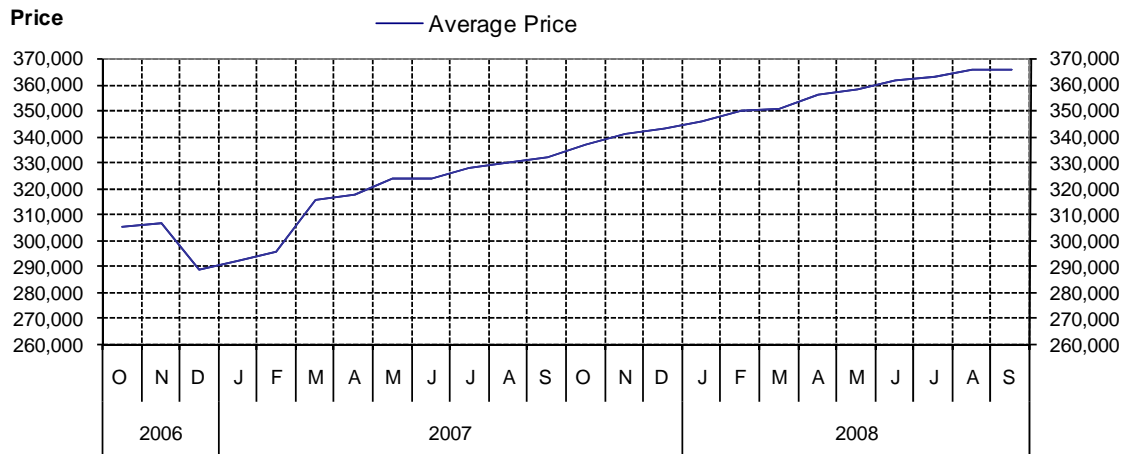


Nanaimo

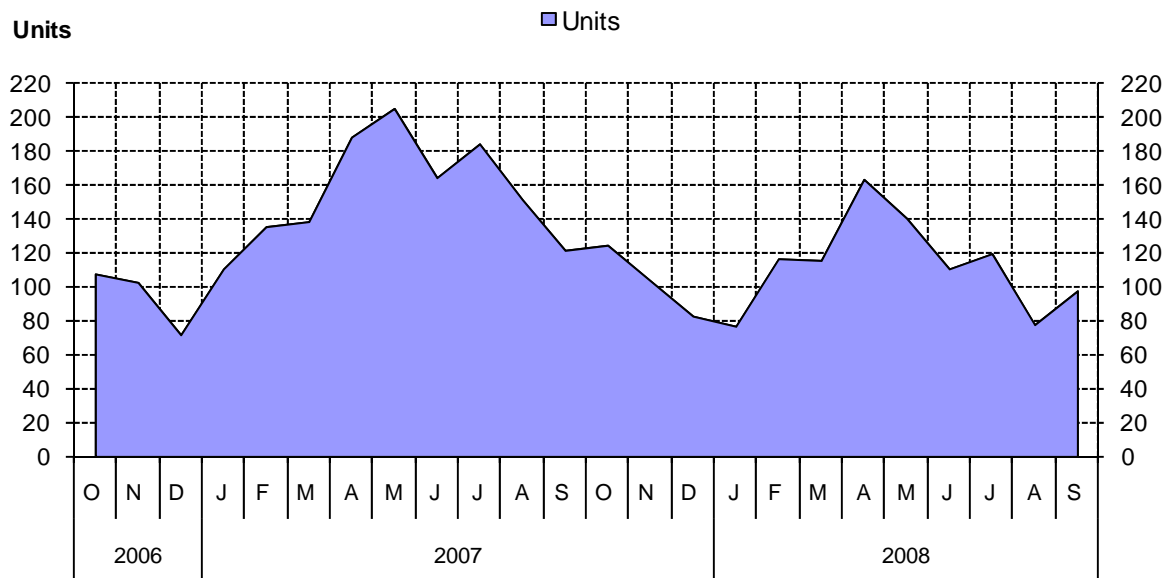
as at September 30, 2008

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

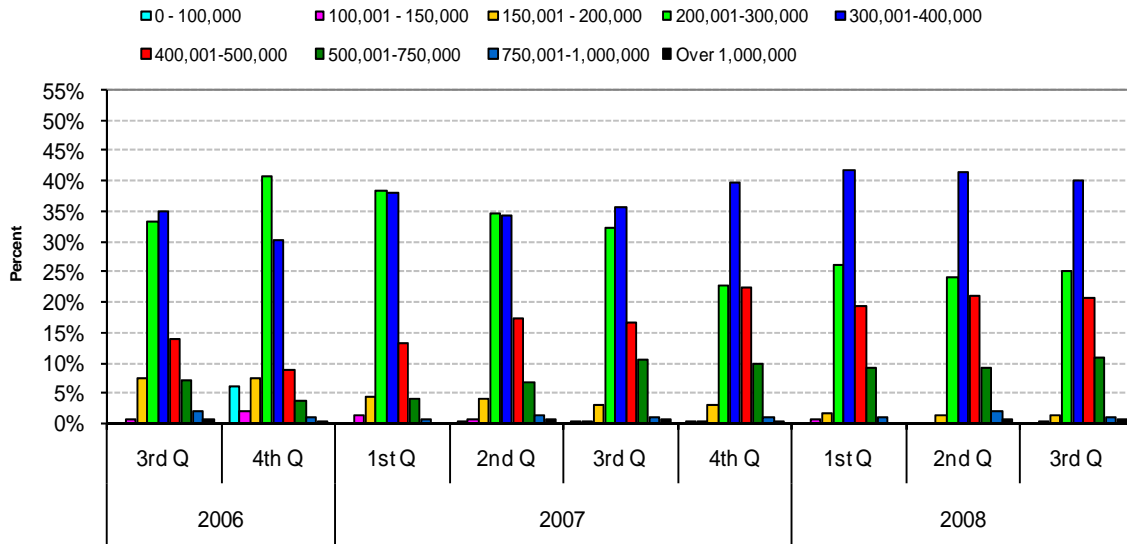
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	11	91	-88%	458	471	-3%
Units Reported Sold	5	17	-71%	121	174	-30%
Sell/List Ratio	45%	19%		26%	37%	
Reported Sales Dollars	\$901,920	\$3,380,500	-73%	\$19,000,426	\$29,264,228	-35%
Average Sell Price / Unit	\$180,384	\$198,853	-9%	\$157,028	\$168,185	-7%
Median Sell Price	\$175,000			\$152,900		
Sell Price / List Price Ratio	91%	98%		95%	97%	
Days to Sell	90	92	-2%	73	75	-2%
Active Listings	246					
Single Family						
Units Listed	261	241	8%	2559	2563	0%
Units Reported Sold	98	122	-20%	1331	1672	-20%
Sell/List Ratio	38%	51%		52%	65%	
Reported Sales Dollars	\$34,663,287	\$43,884,924	-21%	\$485,989,999	\$555,924,612	-13%
Average Sell Price / Unit	\$353,707	\$359,712	-2%	\$365,131	\$332,491	10%
Median Sell Price	\$342,500			\$353,000		
