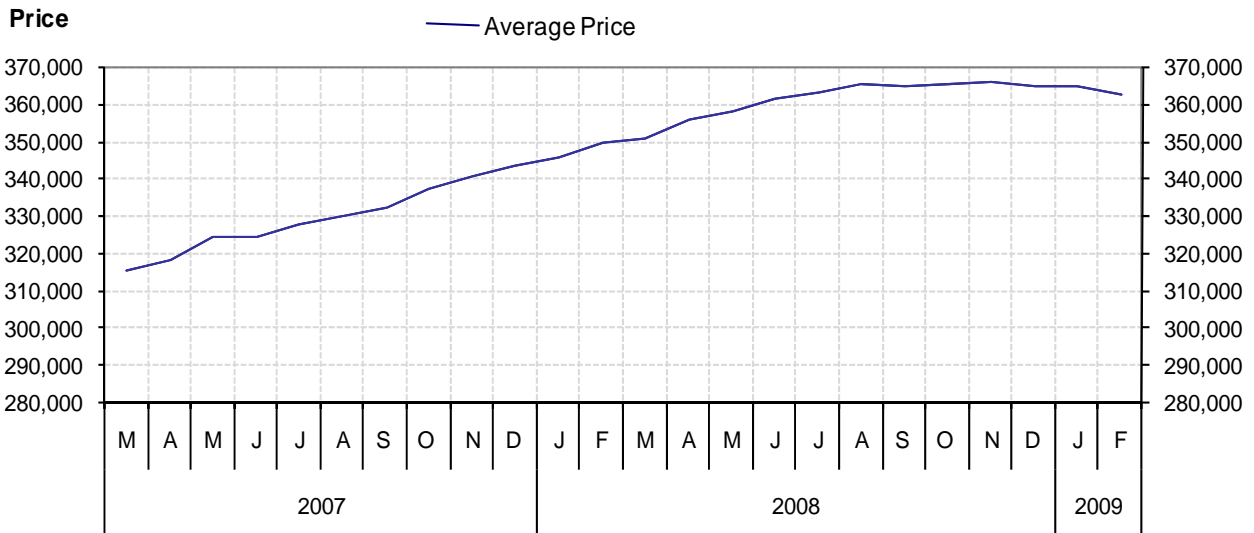


Nanaimo

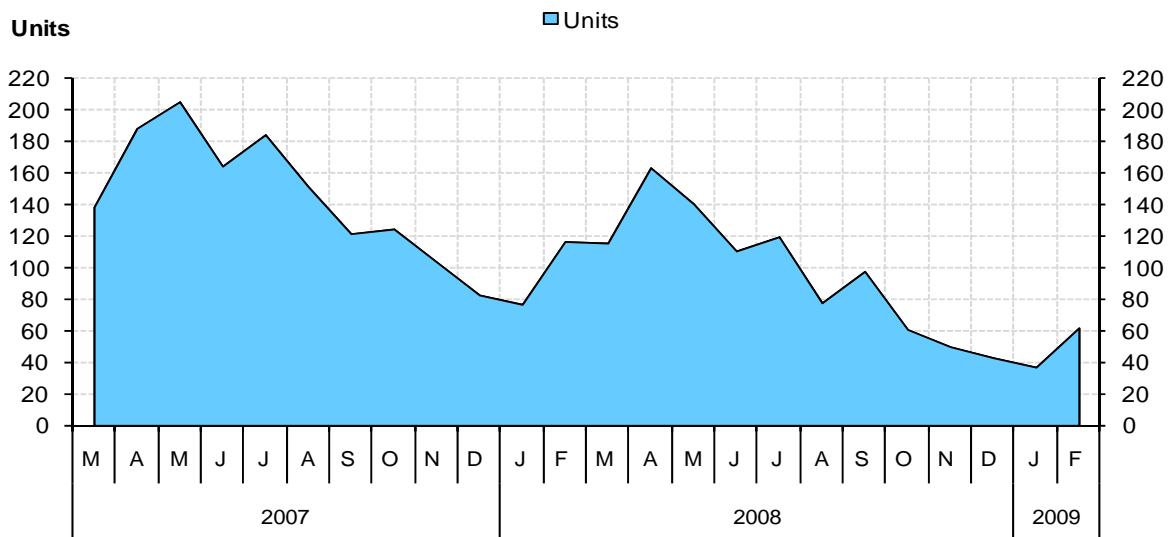
as at February 28, 2009

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 | 41 | 105 | -61% | 415 | 547 | -24% |
| Units Reported Sold | 11 | 15 | -27% | 99 | 185 | -46% |
| Sell/List Ratio | 27% | 14% | | 24% | 34% | |
| Reported Sales Dollars | \$1,210,500 | \$2,359,500 | -49% | \$14,512,760 | \$31,095,486 | -53% |
| Average Sell Price / Unit | \$110,045 | \$157,300 | -30% | \$146,594 | \$168,084 | -13% |
| Median Sell Price | \$122,000 | | | \$145,000 | | |
| Sell Price / List Price Ratio | 80% | 96% | | 93% | 97% | |
| Days to Sell | 271 | 91 | 199% | 104 | 80 | 29% |
| Active Listings | 196 | 258 | | | | |
| Single Family | | | | | | |
| Units Listed | 202 | 211 | -4% | 2527 | 2556 | -1% |
| Units Reported Sold | 62 | 117 | -47% | 1079 | 1660 | -35% |
| Sell/List Ratio | 31% | 55% | | 43% | 65% | |
| Reported Sales Dollars | \$20,230,661 | \$43,390,966 | -53% | \$391,097,812 | \$580,169,088 | -33% |
| Average Sell Price / Unit | \$326,301 | \$370,863 | -12% | \$362,463 | \$349,499 | 4% |
| Median Sell Price | \$310,000 | | | \$346,000 | | |
| Sell Price / List Price Ratio | 93% | 97% | | 96% | 97% | |
| Days to Sell | 57 | 59 | -3% | 50 | 47 | 8% |
| Active Listings | 557 | 480 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 30 | 57 | -47% | 694 | 506 | 37% |
| Units Reported Sold | 12 | 25 | -52% | 216 | 329 | -34% |
| Sell/List Ratio | 40% | 44% | | 31% | 65% | |
