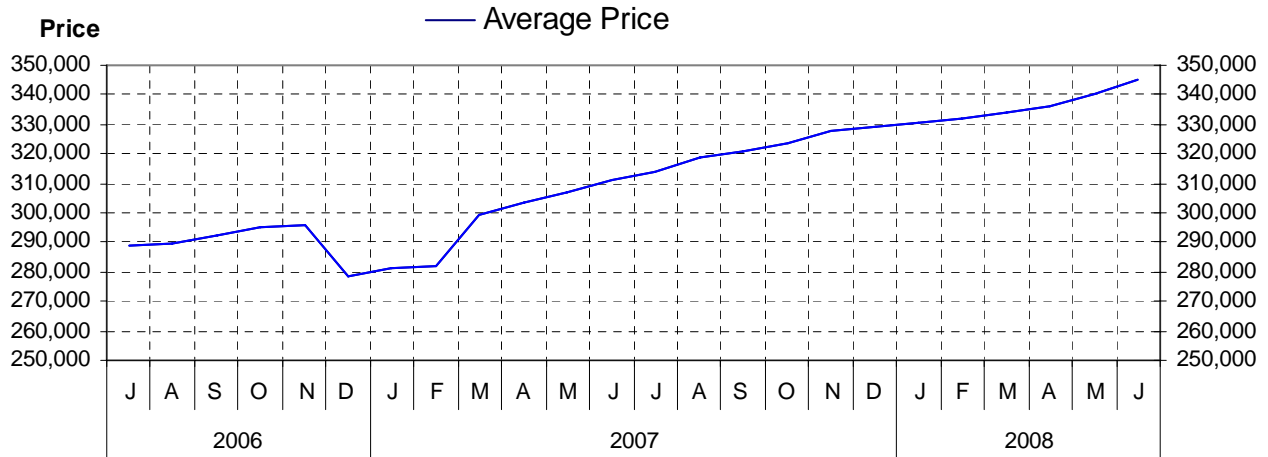


# Comox Valley

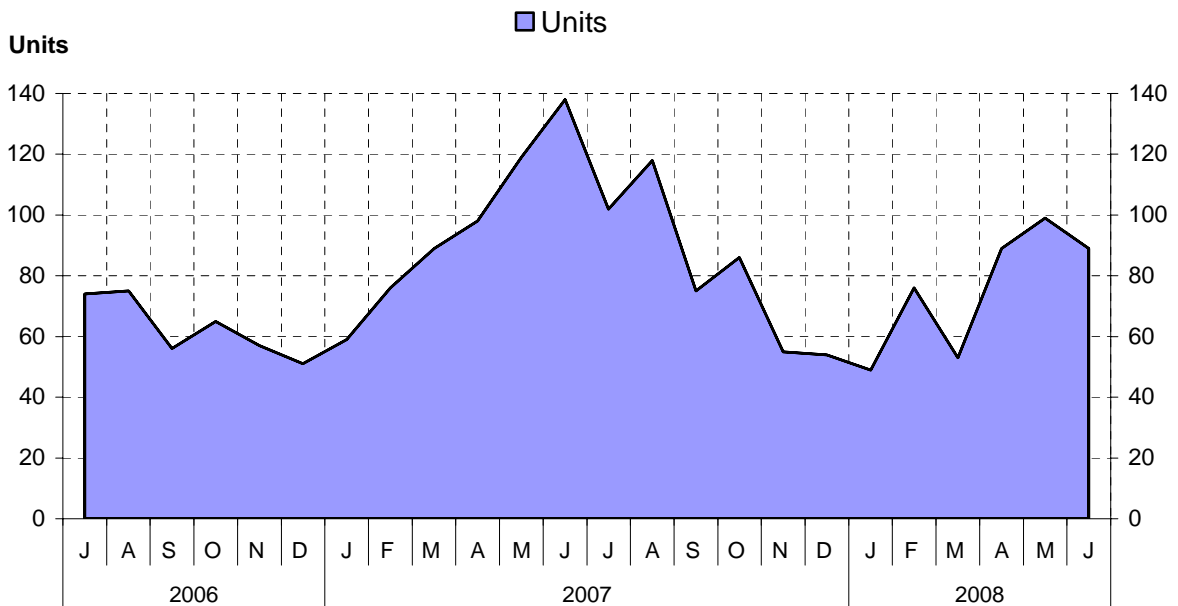
## as at June 30, 2008

### 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

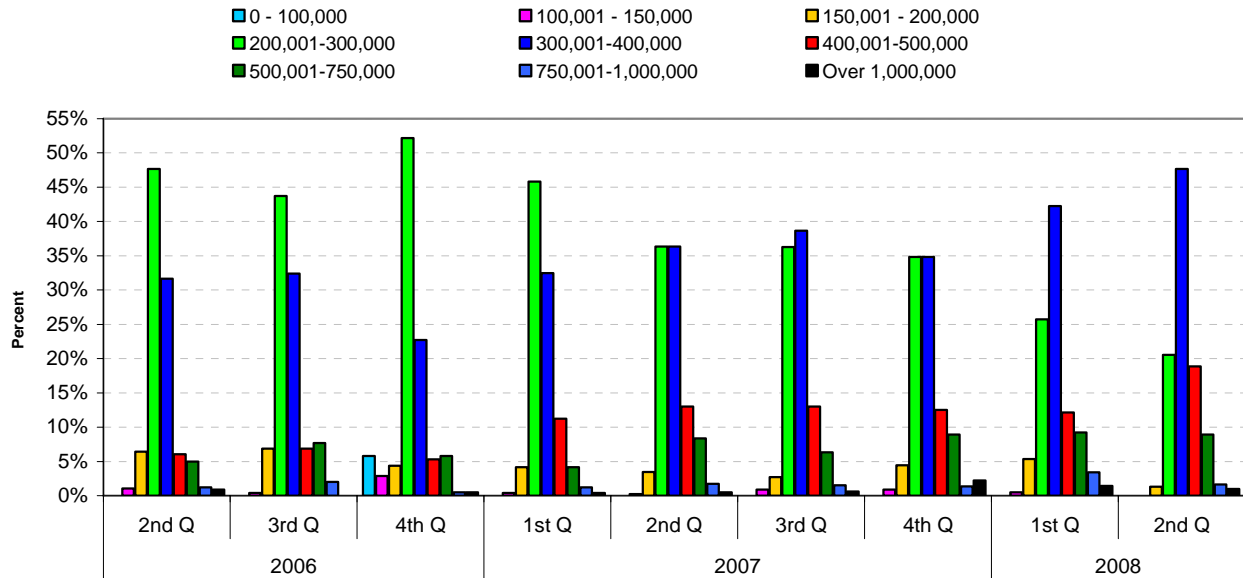
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
<b>Lots</b>						
Units Listed	16	9	78%	254	353	-28%
Units Reported Sold	4	20	-80%	172	130	32%
Sell/List Ratio	25%	222%		68%	37%	
Reported Sales Dollars	\$534,900	\$2,545,900	-79%	\$23,447,535	\$17,362,545	35%
Average Sell Price / Unit	\$133,725	\$127,295	5%	\$136,323	\$133,558	2%
Median Sell Price	\$139,900			\$124,900		
Sell Price / List Price Ratio	93%	98%		101%	97%	
Days to Sell	110	105	5%	123	83	48%
Active Listings	125					
<b>Single Family</b>						
Units Listed	159	152	5%	1607	1439	12%
Units Reported Sold	89	137	-35%	943	955	-1%
Sell/List Ratio	56%	90%		59%	66%	
Reported Sales Dollars	\$33,517,080	\$45,141,735	-26%	\$325,213,439	\$297,841,321	9%
Average Sell Price / Unit	\$376,596	\$329,502	14%	\$344,871	\$311,876	11%
