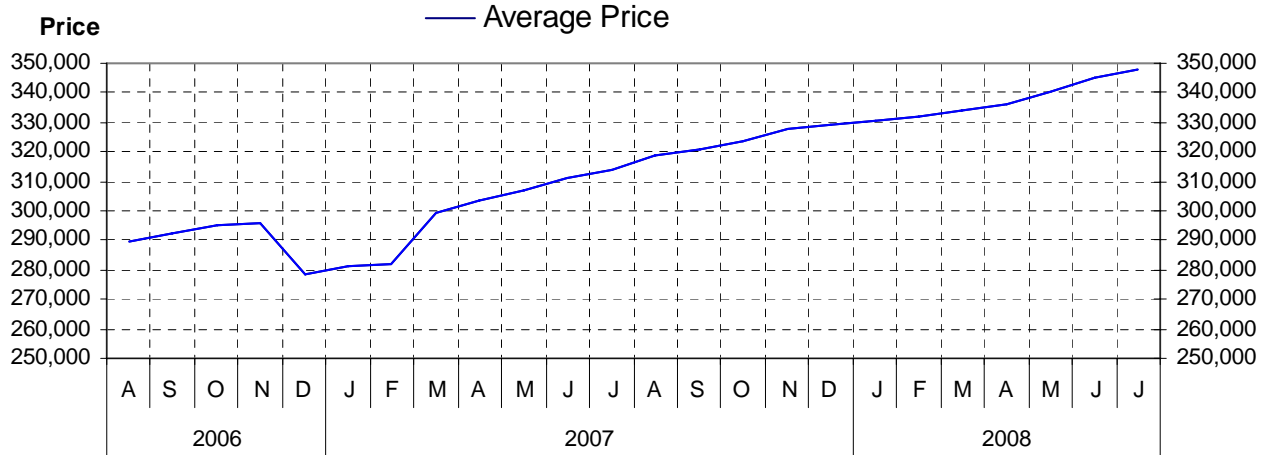


Comox Valley

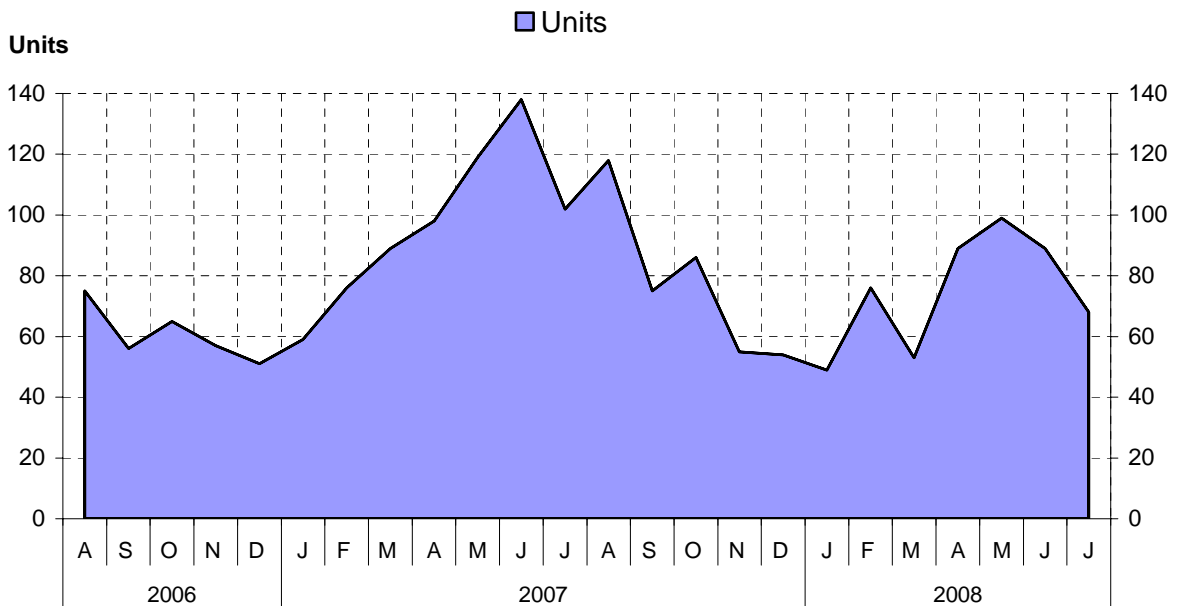
as at July 31, 2008

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

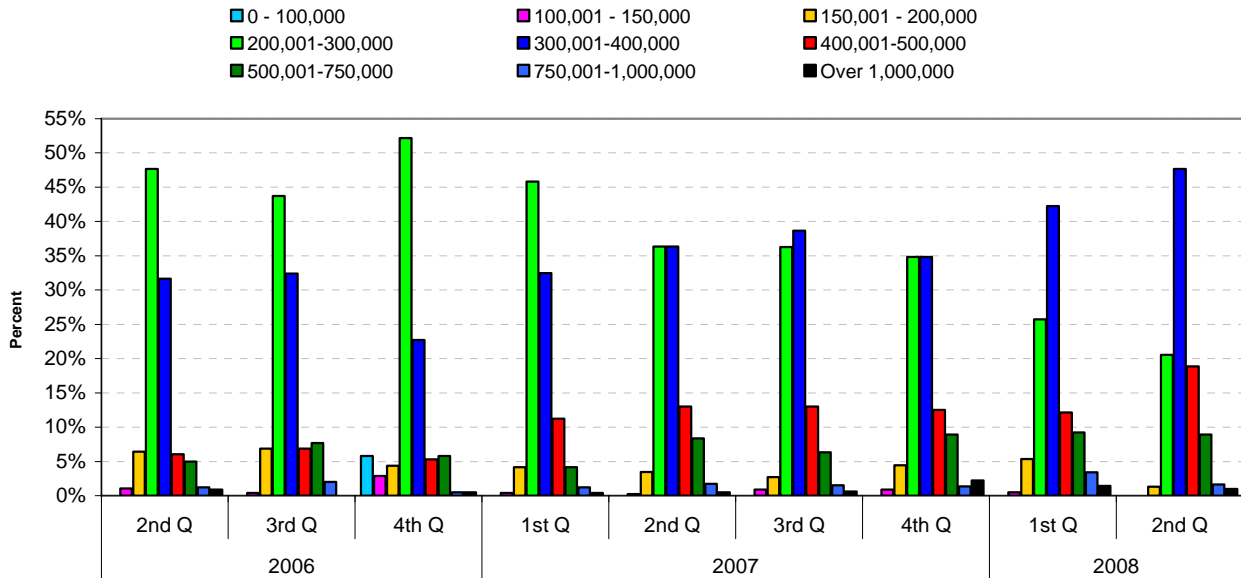
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	30	9	233%	275	356	-23%
Units Reported Sold	5	13	-62%	162	138	17%
Sell/List Ratio	17%	144%		59%	39%	
Reported Sales Dollars	\$704,700	\$1,777,880	-60%	\$22,094,555	\$18,236,425	21%
Average Sell Price / Unit	\$140,940	\$136,760	3%	\$136,386	\$132,148	3%
Median Sell Price	\$139,900			\$124,900		
Sell Price / List Price Ratio	99%	95%		101%	97%	
Days to Sell	64	97	-34%	125	84	49%
Active Listings	148					
Single Family						
Units Listed	152	148	3%	1611	1443	12%
Units Reported Sold	68	102	-33%	907	976	-7%
Sell/List Ratio	45%	69%		56%	68%	
Reported Sales Dollars	\$24,730,200	\$33,624,749	-26%	\$315,623,890	\$306,577,320	3%
Average Sell Price / Unit	\$363,679	\$329,654	10%	\$347,987	\$314,116	11%
Median Sell Price	\$361,900			\$330,000		
