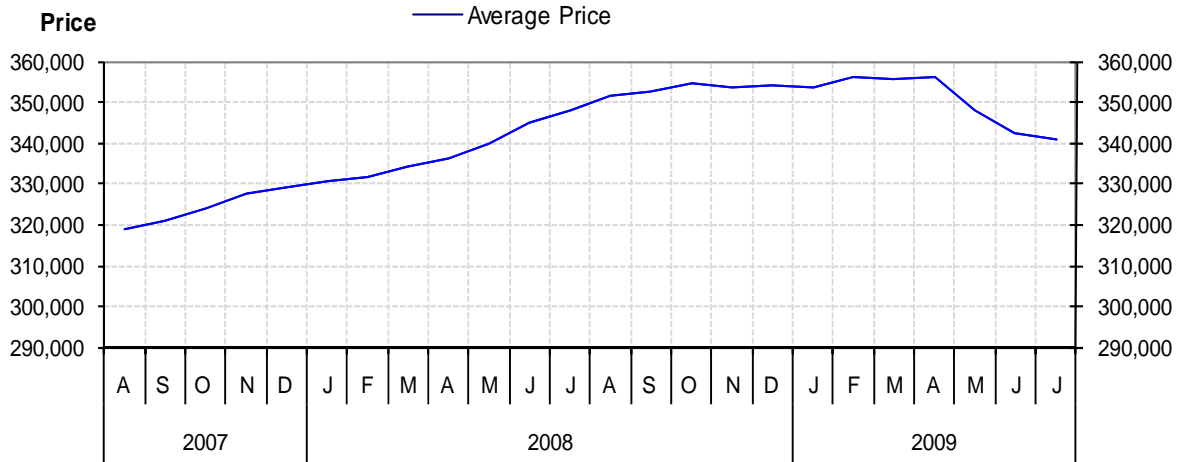


Comox Valley

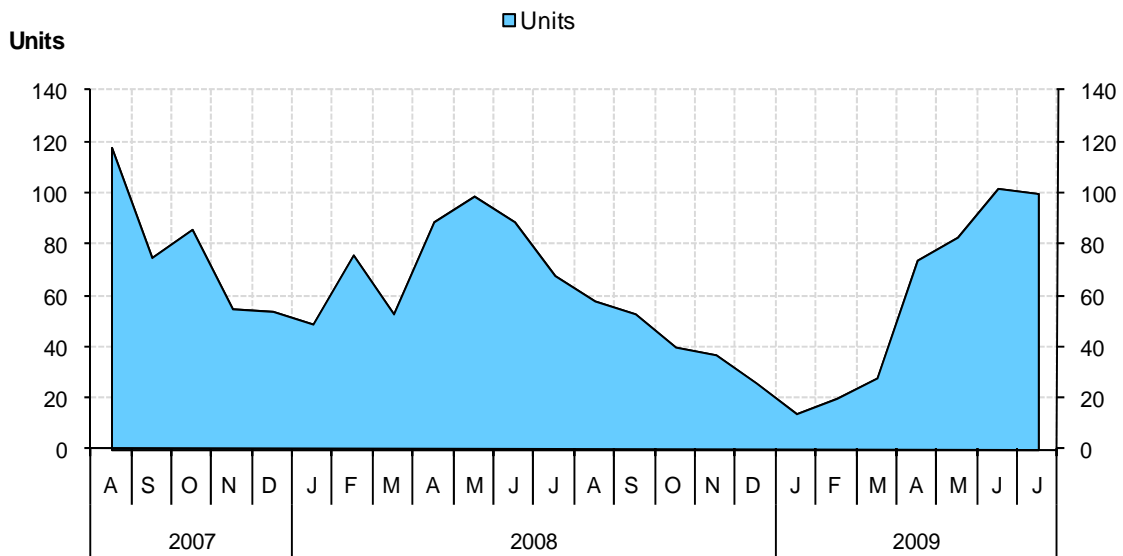
as at July 31, 2009

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	16	30	-47%	277	275	1%
Units Reported Sold	21	5	320%	64	162	-60%
Sell/List Ratio	131%	17%		23%	59%	
Reported Sales Dollars	\$2,623,675	\$704,700	272%	\$8,705,275	\$22,094,555	-61%
Average Sell Price / Unit	\$124,937	\$140,940	-11%	\$136,020	\$136,386	0%
Median Sell Price	\$118,000			\$130,000		
Sell Price / List Price Ratio	90%	99%		92%	101%	
Days to Sell	156	64	145%	114	125	-9%
Active Listings	207	148				
Single Family						
Units Listed	118	152	-22%	1312	1611	-19%
Units Reported Sold	100	68	47%	634	907	-30%
Sell/List Ratio	85%	45%		48%	56%	
Reported Sales Dollars	\$34,619,200	\$24,730,200	40%	\$216,059,503	\$315,623,890	-32%
Average Sell Price / Unit	\$346,192	\$363,679	-5%	\$340,788	\$347,987	-2%
Median Sell Price	\$340,000			\$329,000		
Sell Price / List Price Ratio	94%	93%		93%	97%	
Days to Sell	81	61	34%	85	61	38%
Active Listings	485	592				
Condos (Apt)						
Units Listed	62	36	72%	418	517	-19%
Units Reported Sold	13	11	18%	86	280	-69%
Sell/List Ratio	21%	31%		21%	54%	
Reported Sales Dollars	\$2,650,780	\$2,617,016	1%	\$17,966,580	\$52,662,835	-66%
Average Sell Price / Unit	\$203,906	\$237,911	-14%	\$208,914	\$188,082	11%
Median Sell Price	\$199,900			\$166,000		
Sell Price / List Price Ratio	89%	97%		92%	97%	
Days to Sell	169	96	75%	141	92	54%
Active Listings	259	268				
Condos (Patio)						
Units Listed	10	12	-17%	135	143	-6%
Units Reported Sold	7	7	0%	64	90	-29%
Sell/List Ratio	70%	58%		47%	63%	
