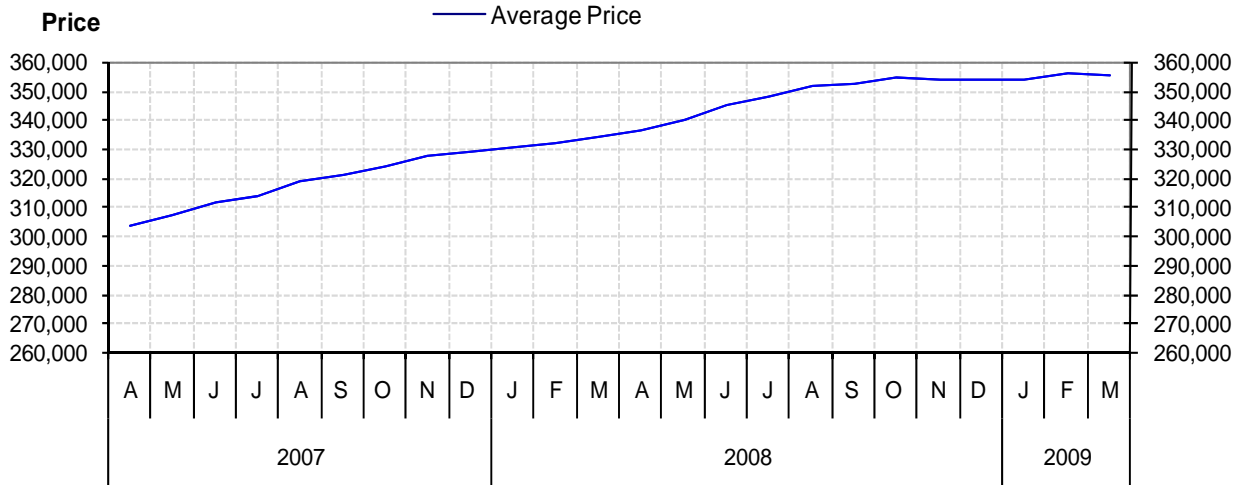


Comox Valley

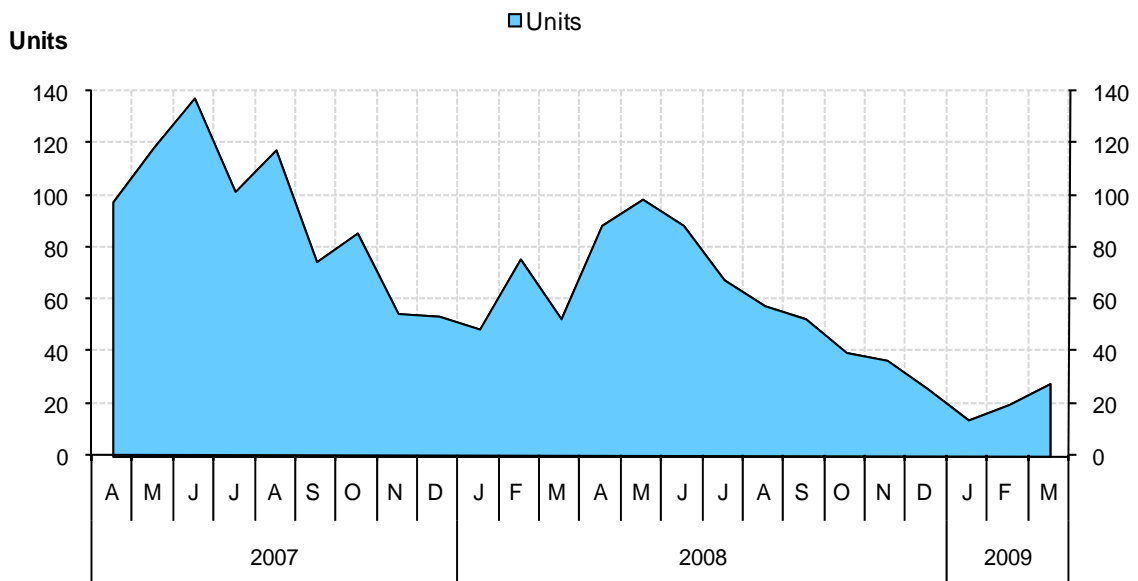
as at March 31, 2009

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	60	28	114%	301	253	19%
Units Reported Sold	3	7	-57%	45	194	-77%
Sell/List Ratio	5%	25%		15%	77%	
Reported Sales Dollars	\$377,500	\$1,001,900	-62%	\$6,906,800	\$25,346,435	-73%
Average Sell Price / Unit	\$125,833	\$143,129	-12%	\$153,484	\$130,652	17%
Median Sell Price	\$133,000			\$139,900		
Sell Price / List Price Ratio	84%	93%		99%	99%	
Days to Sell	156	166	-6%	125	116	8%
Active Listings	179	100				
Single Family						
Units Listed	160	163	-2%	1489	1518	-2%
Units Reported Sold	28	53	-47%	618	1021	-39%
Sell/List Ratio	18%	33%		42%	67%	
Reported Sales Dollars	\$8,441,370	\$17,857,350	-53%	\$219,654,522	\$341,154,592	-36%
Average Sell Price / Unit	\$301,478	\$336,931	-11%	\$355,428	\$334,138	6%
Median Sell Price	\$299,000			\$342,900		
Sell Price / List Price Ratio	93%	96%		94%	97%	
Days to Sell	83	58	44%	72	59	21%
Active Listings	497	439				
Condos (Apt)						
Units Listed	24	36	-33%	480	492	-2%
Units Reported Sold	2	11	-82%	112	330	-66%
Sell/List Ratio	8%	31%		23%	67%	
