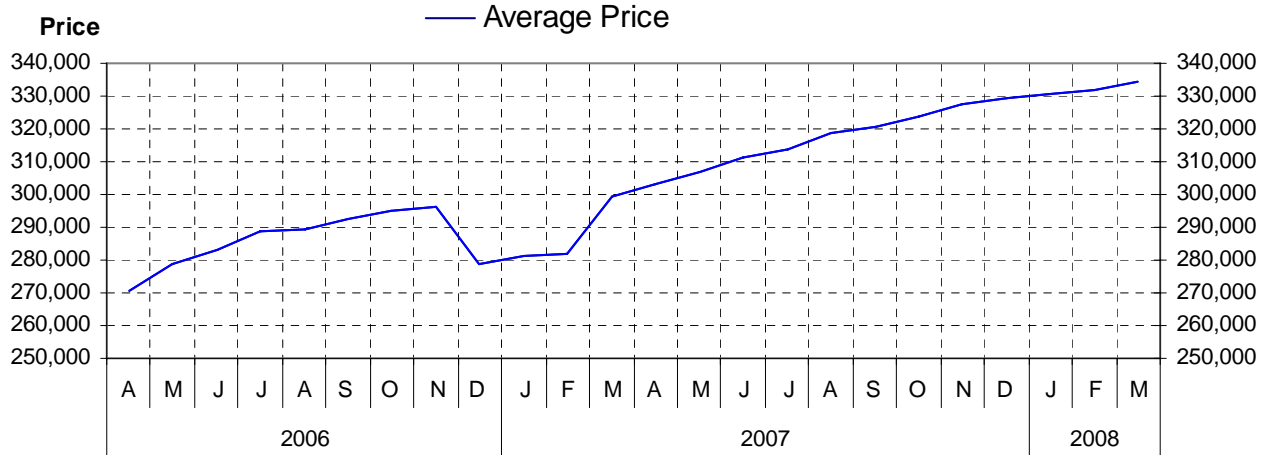


# Comox Valley

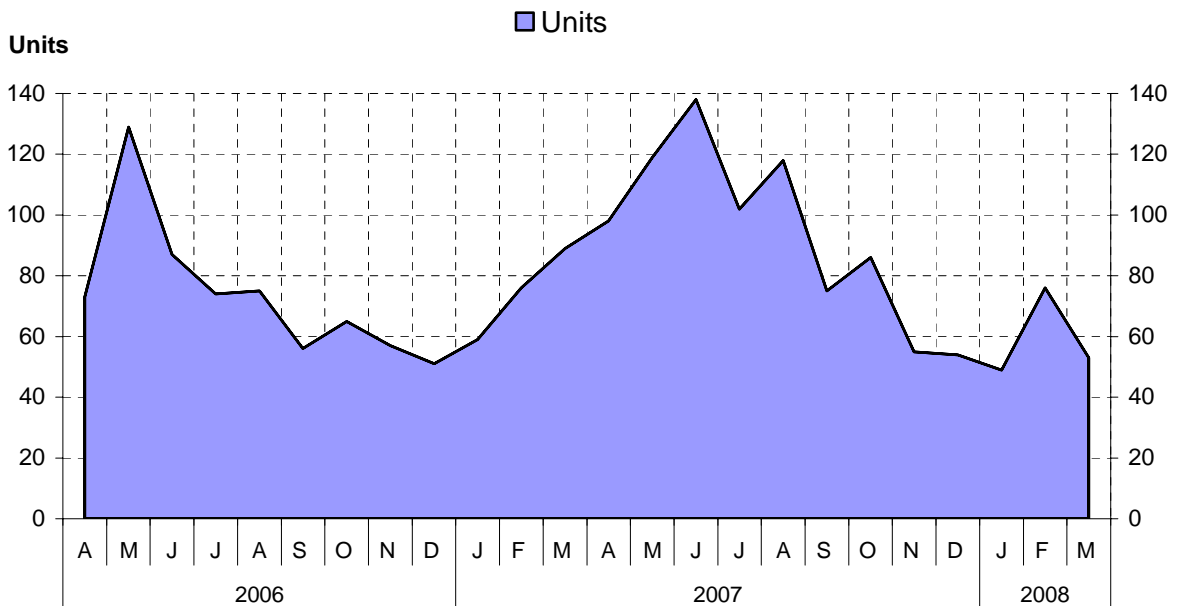
## as at March 31, 2008

### 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

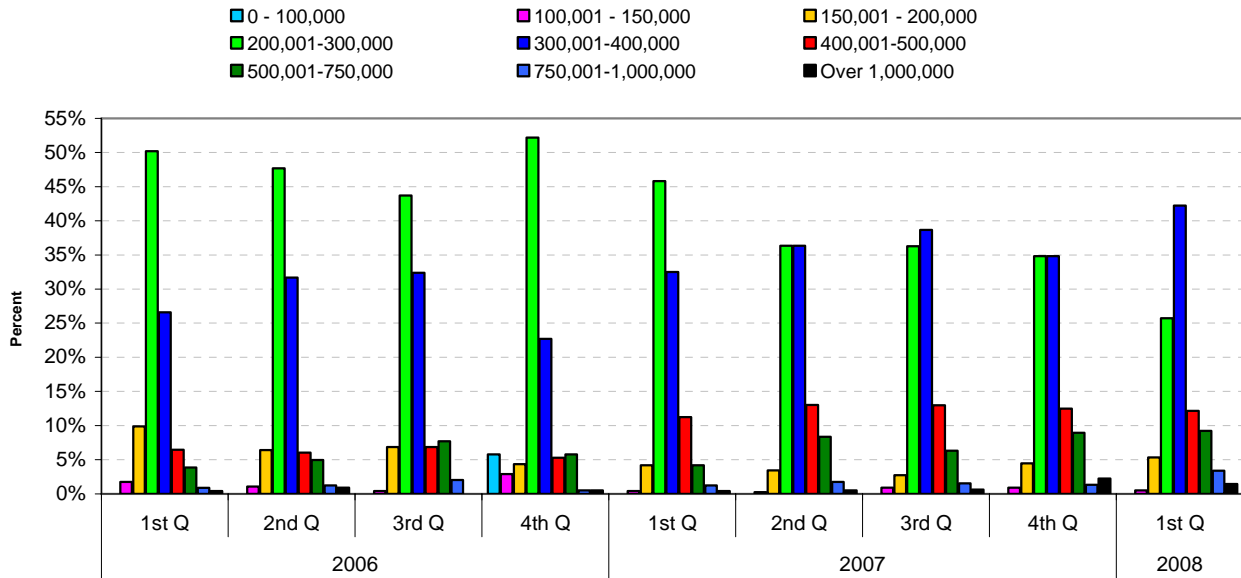
|                               | Current Month |              |          | 12 Months to Date |               |          |
|-------------------------------|---------------|--------------|----------|-------------------|---------------|----------|
|                               | This Year     | Last Year    | % Change | This Year         | Last Year     | % Change |
| <b>Lots</b>                   |               |              |          |                   |               |          |
| Units Listed                  | 29            | 16           | 81%      | 254               | 295           | -14%     |
| Units Reported Sold           | 7             | 26           | -73%     | 194               | 99            | 96%      |
| Sell/List Ratio               | 24%           | 163%         |          | 76%               | 34%           |          |
| Reported Sales Dollars        | \$1,005,400   | \$3,153,995  | -68%     | \$25,349,935      | \$13,815,970  | 83%      |
| Average Sell Price / Unit     | \$143,629     | \$121,308    | 18%      | \$130,670         | \$139,555     | -6%      |
| Median Sell Price             | \$135,000     |              |          | \$114,900         |               |          |
| Sell Price / List Price Ratio | 93%           | 96%          |          | 99%               | 97%           |          |
| Days to Sell                  | 166           | 118          | 40%      | 116               | 68            | 70%      |
| Active Listings               | 100           |              |          |                   |               |          |
| <b>Single Family</b>          |               |              |          |                   |               |          |
| Units Listed                  | 163           | 163          | 0%       | 1518              | 1427          | 6%       |
| Units Reported Sold           | 53            | 91           | -42%     | 1021              | 900           | 13%      |
| Sell/List Ratio               | 33%           | 56%          |          | 67%               | 63%           |          |
| Reported Sales Dollars        | \$17,857,350  | \$28,143,050 | -37%     | \$341,154,592     | \$270,243,377 | 26%      |
| Average Sell Price / Unit     | \$336,931     | \$309,264    | 9%       | \$334,138         | \$300,270     | 11%      |
| Median Sell Price             | \$319,900     |              |          | \$316,000         |               |          |
| Sell Price / List Price Ratio | 96%           | 97%          |          | 97%               | 96%           |          |
