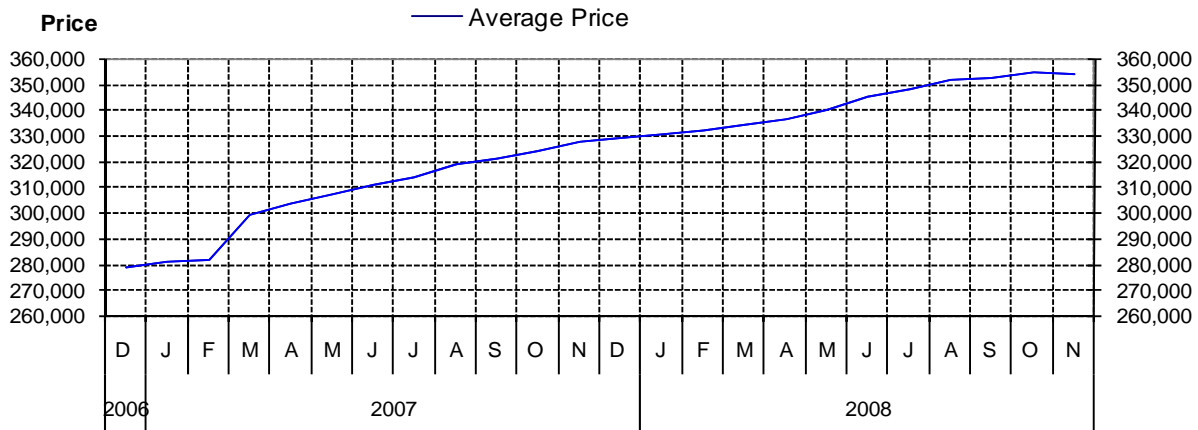


Comox Valley

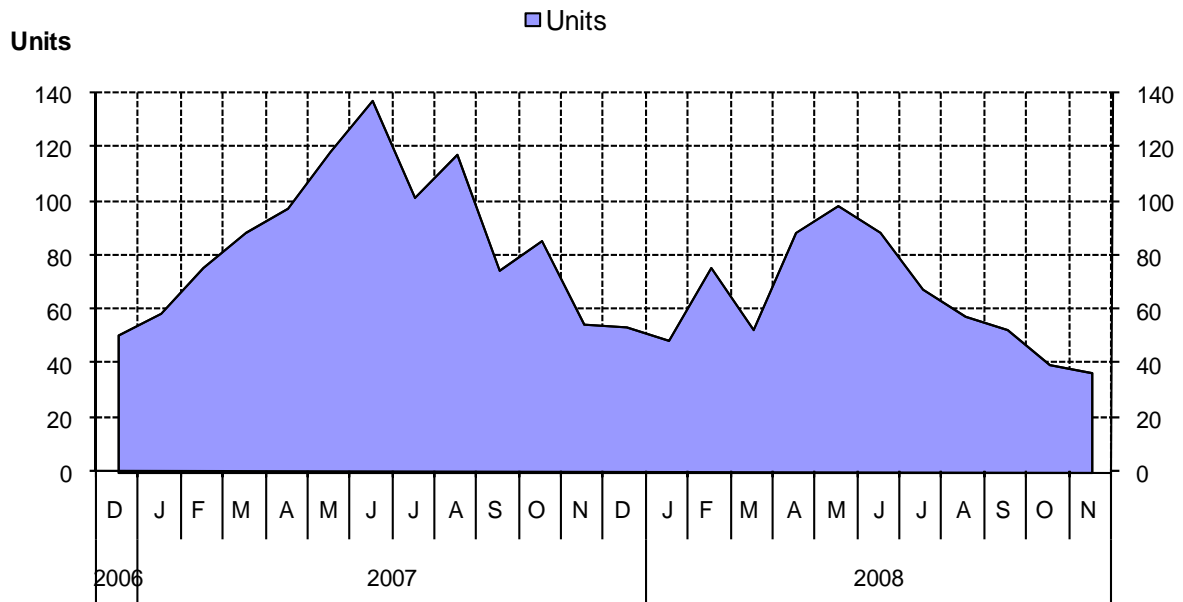
as at November 30, 2008

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

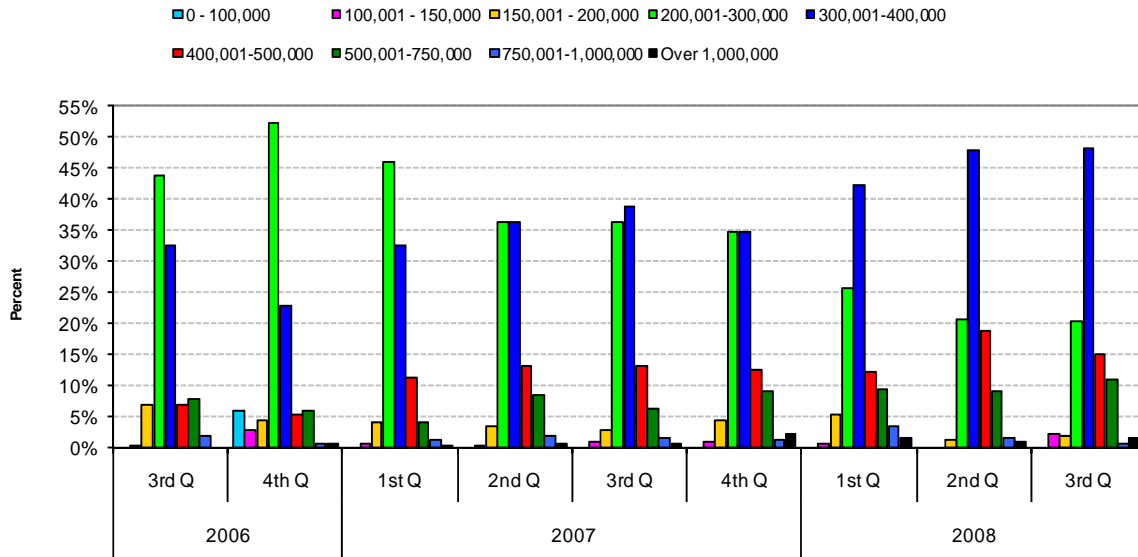
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	6	52	-88%	284	229	24%
Units Reported Sold	0	21	-100%	92	186	-51%
Sell/List Ratio	0%	40%		32%	81%	
Reported Sales Dollars	\$0	\$2,372,650	-100%	\$13,849,025	\$23,941,105	-42%
Average Sell Price / Unit		\$112,983		\$150,533	\$128,716	17%
Median Sell Price				\$136,900		
Sell Price / List Price Ratio		99%		101%	98%	
Days to Sell		46		132	105	26%
Active Listings	150					
Single Family						
Units Listed	68	92	-26%	1570	1492	5%
Units Reported Sold	37	55	-33%	762	1048	-27%
Sell/List Ratio	54%	60%		49%	70%	
Reported Sales Dollars	\$11,730,100	\$18,838,550	-38%	\$269,512,759	\$343,268,278	-21%
Average Sell Price / Unit	\$317,030	\$342,519	-7%	\$353,691	\$327,546	8%
Median Sell Price	\$285,500			\$339,900		
