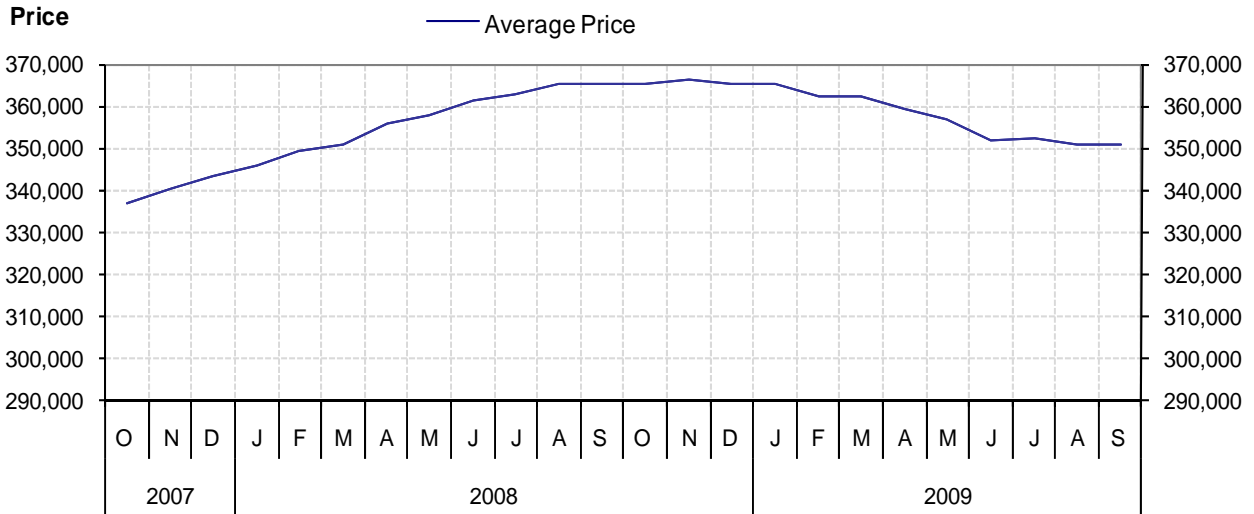


Nanaimo

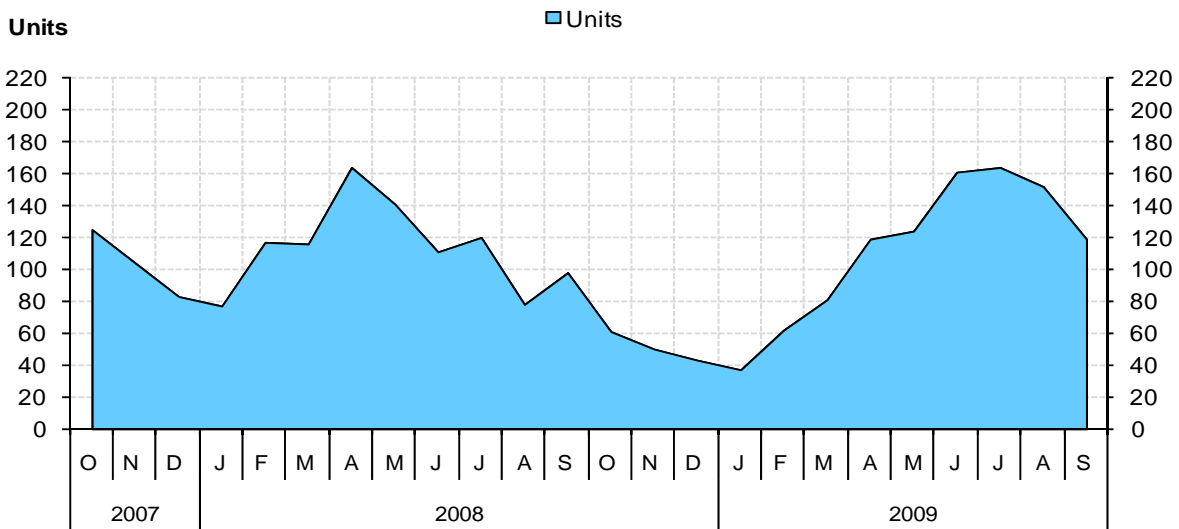
as at September 30, 2009

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 | 21 | 11 | 91% | 411 | 458 | -10% |
| Units Reported Sold | 14 | 5 | 180% | 85 | 121 | -30% |
| Sell/List Ratio | 67% | 45% | | 21% | 26% | |
| Reported Sales Dollars | \$2,152,400 | \$901,920 | 139% | \$12,535,750 | \$19,000,426 | -34% |
| Average Sell Price / Unit | \$153,743 | \$180,384 | -15% | \$147,479 | \$157,028 | -6% |
| Median Sell Price | \$158,000 | | | \$130,000 | | |
| Sell Price / List Price Ratio | 94% | 91% | | 90% | 95% | |
| Days to Sell | 73 | 90 | -19% | 136 | 73 | 87% |
| Active Listings | 187 | 246 | | | | |
| Single Family | | | | | | |
| Units Listed | 183 | 262 | -30% | 2263 | 2558 | -12% |
| Units Reported Sold | 119 | 98 | 21% | 1167 | 1331 | -12% |
| Sell/List Ratio | 65% | 37% | | 52% | 52% | |
| Reported Sales Dollars | \$41,964,782 | \$34,663,287 | 21% | \$409,580,474 | \$485,989,999 | -16% |
| Average Sell Price / Unit | \$352,645 | \$353,707 | 0% | \$350,969 | \$365,131 | -4% |
| Median Sell Price | \$330,000 | | | \$337,500 | | |
| Sell Price / List Price Ratio | 95% | 95% | | 95% | 97% | |
| Days to Sell | 56 | 55 | 2% | 57 | 49 | 16% |
| Active Listings | 478 | 687 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 63 | 50 | 26% | 554 | 696 | -20% |
| Units Reported Sold | 45 | 19 | 137% | 207 | 279 | -26% |
| Sell/List Ratio | 71% | 38% | | 37% | 40% | |
