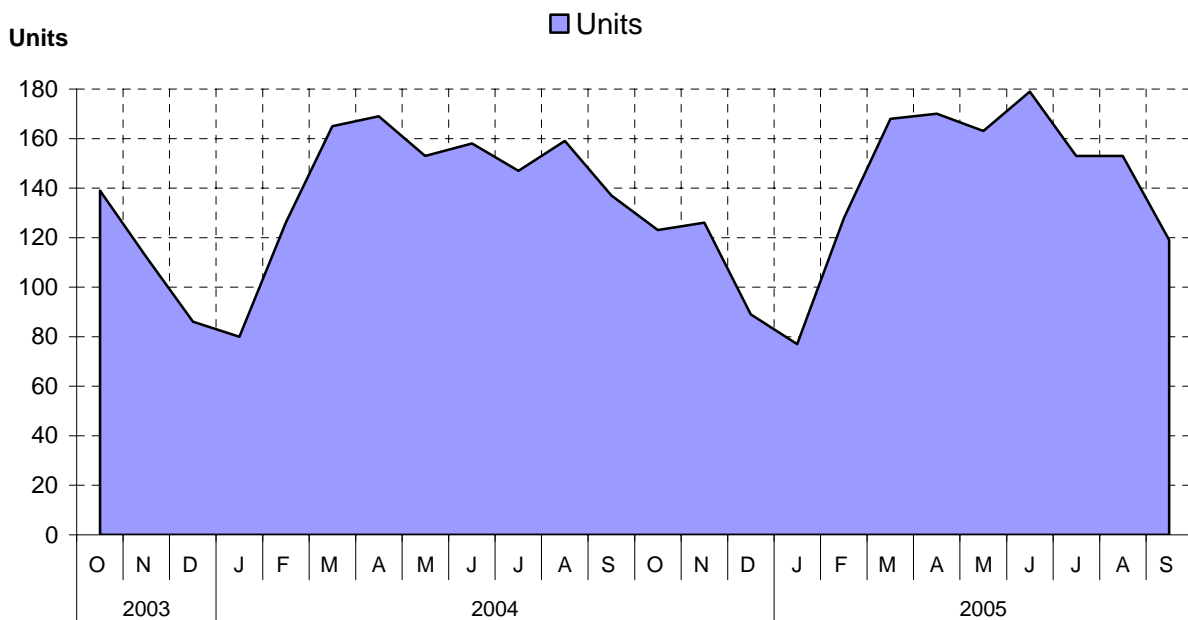
Nanaimo as at September 30, 2005

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	13	21	-38%	204	299	-31%
UNITS REPORTED SOLD	11	21	-47%	171	218	-21%
SELL/LIST RATIO	84%	100%	0%	83%	72%	0%
REPORTED SALES DOLLARS	1,298,900	1,895,000	-31%	19,964,168	17,492,732	14%
AVG SELL PRICE/UNIT	118,081	90,238	30%	116,749	80,241	45%
MEDIAN SELL PRICE	95,000	0	0%	93,000	0	0%
PRICE RATIO	95%	99%	0%	94%	97%	0%
DAYS TO SELL	85	98	-13%	84	170	-50%
ACTIVE LISTINGS	34	119	-71%	0	0	0%
SINGLE FAMILY						
UNITS LISTED	211	179	17%	2,193	2,232	-1%
UNITS REPORTED SOLD	119	137	-13%	1,649	1,631	1%
SELL/LIST RATIO	56%	76%	0%	75%	73%	0%
REPORTED SALES DOLLARS	33,515,608	30,793,423	8%	418,709,944	350,923,274	19%
AVG SELL PRICE/UNIT	281,643	224,769	25%	253,917	215,158	18%
MEDIAN SELL PRICE	279,000	0	0%	242,000	0	0%
PRICE RATIO	98%	97%	0%	98%	98%	0%
DAYS TO SELL	39	45	-13%	44	40	10%
ACTIVE LISTINGS	459	466	-1%	0	0	0%
CONDOMINIUM (APT)						
UNITS LISTED	43	30	43%	432	422	2%
UNITS REPORTED SOLD	30	28	7%	350	313	11%
SELL/LIST RATIO	69%	93%	0%	81%	74%	0%
REPORTED SALES DOLLARS	4,740,350	3,672,200	29%	48,558,620	37,863,000	28%
AVG SELL PRICE/UNIT	158,011	131,150	20%	138,738	120,968	14%
MEDIAN SELL PRICE	139,900	0	0%	119,900	0	0%
PRICE RATIO	98%	97%	0%	98%	97%	0%
DAYS TO SELL	37	53	-30%	41	53	-22%
ACTIVE LISTINGS	99	79	25%	0	0	0%
CONDOMINIUM (TWNHSE)						
UNITS LISTED	17	20	-15%	222	252	-11%
UNITS REPORTED SOLD	15	21	-28%	190	194	-2%
SELL/LIST RATIO	88%	105%	0%	85%	76%	0%
REPORTED SALES DOLLARS	2,603,550	3,216,854	-19%	29,782,608	27,721,510	7%
AVG SELL PRICE/UNIT	173,570	153,183	13%	156,750	142,894	9%
MEDIAN SELL PRICE	174,900	0	0%	145,000	0	0%
PRICE RATIO	99%	100%	0%	98%	99%	0%
DAYS TO SELL	33	75	-56%	48	46	4%
ACTIVE LISTINGS	46	54	-14%	0	0	0%