| Days to Sell                  | 58            | 70           | -18%     | 59                | 67            | -11%     |
| Active Listings               | 439           |              |          |                   |               |          |
| <b>Condos (Apt)</b>           |               |              |          |                   |               |          |
| Units Listed                  | 36            | 39           | -8%      | 492               | 425           | 16%      |
| Units Reported Sold           | 11            | 20           | -45%     | 332               | 240           | 38%      |
| Sell/List Ratio               | 31%           | 51%          |          | 67%               | 56%           |          |
| Reported Sales Dollars        | \$2,466,836   | \$4,740,894  | -48%     | \$63,008,624      | \$47,698,529  | 32%      |
| Average Sell Price / Unit     | \$224,258     | \$237,045    | -5%      | \$189,785         | \$198,744     | -5%      |
| Median Sell Price             | 218,000       |              |          | \$166,000         |               |          |
| Sell Price / List Price Ratio | 98%           | 98%          |          | 98%               | 98%           |          |
| Days to Sell                  | 60            | 102          | -41%     | 90                | 76            | 17%      |
| Active Listings               | 170           |              |          |                   |               |          |
| <b>Condos (Twnhse)</b>        |               |              |          |                   |               |          |
| Units Listed                  | 11            | 20           | -45%     | 189               | 154           | 23%      |
| Units Reported Sold           | 8             | 10           | -20%     | 112               | 112           | 0%       |
| Sell/List Ratio               | 73%           | 50%          |          | 59%               | 73%           |          |
| Reported Sales Dollars        | \$1,603,900   | \$2,008,900  | -20%     | \$23,235,850      | \$20,431,700  | 14%      |
| Average Sell Price / Unit     | \$200,488     | \$200,890    | 0%       | \$207,463         | \$182,426     | 14%      |
| Median Sell Price             | \$173,000     |              |          | \$196,000         |               |          |
| Sell Price / List Price Ratio | 97%           | 98%          |          | 97%               | 98%           |          |
| Days to Sell                  | 49            | 25           | 96%      | 71                | 56            | 27%      |
| Active Listings               | 50            |              |          |                   |               |          |

