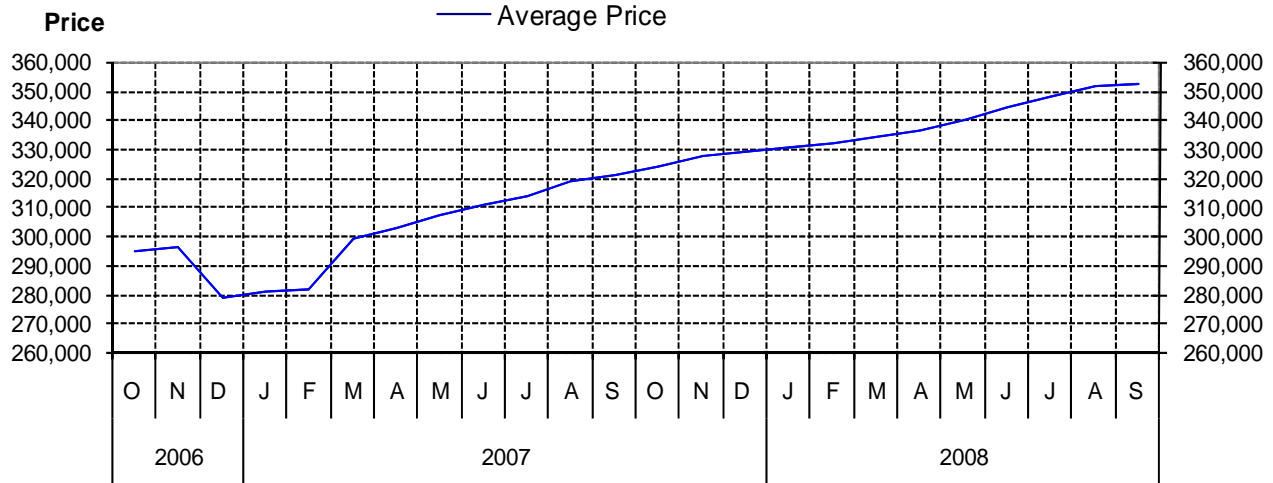


# Comox Valley

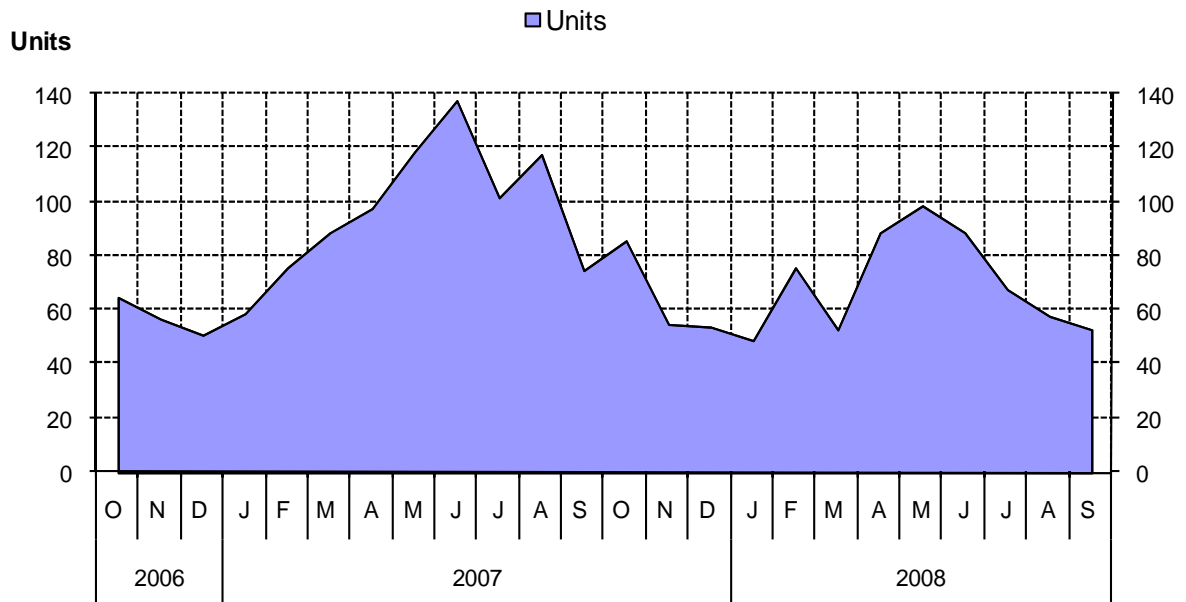
## as at September 30, 2008

### 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

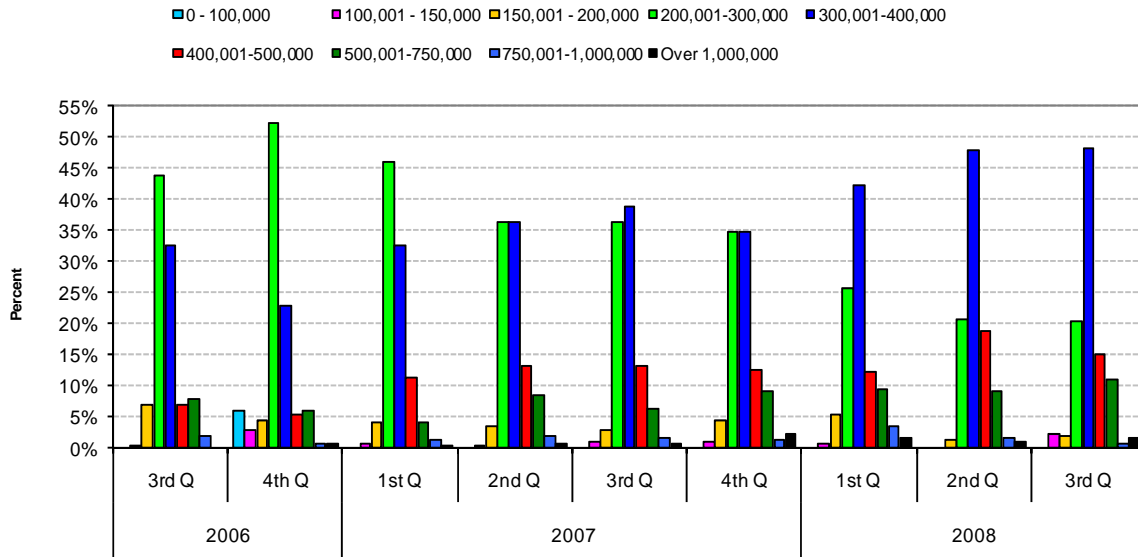
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	12	8	50%	284	241	18%
Units Reported Sold	2	14	-86%	133	161	-17%
Sell/List Ratio	17%	175%		47%	67%	
Reported Sales Dollars	\$432,000	\$1,883,620	-77%	\$18,589,175	\$21,319,005	-13%
Average Sell Price / Unit	\$216,000	\$134,544	61%	\$139,768	\$132,416	6%
Median Sell Price	\$267,000			\$124,900		
Sell Price / List Price Ratio	95%	96%		102%	97%	
Days to Sell	52	161	-68%	124	97	28%
Active Listings	130					
<b>Single Family</b>						
Units Listed	105	124	-15%	1575	1501	5%
Units Reported Sold	53	74	-28%	826	1031	-20%
Sell/List Ratio	50%	60%		52%	69%	
Reported Sales Dollars	\$17,698,000	\$24,246,985	-27%	\$291,205,494	\$330,989,593	-12%
Average Sell Price / Unit	\$333,925	\$327,662	2%	\$352,549	\$321,037	10%