Reported Sales Dollars	\$367,900	\$2,466,836	-85%	\$23,835,511	\$62,389,824	-62%
Average Sell Price / Unit	\$183,950	\$224,258	-18%	\$212,817	\$189,060	13%
Median Sell Price	199,900			\$169,100		
Sell Price / List Price Ratio	90%	98%		95%	98%	
Days to Sell	756	60	1163%	105	90	17%
Active Listings	220	170				
Condos (Patio)						
Units Listed	11	19	-42%	145	158	-8%
Units Reported Sold	3	5	-40%	59	115	-49%
Sell/List Ratio	27%	26%		41%	73%	
Reported Sales Dollars	\$840,000	\$1,402,963	-40%	\$17,419,792	\$32,333,942	-46%
Average Sell Price / Unit	\$280,000	\$280,593	0%	\$295,251	\$281,165	5%
Median Sell Price	\$300,000			\$289,500		
Sell Price / List Price Ratio	85%	99%		97%	99%	
Days to Sell	161	83	94%	88	86	2%
Active Listings	63	48				
Condos (Twnhse)						
Units Listed	5	11	-55%	125	189	-34%
Units Reported Sold	6	8	-25%	54	112	-52%
Sell/List Ratio	120%	73%		43%	59%	
Reported Sales Dollars	\$1,424,258	\$1,603,900	-11%	\$11,963,308	\$23,235,850	-49%
Average Sell Price / Unit	\$237,376	\$200,488	18%	\$221,543	\$207,463	7%
Median Sell Price	\$200,000			\$210,000		
Sell Price / List Price Ratio	88%	97%		92%	97%	
Days to Sell	104	49	111%	102	71	45%
Active Listings	43	50				