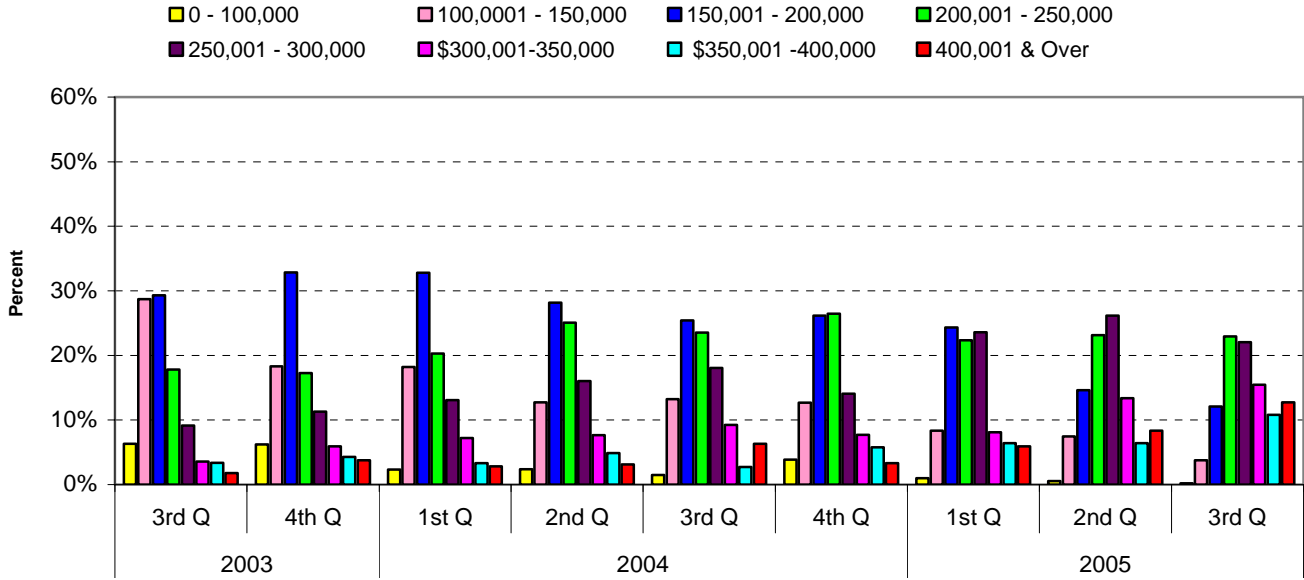
PLEASE NOTE:

