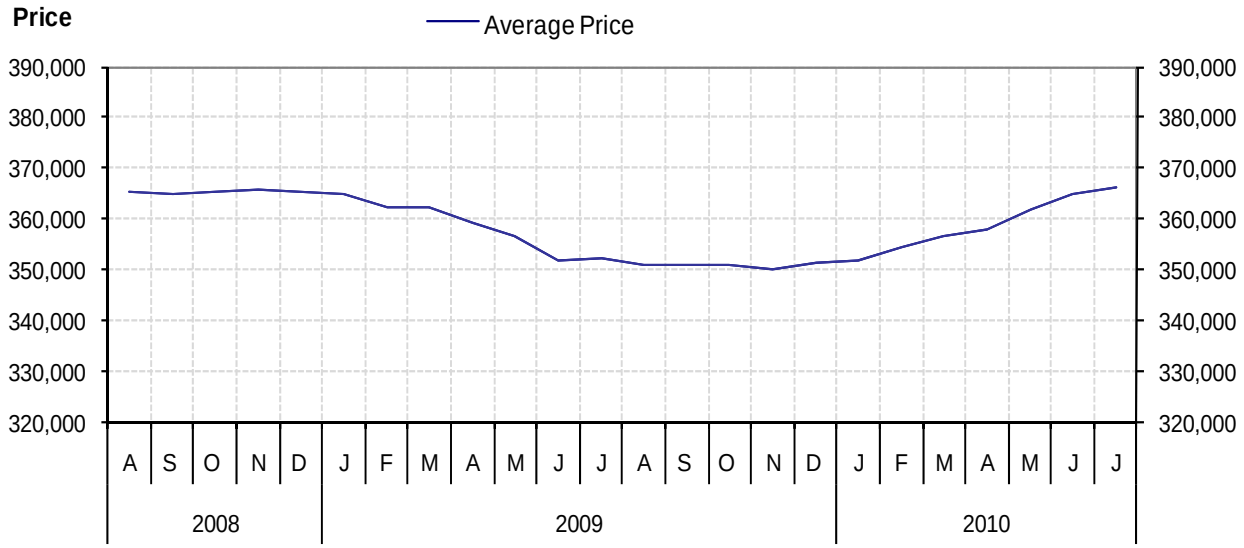
Nanaimo

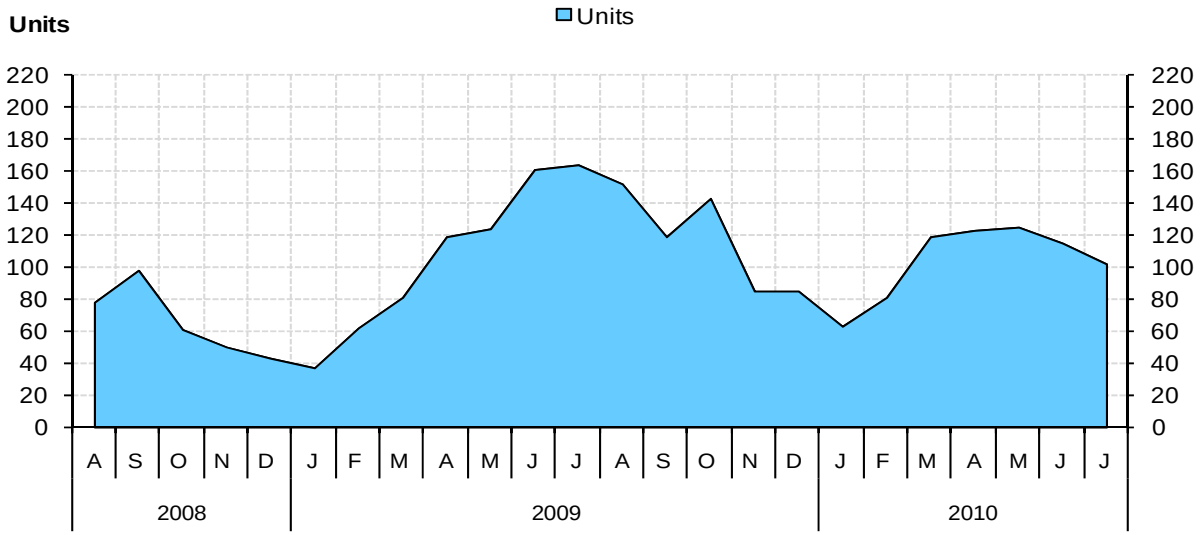
as at July 31, 2010

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	12	26	-54%	262	374	-30%
Units Reported Sold	4	18	-78%	155	74	109%
Sell/List Ratio	33%	69%		59%	20%	
Reported Sales Dollars	$583,950	$2,974,650	-80%	$22,056,800	$10,816,570	104%
Average Sell Price / Unit	$145,988	$165,258	-12%	$142,302	$146,170	-3%
Median Sell Price	$165,000			$124,000		
Sell Price / List Price Ratio	94%	96%		96%	89%	
Days to Sell	88	73	19%	106	155	-32%
Active Listings	90	156				
Single Family						
Units Listed	223	218	2%	2386	2385	0%
Units Reported Sold	102	164	-38%	1305	1074	22%
Sell/List Ratio	46%	75%		55%	45%	
Reported Sales Dollars	$39,032,536	$59,618,658	-35%	$478,131,713	$378,558,840	26%
Average Sell Price / Unit	$382,672	$363,528	5%	$366,384	$352,476	4%
Median Sell Price	$364,900			$352,000		
Sell Price / List Price Ratio	96%	96%		97%	95%	
Days to Sell	42	53	-19%	47	57	-18%
Active Listings	668	556				
Condos (Apt)						
Units Listed	49	85	-42%	688	550	25%
Units Reported Sold	14	22	-36%	321	169	90%
Sell/List Ratio	29%	26%		47%	31%	
Reported Sales Dollars	$3,448,300	$4,470,275	-23%	$73,959,228	$36,481,408	103%
Average Sell Price / Unit	$246,307	$203,194	21%	$230,403	$215,866	7%
Median Sell Price	$240,000			$210,000		
Sell Price / List Price Ratio	93%	95%		95%	93%	
Days to Sell	81	84	-3%	73	84	-13%
Active Listings	278	233				
Condos (Patio)						
Units Listed	6	9	-33%	92	89	3%
Units Reported Sold	4	6	-33%	63	39	62%
Sell/List Ratio	67%	67%		68%	44%	
Reported Sales Dollars	$959,500	$1,711,900	-44%	$17,708,957	$11,288,000	57%
Average Sell Price / Unit	$239,875	$285,317	-16%	$281,095	$289,436	-3%
Median Sell Price	$285,000			$286,000		
