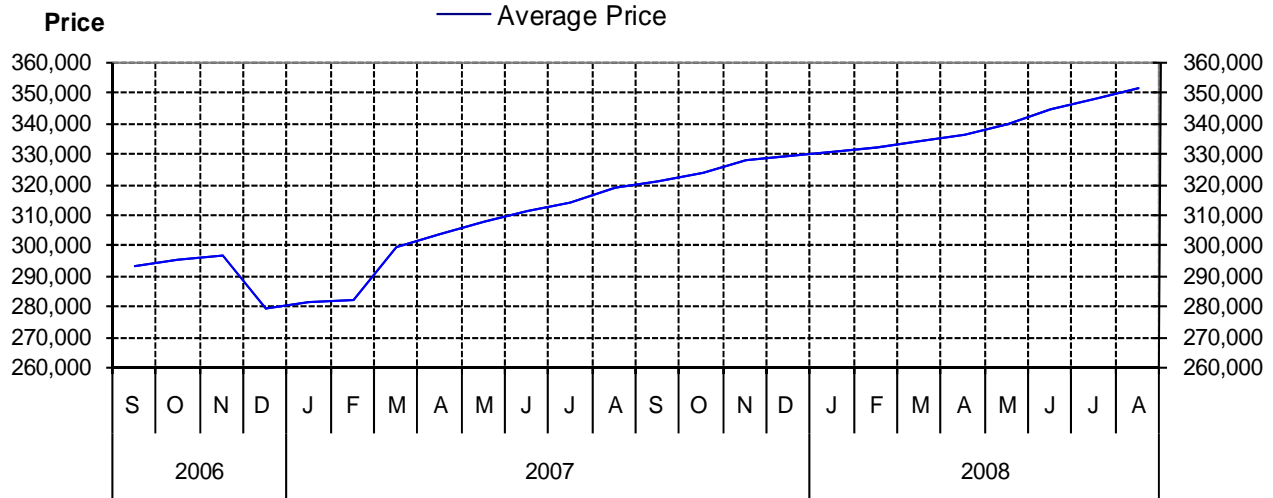


Comox Valley

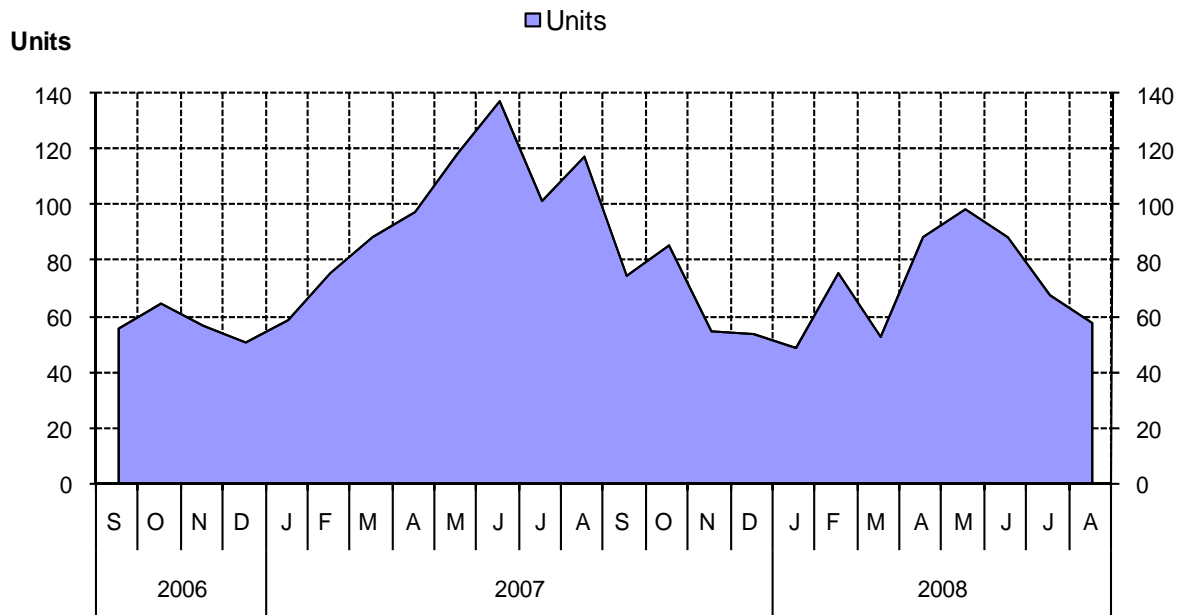
as at August 31, 2008

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

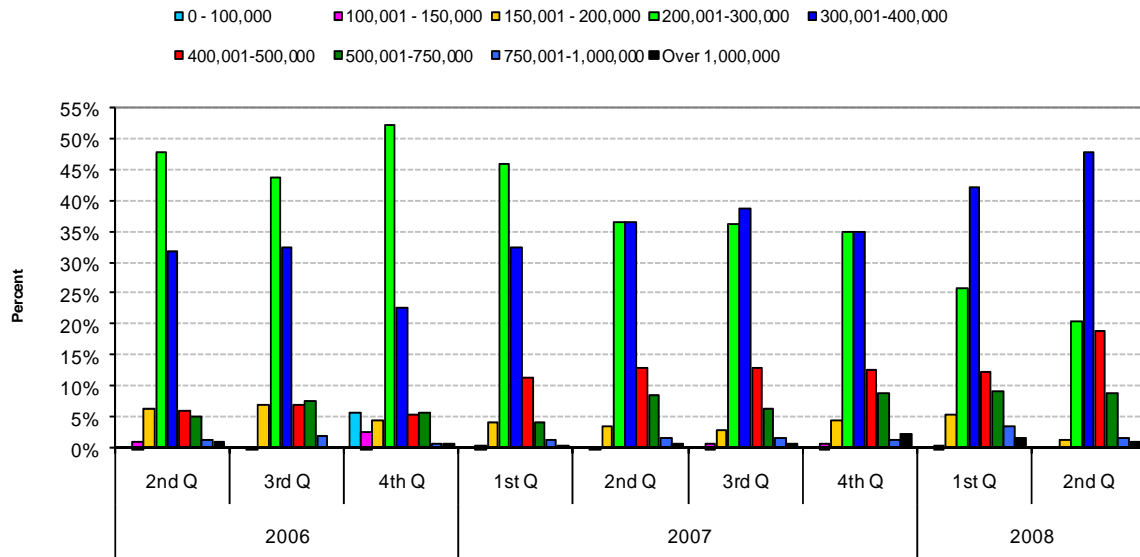
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	18	13	38%	280	324	-14%
Units Reported Sold	6	23	-74%	145	155	-6%
Sell/List Ratio	33%	177%		52%	48%	
Reported Sales Dollars	\$832,100	\$2,885,860	-71%	\$20,040,795	\$20,203,385	-1%
Average Sell Price / Unit	\$138,683	\$125,472	11%	\$138,212	\$130,344	6%
Median Sell Price	\$142,900			\$124,900		
Sell Price / List Price Ratio	97%	99%		101%	97%	
Days to Sell	74	87	-15%	129	86	50%
Active Listings	151					
Single Family						
Units Listed	117	134	-13%	1594	1467	9%
Units Reported Sold	58	118	-51%	847	1016	-17%
Sell/List Ratio	50%	88%		53%	69%	
Reported Sales Dollars	\$21,360,400	\$39,229,811	-46%	\$297,754,479	\$324,385,458	-8%
Average Sell Price / Unit	\$368,283	\$332,456	11%	\$351,540	\$319,277	10%
Median Sell Price	\$359,000			\$335,000		