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

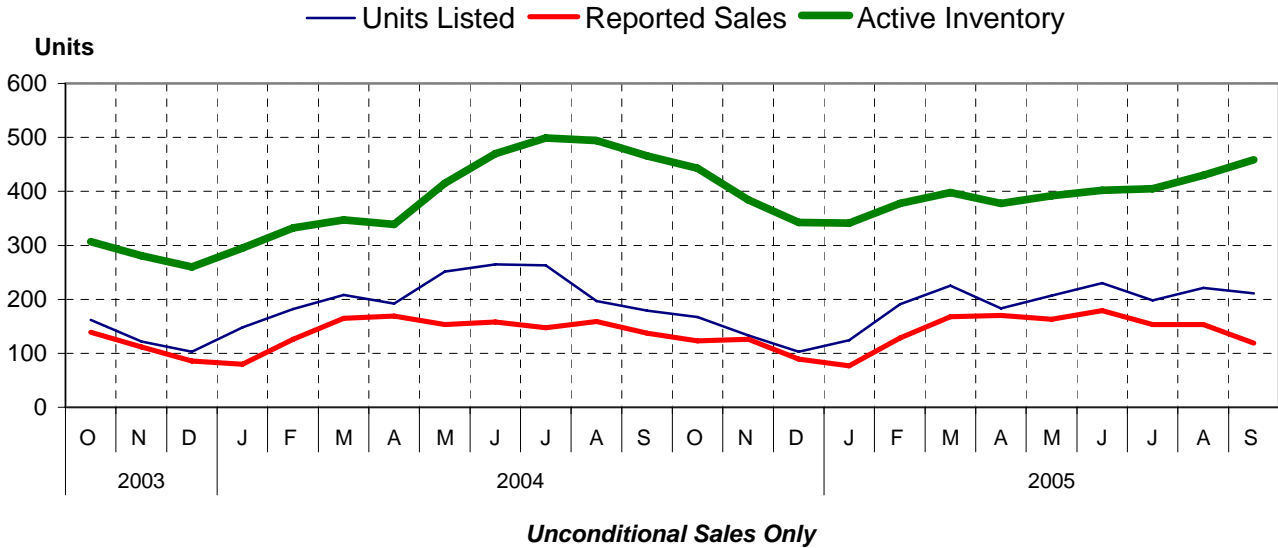
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.1% for the current month.

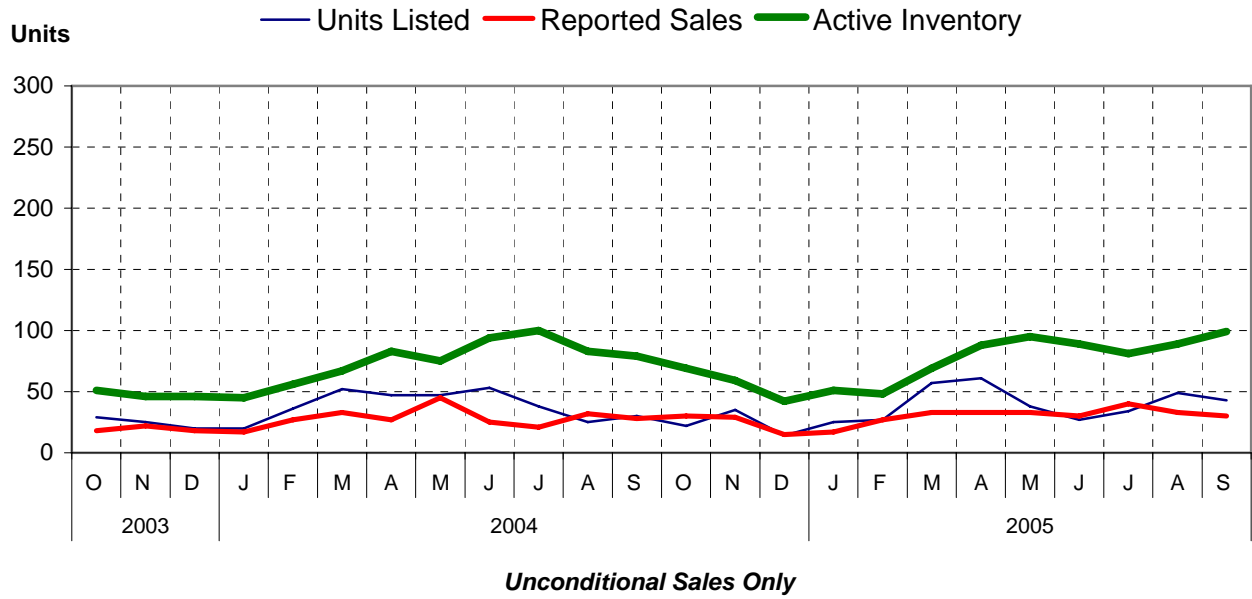
Percentage of Market Share by Price Range Nanaimo



