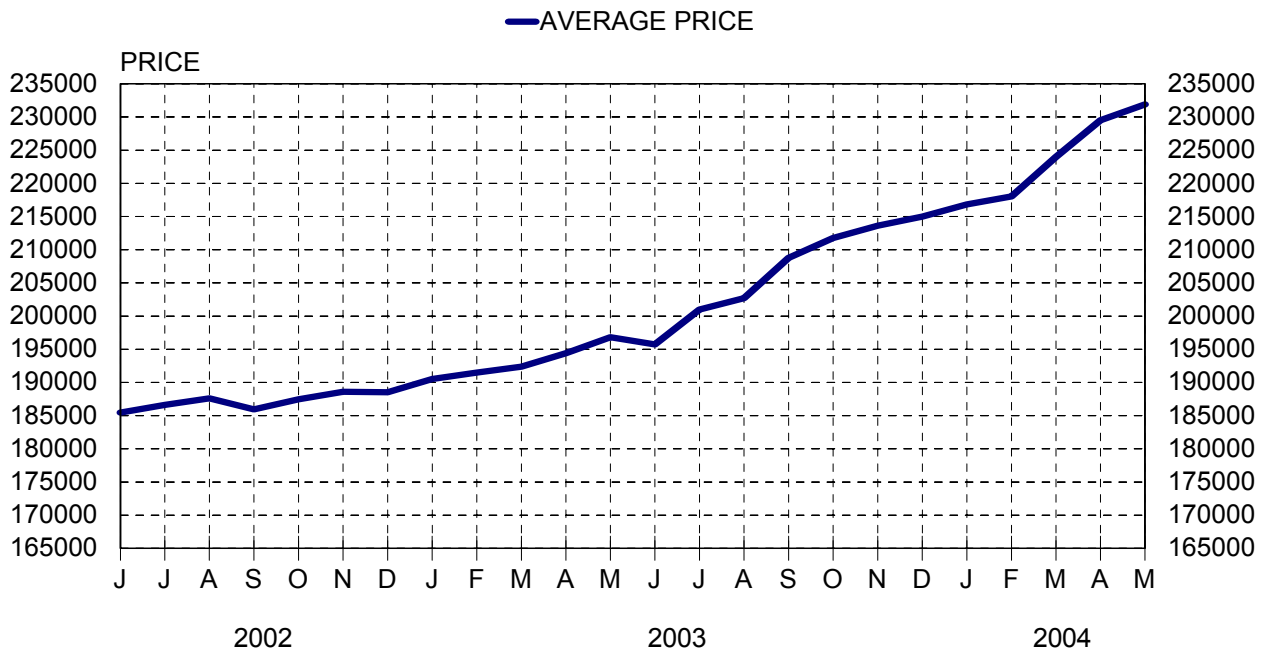


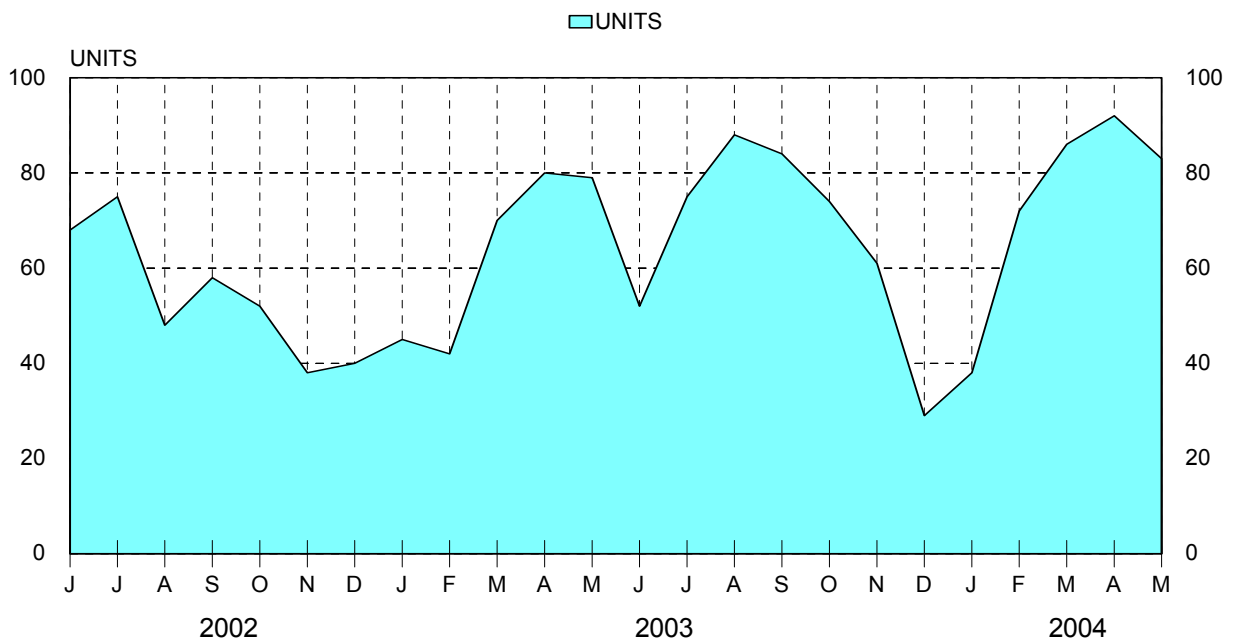
Parksville/Qualicum - as at May 31, 2004

Cumulative Residential Average Single Family Sale Price



NOTE: As of January 1, 1997, the 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

(Reported Sales - Unconditional Sales Only)

| | ----- CURRENT MONTH ----- | | | ----- 12 MONTHS TO DATE ----- | | |
|-----------------------------|---------------------------|------------|---------|-------------------------------|-------------|---------|
| | THIS YEAR | LAST YEAR | %CHANGE | THIS YEAR | LAST YEAR | %CHANGE |
| LOTS | | | | | | |
| UNITS LISTED | 21 | 59 | 64-% | 259 | 352 | 26-% |
| UNITS REPORTED SOLD | 14 | 28 | 50-% | 282 | 243 | 16 % |
| SELL/LIST RATIO | 66 % | 47 % | | 108 % | 69 % | |
| REPORTED SALES DOLLARS | 1,655,800 | 2,370,550 | 30-% | 25,409,172 | 18,993,050 | 33 % |
| AVG SELL PRICE/UNIT | 118,271 | 84,662 | 39 % | 90,103 | 78,160 | 15 % |
| MEDIAN SELL PRICE | 92,000 | | | 76,666 | | |
| PRICE RATIO | 95 % | 96 % | | 96 % | 95 % | |
| DAYS TO SELL | 52 | 246 | 78-% | 132 | 255 | 48-% |
| ACTIVE LISTINGS | 49 | 248 | 80-% | | | |
| SINGLE FAMILY | | | | | | |
| UNITS LISTED | 120 | 102 | 17 % | 1,045 | 929 | 12 % |
| UNITS REPORTED SOLD | 83 | 79 | 5 % | 834 | 695 | 20 % |
| SELL/LIST RATIO | 69 % | 77 % | | 79 % | 74 % | |
| REPORTED SALES DOLLARS | 20,274,037 | 17,383,100 | 16 % | 193,388,020 | 136,788,880 | 41 % |