Median Sell Price	\$330,000			\$337,000		
Sell Price / List Price Ratio	92%	97%		96%	96%	
Days to Sell	72	62	17%	64	64	0%
Active Listings	539					
<b>Condos (Apt)</b>						
Units Listed	59	70	-16%	505	540	-6%
Units Reported Sold	7	62	-89%	209	301	-31%
Sell/List Ratio	12%	89%		41%	56%	
Reported Sales Dollars	\$1,187,600	\$7,705,694	-85%	\$42,768,397	\$57,495,788	-26%
Average Sell Price / Unit	\$169,657	\$124,285	37%	\$204,633	\$191,016	7%
Median Sell Price	134,000			\$189,900		
Sell Price / List Price Ratio	93%	99%		97%	98%	
Days to Sell	47	26	81%	108	78	39%
Active Listings	301					
<b>Condos (Twnhse)</b>						
Units Listed	10	9	11%	151	190	-21%
Units Reported Sold	3	9	-67%	76	117	-35%
Sell/List Ratio	30%	100%		50%	62%	
Reported Sales Dollars	\$607,000	\$1,789,500	-66%	\$17,706,600	\$22,497,600	-21%
Average Sell Price / Unit	\$202,333	\$198,833	2%	\$232,982	\$192,287	21%
Median Sell Price	\$221,500			\$221,500		
Sell Price / List Price Ratio	95%	97%		96%	97%	
Days to Sell	45	52	-13%	88	52	68%
Active Listings	68					