Sell Price / List Price Ratio	89%	96%		95%	97%	
Days to Sell	83	59	42%	67	63	6%
Active Listings	453					
Condos (Apt)						
Units Listed	16	25	-36%	499	513	-3%
Units Reported Sold	6	25	-76%	170	328	-48%
Sell/List Ratio	38%	100%		34%	64%	
Reported Sales Dollars	\$1,359,500	\$4,948,500	-73%	\$35,401,709	\$63,956,626	-45%
Average Sell Price / Unit	\$226,583	\$197,940	14%	\$208,245	\$194,990	7%
Median Sell Price	165,000			\$184,000		
Sell Price / List Price Ratio	94%	97%		96%	98%	
Days to Sell	49	147	-67%	110	80	37%
Active Listings	270					
Condos (Twnhse)						
Units Listed	11	10	10%	143	199	-28%
Units Reported Sold	4	11	-64%	61	120	-49%
Sell/List Ratio	36%	110%		43%	60%	
Reported Sales Dollars	\$799,300	\$2,583,150	-69%	\$14,077,950	\$23,999,550	-41%
Average Sell Price / Unit	\$199,825	\$234,832	-15%	\$230,786	\$199,996	15%
Median Sell Price	\$210,000			\$221,500		
Sell Price / List Price Ratio	83%	95%		94%	97%	
Days to Sell	221	130	70%	85	65	31%
Active Listings	52					

PLEASE NOTE:

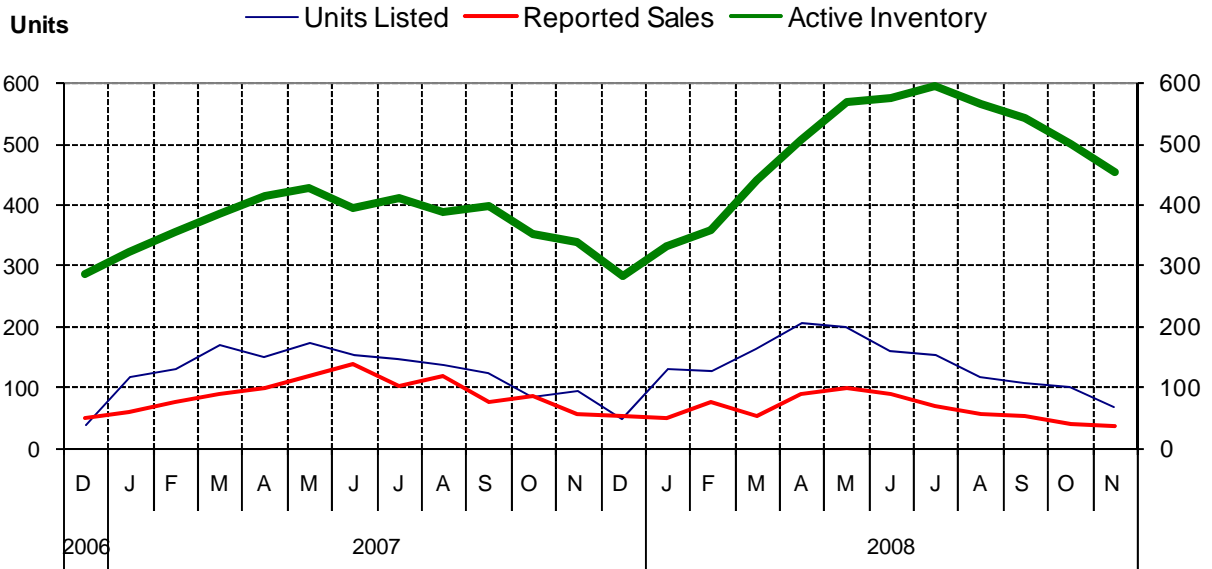
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

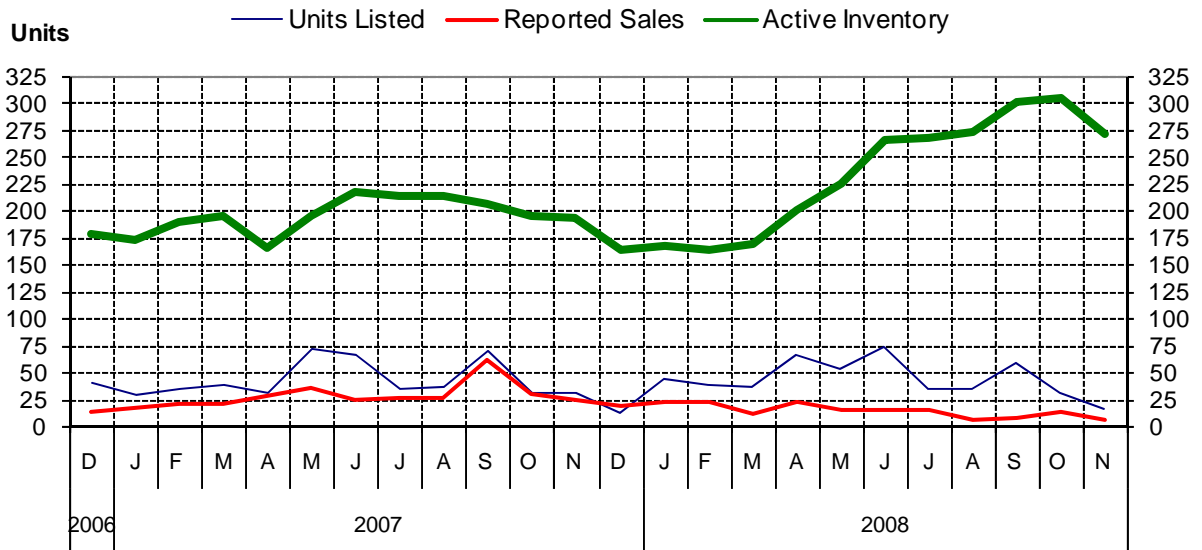
Percentage of Market Share by Price Range Comox Valley



