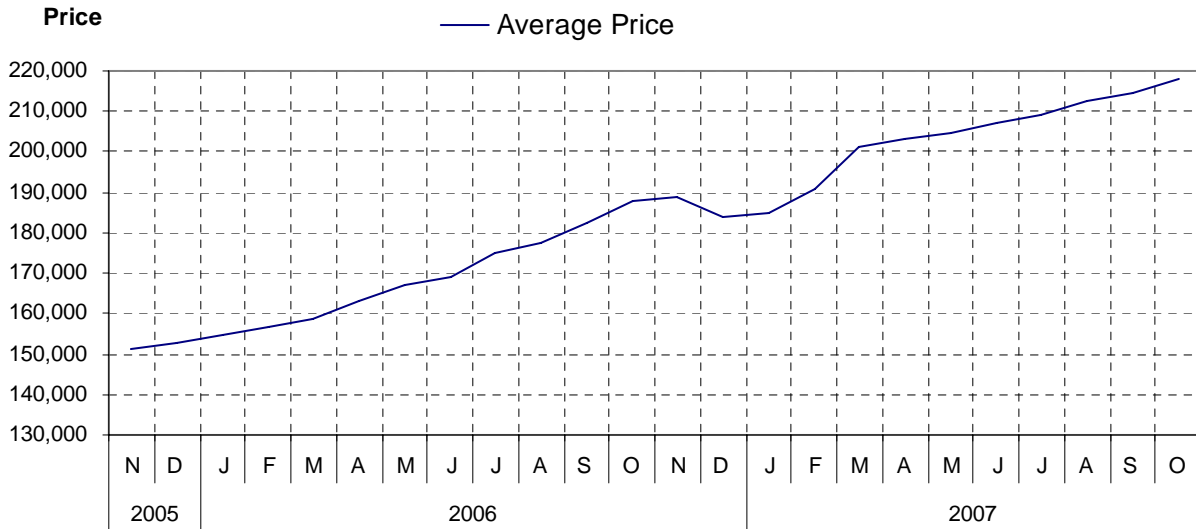


# Port Alberni / West Coast

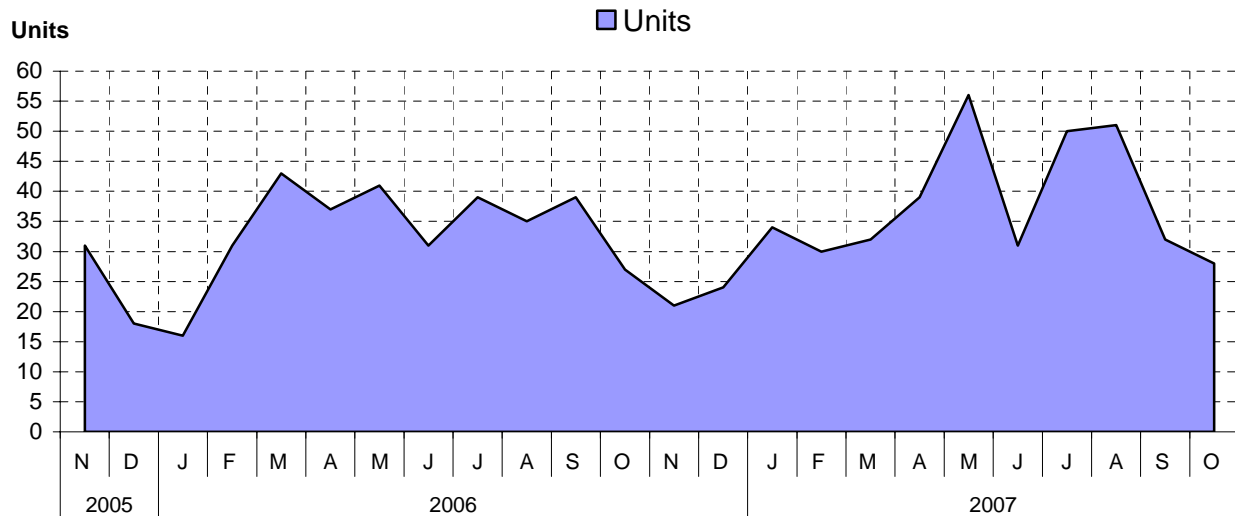
## as at October 31, 2007

### 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

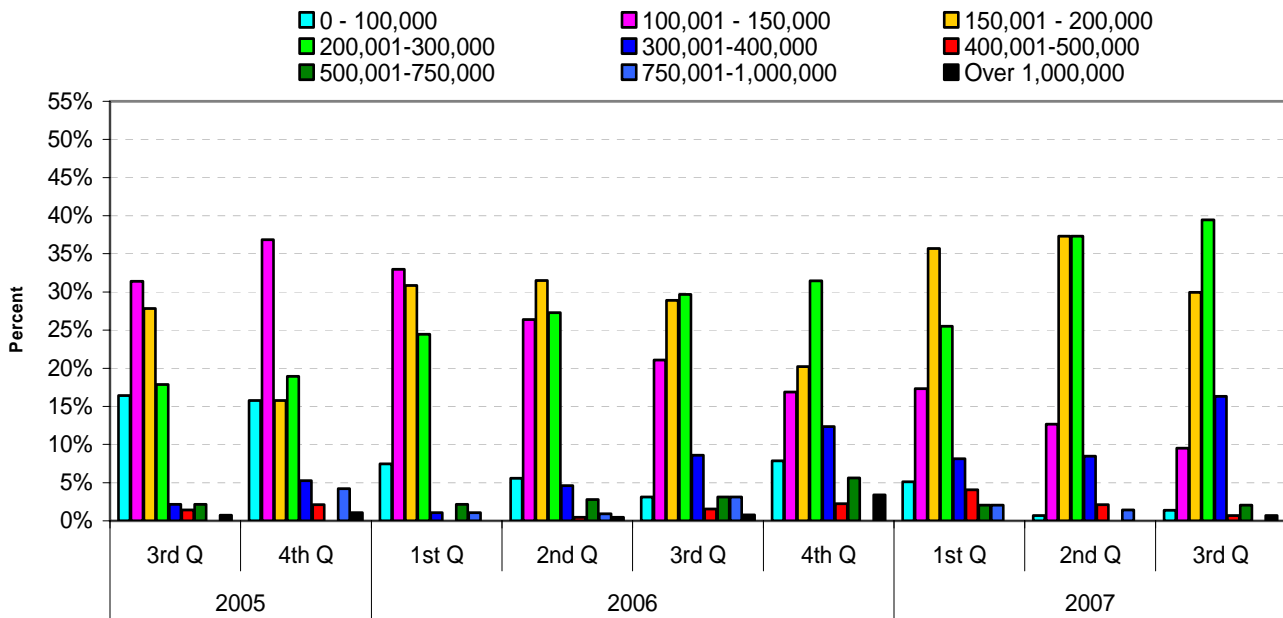
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	4	3	33%	169	212	-20%
Units Reported Sold	4	6	-33%	65	133	-51%
Sell/List Ratio	100%	200%		38%	63%	
Reported Sales Dollars	\$502,500	\$575,800	-13%	\$6,847,600	\$11,213,450	-39%
Average Sell Price / Unit	\$125,625	\$95,967	31%	\$105,348	\$84,312	25%
Median Sell Price	\$108,500			\$85,000		
Sell Price / List Price Ratio	89%	95%		97%	98%	
Days to Sell	156	112	39%	138	91	52%
Active Listings	99					
<b>Single Family</b>						
Units Listed	47	53	-11%	740	654	13%
Units Reported Sold	28	27	4%	423	395	7%
Sell/List Ratio	60%	51%		57%	60%	
Reported Sales Dollars	\$6,974,600	\$5,902,600	18%	\$92,194,774	\$74,168,221	24%
Average Sell Price / Unit	\$249,093	\$218,615	14%	\$217,955	\$187,768	16%
