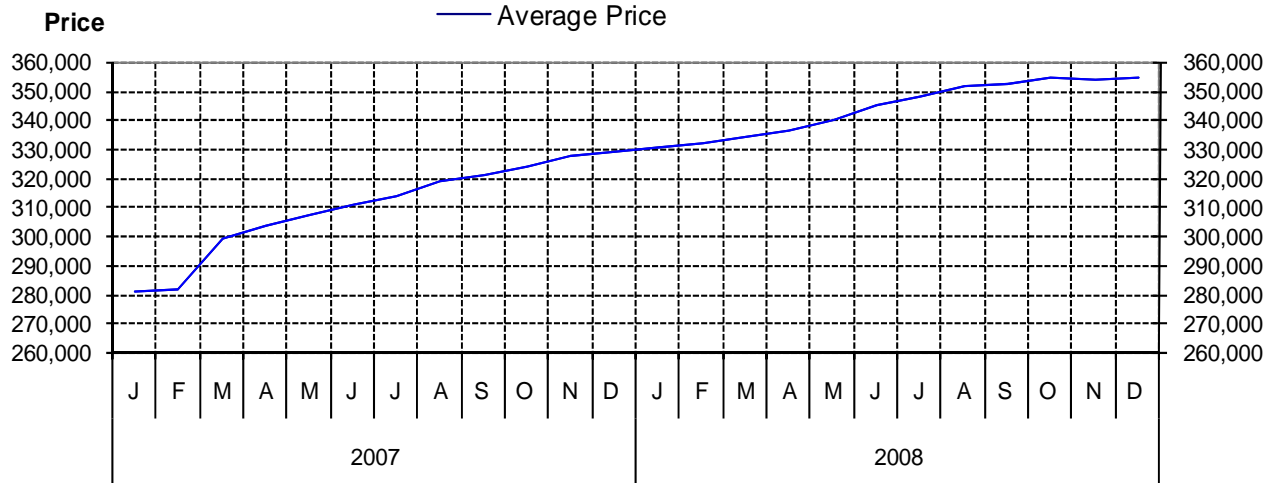


# Comox Valley

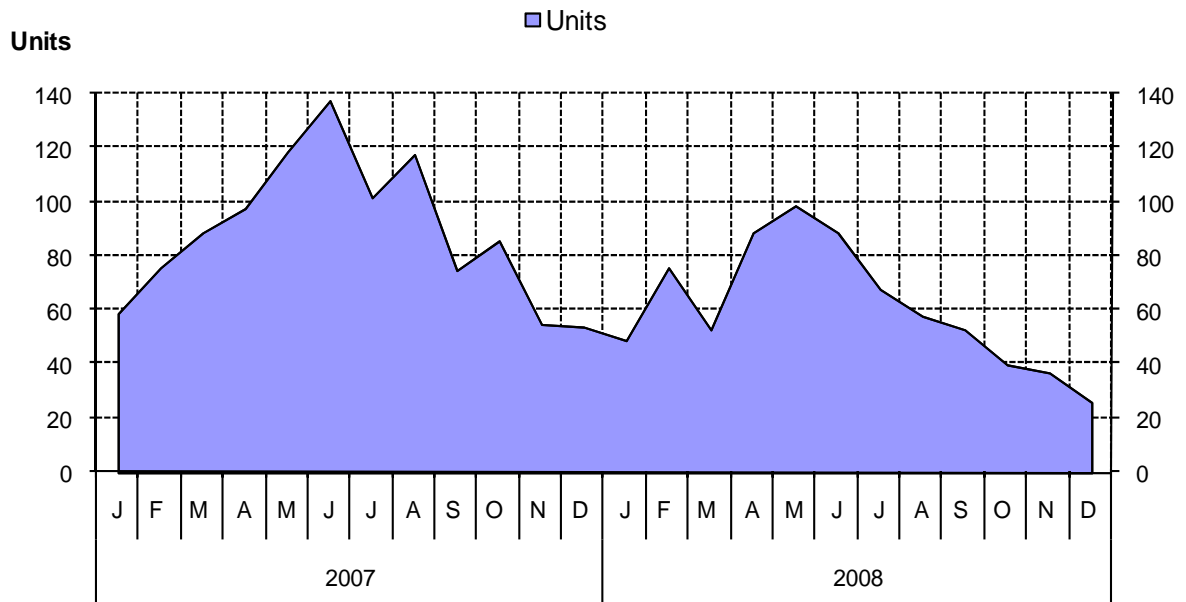
## as at December 31, 2008

### 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

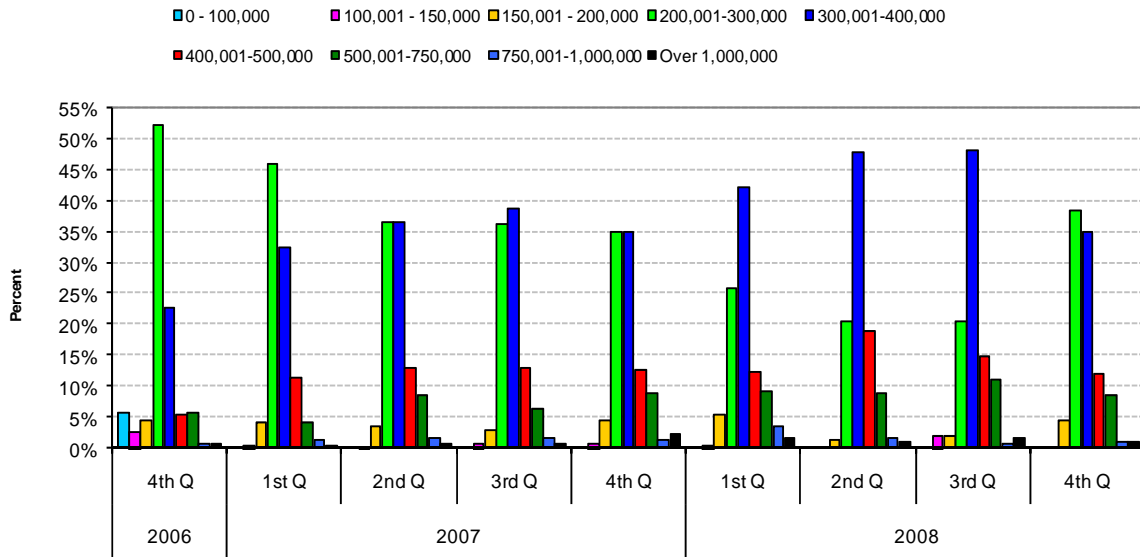
|                               | Current Month |              |          | 12 Months to Date |               |          |
|-------------------------------|---------------|--------------|----------|-------------------|---------------|----------|
|                               | This Year     | Last Year    | % Change | This Year         | Last Year     | % Change |
| <b>Lots</b>                   |               |              |          |                   |               |          |
| Units Listed                  | 23            | 27           | -15%     | 280               | 252           | 11%      |
| Units Reported Sold           | 2             | 9            | -78%     | 85                | 190           | -55%     |
| Sell/List Ratio               | 9%            | 33%          |          | 30%               | 75%           |          |
| Reported Sales Dollars        | \$232,500     | \$1,205,000  | -81%     | \$12,876,525      | \$24,331,105  | -47%     |
| Average Sell Price / Unit     | \$116,250     | \$133,889    | -13%     | \$151,489         | \$128,058     | 18%      |
| Median Sell Price             | \$137,500     |              |          | \$136,900         |               |          |
| Sell Price / List Price Ratio | 97%           | 101%         |          | 101%              | 98%           |          |
| Days to Sell                  | 129           | 115          | 12%      | 133               | 107           | 24%      |
| Active Listings               | 157           |              |          |                   |               |          |
| <b>Single Family</b>          |               |              |          |                   |               |          |
| Units Listed                  | 42            | 47           | -11%     | 1564              | 1501          | 4%       |
| Units Reported Sold           | 26            | 54           | -52%     | 734               | 1054          | -30%     |
| Sell/List Ratio               | 62%           | 115%         |          | 47%               | 70%           |          |
| Reported Sales Dollars        | \$8,346,400   | \$17,789,213 | -53%     | \$260,061,446     | \$347,051,391 | -25%     |
| Average Sell Price / Unit     | \$321,015     | \$329,430    | -3%      | \$354,307         | \$329,271     | 8%       |
| Median Sell Price             | \$290,000     |              |          | \$340,000         |               |          |
| Sell Price / List Price Ratio | 91%           | 96%          |          | 95%               | 97%           |          |