### PLEASE NOTE:

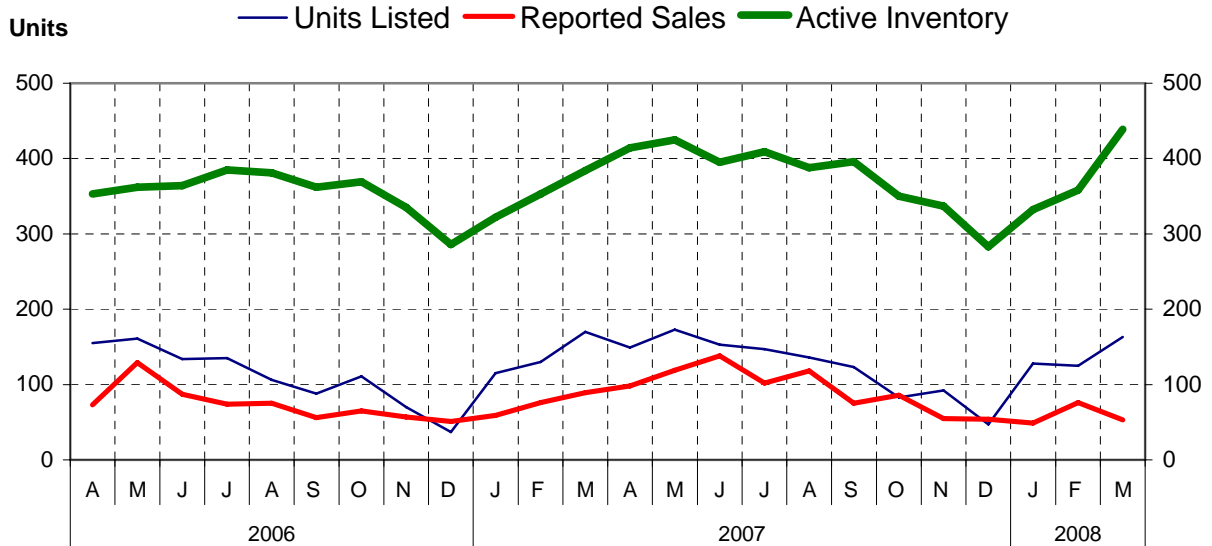
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

