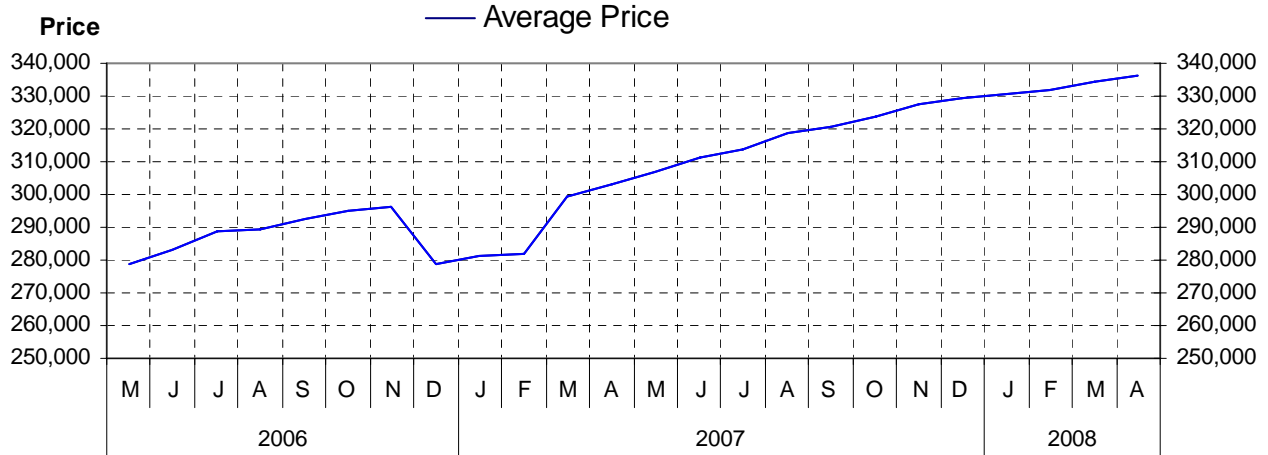


# Comox Valley

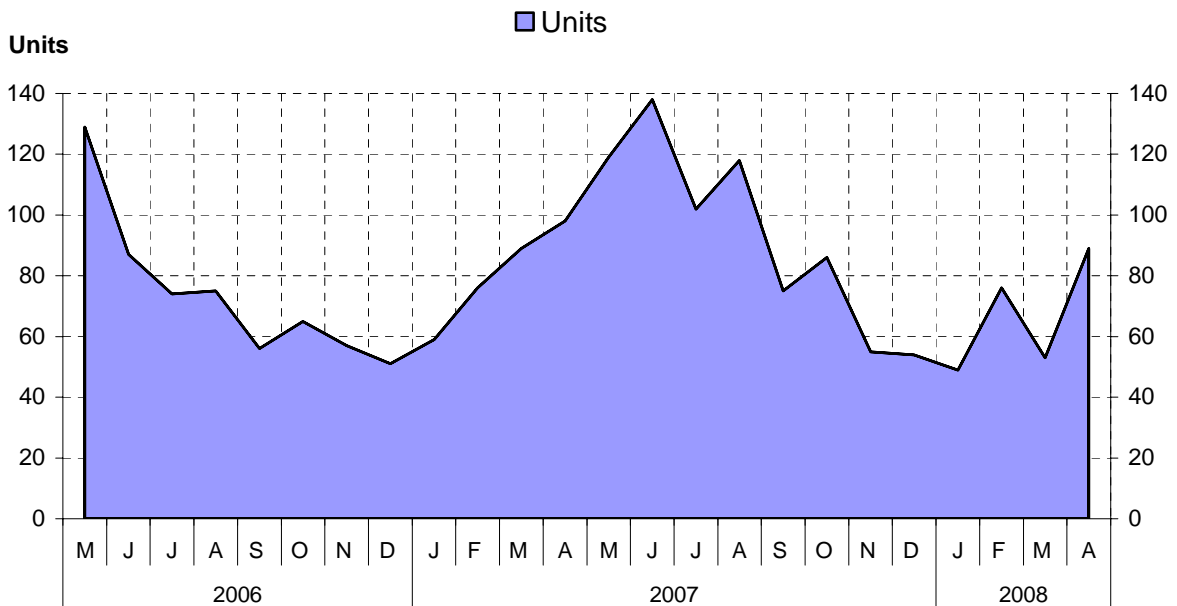
## as at April 30, 2008

### 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

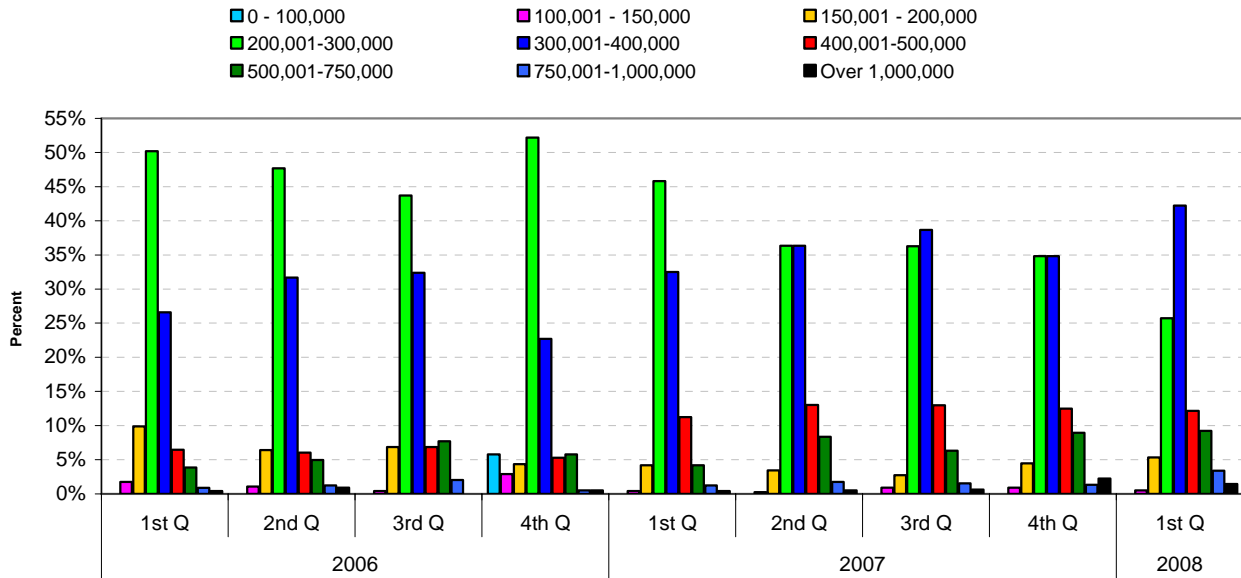
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	44	12	267%	285	298	-4%
Units Reported Sold	12	7	71%	199	99	101%
Sell/List Ratio	27%	58%		70%	33%	
Reported Sales Dollars	\$1,844,400	\$1,175,200	57%	\$26,015,635	\$14,111,870	84%
Average Sell Price / Unit	\$153,700	\$167,886	-8%	\$130,732	\$142,544	-8%
Median Sell Price	\$145,000			\$115,000		
Sell Price / List Price Ratio	105%	95%		100%	97%	
Days to Sell	195	57	241%	123	65	90%
Active Listings	125					
<b>Single Family</b>						
Units Listed	205	151	36%	1572	1420	11%
Units Reported Sold	89	98	-9%	1012	920	10%
Sell/List Ratio	43%	65%		64%	65%	
Reported Sales Dollars	\$31,295,171	\$31,980,153	-2%	\$340,469,610	\$279,921,455	22%
Average Sell Price / Unit	\$351,631	\$326,328	8%	\$336,432	\$304,262	11%
Median Sell Price	\$328,500			\$318,000		
