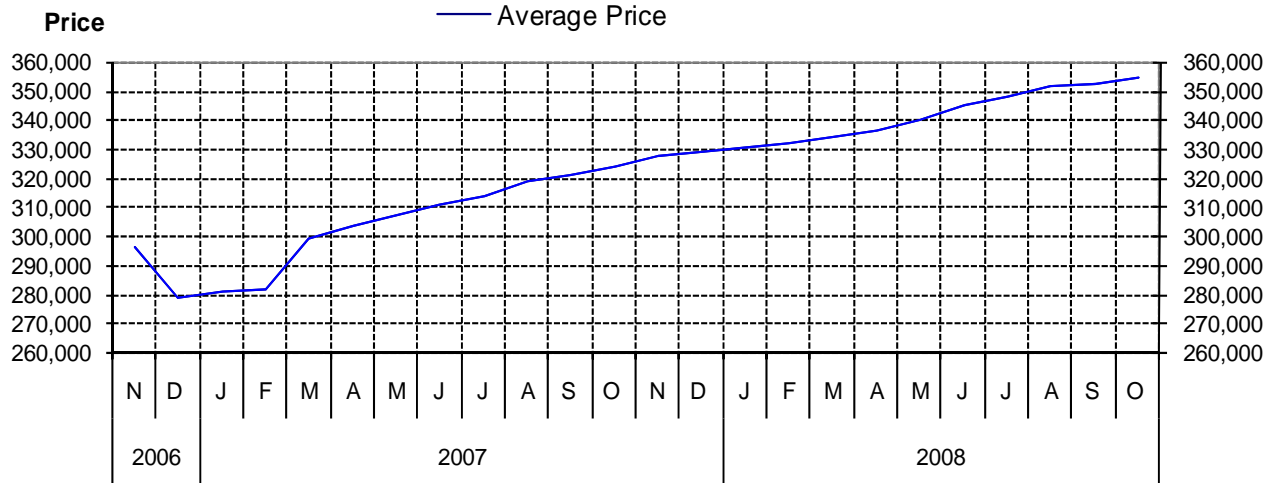


Comox Valley

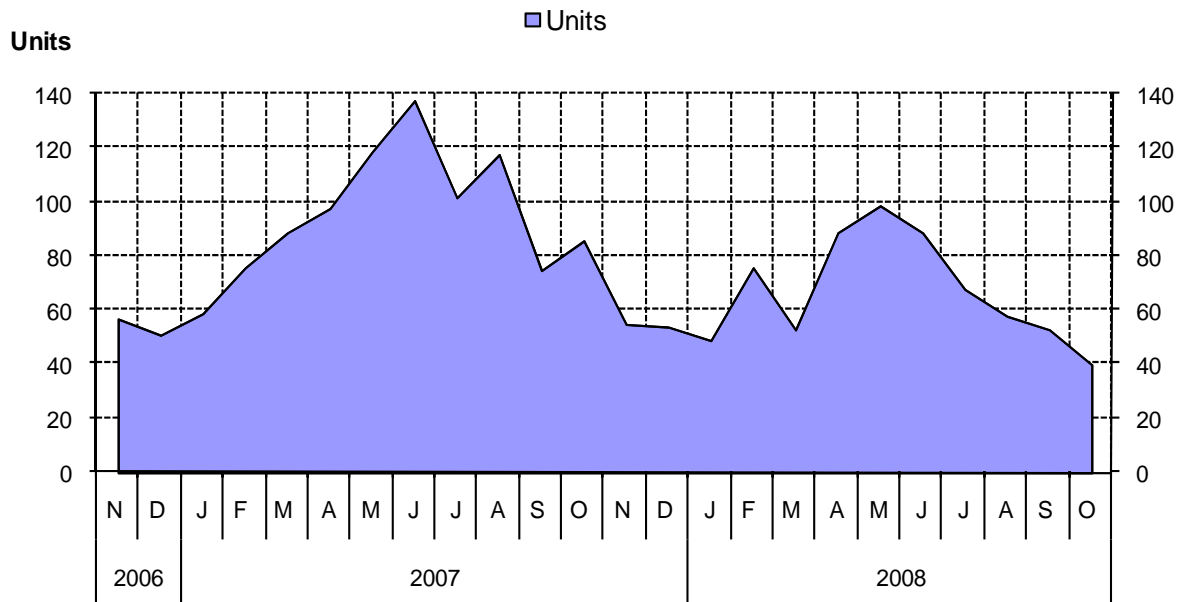
as at October 31, 2008

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

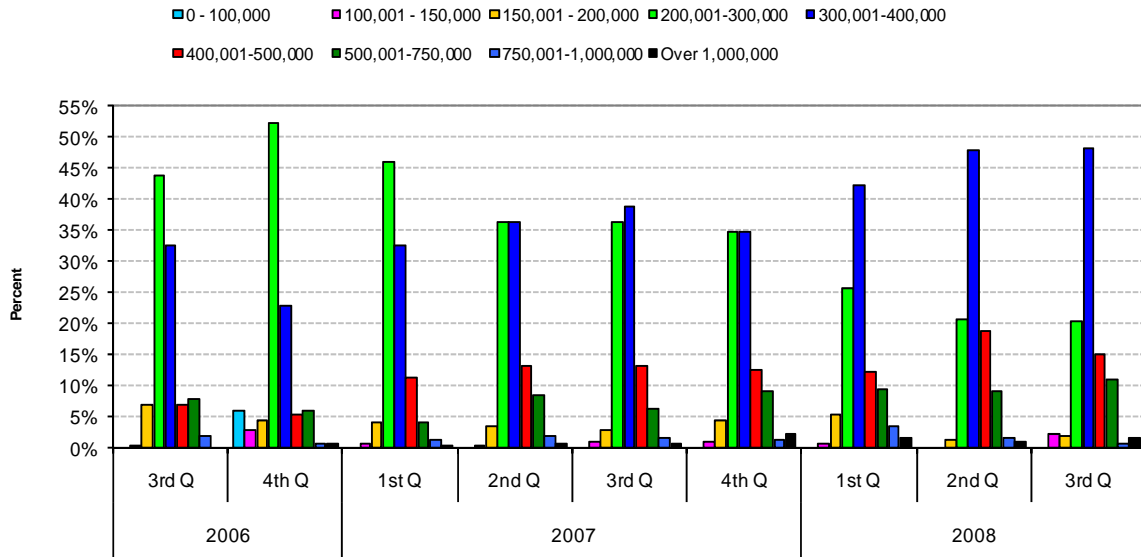
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	55	9	511%	330	239	38%
Units Reported Sold	1	21	-95%	113	175	-35%
Sell/List Ratio	2%	233%		34%	73%	
Reported Sales Dollars	\$145,800	\$2,513,300	-94%	\$16,221,675	\$22,815,155	-29%
Average Sell Price / Unit	\$145,800	\$119,681	22%	\$143,555	\$130,372	10%
Median Sell Price	\$145,800			\$126,000		
Sell Price / List Price Ratio	97%	107%		101%	98%	
Days to Sell	66	167	-60%	116	108	7%
Active Listings	152					
Single Family						
Units Listed	101	83	22%	1594	1469	9%
Units Reported Sold	40	86	-53%	780	1053	-26%
Sell/List Ratio	40%	104%		49%	72%	
Reported Sales Dollars	\$14,711,150	\$29,294,435	-50%	\$276,621,209	\$341,063,378	-19%
Average Sell Price / Unit	\$367,779	\$340,633	8%	\$354,643	\$323,897	9%
Median Sell Price	\$352,000			\$340,000		
