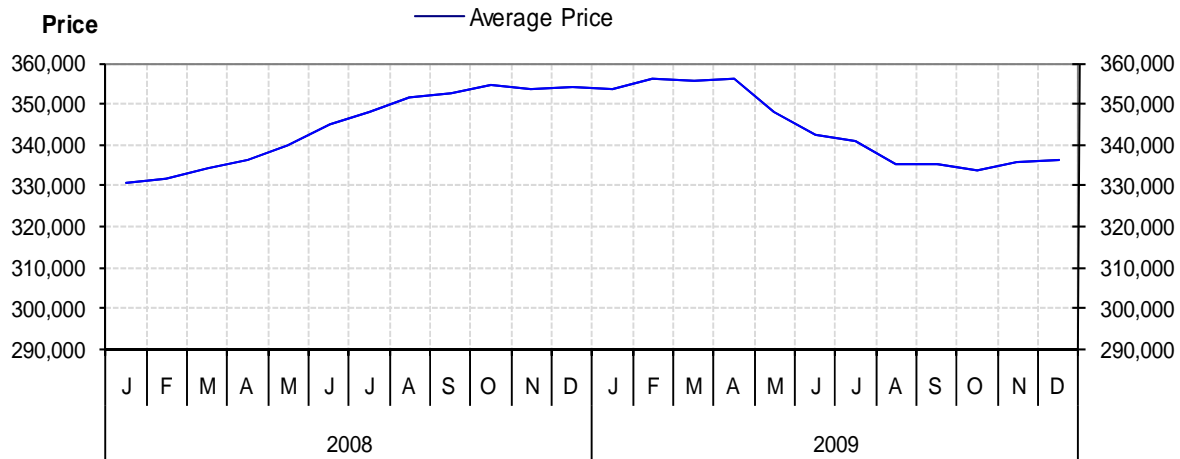


Comox Valley

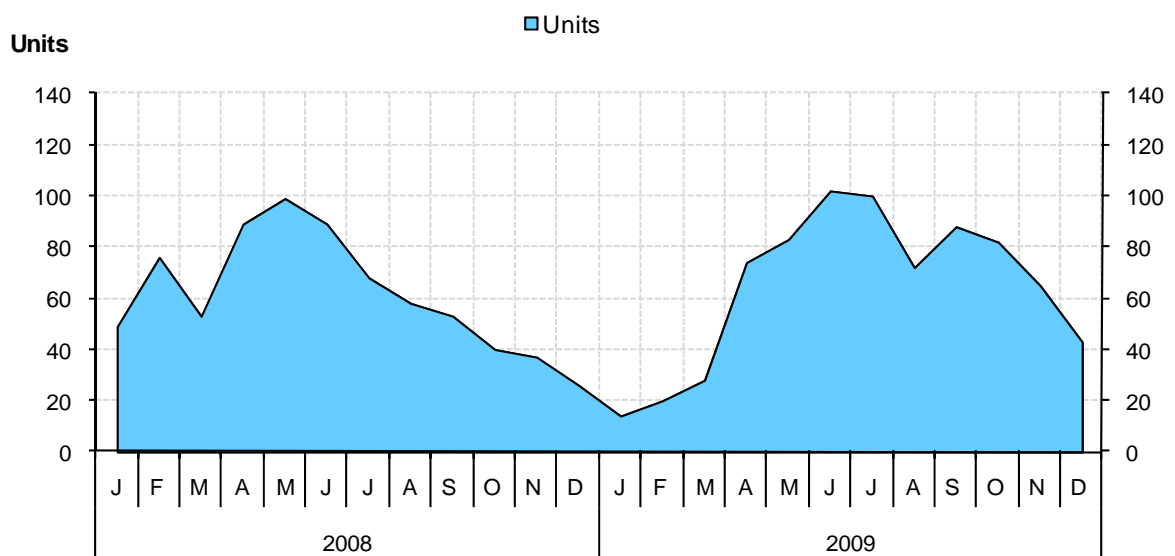
as at December 31, 2009

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	18	23	-22%	245	280	-12%
Units Reported Sold	16	1	1500%	128	84	52%
Sell/List Ratio	89%	4%		52%	30%	
Reported Sales Dollars	\$2,049,600	\$137,500	1391%	\$17,076,045	\$12,781,525	34%
Average Sell Price / Unit	\$128,100	\$137,500	-7%	\$133,407	\$152,161	-12%
Median Sell Price	\$128,000			\$130,000		
Sell Price / List Price Ratio	95%	98%		93%	101%	
Days to Sell	237	247	-4%	180	135	33%
Active Listings	120	157				
Single Family						
Units Listed	56	42	33%	1291	1563	-17%
Units Reported Sold	43	26	65%	770	734	5%
Sell/List Ratio	77%	62%		60%	47%	
Reported Sales Dollars	\$14,602,125	\$8,346,400	75%	\$259,136,874	\$260,061,446	0%
Average Sell Price / Unit	\$339,584	\$321,015	6%	\$336,541	\$354,307	-5%
Median Sell Price	\$325,000			\$325,000		
Sell Price / List Price Ratio	94%	91%		94%	95%	
Days to Sell	89	79	14%	87	67	31%
Active Listings	272	367				
Condos (Apt)						
Units Listed	33	15	120%	415	504	-18%
Units Reported Sold	4	1	300%	104	152	-32%
Sell/List Ratio	12%	7%		25%	30%	
Reported Sales Dollars	\$632,900	\$349,000	81%	\$20,825,055	\$32,254,744	-35%
Average Sell Price / Unit	\$158,225	\$349,000	-55%	\$200,241	\$212,202	-6%
Median Sell Price	\$126,900			\$168,000		
Sell Price / List Price Ratio	96%	100%		92%	96%	
Days to Sell	27	254	-89%	149	104	43%
Active Listings	192	237				
Condos (Patio)						
Units Listed	2	3	-33%	143	141	1%
Units Reported Sold	7	2	250%	94	71	32%
Sell/List Ratio	350%	67%		66%	50%	
