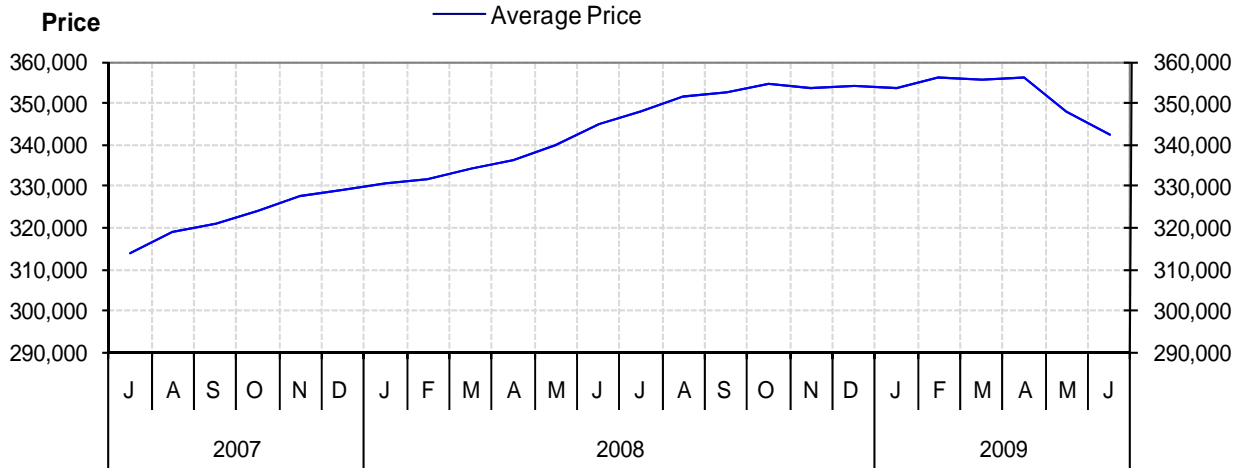


Comox Valley

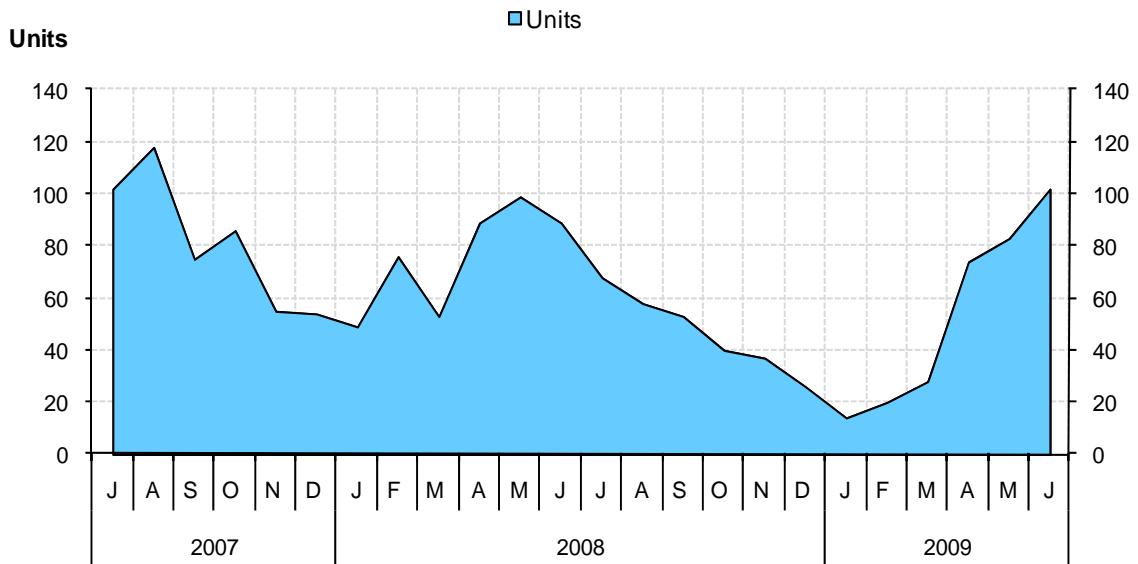
as at June 30, 2009

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 | 14 | 16 | -12% | 292 | 254 | 15% |
| Units Reported Sold | 5 | 4 | 25% | 48 | 170 | -72% |
| Sell/List Ratio | 36% | 25% | | 16% | 67% | |
| Reported Sales Dollars | \$764,900 | \$534,900 | 43% | \$6,786,300 | \$23,167,735 | -71% |
| Average Sell Price / Unit | \$152,980 | \$133,725 | 14% | \$141,381 | \$136,281 | 4% |
| Median Sell Price | \$159,900 | | | \$139,900 | | |
| Sell Price / List Price Ratio | 95% | 93% | | 94% | 101% | |
| Days to Sell | 89 | 110 | -19% | 90 | 125 | -28% |
| Active Listings | 211 | 125 | | | | |
| Single Family | | | | | | |
| Units Listed | 153 | 157 | -3% | 1346 | 1607 | -16% |
| Units Reported Sold | 102 | 89 | 15% | 602 | 941 | -36% |
| Sell/List Ratio | 67% | 57% | | 45% | 59% | |
| Reported Sales Dollars | \$34,683,703 | \$33,517,080 | 3% | \$206,170,503 | \$324,518,439 | -36% |
| Average Sell Price / Unit | \$340,036 | \$376,596 | -10% | \$342,476 | \$344,866 | -1% |
| Median Sell Price | \$325,000 | | | \$330,000 | | |
| Sell Price / List Price Ratio | 95% | 96% | | 93% | 97% | |
| Days to Sell | 84 | 72 | 17% | 83 | 61 | 36% |
| Active Listings | 507 | 571 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 40 | 74 | -46% | 392 | 516 | -24% |
| Units Reported Sold | 8 | 15 | -47% | 84 | 296 | -72% |
| Sell/List Ratio | 20% | 20% | | 21% | 57% | |
| Reported Sales Dollars | \$1,513,850 | \$2,140,550 | -29% | \$17,932,816 | \$55,154,363 | -67% |
| Average Sell Price / Unit | \$189,231 | \$142,703 | 33% | \$213,486 | \$186,332 | 15% |
| Median Sell Price | \$140,500 | | | \$169,000 | | |
| Sell Price / List Price Ratio | 92% | 97% | | 93% | 97% | |
| Days to Sell | 86 | 38 | 127% | 131 | 90 | 45% |
| Active Listings | 217 | 266 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 17 | 20 | -15% | 137 | 147 | -7% |
| Units Reported Sold | 13 | 7 | 86% | 64 | 92 | -30% |
| Sell/List Ratio | 76% | 35% | | 47% | 63% | |
| Reported Sales Dollars | \$3,227,787 | \$1,988,800 | 62% | \$17,693,674 | \$27,070,313 | -35% |