Sell Price / List Price Ratio	92%	96%		96%	97%	
Days to Sell	91	68	34%	65	64	2%
Active Listings	499					
Condos (Apt)						
Units Listed	31	29	7%	507	505	0%
Units Reported Sold	13	29	-55%	193	315	-39%
Sell/List Ratio	42%	100%		38%	62%	
Reported Sales Dollars	\$3,154,000	\$6,087,088	-48%	\$39,835,309	\$61,078,626	-35%
Average Sell Price / Unit	\$242,615	\$209,900	16%	\$206,401	\$193,900	6%
Median Sell Price	192,000			\$189,900		
Sell Price / List Price Ratio	95%	98%		96%	98%	
Days to Sell	191	99	93%	115	77	49%
Active Listings	304					
Condos (Twnhse)						
Units Listed	8	15	-47%	143	196	-27%
Units Reported Sold	5	13	-62%	68	116	-41%
Sell/List Ratio	63%	87%		48%	59%	
Reported Sales Dollars	\$976,000	\$2,820,800	-65%	\$15,861,800	\$22,617,900	-30%
Average Sell Price / Unit	\$195,200	\$216,985	-10%	\$233,262	\$194,982	20%
Median Sell Price	\$222,000			\$222,000		
Sell Price / List Price Ratio	93%	97%		95%	97%	
Days to Sell	70	102	-31%	84	57	47%
Active Listings	58					

PLEASE NOTE:

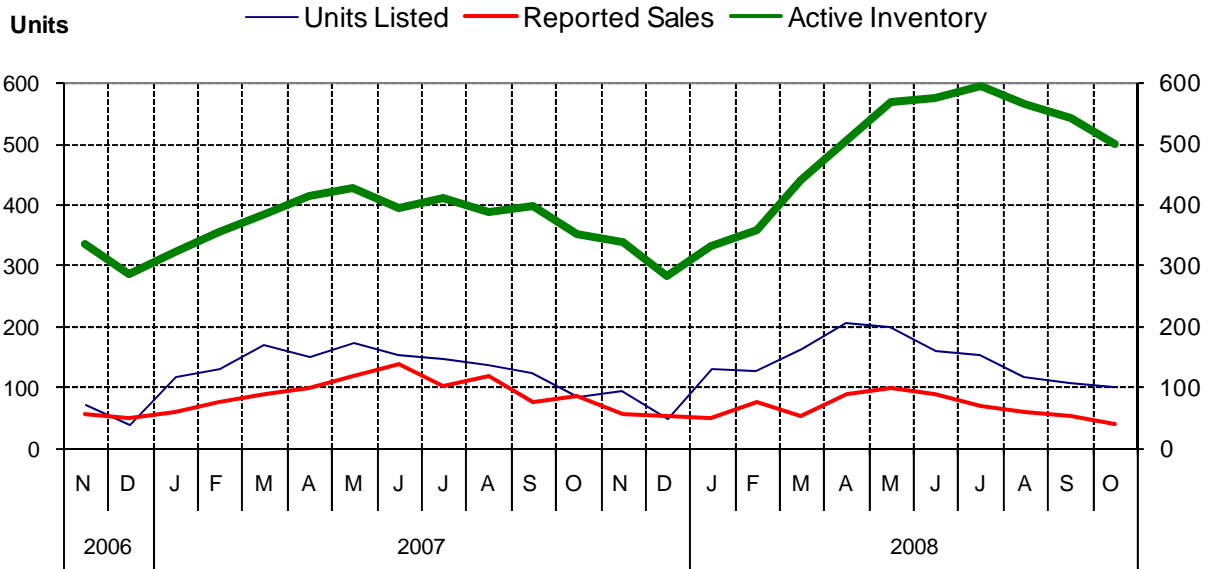
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

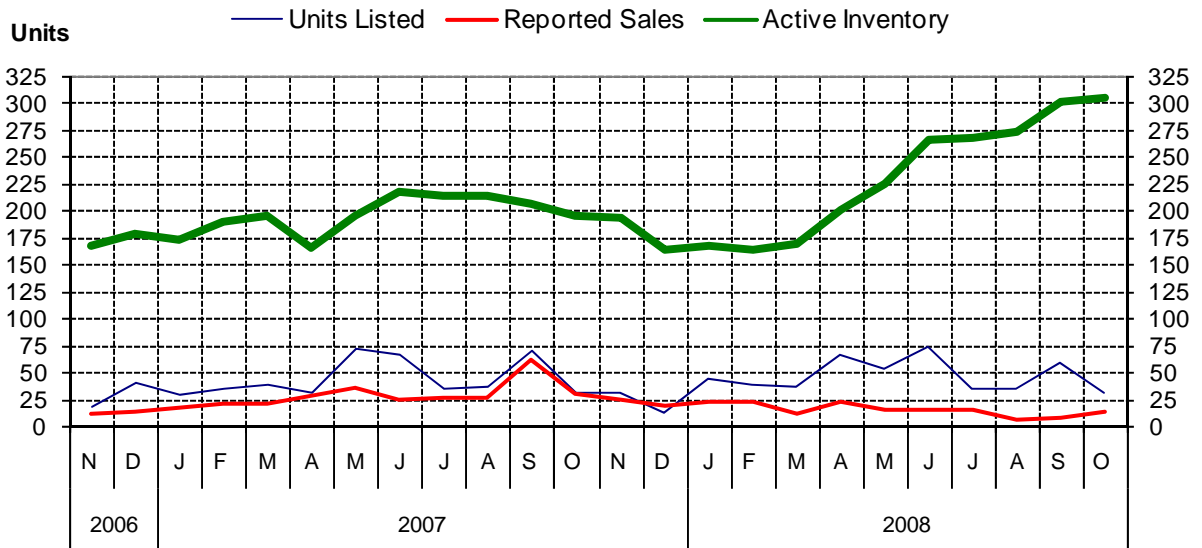
Percentage of Market Share by Price Range Comox Valley



