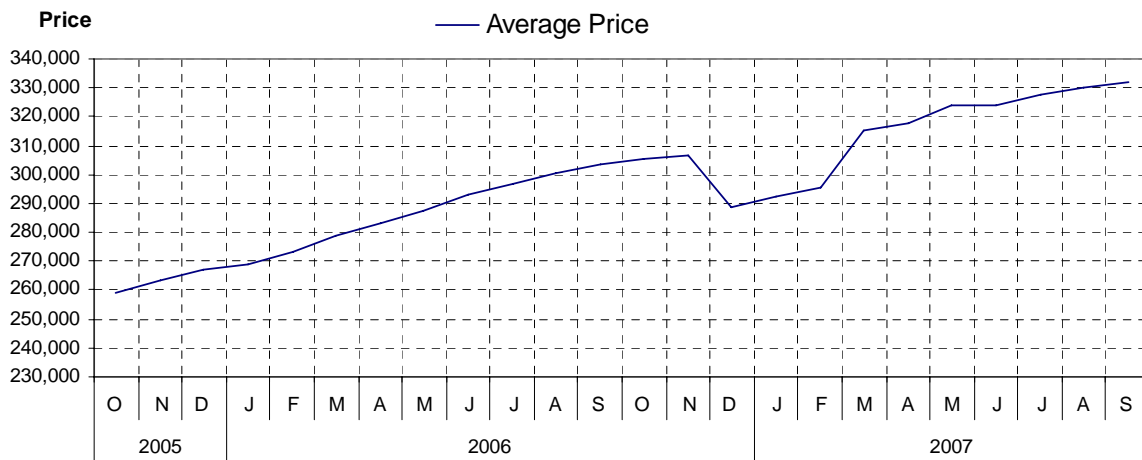


Nanaimo

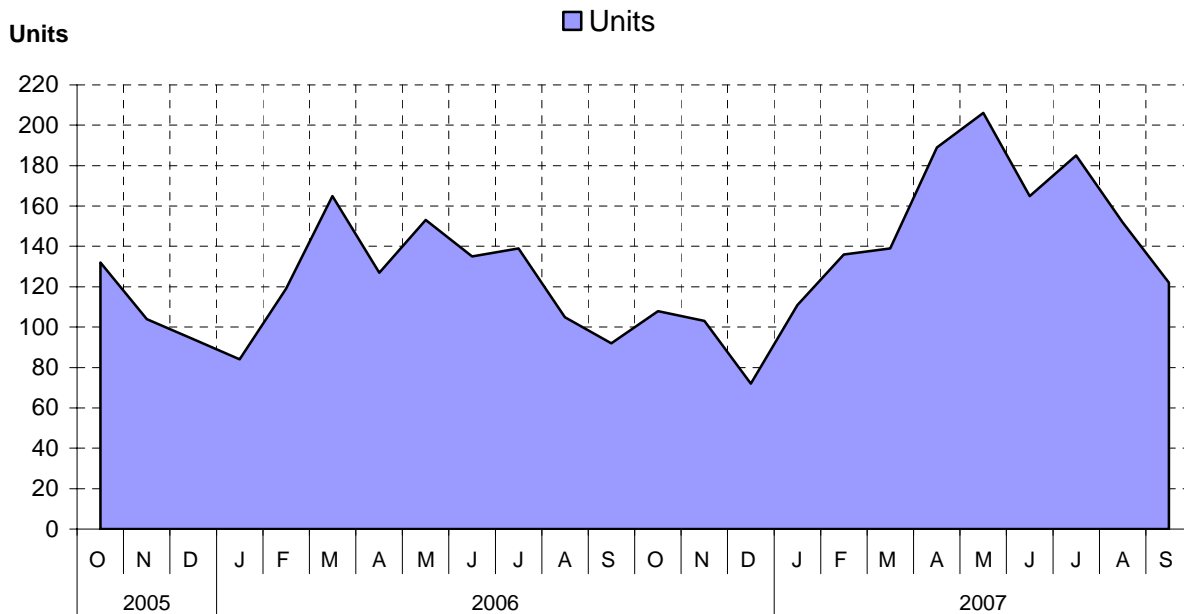
as at September 30, 2007

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

(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	91	26	250 %	472	293	61 %
UNITS REPORTED SOLD	18	11	63 %	181	143	26 %
SELL/LIST RATIO	19 %	42 %		38 %	48 %	
REPORTED SALES DOLLARS	4,255,500	2,086,700	103 %	32,293,228	23,216,834	39 %
AVG SELL PRICE/UNIT	236,416	189,700	24 %	178,415	162,355	9 %
MEDIAN SELL PRICE	161,900			157,900		
PRICE RATIO	96 %	96 %		98 %	100 %	
DAYS TO SELL	124	76	63 %	78	61	27 %
ACTIVE LISTINGS	218	83	162 %			
SINGLE FAMILY						
UNITS LISTED	245	203	20 %	2,600	2,371	9 %
UNITS REPORTED SOLD	122	92	32 %	1,677	1,498	11 %
SELL/LIST RATIO	49 %	45 %		64 %	63 %	
REPORTED SALES DOLLARS	43,884,924	30,399,683	44 %	557,189,012	446,388,409	24 %
AVG SELL PRICE/UNIT	359,712	330,431	8 %	332,253	297,989	11 %
MEDIAN SELL PRICE	345,000			319,000		
PRICE RATIO	98 %	97 %		98 %	98 %	
