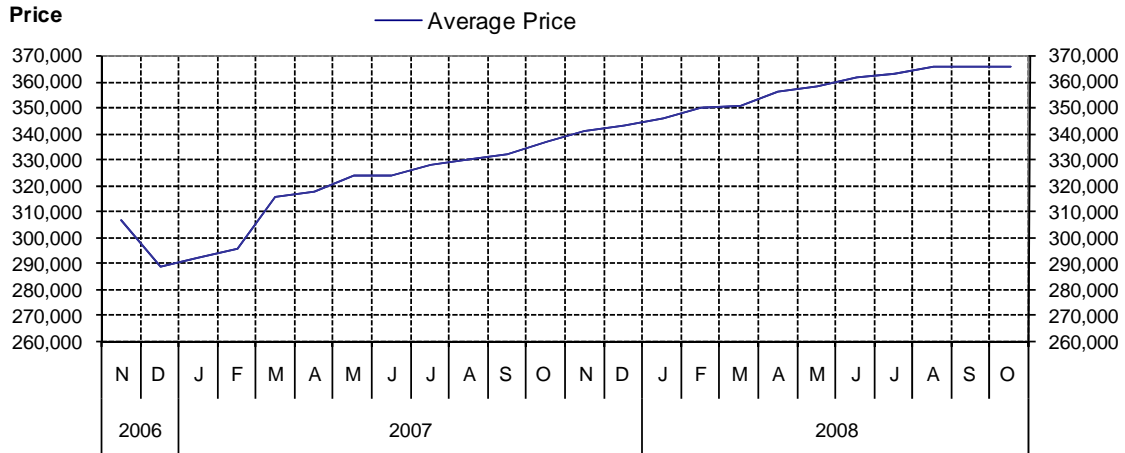


Nanaimo

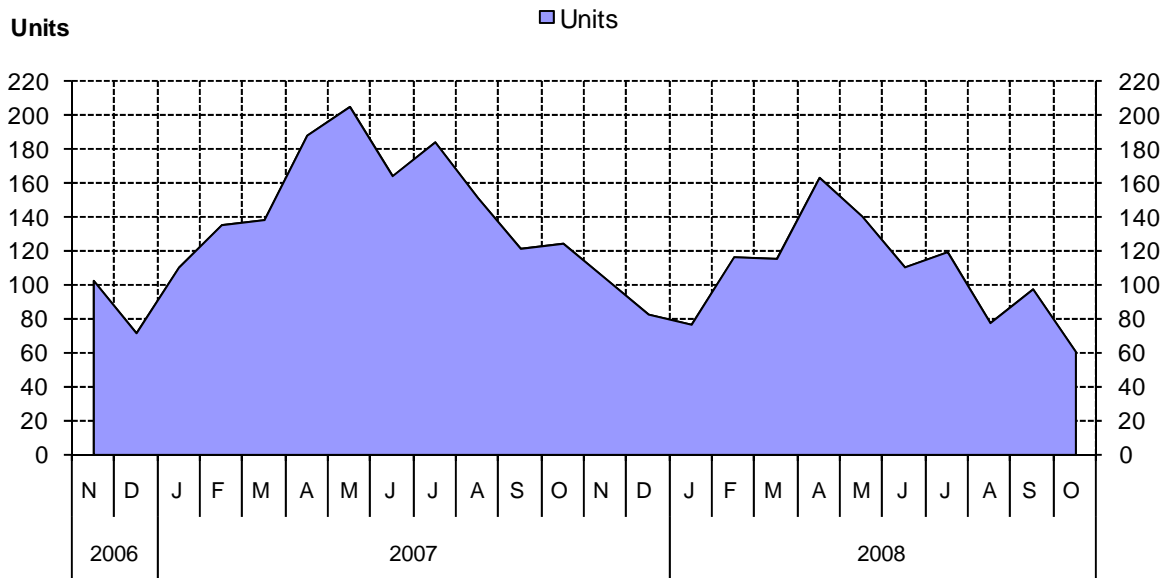
as at October 31, 2008

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

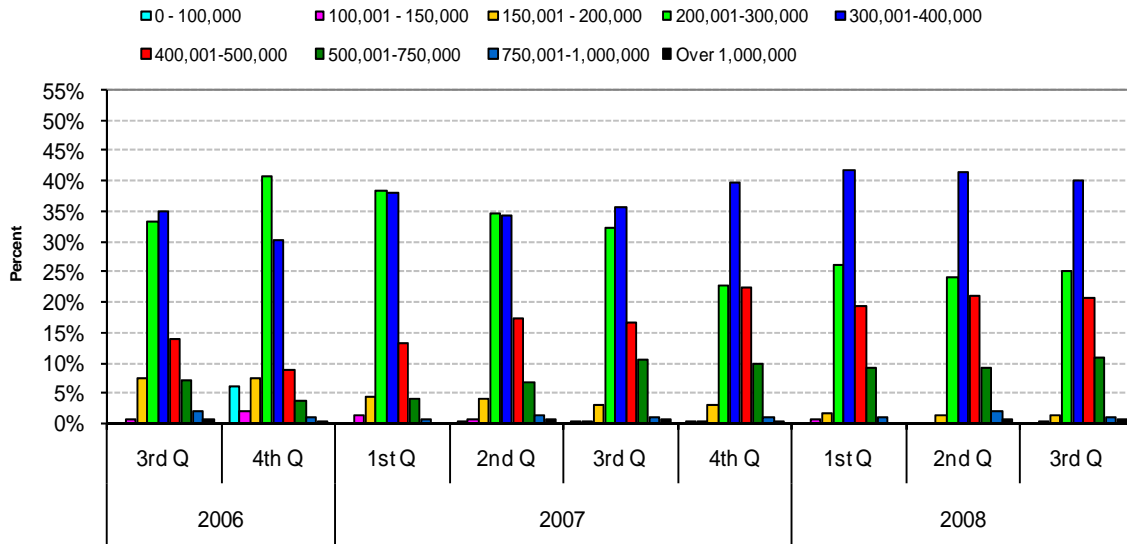
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	78	15	420%	521	480	9%
Units Reported Sold	2	9	-78%	114	181	-37%
Sell/List Ratio	3%	60%		22%	38%	
Reported Sales Dollars	\$285,000	\$1,469,416	-81%	\$17,816,010	\$30,352,144	-41%
Average Sell Price / Unit	\$142,500	\$163,268	-13%	\$156,281	\$167,691	-7%
Median Sell Price	\$142,500			\$152,000		
Sell Price / List Price Ratio	95%	95%		95%	97%	
Days to Sell	2	104	-98%	69	77	-10%
Active Listings	206					
Single Family						
Units Listed	196	185	6%	2569	2536	1%
Units Reported Sold	61	124	-51%	1268	1685	-25%
Sell/List Ratio	31%	67%		49%	66%	
Reported Sales Dollars	\$22,754,900	\$45,473,947	-50%	\$463,270,952	\$567,881,276	-18%
Average Sell Price / Unit	\$373,031	\$366,725	2%	\$365,356	\$337,022	8%
Median Sell Price	\$350,000			\$352,000		
