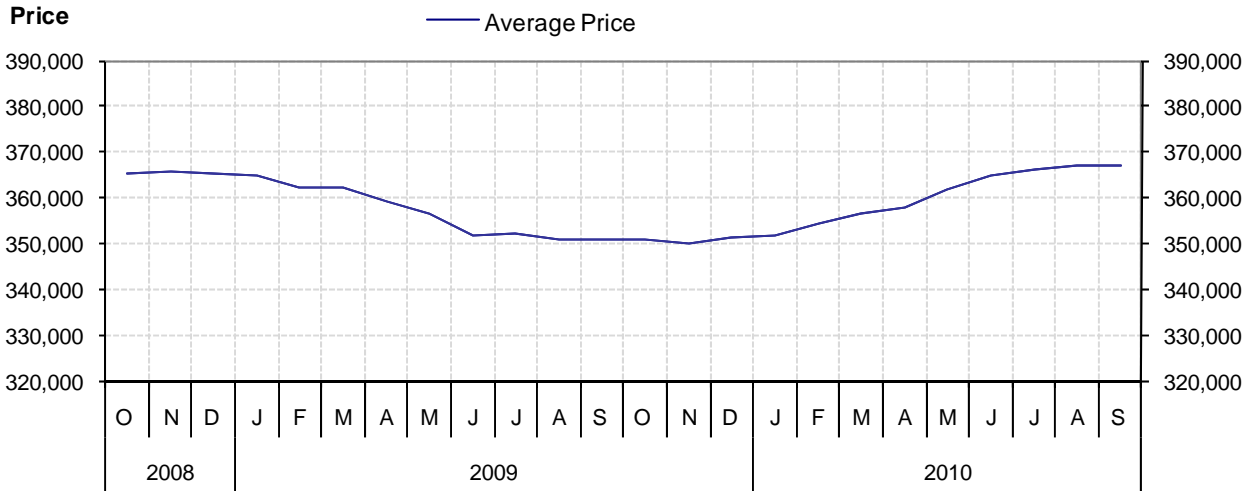


Nanaimo

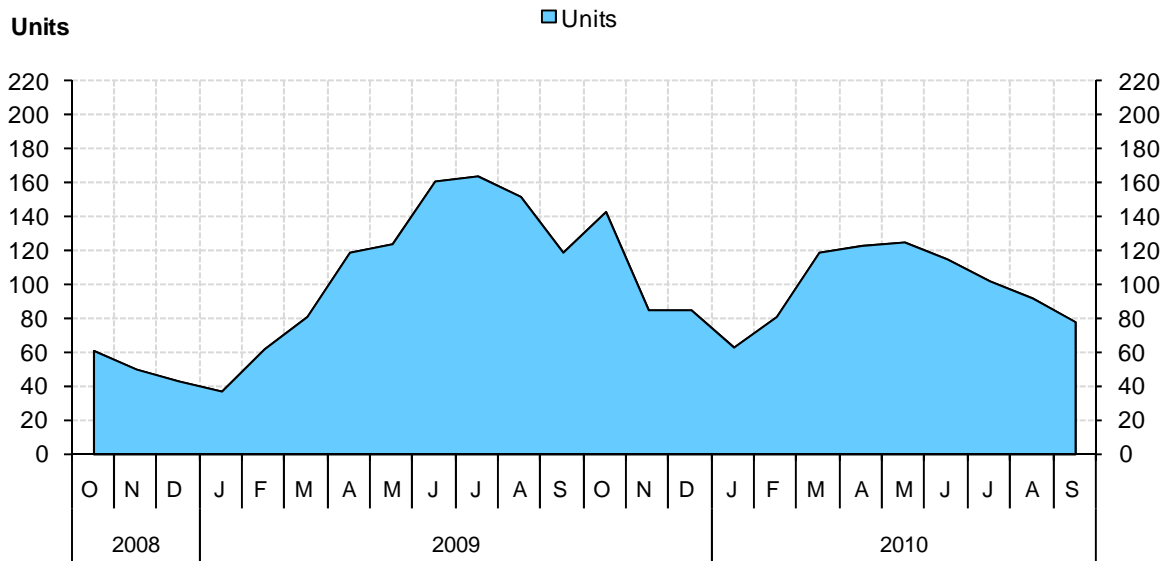
as at September 30, 2010

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	16	21	-24%	218	410	-47%
Units Reported Sold	6	14	-57%	146	85	72%
Sell/List Ratio	38%	67%		67%	21%	
Reported Sales Dollars	\$1,229,000	\$2,152,400	-43%	\$20,853,810	\$12,535,750	66%
Average Sell Price / Unit	\$204,833	\$153,743	33%	\$142,834	\$147,479	-3%
Median Sell Price	\$215,000			\$123,750		
Sell Price / List Price Ratio	94%	94%		96%	90%	
Days to Sell	49	73	-33%	109	136	-20%
Active Listings	92	186				
Single Family						
Units Listed	215	183	17%	2437	2263	8%
Units Reported Sold	78	118	-34%	1206	1166	3%
Sell/List Ratio	36%	64%		49%	52%	
Reported Sales Dollars	\$27,377,815	\$41,736,782	-34%	\$442,727,031	\$409,352,474	8%
Average Sell Price / Unit	\$350,998	\$353,702	-1%	\$367,104	\$351,074	5%
Median Sell Price	\$350,000			\$352,000		
Sell Price / List Price Ratio	95%	95%		97%	95%	
Days to Sell	55	55	-1%	46	57	-18%
Active Listings	654	478				
Condos (Apt)						
Units Listed	67	63	6%	677	554	22%
Units Reported Sold	15	44	-66%	279	206	35%
Sell/List Ratio	22%	70%		41%	37%	
Reported Sales Dollars	\$3,661,351	\$8,717,523	-58%	\$66,951,614	\$43,085,431	55%
