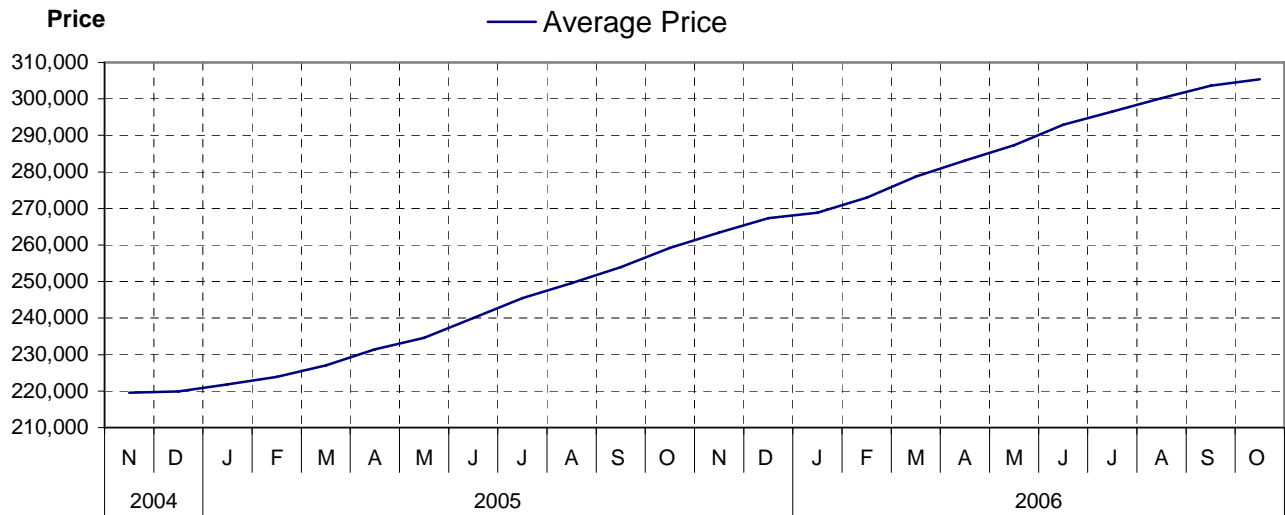


Nanaimo

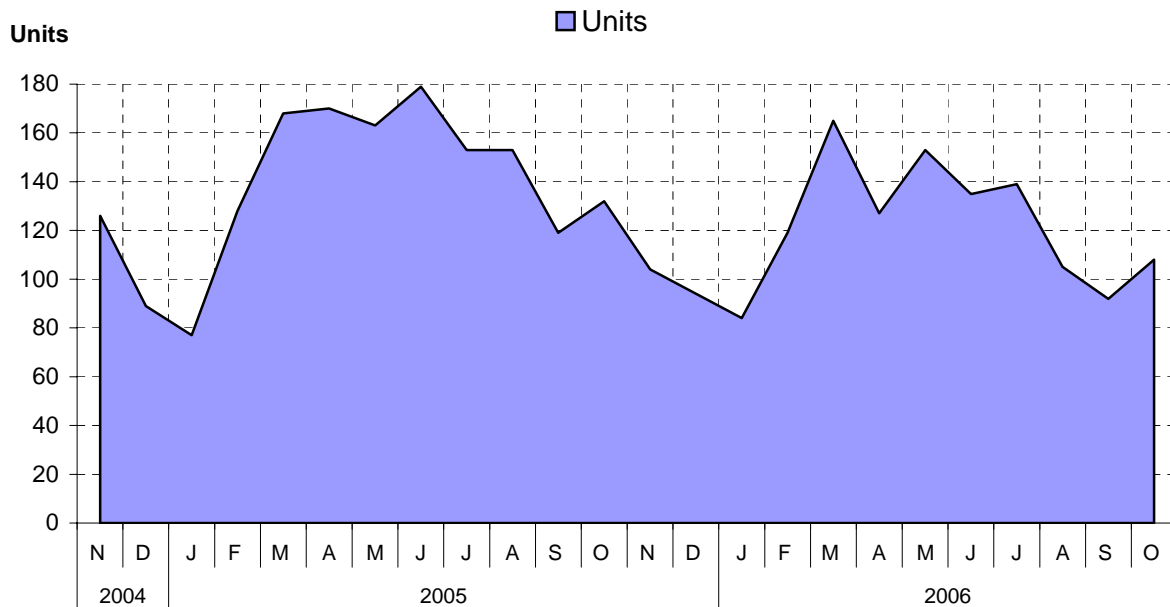
as at October 31, 2006

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	8	29	72-%	272	221	23 %
UNITS REPORTED SOLD	2	1	100 %	144	159	9-%
SELL/LIST RATIO	25 %	3 %		52 %	71 %	
REPORTED SALES DOLLARS	381,500	135,000	182 %	23,463,334	19,164,668	22 %
AVG SELL PRICE/UNIT	190,750	135,000	41 %	162,939	120,532	35 %
MEDIAN SELL PRICE	232,500			137,900		
PRICE RATIO	96 %	100 %		100 %	95 %	
DAYS TO SELL	23	11	109 %	61	83	26-%
ACTIVE LISTINGS	63	54	16 %			
SINGLE FAMILY						
UNITS LISTED	206	181	13 %	2,396	2,207	8 %
UNITS REPORTED SOLD	108	132	18-%	1,425	1,658	14-%
SELL/LIST RATIO	52 %	72 %		59 %	75 %	
REPORTED SALES DOLLARS	32,976,716	37,742,408	12-%	435,154,567	429,938,845	1 %
AVG SELL PRICE/UNIT	305,339	285,927	6 %	305,371	259,311	17 %
MEDIAN SELL PRICE	285,000			289,500		
PRICE RATIO	97 %	98 %		98 %	98 %	
DAYS TO SELL	53	42	26 %	45	44	2 %