DAYS TO SELL	51	67	23-%	47	44	6 %
ACTIVE LISTINGS	528	558	5-%			
CONDOMINIUM (APT)						
UNITS LISTED	54	39	38 %	527	515	2 %
UNITS REPORTED SOLD	30	16	87 %	326	300	8 %
SELL/LIST RATIO	55 %	41 %		61 %	58 %	
REPORTED SALES DOLLARS	6,818,000	3,058,900	122 %	66,586,135	56,219,641	18 %
AVG SELL PRICE/UNIT	227,266	191,181	18 %	204,251	187,398	8 %
MEDIAN SELL PRICE	225,000			184,000		
PRICE RATIO	97 %	97 %		97 %	98 %	
DAYS TO SELL	40	52	23-%	61	42	45 %
ACTIVE LISTINGS	136	134	1 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	27	31	12-%	336	327	2 %
UNITS REPORTED SOLD	16	13	23 %	220	203	8 %
SELL/LIST RATIO	59 %	41 %		65 %	62 %	
REPORTED SALES DOLLARS	3,752,100	2,812,500	33 %	51,304,738	43,978,901	16 %
AVG SELL PRICE/UNIT	234,506	216,346	8 %	233,203	216,644	7 %
MEDIAN SELL PRICE	213,000			216,000		
PRICE RATIO	98 %	99 %		98 %	98 %	
DAYS TO SELL	48	56	14-%	53	52	1 %
ACTIVE LISTINGS	69	95	27-%			

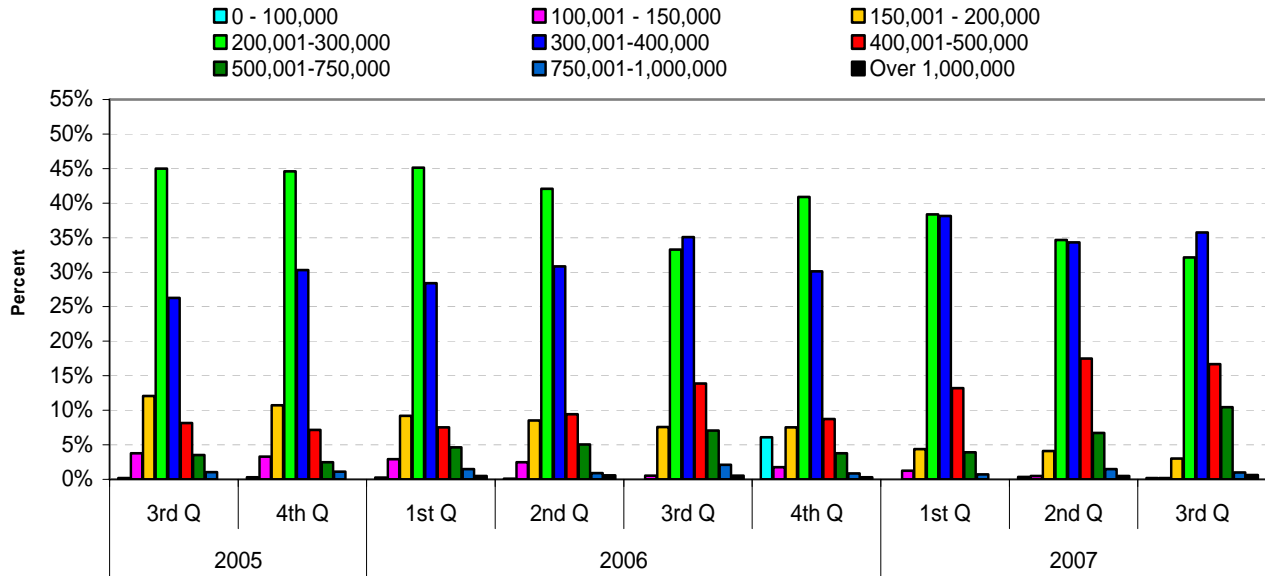
PLEASE NOTE:

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

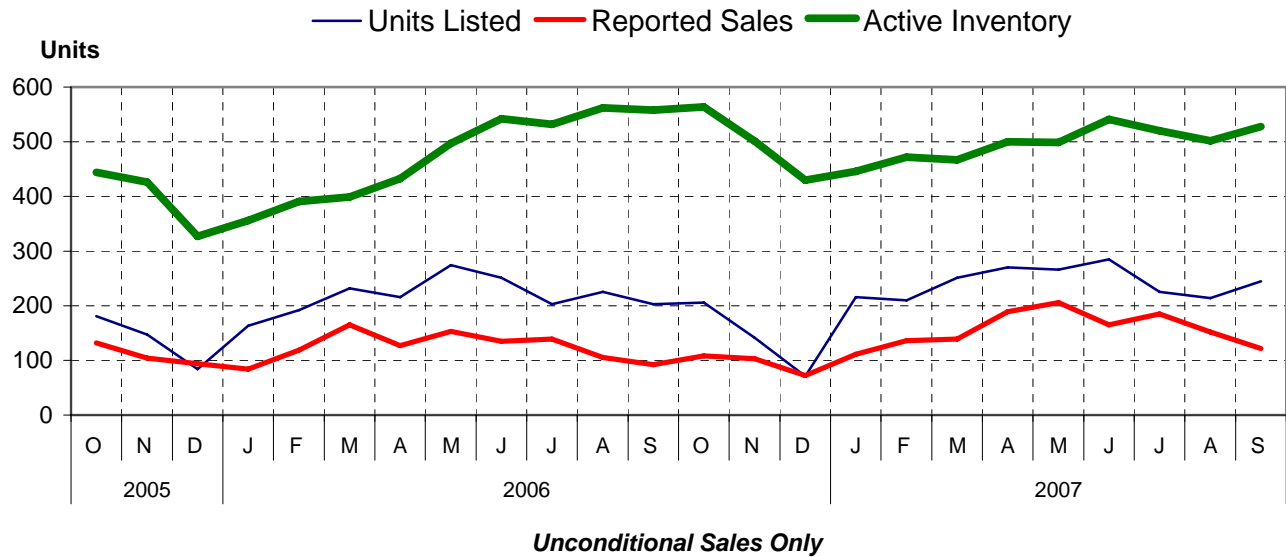
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.5% for the current month.

