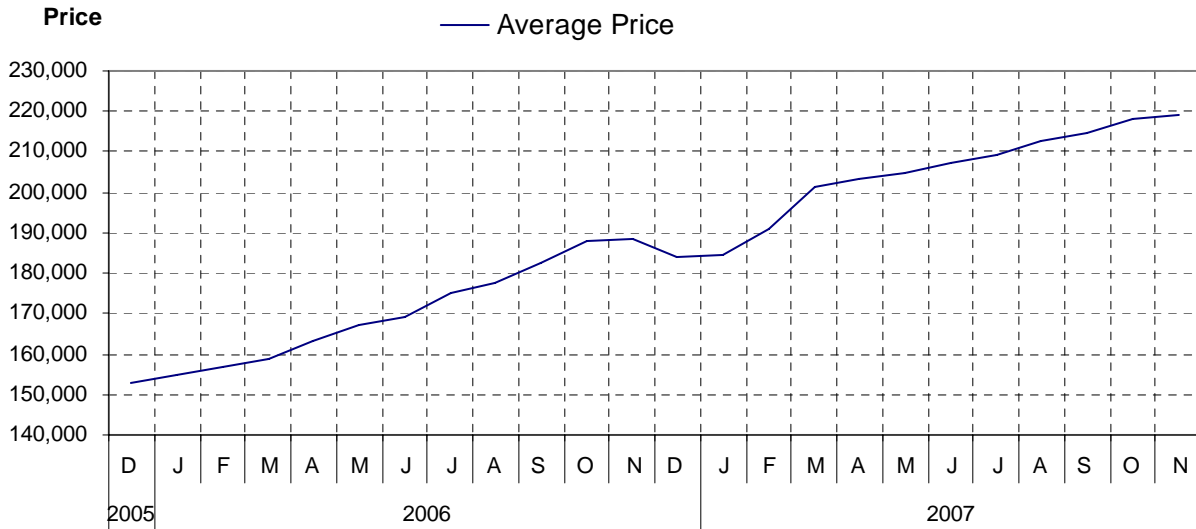


# Port Alberni / West Coast

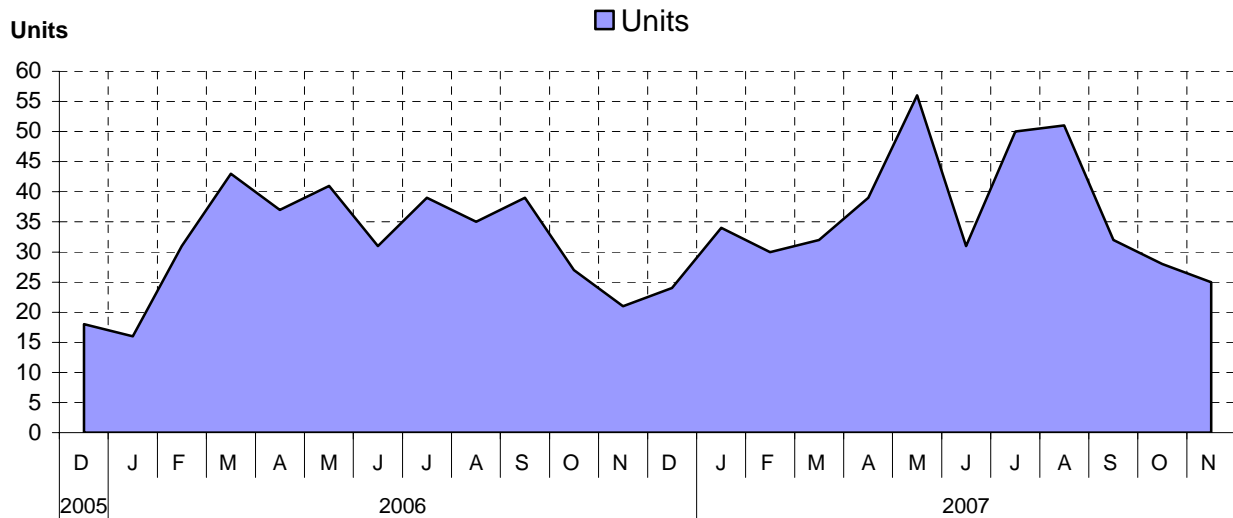
## as at November 30, 2007

### 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

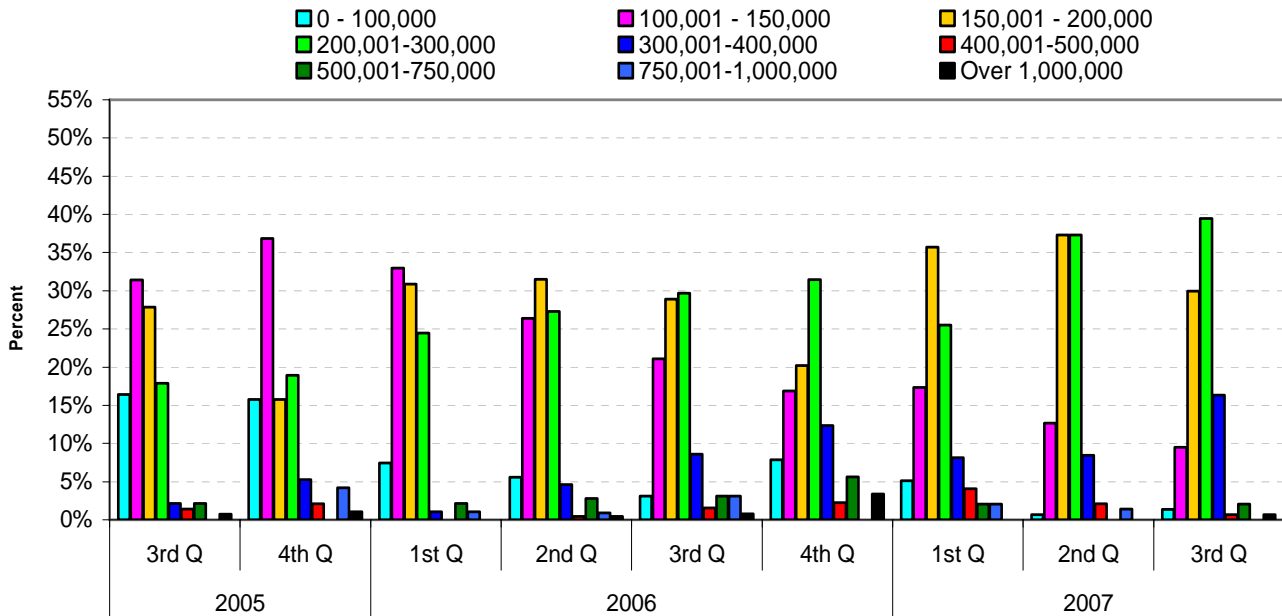
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	7	7	0%	170	217	-22%
Units Reported Sold	4	4	0%	65	135	-52%
Sell/List Ratio	57%	57%		38%	62%	
Reported Sales Dollars	\$464,500	\$364,000	28%	\$6,948,100	\$11,429,550	-39%
Average Sell Price / Unit	\$116,125	\$91,000	28%	\$106,894	\$84,663	26%
Median Sell Price	\$74,000			\$83,000		
Sell Price / List Price Ratio	84%	90%		97%	98%	
Days to Sell	205	103	100%	144	90	61%
Active Listings	102					
<b>Single Family</b>						
Units Listed	44	51	-14%	733	673	9%
Units Reported Sold	25	22	14%	426	385	11%
Sell/List Ratio	57%	43%		58%	57%	
Reported Sales Dollars	\$5,503,000	\$4,372,400	26%	\$93,325,374	\$72,618,321	29%
Average Sell Price / Unit	\$220,120	\$198,745	11%	\$219,074	\$188,619	16%