| Days to Sell                  | 79            | 71           | 11%      | 67                | 62            | 7%       |
| Active Listings               | 367           |              |          |                   |               |          |
| <b>Condos (Apt)</b>           |               |              |          |                   |               |          |
| Units Listed                  | 15            | 10           | 50%      | 504               | 477           | 6%       |
| Units Reported Sold           | 1             | 19           | -95%     | 152               | 333           | -54%     |
| Sell/List Ratio               | 7%            | 190%         |          | 30%               | 70%           |          |
| Reported Sales Dollars        | \$349,000     | \$3,495,965  | -90%     | \$32,254,744      | \$64,889,867  | -50%     |
| Average Sell Price / Unit     | \$349,000     | \$183,998    | 90%      | \$212,202         | \$194,864     | 9%       |
| Median Sell Price             | 349,000       |              |          | \$185,000         |               |          |
| Sell Price / List Price Ratio | 100%          | 94%          |          | 96%               | 98%           |          |
| Days to Sell                  | 254           | 167          | 52%      | 104               | 87            | 20%      |
| Active Listings               | 237           |              |          |                   |               |          |
| <b>Condos (Twnhse)</b>        |               |              |          |                   |               |          |
| Units Listed                  | 4             | 5            | -20%     | 142               | 197           | -28%     |
| Units Reported Sold           | 2             | 0            |          | 63                | 119           | -47%     |
| Sell/List Ratio               | 50%           | 0%           |          | 44%               | 60%           |          |
| Reported Sales Dollars        | \$335,000     | \$0          |          | \$14,412,950      | \$23,809,550  | -39%     |
| Average Sell Price / Unit     | \$167,500     |              |          | \$228,777         | \$200,080     | 14%      |
| Median Sell Price             | \$190,000     |              |          | \$216,000         |               |          |
| Sell Price / List Price Ratio | 89%           |              |          | 94%               | 97%           |          |
| Days to Sell                  | 47            |              |          | 84                | 65            | 29%      |
| Active Listings               | 40            |              |          |                   |               |          |

