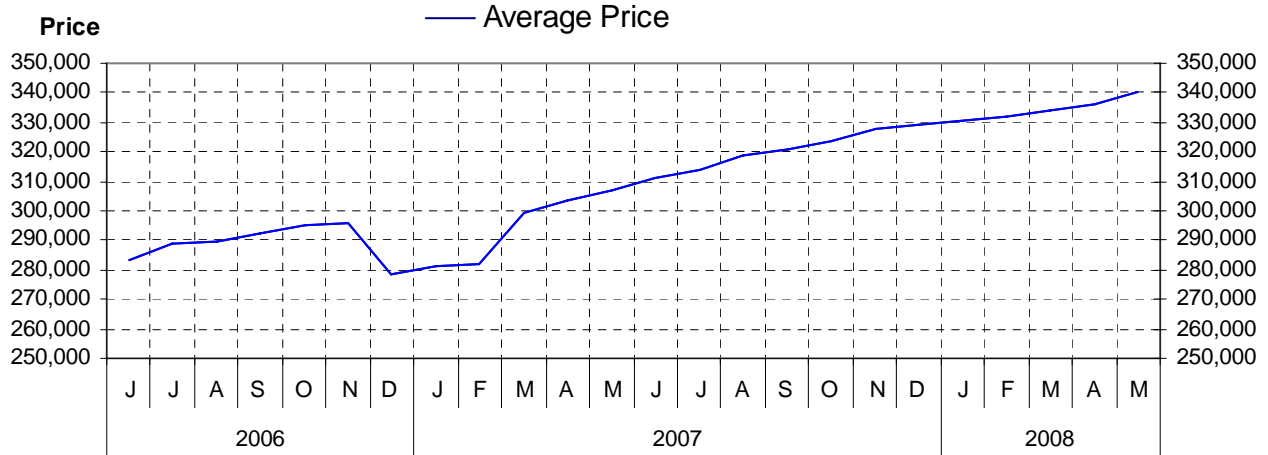


Comox Valley

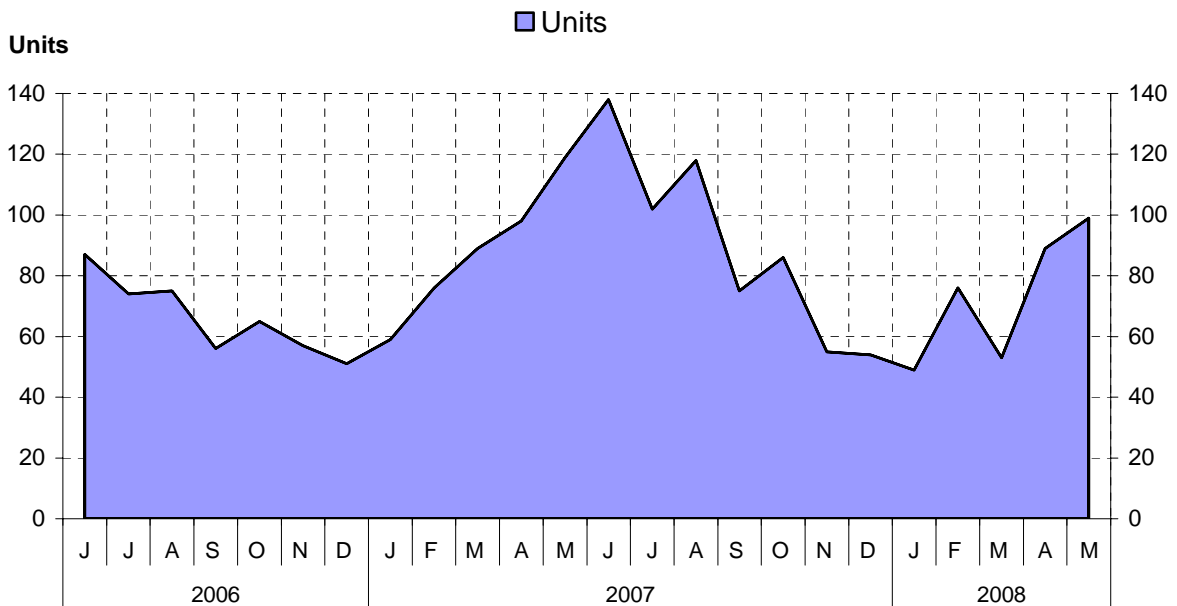
as at May 31, 2008

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

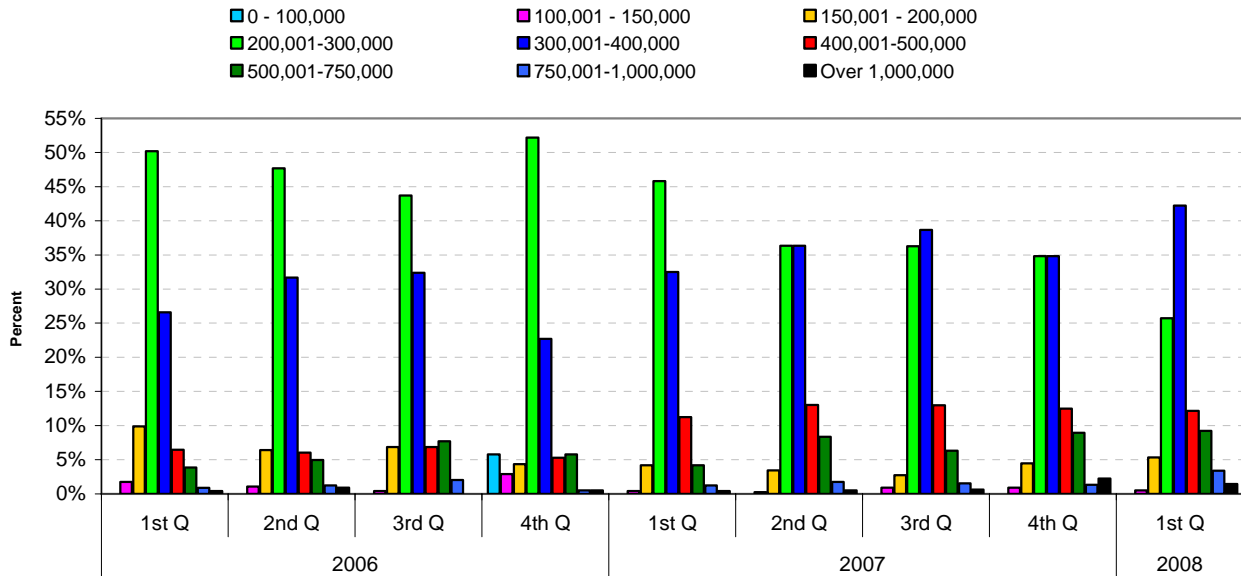
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	25	63	-60%	247	347	-29%
Units Reported Sold	13	24	-46%	188	115	63%
Sell/List Ratio	52%	38%		76%	33%	
Reported Sales Dollars	\$2,177,700	\$2,734,800	-20%	\$25,458,535	\$15,622,645	63%
Average Sell Price / Unit	\$167,515	\$113,950	47%	\$135,418	\$135,849	0%
Median Sell Price	\$139,900			\$122,500		
Sell Price / List Price Ratio	101%	96%		100%	97%	
Days to Sell	94	115	-18%	122	77	57%
Active Listings	138					
Single Family						
Units Listed	200	171	17%	1601	1424	12%
Units Reported Sold	99	119	-17%	992	908	9%
Sell/List Ratio	50%	70%		62%	64%	
Reported Sales Dollars	\$37,529,051	\$40,774,067	-8%	\$337,224,594	\$279,760,836	21%
Average Sell Price / Unit	\$379,081	\$342,639	11%	\$339,944	\$308,107	10%
Median Sell Price	\$365,000			\$323,000		