**LOTS** do NOT INCLUDE acreage or waterfront acreage.

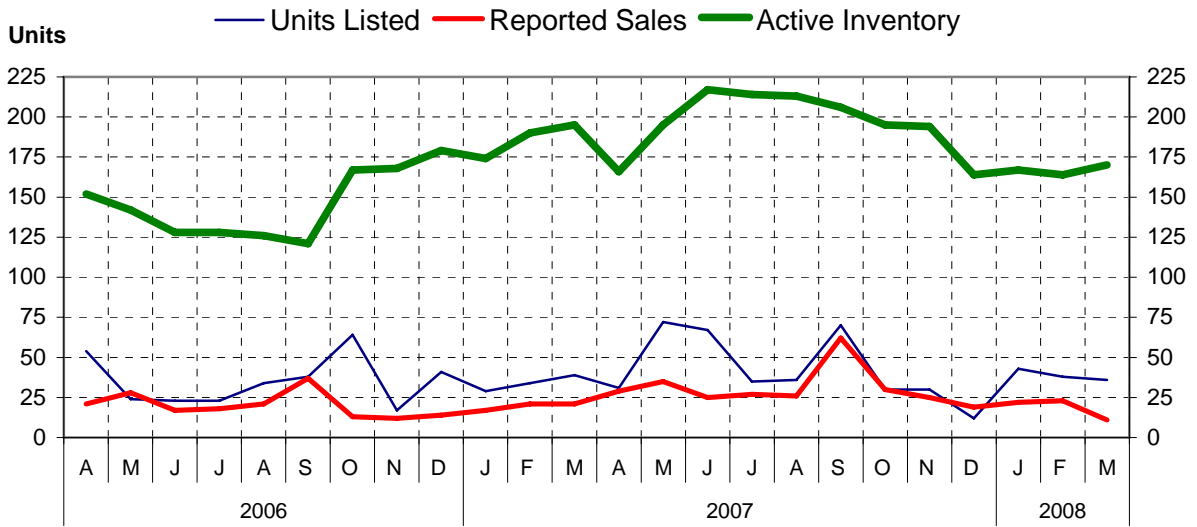
### Percentage of Market Share by Price Range Comox Valley



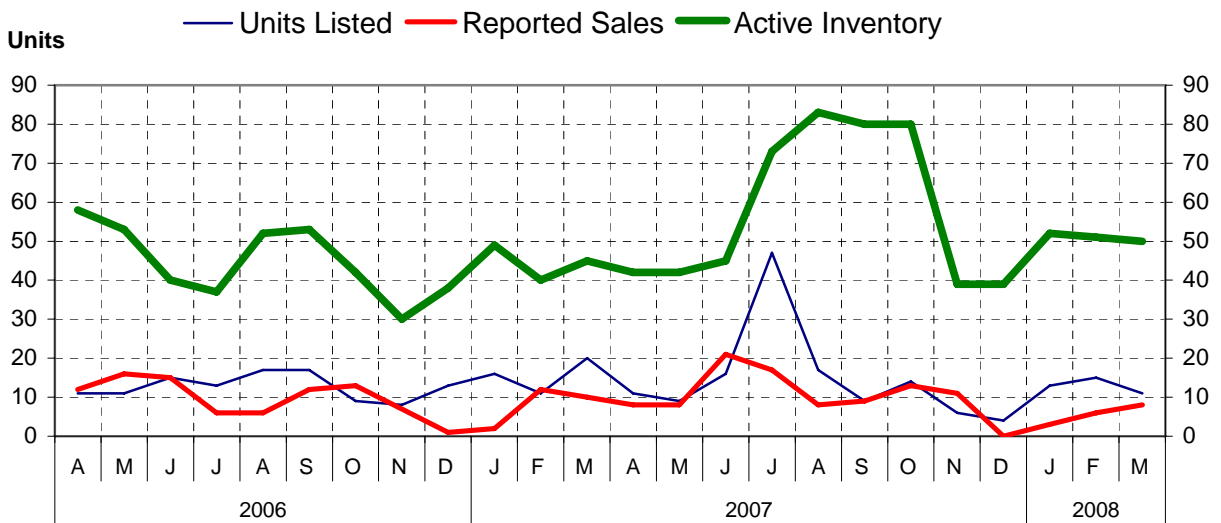
### Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