Sell Price / List Price Ratio	95%	96%		97%	97%	
Days to Sell	55	52	5%	49	48	3%
Active Listings	687					
Condos (Apt)						
Units Listed	49	53	-8%	699	524	33%
Units Reported Sold	21	31	-32%	281	326	-14%
Sell/List Ratio	43%	58%		40%	62%	
Reported Sales Dollars	\$4,505,100	\$7,153,000	-37%	\$65,259,280	\$66,586,135	-2%
Average Sell Price / Unit	\$214,529	\$230,742	-7%	\$232,239	\$204,252	14%
Median Sell Price	\$186,000			\$200,000		
Sell Price / List Price Ratio	94%	96%		96%	96%	
Days to Sell	63	43	47%	57	61	-7%
Active Listings	326					
Condos (Twnhse)						
Units Listed	26	28	-7%	394	339	16%
Units Reported Sold	15	16	-6%	206	222	-7%
Sell/List Ratio	58%	57%		52%	65%	
Reported Sales Dollars	\$3,471,749	\$3,752,100	-7%	\$52,358,503	\$52,179,538	0%
Average Sell Price / Unit	\$231,450	\$234,506	-1%	\$254,167	\$235,043	8%
Median Sell Price	\$234,700			\$238,500		
Sell Price / List Price Ratio	95%	97%		97%	97%	
Days to Sell	59	48	24%	48	53	-10%
Active Listings	119					

