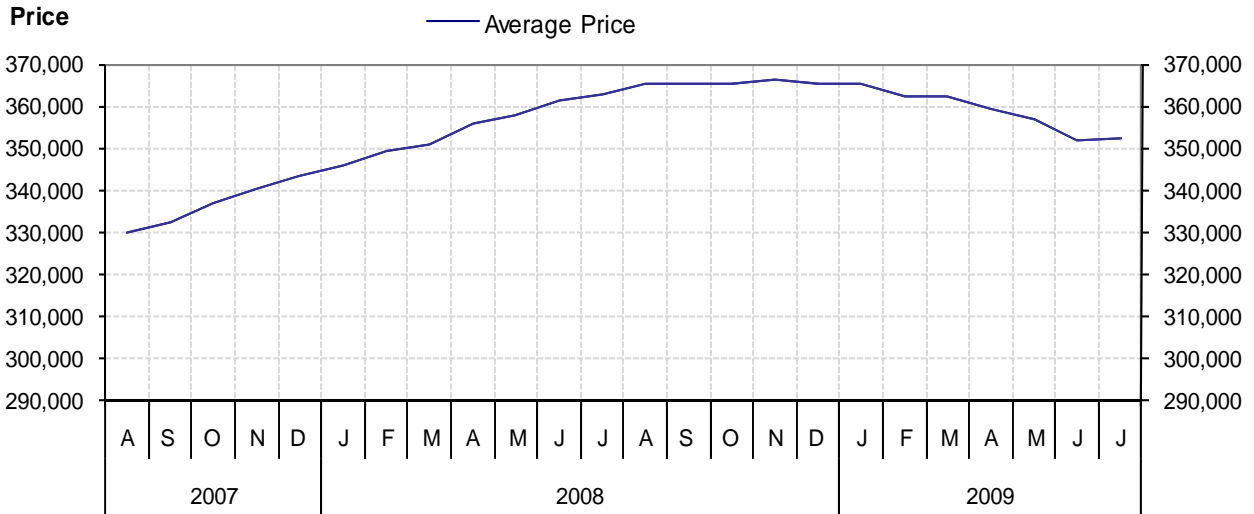


Nanaimo

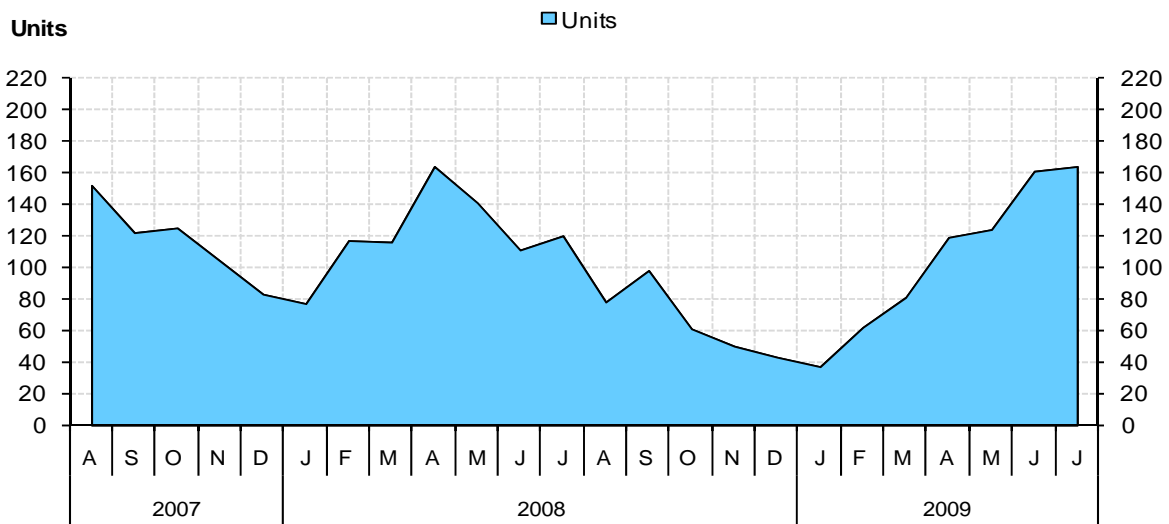
as at July 31, 2009

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

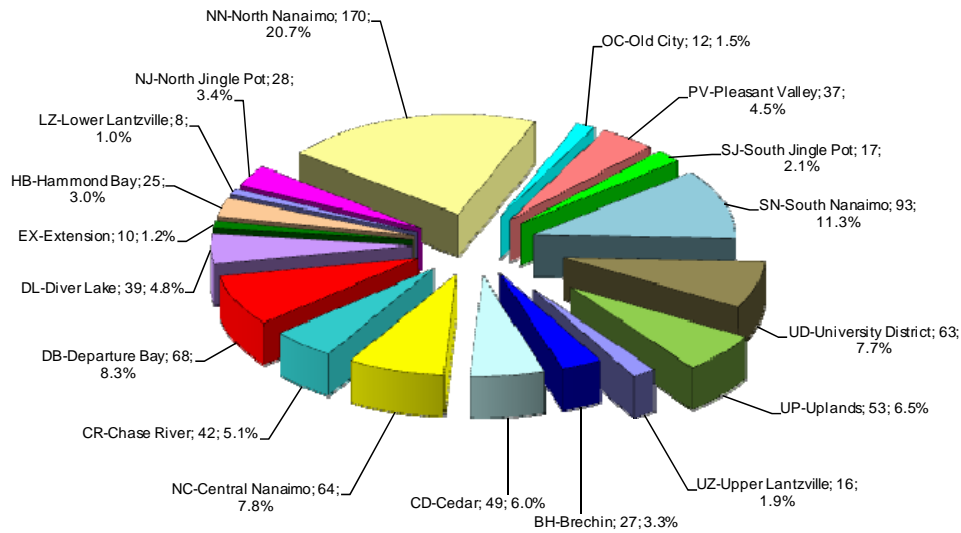
| | Current Month | | | 12 Months to Date | | |
|-------------------------------|---------------|--------------|----------|-------------------|---------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Lots | | | | | | |
| Units Listed | 27 | 29 | -7% | 375 | 560 | -33% |
| Units Reported Sold | 18 | 5 | 260% | 74 | 163 | -55% |
| Sell/List Ratio | 67% | 17% | | 20% | 29% | |
| Reported Sales Dollars | \$2,974,650 | \$708,500 | 320% | \$10,816,570 | \$27,063,392 | -60% |
| Average Sell Price / Unit | \$165,258 | \$141,700 | 17% | \$146,170 | \$166,033 | -12% |
| Median Sell Price | \$139,900 | | | \$129,900 | | |
| Sell Price / List Price Ratio | 96% | 89% | | 89% | 97% | |
| Days to Sell | 73 | 85 | -13% | 155 | 77 | 102% |
| Active Listings | 157 | 232 | | | | |
| Single Family | | | | | | |
| Units Listed | 218 | 215 | 1% | 2385 | 2531 | -6% |
| Units Reported Sold | 164 | 120 | 37% | 1074 | 1432 | -25% |
| Sell/List Ratio | 75% | 56% | | 45% | 57% | |
| Reported Sales Dollars | \$59,618,658 | \$43,701,828 | 36% | \$378,558,840 | \$519,772,033 | -27% |
| Average Sell Price / Unit | \$363,528 | \$364,182 | 0% | \$352,476 | \$362,969 | -3% |
| Median Sell Price | \$348,500 | | | \$338,000 | | |
| Sell Price / List Price Ratio | 96% | 96% | | 95% | 97% | |
| Days to Sell | 53 | 40 | 31% | 57 | 48 | 18% |
| Active Listings | 556 | 662 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 85 | 71 | 20% | 550 | 689 | -20% |
