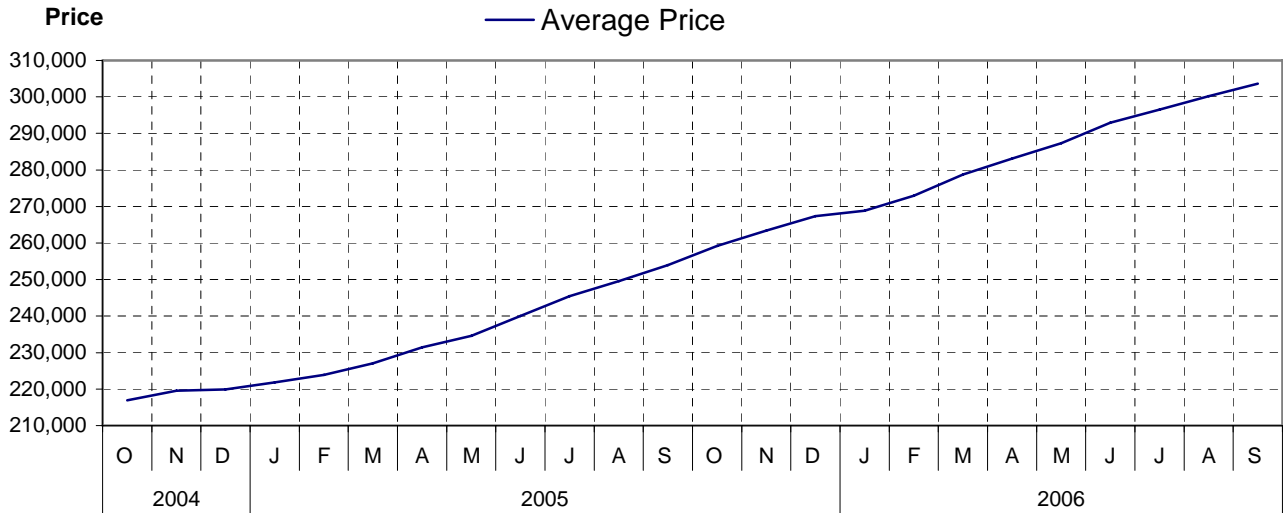


# Nanaimo

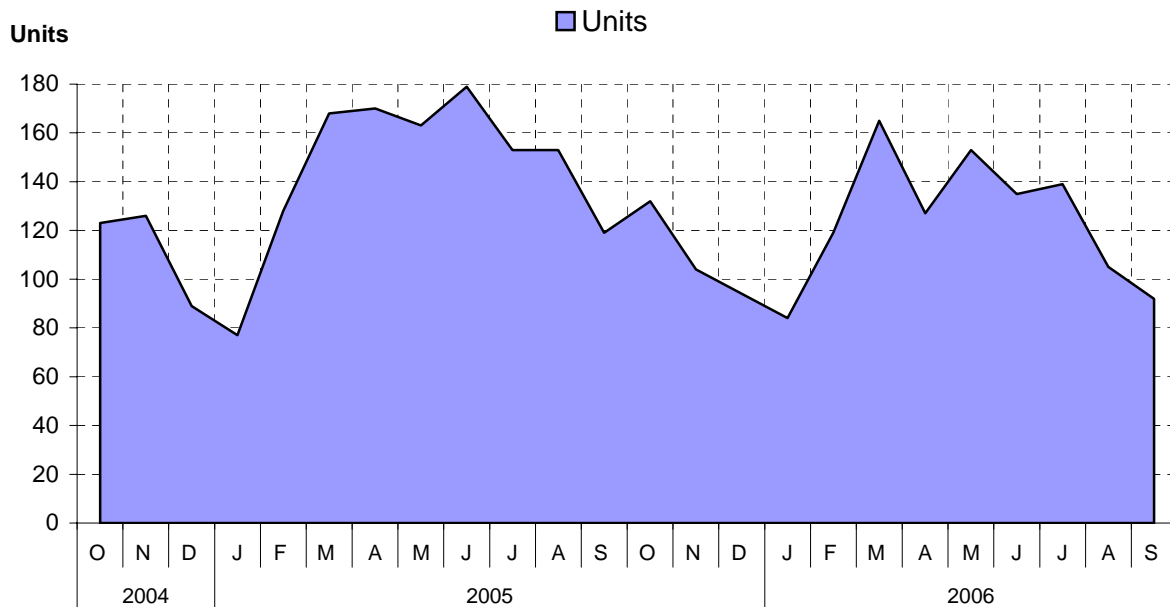
## as at September 30, 2006

### 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
<b>LOTS</b>						
UNITS LISTED	26	13	100 %	293	204	43 %
UNITS REPORTED SOLD	11	11	0 %	143	171	16-%
SELL/LIST RATIO	42 %	84 %		48 %	83 %	
REPORTED SALES DOLLARS	2,086,700	1,298,900	60 %	23,216,834	19,964,168	16 %
AVG SELL PRICE/UNIT	189,700	118,081	60 %	162,355	116,749	39 %
MEDIAN SELL PRICE	164,900			134,900		
PRICE RATIO	96 %	95 %		100 %	94 %	
DAYS TO SELL	76	85	10-%	61	84	27-%
ACTIVE LISTINGS	83	34	144 %			
<b>SINGLE FAMILY</b>						
UNITS LISTED	203	211	3-%	2,371	2,193	8 %
UNITS REPORTED SOLD	92	119	22-%	1,449	1,649	12-%
SELL/LIST RATIO	45 %	56 %		61 %	75 %	
REPORTED SALES DOLLARS	30,399,683	33,515,608	9-%	439,910,259	418,709,944	5 %
AVG SELL PRICE/UNIT	330,431	281,643	17 %	303,595	253,917	19 %
MEDIAN SELL PRICE	320,000			289,000		
PRICE RATIO	97 %	98 %		98 %	98 %	
