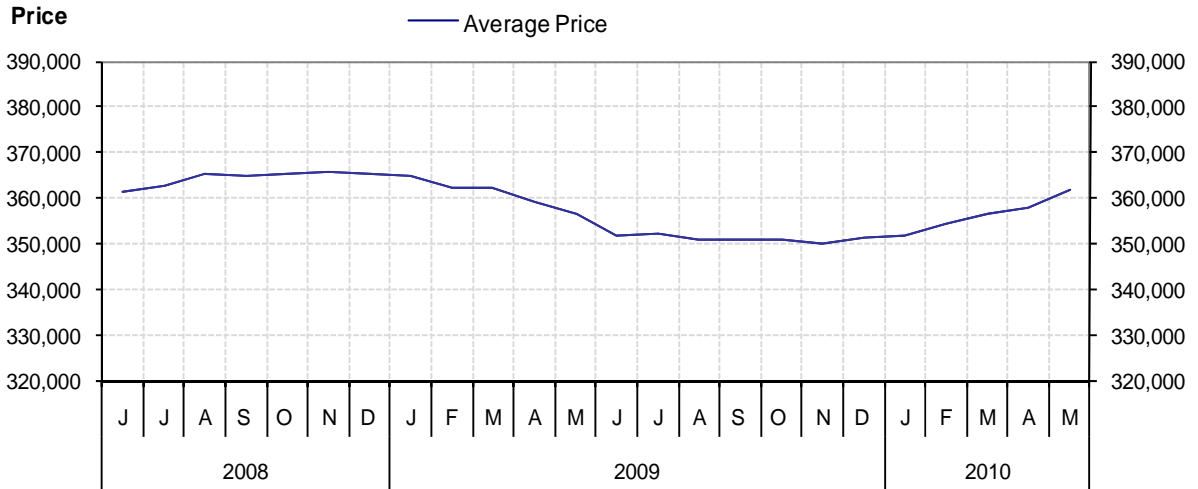


Nanaimo

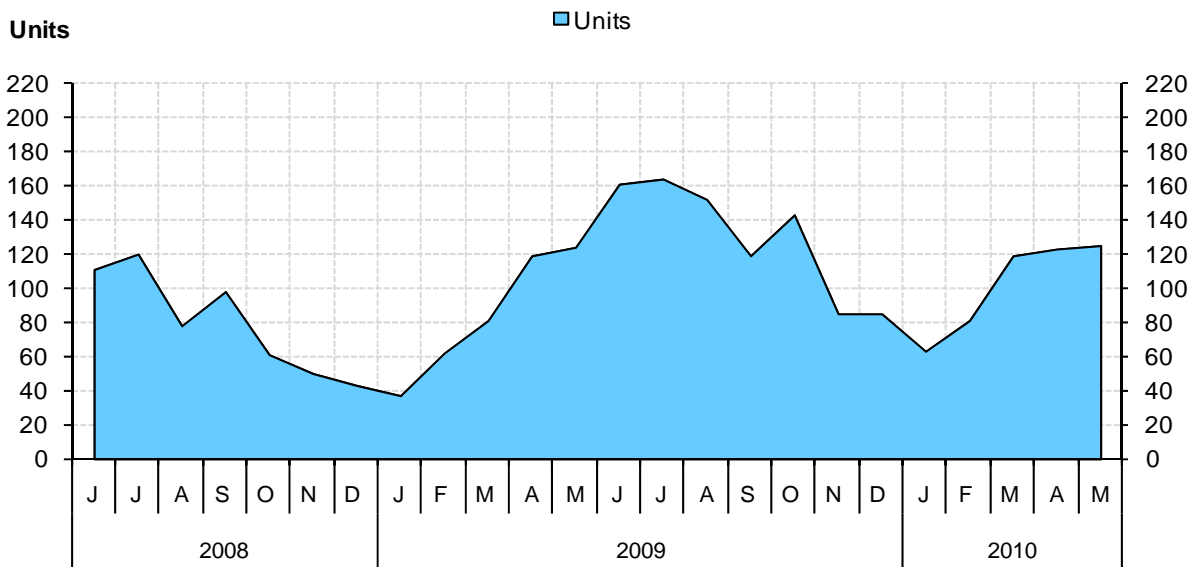
as at May 31, 2010

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 | 11 | 11 | 0% | 315 | 357 | -12% |
| Units Reported Sold | 14 | 3 | 367% | 172 | 64 | 169% |
| Sell/List Ratio | 127% | 27% | | 55% | 18% | |
| Reported Sales Dollars | \$1,714,450 | \$307,500 | 458% | \$25,224,900 | \$8,839,260 | 185% |
| Average Sell Price / Unit | \$122,461 | \$102,500 | 19% | \$146,656 | \$138,113 | 6% |
| Median Sell Price | \$124,500 | | | \$124,500 | | |
| Sell Price / List Price Ratio | 97% | 78% | | 96% | 88% | |
| Days to Sell | 132 | 204 | -35% | 106 | 153 | -31% |
| Active Listings | 93 | 189 | | | | |
| Single Family | | | | | | |
| Units Listed | 267 | 217 | 23% | 2366 | 2445 | -3% |
| Units Reported Sold | 125 | 124 | 1% | 1411 | 982 | 44% |
| Sell/List Ratio | 47% | 57% | | 60% | 40% | |
| Reported Sales Dollars | \$48,562,158 | \$42,341,229 | 15% | \$510,826,693 | \$350,204,101 | 46% |
| Average Sell Price / Unit | \$388,497 | \$341,462 | 14% | \$362,032 | \$356,623 | 2% |
| Median Sell Price | \$365,000 | | | \$350,000 | | |
| Sell Price / List Price Ratio | 97% | 95% | | 96% | 95% | |
| Days to Sell | 47 | 58 | -19% | 49 | 53 | -8% |
| Active Listings | 636 | 632 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 79 | 39 | 103% | 739 | 549 | 35% |
| Units Reported Sold | 42 | 17 | 147% | 331 | 184 | 80% |
| Sell/List Ratio | 53% | 44% | | 45% | 34% | |
| Reported Sales Dollars | \$9,431,575 | \$3,860,500 | 144% | \$74,776,443 | \$41,843,143 | 79% |