Sell Price / List Price Ratio	94%	97%		96%	96%	
Days to Sell	70	50	40%	64	65	-1%
Active Listings	564					
Condos (Apt)						
Units Listed	35	35	0%	516	508	2%
Units Reported Sold	6	26	-77%	264	275	-4%
Sell/List Ratio	17%	74%		51%	54%	
Reported Sales Dollars	\$1,304,150	\$5,525,094	-76%	\$49,286,491	\$58,103,794	-15%
Average Sell Price / Unit	\$217,358	\$212,504	2%	\$186,691	\$211,287	-12%
Median Sell Price	165,000			\$159,700		
Sell Price / List Price Ratio	94%	98%		97%	98%	
Days to Sell	47	81	-42%	90	88	3%
Active Listings	272					
Condos (Twnhse)						
Units Listed	15	18	-17%	150	198	-24%
Units Reported Sold	3	8	-62%	82	120	-32%
Sell/List Ratio	20%	44%		55%	61%	
Reported Sales Dollars	\$801,900	\$1,365,800	-41%	\$18,889,100	\$23,154,200	-18%
Average Sell Price / Unit	\$267,300	\$170,725	57%	\$230,355	\$192,952	19%
Median Sell Price	\$230,000			\$215,000		
Sell Price / List Price Ratio	97%	97%		96%	97%	
Days to Sell	109	104	5%	86	59	46%
Active Listings	64					

PLEASE NOTE:

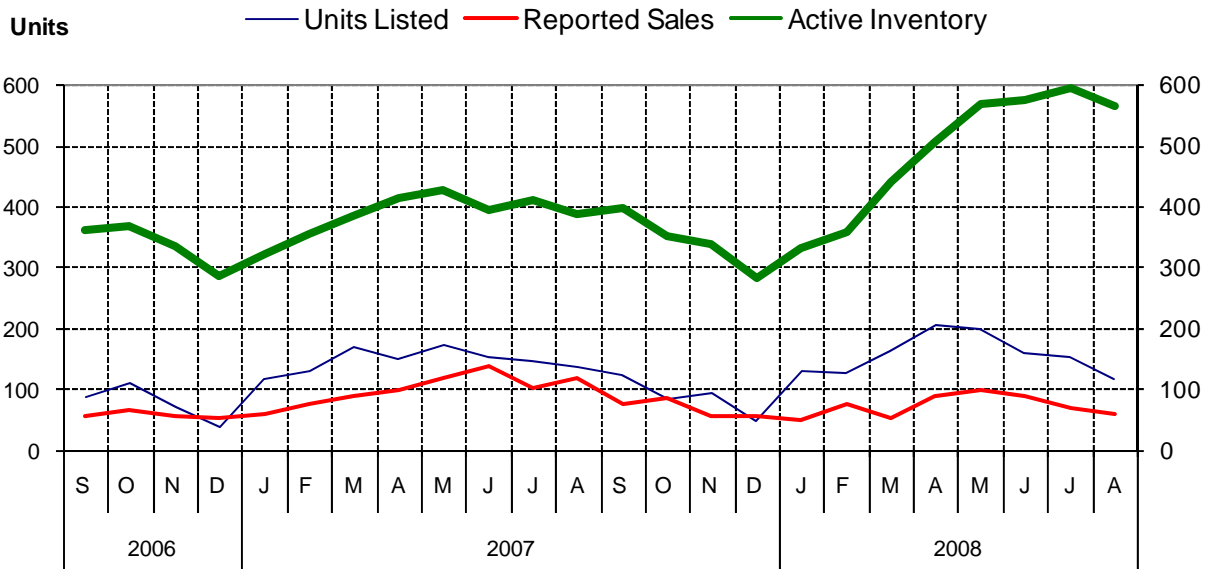
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

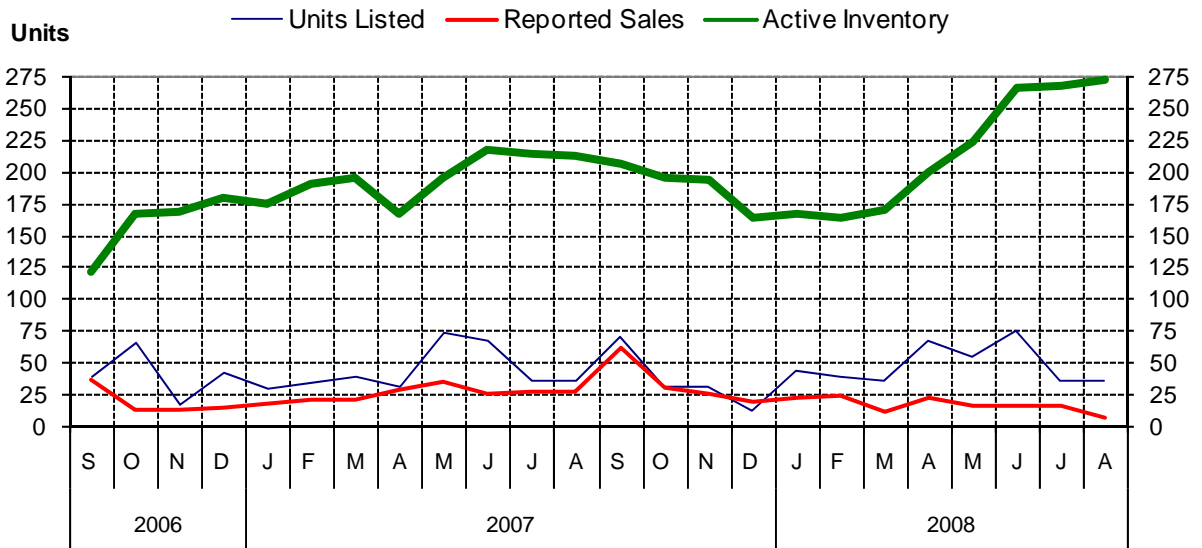
Percentage of Market Share by Price Range Comox Valley



