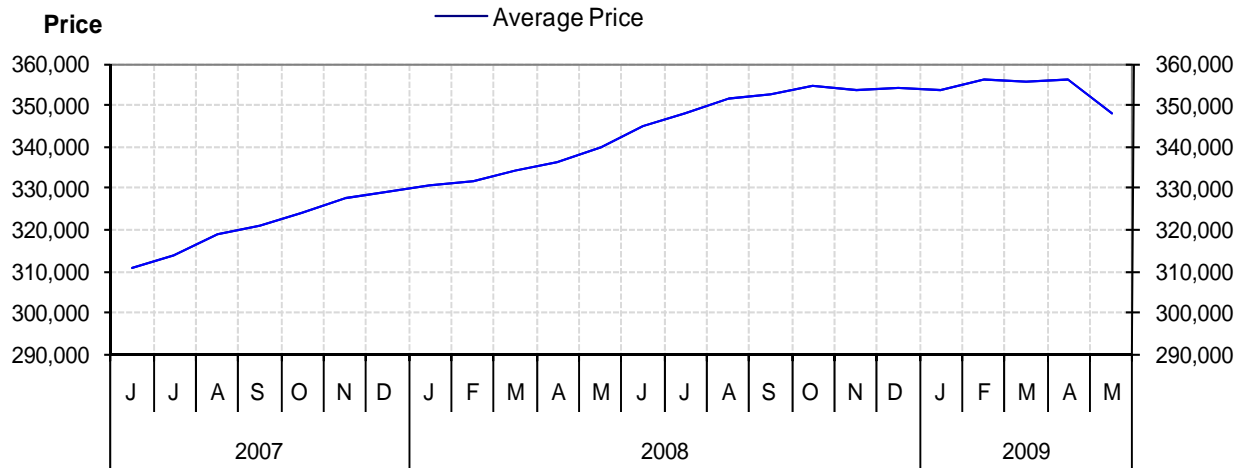


Comox Valley

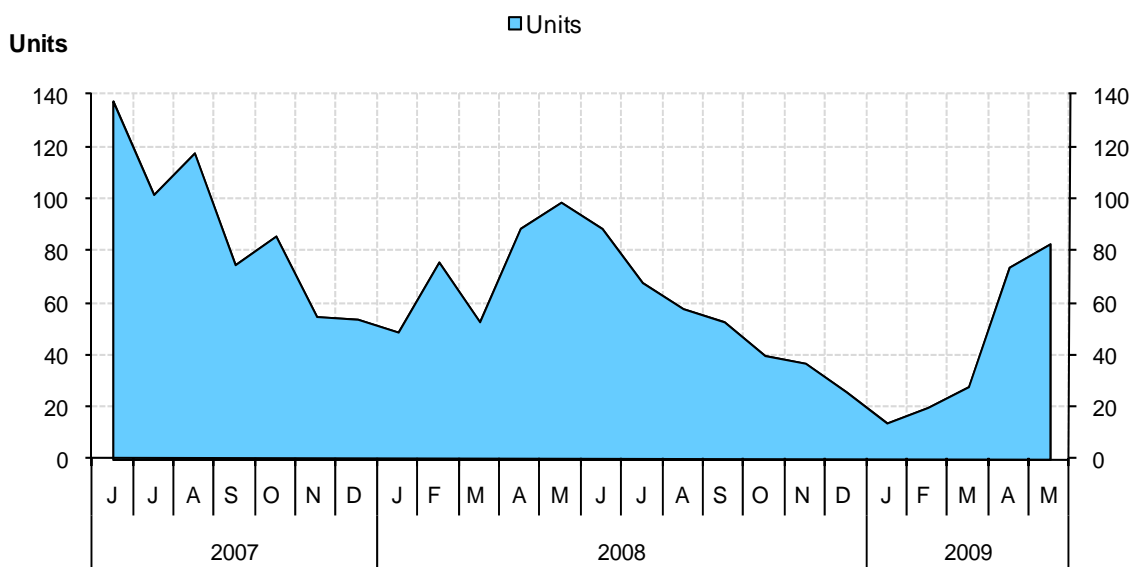
as at May 31, 2009

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	38	25	52%	294	247	19%
Units Reported Sold	18	11	64%	47	186	-75%
Sell/List Ratio	47%	44%		16%	75%	
Reported Sales Dollars	\$2,515,600	\$1,897,900	33%	\$6,556,300	\$25,178,735	-74%
Average Sell Price / Unit	\$139,756	\$172,536	-19%	\$139,496	\$135,370	3%
Median Sell Price	\$134,000			\$137,500		
Sell Price / List Price Ratio	94%	102%		94%	100%	
Days to Sell	81	109	-26%	92	123	-25%
Active Listings	208	138				
Single Family						
Units Listed	129	200	-36%	1350	1602	-16%
Units Reported Sold	83	96	-14%	590	989	-40%
Sell/List Ratio	64%	48%		44%	62%	
Reported Sales Dollars	\$27,211,022	\$36,447,551	-25%	\$205,399,880	\$336,143,094	-39%
Average Sell Price / Unit	\$327,844	\$379,662	-14%	\$348,135	\$339,882	2%
Median Sell Price	\$325,000			\$335,900		
Sell Price / List Price Ratio	95%	97%		93%	97%	
Days to Sell	92	57	62%	81	59	36%
Active Listings	519	566				
Condos (Apt)						
Units Listed	22	54	-59%	426	509	-16%
Units Reported Sold	9	16	-44%	91	306	-70%
Sell/List Ratio	41%	30%		21%	60%	
Reported Sales Dollars	\$2,431,500	\$3,740,695	-35%	\$18,559,516	\$58,933,313	-69%
Average Sell Price / Unit	\$270,167	\$233,793	16%	\$203,951	\$192,593	6%
Median Sell Price	\$247,000			\$165,000		
Sell Price / List Price Ratio	93%	96%		94%	97%	
Days to Sell	239	102	134%	119	94	27%
Active Listings	232	224				
Condos (Patio)						
Units Listed	9	22	-59%	139	163	-15%
Units Reported Sold	9	10	-10%	58	103	-44%
Sell/List Ratio	100%	45%		42%	63%	
