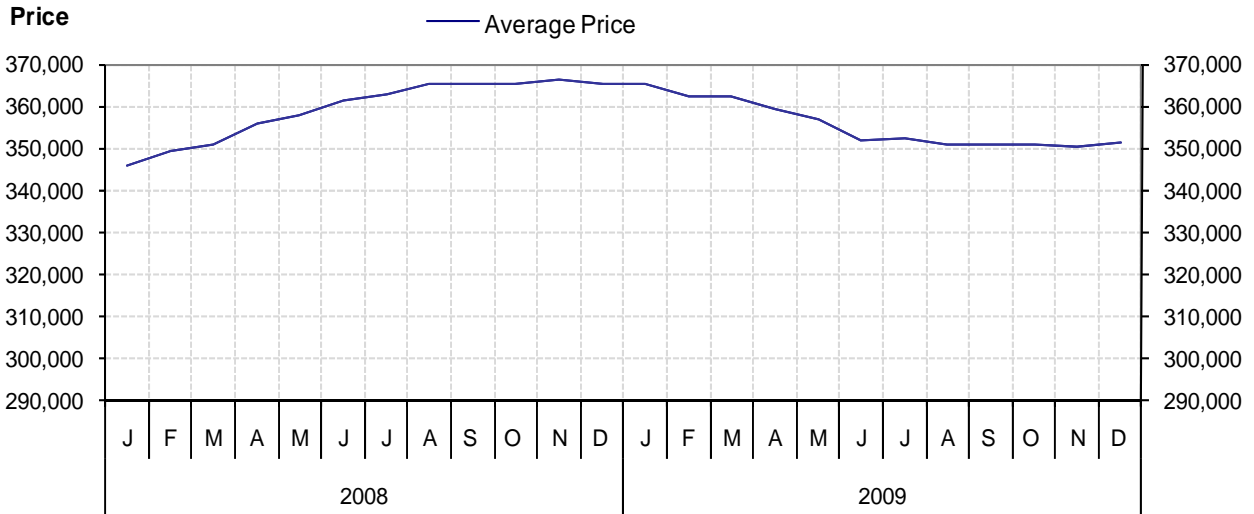


Nanaimo

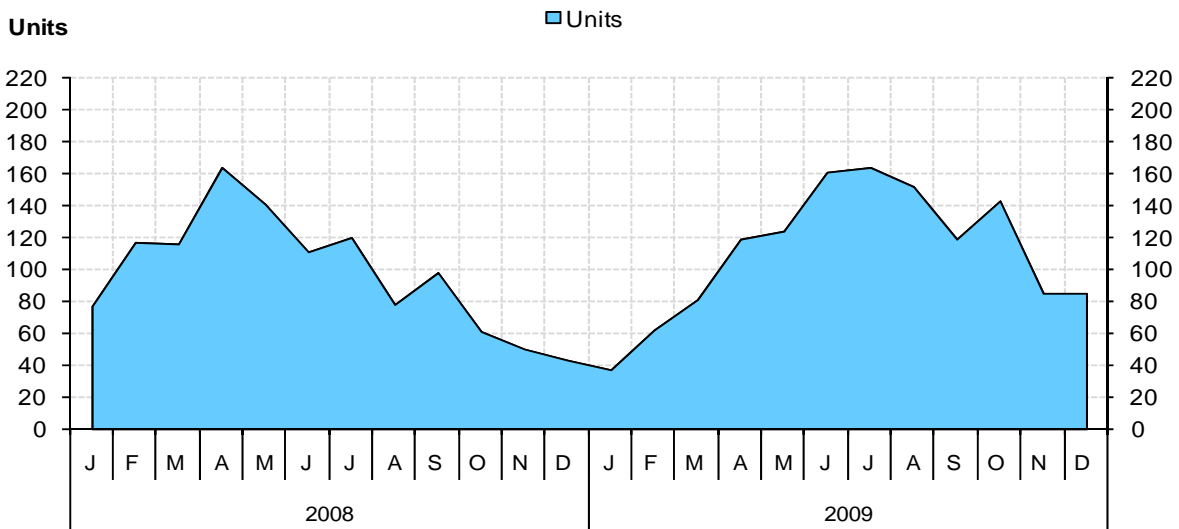
as at December 31, 2009

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	7	32	-78%	351	494	-29%
Units Reported Sold	31	1	3000%	128	105	22%
Sell/List Ratio	443%	3%		36%	21%	
Reported Sales Dollars	\$3,975,800	\$130,000	2958%	\$18,259,450	\$16,111,660	13%
Average Sell Price / Unit	\$128,252	\$130,000	-1%	\$142,652	\$153,444	-7%
Median Sell Price	\$117,000			\$124,000		
Sell Price / List Price Ratio	97%	81%		92%	95%	
Days to Sell	85	78	9%	118	70	69%
Active Listings	141	159				
Single Family						
Units Listed	104	82	27%	2241	2564	-13%
Units Reported Sold	85	42	102%	1326	1172	13%
Sell/List Ratio	82%	51%		59%	46%	
Reported Sales Dollars	\$31,733,043	\$15,486,700	105%	\$465,805,656	\$428,300,289	9%
Average Sell Price / Unit	\$373,330	\$368,731	1%	\$351,286	\$365,444	-4%
Median Sell Price	\$360,900			\$337,500		
Sell Price / List Price Ratio	96%	91%		95%	96%	
Days to Sell	58	61	-4%	54	50	8%
Active Listings	334	512				
Condos (Apt)						
Units Listed	24	30	-20%	525	725	-28%
Units Reported Sold	19	10	90%	254	232	9%
Sell/List Ratio	79%	33%		48%	32%	