**PLEASE NOTE:**

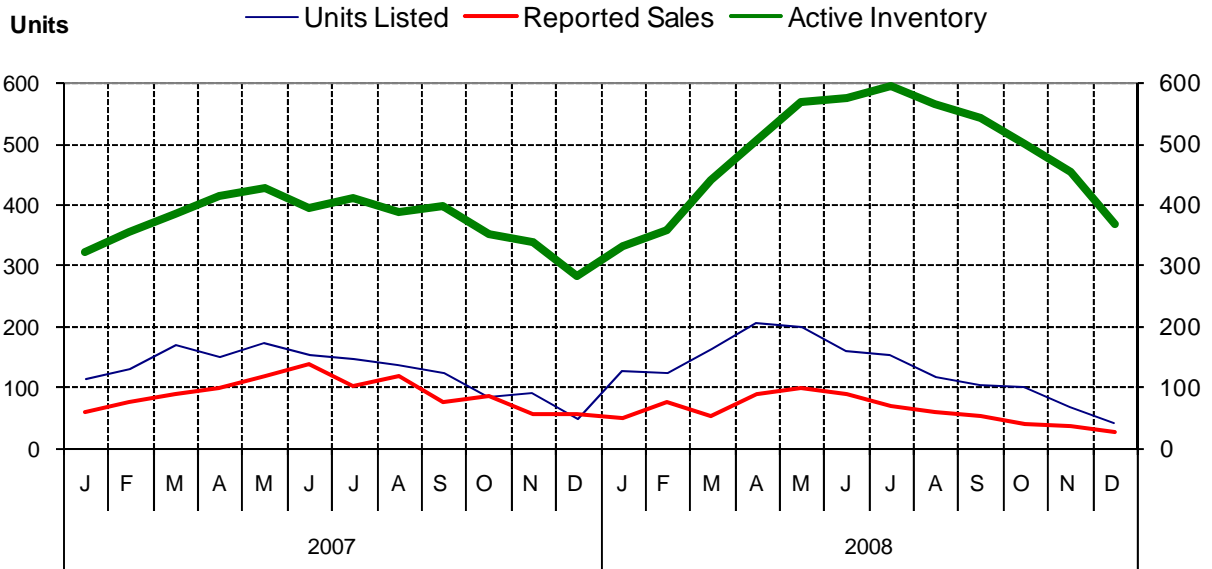
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