Sell Price / List Price Ratio	97%	97%		97%	96%	
Days to Sell	57	62	-8%	59	65	-9%
Active Listings	566					
Condos (Apt)						
Units Listed	54	72	-25%	509	451	13%
Units Reported Sold	16	35	-54%	307	252	22%
Sell/List Ratio	30%	49%		60%	56%	
Reported Sales Dollars	\$3,740,695	\$6,661,255	-44%	\$59,248,213	\$51,375,961	15%
Average Sell Price / Unit	\$233,793	\$190,322	23%	\$192,991	\$203,873	-5%
Median Sell Price	240,000			\$171,000		
Sell Price / List Price Ratio	96%	99%		97%	98%	
Days to Sell	102	60	69%	94	82	15%
Active Listings	224					
Condos (Twnhse)						
Units Listed	12	9	33%	187	163	15%
Units Reported Sold	7	8	-13%	109	103	6%
Sell/List Ratio	58%	89%		58%	63%	
Reported Sales Dollars	\$1,673,900	\$1,419,900	18%	\$23,159,350	\$19,483,250	19%
Average Sell Price / Unit	\$239,129	\$177,488	35%	\$212,471	\$189,158	12%
Median Sell Price	\$227,500			\$198,500		
Sell Price / List Price Ratio	94%	95%		97%	98%	
Days to Sell	85	28	204%	74	53	39%
Active Listings	58					

PLEASE NOTE:

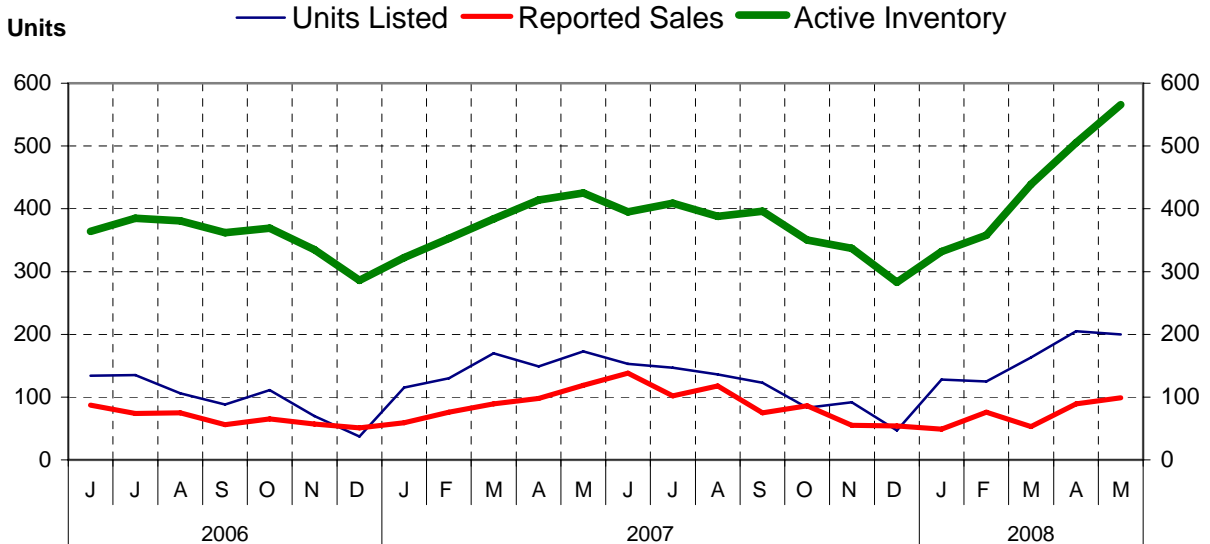
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

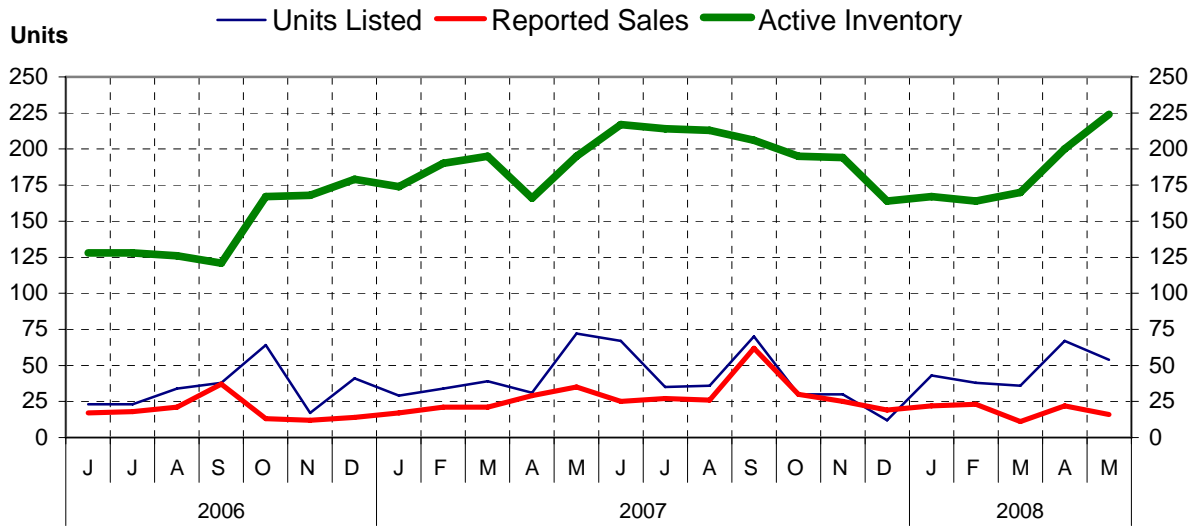
Percentage of Market Share by Price Range Comox Valley