Average Sell Price / Unit	\$244,090	\$198,126	23%	\$239,970	\$209,153	15%
Median Sell Price	\$258,000			\$220,000		
Sell Price / List Price Ratio	93%	96%		94%	94%	
Days to Sell	88	71	23%	71	88	-19%
Active Listings	249	225				
Condos (Patio)						
Units Listed	6	9	-33%	95	89	7%
Units Reported Sold	3	13	-77%	48	50	-4%
Sell/List Ratio	50%	144%		51%	56%	
Reported Sales Dollars	\$655,500	\$3,975,291	-84%	\$12,795,866	\$14,690,691	-13%
Average Sell Price / Unit	\$218,500	\$305,792	-29%	\$266,581	\$293,814	-9%
Median Sell Price	\$210,000			\$280,000		
Sell Price / List Price Ratio	97%	98%		97%	96%	
Days to Sell	27	59	-55%	62	71	-13%
Active Listings	30	28				
Condos (Twnhse)						
Units Listed	32	29	10%	440	381	15%
Units Reported Sold	15	16	-6%	187	163	15%
Sell/List Ratio	47%	55%		42%	43%	
Reported Sales Dollars	\$4,011,500	\$4,139,700	-3%	\$49,836,667	\$40,182,379	24%
Average Sell Price / Unit	\$267,433	\$258,731	3%	\$266,506	\$246,518	8%
Median Sell Price	\$260,000			\$248,000		
Sell Price / List Price Ratio	96%	95%		97%	94%	
Days to Sell	77	50	54%	68	81	-15%
Active Listings	162	115				

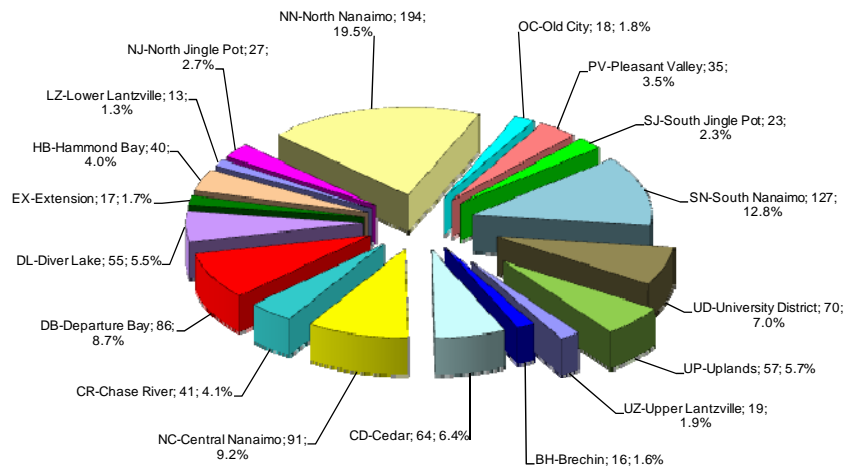
Please Note: Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 30, 2010