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

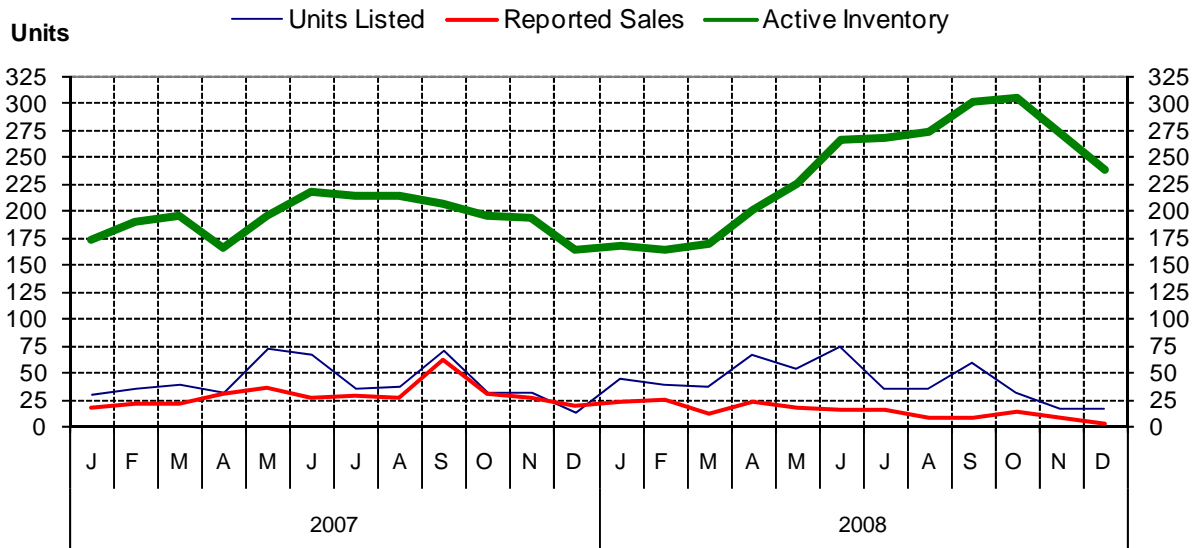
### Percentage of Market Share by Price Range Comox Valley



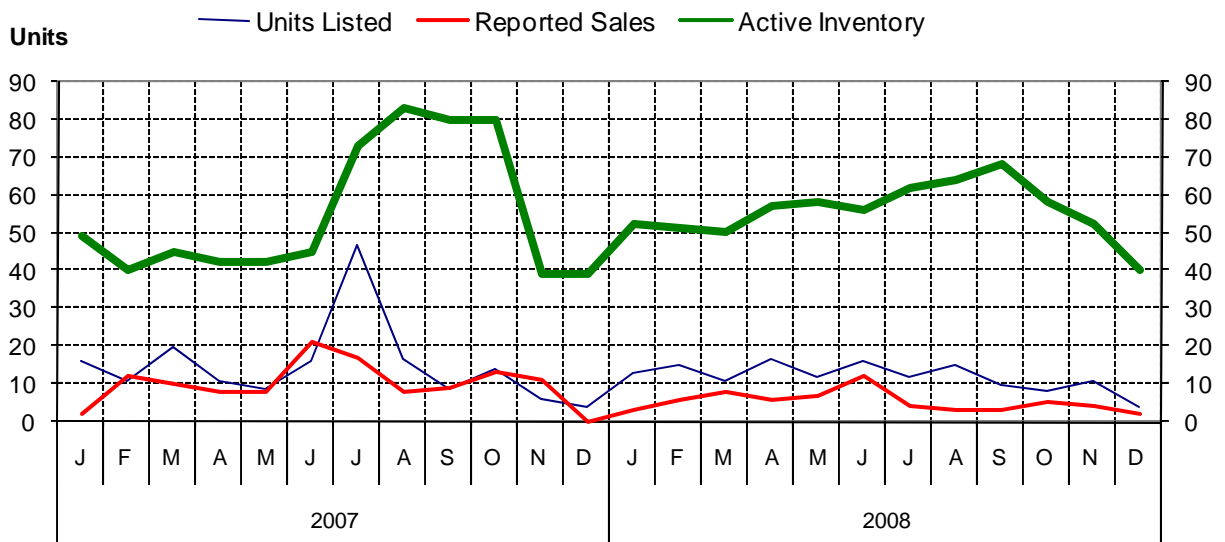
### Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