Median Sell Price	\$355,000			\$327,000		
Sell Price / List Price Ratio	96%	96%		97%	96%	
Days to Sell	72	57	26%	61	66	-8%
Active Listings	571					
<b>Condos (Apt)</b>						
Units Listed	74	67	10%	516	495	4%
Units Reported Sold	15	25	-40%	296	261	13%
Sell/List Ratio	20%	37%		57%	53%	
Reported Sales Dollars	\$2,140,550	\$5,919,500	-64%	\$55,154,363	\$54,332,761	2%
Average Sell Price / Unit	\$142,703	\$236,780	-40%	\$186,332	\$208,171	-10%
Median Sell Price	135,000			\$162,000		
Sell Price / List Price Ratio	97%	98%		97%	98%	
Days to Sell	38	108	-65%	90	86	6%
Active Listings	266					
<b>Condos (Twnhse)</b>						
Units Listed	16	16	0%	187	164	14%
Units Reported Sold	12	21	-43%	100	109	-8%
Sell/List Ratio	75%	131%		53%	66%	
Reported Sales Dollars	\$2,870,000	\$4,200,250	-32%	\$21,829,100	\$20,823,300	5%
Average Sell Price / Unit	\$239,167	\$200,012	20%	\$218,291	\$191,039	14%
Median Sell Price	\$216,000			\$199,900		
Sell Price / List Price Ratio	95%	97%		96%	97%	
Days to Sell	101	48	110%	83	50	67%
Active Listings	56					