Median Sell Price	\$200,000			\$200,000		
Sell Price / List Price Ratio	94%	92%		94%	94%	
Days to Sell	81	68	20%	62	60	3%
Active Listings	172					
<b>Condos (apt)</b>						
Units Listed	3	8	-63%	69	62	11%
Units Reported Sold	3	0		16	26	-38%
Sell/List Ratio	100%	0%		23%	42%	
Reported Sales Dollars	\$962,000	\$0		\$4,899,900	\$5,353,780	-8%
Average Sell Price / Unit	\$320,000			\$306,244	\$205,915	
Median Sell Price	\$159,000			\$192,500		
Sell Price / List Price Ratio	95%			96%	100%	
Days to Sell	149			103	99	4%
Active Listings	41					
<b>Condos (townhse)</b>						
Units Listed	1	5	-80%	51	62	-18%
Units Reported Sold	2	4	-50%	43	27	59%
Sell/List Ratio	200%	80%		84%	44%	
Reported Sales Dollars	\$207,000	\$783,000	-74%	\$6,911,321	\$6,602,400	5%
Average Sell Price / Unit	\$103,500	\$195,750	-47%	\$160,728	\$244,533	-34%
Median Sell Price	\$122,000			\$110,000		
Sell Price / List Price Ratio	95%	93%		95%	94%	
Days to Sell	66	75	-13%	74	70	7%
Active Listings	6					