DAYS TO SELL	67	39	71 %	45	44	2 %
ACTIVE LISTINGS	558	459	21 %			
<b>CONDOMINIUM (APT)</b>						
UNITS LISTED	39	43	9-%	515	432	19 %
UNITS REPORTED SOLD	16	30	46-%	300	350	14-%
SELL/LIST RATIO	41 %	69 %		58 %	81 %	
REPORTED SALES DOLLARS	3,058,900	4,740,350	35-%	56,219,641	48,558,620	15 %
AVG SELL PRICE/UNIT	191,181	158,011	20 %	187,398	138,738	35 %
MEDIAN SELL PRICE	192,000			169,900		
PRICE RATIO	97 %	98 %		98 %	98 %	
DAYS TO SELL	52	37	40 %	42	41	2 %
ACTIVE LISTINGS	134	99	35 %			
<b>CONDOMINIUM (TWNHSE)</b>						
UNITS LISTED	31	17	82 %	327	222	47 %
UNITS REPORTED SOLD	13	15	13-%	203	190	6 %
SELL/LIST RATIO	41 %	88 %		62 %	85 %	
REPORTED SALES DOLLARS	2,812,500	2,603,550	8 %	43,978,901	29,782,608	47 %
AVG SELL PRICE/UNIT	216,346	173,570	24 %	216,644	156,750	38 %
MEDIAN SELL PRICE	214,900			199,500		
PRICE RATIO	99 %	99 %		98 %	98 %	
DAYS TO SELL	56	33	69 %	52	48	8 %
ACTIVE LISTINGS	95	46	106 %			

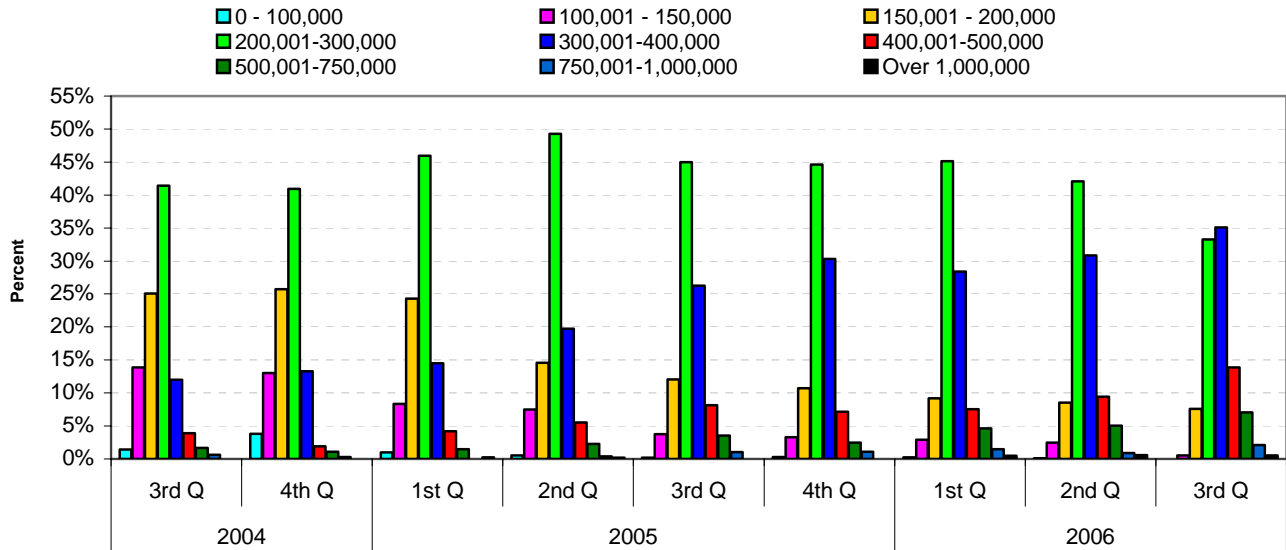
### PLEASE NOTE:

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

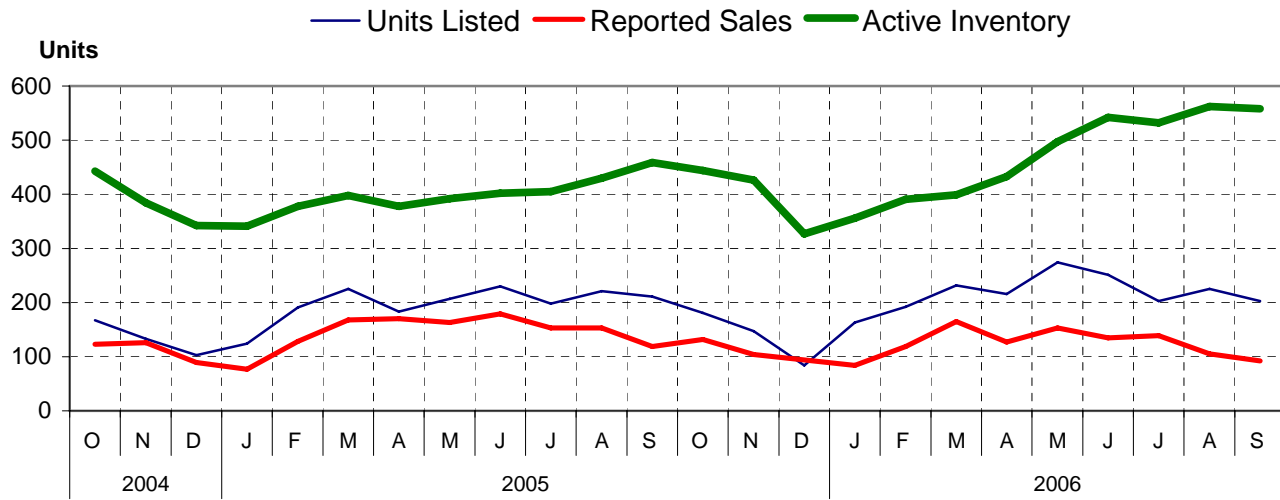
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 0.8% for the current month.