| Reported Sales Dollars | \$2,170,865 | \$5,705,000 | -62% | \$50,134,032 | \$71,432,735 | -30% |
| Average Sell Price / Unit | \$180,905 | \$228,200 | -21% | \$232,102 | \$217,121 | 7% |
| Median Sell Price | 195,000 | | | \$205,000 | | |
| Sell Price / List Price Ratio | 90% | 97% | | 95% | 96% | |
| Days to Sell | 90 | 48 | 86% | 66 | 57 | 17% |
| Active Listings | 240 | 137 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 15 | 4 | 275% | 85 | 61 | 39% |
| Units Reported Sold | 3 | 11 | -73% | 43 | 50 | -14% |
| Sell/List Ratio | 20% | 275% | | 51% | 82% | |
| Reported Sales Dollars | \$1,122,000 | \$3,083,300 | -64% | \$12,877,300 | \$14,333,919 | -10% |
| Average Sell Price / Unit | \$374,000 | \$280,300 | 33% | \$299,472 | \$286,678 | 4% |
| Median Sell Price | \$405,000 | | | \$298,000 | | |
| Sell Price / List Price Ratio | 95% | 98% | | 96% | 98% | |
| Days to Sell | 136 | 45 | 202% | 57 | 80 | -28% |
| Active Listings | 23 | 12 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 33 | 32 | 3% | 430 | 306 | 41% |
| Units Reported Sold | 12 | 15 | -20% | 180 | 203 | -11% |
| Sell/List Ratio | 36% | 47% | | 42% | 66% | |
| Reported Sales Dollars | \$2,753,500 | \$3,481,200 | -21% | \$43,971,752 | \$50,126,971 | -12% |
| Average Sell Price / Unit | \$229,458 | \$232,080 | -1% | \$244,288 | \$246,931 | -1% |
| Median Sell Price | \$220,000 | | | \$234,900 | | |
| Sell Price / List Price Ratio | 94% | 97% | | 96% | 98% | |
| Days to Sell | 88 | 81 | 8% | 50 | 53 | -7% |
| Active Listings | 124 | 58 | | | | |