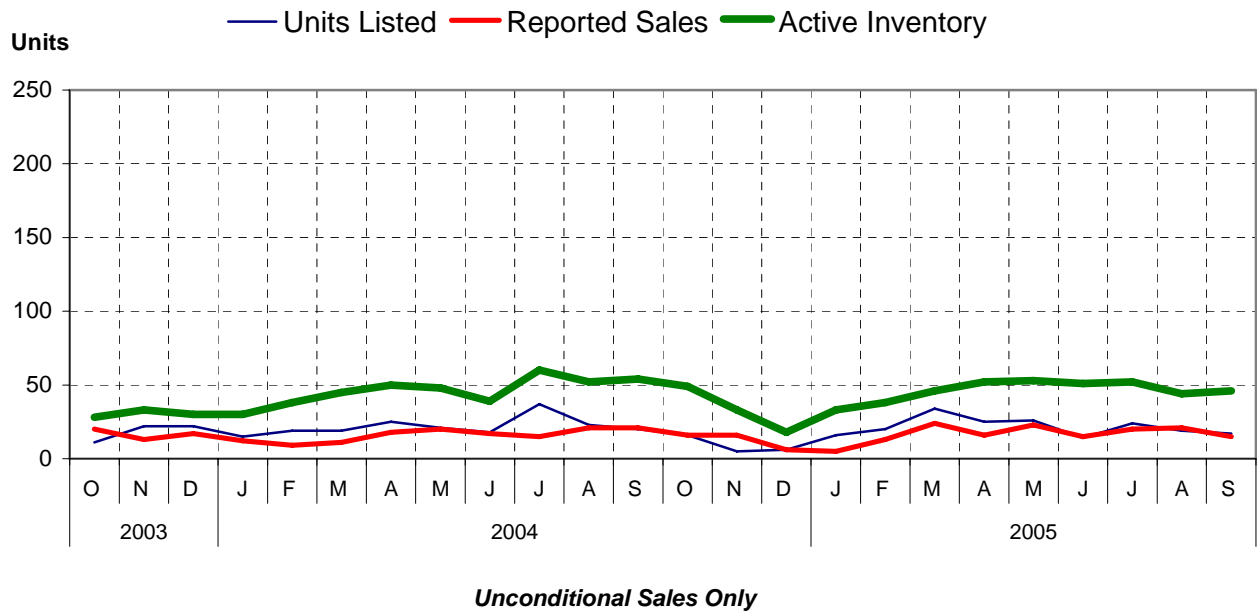
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