### Percentage of Market Share by Price Range Nanaimo

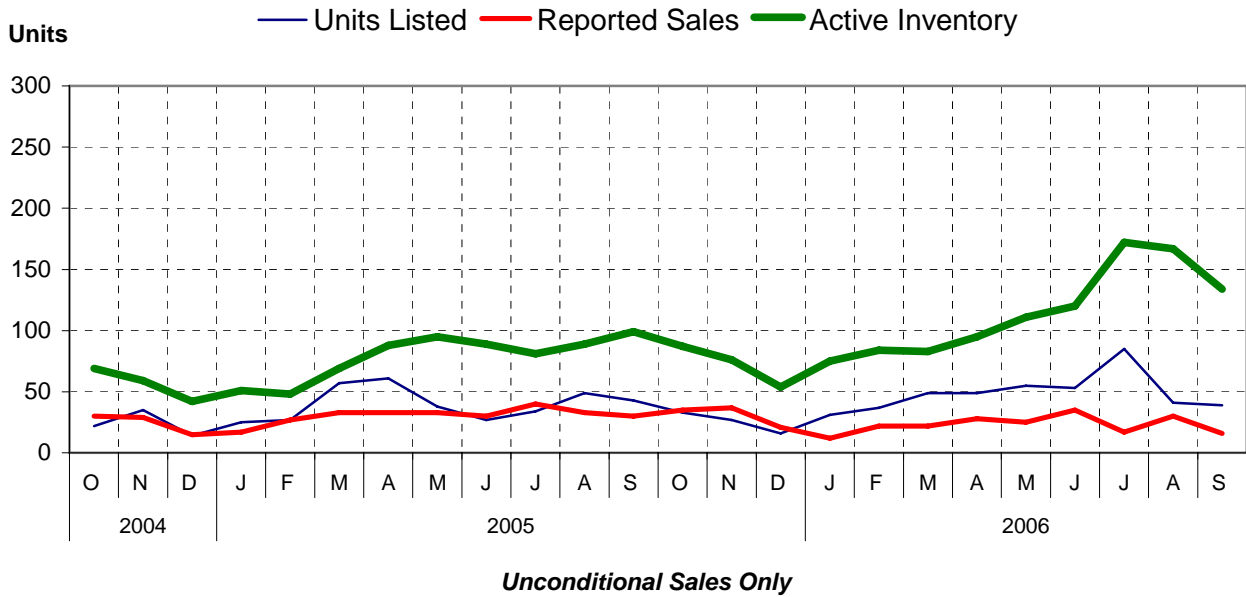


### Single Family Comparisons between

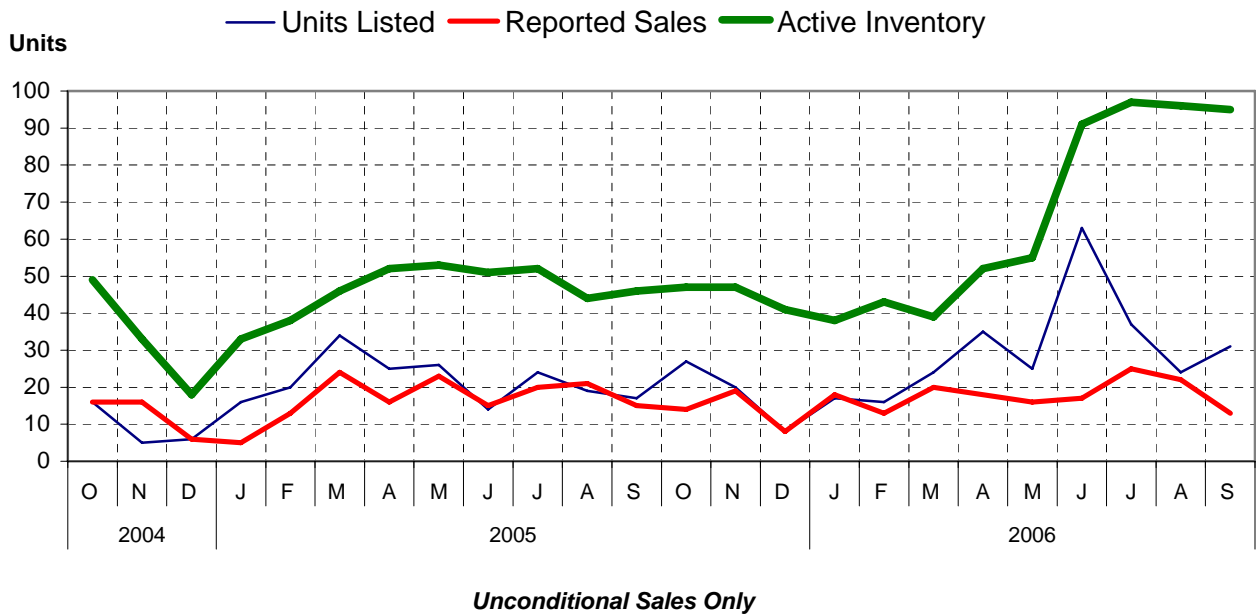


*Unconditional Sales Only*

## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



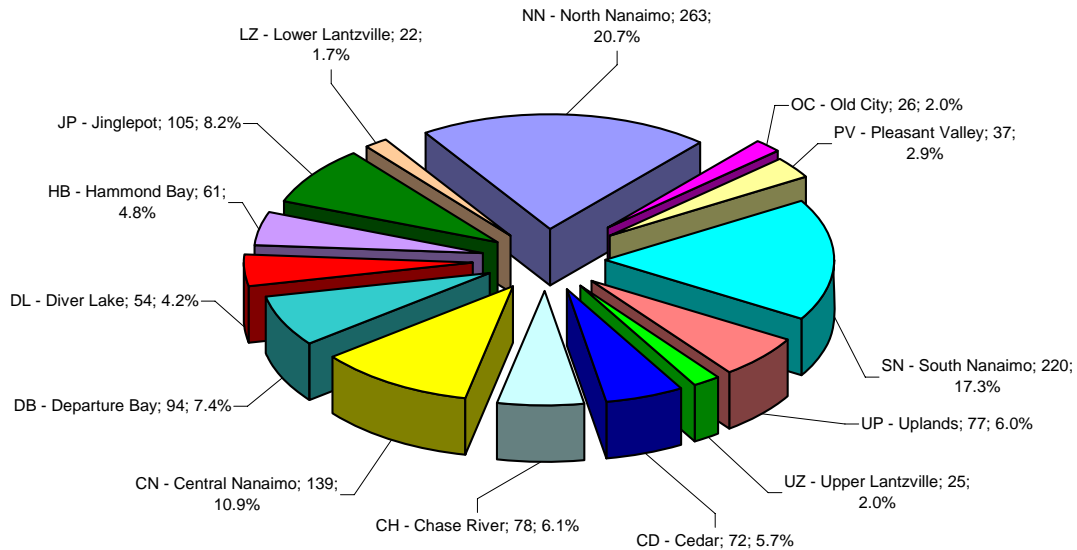
# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to September 30, 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		3		18		
150,001- 200,000	105	2	5	18				1		5	9		64	1	
200,001- 300,000	502	18	40	104	34	35	11	24	1	37	12	17	122	41	6
300,001- 400,000	409	22	30	14	40	16	28	47	10	136	2	14	12	30	8