| AVG SELL PRICE/UNIT | 244,265 | 220,039 | 11 % | 231,880 | 196,818 | 17 % |
| MEDIAN SELL PRICE | 226,000 | | | 212,000 | | |
| PRICE RATIO | 97 % | 96 % | | 97 % | 97 % | |
| DAYS TO SELL | 34 | 60 | 43-% | 50 | 65 | 23-% |
| ACTIVE LISTINGS | 197 | 213 | 7-% | | | |
| CONDOMINIUM (APT) | | | | | | |
| UNITS LISTED | 17 | 13 | 30 % | 135 | 107 | 26 % |
| UNITS REPORTED SOLD | 13 | 5 | 160 % | 88 | 67 | 31 % |
| SELL/LIST RATIO | 76 % | 38 % | | 65 % | 62 % | |
| REPORTED SALES DOLLARS | 1,972,600 | 612,500 | 222 % | 10,971,795 | 6,897,300 | 59 % |
| AVG SELL PRICE/UNIT | 151,738 | 122,500 | 23 % | 124,679 | 102,944 | 21 % |
| MEDIAN SELL PRICE | 131,000 | | | 122,500 | | |
| PRICE RATIO | 96 % | 98 % | | 97 % | 96 % | |
| DAYS TO SELL | 55 | 141 | 60-% | 62 | 121 | 48-% |
| ACTIVE LISTINGS | 40 | 42 | 4-% | | | |
| CONDOMINIUM (TWNHSE) | | | | | | |
| UNITS LISTED | 22 | 6 | 266 % | 137 | 92 | 48 % |
| UNITS REPORTED SOLD | 11 | 6 | 83 % | 96 | 50 | 92 % |
| SELL/LIST RATIO | 50 % | 100 % | | 70 % | 54 % | |
| REPORTED SALES DOLLARS | 2,690,400 | 1,299,000 | 107 % | 19,446,668 | 9,685,200 | 100 % |
| AVG SELL PRICE/UNIT | 244,581 | 216,500 | 12 % | 202,569 | 193,704 | 4 % |
| MEDIAN SELL PRICE | 214,900 | | | 213,000 | | |
| PRICE RATIO | 99 % | 97 % | | 98 % | 96 % | |
| DAYS TO SELL | 32 | 102 | 68-% | 72 | 101 | 28-% |
| ACTIVE LISTINGS | 42 | 42 | 0 % | | | |