### PLEASE NOTE:

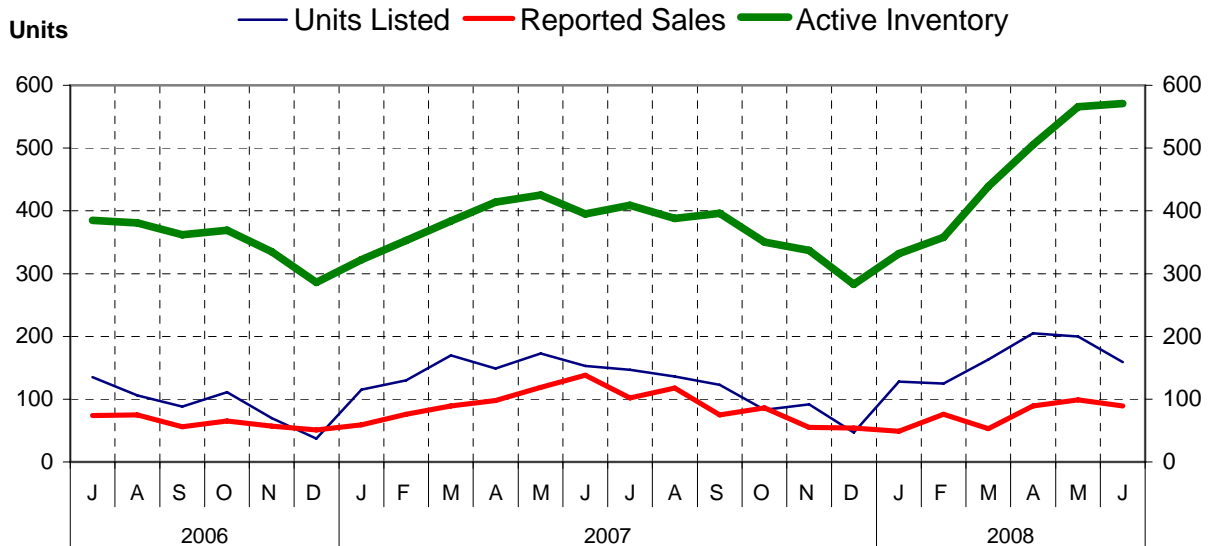
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

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

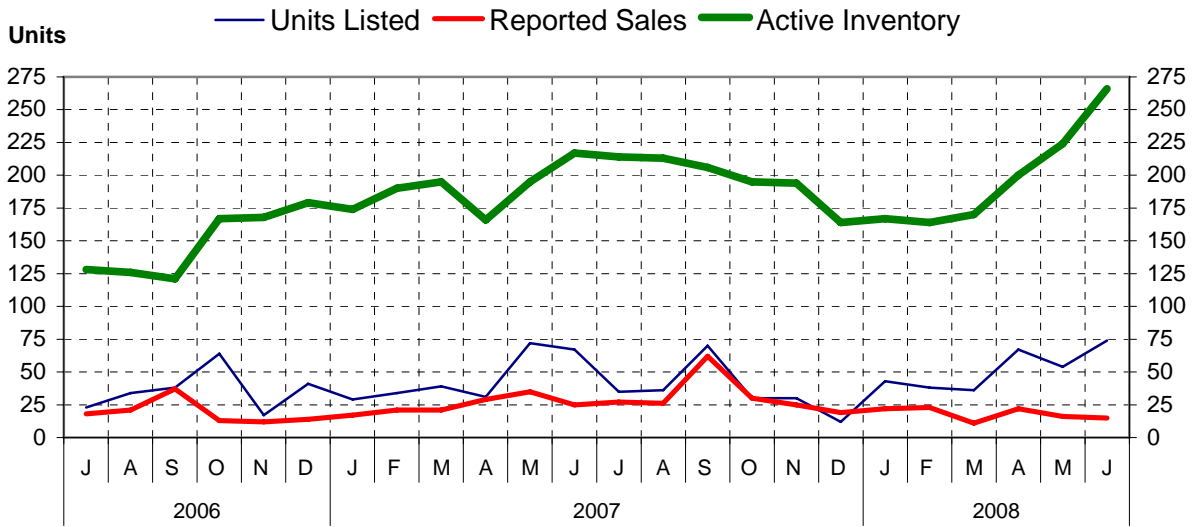
### Percentage of Market Share by Price Range Comox Valley