### PLEASE NOTE:

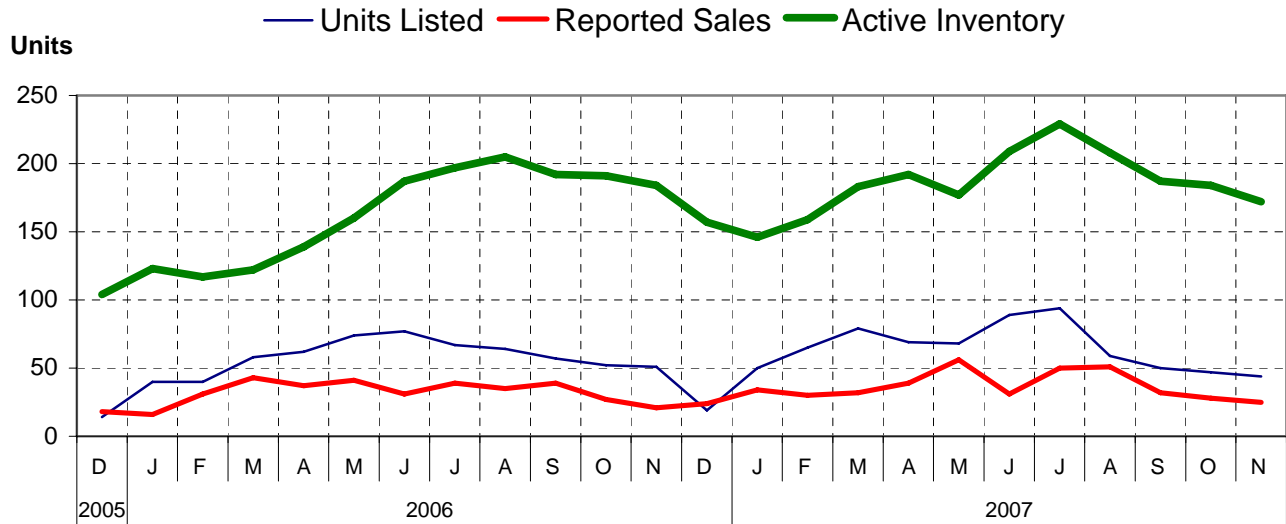
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

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

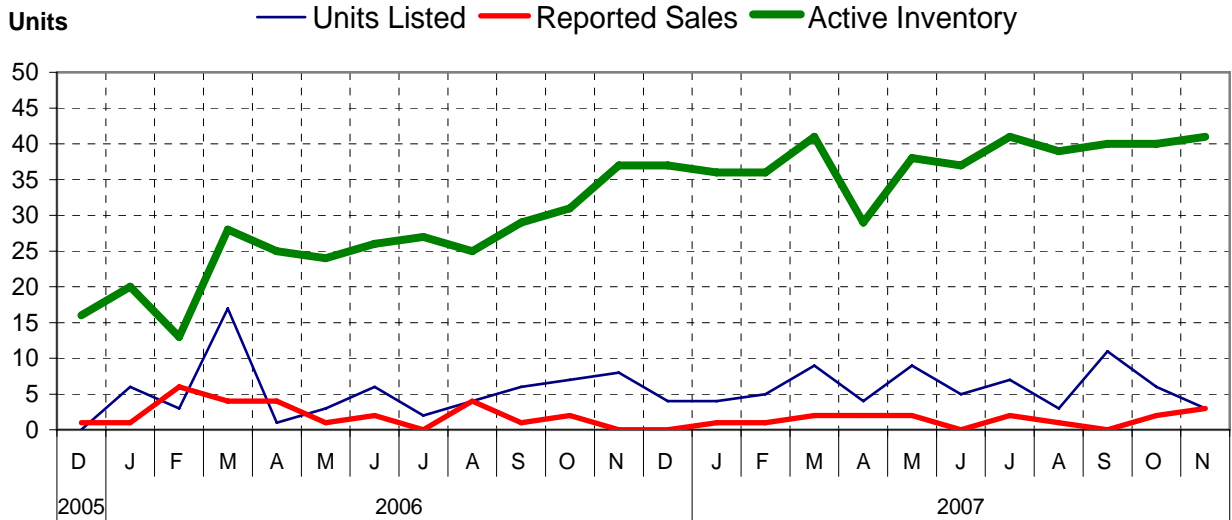
## Percentage of Market Share by Price Range Port Alberni/West Coast