Sell Price / List Price Ratio	98%	97%		97%	96%	
Days to Sell	58	51	13%	60	65	-7%
Active Listings	505					
<b>Condos (Apt)</b>						
Units Listed	67	32	109%	527	403	31%
Units Reported Sold	22	27	-19%	326	246	33%
Sell/List Ratio	33%	84%		62%	61%	
Reported Sales Dollars	\$5,254,300	\$5,790,251	-9%	\$62,168,773	\$50,154,856	24%
Average Sell Price / Unit	\$238,832	\$214,454	11%	\$190,702	\$203,882	-6%
Median Sell Price	210,000			\$169,000		
Sell Price / List Price Ratio	97%	97%		98%	98%	
Days to Sell	96	85	13%	90	80	13%
Active Listings	200					
<b>Condos (Twnhse)</b>						
Units Listed	17	22	-23%	184	165	12%
Units Reported Sold	6	8	-25%	110	111	-1%
Sell/List Ratio	35%	36%		60%	67%	
Reported Sales Dollars	\$1,351,050	\$1,681,550	-20%	\$22,905,350	\$20,502,650	12%
Average Sell Price / Unit	\$225,175	\$210,194	7%	\$208,230	\$184,709	13%
Median Sell Price	\$229,900			\$198,000		
Sell Price / List Price Ratio	96%	97%		97%	98%	
Days to Sell	44	56	-22%	70	56	24%
Active Listings	57					