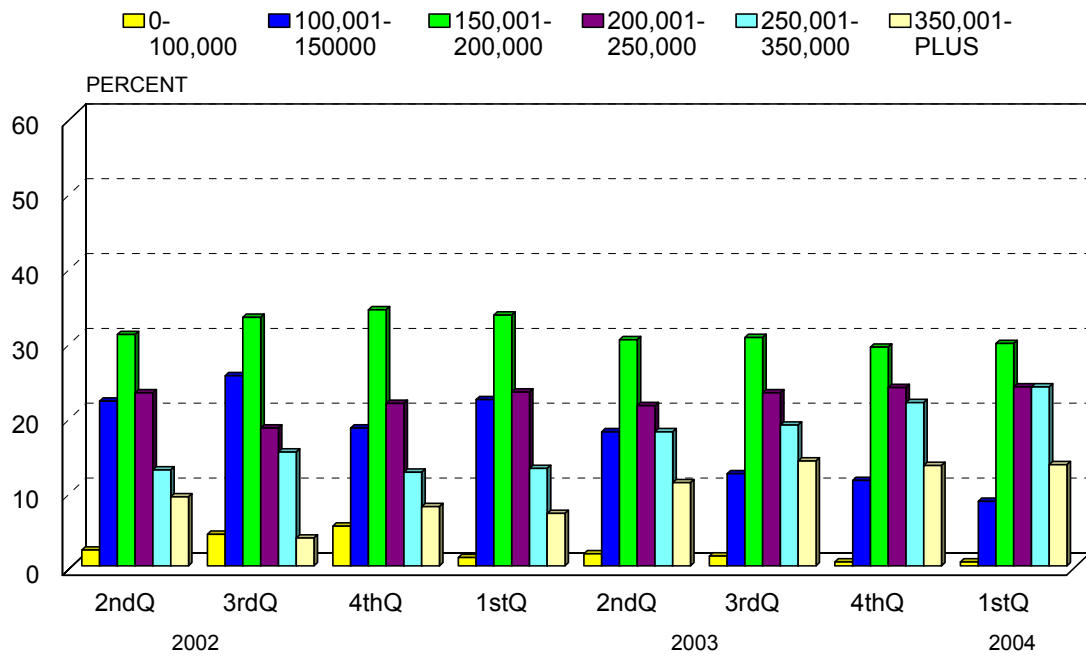
PLEASE NOTE:

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

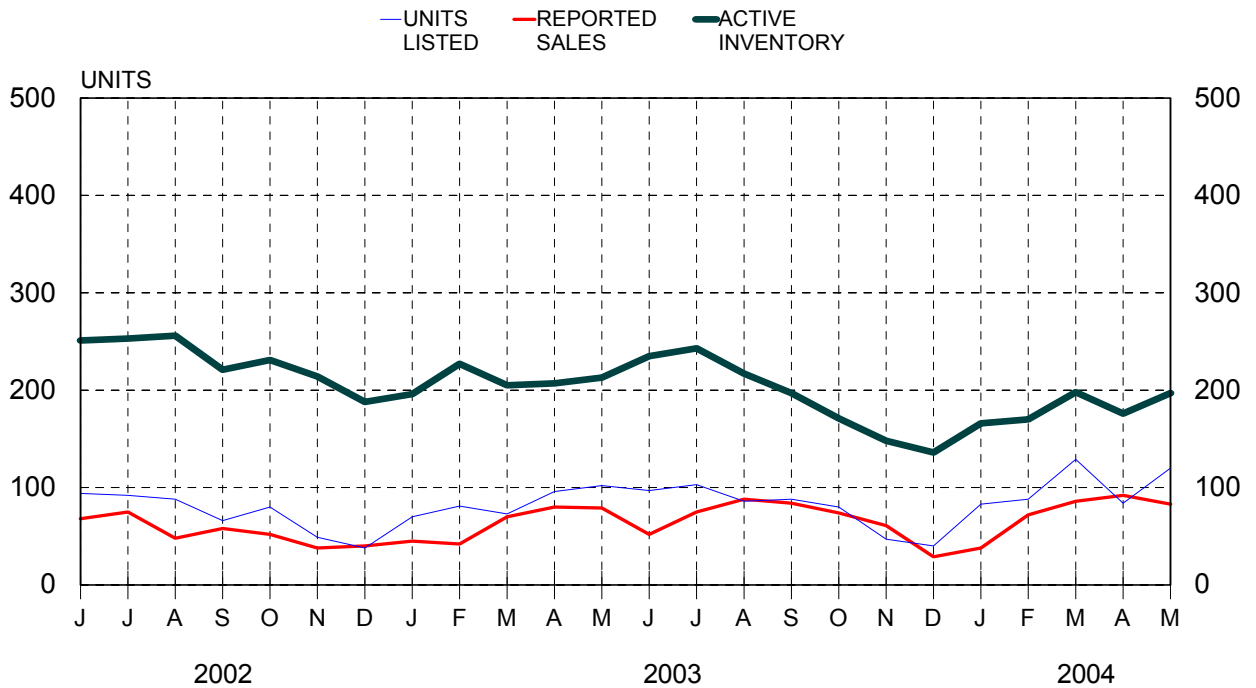
LOTS do NOT INCLUDE acreage, or waterfront acreage.

COLLAPSE RATE - The collapse rate for all properties within the Board area was .1% for the current month.