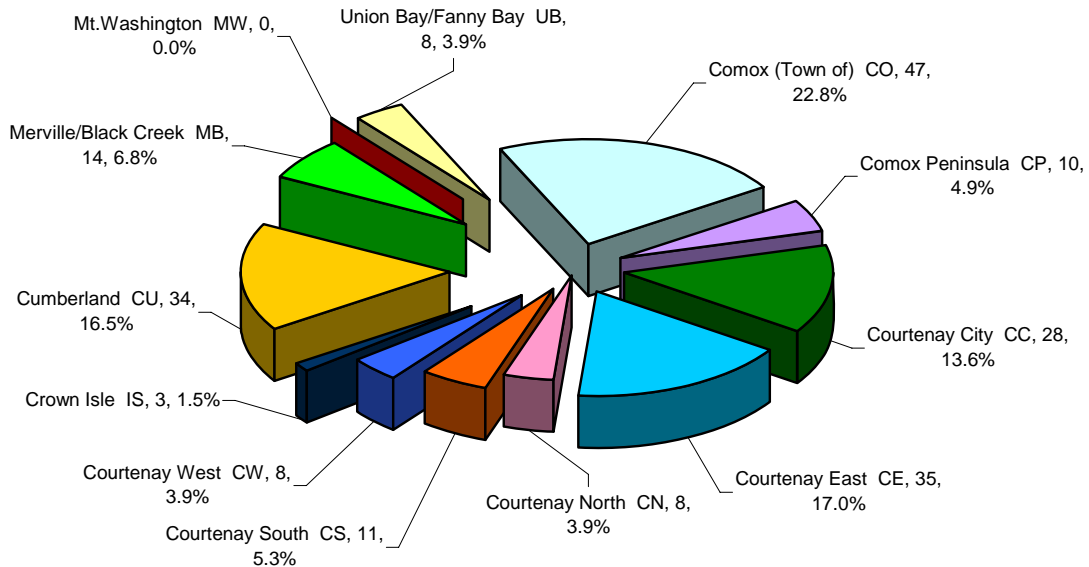


## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to March 31, 2008

|                         | 0 -<br>100,000 | 100,001-<br>150,000 | 150,001-<br>200,000 | 200,001-<br>300,000 | 300,001-<br>400,000 | 400,001-<br>500,000 | 500,001-<br>750,000 | 750,001-<br>1,000,000 | OVER<br>1,000,000 | <b>Total</b> |
|-------------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-------------------|--------------|
| Comox (Town of) CO      | 0              | 0                   | 1                   | 5                   | 24                  | 10                  | 3                   | 2                     | 2                 | 47           |
| Comox Peninsula CP      | 0              | 0                   | 0                   | 1                   | 3                   | 0                   | 4                   | 1                     | 1                 | 10           |
| Courtenay City CC       | 0              | 0                   | 1                   | 14                  | 12                  | 1                   | 0                   | 0                     | 0                 | 28           |
| Courtenay East CE       | 0              | 0                   | 1                   | 11                  | 16                  | 4                   | 3                   | 0                     | 0                 | 35           |
| Courtenay North CN      | 0              | 0                   | 0                   | 2                   | 2                   | 1                   | 2                   | 1                     | 0                 | 8            |
| Courtenay South CS      | 0              | 0                   | 2                   | 2                   | 1                   | 3                   | 2                   | 1                     | 0                 | 11           |
| Courtenay West CW       | 0              | 1                   | 0                   | 1                   | 4                   | 1                   | 0                   | 1                     | 0                 | 8            |
| Crown Isle IS           | 0              | 0                   | 0                   | 0                   | 0                   | 1                   | 2                   | 0                     | 0                 | 3            |
| Cumberland CU           | 0              | 0                   | 4                   | 14                  | 16                  | 0                   | 0                   | 0                     | 0                 | 34           |
| Merville/Black Creek MB | 0              | 0                   | 1                   | 1                   | 6                   | 4                   | 2                   | 0                     | 0                 | 14           |
| Mt. Washington MW       | 0              | 0                   | 0                   | 0                   | 0                   | 0                   | 0                   | 0                     | 0                 | 0            |
| Union Bay/Fanny Bay UB  | 0              | 0                   | 1                   | 2                   | 3                   | 0                   | 1                   | 1                     | 0                 | 8            |
| <b>ZONE 2 TOTALS</b>    | <b>0</b>       | <b>1</b>            | <b>11</b>           | <b>53</b>           | <b>87</b>           | <b>25</b>           | <b>19</b>           | <b>7</b>              | <b>3</b>          | <b>206</b>   |

### Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to March 31, 2008 = 206

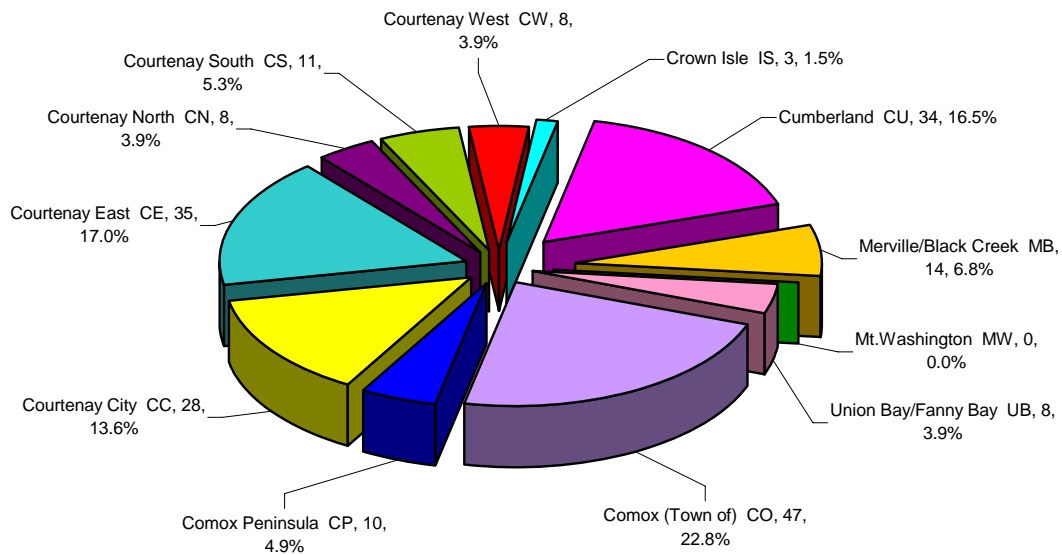
# 1st Quarter 2008

## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to March 31, 2008

|                         | 0 -<br>100,000 | 100,001-<br>150,000 | 150,001-<br>200,000 | 200,001-<br>300,000 | 300,001-<br>400,000 | 400,001-<br>500,000 | 500,001-<br>750,000 | 750,001-<br>1,000,000 | OVER<br>1,000,000 | Total      |
|-------------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-------------------|------------|
| Comox (Town of) CO      | 0              | 0                   | 1                   | 5                   | 24                  | 10                  | 3                   | 2                     | 2                 | 47         |
| Comox Peninsula CP      | 0              | 0                   | 0                   | 1                   | 3                   | 0                   | 4                   | 1                     | 1                 | 10         |
| Courtenay City CC       | 0              | 0                   | 1                   | 14                  | 12                  | 1                   | 0                   | 0                     | 0                 | 28         |
| Courtenay East CE       | 0              | 0                   | 1                   | 11                  | 16                  | 4                   | 3                   | 0                     | 0                 | 35         |
| Courtenay North CN      | 0              | 0                   | 0                   | 2                   | 2                   | 1                   | 2                   | 1                     | 0                 | 8          |
| Courtenay South CS      | 0              | 0                   | 2                   | 2                   | 1                   | 3                   | 2                   | 1                     | 0                 | 11         |
| Courtenay West CW       | 0              | 1                   | 0                   | 1                   | 4                   | 1                   | 0                   | 1                     | 0                 | 8          |
| Crown Isle IS           | 0              | 0                   | 0                   | 0                   | 0                   | 1                   | 2                   | 0                     | 0                 | 3          |
| Cumberland CU           | 0              | 0                   | 4                   | 14                  | 16                  | 0                   | 0                   | 0                     | 0                 | 34         |
| Merville/Black Creek MB | 0              | 0                   | 1                   | 1                   | 6                   | 4                   | 2                   | 0                     | 0                 | 14         |
| Mt.Washington MW        | 0              | 0                   | 0                   | 0                   | 0                   | 0                   | 0                   | 0                     | 0                 | 0          |
| Union Bay/Fanny Bay UB  | 0              | 0                   | 1                   | 2                   | 3                   | 0                   | 1                   | 1                     | 0                 | 8          |
| <b>ZONE 2 TOTALS</b>    | <b>0</b>       | <b>1</b>            | <b>11</b>           | <b>53</b>           | <b>87</b>           | <b>25</b>           | <b>19</b>           | <b>7</b>              | <b>3</b>          | <b>206</b> |

### 1st Quarter 2008 Single Family Sales Comox Valley by Subarea



Total Unconditional Sales from January 1 to March 31, 2008 = 206