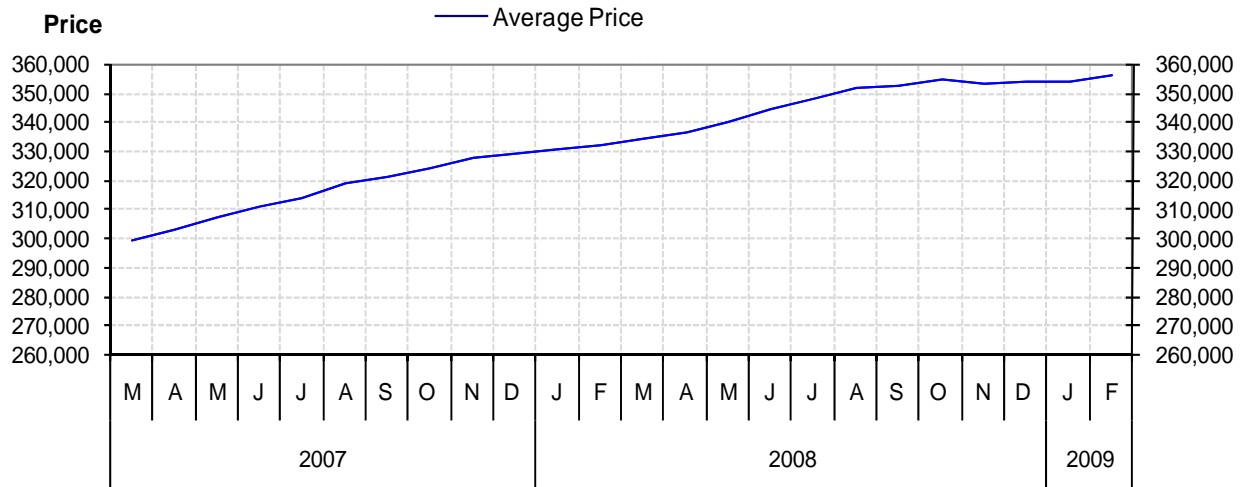


Comox Valley

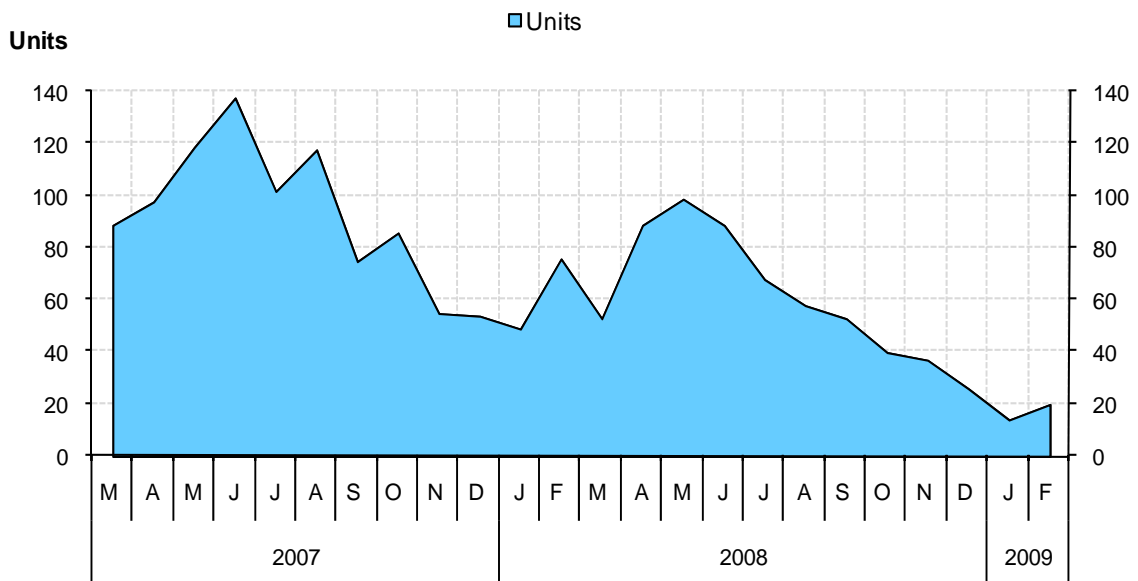
as at February 28, 2009

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	5	17	-71%	269	241	12%
Units Reported Sold	0	10	-100%	49	213	-77%
Sell/List Ratio	0%	59%		18%	88%	
Reported Sales Dollars	\$0	\$1,394,550	-100%	\$7,531,200	\$27,498,530	-73%
Average Sell Price / Unit		\$139,455		\$153,698	\$129,101	19%
Median Sell Price				\$139,900		
Sell Price / List Price Ratio		107%		99%	99%	
Days to Sell		297		129	114	13%
Active Listings	155	83				
Single Family						
Units Listed	89	125	-29%	1492	1518	-2%
Units Reported Sold	20	76	-74%	643	1059	-39%
Sell/List Ratio	22%	61%		43%	70%	
Reported Sales Dollars	\$7,129,000	\$25,296,225	-72%	\$229,070,502	\$351,440,292	-35%
Average Sell Price / Unit	\$356,450	\$332,845	7%	\$356,253	\$331,861	7%
Median Sell Price	\$339,900			\$343,000		
Sell Price / List Price Ratio	90%	98%		94%	97%	
Days to Sell	131	60	118%	70	60	16%
Active Listings	424	358				
Condos (Apt)						
Units Listed	39	38	3%	491	495	-1%
Units Reported Sold	8	23	-65%	121	339	-64%
Sell/List Ratio	21%	61%		25%	68%	
Reported Sales Dollars	\$1,663,400	\$4,169,300	-60%	\$25,934,447	\$64,663,882	-60%
Average Sell Price / Unit	\$207,925	\$181,274	15%	\$214,334	\$190,749	12%
Median Sell Price	255,000			\$172,500		
Sell Price / List Price Ratio	92%	96%		96%	98%	
Days to Sell	89	160	-44%	90	91	-1%
Active Listings	275	164				
Condos (Patio)						
Units Listed	26	8	225%	154	147	5%
Units Reported Sold	5	11	-55%	61	119	-49%
Sell/List Ratio	19%	138%		40%	81%	
Reported Sales Dollars	\$1,085,400	\$3,178,000	-66%	\$17,982,755	\$33,034,668	-46%