Reported Sales Dollars	\$1,884,500	\$497,400	279%	\$25,067,572	\$21,156,155	18%
Average Sell Price / Unit	\$269,214	\$248,700	8%	\$266,676	\$297,974	-11%
Median Sell Price	\$280,000			\$273,400		
Sell Price / List Price Ratio	97%	91%		95%	98%	
Days to Sell	92	82	12%	127	84	52%
Active Listings	34	58				
Condos (Twnhse)						
Units Listed	6	4	50%	94	142	-34%
Units Reported Sold	5	2	150%	53	63	-16%
Sell/List Ratio	83%	50%		56%	44%	
Reported Sales Dollars	\$1,168,136	\$335,000	249%	\$10,821,294	\$14,412,950	-25%
Average Sell Price / Unit	\$233,627	\$167,500	39%	\$204,175	\$228,777	-11%
Median Sell Price	\$230,136			\$200,000		
Sell Price / List Price Ratio	90%	89%		92%	94%	
Days to Sell	169	47	260%	111	84	32%
Active Listings	31	40				

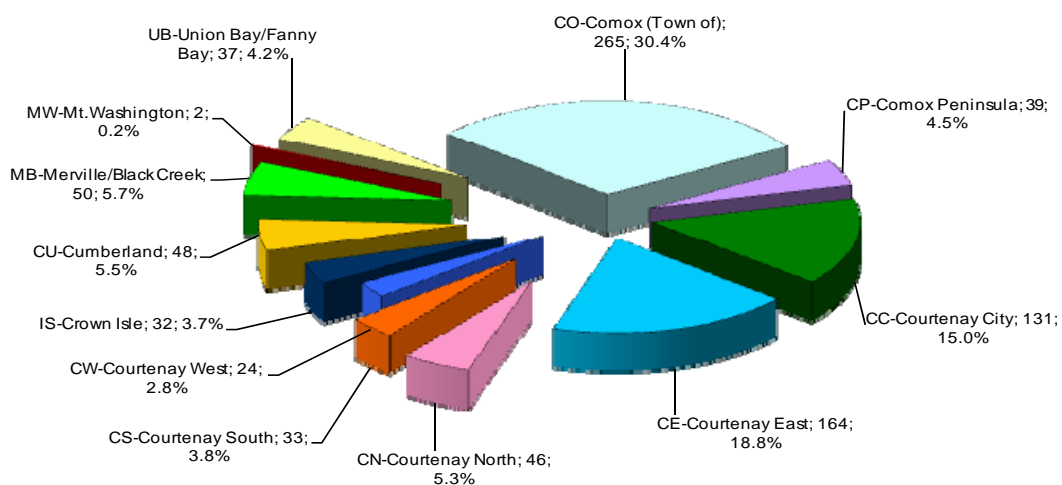
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to December 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)	1	2	16	48	90	66	23	6	9	2	1	1	0	0	265
CP-Comox Peninsula	1	1	1	5	4	5	4	3	10	1	3	0	1	0	39
CC-Courtenay City	0	12	39	53	16	7	3	1	0	0	0	0	0	0	131
CE-Courtenay East	1	6	11	23	62	33	16	7	3	1	0	0	1	0	164
CN-Courtenay North	0	1	5	7	8	4	5	2	10	2	0	1	0	1	46
CS-Courtenay South	0	3	1	4	6	5	4	2	4	3	0	0	0	1	33
CW-Courtenay West	0	0	3	2	6	4	3	4	2	0	0	0	0	0	24
IS-Crown Isle	0	0	0	0	0	3	8	5	10	2	3	0	0	1	32
CU-Cumberland	0	3	14	14	11	4	2	0	0	0	0	0	0	0	48
MB-Merville/Black Creek	2	2	3	10	8	10	5	8	0	1	0	0	1	0	50
MW-Mt. Washington	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2
UB-Union Bay/Fanny Bay	1	1	5	6	5	6	4	3	1	3	2	0	0	0	37
ZONE 2 TOTALS	6	31	98	173	216	147	77	42	49	15	9	2	3	3	871