Median Sell Price	\$230,600			\$199,500		
Sell Price / List Price Ratio	93%	93%		94%	94%	
Days to Sell	78	62	26%	61	61	1%
Active Listings	184					
<b>Condos (apt)</b>						
Units Listed	6	7	-14%	74	54	37%
Units Reported Sold	2	2	0%	13	28	-54%
Sell/List Ratio	33%	29%		18%	52%	
Reported Sales Dollars	\$350,400	\$969,000	-64%	\$3,937,900	\$5,558,655	-29%
Average Sell Price / Unit	\$175,200	\$484,500	-64%	\$302,915	\$198,523	53%
Median Sell Price	192,500			\$192,500		
Sell Price / List Price Ratio	97%	97%		96%	101%	
Days to Sell	252	260	-3%	93	98	-6%
Active Listings	40					
<b>Condos (twnhse)</b>						
Units Listed	0	3	-100%	61	71	-14%
Units Reported Sold	2	6	-67%	49	27	81%
Sell/List Ratio		200%		80%	38%	
Reported Sales Dollars	\$417,000	\$1,993,400	-79%	\$9,386,721	\$6,247,900	50%
Average Sell Price / Unit	\$208,500	\$332,233	-37%	\$191,566	\$231,404	-17%
Median Sell Price	\$312,000			\$125,000		
Sell Price / List Price Ratio	98%	96%		95%	95%	
Days to Sell	52	94	-45%	71	60	17%
Active Listings	7					