Percentage of Market Share by Price Range Nanaimo

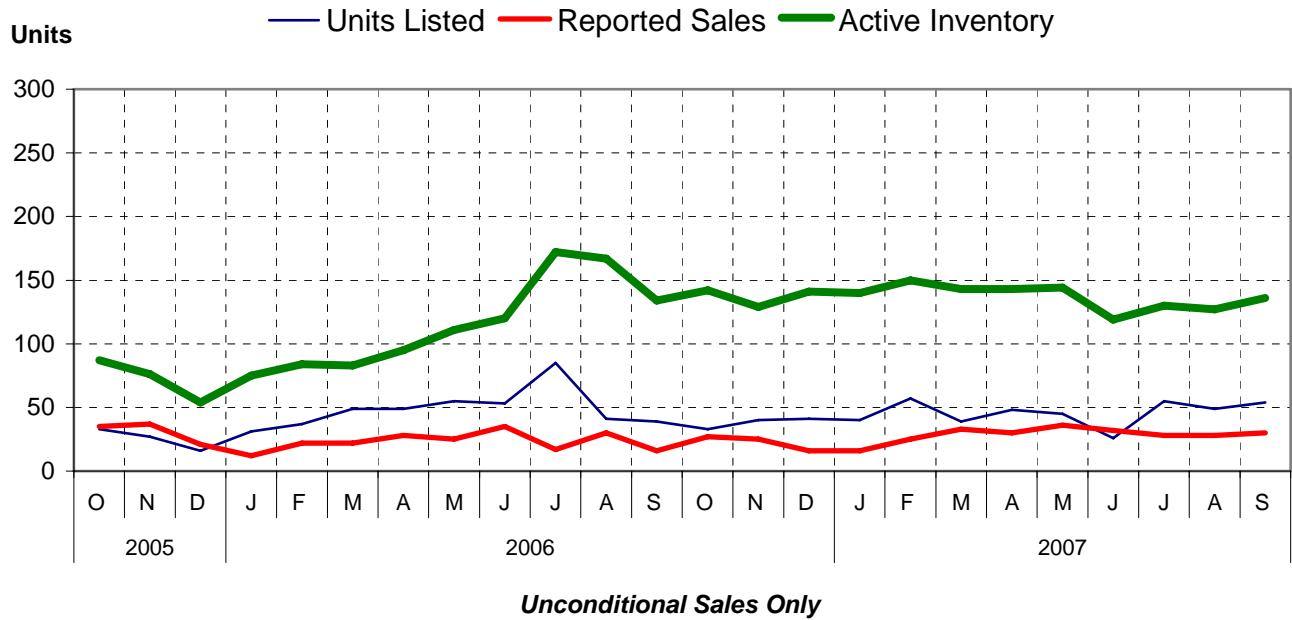


Single Family Comparisons between

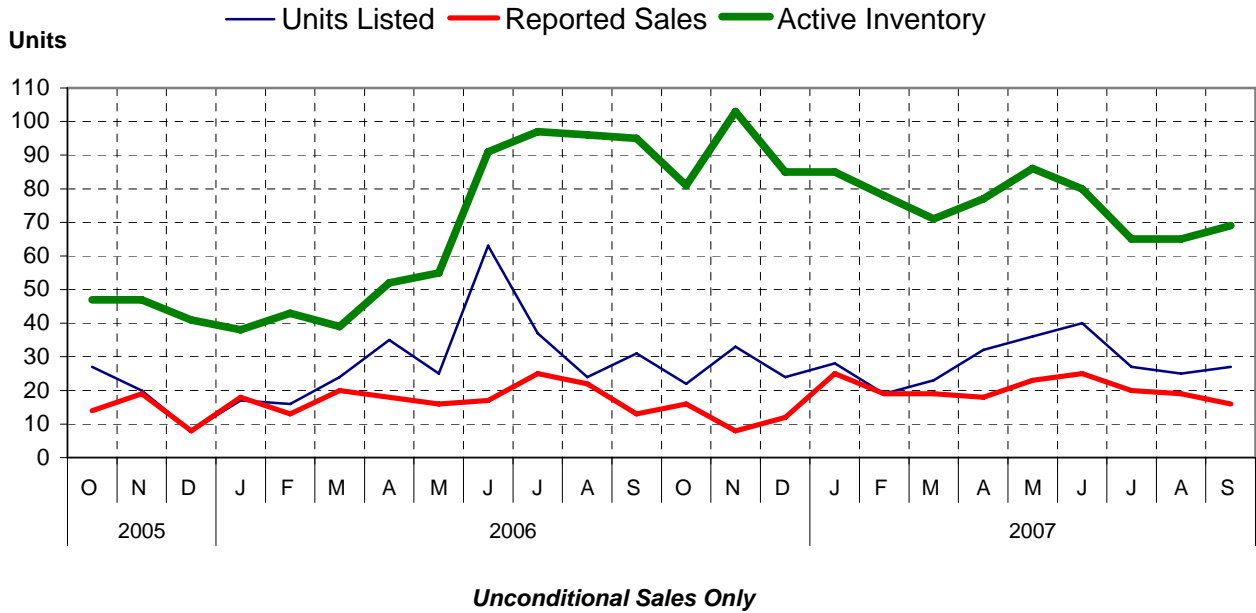


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



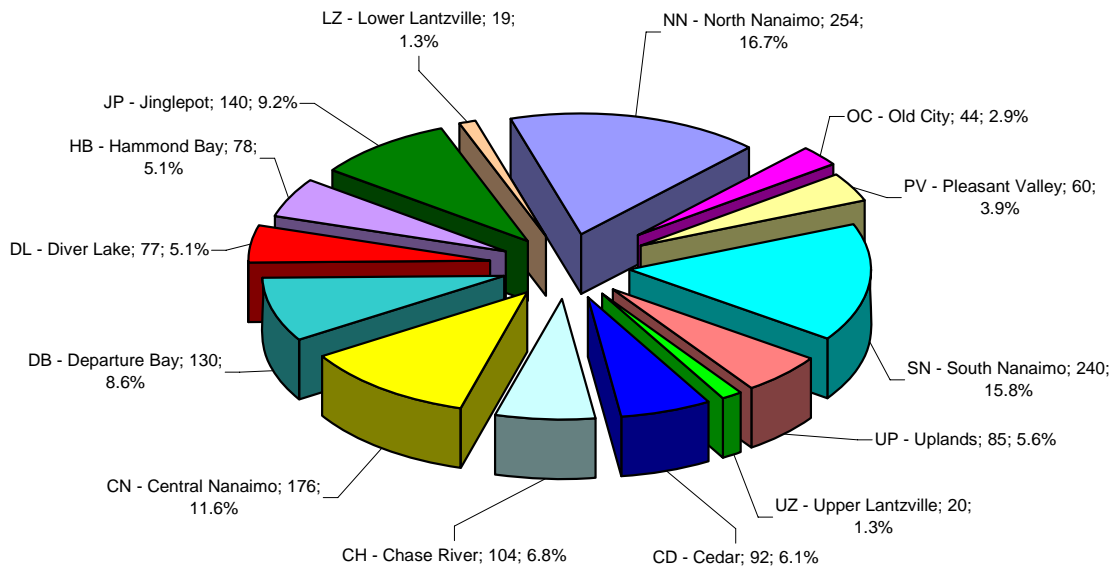
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 30, 2007

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	3												3		
100,001- 150,000	9			2							1	1	4	1	
150,001- 200,000	58	8	3	4		2		1		2	2	1	34		1
200,001- 300,000	529	24	20	125	28	34	11	24	3	21	29	14	157	37	2
300,001- 400,000	544	26	58	42	66	38	16	60	3	107	11	32	40	37	8
400,001- 500,000	244	22	18	2	28	3	26	36	7	76	1	8	2	7	8
500,001- 750,000	109	7	5	1	5		21	17	3	43		3		3	1