PLEASE NOTE:

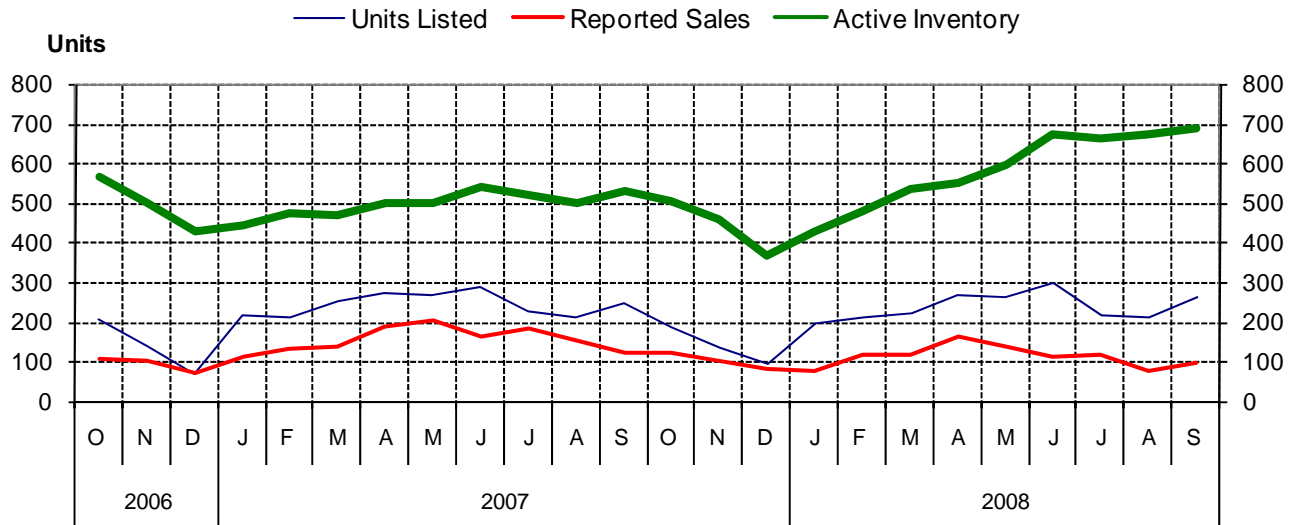
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

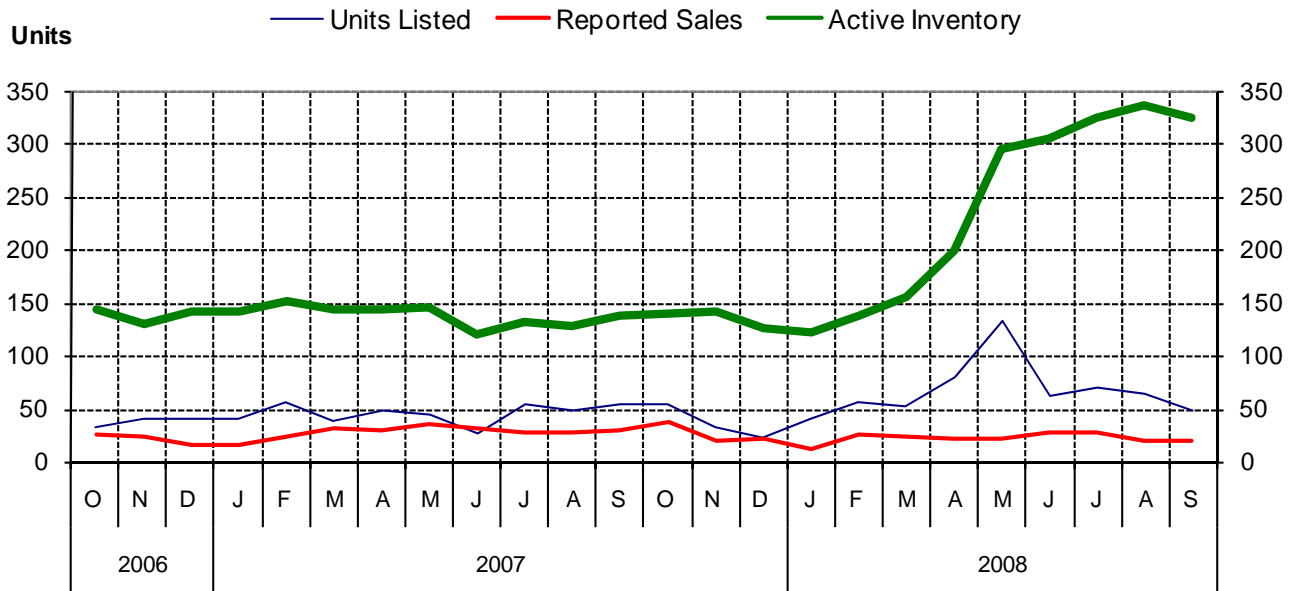
Percentage of Market Share by Price Range Nanaimo