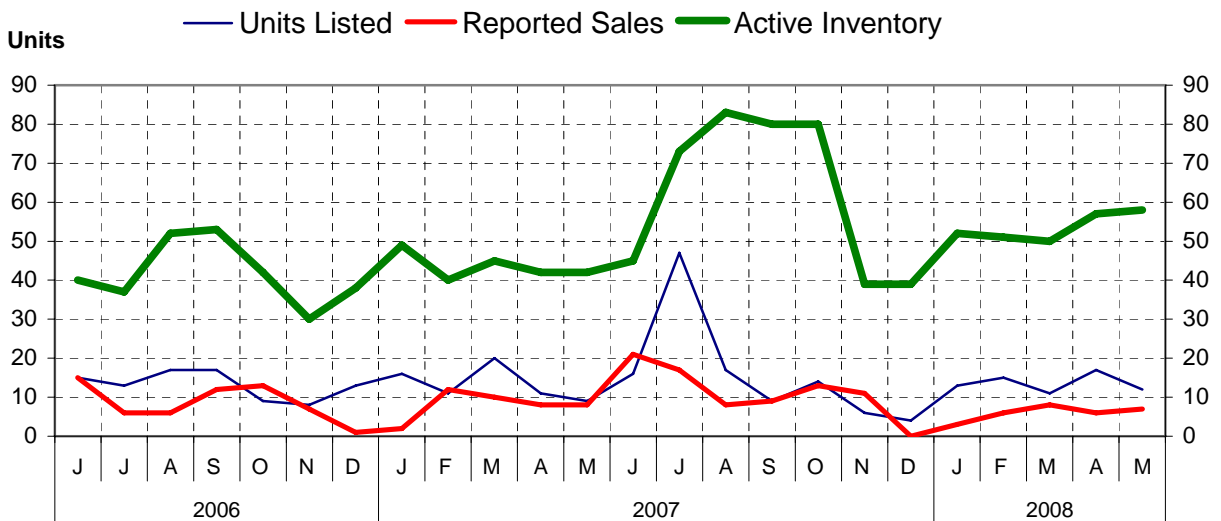
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

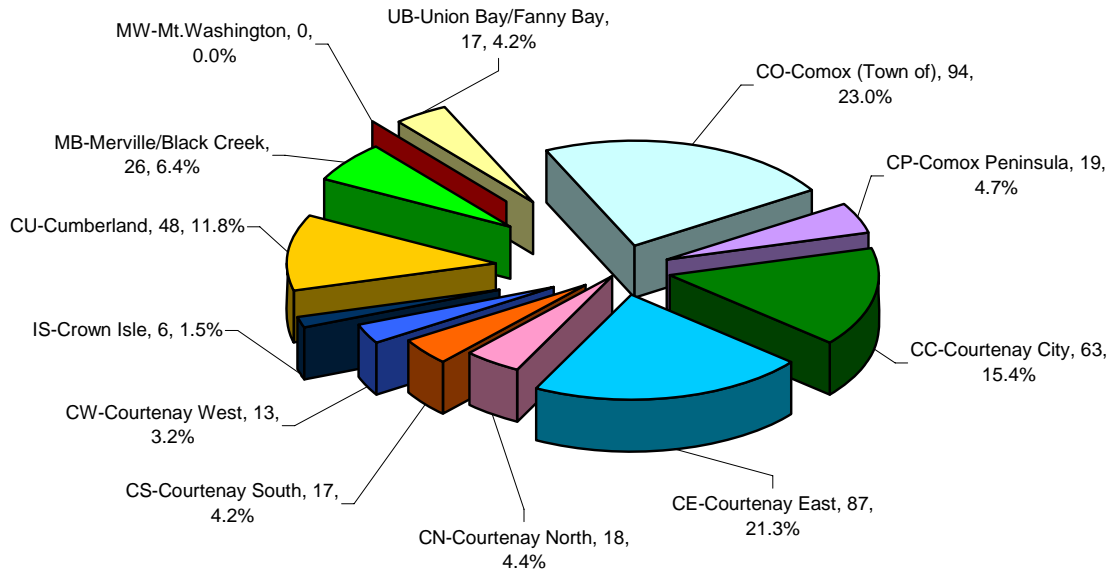


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to May 31, 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	Total
CO-Comox (Town of)	0	0	1	9	50	24	5	3	2	94
CP-Comox Peninsula	0	0	0	2	5	4	6	1	1	19
CC-Courtenay City	0	0	1	39	20	3	0	0	0	63
CE-Courtenay East	0	0	2	14	47	18	6	0	0	87
CN-Courtenay North	0	0	0	3	6	2	3	3	1	18
CS-Courtenay South	0	0	2	2	3	4	4	2	0	17
CW-Courtenay West	0	1	0	2	7	2	0	1	0	13
IS-Crown Isle	0	0	0	0	0	4	2	0	0	6
CU-Cumberland	0	0	5	20	22	1	0	0	0	48
MB-Merville/Black Creek	0	0	1	3	10	8	3	0	1	26
MW-Mt.Washington	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	0	1	5	6	1	3	1	0	17
ZONE 2 TOTALS	0	1	13	99	176	71	32	11	5	408

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to May 31, 2008 = 408