Sell Price / List Price Ratio	93%	97%		97%	96%	
Days to Sell	61	55	11%	61	66	-7%
Active Listings	592					
Condos (Apt)						
Units Listed	35	35	0%	516	506	2%
Units Reported Sold	15	27	-44%	284	270	5%
Sell/List Ratio	43%	77%		55%	53%	
Reported Sales Dollars	\$3,463,616	\$5,108,544	-32%	\$53,509,435	\$55,769,505	-4%
Average Sell Price / Unit	\$230,908	\$189,205	22%	\$188,414	\$206,554	-9%
Median Sell Price	222,808			\$165,000		
Sell Price / List Price Ratio	97%	97%		97%	98%	
Days to Sell	73	80	-9%	90	85	6%
Active Listings	268					
Condos (Twnhse)						
Units Listed	12	46	-74%	153	197	-22%
Units Reported Sold	4	17	-76%	87	118	-26%
Sell/List Ratio	33%	37%		57%	60%	
Reported Sales Dollars	\$778,900	\$3,155,000	-75%	\$19,453,000	\$22,602,300	-14%
Average Sell Price / Unit	\$194,725	\$185,588	5%	\$223,598	\$191,545	17%
Median Sell Price	\$188,000			\$211,000		
Sell Price / List Price Ratio	92%	98%		96%	97%	
Days to Sell	107	71	52%	87	55	56%
Active Listings	62					

PLEASE NOTE:

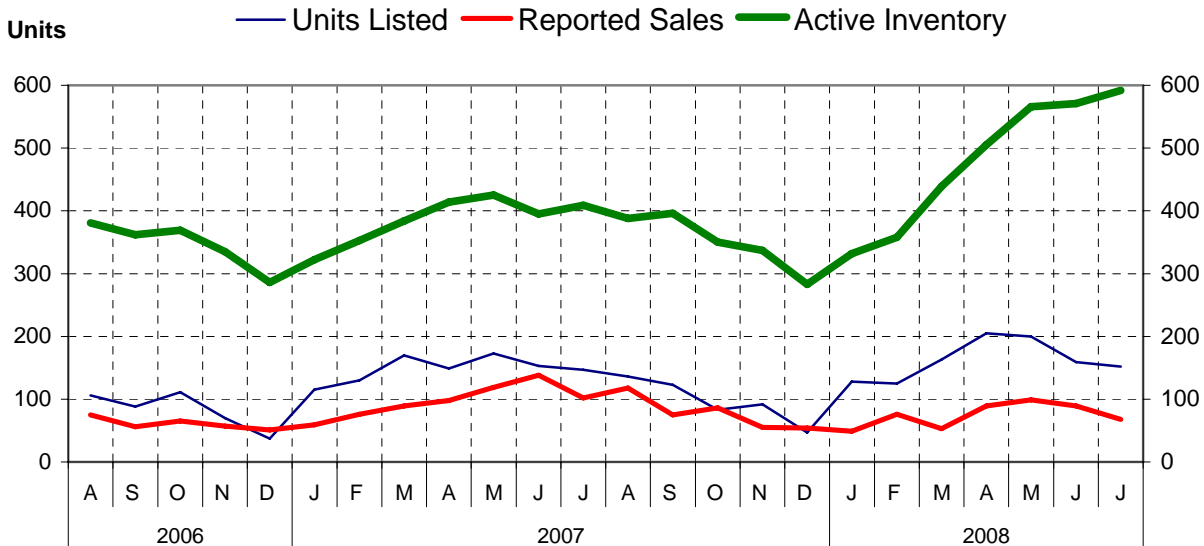
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

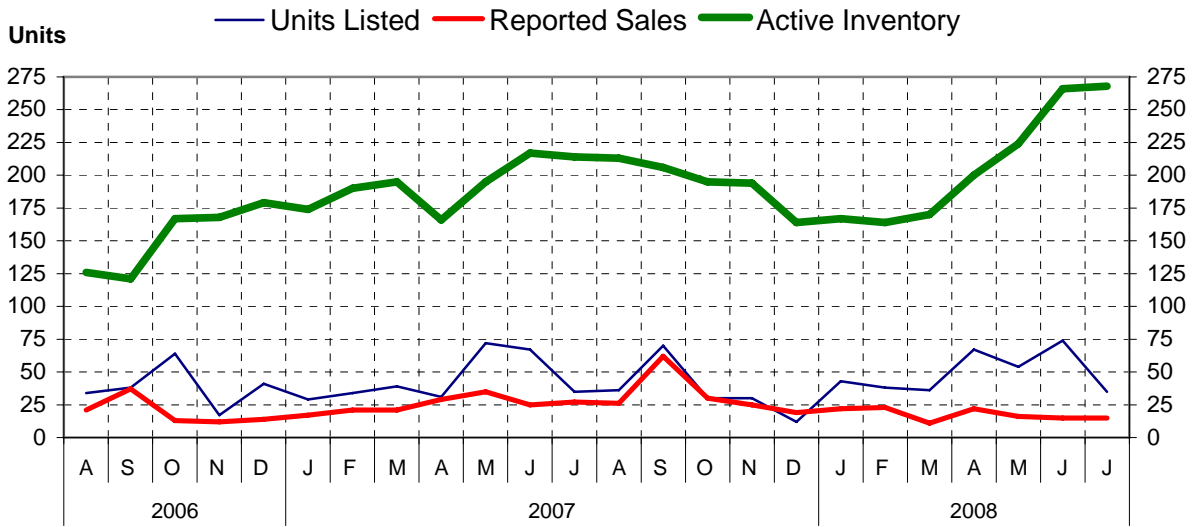
Percentage of Market Share by Price Range Comox Valley



