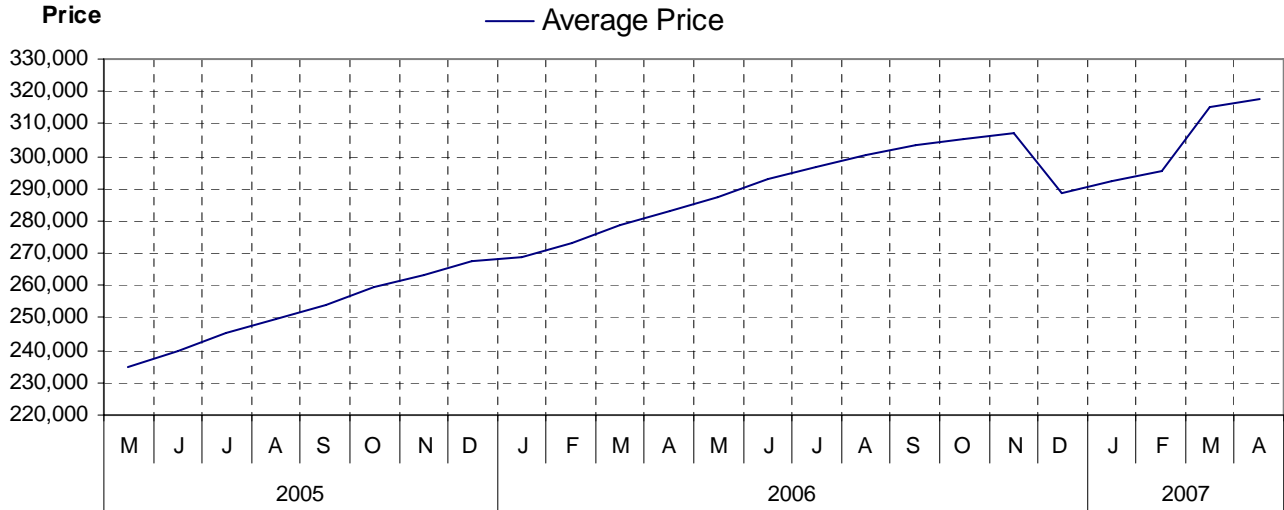


Nanaimo

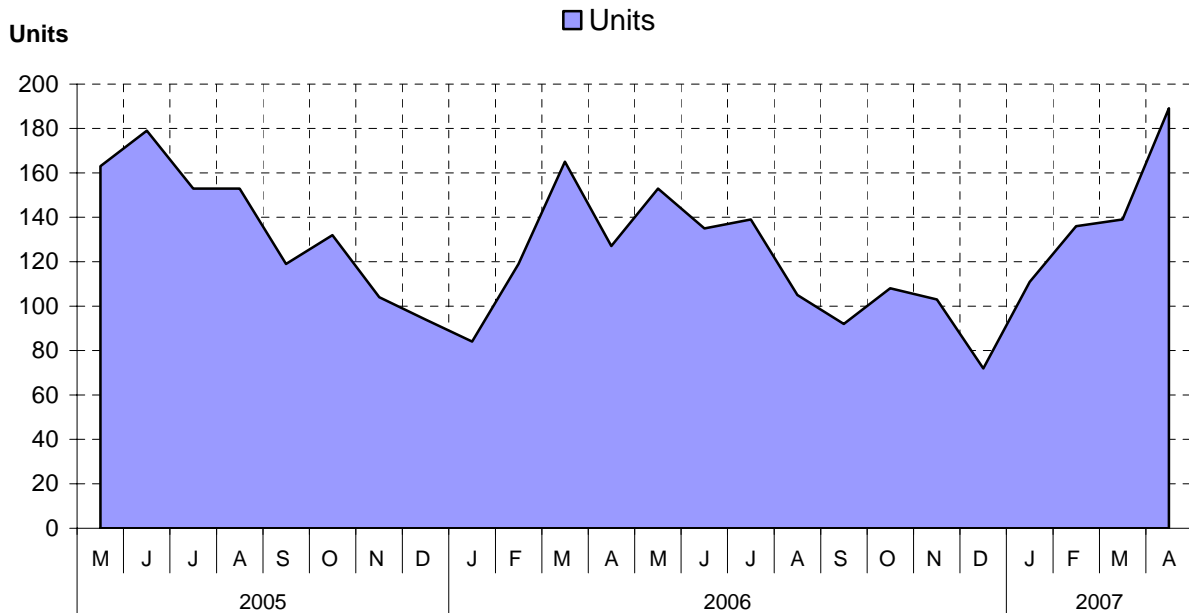
as at April 30, 2007

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	35	42	16-%	353	259	36 %
UNITS REPORTED SOLD	18	9	100 %	125	181	30-%
SELL/LIST RATIO	51 %	21 %		35 %	69 %	
REPORTED SALES DOLLARS	2,645,000	1,357,100	94 %	24,012,542	24,593,963	2-%
AVG SELL PRICE/UNIT	146,944	150,788	2-%	192,100	135,878	41 %
MEDIAN SELL PRICE	130,000			153,000		
PRICE RATIO	98 %	97 %		99 %	96 %	
DAYS TO SELL	109	80	36 %	70	54	29 %
ACTIVE LISTINGS	152	74	105 %			
SINGLE FAMILY						
UNITS LISTED	270	216	25 %	2,521	2,282	10 %
UNITS REPORTED SOLD	189	131	44 %	1,483	1,704	12-%
SELL/LIST RATIO	70 %	60 %		58 %	74 %	
REPORTED SALES DOLLARS	61,506,278	39,383,374	56 %	471,304,505	462,335,275	1 %
AVG SELL PRICE/UNIT	325,430	300,636	8 %	317,804	271,323	17 %
MEDIAN SELL PRICE	308,000			303,000		
PRICE RATIO	98 %	99 %		98 %	98 %	