	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	0	0	2	6	2	5	1	0	0	0	0	0	0	0	16
CD-Cedar	1	4	3	7	2	9	7	11	13	3	2	1	0	1	64
NC-Central Nanaimo	0	1	15	40	21	11	3	0	0	0	0	0	0	0	91
CR-Chase River	0	1	3	6	12	7	8	3	0	0	0	1	0	0	41
DB-Departure Bay	0	0	1	6	31	23	9	7	3	1	1	2	1	1	86
DL-Diver Lake	0	2	0	8	25	9	8	2	1	0	0	0	0	0	55
EX-Extension	2	1	2	2	2	4	0	1	3	0	0	0	0	0	17
HB-Hammond Bay	0	2	0	0	4	13	4	4	6	4	0	2	1	0	40
LZ-Low er Lantzville	0	0	0	1	5	1	1	0	1	1	0	1	0	2	13
NJ-North Jingle Pot	0	0	2	0	1	0	4	5	7	3	2	2	0	1	27
NN-North Nanaimo	0	0	1	3	22	42	41	36	33	11	2	1	0	2	194
OC-Old City	1	0	1	6	5	3	2	0	0	0	0	0	0	0	18
PV-Pleasant Valley	0	1	2	3	12	11	4	0	0	0	1	1	0	0	35
SJ-South Jingle Pot	0	0	2	3	7	2	3	3	2	1	0	0	0	0	23
SN-South Nanaimo	0	13	28	38	32	12	4	0	0	0	0	0	0	0	127
UD-University District	0	1	12	14	10	13	10	4	4	2	0	0	0	0	70
UP-Uplands	0	0	1	13	21	13	7	2	0	0	0	0	0	0	57
UZ-Upper Lantzville	0	1	0	0	4	5	4	2	3	0	0	0	0	0	19
ZONE 4 TOTALS	4	27	75	156	218	183	120	80	76	26	8	11	2	7	993

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to September 30, 2010 = 993

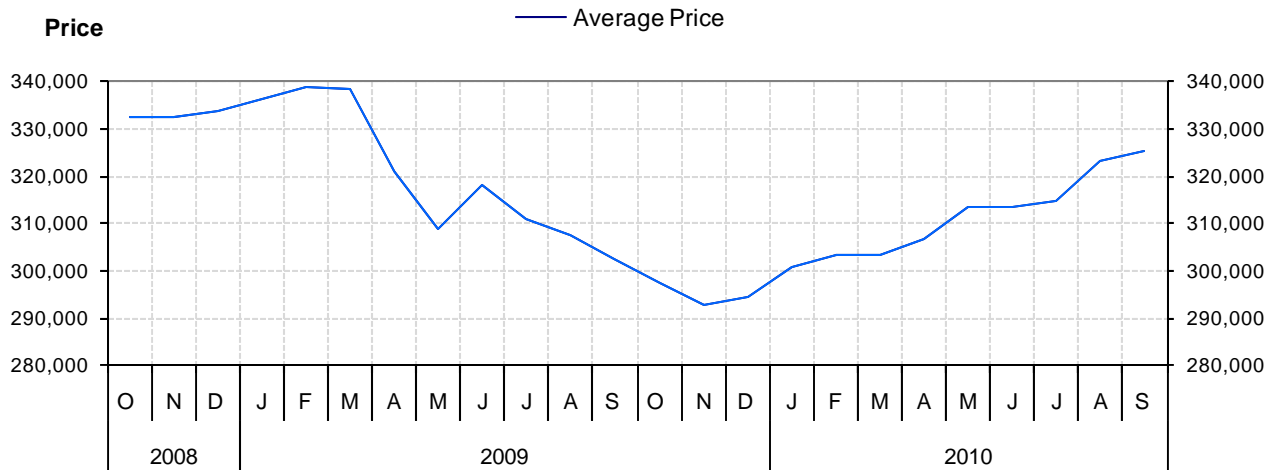
GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	0	4	-100%	49	51	-4%
Units Reported Sold	1	1	0%	22	24	-8%
Sell/List Ratio		25%		45%	47%	
Reported Sales Dollars	\$120,000	\$80,000	50%	\$3,008,499	\$3,129,100	-4%
Average Sell Price / Unit	\$120,000	\$80,000	50%	\$136,750	\$130,379	5%
Median Sell Price	\$120,000			\$138,000		
Sell Price / List Price Ratio	93%	90%		92%	90%	
Days to Sell	119	106	12%	82	96	-15%
Active Listings	21	22				
Single Family						
Units Listed	6	6	0%	128	93	38%
Units Reported Sold	2	6	-67%	61	41	49%
Sell/List Ratio	33%	100%		48%	44%	
Reported Sales Dollars	\$529,000	\$1,682,500	-69%	\$19,839,750	\$12,400,042	60%
Average Sell Price / Unit	\$264,500	\$280,417	-6%	\$325,242	\$302,440	8%
Median Sell Price	\$329,000			\$317,000		
Sell Price / List Price Ratio	93%	95%		94%	92%	
Days to Sell	110	65	70%	87	79	9%
Active Listings	51	36				