Reported Sales Dollars	\$3,961,000	\$2,019,300	96%	\$54,333,781	\$54,590,030	0%
Average Sell Price / Unit	\$208,474	\$201,930	3%	\$213,913	\$235,302	-9%
Median Sell Price	\$186,000			\$192,500		
Sell Price / List Price Ratio	88%	93%		93%	96%	
Days to Sell	139	135	3%	89	63	41%
Active Listings	131	255				
Condos (Patio)						
Units Listed	4	2	100%	98	80	22%
Units Reported Sold	2	1	100%	53	55	-4%
Sell/List Ratio	50%	50%		54%	69%	
Reported Sales Dollars	\$530,400	\$297,500	78%	\$15,317,316	\$15,807,600	-3%
Average Sell Price / Unit	\$265,200	\$297,500	-11%	\$289,006	\$287,411	1%
Median Sell Price	\$316,400			\$295,000		
Sell Price / List Price Ratio	103%	93%		97%	97%	
Days to Sell	83	75	11%	72	49	48%
Active Listings	21	18				
Condos (Twnhse)						
Units Listed	15	16	-6%	388	419	-7%
Units Reported Sold	4	7	-43%	178	182	-2%
Sell/List Ratio	27%	44%		46%	43%	
Reported Sales Dollars	\$1,706,400	\$1,480,000	15%	\$45,554,213	\$44,787,852	2%
Average Sell Price / Unit	\$426,600	\$211,429	102%	\$255,923	\$246,087	4%
Median Sell Price	\$395,000			\$229,999		
Sell Price / List Price Ratio	100%	93%		95%	96%	
Days to Sell	51	82	-38%	84	51	65%
Active Listings	111	86				