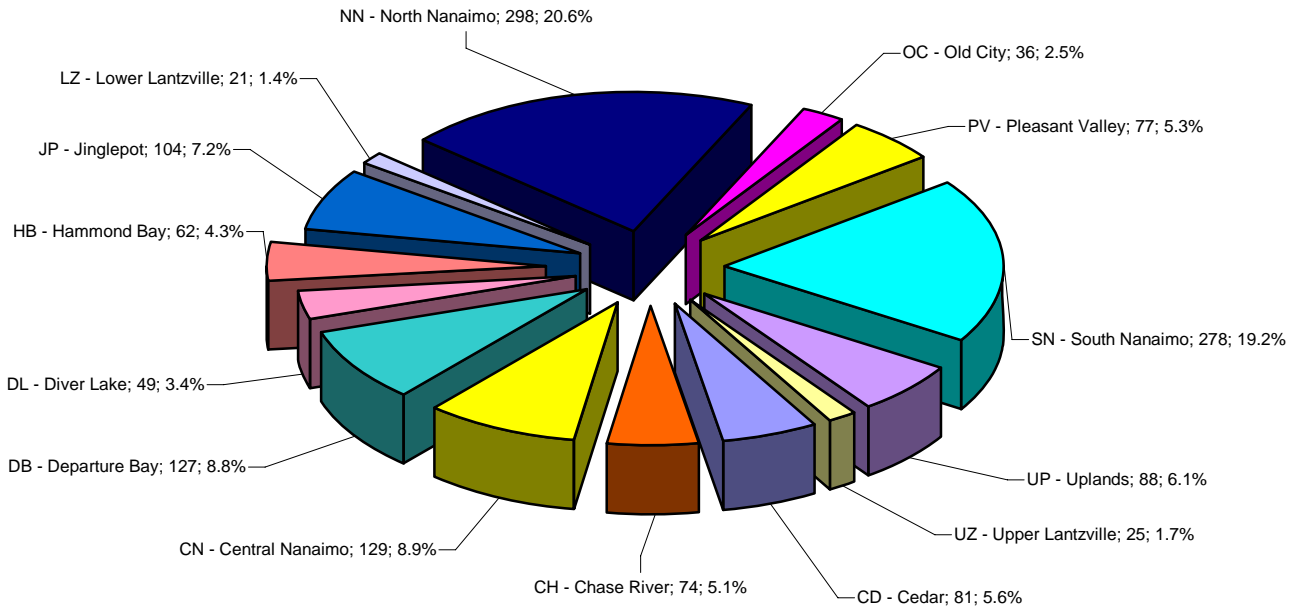
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 30, 2005

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000	8		1								2		5		
100,001-150,000	94	3	1	20			2			1	9	1	57		
150,001-200,000	239	9	9	42	3	8	1	6		12	13	2	121	12	1
200,001-250,000	331	12	24	52	38	24	8	27	4	18	6	21	61	34	2
250,001-300,000	349	14	29	13	41	15	11	36	5	68	6	43	28	29	11
300,001-350,000	182	16	4	2	25	1	11	21	1	81		8	3	6	3
350,001-400,000	114	13	4		9		12	6	1	60		2	3	4	
400,001 & OVER	132	14	2		11	1	17	8	10	58				3	8
ZONE 4 TOTALS	1449	81	74	129	127	49	62	104	21	298	36	77	278	88	25

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to September 30, 2005 = 1,449

GABRIOLA ISLAND

Comparative Activity by Property Type

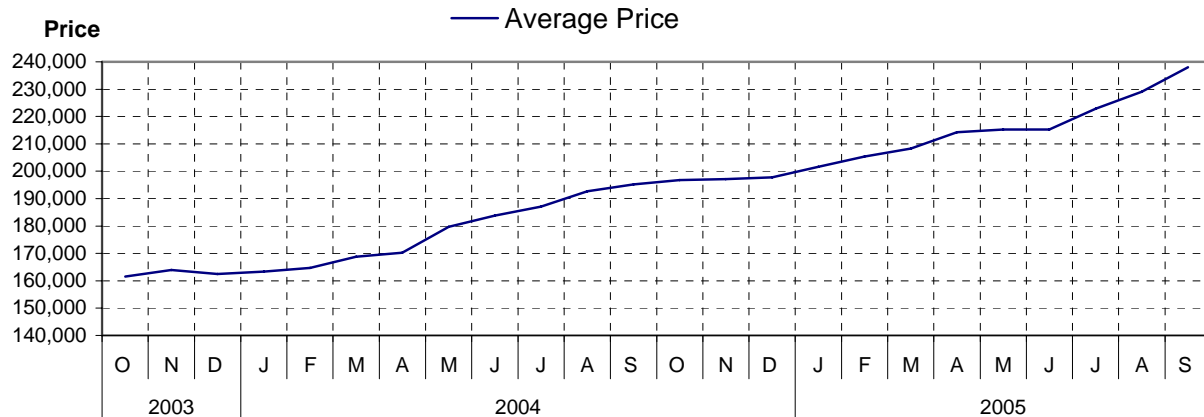
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	7	0	0%	62	54	14%
UNITS REPORTED SOLD	7	6	16%	42	58	-27%
SELL/LIST RATIO	100%	0%	0%	67%	107%	0%
REPORTED SALES DOLLARS	542,377	649,900	-16%	3,551,777	3,429,900	3%
AVG SELL PRICE/UNIT	77,482	108,316	-28%	84,566	59,136	43%
PRICE RATIO	93%	96%	0%	95%	94%	0%
DAYS TO SELL	53	31	70%	39	72	-45%
ACTIVE LISTINGS	10	5	100%	0	0	0%