| Reported Sales Dollars | \$8,944,460 | \$4,141,100 | 116% | \$43,312,368 | \$64,895,280 | -33% |
| Average Sell Price / Unit | \$198,766 | \$217,953 | -9% | \$209,238 | \$232,600 | -10% |
| Median Sell Price | \$185,000 | | | \$192,000 | | |
| Sell Price / List Price Ratio | 96% | 93% | | 94% | 96% | |
| Days to Sell | 70 | 66 | 6% | 88 | 57 | 54% |
| Active Listings | 225 | 326 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 9 | 8 | 12% | 89 | 92 | -3% |
| Units Reported Sold | 13 | 3 | 333% | 50 | 57 | -12% |
| Sell/List Ratio | 144% | 38% | | 56% | 62% | |
| Reported Sales Dollars | \$3,975,291 | \$1,027,000 | 287% | \$14,690,691 | \$16,052,300 | -8% |
| Average Sell Price / Unit | \$305,792 | \$342,333 | -11% | \$293,814 | \$281,619 | 4% |
| Median Sell Price | \$299,900 | | | \$295,000 | | |
| Sell Price / List Price Ratio | 98% | 93% | | 96% | 97% | |
| Days to Sell | 59 | 103 | -43% | 71 | 51 | 37% |
| Active Listings | 28 | 22 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 25 | 26 | -4% | 377 | 397 | -5% |
| Units Reported Sold | 17 | 15 | 13% | 165 | 204 | -19% |
| Sell/List Ratio | 68% | 58% | | 44% | 51% | |
| Reported Sales Dollars | \$4,387,700 | \$3,471,749 | 26% | \$40,793,379 | \$51,529,603 | -21% |
| Average Sell Price / Unit | \$258,100 | \$231,450 | 12% | \$247,233 | \$252,596 | -2% |
| Median Sell Price | \$220,000 | | | \$229,000 | | |
| Sell Price / List Price Ratio | 95% | 95% | | 94% | 97% | |
| Days to Sell | 49 | 59 | -17% | 81 | 48 | 68% |
| Active Listings | 111 | 119 | | | | |