**PLEASE NOTE:**

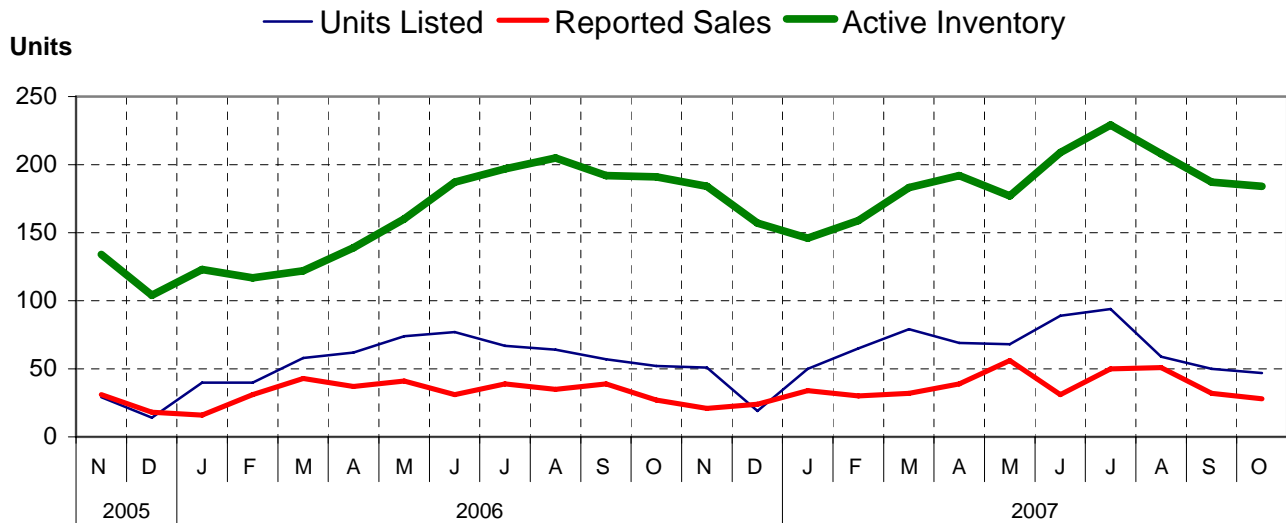
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

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

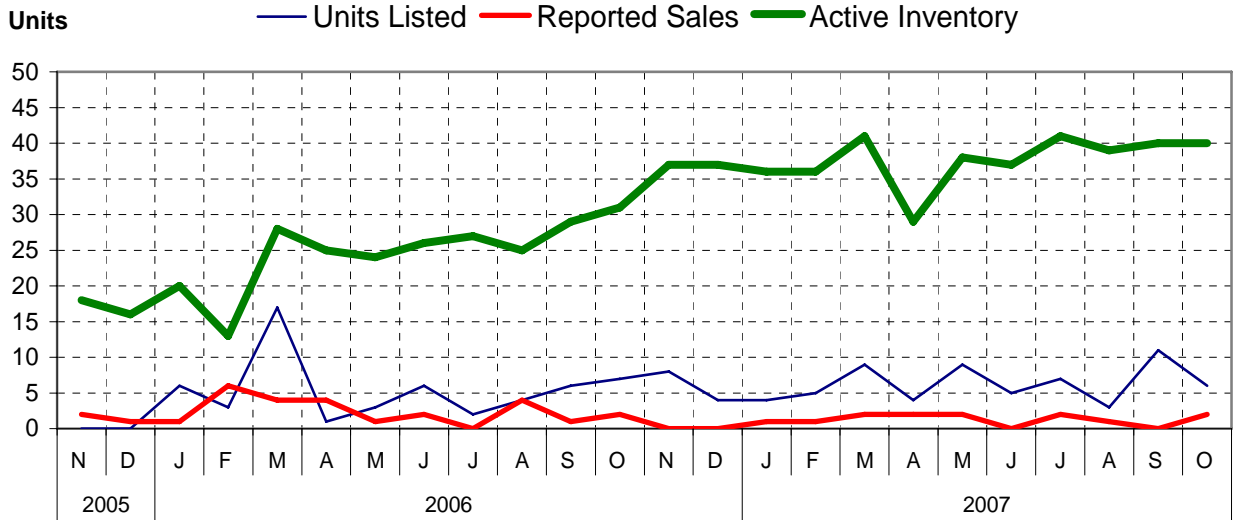
## Percentage of Market Share by Price Range Port Alberni/West Coast