750,001-1,000,000	17	3			3		2	2	2	4		1			
OVER 1,000,000	6	2					2		1	1					
ZONE 4 TOTALS	1,519	92	104	176	130	77	78	140	19	254	44	60	240	85	20

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to September 30, 2007 = 1,519

GABRIOLA ISLAND

Comparative Activity by Property Type

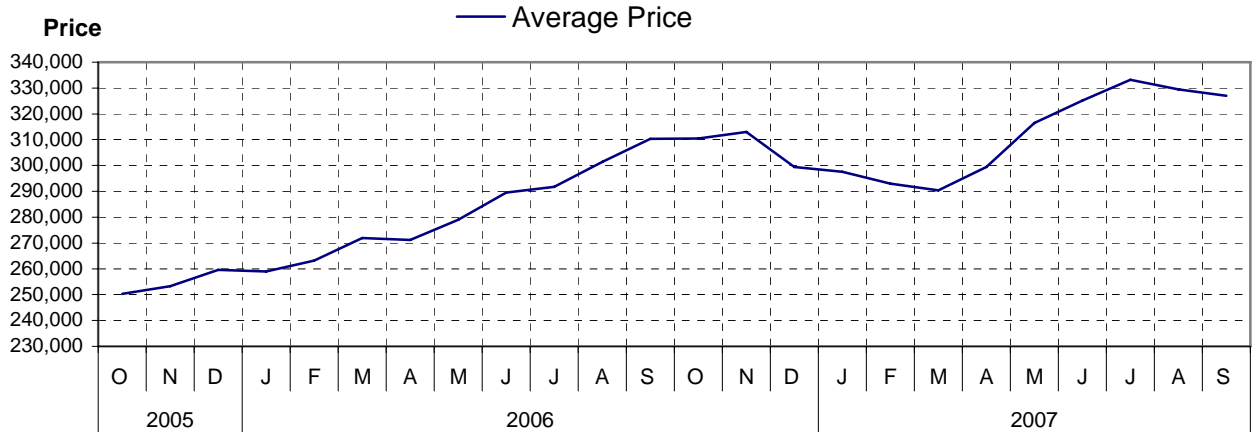
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	4	3	33 %	64	71	9-%
UNITS REPORTED SOLD	1	3	66-%	39	44	11-%
SELL/LIST RATIO	25 %	100 %		60 %	61 %	
REPORTED SALES DOLLARS	122,000	321,000	61-%	5,151,900	5,400,550	4-%
AVG SELL PRICE/UNIT	122,000	107,000	14 %	132,100	122,739	7 %
PRICE RATIO	95 %	97 %		95 %	98 %	
DAYS TO SELL	169	13	1200 %	64	37	72 %
ACTIVE LISTINGS	20	15	33 %			