DAYS TO SELL	45	40	12 %	49	43	13 %
ACTIVE LISTINGS	500	433	15 %			
CONDOMINIUM (APT)						
UNITS LISTED	48	49	2-%	571	433	31 %
UNITS REPORTED SOLD	30	28	7 %	295	343	13-%
SELL/LIST RATIO	62 %	57 %		51 %	79 %	
REPORTED SALES DOLLARS	7,502,850	5,308,450	41 %	59,139,726	58,520,895	1 %
AVG SELL PRICE/UNIT	250,095	189,587	31 %	200,473	170,614	17 %
MEDIAN SELL PRICE	185,400			185,400		
PRICE RATIO	95 %	98 %		97 %	98 %	
DAYS TO SELL	64	31	106 %	58	37	56 %
ACTIVE LISTINGS	143	95	50 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	32	35	8-%	361	247	46 %
UNITS REPORTED SOLD	18	18	0 %	210	204	2 %
SELL/LIST RATIO	56 %	51 %		58 %	82 %	
REPORTED SALES DOLLARS	4,014,300	3,754,900	6 %	46,510,523	39,282,749	18 %
AVG SELL PRICE/UNIT	223,016	208,605	6 %	221,478	192,562	15 %
MEDIAN SELL PRICE	214,900			211,000		
PRICE RATIO	99 %	99 %		98 %	98 %	
DAYS TO SELL	57	46	23 %	55	48	14 %
ACTIVE LISTINGS	77	52	48 %			