Sell Price / List Price Ratio	94%	96%		97%	97%	
Days to Sell	60	50	21%	50	48	4%
Active Listings	670					
Condos (Apt)						
Units Listed	51	43	19%	708	534	33%
Units Reported Sold	16	38	-58%	259	337	-23%
Sell/List Ratio	31%	88%		37%	63%	
Reported Sales Dollars	\$3,903,550	\$8,821,100	-56%	\$60,341,730	\$70,813,435	-15%
Average Sell Price / Unit	\$243,972	\$232,134	5%	\$232,980	\$210,129	11%
Median Sell Price	\$255,000			\$205,000		
Sell Price / List Price Ratio	93%	97%		96%	96%	
Days to Sell	95	57	68%	59	62	-4%
Active Listings	317					
Condos (Twnhse)						
Units Listed	23	27	-15%	390	344	13%
Units Reported Sold	10	22	-55%	193	227	-15%
Sell/List Ratio	43%	81%		49%	66%	
Reported Sales Dollars	\$2,420,604	\$5,764,380	-58%	\$48,614,827	\$54,007,818	-10%
Average Sell Price / Unit	\$242,060	\$262,017	-8%	\$251,890	\$237,920	6%
Median Sell Price	\$249,000			\$239,500		
Sell Price / List Price Ratio	96%	96%		97%	97%	
Days to Sell	81	40	100%	51	53	-4%
Active Listings	109					

PLEASE NOTE:

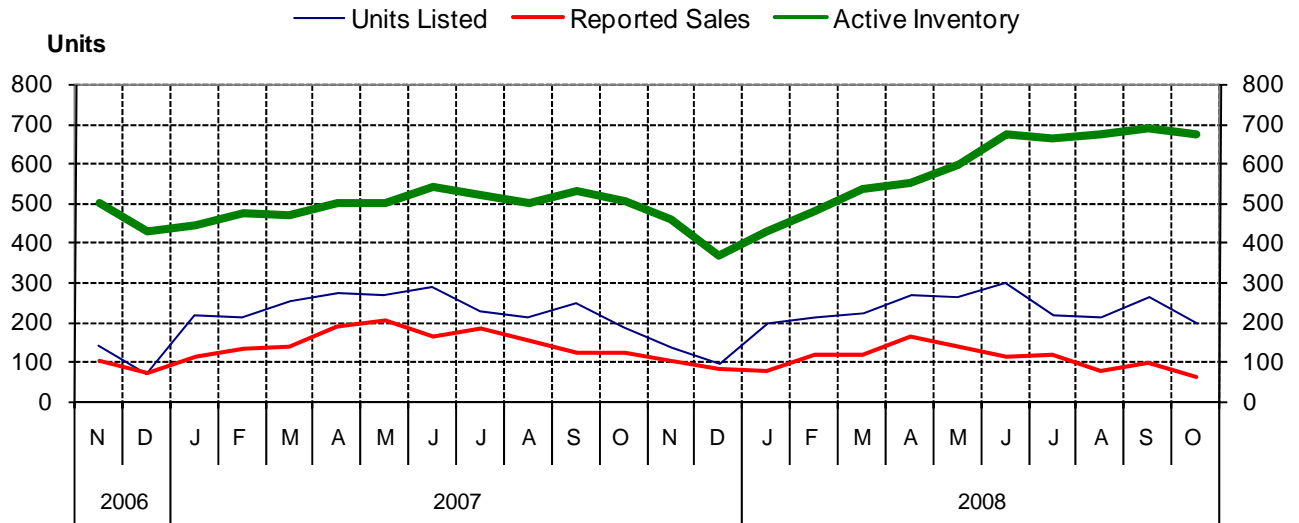
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

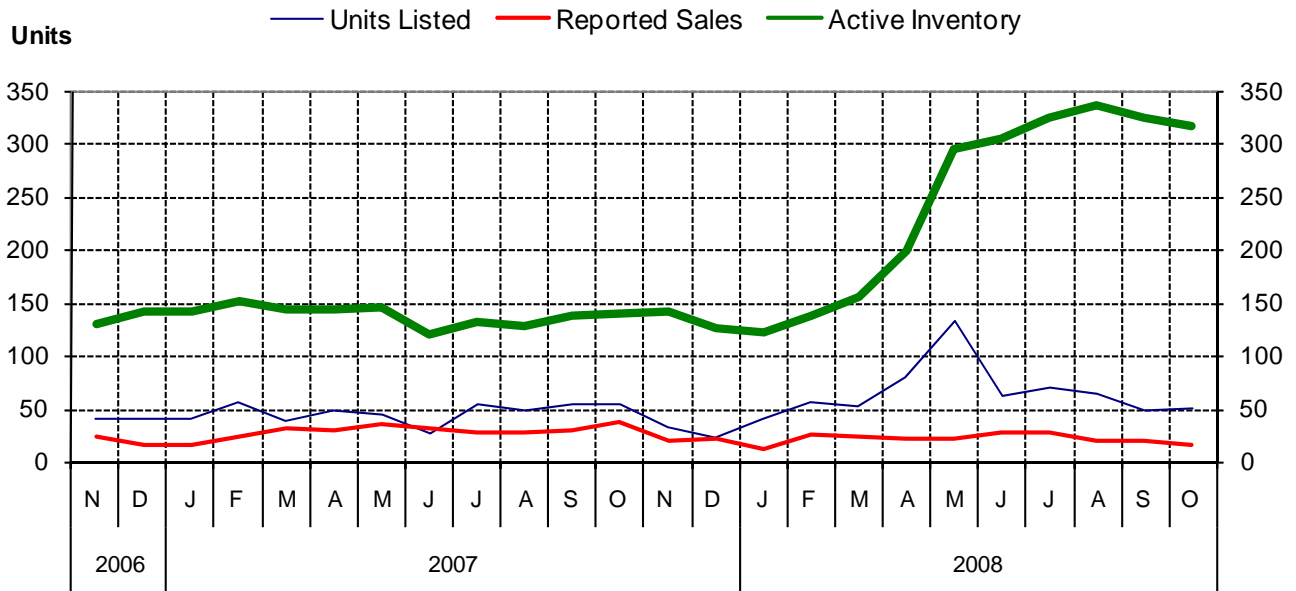
Percentage of Market Share by Price Range Nanaimo