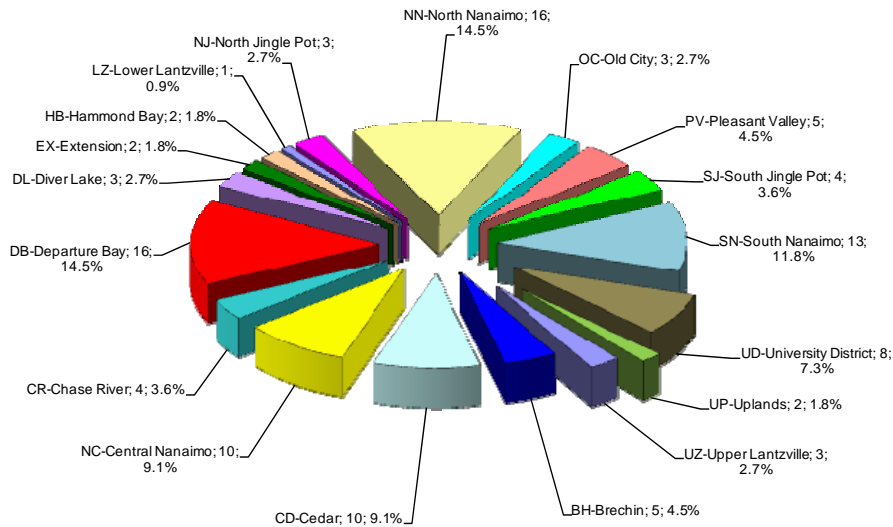
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to February 28, 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 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| CD-Cedar | 0 | 0 | 0 | 2 | 4 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 10 |
| NC-Central Nanaimo | 0 | 0 | 3 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| CR-Chase River | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| DB-Departure Bay | 0 | 0 | 2 | 4 | 4 | 1 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| DL-Diver Lake | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| EX-Extension | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| HB-Hammond Bay | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| LZ-Low er Lantzville | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| NJ-North Jingle Pot | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 3 |
| NN-North Nanaimo | 0 | 0 | 0 | 0 | 4 | 4 | 2 | 1 | 3 | 2 | 0 | 0 | 0 | 0 | 16 |
| OC-Old City | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| PV-Pleasant Valley | 0 | 0 | 0 | 1 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| SJ-South Jingle Pot | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| SN-South Nanaimo | 1 | 1 | 4 | 5 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| UD-University District | 0 | 1 | 2 | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| UP-Uplands | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| UZ-Upper Lantzville | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 3 |
| ZONE 4 TOTALS | 1 | 2 | 16 | 19 | 30 | 12 | 14 | 3 | 7 | 4 | 0 | 1 | 0 | 1 | 110 |

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to February 28, 2009 = 110

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 | 7 | 7 | 0% | 58 | 63 | -8% |
| Units Reported Sold | 1 | 0 | | 28 | 38 | -26% |
| Sell/List Ratio | 14% | 0% | | 48% | 60% | |
| Reported Sales Dollars | \$125,000 | \$0 | | \$3,760,500 | \$5,328,600 | -29% |
| Average Sell Price / Unit | \$125,000 | | | \$134,304 | \$140,226 | -4% |
| Median Sell Price | \$125,000 | | | \$133,000 | | |
| Sell Price / List Price Ratio | 93% | | | 92% | 93% | |
| Days to Sell | 48 | | | 66 | 62 | 7% |
| Active Listings | 17 | | | | | |
| Single Family | | | | | | |
| Units Listed | 6 | 8 | -25% | 101 | 120 | -16% |
| Units Reported Sold | 3 | 4 | -25% | 45 | 65 | -31% |
| Sell/List Ratio | 50% | 50% | | 45% | 54% | |
| Reported Sales Dollars | \$860,500 | \$1,088,000 | -21% | \$15,243,342 | \$21,534,400 | -29% |
| Average Sell Price / Unit | \$286,833 | \$272,000 | 5% | \$338,741 | \$331,298 | 2% |
| Median Sell Price | \$293,000 | | | \$343,000 | | |
| Sell Price / List Price Ratio | 90% | 98% | | 95% | 96% | |
| Days to Sell | 78 | 56 | 39% | 56 | 59 | -5% |
| Active Listings | 28 | 22 | | | | |

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