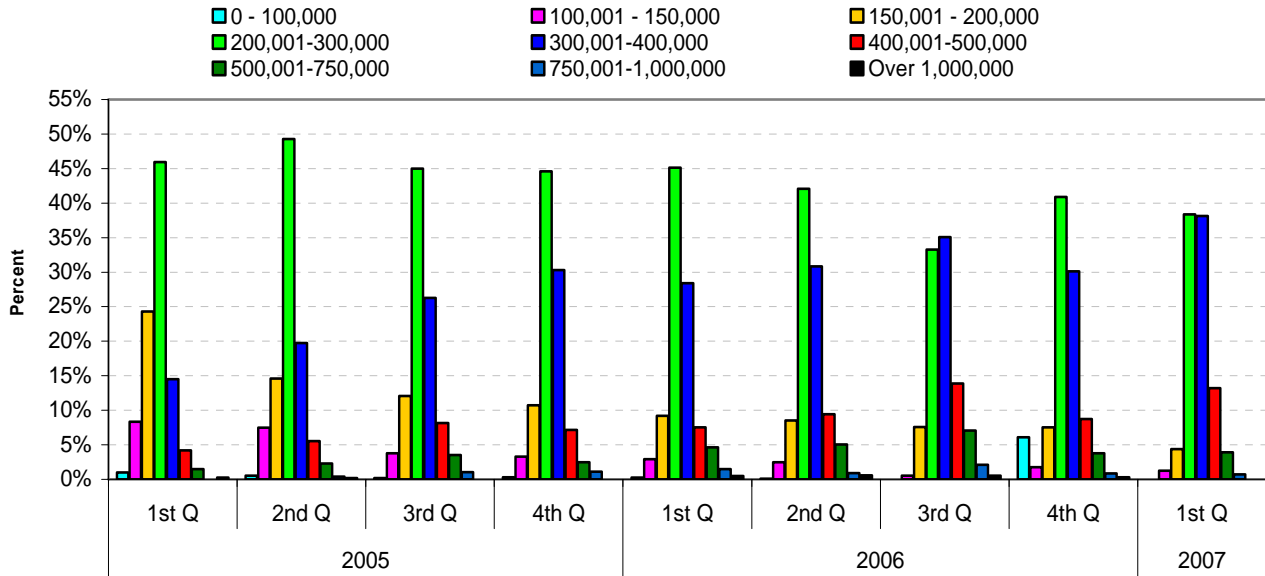
PLEASE NOTE:

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

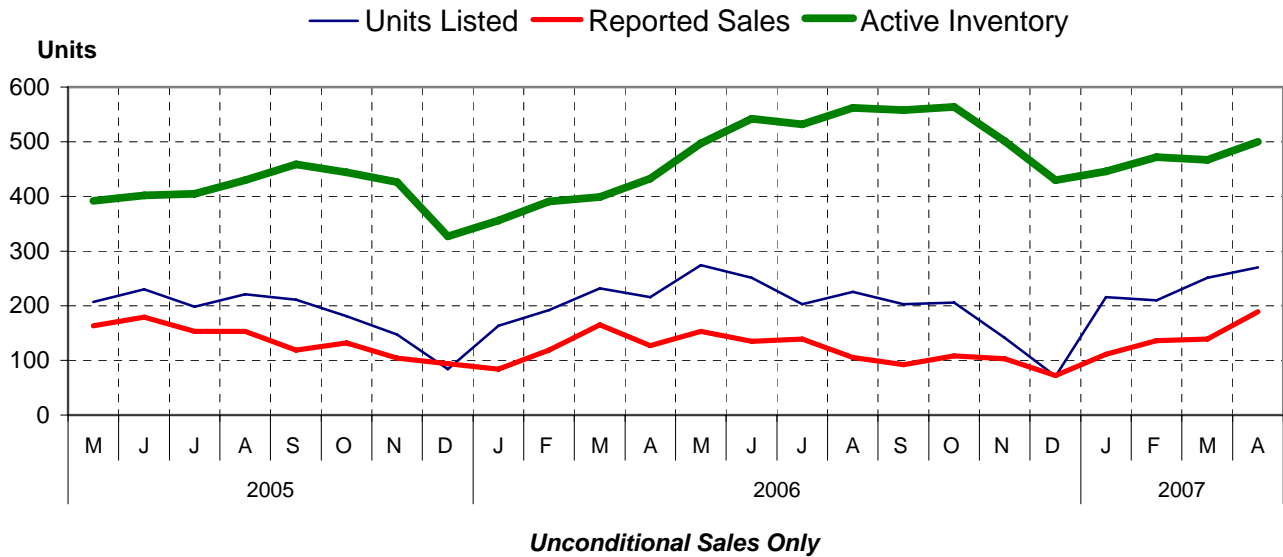
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.2% for the current month.