Average Sell Price / Unit	\$217,080	\$288,909	-25%	\$294,799	\$277,602	6%
Median Sell Price	\$216,000			\$289,000		
Sell Price / List Price Ratio	93%	99%		97%	99%	
Days to Sell	99	91	8%	84	95	-12%
Active Listings	67	35				
Condos (Twnhse)						
Units Listed	8	15	-47%	131	198	-34%
Units Reported Sold	1	6	-83%	56	114	-51%
Sell/List Ratio	12%	40%		43%	58%	
Reported Sales Dollars	\$210,000	\$1,932,500	-89%	\$12,142,950	\$23,640,850	-49%
Average Sell Price / Unit	\$210,000	\$322,083	-35%	\$216,838	\$207,376	5%
Median Sell Price	\$210,000			\$210,000		
Sell Price / List Price Ratio	78%	98%		93%	97%	
Days to Sell	534	39	1263%	95	68	39%
Active Listings	47	51				

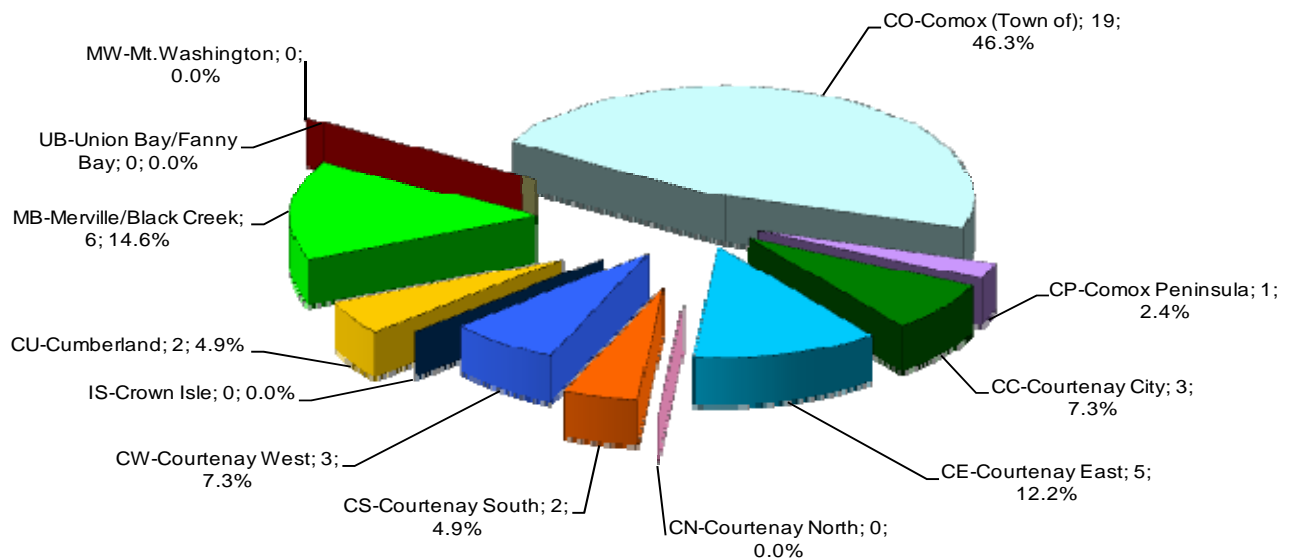
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to February 28, 2009

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
CO-Comox (Town of)	0	0	2	4	8	1	3	0	1	0	0	0	0	0	19
CP-Comox Peninsula	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
CC-Courtenay City	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
CE-Courtenay East	0	0	1	0	1	0	0	0	1	1	0	0	1	0	5
CN-Courtenay North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS-Courtenay South	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
CW-Courtenay West	0	0	1	0	0	0	0	1	1	0	0	0	0	0	3
IS-Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CU-Cumberland	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
MB-Merville/Black Creek	0	1	0	2	1	1	1	0	0	0	0	0	0	0	6
MW-Mt. Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ZONE 2 TOTALS	0	2	5	7	13	3	5	1	3	1	0	0	1	0	41

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to February 28, 2009 = 41