| Units Reported Sold | 22 | 28 | -21% | 169 | 298 | -43% |
| Sell/List Ratio | 26% | 39% | | 31% | 43% | |
| Reported Sales Dollars | \$4,470,275 | \$7,550,100 | -41% | \$36,481,408 | \$68,574,680 | -47% |
| Average Sell Price / Unit | \$203,194 | \$269,646 | -25% | \$215,866 | \$230,116 | -6% |
| Median Sell Price | \$183,800 | | | \$194,900 | | |
| Sell Price / List Price Ratio | 95% | 97% | | 93% | 96% | |
| Days to Sell | 84 | 55 | 54% | 84 | 57 | 49% |
| Active Listings | 233 | 325 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 9 | 3 | 200% | 89 | 84 | 6% |
| Units Reported Sold | 6 | 3 | 100% | 39 | 54 | -28% |
| Sell/List Ratio | 67% | 100% | | 44% | 64% | |
| Reported Sales Dollars | \$1,711,900 | \$963,900 | 78% | \$11,288,000 | \$15,340,900 | -26% |
| Average Sell Price / Unit | \$285,317 | \$321,300 | -11% | \$289,436 | \$284,091 | 2% |
| Median Sell Price | \$283,000 | | | \$292,000 | | |
| Sell Price / List Price Ratio | 97% | 98% | | 95% | 97% | |
| Days to Sell | 42 | 28 | 48% | 71 | 54 | 33% |
| Active Listings | 36 | 22 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 46 | 65 | -29% | 378 | 394 | -4% |
| Units Reported Sold | 22 | 28 | -21% | 168 | 202 | -17% |
| Sell/List Ratio | 48% | 43% | | 44% | 51% | |
| Reported Sales Dollars | \$5,781,354 | \$7,044,403 | -18% | \$41,215,940 | \$51,215,883 | -20% |
| Average Sell Price / Unit | \$262,789 | \$251,586 | 4% | \$245,333 | \$253,544 | -3% |
| Median Sell Price | \$266,500 | | | \$232,000 | | |
| Sell Price / List Price Ratio | 94% | 97% | | 94% | 97% | |
| Days to Sell | 87 | 32 | 170% | 77 | 47 | 65% |
| Active Listings | 130 | 138 | | | | |