| Average Sell Price / Unit | \$224,561 | \$227,088 | -1% | \$225,911 | \$227,408 | -1% |
| Median Sell Price | \$235,000 | | | \$208,500 | | |
| Sell Price / List Price Ratio | 98% | 92% | | 94% | 94% | |
| Days to Sell | 32 | 92 | -65% | 75 | 80 | -7% |
| Active Listings | 286 | 180 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 12 | 5 | 140% | 102 | 81 | 26% |
| Units Reported Sold | 9 | 8 | 12% | 62 | 37 | 68% |
| Sell/List Ratio | 75% | 160% | | 61% | 46% | |
| Reported Sales Dollars | \$2,597,400 | \$2,175,000 | 19% | \$17,917,457 | \$10,927,300 | 64% |
| Average Sell Price / Unit | \$288,600 | \$271,875 | 6% | \$288,991 | \$295,332 | -2% |
| Median Sell Price | \$310,000 | | | \$292,000 | | |
| Sell Price / List Price Ratio | 97% | 96% | | 97% | 96% | |
| Days to Sell | 78 | 68 | 14% | 67 | 66 | 2% |
| Active Listings | 16 | 23 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 35 | 31 | 13% | 416 | 406 | 2% |
| Units Reported Sold | 22 | 18 | 22% | 199 | 174 | 14% |
| Sell/List Ratio | 63% | 58% | | 48% | 43% | |
| Reported Sales Dollars | \$5,814,186 | \$4,395,200 | 32% | \$51,813,799 | \$42,369,340 | 22% |
| Average Sell Price / Unit | \$264,281 | \$244,178 | 8% | \$260,371 | \$243,502 | 7% |
| Median Sell Price | \$249,900 | | | \$240,000 | | |
| Sell Price / List Price Ratio | 97% | 95% | | 96% | 95% | |
| Days to Sell | 49 | 105 | -54% | 67 | 66 | 1% |
| Active Listings | 147 | 139 | | | | |

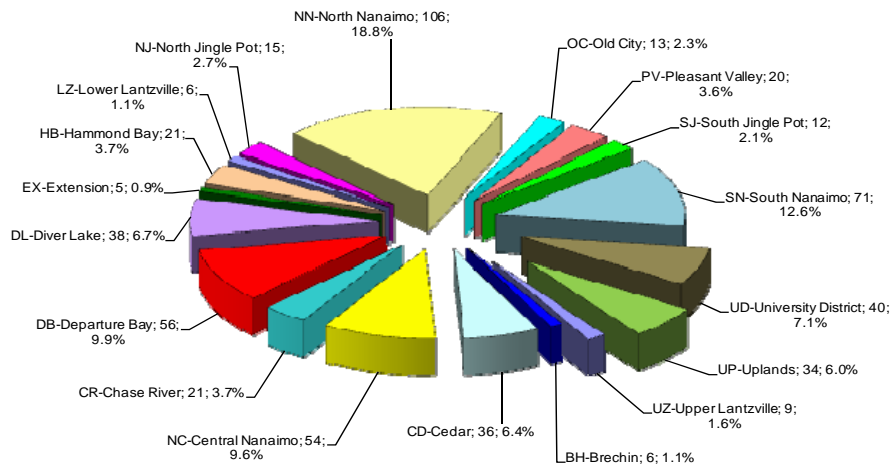
Please Note: Single Family property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 2010