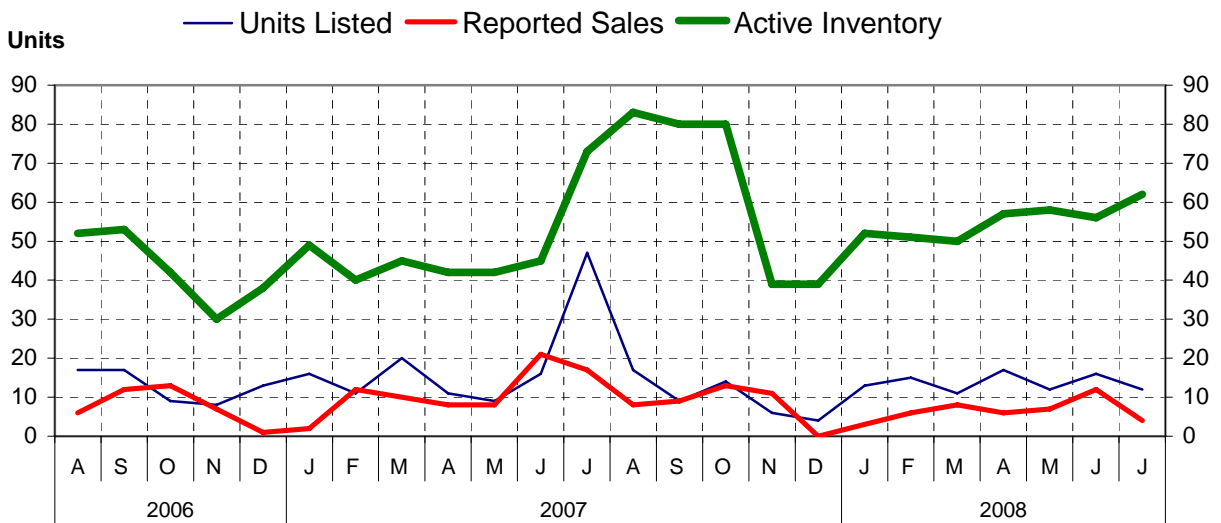
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

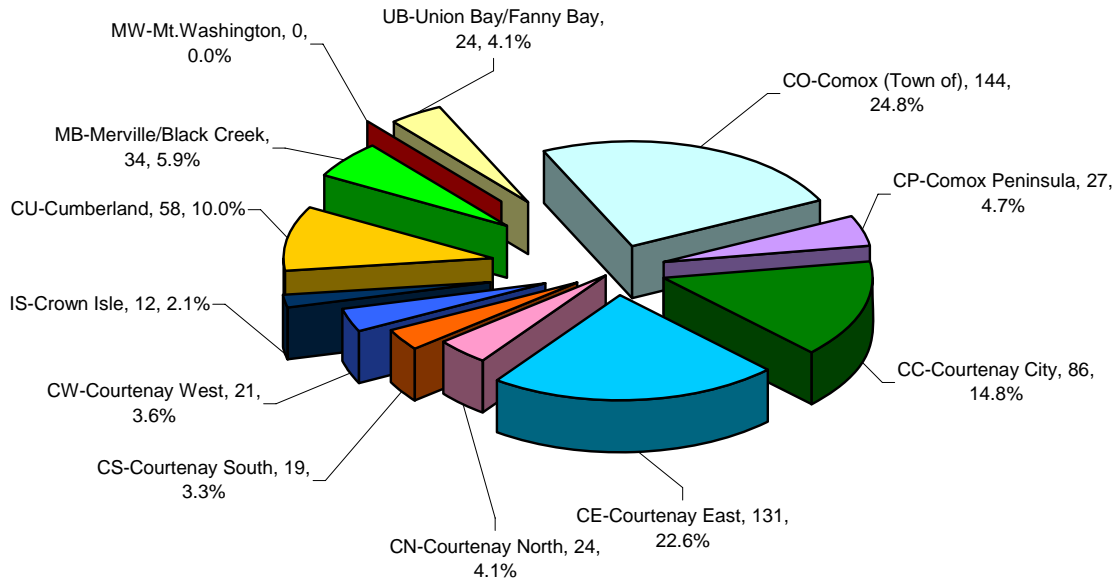


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 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	10	89	29	9	3	3	144
CP-Comox Peninsula	0	0	0	3	8	5	9	1	1	27
CC-Courtenay City	0	0	3	54	26	3	0	0	0	86
CE-Courtenay East	0	1	4	15	73	28	10	0	0	131
CN-Courtenay North	0	0	0	4	7	3	6	3	1	24
CS-Courtenay South	0	0	2	3	3	5	4	2	0	19
CW-Courtenay West	0	1	0	4	10	2	3	1	0	21
IS-Crown Isle	0	0	0	0	0	7	4	1	0	12
CU-Cumberland	0	0	6	26	25	1	0	0	0	58
MB-Merville/Black Creek	0	0	1	4	12	10	6	0	1	34
MW-Mt.Washington	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	1	1	5	10	1	4	1	1	24
ZONE 2 TOTALS	0	3	18	128	263	94	55	12	7	580

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to July 31, 2008 = 580