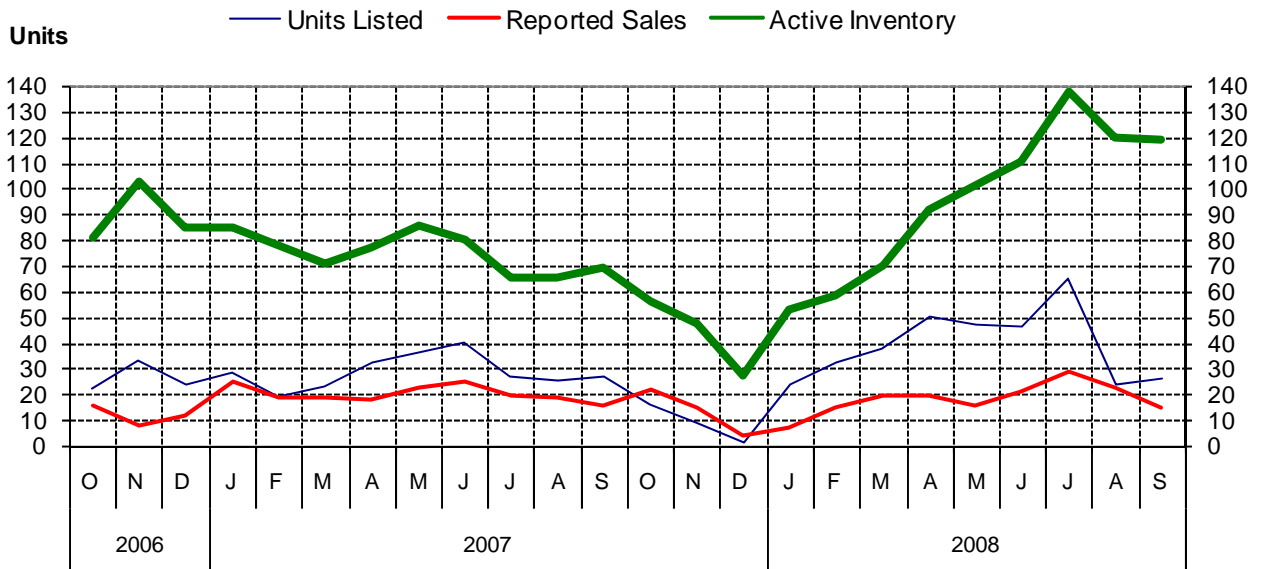
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