SINGLE FAMILY

UNITS LISTED	6	3	100 %	116	108	7 %
UNITS REPORTED SOLD	8	9	11-%	69	76	9-%
SELL/LIST RATIO	133 %	300 %		59 %	70 %	
REPORTED SALES DOLLARS	2,494,900	2,999,000	16-%	22,561,100	22,701,800	0 %
AVG SELL PRICE/UNIT	311,862	333,222	6-%	326,972	298,707	9 %
PRICE RATIO	98 %	95 %		97 %	97 %	
DAYS TO SELL	91	38	139 %	63	57	10 %
ACTIVE LISTINGS	24	32	25-%			

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 0.5% for the current month.

3rd Quarter 2007

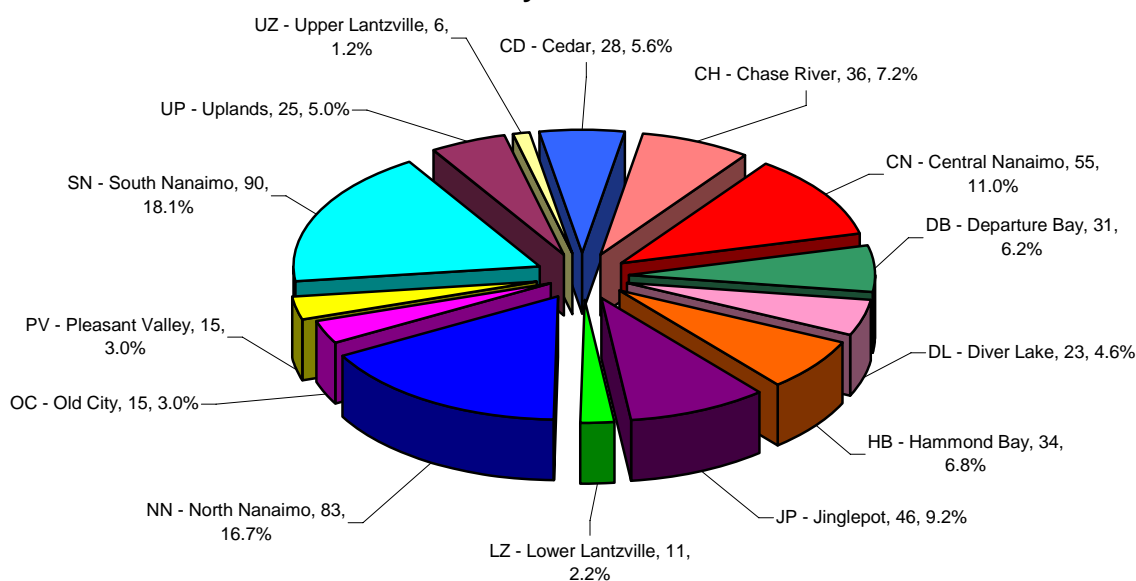
MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to September 30, 2007

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	1												1		
100,001- 150,000	1												1		
150,001- 200,000	15	2				1					1		10		1
200,001- 300,000	160	9	6	31	8	11	5	6	1	4	8	1	58	12	
300,001- 400,000	178	8	21	22	14	10	6	18	3	29	5	11	19	10	2
400,001- 500,000	83	7	6	1	6	1	10	15	2	25	1	2	1	3	3
500,001- 750,000	52	2	3	1	2		10	7	3	23		1			
750,001-1,000,000	5				1		2		1	1					
OVER 1,000,000	3						1		1	1					
ZONE 4 TOTALS	498	28	36	55	31	23	34	46	11	83	15	15	90	25	6

3rd Quarter 2007 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales July 1 to September 30, 2007 = 498