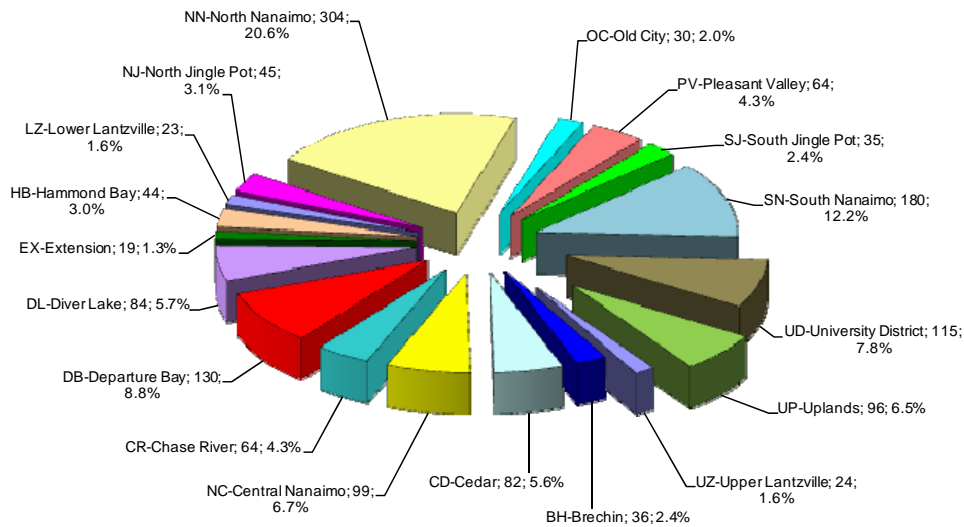
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to December 31, 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	12	9	5	0	0	0	0	0	0	0	0	36
CD-Cedar	0	3	7	15	11	17	10	8	6	1	1	1	0	2	82
NC-Central Nanaimo	0	3	33	42	16	4	0	1	0	0	0	0	0	0	99
CR-Chase River	0	0	4	8	21	18	11	2	0	0	0	0	0	0	64
DB-Departure Bay	0	1	3	24	34	30	17	13	4	1	0	0	2	1	130
DL-Diver Lake	1	2	2	26	29	16	8	0	0	0	0	0	0	0	84
EX-Extension	0	2	3	5	1	2	0	3	2	0	1	0	0	0	19
HB-Hammond Bay	0	1	0	2	5	8	7	8	8	1	1	2	0	1	44
LZ-Low er Lantzville	0	1	0	5	1	4	4	3	1	3	1	0	0	0	23
NJ-North Jingle Pot	0	0	0	0	1	6	14	7	9	4	1	2	0	1	45
NN-North Nanaimo	0	1	5	17	44	67	64	44	41	17	1	2	1	0	304
OC-Old City	0	2	7	11	6	2	2	0	0	0	0	0	0	0	30
PV-Pleasant Valley	0	2	6	6	27	11	8	3	0	1	0	0	0	0	64
SJ-South Jingle Pot	0	0	1	6	12	10	2	2	2	0	0	0	0	0	35
SN-South Nanaimo	4	24	40	62	34	9	6	0	1	0	0	0	0	0	180
UD-University District	1	6	16	30	21	9	20	9	3	0	0	0	0	0	115
UP-Uplands	0	0	4	27	32	20	8	0	3	1	0	1	0	0	96
UZ-Upper Lantzville	0	0	2	6	2	4	4	1	1	3	1	0	0	0	24
ZONE 4 TOTALS	7	50	140	304	306	242	185	104	81	32	7	8	3	5	1,474

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to December 31, 2009 = 1,474

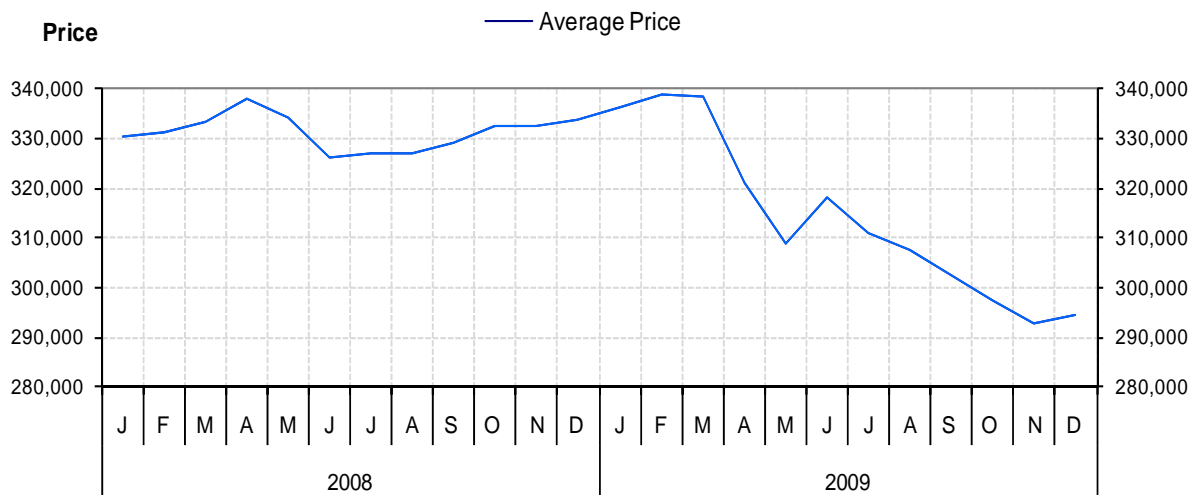
GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	2	2	0%	50	58	-14%
Units Reported Sold	1	1	0%	23	30	-23%
Sell/List Ratio	50%	50%		46%	52%	
Reported Sales Dollars	\$135,000	\$66,000	105%	\$3,056,000	\$4,006,800	-24%
Average Sell Price / Unit	\$135,000	\$66,000	105%	\$132,870	\$133,560	-1%
Median Sell Price	\$135,000			\$140,000		
Sell Price / List Price Ratio	100%	88%		89%	92%	
Days to Sell	18	56	-68%	111	64	74%
Active Listings	14	14				
Single Family						
Units Listed	8	1	700%	103	102	1%
Units Reported Sold	8	0		55	48	15%
Sell/List Ratio	100%	0%		53%	47%	
Reported Sales Dollars	\$2,433,750	\$0		\$16,190,750	\$16,013,342	1%
Average Sell Price / Unit	\$304,219			\$294,377	\$333,611	-12%
Median Sell Price	\$337,000			\$293,000		
Sell Price / List Price Ratio	96%			92%	96%	
Days to Sell	80			87	54	60%
Active Listings	18	28				