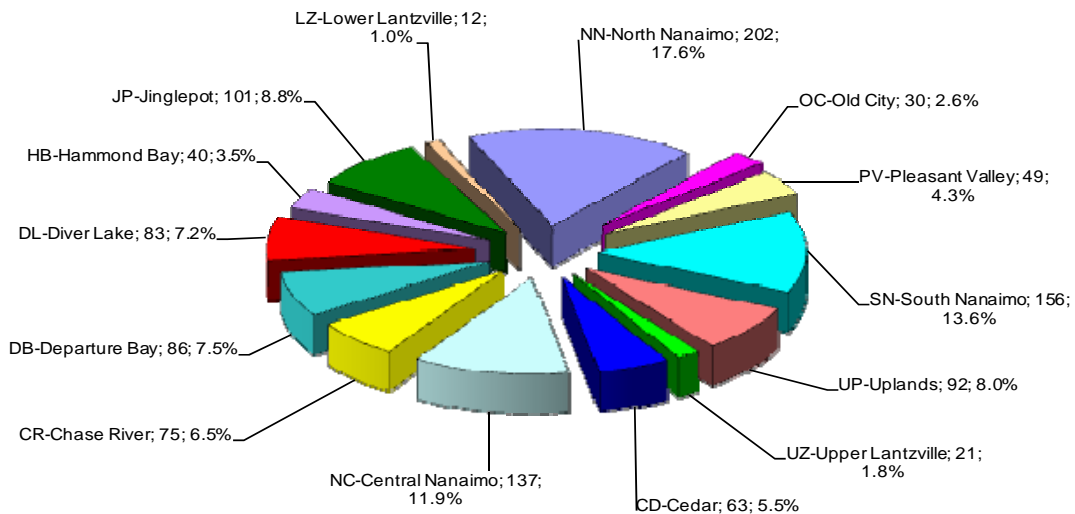


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 30, 2008

	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
CD-Cedar	0	0	1	16	13	21	9	2	1	63
NC-Central Nanaimo	0	1	3	73	57	2	1	0	0	137
CR-Chase River	0	0	0	11	40	20	4	0	0	75
DB-Departure Bay	0	0	0	7	58	13	8	0	0	86
DL-Diver Lake	0	0	2	13	59	9	0	0	0	83
HB-Hammond Bay	0	0	0	2	9	15	14	0	0	40
JP-Jinglepot	0	0	0	9	32	35	21	4	0	101
LZ-Lower Lantzville	0	0	0	2	4	2	2	1	1	12
NN-North Nanaimo	0	0	0	12	53	87	42	5	3	202
OC-Old City	0	0	0	18	11	1	0	0	0	30
PV-Pleasant Valley	0	0	0	4	34	9	1	1	0	49
SN-South Nanaimo	0	2	10	102	37	2	2	1	0	156
UP-Uplands	0	0	0	18	53	17	2	2	0	92
UZ-Upper Lantzville	0	0	0	1	13	2	5	0	0	21
ZONE 4 TOTALS	0	3	16	288	473	235	111	16	5	1,147

Single Family Sales - Nanaimo by Subarea



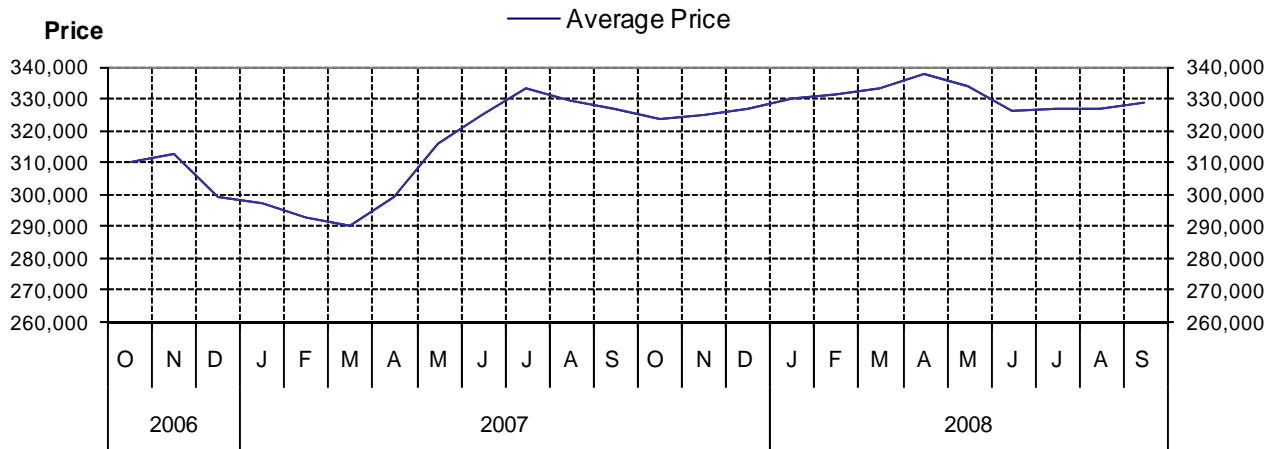
Total Unconditional Sales January 1 to September 30, 2008 = 1,147