Percentage of Market Share by Price Range Parksville/Qualicum Area



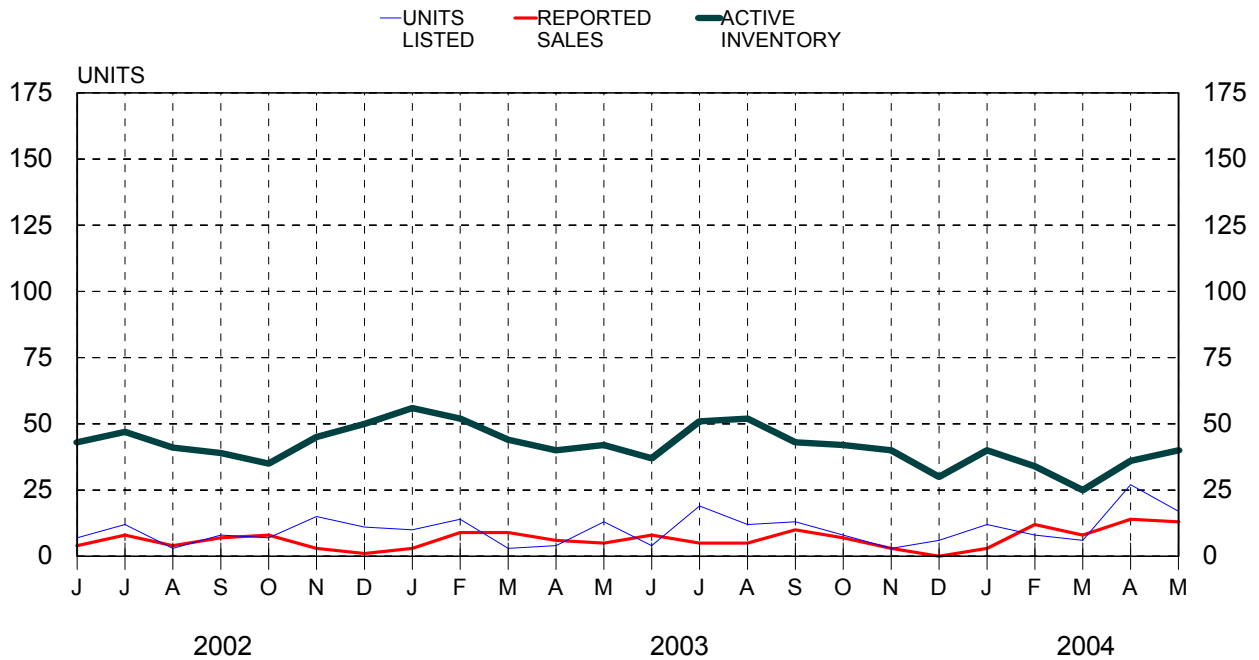
Single Family Comparisons* between



* Unconditional sales only.

Condominium (apartment) Comparisons*

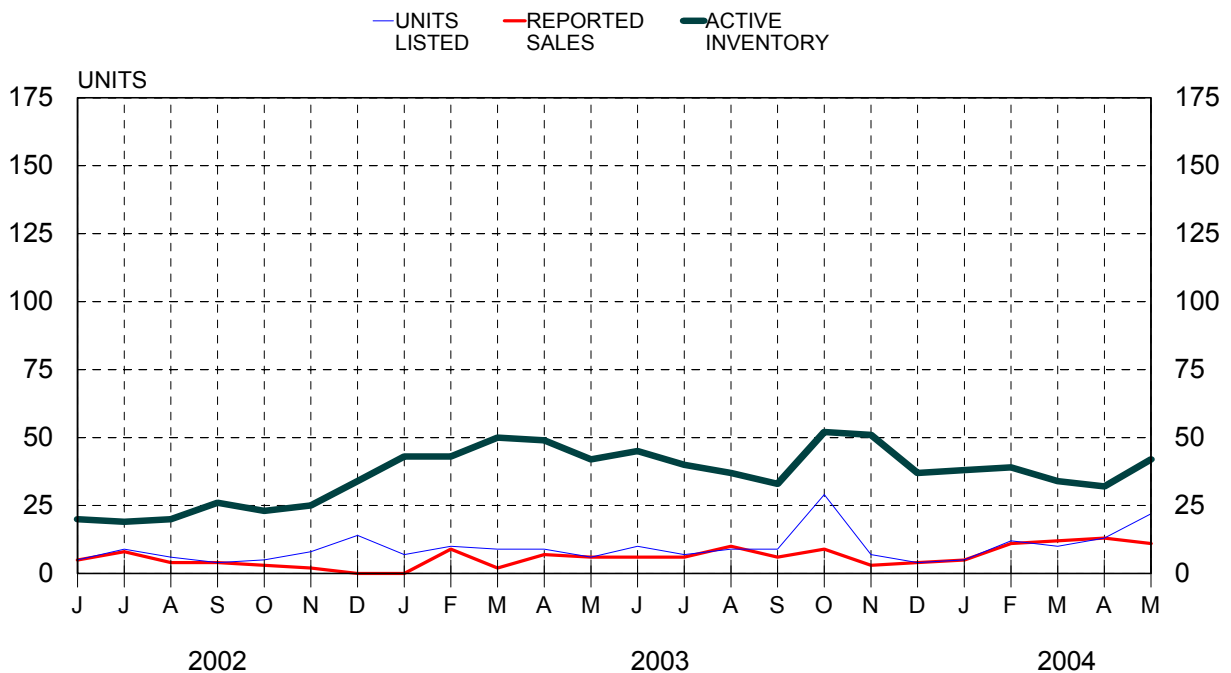
between



* Unconditional sales only.