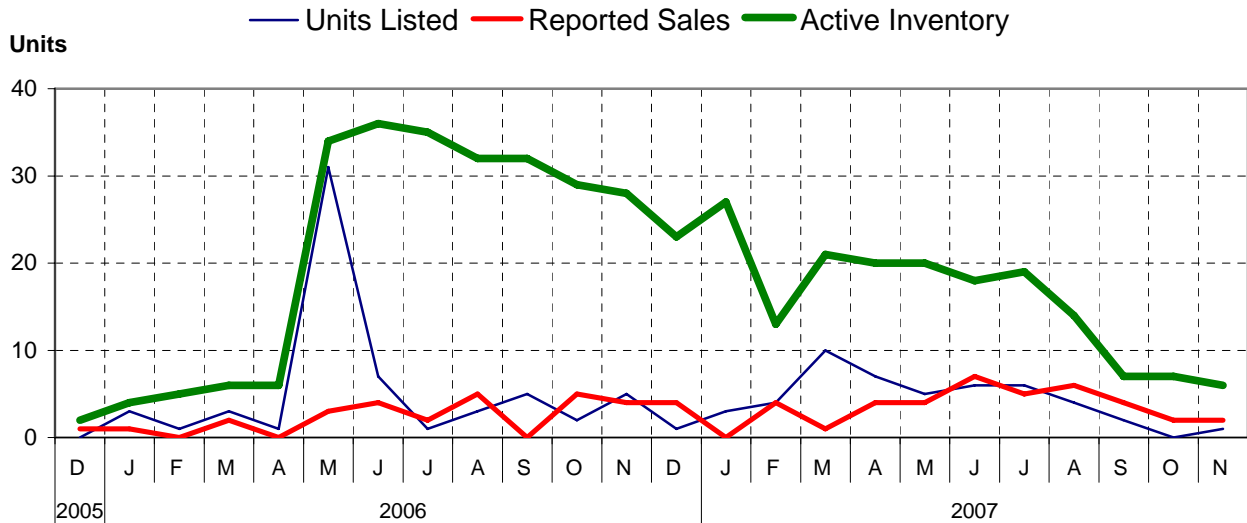
## Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

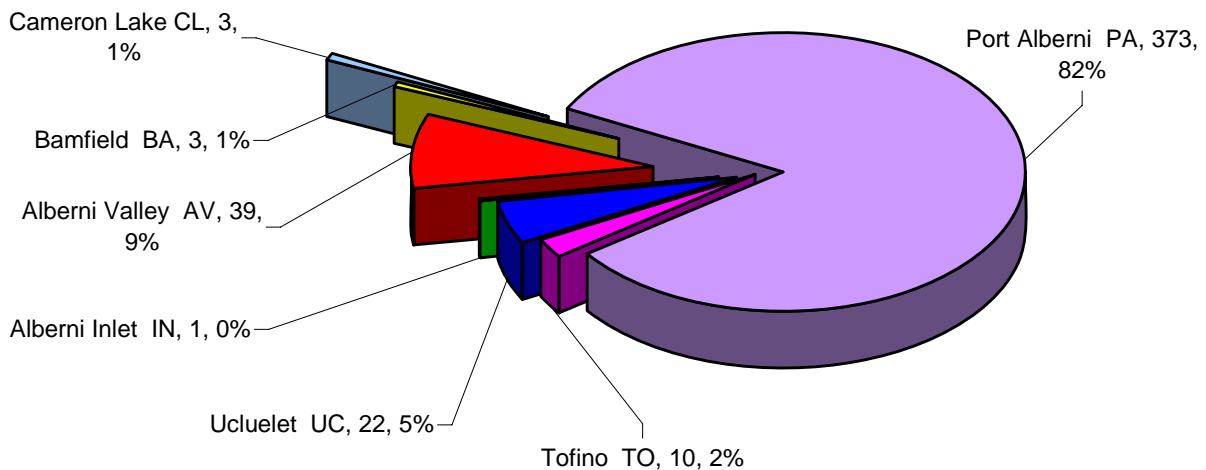


## MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to November 30, 2007

	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	<b>Total</b>
Alberni Inlet IN	0	0	0	1	0	0	0	0	0	1
Alberni Valley AV	1	0	4	14	13	3	3	1	0	39
Bamfield BA	0	0	0	0	1	0	1	1	0	3
Cameron Lake CL	0	0	0	2	1	0	0	0	0	3
Port Alberni PA	6	52	147	139	27	1	0	1	0	373
Tofino TO	0	0	0	0	3	5	2	0	0	10
Ucluelet UC	2	1	1	4	9	2	2	0	1	22
<b>ZONE 6 TOTALS</b>	<b>9</b>	<b>53</b>	<b>152</b>	<b>160</b>	<b>54</b>	<b>11</b>	<b>8</b>	<b>3</b>	<b>1</b>	<b>451</b>

### Single Family Sales - Port Alberni-West Coast by Subarea



Total Unconditional Sales - January 1 to November 30, 2007 = 451