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	4	4	0%	58	63	-8%
Units Reported Sold	1	1	0%	31	39	-21%
Sell/List Ratio	25%	25%		53%	62%	
Reported Sales Dollars	\$175,000	\$122,000	43%	\$4,431,600	\$5,151,900	-14%
Average Sell Price / Unit	\$175,000	\$122,000	43%	\$142,955	\$132,100	8%
Median Sell Price	\$175,000			\$135,900		
Sell Price / List Price Ratio	88%	95%		92%	94%	
Days to Sell	88	169	-48%	67	64	4%
Active Listings	21					
Single Family						
Units Listed	7	6	17%	110	113	-3%
Units Reported Sold	4	8	-50%	47	68	-31%
Sell/List Ratio	57%	133%		43%	60%	
Reported Sales Dollars	\$1,279,000	\$2,494,900	-49%	\$15,464,800	\$22,232,200	-30%
Average Sell Price / Unit	\$319,750	\$311,862	3%	\$329,038	\$326,944	1%
Median Sell Price	\$340,000			\$327,500		
Sell Price / List Price Ratio	97%	95%		96%	95%	
Days to Sell	38	91	-59%	52	65	-19%
Active Listings	42					

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.

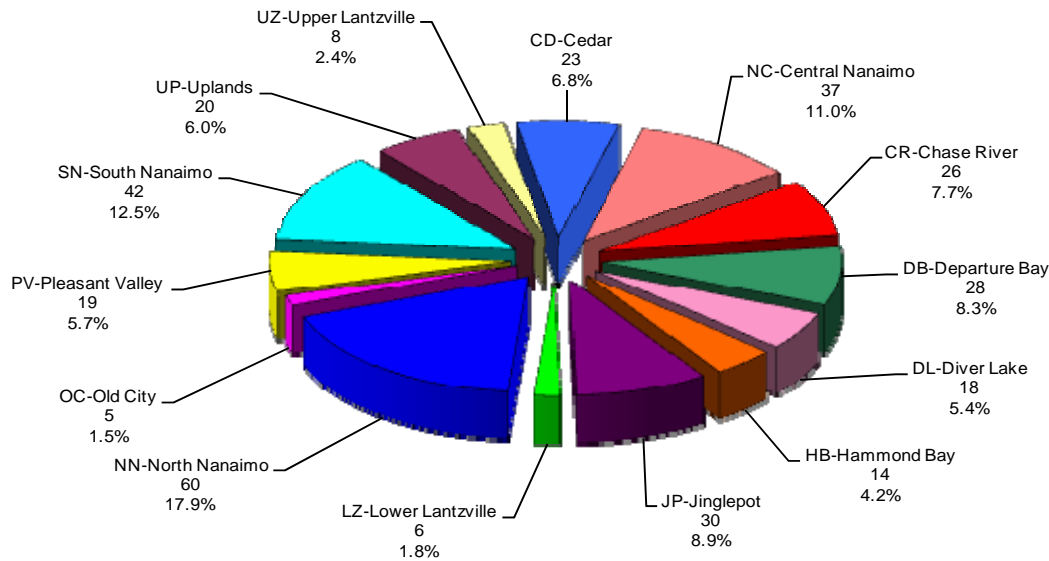
3rd Quarter 2008

MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to September 30, 2008

	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
CD-Cedar	0	0	0	9	5	5	3	0	1	23
NC-Central Nanaimo	0	0	0	24	13	0	0	0	0	37
CR-Chase River	0	0	0	6	11	7	2	0	0	26
DB-Departure Bay	0	0	0	2	18	6	2	0	0	28
DL-Diver Lake	0	0	0	2	13	3	0	0	0	18
HB-Hammond Bay	0	0	0	2	3	6	3	0	0	14
JP-Jinglepot	0	0	0	4	8	8	8	2	0	30
LZ-Lower Lantzville	0	0	0	1	3	1	1	0	0	6
NN-North Nanaimo	0	0	0	1	18	28	11	1	1	60
OC-Old City	0	0	0	3	2	0	0	0	0	5
PV-Pleasant Valley	0	0	0	0	15	4	0	0	0	19
SN-South Nanaimo	0	1	4	23	12	0	2	0	0	42
UP-Uplands	0	0	0	7	10	2	1	0	0	20
UZ-Upper Lantzville	0	0	0	0	4	0	4	0	0	8
ZONE 4 TOTALS	0	1	4	84	135	70	37	3	2	336

3rd Quarter 2008 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales July 1 to September 30, 2008 = 336