Percentage of Market Share by Price Range Nanaimo

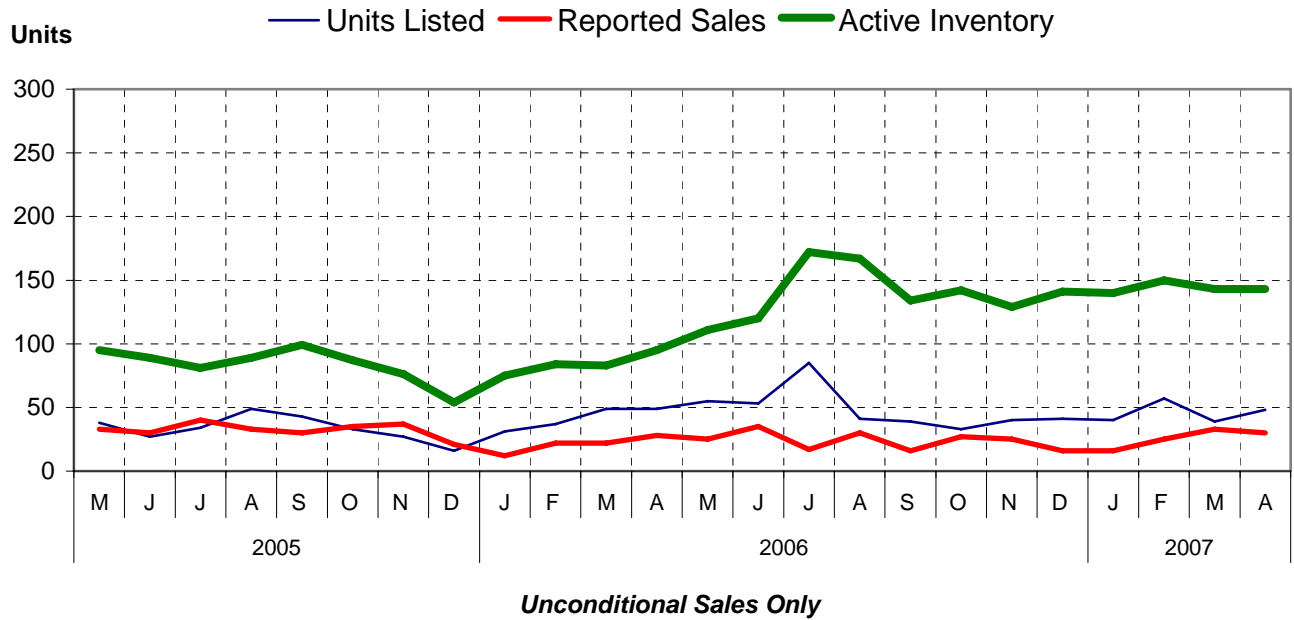


Single Family Comparisons between

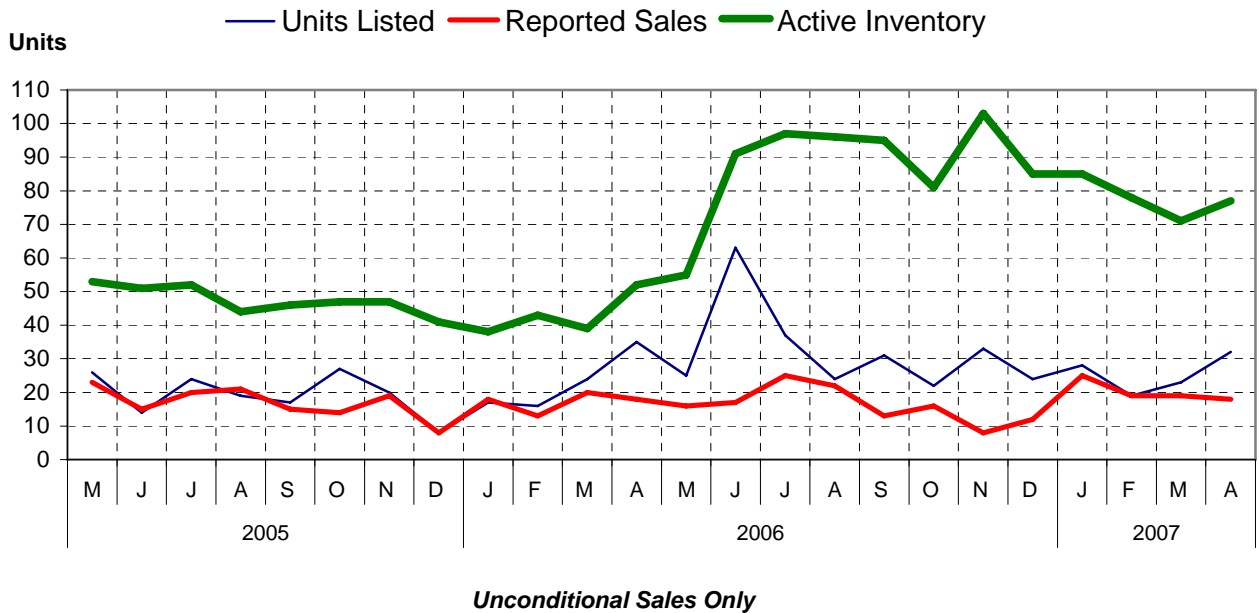