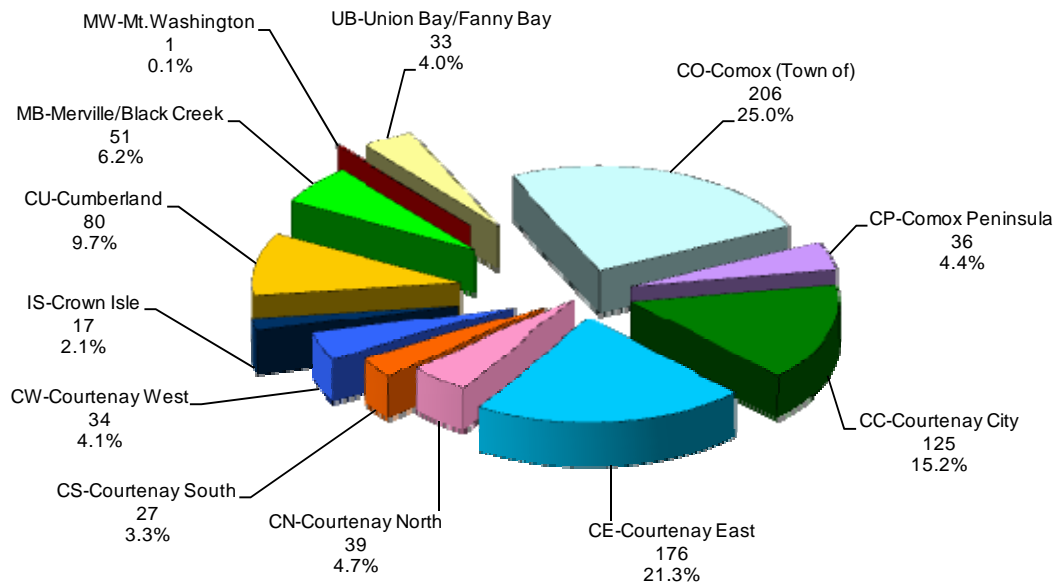


## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to December 31, 2008

|                         | 0 -<br>100,000 | 100,001-<br>150,000 | 150,001-<br>200,000 | 200,001-<br>300,000 | 300,001-<br>400,000 | 400,001-<br>500,000 | 500,001-<br>750,000 | 750,001-<br>1,000,000 | OVER<br>1,000,000 | <b>Total</b> |
|-------------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-------------------|--------------|
| CO-Comox (Town of)      | 0              | 0                   | 2                   | 23                  | 126                 | 36                  | 12                  | 3                     | 4                 | 206          |
| CP-Comox Peninsula      | 0              | 0                   | 0                   | 4                   | 11                  | 9                   | 10                  | 1                     | 1                 | 36           |
| CC-Courtenay City       | 0              | 0                   | 4                   | 80                  | 37                  | 3                   | 1                   | 0                     | 0                 | 125          |
| CE-Courtenay East       | 0              | 2                   | 4                   | 24                  | 100                 | 33                  | 13                  | 0                     | 0                 | 176          |
| CN-Courtenay North      | 0              | 0                   | 1                   | 5                   | 12                  | 5                   | 11                  | 3                     | 2                 | 39           |
| CS-Courtenay South      | 0              | 0                   | 2                   | 3                   | 4                   | 9                   | 6                   | 2                     | 1                 | 27           |
| CW-Courtenay West       | 0              | 1                   | 0                   | 7                   | 14                  | 4                   | 7                   | 1                     | 0                 | 34           |
| IS-Crown Isle           | 0              | 0                   | 0                   | 0                   | 1                   | 9                   | 5                   | 2                     | 0                 | 17           |
| CU-Cumberland           | 0              | 1                   | 8                   | 36                  | 33                  | 1                   | 1                   | 0                     | 0                 | 80           |
| MB-Merville/Black Creek | 0              | 0                   | 1                   | 8                   | 18                  | 15                  | 8                   | 0                     | 1                 | 51           |
| 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           |
| <b>ZONE 2 TOTALS</b>    | <b>0</b>       | <b>5</b>            | <b>24</b>           | <b>201</b>          | <b>367</b>          | <b>126</b>          | <b>78</b>           | <b>14</b>             | <b>10</b>         | <b>825</b>   |

### Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to December 31, 2008 = 825