**PLEASE NOTE:**

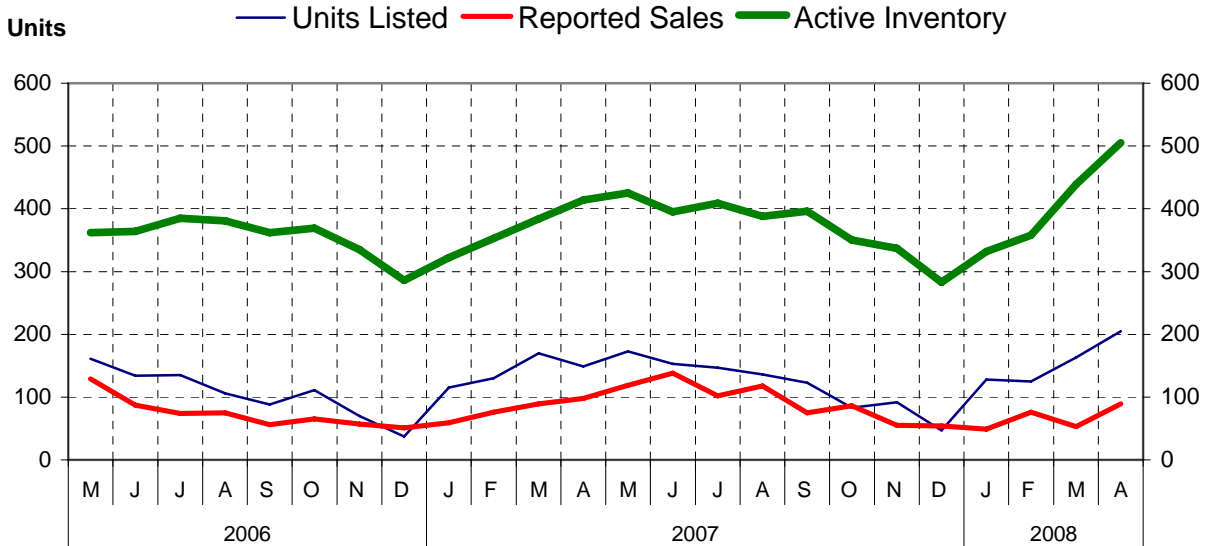
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

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

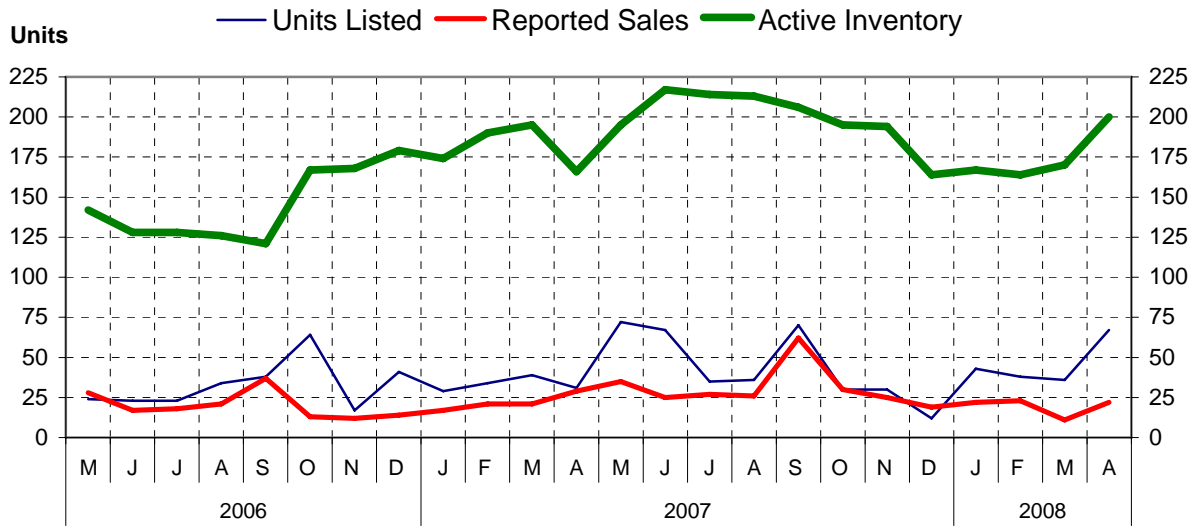
### Percentage of Market Share by Price Range Comox Valley



