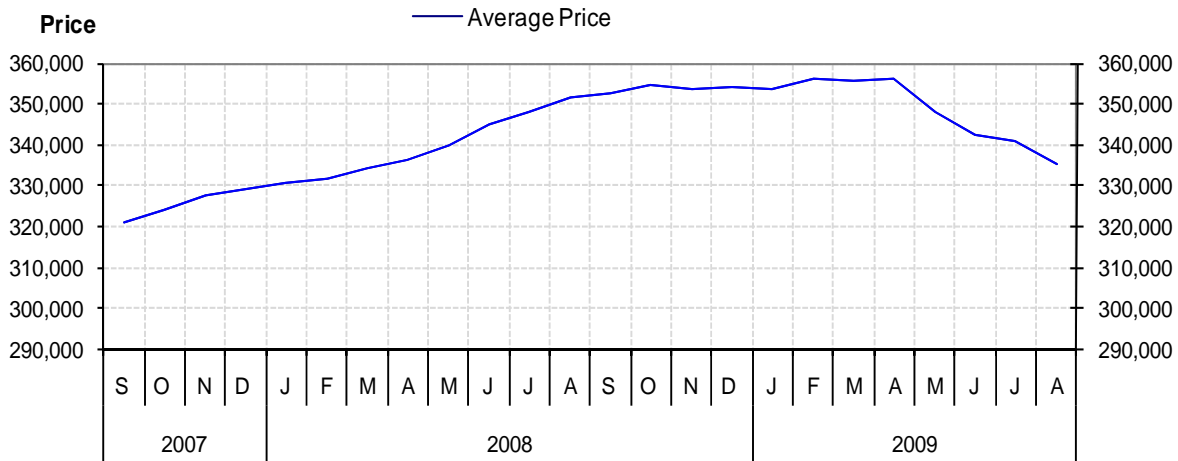


Comox Valley

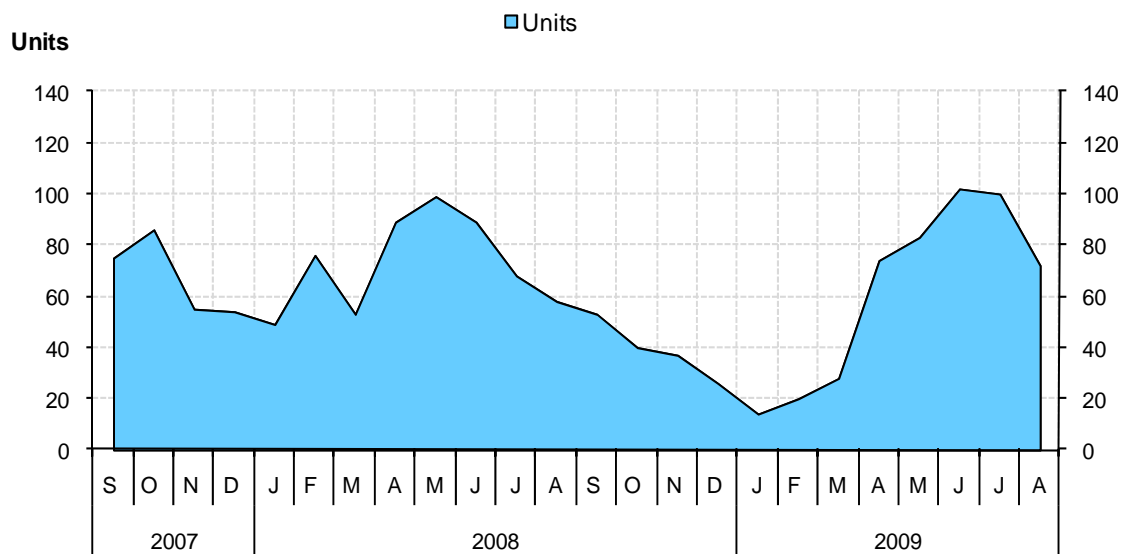
as at August 31, 2009

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	10	18	-44%	269	280	-4%
Units Reported Sold	9	6	50%	62	145	-57%
Sell/List Ratio	90%	33%		23%	52%	
Reported Sales Dollars	\$1,181,900	\$832,100	42%	\$8,492,575	\$20,040,795	-58%
Average Sell Price / Unit	\$131,322	\$138,683	-5%	\$136,977	\$138,212	-1%
Median Sell Price	\$130,000			\$130,000		
Sell Price / List Price Ratio	92%	97%		92%	101%	
Days to Sell	156	74	110%	124	129	-4%
Active Listings	201	151				
Single Family						
Units Listed	89	117	-24%	1284	1594	-19%
Units Reported Sold	72	58	24%	648	847	-23%
Sell/List Ratio	81%	50%		50%	53%	
Reported Sales Dollars	\$22,609,838	\$21,360,400	6%	\$217,308,941	\$297,754,479	-27%
Average Sell Price / Unit	\$314,026	\$368,283	-15%	\$335,353	\$351,540	-5%
Median Sell Price	\$310,000			\$322,000		
Sell Price / List Price Ratio	94%	94%		93%	96%	
Days to Sell	92	70	32%	87	64	37%
Active Listings	447	564				
Condos (Apt)						
Units Listed	18	35	-49%	401	517	-22%
Units Reported Sold	6	6	0%	86	260	-67%
Sell/List Ratio	33%	17%		21%	50%	
Reported Sales Dollars	\$1,061,900	\$1,304,150	-19%	\$17,724,330	\$48,441,891	-63%
Average Sell Price / Unit	\$176,983	\$217,358	-19%	\$206,097	\$186,315	11%
Median Sell Price	\$189,500			\$168,000		
Sell Price / List Price Ratio	95%	94%		92%	97%	
Days to Sell	81	47	72%	143	92	57%
Active Listings	256	272				
Condos (Patio)						
Units Listed	30	11	173%	154	148	4%
Units Reported Sold	8	6	33%	66	84	-21%
Sell/List Ratio	27%	55%		43%	57%	
Reported Sales Dollars	\$2,213,900	\$1,642,400	35%	\$17,642,674	\$24,782,913	-29%