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 July 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 | 1 | 5 | 11 | 6 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| CD-Cedar | 0 | 3 | 5 | 9 | 8 | 11 | 3 | 4 | 3 | 1 | 0 | 0 | 0 | 2 | 49 |
| NC-Central Nanaimo | 0 | 3 | 18 | 26 | 15 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 64 |
| CR-Chase River | 0 | 0 | 3 | 8 | 11 | 12 | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 42 |
| DB-Departure Bay | 0 | 1 | 2 | 13 | 17 | 14 | 10 | 6 | 2 | 1 | 0 | 0 | 1 | 1 | 68 |
| DL-Diver Lake | 1 | 1 | 1 | 17 | 12 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 |
| EX-Extension | 0 | 2 | 2 | 1 | 1 | 1 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 10 |
| HB-Hammond Bay | 0 | 1 | 0 | 1 | 3 | 6 | 5 | 3 | 2 | 1 | 1 | 1 | 0 | 1 | 25 |
| LZ-Low er Lantzville | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 8 |
| NJ-North Jingle Pot | 0 | 0 | 0 | 0 | 1 | 5 | 9 | 2 | 7 | 1 | 1 | 2 | 0 | 0 | 28 |
| NN-North Nanaimo | 0 | 1 | 2 | 11 | 27 | 40 | 34 | 27 | 19 | 6 | 1 | 1 | 1 | 0 | 170 |
| OC-Old City | 0 | 1 | 2 | 5 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| PV-Pleasant Valley | 0 | 1 | 6 | 3 | 12 | 8 | 5 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 37 |
| SJ-South Jingle Pot | 0 | 0 | 0 | 3 | 6 | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| SN-South Nanaimo | 3 | 12 | 17 | 41 | 13 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 93 |
| UD-University District | 0 | 4 | 8 | 14 | 14 | 6 | 11 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 63 |
| UP-Uplands | 0 | 0 | 3 | 15 | 21 | 7 | 5 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 53 |
| UZ-Upper Lantzville | 0 | 0 | 2 | 4 | 2 | 3 | 3 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 16 |
| ZONE 4 TOTALS | 5 | 31 | 76 | 183 | 171 | 136 | 100 | 53 | 38 | 13 | 4 | 5 | 2 | 4 | 821 |

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to July 31, 2009 = 821

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 | 6 | 5 | 20% | 47 | 61 | -23% |
| Units Reported Sold | 5 | 1 | 400% | 21 | 35 | -40% |
| Sell/List Ratio | 83% | 20% | | 45% | 57% | |
| Reported Sales Dollars | \$723,000 | \$194,000 | 273% | \$2,788,600 | \$4,755,600 | -41% |
| Average Sell Price / Unit | \$144,600 | \$194,000 | -25% | \$132,790 | \$135,874 | -2% |
| Median Sell Price | \$156,000 | | | \$148,000 | | |
| Sell Price / List Price Ratio | 87% | 94% | | 89% | 92% | |
| Days to Sell | 145 | 72 | 101% | 93 | 63 | 48% |
| Active Listings | 25 | 20 | | | | |
| Single Family | | | | | | |
| Units Listed | 11 | 8 | 38% | 99 | 109 | -9% |
| Units Reported Sold | 8 | 4 | 100% | 36 | 56 | -36% |
| Sell/List Ratio | 73% | 50% | | 36% | 51% | |
| Reported Sales Dollars | \$2,586,500 | \$1,561,500 | 66% | \$11,200,942 | \$18,301,700 | -39% |
| Average Sell Price / Unit | \$323,312 | \$390,375 | -17% | \$311,137 | \$326,816 | -5% |
| Median Sell Price | \$315,000 | | | \$298,000 | | |
| Sell Price / List Price Ratio | 90% | 90% | | 92% | 97% | |
| Days to Sell | 74 | 62 | 19% | 71 | 57 | 24% |
| Active Listings | 50 | 37 | | | | |

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