ACTIVE LISTINGS	564	444	27 %			
CONDOMINIUM (APT)						
UNITS LISTED	33	33	0 %	515	443	16 %
UNITS REPORTED SOLD	27	35	22-%	292	355	17-%
SELL/LIST RATIO	81 %	106 %		56 %	80 %	
REPORTED SALES DOLLARS	4,593,800	6,298,700	27-%	54,514,741	51,624,620	5 %
AVG SELL PRICE/UNIT	170,140	179,962	5-%	186,694	145,421	28 %
MEDIAN SELL PRICE	168,000			172,500		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	47	42	11 %	43	41	4 %
ACTIVE LISTINGS	142	87	63 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	22	27	18-%	322	233	38 %
UNITS REPORTED SOLD	16	14	14 %	205	188	9 %
SELL/LIST RATIO	72 %	51 %		63 %	80 %	
REPORTED SALES DOLLARS	3,496,200	2,993,000	16 %	44,482,101	31,040,208	43 %
AVG SELL PRICE/UNIT	218,512	213,785	2 %	216,985	165,107	31 %
MEDIAN SELL PRICE	214,000			203,531		
PRICE RATIO	97 %	99 %		98 %	98 %	
DAYS TO SELL	37	103	64-%	48	52	7-%
ACTIVE LISTINGS	81	47	72 %			

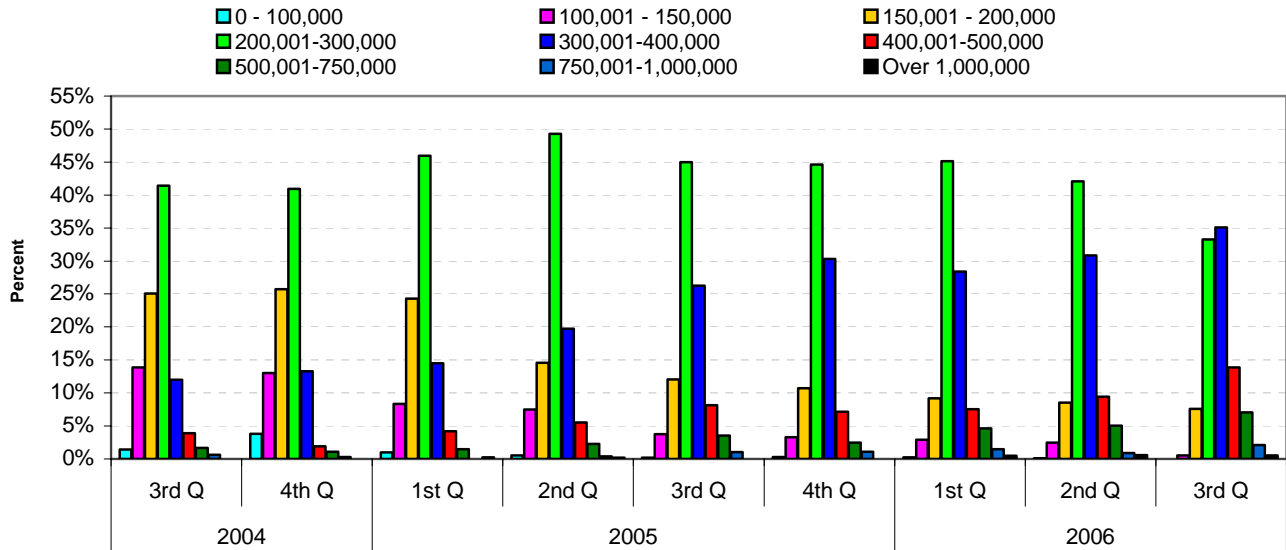
PLEASE NOTE:

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

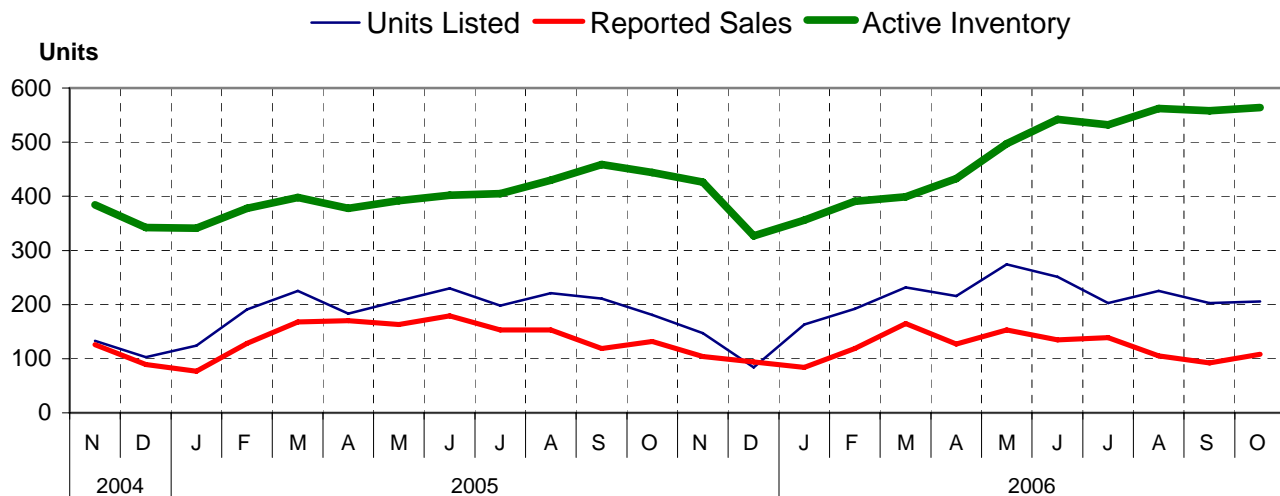
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.1% for the current month.