400,001- 500,000	137	12	1	1	15	1	10	21	4	59		4	2		7
500,001- 750,000	72	13	1		2	2	7	10	5	22		2	1	3	4
750,001-1,000,000	16	3	1		3		5	1		2				1	
OVER 1,000,000	7	2						1	1	2				1	
<b>ZONE 4 TOTALS</b>	<b>1,273</b>	<b>72</b>	<b>78</b>	<b>139</b>	<b>94</b>	<b>54</b>	<b>61</b>	<b>105</b>	<b>22</b>	<b>263</b>	<b>26</b>	<b>37</b>	<b>220</b>	<b>77</b>	<b>25</b>

### Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to September 30, 2006 = 1,273

# GABRIOLA ISLAND

## Comparative Activity by Property Type

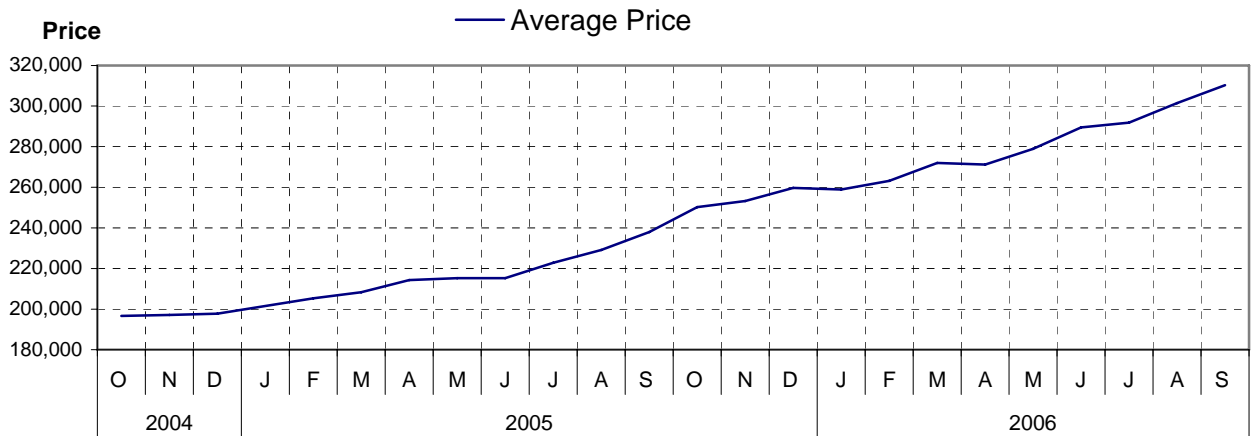
(Reported Sales – Unconditional Sales Only)