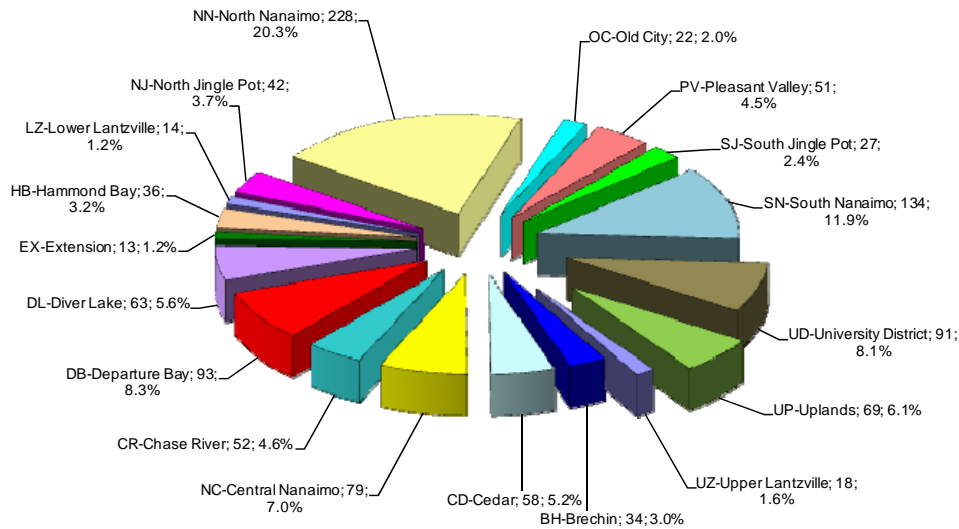
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 30, 2009

| | 0-150,000 | 150,001-200,000 | 200,001-250,000 | 250,001-300,000 | 300,001-350,000 | 350,001-400,000 | 400,001-450,000 | 450,001-500,000 | 500,001-600,000 | 600,001-700,000 | 700,001-800,000 | 800,001-900,000 | 900,001-1 Mil | OVER 1 Mil | Total |
|------------------------|-----------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|------------|-------------|
| BH-Brechin Hill | 1 | 2 | 7 | 11 | 8 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34 |
| CD-Cedar | 0 | 3 | 5 | 10 | 8 | 14 | 6 | 5 | 3 | 1 | 0 | 1 | 0 | 2 | 58 |
| NC-Central Nanaimo | 0 | 3 | 25 | 32 | 15 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 79 |
| CR-Chase River | 0 | 0 | 3 | 8 | 16 | 15 | 9 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 52 |
| DB-Departure Bay | 0 | 1 | 3 | 16 | 21 | 24 | 11 | 10 | 3 | 1 | 0 | 0 | 2 | 1 | 93 |
| DL-Diver Lake | 1 | 2 | 2 | 23 | 22 | 10 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 |
| EX-Extension | 0 | 2 | 3 | 2 | 1 | 1 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 13 |
| HB-Hammond Bay | 0 | 1 | 0 | 1 | 3 | 7 | 7 | 7 | 6 | 1 | 1 | 1 | 0 | 1 | 36 |
| LZ-Low er Lantzville | 0 | 0 | 0 | 4 | 0 | 2 | 3 | 1 | 1 | 2 | 1 | 0 | 0 | 0 | 14 |
| NJ-North Jingle Pot | 0 | 0 | 0 | 0 | 1 | 6 | 12 | 6 | 9 | 4 | 1 | 2 | 0 | 1 | 42 |
| NN-North Nanaimo | 0 | 1 | 4 | 13 | 37 | 52 | 42 | 38 | 27 | 10 | 1 | 2 | 1 | 0 | 228 |
| OC-Old City | 0 | 2 | 6 | 8 | 3 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| PV-Pleasant Valley | 0 | 1 | 6 | 4 | 21 | 11 | 5 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 51 |
| SJ-South Jingle Pot | 0 | 0 | 1 | 4 | 11 | 10 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| SN-South Nanaimo | 3 | 22 | 26 | 50 | 23 | 7 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 134 |
| UD-University District | 0 | 4 | 13 | 23 | 18 | 9 | 15 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 91 |
| UP-Uplands | 0 | 0 | 4 | 20 | 24 | 12 | 5 | 0 | 2 | 1 | 0 | 1 | 0 | 0 | 69 |
| UZ-Upper Lantzville | 0 | 0 | 2 | 5 | 2 | 3 | 3 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 18 |
| ZONE 4 TOTALS | 5 | 44 | 110 | 234 | 234 | 193 | 125 | 80 | 57 | 22 | 5 | 7 | 3 | 5 | 1124 |