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



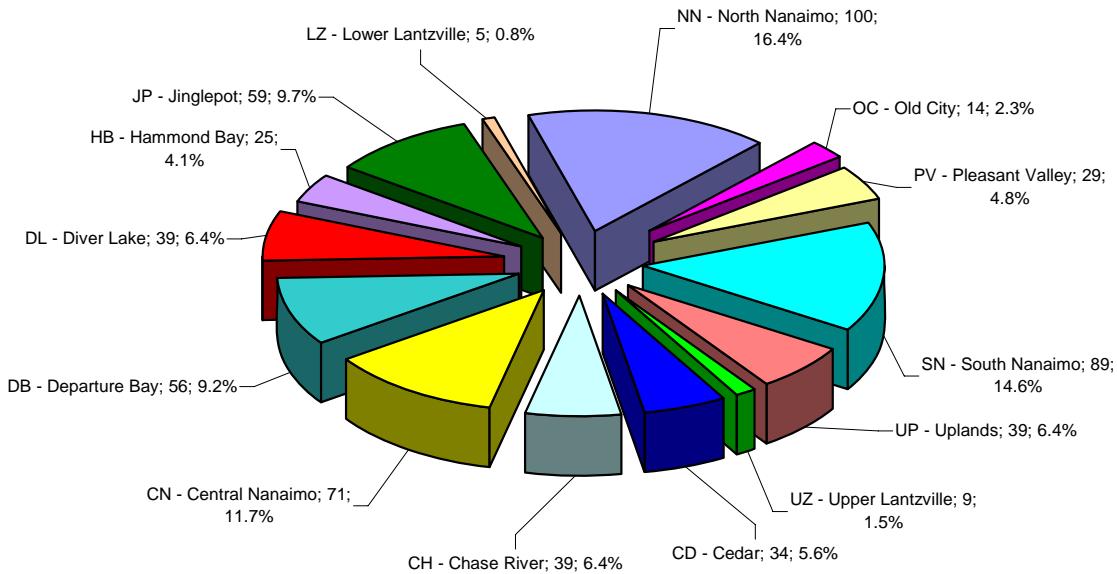
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2007