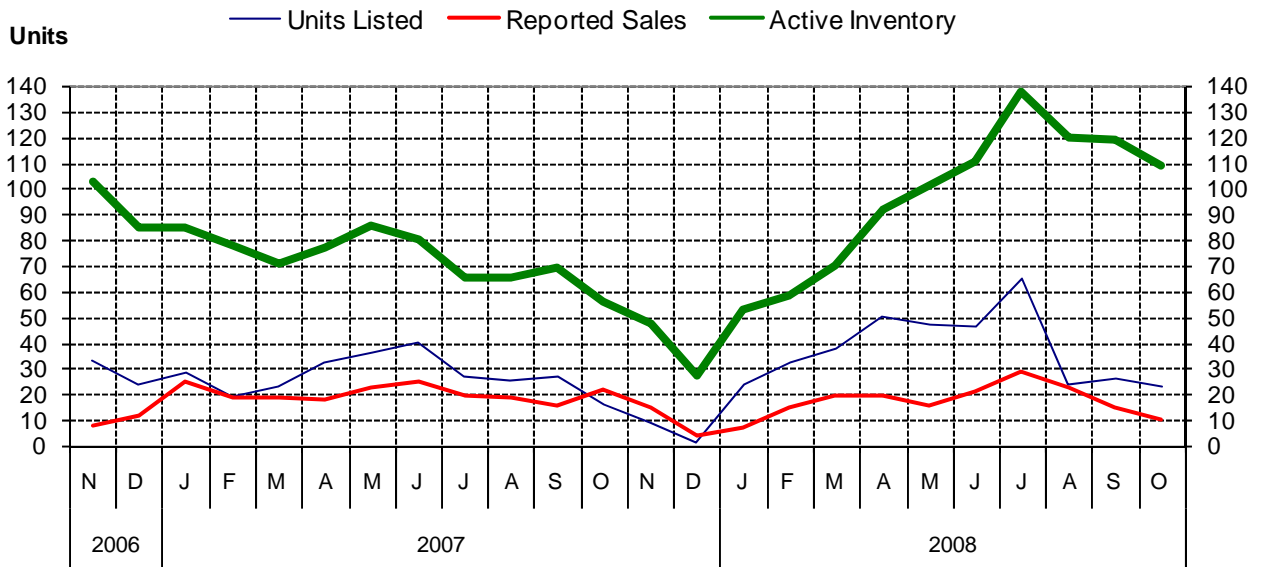
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