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.

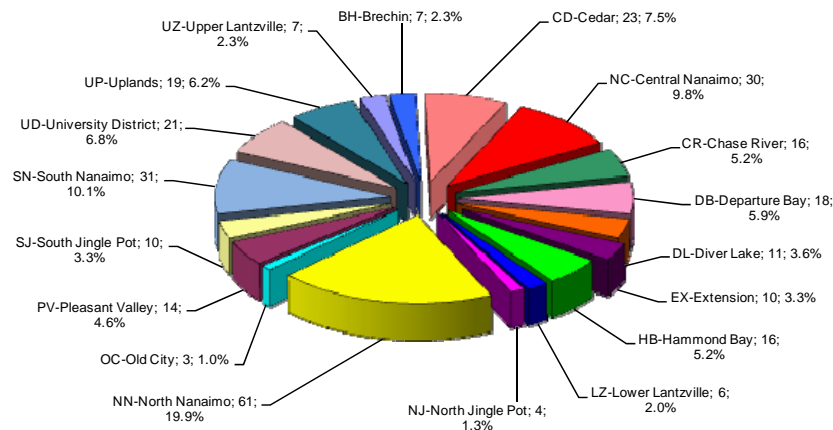
Cumulative Residential Average Single Family Sale Price



3rd Quarter 2010 MLS® Single Family Sales Analysis Unconditional Sales from July 1 to September 30, 2010

	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	0	2	2	0	3	0	0	0	0	0	0	0	0	7
CD-Cedar	1	1	1	4	1	2	3	3	4	0	2	1	0	0	23
NC-Central Nanaimo	0	1	7	13	8	0	1	0	0	0	0	0	0	0	30
CR-Chase River	0	1	1	3	4	4	2	0	0	0	0	1	0	0	16
DB-Departure Bay	0	0	0	2	7	3	1	3	0	0	0	2	0	0	18
DL-Diver Lake	0	1	0	1	7	1	1	0	0	0	0	0	0	0	11
EX-Extension	2	0	1	1	1	4	0	0	1	0	0	0	0	0	10
HB-Hammond Bay	0	1	0	0	2	5	2	1	3	1	0	0	1	0	16
LZ-Low er Lantzville	0	0	0	0	3	0	1	0	1	0	0	0	0	1	6
NJ-North Jingle Pot	0	0	0	0	1	0	0	0	1	0	1	1	0	0	4
NN-North Nanaimo	0	0	1	1	10	12	14	7	12	4	0	0	0	0	61
OC-Old City	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
PV-Pleasant Valley	0	0	1	0	7	4	1	0	0	0	0	1	0	0	14
SJ-South Jingle Pot	0	0	2	0	3	2	1	1	1	0	0	0	0	0	10
SN-South Nanaimo	0	4	5	8	9	5	0	0	0	0	0	0	0	0	31
UD-University District	0	0	5	4	4	3	3	1	1	0	0	0	0	0	21
UP-Uplands	0	0	0	4	7	2	5	1	0	0	0	0	0	0	19
UZ-Upper Lantzville	0	1	0	0	1	2	1	0	2	0	0	0	0	0	7
ZONE 4 TOTALS	3	10	26	43	77	52	37	17	26	5	3	6	1	1	307

3rd Quarter 2010 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales July 1 to September 30, 2010 = 307