Sell Price / List Price Ratio	97%	97%		97%	95%	
Days to Sell	49	42	17%	67	71	-5%
Active Listings	21	36				
Condos (Twnhse)						
Units Listed	62	46	35%	425	378	12%
Units Reported Sold	12	22	-45%	192	167	15%
Sell/List Ratio	19%	48%		45%	44%	
Reported Sales Dollars	$3,610,800	$5,781,354	-38%	$50,870,096	$40,852,940	25%
Average Sell Price / Unit	$300,900	$262,789	15%	$264,948	$244,628	8%
Median Sell Price	$305,000			$247,093		
Sell Price / List Price Ratio	95%	94%		97%	94%	
Days to Sell	99	87	15%	66	77	-15%
Active Listings	158	130				

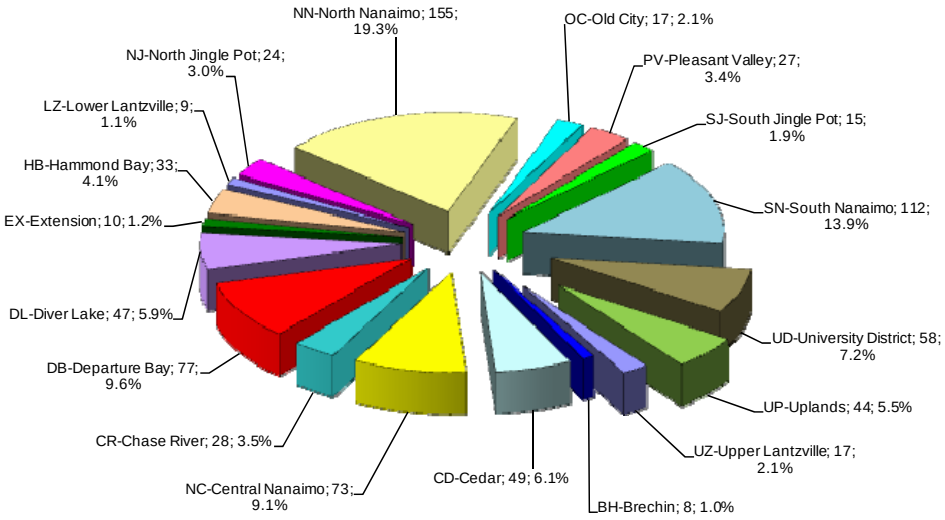
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 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	3	2	2	1	0	0	0	0	0	0	0	**8**
CD-Cedar	0	3	2	7	2	7	5	8	10	3	1	0	0	1	**49**
NC-Central Nanaimo	0	0	10	31	18	11	3	0	0	0	0	0	0	0	**73**
CR-Chase River	0	0	2	3	8	5	6	3	0	0	0	1	0	0	**28**
DB-Departure Bay	0	0	1	4	28	22	8	6	3	1	1	1	1	1	**77**
DL-Diver Lake	0	1	0	8	19	9	7	2	1	0	0	0	0	0	**47**
EX-Extension	0	1	2	1	1	1	0	1	3	0	0	0	0	0	**10**
HB-Hammond Bay	0	1	0	0	3	12	2	4	5	4	0	2	0	0	**33**
LZ-Lower Lantzville	0	0	0	1	2	1	1	0	1	1	0	1	0	1	**9**
NJ-North Jingle Pot	0	0	2	0	0	0	4	5	7	3	1	1	0	1	**24**
NN-North Nanaimo	0	0	1	3	12	35	32	32	26	9	2	1	0	2	**155**
OC-Old City	1	0	1	6	4	3	2	0	0	0	0	0	0	0	**17**
PV-Pleasant Valley	0	1	1	3	8	8	4	0	0	0	1	1	0	0	**27**
SJ-South Jingle Pot	0	0	0	3	5	1	2	2	1	1	0	0	0	0	**15**
SN-South Nanaimo	0	10	26	35	28	9	4	0	0	0	0	0	0	0	**112**
UD-University District	0	1	9	10	9	12	7	4	4	2	0	0	0	0	**58**
UP-Uplands	0	0	1	11	17	11	3	1	0	0	0	0	0	0	**44**
UZ-Upper Lantzville	0	1	0	0	4	4	3	2	3	0	0	0	0	0	**17**
ZONE 4 TOTALS	**1**	**19**	**58**	**129**	**170**	**153**	**94**	**70**	**64**	**24**	**6**	**8**	**1**	**6**	**803**