Reported Sales Dollars	\$1,812,800	\$2,435,300	-26%	\$17,071,174	\$26,787,313	-36%
Average Sell Price / Unit	\$258,971	\$347,900	-26%	\$266,737	\$297,637	-10%
Median Sell Price	\$275,000			\$275,000		
Sell Price / List Price Ratio	93%	99%		94%	99%	
Days to Sell	147	63	134%	128	71	80%
Active Listings	59	62				
Condos (Twnhse)						
Units Listed	11	11	0%	111	152	-27%
Units Reported Sold	7	4	75%	51	87	-41%
Sell/List Ratio	64%	36%		46%	57%	
Reported Sales Dollars	\$1,375,600	\$778,900	77%	\$10,412,958	\$19,453,000	-46%
Average Sell Price / Unit	\$196,514	\$194,725	1%	\$204,176	\$223,598	-9%
Median Sell Price	\$175,000			\$203,000		
Sell Price / List Price Ratio	95%	92%		92%	96%	
Days to Sell	60	107	-44%	104	87	20%
Active Listings	44	62				

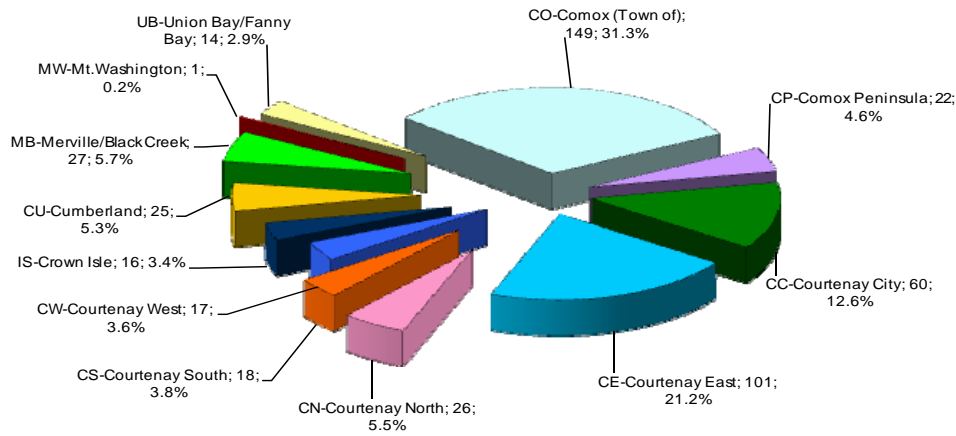
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 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	12	30	48	35	14	2	4	1	0	1	0	0	149
CP-Comox Peninsula	0	0	0	1	1	4	3	2	7	1	2	0	1	0	22
CC-Courtenay City	0	8	18	22	5	4	2	1	0	0	0	0	0	0	60
CE-Courtenay East	0	3	10	14	39	13	13	6	1	1	0	0	1	0	101
CN-Courtenay North	0	1	4	3	5	3	2	0	6	1	0	1	0	0	26
CS-Courtenay South	0	2	1	1	2	4	2	1	2	2	0	0	0	1	18
CW-Courtenay West	0	0	2	2	2	3	2	4	2	0	0	0	0	0	17
IS-Crown Isle	0	0	0	0	0	0	5	2	6	1	1	0	0	1	16
CU-Cumberland	0	0	9	9	5	2	0	0	0	0	0	0	0	0	25
MB-Merville/Black Creek	2	1	2	3	5	5	3	6	0	0	0	0	0	0	27
MW-Mt. Washington	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
UB-Union Bay/Fanny Bay	0	0	2	2	1	3	2	1	1	1	1	0	0	0	14
ZONE 2 TOTALS	3	16	60	87	113	76	48	26	29	8	4	2	2	2	476

**Single Family Sales - Comox Valley
by Subarea**



Total Unconditional Sales from January 1 to July 31, 2009 = 476