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to September 30, 2009 = 1,124

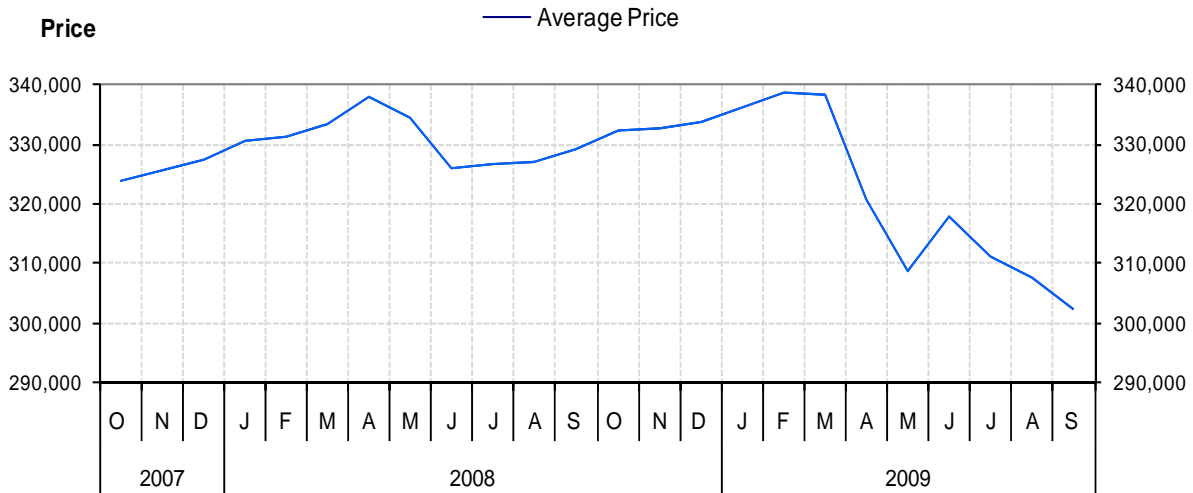
GABRIOLA ISLAND

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% | 51 | 57 | -11% |
| Units Reported Sold | 1 | 1 | 0% | 24 | 31 | -23% |
| Sell/List Ratio | 25% | 25% | | 47% | 54% | |
| Reported Sales Dollars | \$80,000 | \$175,000 | -54% | \$3,129,100 | \$4,431,600 | -29% |
| Average Sell Price / Unit | \$80,000 | \$175,000 | -54% | \$130,379 | \$142,955 | -9% |
| Median Sell Price | \$80,000 | | | \$148,000 | | |
| Sell Price / List Price Ratio | 90% | 88% | | 90% | 92% | |
| Days to Sell | 106 | 88 | 20% | 96 | 67 | 44% |
| Active Listings | 22 | 21 | | | | |
| Single Family | | | | | | |
| Units Listed | 6 | 7 | -14% | 93 | 110 | -15% |
| Units Reported Sold | 6 | 4 | 50% | 41 | 47 | -13% |
| Sell/List Ratio | 100% | 57% | | 44% | 43% | |
| Reported Sales Dollars | \$1,682,500 | \$1,279,000 | 32% | \$12,400,042 | \$15,464,800 | -20% |
| Average Sell Price / Unit | \$280,417 | \$319,750 | -12% | \$302,440 | \$329,038 | -8% |
| Median Sell Price | \$288,500 | | | \$295,000 | | |
| Sell Price / List Price Ratio | 95% | 97% | | 92% | 96% | |
| Days to Sell | 65 | 38 | 73% | 79 | 52 | 52% |
| Active Listings | 36 | 42 | | | | |

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.