Percentage of Market Share by Price Range Nanaimo

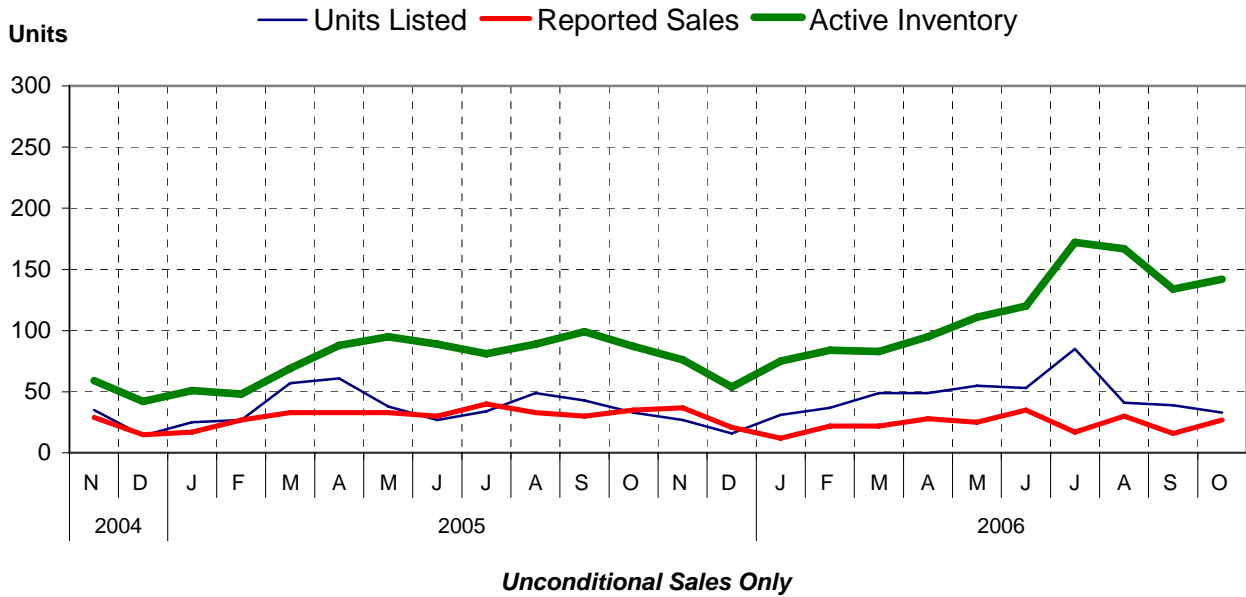


Single Family Comparisons between

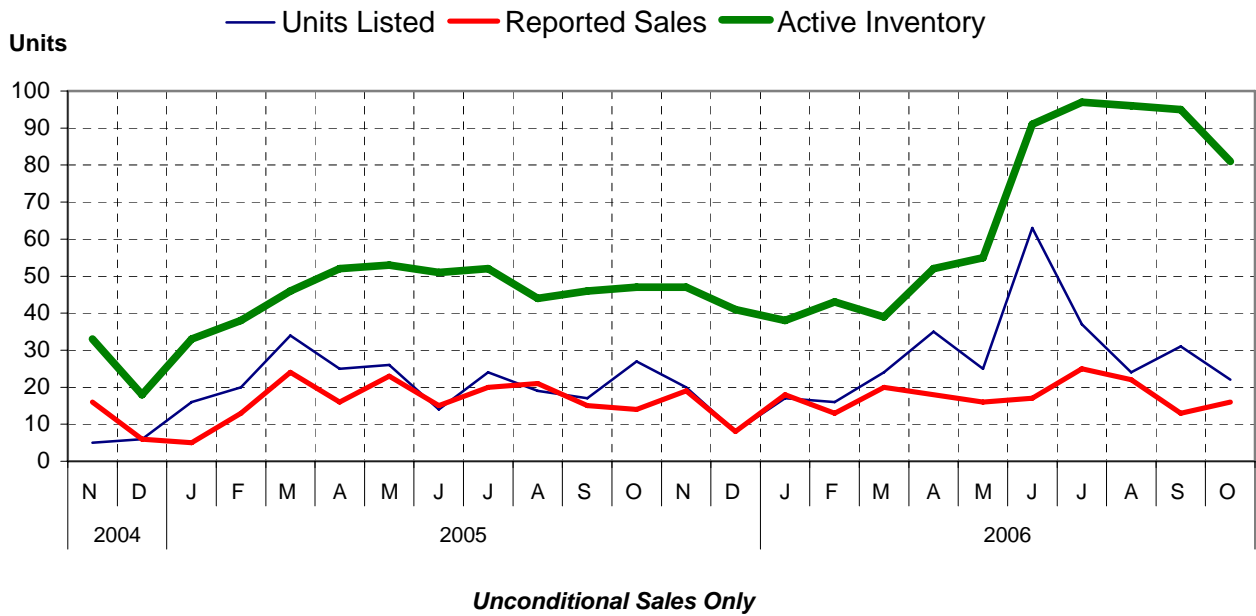


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



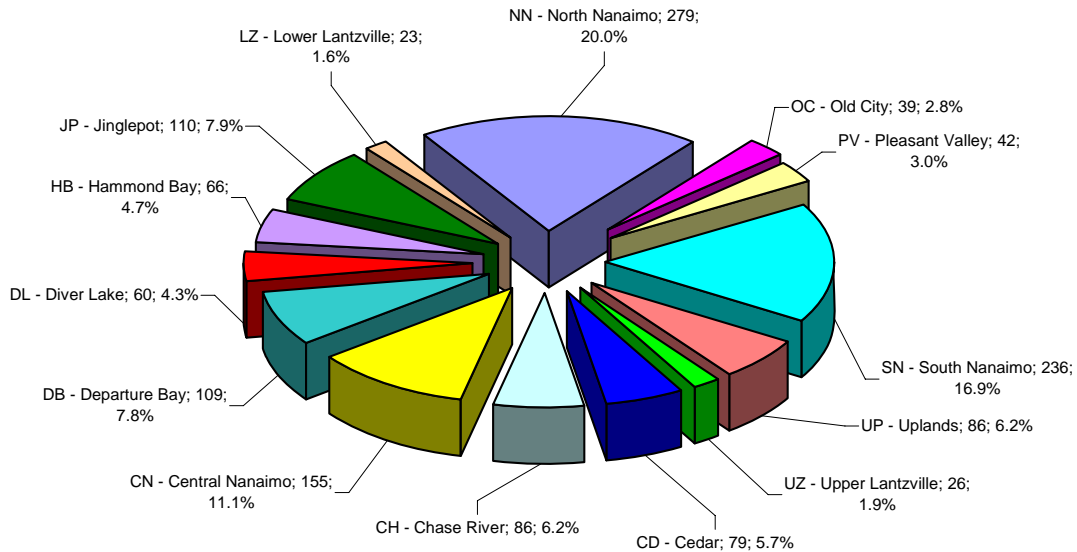
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to October 31, 2006