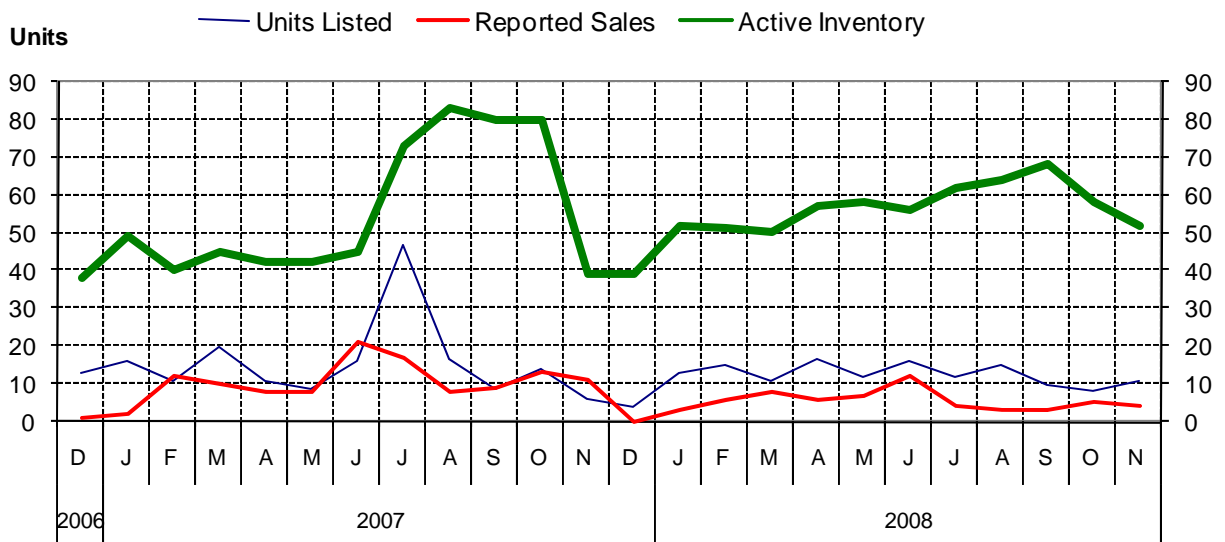
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

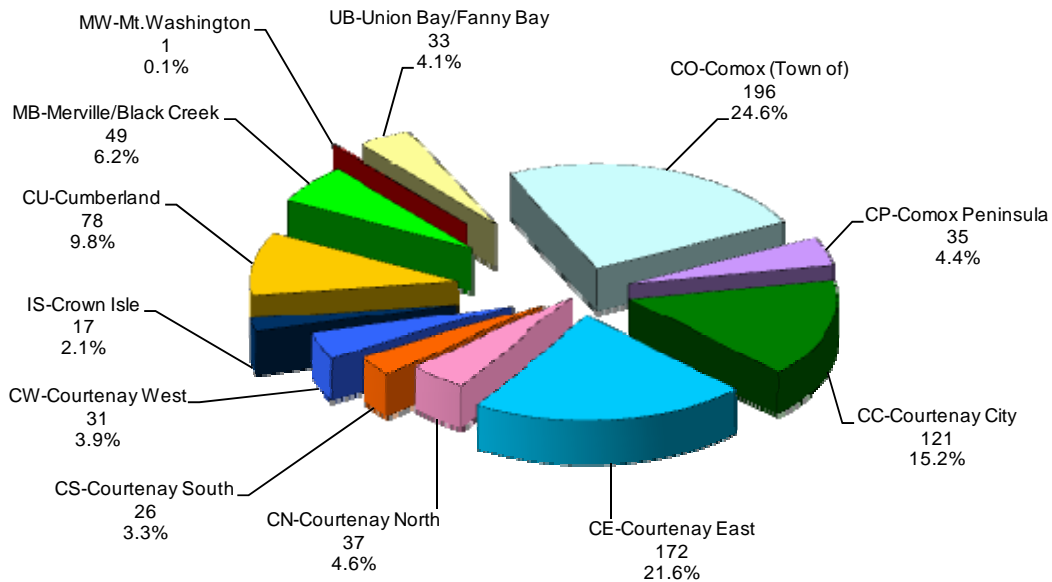


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to November 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	1	18	123	35	12	3	4	196
CP-Comox Peninsula	0	0	0	4	10	9	10	1	1	35
CC-Courtenay City	0	0	4	77	36	3	1	0	0	121
CE-Courtenay East	0	2	4	23	99	32	12	0	0	172
CN-Courtenay North	0	0	0	5	11	5	11	3	2	37
CS-Courtenay South	0	0	2	3	4	8	6	2	1	26
CW-Courtenay West	0	1	0	6	13	4	6	1	0	31
IS-Crown Isle	0	0	0	0	1	9	5	2	0	17
CU-Cumberland	0	1	8	34	33	1	1	0	0	78
MB-Merville/Black Creek	0	0	1	7	18	14	8	0	1	49
MW-Mt. Washington	0	0	0	0	0	1	0	0	0	1
UB-Union Bay/Fanny Bay	0	1	2	11	11	1	4	2	1	33
ZONE 2 TOTALS	0	5	22	188	359	122	76	14	10	796

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to November 30, 2008 = 796