Condominium (townhouse) Comparisons*

between



* Unconditional sales only.

MLS® Single Family Sales Analysis

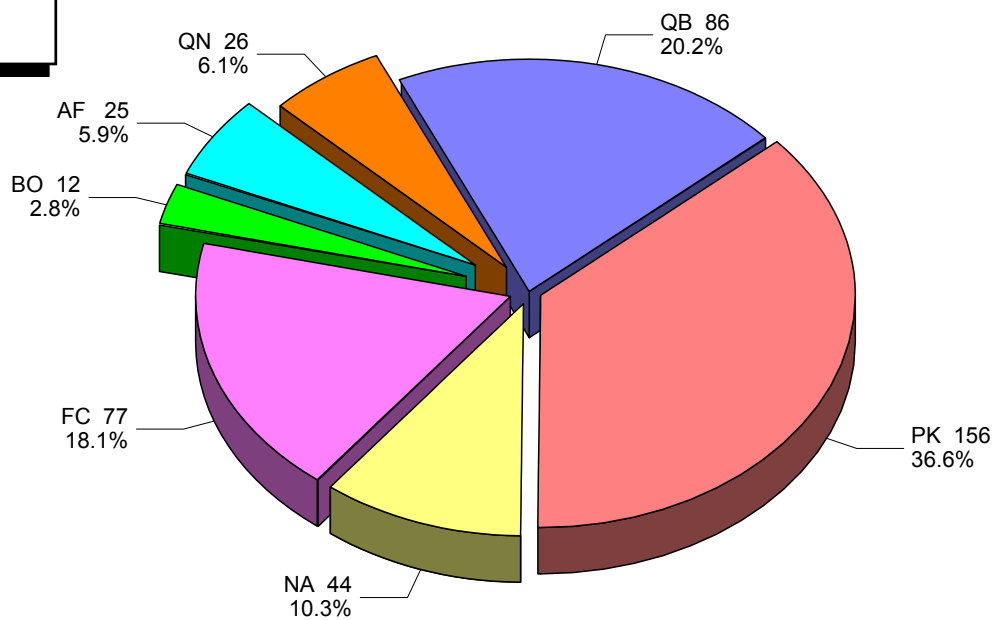
Unconditional Sales from January 1 to May 31, 2004

----- SUB-AREAS -----

| RANGE | TOTAL | AF | BO | FC | NA | PK | QB | QN |
|----------------------|------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|
| 0 - 100,000 | 3 | 2 | | | | | 1 | |
| 100,001- 150,000 | 30 | 1 | 3 | | 1 | 23 | 1 | 1 |
| 150,001- 200,000 | 108 | 5 | 6 | 12 | 3 | 64 | 8 | 10 |
| 200,001- 250,000 | 113 | 5 | | 28 | 5 | 44 | 28 | 3 |
| 250,001- 300,000 | 60 | 4 | | 19 | 5 | 10 | 16 | 6 |
| 300,001- 350,000 | 37 | 4 | 2 | 8 | 4 | 6 | 12 | 1 |
| 350,001- 400,000 | 29 | 1 | | 5 | 9 | 3 | 8 | 3 |
| 400,001 & OVER | 46 | 3 | 1 | 5 | 17 | 6 | 12 | 2 |
| ZONE 5 TOTALS | 426 | 25 | 12 | 77 | 44 | 156 | 86 | 26 |

- AF - Area F (inc. Coombs, Hilliers, Errington and Whiskey Creek)
- BO - Bowser/Deep Bay
- FC - French Creek
- NA - Nanoose
- PK - Parksville
- QB - Qualicum Beach
- QN - Qualicum North

Single Family Sales
Parksville/Qualicum — by Subarea



TOTAL UNCONDITIONAL SALES FROM JANUARY 1 TO MAY 31, 2004 = 426