-----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	24			2					1		5		16		
150,001- 200,000	114	2	5	19				1		5	15		65	2	
200,001- 300,000	559	20	43	117	40	38	13	27	1	38	16	17	135	48	6
300,001- 400,000	451	26	35	16	45	19	29	48	10	147	3	19	15	31	8
400,001- 500,000	146	13	1	1	18	1	11	22	4	61		4	3		7
500,001- 750,000	75	13	1		2	2	8	10	5	23		2	1	3	5
750,001-1,000,000	19	3	1		4		5	1	1	3				1	
OVER 1,000,000	7	2						1	1	2				1	
ZONE 4 TOTALS	1,396	79	86	155	109	60	66	110	23	279	39	42	236	86	26

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to October 31, 2006 = 1,396

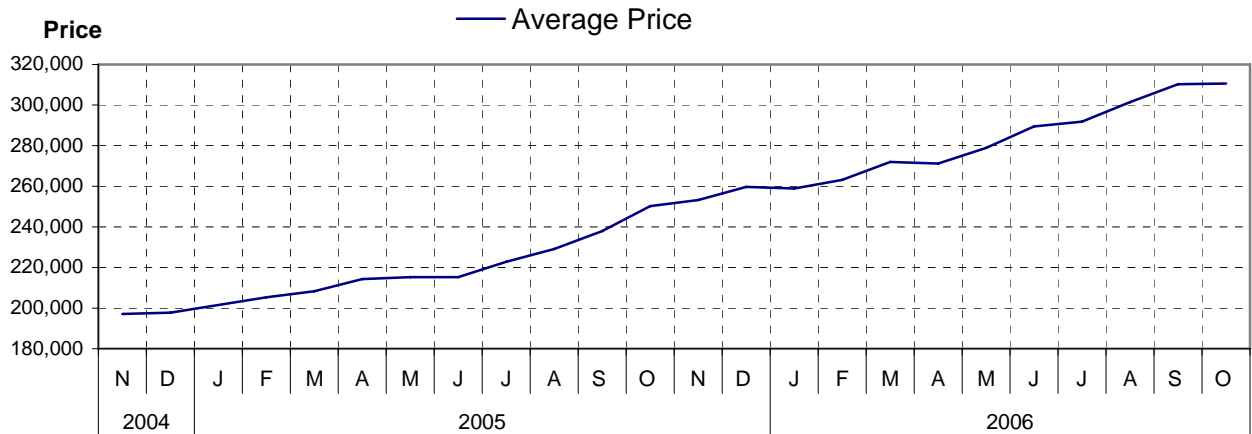
GABRIOLA ISLAND

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	7	3	133 %	75	63	19 %
UNITS REPORTED SOLD	2	0		46	42	9 %
SELL/LIST RATIO	28 %	0 %		61 %	66 %	
REPORTED SALES DOLLARS	280,000	0		5,680,550	3,811,777	49 %
AVG SELL PRICE/UNIT	140,000			123,490	90,756	36 %
PRICE RATIO	95 %			98 %	95 %	
DAYS TO SELL	71			39	39	0 %
ACTIVE LISTINGS	18	13	38 %			
SINGLE FAMILY						
UNITS LISTED	5	4	25 %	109	104	4 %
UNITS REPORTED SOLD	4	10	60-%	62	78	20-%
SELL/LIST RATIO	80 %	250 %		56 %	75 %	
REPORTED SALES DOLLARS	1,295,000	3,140,500	58-%	19,249,800	19,519,150	1-%
AVG SELL PRICE/UNIT	323,750	314,050	3 %	310,480	250,245	24 %
PRICE RATIO	97 %	96 %		97 %	97 %	
DAYS TO SELL	31	81	61-%	53	73	27-%
ACTIVE LISTINGS	27	17	58 %			

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 1.1% for the current month.