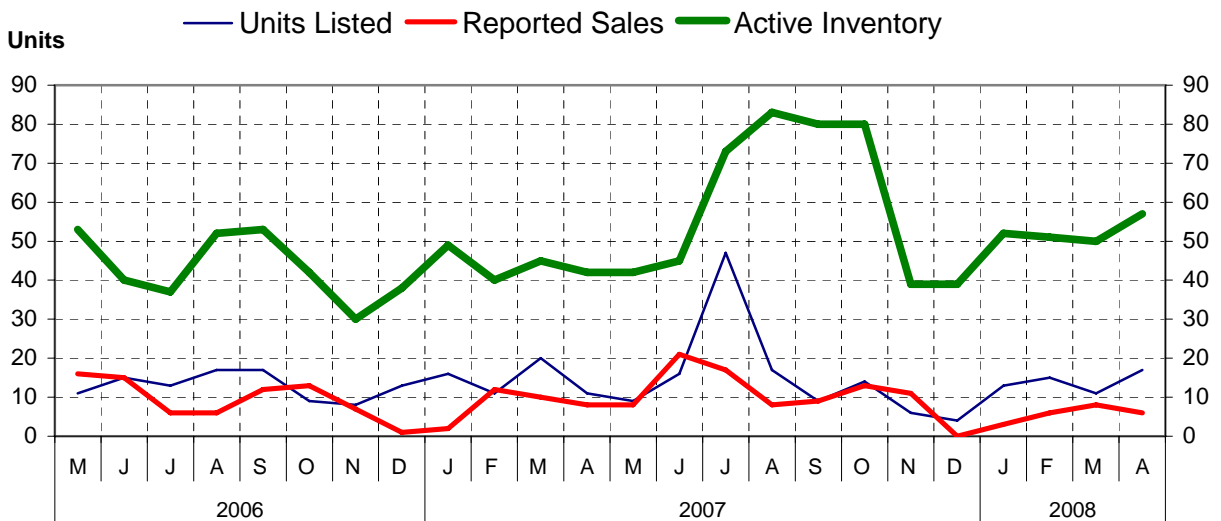
### Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

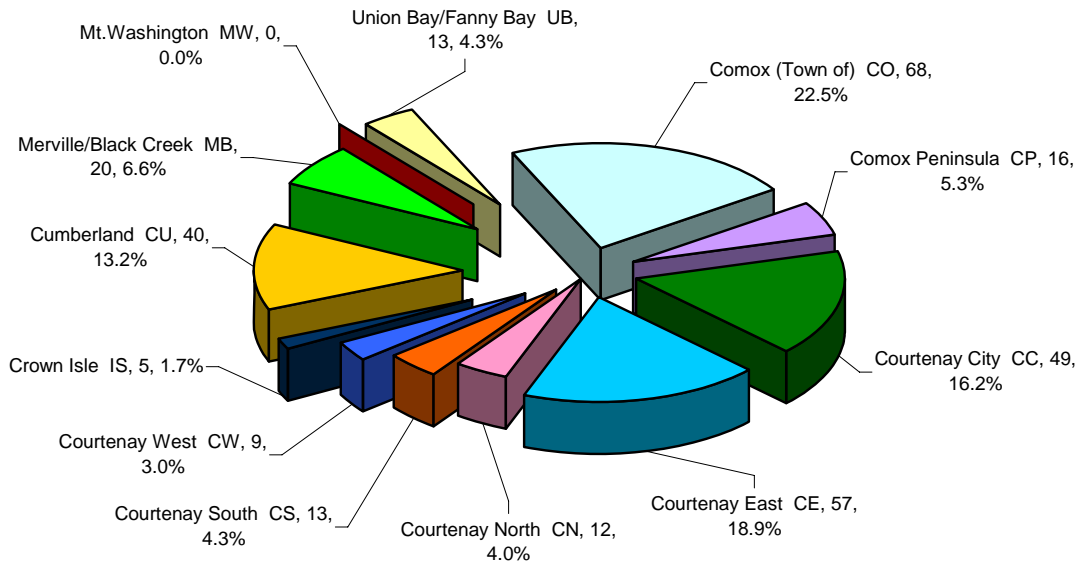


## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to April 30, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	<b>Total</b>
Comox (Town of) CO	0	0	1	7	36	17	3	2	2	68
Comox Peninsula CP	0	0	0	2	4	3	5	1	1	16
Courtenay City CC	0	0	1	31	16	1	0	0	0	49
Courtenay East CE	0	0	1	13	26	12	5	0	0	57
Courtenay North CN	0	0	0	2	4	2	2	2	0	12
Courtenay South CS	0	0	2	2	2	3	2	2	0	13
Courtenay West CW	0	1	0	1	5	1	0	1	0	9
Crown Isle IS	0	0	0	0	0	3	2	0	0	5
Cumberland CU	0	0	5	19	16	0	0	0	0	40
Merville/Black Creek MB	0	0	1	2	9	5	2	0	1	20
Mt. Washington MW	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay UB	0	0	1	3	4	1	3	1	0	13
<b>ZONE 2 TOTALS</b>	<b>0</b>	<b>1</b>	<b>12</b>	<b>82</b>	<b>122</b>	<b>48</b>	<b>24</b>	<b>9</b>	<b>4</b>	<b>302</b>

### Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to April 30, 2008 = 302