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

RANGE	TOTAL	CD	CH	CN	DB	DL	HB	JP	LZ	NN	OC	PV	SN	UP	UZ
0 - 100,000	0														
100,001- 150,000	6			1								1	3	1	
150,001- 200,000	29	5	2	2		1		1		1	1	1	15		
200,001- 300,000	236	8	9	60	16	19	4	9	1	12	13	7	58	18	2
300,001- 400,000	221	10	21	7	32	19	6	34		45		15	12	17	3
400,001- 500,000	85	7	6	1	6		10	13	4	30		3	1	1	3
500,001- 750,000	26	2	1		2		5	1		11		1		2	1
750,001-1,000,000	5	2						1		1		1			
OVER 1,000,000	0														
ZONE 4 TOTALS	608	34	39	71	56	39	25	59	5	100	14	29	89	39	9

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to April 30, 2007 = 608

GABRIOLA ISLAND

Comparative Activity by Property Type

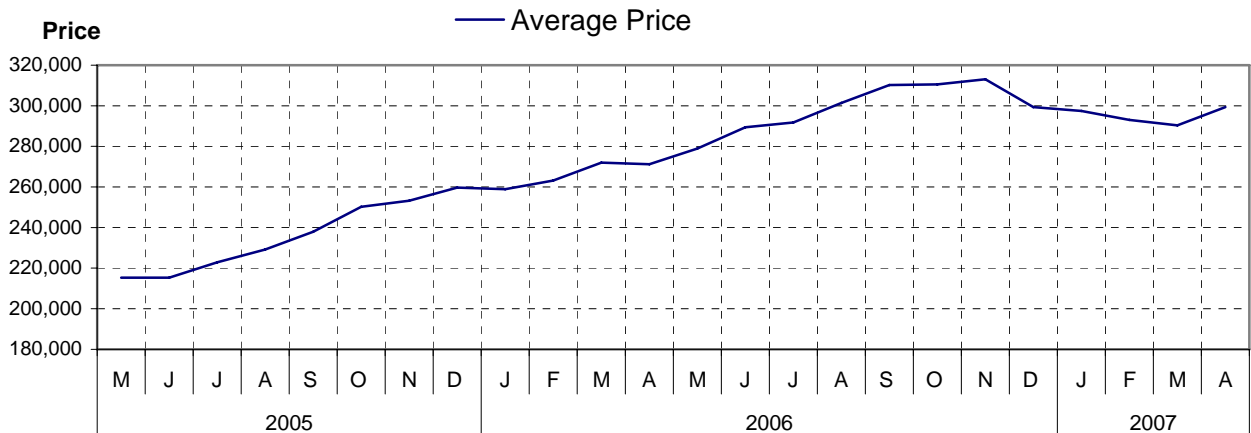
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
LOTS						
UNITS LISTED	8	11	27-%	65	70	7-%
UNITS REPORTED SOLD	3	5	40-%	45	46	2-%
SELL/LIST RATIO	37 %	45 %		69 %	65 %	
REPORTED SALES DOLLARS	465,000	512,000	9-%	5,984,800	4,547,727	31 %
AVG SELL PRICE/UNIT	155,000	102,400	51 %	132,995	98,863	34 %
PRICE RATIO	95 %	97 %		97 %	96 %	
DAYS TO SELL	97	30	223 %	53	35	51 %
ACTIVE LISTINGS	18	20	10-%			

SINGLE FAMILY

UNITS LISTED	17	14	21 %	105	111	5-%
UNITS REPORTED SOLD	7	6	16 %	67	72	6-%
SELL/LIST RATIO	41 %	42 %		63 %	64 %	
REPORTED SALES DOLLARS	2,337,000	1,444,500	61 %	20,060,700	19,412,550	3 %
AVG SELL PRICE/UNIT	333,857	240,750	38 %	299,413	269,618	11 %
PRICE RATIO	99 %	97 %		97 %	97 %	
DAYS TO SELL	70	64	9 %	60	62	3-%
ACTIVE LISTINGS	35	29	20 %			

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 0.2% for the current month.