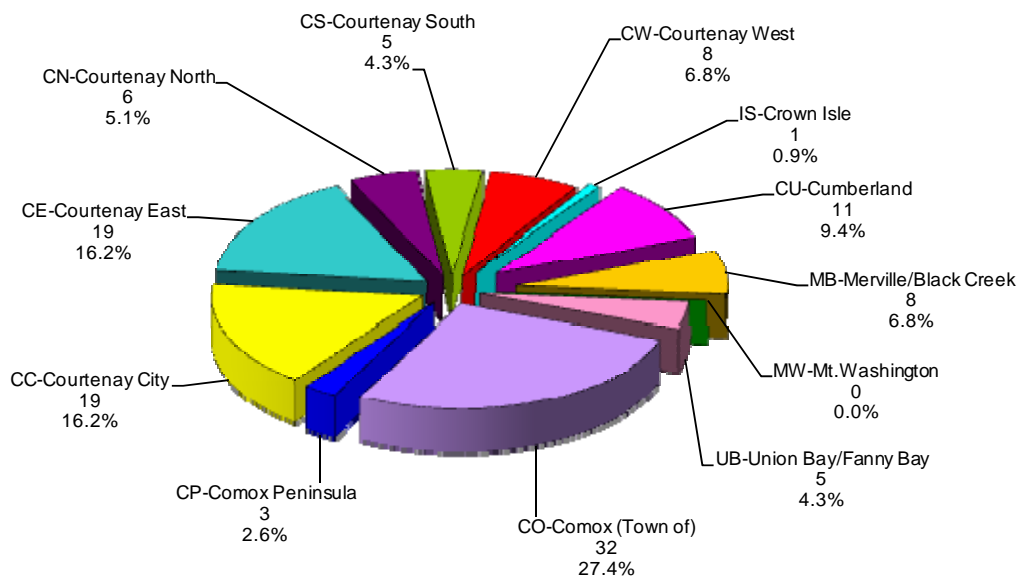
## 4th Quarter 2008

### MLS® Single Family Sales Analysis

Unconditional Sales from October 1 to December 31, 2008

|                         | 0 -<br>100,000 | 100,001-<br>150,000 | 150,001-<br>200,000 | 200,001-<br>300,000 | 300,001-<br>400,000 | 400,001-<br>500,000 | 500,001-<br>750,000 | 750,001-<br>1,000,000 | OVER<br>1,000,000 | Total      |
|-------------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-------------------|------------|
| CO-Comox (Town of)      | 0              | 0                   | 1                   | 10                  | 14                  | 4                   | 3                   | 0                     | 0                 | 32         |
| CP-Comox Peninsula      | 0              | 0                   | 0                   | 0                   | 1                   | 2                   | 0                   | 0                     | 0                 | 3          |
| CC-Courtenay City       | 0              | 0                   | 0                   | 15                  | 4                   | 0                   | 0                   | 0                     | 0                 | 19         |
| CE-Courtenay East       | 0              | 0                   | 0                   | 7                   | 8                   | 3                   | 1                   | 0                     | 0                 | 19         |
| CN-Courtenay North      | 0              | 0                   | 1                   | 0                   | 4                   | 0                   | 1                   | 0                     | 0                 | 6          |
| CS-Courtenay South      | 0              | 0                   | 0                   | 0                   | 0                   | 4                   | 0                   | 0                     | 1                 | 5          |
| CW-Courtenay West       | 0              | 0                   | 0                   | 3                   | 2                   | 0                   | 3                   | 0                     | 0                 | 8          |
| IS-Crown Isle           | 0              | 0                   | 0                   | 0                   | 0                   | 0                   | 0                   | 1                     | 0                 | 1          |
| CU-Cumberland           | 0              | 0                   | 2                   | 6                   | 3                   | 0                   | 0                   | 0                     | 0                 | 11         |
| MB-Merville/Black Creek | 0              | 0                   | 0                   | 1                   | 4                   | 1                   | 2                   | 0                     | 0                 | 8          |
| MW-Mt. Washington       | 0              | 0                   | 0                   | 0                   | 0                   | 0                   | 0                   | 0                     | 0                 | 0          |
| UB-Union Bay/Fanny Bay  | 0              | 0                   | 1                   | 3                   | 1                   | 0                   | 0                   | 0                     | 0                 | 5          |
| <b>ZONE 2 TOTALS</b>    | <b>0</b>       | <b>0</b>            | <b>5</b>            | <b>45</b>           | <b>41</b>           | <b>14</b>           | <b>10</b>           | <b>1</b>              | <b>1</b>          | <b>117</b> |

### 4th Quarter 2008 Single Family Sales Comox Valley by Subarea



Total Unconditional Sales from October 1 to December 31, 2008 = 117