**PLEASE NOTE:**

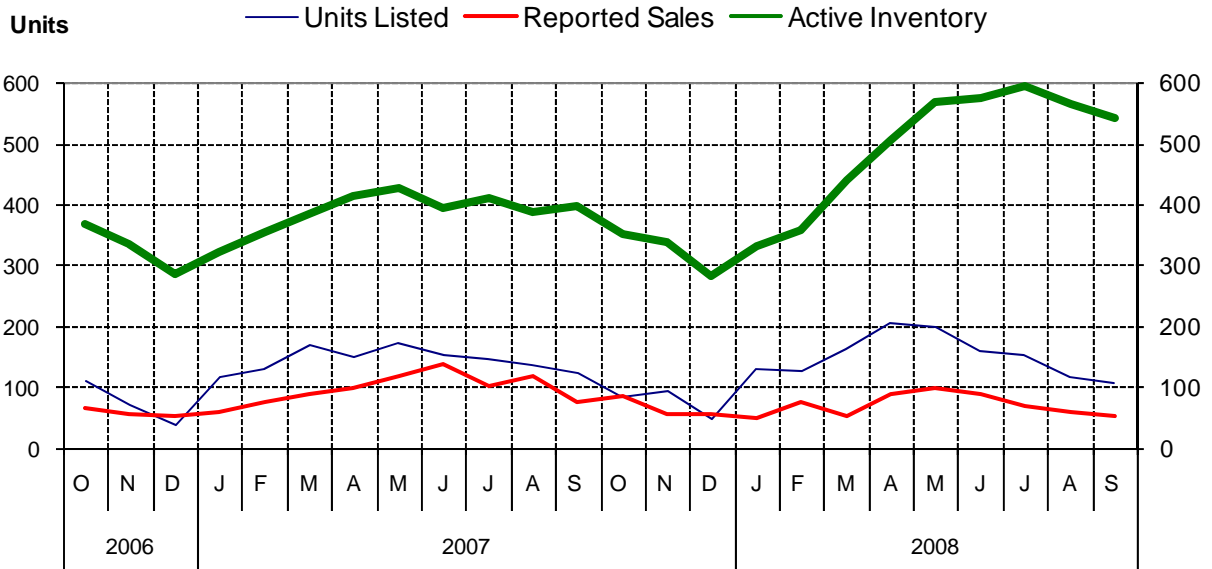
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

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

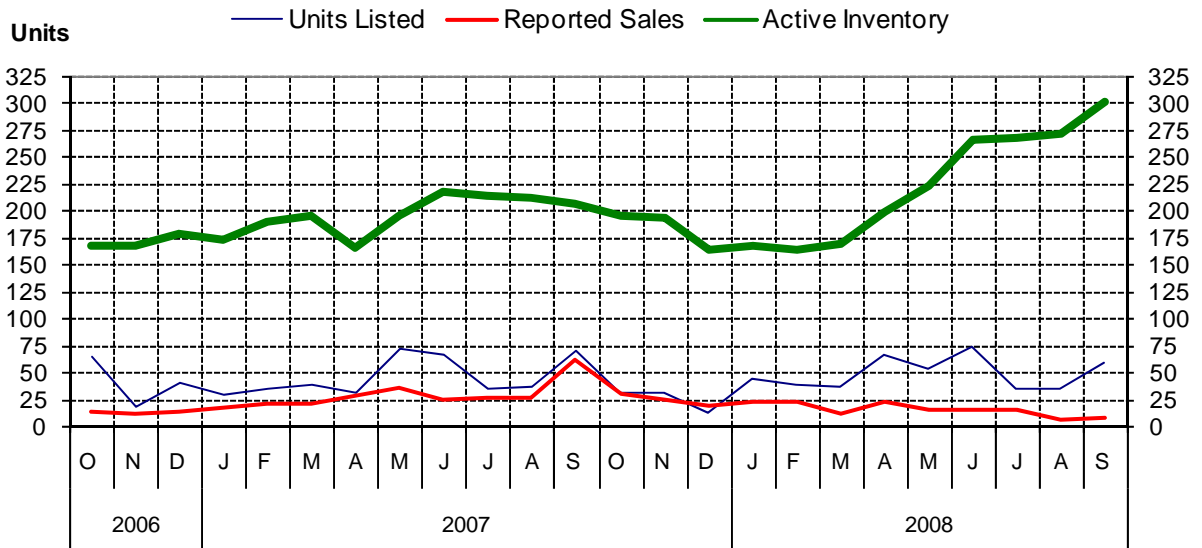
### Percentage of Market Share by Price Range Comox Valley