Reported Sales Dollars	\$2,378,100	\$3,315,100	-28%	\$16,454,687	\$29,977,613	-45%
Average Sell Price / Unit	\$264,233	\$331,510	-20%	\$283,702	\$291,045	-3%
Median Sell Price	\$269,900			\$288,500		
Sell Price / List Price Ratio	92%	98%		95%	99%	
Days to Sell	161	64	150%	103	74	40%
Active Listings	68	49				
Condos (Twnhse)						
Units Listed	10	12	-17%	117	187	-37%
Units Reported Sold	5	7	-29%	52	109	-52%
Sell/List Ratio	50%	58%		44%	58%	
Reported Sales Dollars	\$1,091,900	\$1,673,900	-35%	\$11,137,258	\$23,159,350	-52%
Average Sell Price / Unit	\$218,380	\$239,129	-9%	\$214,178	\$212,471	1%
Median Sell Price	\$215,000			\$203,000		
Sell Price / List Price Ratio	90%	94%		91%	97%	
Days to Sell	221	85	160%	119	74	61%
Active Listings	47	58				

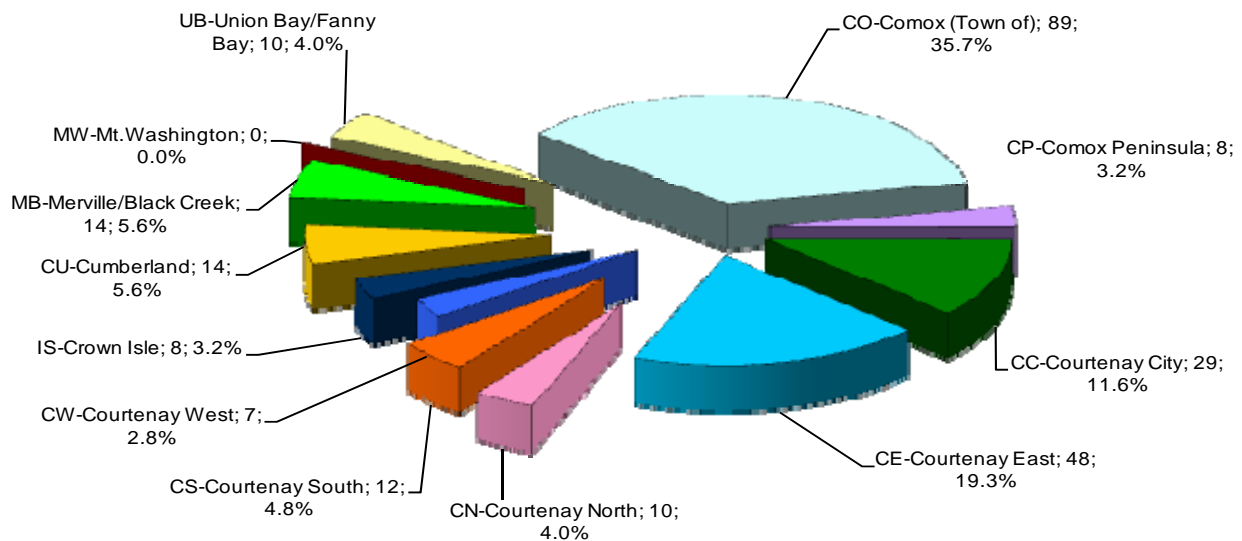
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 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
CO-Comox (Town of)	1	1	8	17	31	20	6	1	3	1	0	0	0	0	89
CP-Comox Peninsula	0	0	0	1	0	2	1	1	2	0	0	0	1	0	8
CC-Courtenay City	0	3	11	10	2	2	1	0	0	0	0	0	0	0	29
CE-Courtenay East	0	1	4	9	20	6	2	3	1	1	0	0	1	0	48
CN-Courtenay North	0	0	1	1	4	0	0	0	3	0	0	1	0	0	10
CS-Courtenay South	0	2	0	0	2	2	2	1	1	1	0	0	0	1	12
CW-Courtenay West	0	0	1	1	0	0	0	3	2	0	0	0	0	0	7
IS-Crown Isle	0	0	0	0	0	0	4	0	2	1	0	0	0	1	8
CU-Cumberland	0	0	6	3	4	1	0	0	0	0	0	0	0	0	14
MB-Merville/Black Creek	1	1	1	2	3	2	2	2	0	0	0	0	0	0	14
MW-Mt. Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	0	2	2	1	1	1	1	0	1	1	0	0	0	10
ZONE 2 TOTALS	2	8	34	46	67	36	19	12	14	5	1	1	2	2	249

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to May 31, 2009 = 249