	-----CURRENT MONTH-----			-----12 MONTHS TO DATE-----		
	THIS YEAR	LAST YEAR	% Change	THIS YEAR	LAST YEAR	% Change
<b>LOTS</b>						
UNITS LISTED	3	7	57-%	71	62	14 %
UNITS REPORTED SOLD	3	7	57-%	44	42	4 %
SELL/LIST RATIO	100 %	100 %		61 %	67 %	
REPORTED SALES DOLLARS	321,000	542,377	40-%	5,400,550	3,551,777	52 %
AVG SELL PRICE/UNIT	107,000	77,482	38 %	122,739	84,566	45 %
PRICE RATIO	97 %	93 %		98 %	95 %	
DAYS TO SELL	13	53	75-%	37	39	5-%
ACTIVE LISTINGS	15	10	50 %			

### SINGLE FAMILY

UNITS LISTED	3	10	70-%	108	105	2 %
UNITS REPORTED SOLD	8	9	11-%	68	75	9-%
SELL/LIST RATIO	266 %	90 %		62 %	71 %	
REPORTED SALES DOLLARS	2,809,000	2,509,050	11 %	21,097,300	17,845,750	18 %
AVG SELL PRICE/UNIT	351,125	278,783	25 %	310,254	237,943	30 %
PRICE RATIO	95 %	97 %		97 %	97 %	
DAYS TO SELL	35	30	16 %	59	68	13-%
ACTIVE LISTINGS	32	23	39 %			

### 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.

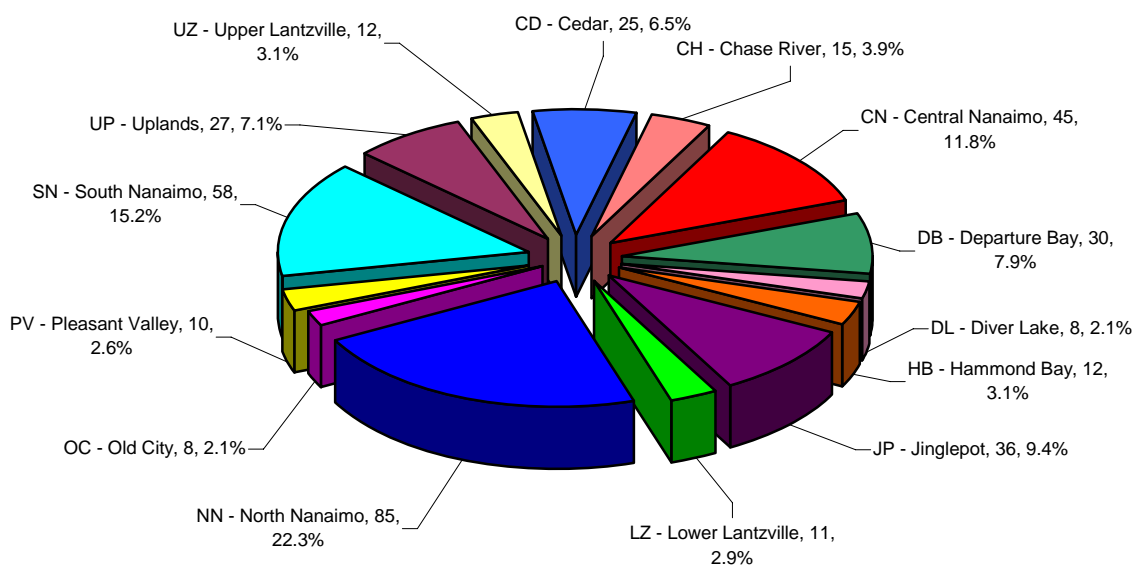
**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 0.8% for the current month.

## 3rd Quarter 2006 MLS® Single Family Sales Analysis Unconditional Sales from July 1 to September 30, 2006

-----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	2										1		1		
150,001- 200,000	29		1	9						2	2		15		
200,001- 300,000	127	6	4	29	10	3	2	7		8	4	4	39	9	2
300,001- 400,000	134	7	9	7	14	5	6	15	4	40	1	3	3	17	3
400,001- 500,000	53	5	1		5		2	8	3	23		2			4
500,001- 750,000	27	4					1	4	3	11		1			3
750,001-1,000,000	8	3			1		1	1		1				1	
OVER 1,000,000	2							1	1						
<b>ZONE 4 TOTALS</b>	<b>382</b>	<b>25</b>	<b>15</b>	<b>45</b>	<b>30</b>	<b>8</b>	<b>12</b>	<b>36</b>	<b>11</b>	<b>85</b>	<b>8</b>	<b>10</b>	<b>58</b>	<b>27</b>	<b>12</b>

### 3rd Quarter 2006 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales July 1 to September 30, 2006 = 382