Single Family Sales - Comox Valley by Subarea

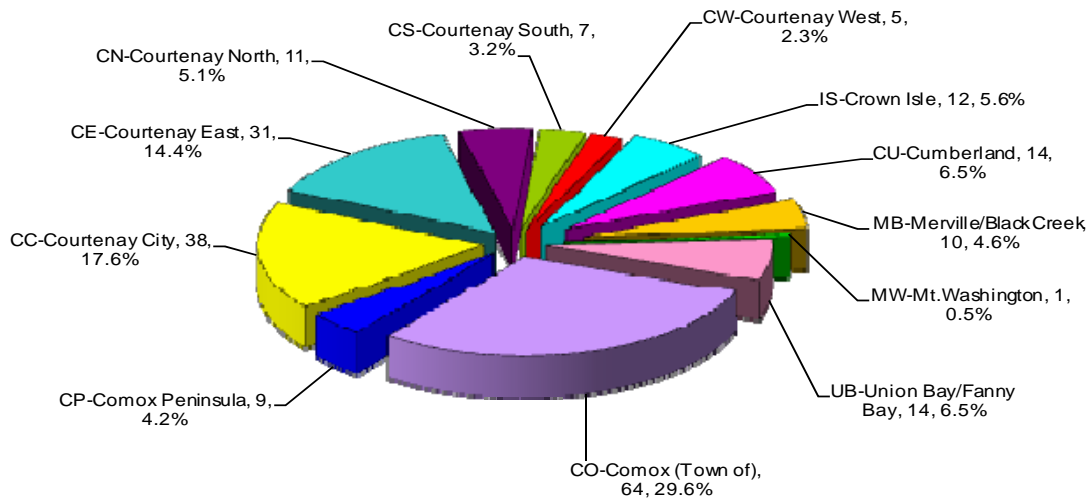


Total Unconditional Sales from January 1 to December 31, 2009 = 871

4th Quarter 2009 MLS® Single Family Sales Analysis Unconditional Sales from October 1 to December 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	0	2	8	23	19	6	2	2	1	1	0	0	0	64
CP-Comox Peninsula	1	0	0	3	2	0	0	1	2	0	0	0	0	0	9
CC-Courtenay City	0	2	10	16	6	3	1	0	0	0	0	0	0	0	38
CE-Courtenay East	0	2	0	4	12	11	0	1	1	0	0	0	0	0	31
CN-Courtenay North	0	0	0	3	3	0	1	0	3	0	0	0	0	1	11
CS-Courtenay South	0	0	0	1	0	1	2	0	2	1	0	0	0	0	7
CW-Courtenay West	0	0	0	0	3	1	1	0	0	0	0	0	0	0	5
IS-Crown Isle	0	0	0	0	0	2	2	2	3	1	2	0	0	0	12
CU-Cumberland	0	2	5	1	3	1	2	0	0	0	0	0	0	0	14
MB-Merville/Black Creek	0	0	1	2	2	3	1	0	0	1	0	0	0	0	10
MW-Mt. Washington	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
UB-Union Bay/Fanny Bay	0	0	3	3	4	1	1	0	0	1	1	0	0	0	14
ZONE 2 TOTALS	1	6	21	42	58	42	17	6	13	5	4	0	0	1	216

4th Quarter 2009 Single Family Sales Comox Valley by Subarea



Total Unconditional Sales from October 1 to December 31, 2009 = 216