| Average Sell Price / Unit | \$248,291 | \$284,114 | -13% | \$276,464 | \$294,243 | -6% |
| Median Sell Price | \$269,900 | | | \$280,000 | | |
| Sell Price / List Price Ratio | 95% | 99% | | 95% | 99% | |
| Days to Sell | 161 | 73 | 121% | 119 | 70 | 70% |
| Active Listings | 69 | 60 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 10 | 16 | -38% | 111 | 187 | -41% |
| Units Reported Sold | 8 | 12 | -33% | 48 | 100 | -52% |
| Sell/List Ratio | 80% | 75% | | 43% | 53% | |
| Reported Sales Dollars | \$1,549,000 | \$2,870,000 | -46% | \$9,816,258 | \$21,829,100 | -55% |
| Average Sell Price / Unit | \$193,625 | \$239,167 | -19% | \$204,505 | \$218,291 | -6% |
| Median Sell Price | \$206,000 | | | \$203,000 | | |
| Sell Price / List Price Ratio | 96% | 95% | | 91% | 96% | |
| Days to Sell | 38 | 101 | -62% | 110 | 83 | 33% |
| Active Listings | 43 | 56 | | | | |

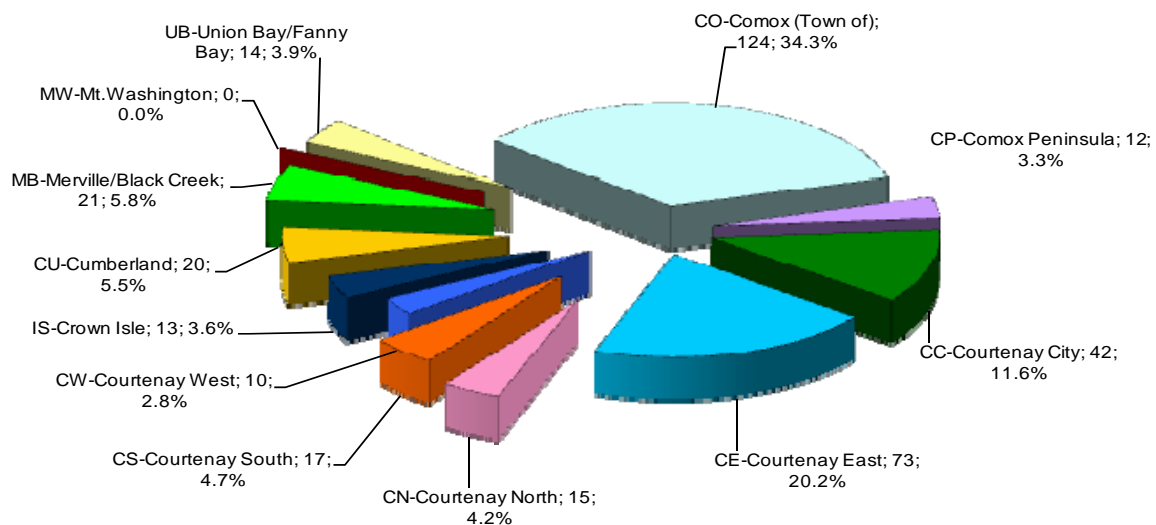
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to June 30, 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 | 10 | 26 | 44 | 25 | 11 | 2 | 3 | 1 | 0 | 0 | 0 | 0 | 124 |
| CP-Comox Peninsula | 0 | 0 | 0 | 1 | 0 | 3 | 1 | 1 | 4 | 0 | 1 | 0 | 1 | 0 | 12 |
| CC-Courtenay City | 0 | 7 | 14 | 15 | 2 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 42 |
| CE-Courtenay East | 0 | 2 | 6 | 12 | 29 | 8 | 9 | 4 | 1 | 1 | 0 | 0 | 1 | 0 | 73 |
| CN-Courtenay North | 0 | 0 | 3 | 2 | 4 | 1 | 0 | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 15 |
| CS-Courtenay South | 0 | 2 | 1 | 1 | 2 | 4 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 1 | 17 |
| CW-Courtenay West | 0 | 0 | 1 | 1 | 1 | 2 | 0 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 10 |
| IS-Crown Isle | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 4 | 1 | 1 | 0 | 0 | 1 | 13 |
| CU-Cumberland | 0 | 0 | 8 | 7 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| MB-Merville/Black Creek | 1 | 1 | 1 | 3 | 5 | 4 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| 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 | 3 | 2 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 14 |
| ZONE 2 TOTALS | 2 | 13 | 46 | 70 | 92 | 53 | 32 | 19 | 20 | 6 | 3 | 1 | 2 | 2 | 361 |