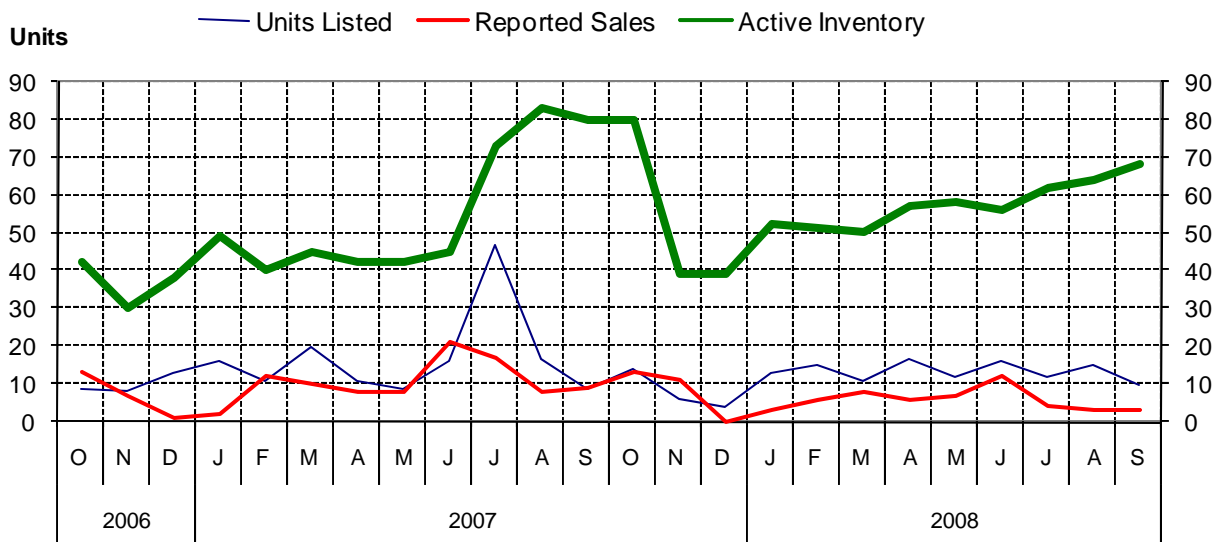
### Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