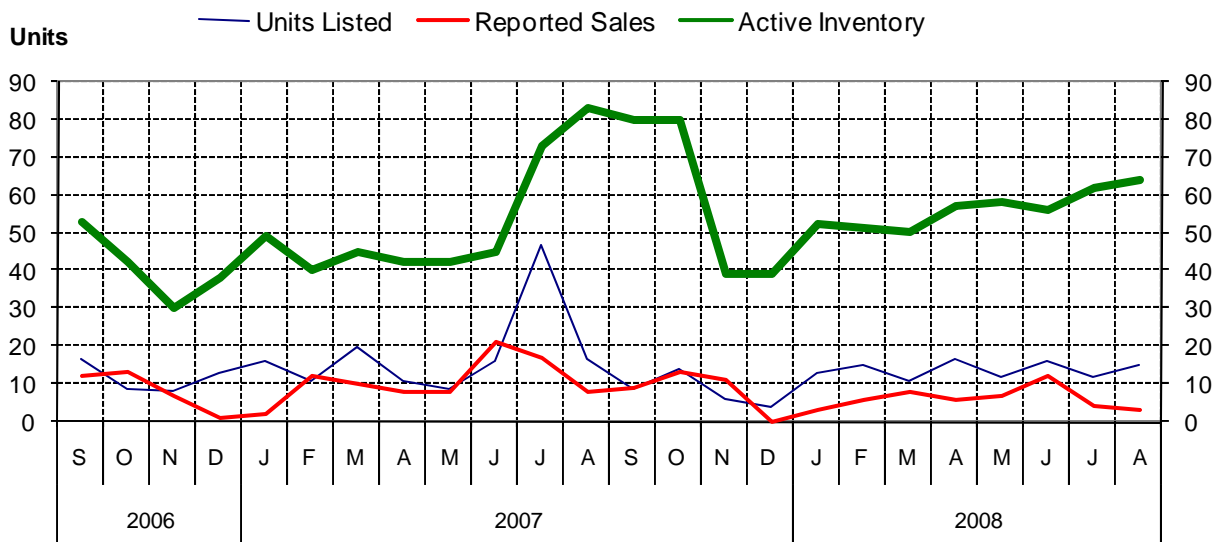
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

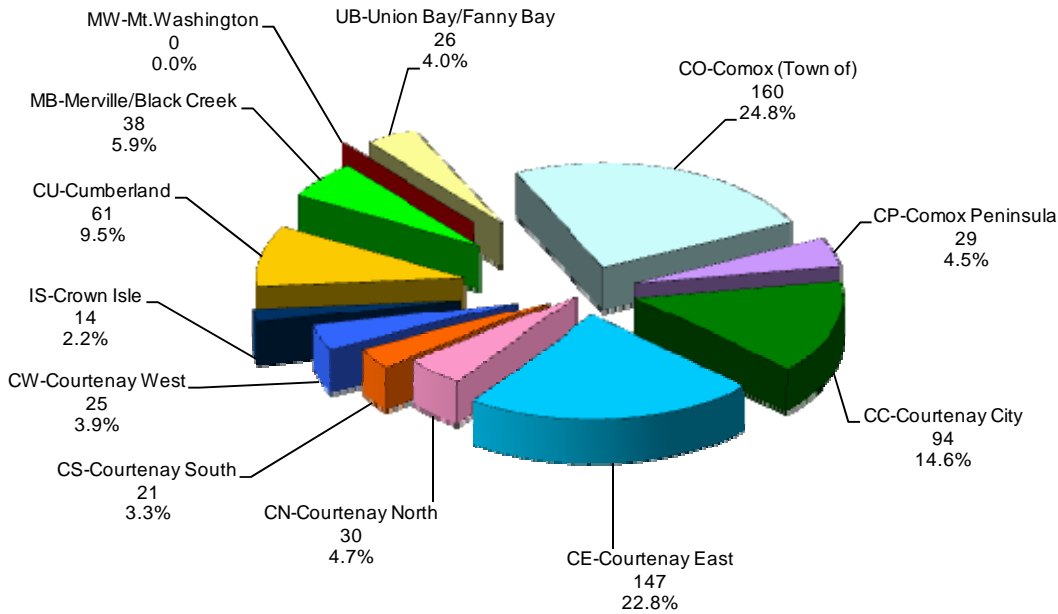


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 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	11	101	31	9	3	4	160
CP-Comox Peninsula	0	0	0	3	10	5	9	1	1	29
CC-Courtenay City	0	0	3	58	30	3	0	0	0	94
CE-Courtenay East	0	2	4	16	85	28	12	0	0	147
CN-Courtenay North	0	0	0	4	8	4	9	3	2	30
CS-Courtenay South	0	0	2	3	3	5	6	2	0	21
CW-Courtenay West	0	1	0	4	12	4	3	1	0	25
IS-Crown Isle	0	0	0	0	0	9	4	1	0	14
CU-Cumberland	0	0	6	26	27	1	1	0	0	61
MB-Merville/Black Creek	0	0	1	5	13	12	6	0	1	38
MW-Mt. Washington	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	1	1	6	10	1	4	2	1	26
ZONE 2 TOTALS	0	4	18	136	299	103	63	13	9	645

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to August 31, 2008 = 645