Single Family Sales - Nanaimo
by Subarea

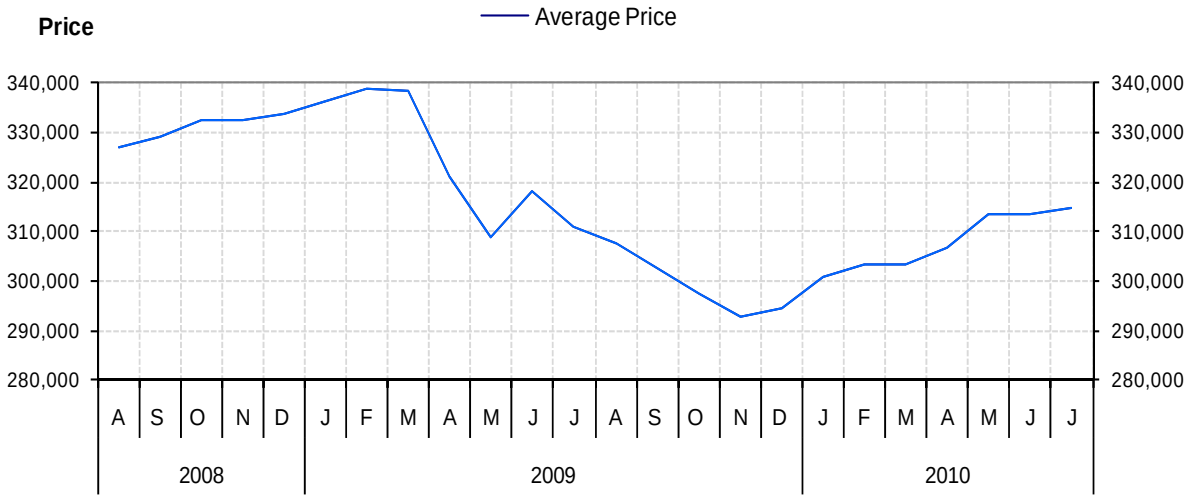


Total Unconditional Sales January 1 to July 31, 2010 = 803

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	6	0%	54	47	15%
Units Reported Sold	3	5	-40%	25	21	19%
Sell/List Ratio	50%	83%		46%	45%	
Reported Sales Dollars	$332,000	$723,000	-54%	$3,492,499	$2,788,600	25%
Average Sell Price / Unit	$110,667	$144,600	-23%	$139,700	$132,790	5%
Median Sell Price	$88,000			$140,000		
Sell Price / List Price Ratio	87%	87%		92%	89%	
Days to Sell	142	145	-2%	87	93	-6%
Active Listings	22	25				
Single Family						
Units Listed	11	11	0%	128	99	29%
Units Reported Sold	4	7	-43%	65	35	86%
Sell/List Ratio	36%	64%		51%	35%	
Reported Sales Dollars	$1,453,000	$2,311,000	-37%	$20,448,750	$10,925,442	87%
Average Sell Price / Unit	$363,250	$330,143	10%	$314,596	$312,155	1%
Median Sell Price	$365,000			$295,000		
Sell Price / List Price Ratio	94%	89%		94%	92%	
Days to Sell	71	82	-13%	85	72	18%
Active Listings	55	50				

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