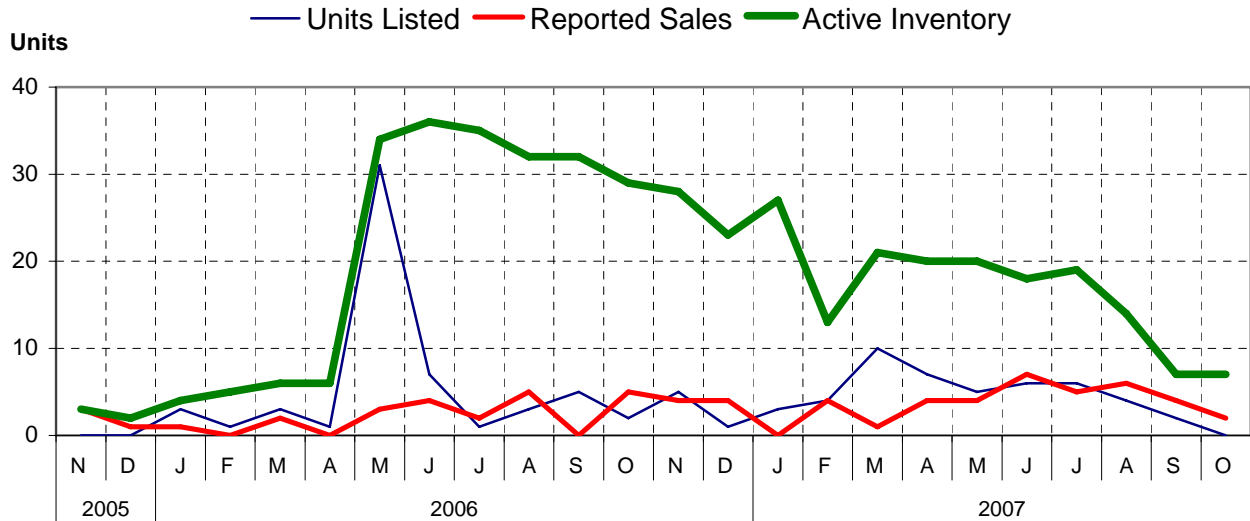
## Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

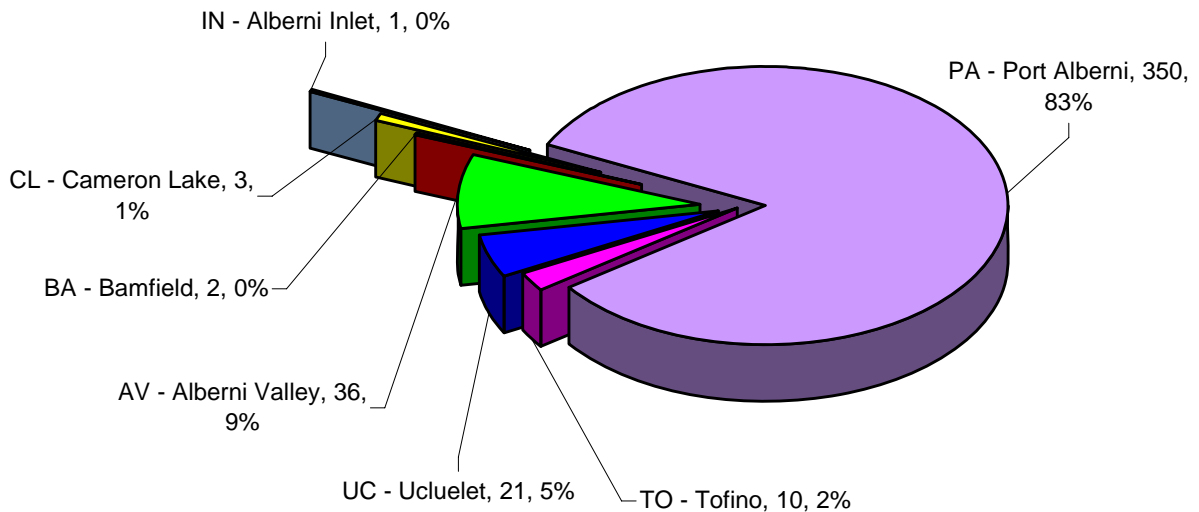


**MLS® Single Family Sales Analysis**  
 Unconditional Sales from January 1 to October 31, 2007

-----SUB-AREAS-----

<b>RANGE</b>	<b>TOTAL</b>	<b>AV</b>	<b>BA</b>	<b>CL</b>	<b>IN</b>	<b>PA</b>	<b>TO</b>	<b>UC</b>
0 - 100,000	9	1	0	0	0	6	0	2
100,001- 150,000	52	0	0	0	0	51	0	1
150,001- 200,000	140	4	0	0	0	135	0	1
200,001- 300,000	150	13	0	2	1	131	0	3
300,001- 400,000	51	12	1	1	0	25	3	9
400,001- 500,000	10	2	0	0	0	1	5	2
500,001- 750,000	7	3	0	0	0	0	2	2
750,001-1,000,000	3	1	1	0	0	1	0	0
OVER 1,000,000	1	0	0	0	0	0	0	1
<b>ZONE 6 TOTALS</b>	<b>423</b>	<b>36</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>350</b>	<b>10</b>	<b>21</b>

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



Total Unconditional Sales - January 1 to October 31, 2007 = 423