SINGLE FAMILY

UNITS LISTED	10	9	11%	105	113	-7%
UNITS REPORTED SOLD	9	8	12%	75	84	-10%
SELL/LIST RATIO	90%	88%	0%	71%	74%	0%
REPORTED SALES DOLLARS	2,509,050	1,616,000	55%	17,845,750	16,397,500	8%
AVG SELL PRICE/UNIT	278,783	202,000	38%	237,943	195,208	21%
PRICE RATIO	97%	96%	0%	97%	96%	0%
DAYS TO SELL	30	42	-28%	68	58	17%
ACTIVE LISTINGS	23	32	-28%	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 1.1% for the current month.

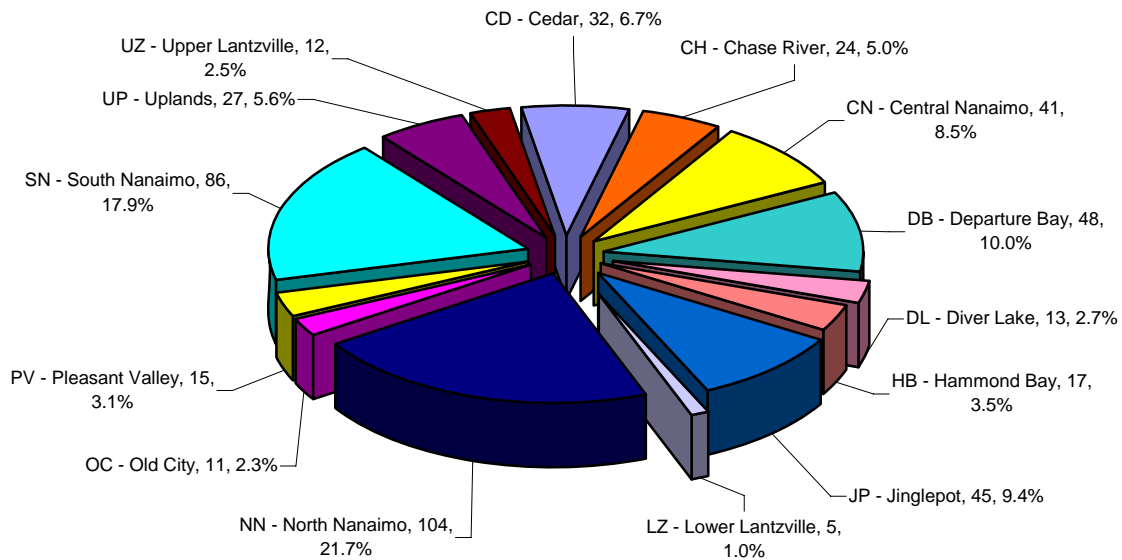
3rd Quarter 2005

MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to September 30, 2005

RANGE	TOTAL	-----SUB-AREAS-----													
		CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0-100,000			1												
100,001-150,000	18			3							5		10		
150,001-200,000	58	3	4	8			1	2		5	4		30	1	
200,001-250,000	110	5	5	21	13	6	1	14		3	1	2	29	9	1
250,001-300,000	106	6	11	7	13	7	4	7	1	12	1	9	14	9	5
300,001-350,000	74	3	2	2	15		3	11		27		3	3	4	1
350,001-400,000	52	7	1		3		2	6		29		1		3	
400,001 & OVER	61	8			4		6	5	4	28				1	5
ZONE4 TOTALS	480	32	24	41	48	13	17	45	5	104	11	15	86	27	12

3rd Quarter 2005 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales July 1 to September 30, 2005 = 480