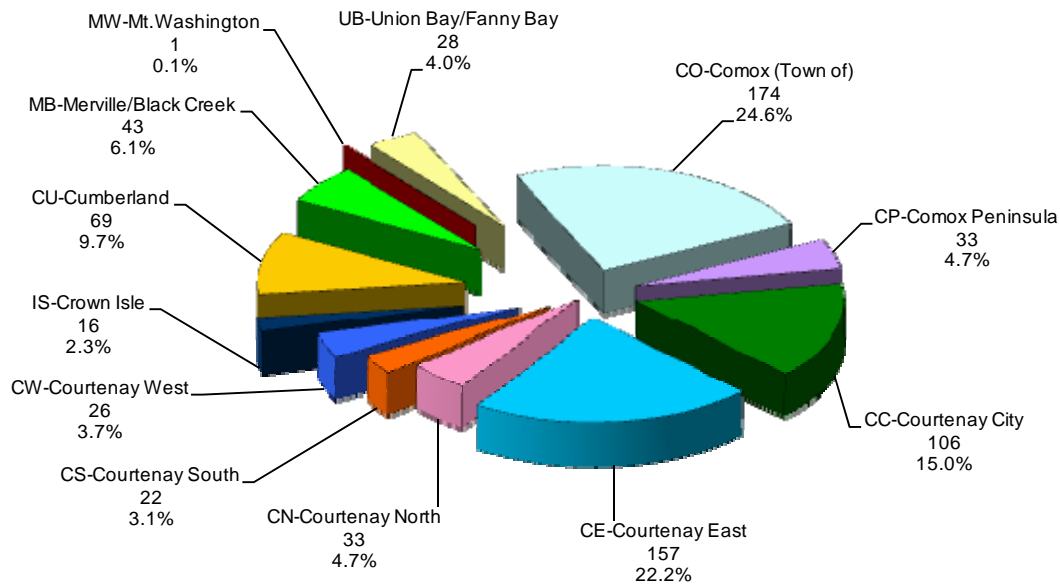


# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to September 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>
CO-Comox (Town of)	0	0	1	13	112	32	9	3	4	174
CP-Comox Peninsula	0	0	0	4	10	7	10	1	1	33
CC-Courtenay City	0	0	4	65	33	3	1	0	0	106
CE-Courtenay East	0	2	4	17	92	30	12	0	0	157
CN-Courtenay North	0	0	0	5	8	5	10	3	2	33
CS-Courtenay South	0	0	2	3	4	5	6	2	0	22
CW-Courtenay West	0	1	0	4	12	4	4	1	0	26
IS-Crown Isle	0	0	0	0	1	9	5	1	0	16
CU-Cumberland	0	1	6	30	30	1	1	0	0	69
MB-Merville/Black Creek	0	0	1	7	14	14	6	0	1	43
MW-Mt. Washington	0	0	0	0	0	1	0	0	0	1
UB-Union Bay/Fanny Bay	0	1	1	8	10	1	4	2	1	28
<b>ZONE 2 TOTALS</b>	<b>0</b>	<b>5</b>	<b>19</b>	<b>156</b>	<b>326</b>	<b>112</b>	<b>68</b>	<b>13</b>	<b>9</b>	<b>708</b>

### Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to September 30, 2008 = 708

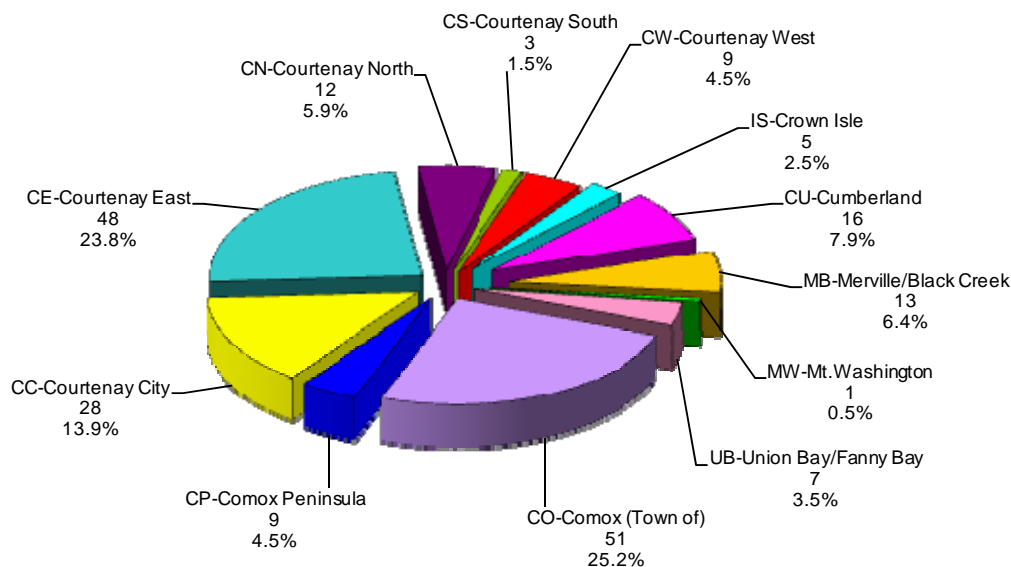
## 3rd Quarter 2008

### MLS® Single Family Sales Analysis

Unconditional Sales from July 1 to September 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	Total
CO-Comox (Town of)	0	0	0	4	39	5	1	0	2	51
CP-Comox Peninsula	0	0	0	2	2	2	3	0	0	9
CC-Courtenay City	0	0	2	16	9	0	1	0	0	28
CE-Courtenay East	0	2	2	3	27	9	5	0	0	48
CN-Courtenay North	0	0	0	1	2	3	5	0	1	12
CS-Courtenay South	0	0	0	0	1	0	2	0	0	3
CW-Courtenay West	0	0	0	1	4	2	2	0	0	9
IS-Crown Isle	0	0	0	0	1	3	1	0	0	5
CU-Cumberland	0	1	0	7	7	0	1	0	0	16
MB-Merville/Black Creek	0	0	0	4	3	5	1	0	0	13
MW-Mt. Washington	0	0	0	0	0	1	0	0	0	1
UB-Union Bay/Fanny Bay	0	1	0	3	2	0	0	1	0	7
<b>ZONE 2 TOTALS</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>41</b>	<b>97</b>	<b>30</b>	<b>22</b>	<b>1</b>	<b>3</b>	<b>202</b>

### 3rd Quarter 2008 Single Family Sales Comox Valley by Subarea



Total Unconditional Sales from July 1 to September 30, 2008 = 202