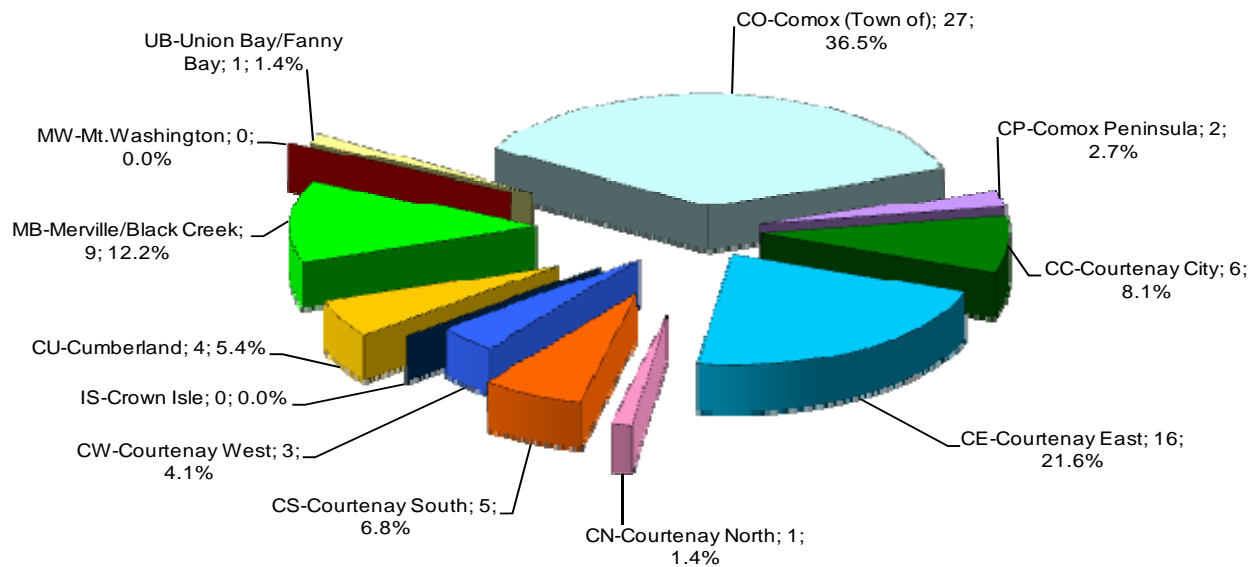
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 31, 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	1	3	6	9	3	3	0	2	0	0	0	0	0	27
CP-Comox Peninsula	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2
CC-Courtenay City	0	1	0	2	2	1	0	0	0	0	0	0	0	0	6
CE-Courtenay East	0	0	2	4	5	2	0	0	1	1	0	0	1	0	16
CN-Courtenay North	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
CS-Courtenay South	0	1	0	0	1	1	1	1	0	0	0	0	0	0	5
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	2	1	1	0	0	0	0	0	0	0	0	0	4
MB-Merville/Black Creek	0	1	0	2	2	2	1	1	0	0	0	0	0	0	9
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	1	0	0	0	0	0	0	0	0	0	0	1
ZONE 2 TOTALS	0	4	8	17	21	9	6	3	4	1	0	0	1	0	74

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to March 31, 2009 = 74

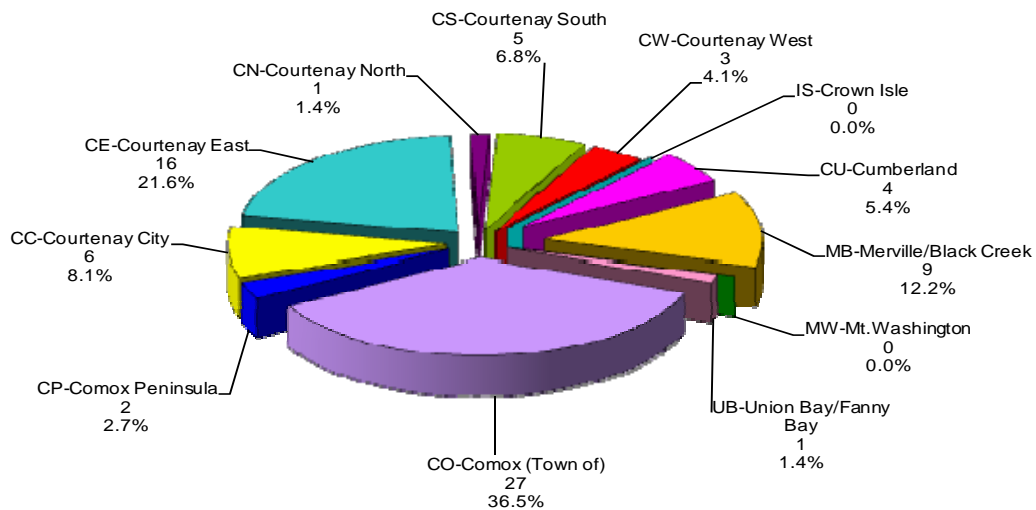
1st Quarter 2009

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 31, 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	1	3	6	9	3	3	0	2	0	0	0	0	0	27
CP-Comox Peninsula	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2
CC-Courtenay City	0	1	0	2	2	1	0	0	0	0	0	0	0	0	6
CE-Courtenay East	0	0	2	4	5	2	0	0	1	1	0	0	1	0	16
CN-Courtenay North	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
CS-Courtenay South	0	1	0	0	1	1	1	1	0	0	0	0	0	0	5
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	2	1	1	0	0	0	0	0	0	0	0	0	4
MB-Merville/Black Creek	0	1	0	2	2	2	1	1	0	0	0	0	0	0	9
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	1	0	0	0	0	0	0	0	0	0	0	1
ZONE2 TOTALS	0	4	8	17	21	9	6	3	4	1	0	0	1	0	74

1st Quarter 2009 Single Family Sales Comox Valley by Subarea



Total Unconditional Sales from January 1 to March 31, 2009 = 74