| | 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 | 2 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| CD-Cedar | 0 | 3 | 2 | 2 | 1 | 7 | 2 | 7 | 8 | 3 | 0 | 0 | 0 | 1 | 36 |
| NC-Central Nanaimo | 0 | 0 | 8 | 25 | 10 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 |
| CR-Chase River | 0 | 0 | 1 | 3 | 6 | 3 | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| DB-Departure Bay | 0 | 0 | 1 | 3 | 18 | 17 | 6 | 4 | 3 | 1 | 1 | 0 | 1 | 1 | 56 |
| DL-Diver Lake | 0 | 1 | 0 | 6 | 15 | 8 | 6 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 38 |
| EX-Extension | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 5 |
| HB-Hammond Bay | 0 | 1 | 0 | 0 | 1 | 7 | 2 | 1 | 3 | 3 | 0 | 3 | 0 | 0 | 21 |
| LZ-Low er Lantzville | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 6 |
| NJ-North Jingle Pot | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 3 | 4 | 2 | 1 | 1 | 0 | 0 | 15 |
| NN-North Nanaimo | 0 | 0 | 0 | 2 | 9 | 24 | 24 | 23 | 17 | 5 | 1 | 0 | 0 | 1 | 106 |
| OC-Old City | 1 | 0 | 1 | 6 | 1 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| PV-Pleasant Valley | 0 | 0 | 1 | 3 | 5 | 7 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 20 |
| SJ-South Jingle Pot | 0 | 0 | 0 | 3 | 3 | 0 | 2 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 12 |
| SN-South Nanaimo | 0 | 8 | 18 | 19 | 18 | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71 |
| UD-University District | 0 | 1 | 5 | 7 | 5 | 8 | 6 | 3 | 3 | 2 | 0 | 0 | 0 | 0 | 40 |
| UP-Uplands | 0 | 0 | 1 | 7 | 13 | 10 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 34 |
| UZ-Upper Lantzville | 0 | 0 | 0 | 0 | 1 | 3 | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 9 |
| ZONE 4 TOTALS | 1 | 14 | 41 | 89 | 109 | 115 | 69 | 50 | 43 | 18 | 4 | 5 | 1 | 4 | 563 |

Single Family Sales - Nanaimo by Subarea



Total Unconditional Sales January 1 to May 31, 2010 = 563

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 | 4 | 25% | 51 | 48 | 6% |
| Units Reported Sold | 1 | 2 | -50% | 23 | 21 | 10% |
| Sell/List Ratio | 20% | 50% | | 45% | 44% | |
| Reported Sales Dollars | \$83,000 | \$313,000 | -73% | \$3,252,500 | \$2,693,600 | 21% |
| Average Sell Price / Unit | \$83,000 | \$156,500 | -47% | \$141,413 | \$128,267 | 10% |
| Median Sell Price | \$83,000 | | | \$140,000 | | |
| Sell Price / List Price Ratio | 88% | 95% | | 91% | 90% | |
| Days to Sell | 96 | 90 | 7% | 96 | 76 | 27% |
| Active Listings | 22 | 23 | | | | |
| Single Family | | | | | | |
| Units Listed | 11 | 18 | -39% | 116 | 94 | 23% |
| Units Reported Sold | 7 | 3 | 133% | 66 | 32 | 106% |
| Sell/List Ratio | 64% | 17% | | 57% | 34% | |
| Reported Sales Dollars | \$2,469,000 | \$793,000 | 211% | \$20,690,750 | \$9,878,442 | 109% |
| Average Sell Price / Unit | \$352,714 | \$264,333 | 33% | \$313,496 | \$308,701 | 2% |
| Median Sell Price | \$245,000 | | | \$295,000 | | |
| Sell Price / List Price Ratio | 96% | 90% | | 94% | 92% | |
| Days to Sell | 59 | 161 | -64% | 81 | 70 | 16% |
| Active Listings | 47 | 49 | | | | |

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