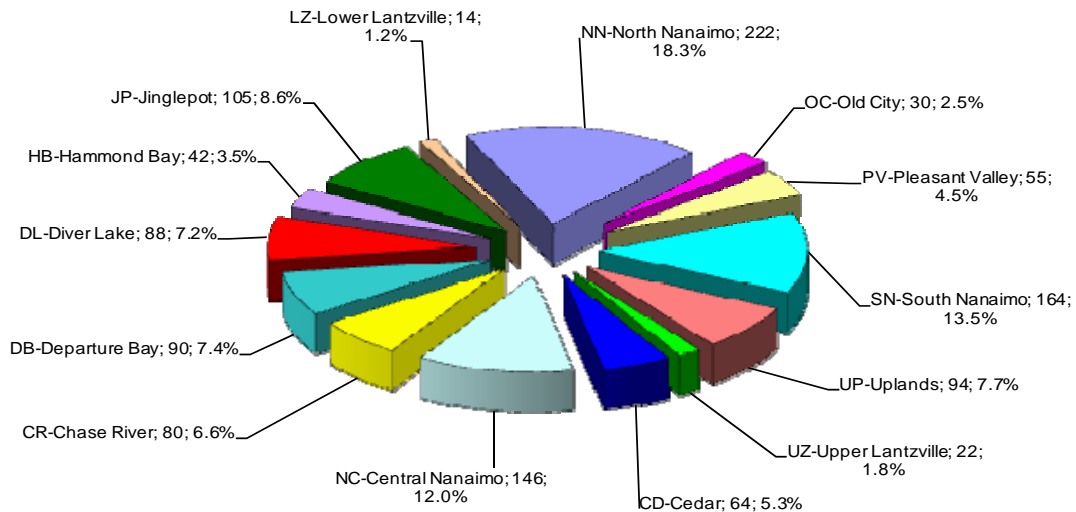


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to October 31, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CD-Cedar	0	0	1	16	14	21	9	2	1	64
NC-Central Nanaimo	0	1	3	78	61	2	1	0	0	146
CR-Chase River	0	0	0	14	41	21	4	0	0	80
DB-Departure Bay	0	0	0	9	59	14	8	0	0	90
DL-Diver Lake	0	0	2	15	62	9	0	0	0	88
HB-Hammond Bay	0	0	0	2	10	16	14	0	0	42
JP-Jinglepot	0	0	0	11	32	35	23	4	0	105
LZ-Lower Lantzville	0	0	0	2	4	2	4	1	1	14
NN-North Nanaimo	0	0	0	13	54	97	49	5	4	222
OC-Old City	0	0	0	18	11	1	0	0	0	30
PV-Pleasant Valley	0	0	0	4	39	10	1	1	0	55
SN-South Nanaimo	0	2	11	105	41	2	2	1	0	164
UP-Uplands	0	0	0	19	54	17	2	2	0	94
UZ-Upper Lantzville	0	0	0	1	13	3	5	0	0	22
ZONE 4 TOTALS	0	3	17	307	495	250	122	16	6	1,216

Single Family Sales - Nanaimo by Subarea



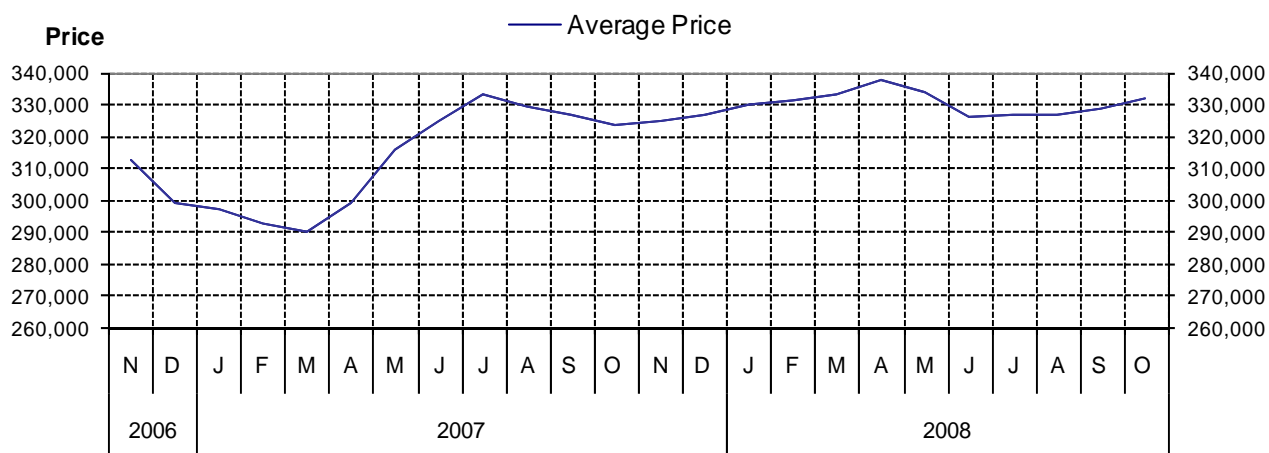
Total Unconditional Sales January 1 to October 31, 2008 = 1,216

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	5	2	150%	61	58	5%
Units Reported Sold	3	3	0%	31	40	-23%
Sell/List Ratio	60%	150%		51%	69%	
Reported Sales Dollars	\$342,000	\$311,000	10%	\$4,462,600	\$5,182,900	-14%
Average Sell Price / Unit	\$114,000	\$103,667	10%	\$143,955	\$129,572	11%
Median Sell Price	\$92,000			\$136,500		
Sell Price / List Price Ratio	89%	85%		93%	93%	
Days to Sell	46	65	-30%	65	64	2%
Active Listings	17					
Single Family						
Units Listed	7	9	-22%	108	118	-8%
Units Reported Sold	4	4	0%	47	68	-31%
Sell/List Ratio	57%	44%		44%	58%	
Reported Sales Dollars	\$1,244,900	\$1,088,000	14%	\$15,621,700	\$22,025,200	-29%
Average Sell Price / Unit	\$311,225	\$272,000	14%	\$332,377	\$323,900	3%
Median Sell Price	\$364,000			\$330,000		
Sell Price / List Price Ratio	97%	94%		97%	95%	
Days to Sell	66	56	18%	53	66	-20%
Active Listings	39					

Cumulative Residential Average Single Family Sale Price



PLEASE NOTE:

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