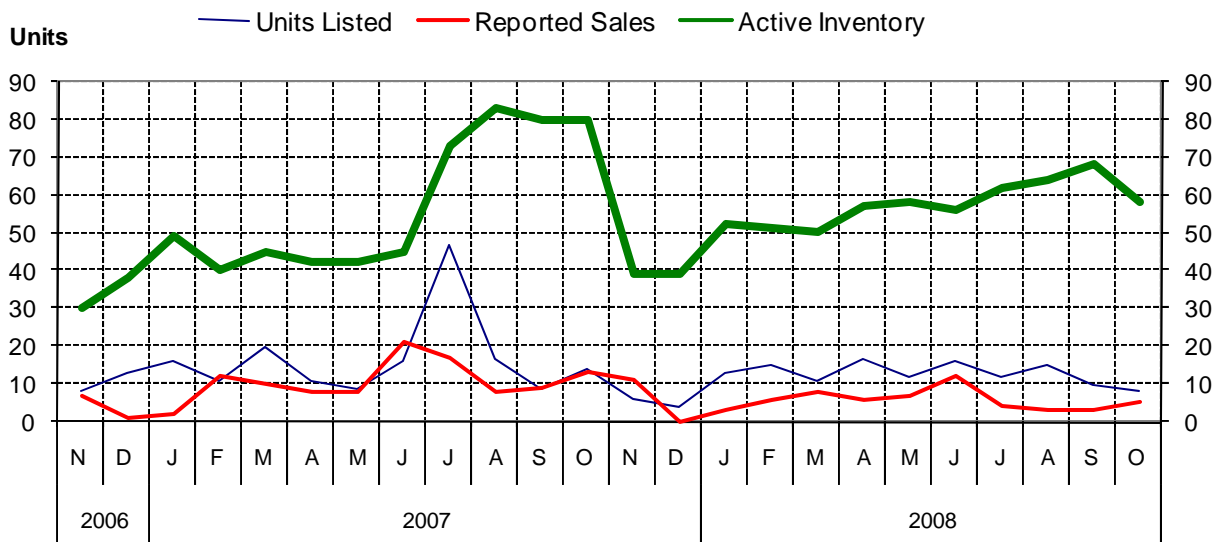
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

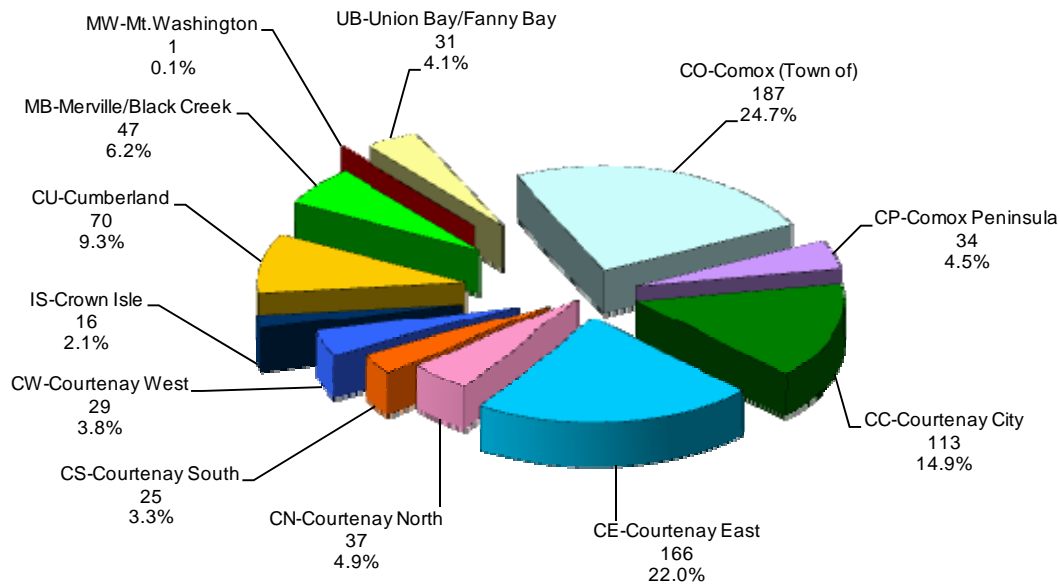


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to October 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	13	120	35	11	3	4	187
CP-Comox Peninsula	0	0	0	4	10	8	10	1	1	34
CC-Courtenay City	0	0	4	71	34	3	1	0	0	113
CE-Courtenay East	0	2	4	21	95	32	12	0	0	166
CN-Courtenay North	0	0	0	5	11	5	11	3	2	37
CS-Courtenay South	0	0	2	3	4	7	6	2	1	25
CW-Courtenay West	0	1	0	6	13	4	4	1	0	29
IS-Crown Isle	0	0	0	0	1	9	5	1	0	16
CU-Cumberland	0	1	6	30	31	1	1	0	0	70
MB-Merville/Black Creek	0	0	1	7	16	14	8	0	1	47
MW-Mt.Washington	0	0	0	0	0	1	0	0	0	1
UB-Union Bay/Fanny Bay	0	1	1	11	10	1	4	2	1	31
ZONE 2 TOTALS	0	5	19	171	345	120	73	13	10	756

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to October 31, 2008 = 756