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



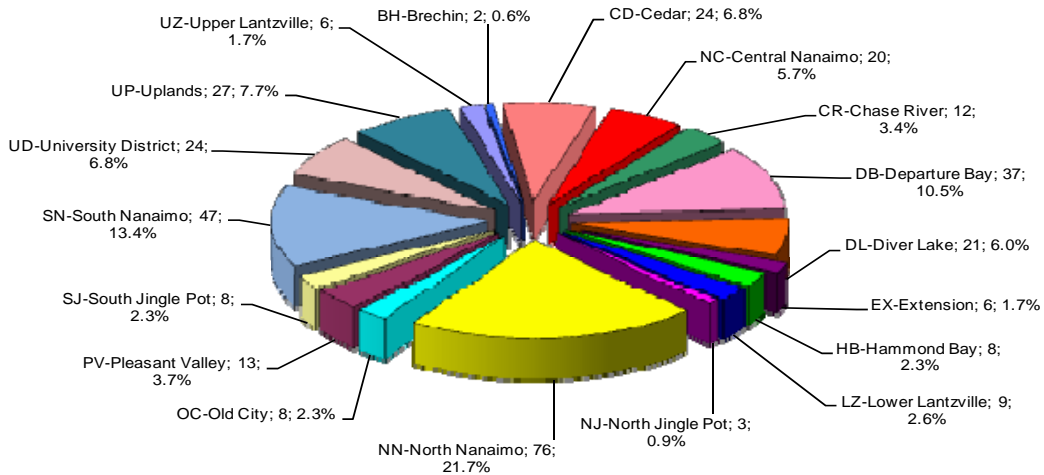
4th Quarter 2009

MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to December 31, 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	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
CD-Cedar	0	0	2	5	3	3	4	3	3	0	1	0	0	0	24
NC-Central Nanaimo	0	0	8	10	1	1	0	0	0	0	0	0	0	0	20
CR-Chase River	0	0	1	0	5	3	2	1	0	0	0	0	0	0	12
DB-Departure Bay	0	0	0	8	13	6	6	3	1	0	0	0	0	0	37
DL-Diver Lake	0	0	0	3	7	6	5	0	0	0	0	0	0	0	21
EX-Extension	0	0	0	3	0	1	0	1	0	0	1	0	0	0	6
HB-Hammond Bay	0	0	0	1	2	1	0	1	2	0	0	1	0	0	8
LZ-Low er Lantzville	0	1	0	1	1	2	1	2	0	1	0	0	0	0	9
NJ-North Jingle Pot	0	0	0	0	0	0	2	1	0	0	0	0	0	0	3
NN-North Nanaimo	0	0	1	4	7	15	22	6	14	7	0	0	0	0	76
OC-Old City	0	0	1	3	3	0	1	0	0	0	0	0	0	0	8
PV-Pleasant Valley	0	1	0	2	6	0	3	1	0	0	0	0	0	0	13
SJ-South Jingle Pot	0	0	0	2	1	0	1	2	2	0	0	0	0	0	8
SN-South Nanaimo	1	2	15	12	11	2	4	0	0	0	0	0	0	0	47
UD-University District	1	2	3	7	3	0	5	2	1	0	0	0	0	0	24
UP-Uplands	0	0	0	7	8	8	3	0	1	0	0	0	0	0	27
UZ-Upper Lantzville	0	0	0	1	0	1	1	1	0	2	0	0	0	0	6
ZONE 4 TOTALS	2	6	31	70	72	49	60	24	24	10	2	1	0	0	351

4th Quarter 2009 Single Family Sales Nanaimo by Subarea



Total Unconditional Sales October 1 to December 31, 2009 = 351