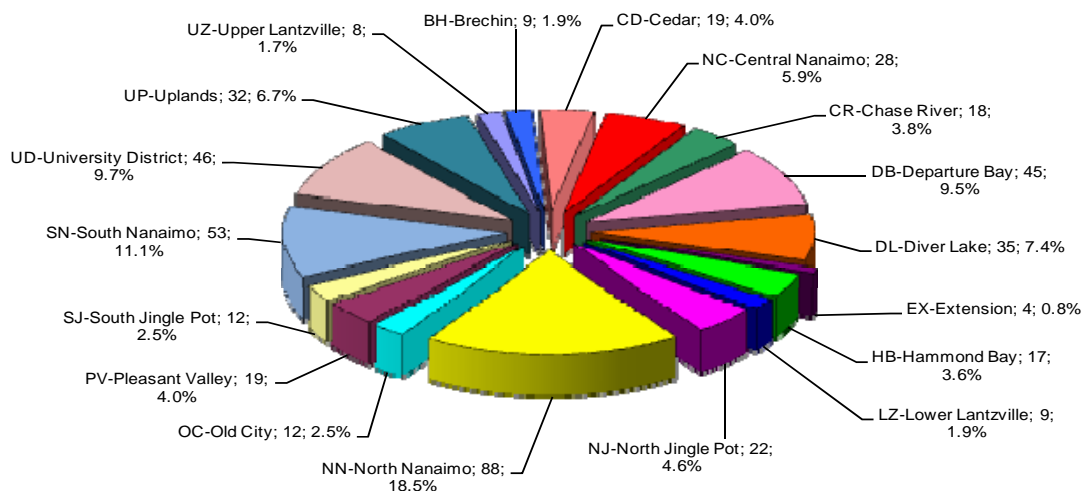
Cumulative Residential Average Single Family Sale Price



3rd Quarter 2009 MLS® Single Family Sales Analysis Unconditional Sales from July 1 to September 30, 2009

| | 0-150,000 | 150,001-200,000 | 200,001-250,000 | 250,001-300,000 | 300,001-350,000 | 350,001-400,000 | 400,001-450,000 | 450,001-500,000 | 500,001-600,000 | 600,001-700,000 | 700,001-800,000 | 800,001-900,000 | 900,001-1 Mi | OVER 1 Mi | Total |
|------------------------|-----------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|-----------|------------|
| BH-Brechin Hill | 0 | 2 | 2 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| CD-Cedar | 0 | 1 | 2 | 3 | 1 | 5 | 3 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 19 |
| NC-Central Nanaimo | 0 | 0 | 10 | 10 | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| CR-Chase River | 0 | 0 | 0 | 4 | 5 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| DB-Departure Bay | 0 | 0 | 1 | 8 | 8 | 13 | 3 | 7 | 2 | 1 | 0 | 0 | 1 | 1 | 45 |
| DL-Diver Lake | 0 | 1 | 1 | 10 | 14 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| EX-Extension | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 4 |
| HB-Hammond Bay | 0 | 0 | 0 | 0 | 0 | 2 | 3 | 6 | 4 | 1 | 1 | 0 | 0 | 0 | 17 |
| LZ-Low er Lantzville | 0 | 0 | 0 | 3 | 0 | 2 | 1 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 9 |
| NJ-North Jingle Pot | 0 | 0 | 0 | 0 | 0 | 2 | 5 | 5 | 6 | 3 | 0 | 0 | 0 | 1 | 22 |
| NN-North Nanaimo | 0 | 1 | 2 | 4 | 13 | 20 | 15 | 17 | 11 | 4 | 0 | 1 | 0 | 0 | 88 |
| OC-Old City | 0 | 2 | 4 | 4 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| PV-Pleasant Valley | 0 | 1 | 0 | 1 | 10 | 5 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| SJ-South Jingle Pot | 0 | 0 | 1 | 1 | 6 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| SN-South Nanaimo | 1 | 11 | 11 | 13 | 13 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 53 |
| UD-University District | 0 | 0 | 8 | 13 | 8 | 4 | 8 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 46 |
| UP-Uplands | 0 | 0 | 1 | 11 | 9 | 8 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 32 |
| UZ-Upper Lantzville | 0 | 0 | 0 | 3 | 1 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 8 |
| ZONE 4 TOTALS | 1 | 19 | 44 | 90 | 97 | 85 | 48 | 43 | 30 | 12 | 2 | 2 | 1 | 2 | 476 |

3rd Quarter 2009 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales July 1 to September 30, 2009 = 476