Average Sell Price / Unit	\$276,738	\$273,733	1%	\$267,313	\$295,035	-9%
Median Sell Price	\$309,900			\$273,400		
Sell Price / List Price Ratio	94%	96%		94%	99%	
Days to Sell	106	121	-12%	126	77	63%
Active Listings	62	62				
Condos (Twnhse)						
Units Listed	7	14	-50%	104	148	-30%
Units Reported Sold	5	3	67%	53	82	-35%
Sell/List Ratio	71%	21%		51%	55%	
Reported Sales Dollars	\$811,000	\$801,900	1%	\$10,422,058	\$18,889,100	-45%
Average Sell Price / Unit	\$162,200	\$267,300	-39%	\$196,643	\$230,355	-15%
Median Sell Price	\$151,000			\$200,000		
Sell Price / List Price Ratio	88%	97%		91%	96%	
Days to Sell	201	109	84%	113	86	31%
Active Listings	40	64				

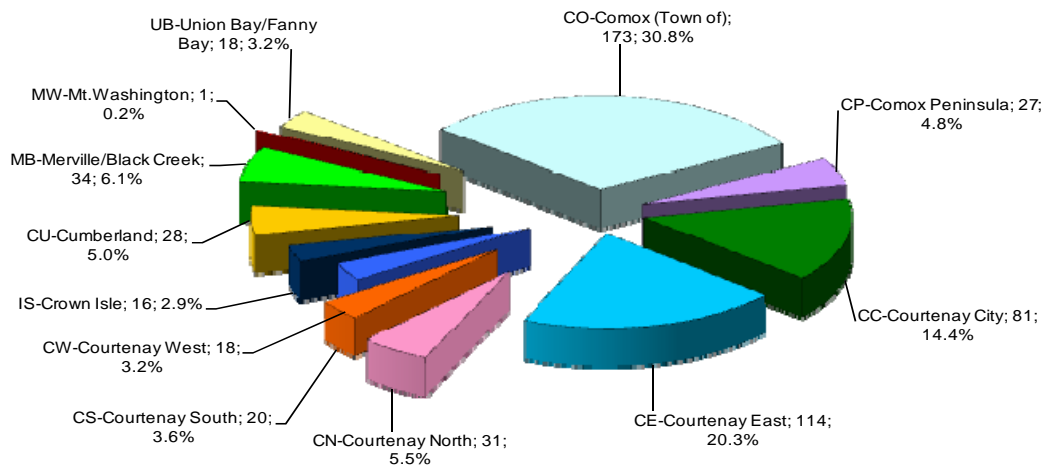
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 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	2	13	34	56	40	17	3	5	1	0	1	0	0	173
CP-Comox Peninsula	0	0	1	1	2	5	4	2	7	1	3	0	1	0	27
CC-Courtenay City	0	9	23	33	9	4	2	1	0	0	0	0	0	0	81
CE-Courtenay East	1	3	11	16	44	16	14	6	1	1	0	0	1	0	114
CN-Courtenay North	0	1	4	5	5	3	3	1	7	1	0	1	0	0	31
CS-Courtenay South	0	3	1	2	2	4	2	1	2	2	0	0	0	1	20
CW-Courtenay West	0	0	3	2	2	3	2	4	2	0	0	0	0	0	18
IS-Crown Isle	0	0	0	0	0	0	5	2	6	1	1	0	0	1	16
CU-Cumberland	0	0	9	10	6	3	0	0	0	0	0	0	0	0	28
MB-Merville/Black Creek	2	1	2	7	5	5	3	8	0	0	0	0	1	0	34
MW-Mt. Washington	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
UB-Union Bay/Fanny Bay	1	1	2	2	1	4	2	1	1	2	1	0	0	0	18
ZONE 2 TOTALS	5	20	69	112	132	87	54	30	31	9	5	2	3	2	561

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



Total Unconditional Sales from January 1 to August 31, 2009 = 561