Single Family Sales - Comox Valley by Subarea

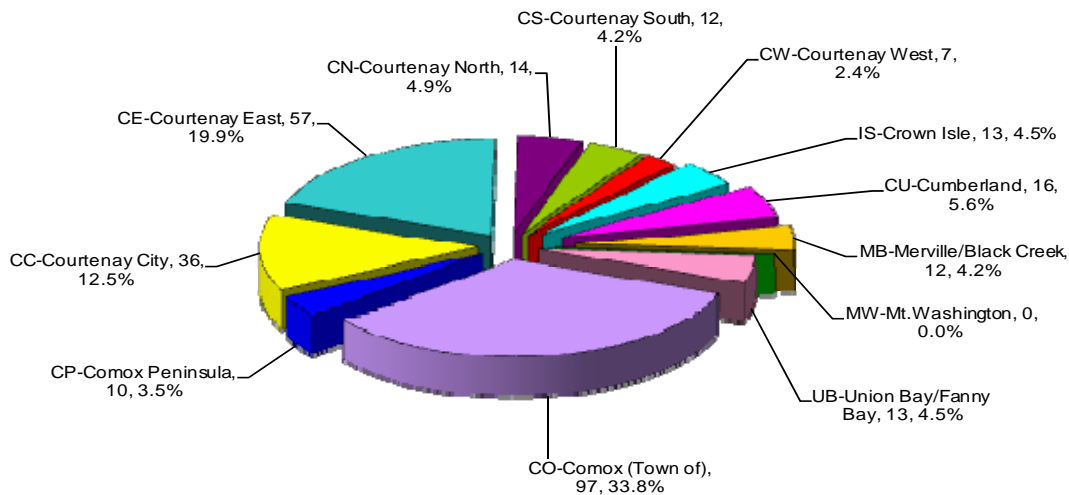


Total Unconditional Sales from January 1 to June 30, 2009 = 361

2nd Quarter 2009 MLS® Single Family Sales Analysis Unconditional Sales from April 1 to June 30, 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 Mi | OVER 1 Mi | Total |
|-------------------------|-----------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|-----------|------------|
| CO-Comox (Town of) | 1 | 0 | 7 | 20 | 35 | 22 | 8 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 97 |
| CP-Comox Peninsula | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 4 | 0 | 1 | 0 | 1 | 0 | 10 |
| CC-Courtenay City | 0 | 6 | 14 | 13 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| CE-Courtenay East | 0 | 2 | 4 | 8 | 24 | 6 | 9 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 57 |
| CN-Courtenay North | 0 | 0 | 3 | 2 | 3 | 1 | 0 | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 14 |
| CS-Courtenay South | 0 | 1 | 1 | 1 | 1 | 3 | 1 | 0 | 1 | 2 | 0 | 0 | 0 | 1 | 12 |
| CW-Courtenay West | 0 | 0 | 0 | 1 | 1 | 2 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 7 |
| IS-Crown Isle | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 4 | 1 | 1 | 0 | 0 | 1 | 13 |
| CU-Cumberland | 0 | 0 | 6 | 6 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| MB-Merville/Black Creek | 1 | 0 | 1 | 1 | 3 | 2 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| 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 | 1 | 1 | 3 | 2 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 13 |
| ZONE2 TOTALS | 2 | 9 | 38 | 53 | 71 | 44 | 26 | 16 | 16 | 5 | 3 | 1 | 1 | 2 | 287 |

2nd Quarter 2009 Single Family Sales Comox Valley by Subarea



Total Unconditional Sales from April 1 to June 30, 2009 = 287