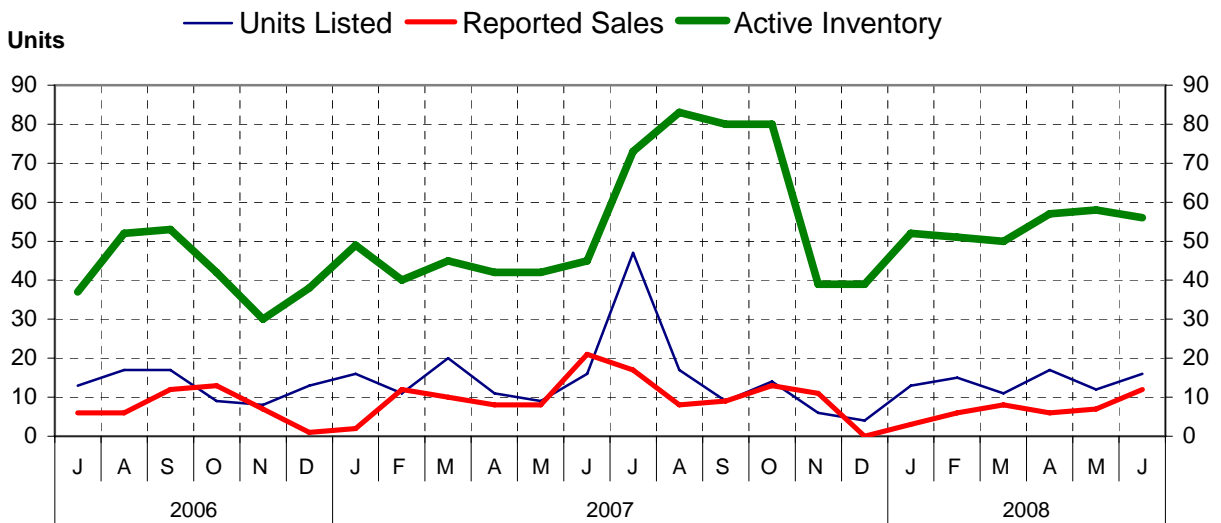
### Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

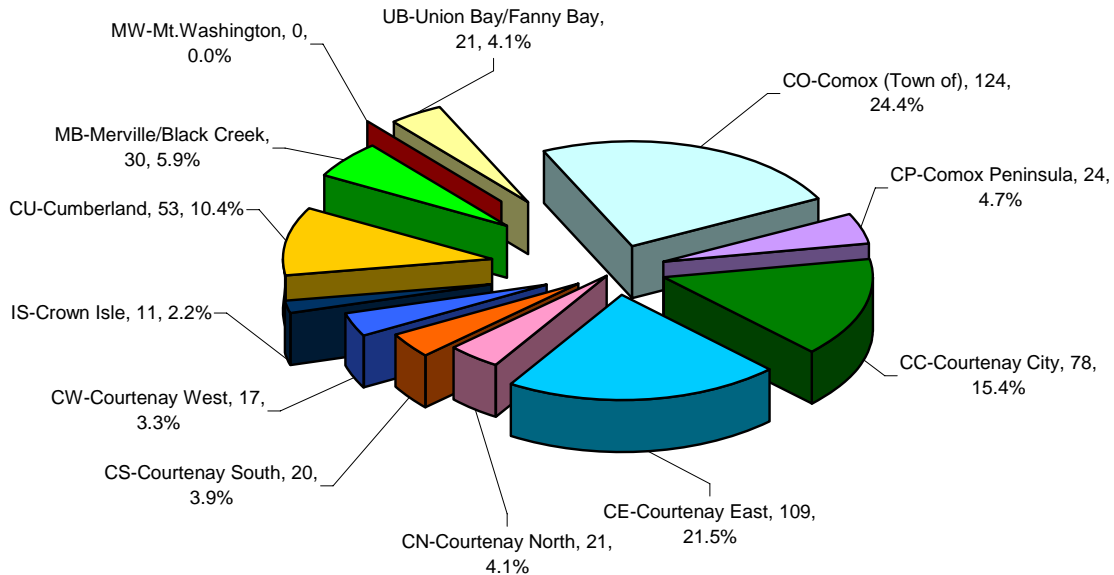


## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to June 30, 2008

	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>
CO-Comox (Town of)	0	0	1	9	74	27	8	3	2	124
CP-Comox Peninsula	0	0	0	2	8	5	7	1	1	24
CC-Courtenay City	0	0	2	49	24	3	0	0	0	78
CE-Courtenay East	0	0	2	14	65	21	7	0	0	109
CN-Courtenay North	0	0	0	4	6	2	5	3	1	21
CS-Courtenay South	0	0	2	3	4	5	4	2	0	20
CW-Courtenay West	0	1	0	3	8	2	2	1	0	17
IS-Crown Isle	0	0	0	0	0	6	4	1	0	11
CU-Cumberland	0	0	6	23	23	1	0	0	0	53
MB-Merville/Black Creek	0	0	1	3	11	9	5	0	1	30
MW-Mt.Washington	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	0	1	5	8	1	4	1	1	21
<b>ZONE 2 TOTALS</b>	<b>0</b>	<b>1</b>	<b>15</b>	<b>115</b>	<b>231</b>	<b>82</b>	<b>46</b>	<b>12</b>	<b>6</b>	<b>508</b>

### Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to June 30, 2008 = 508

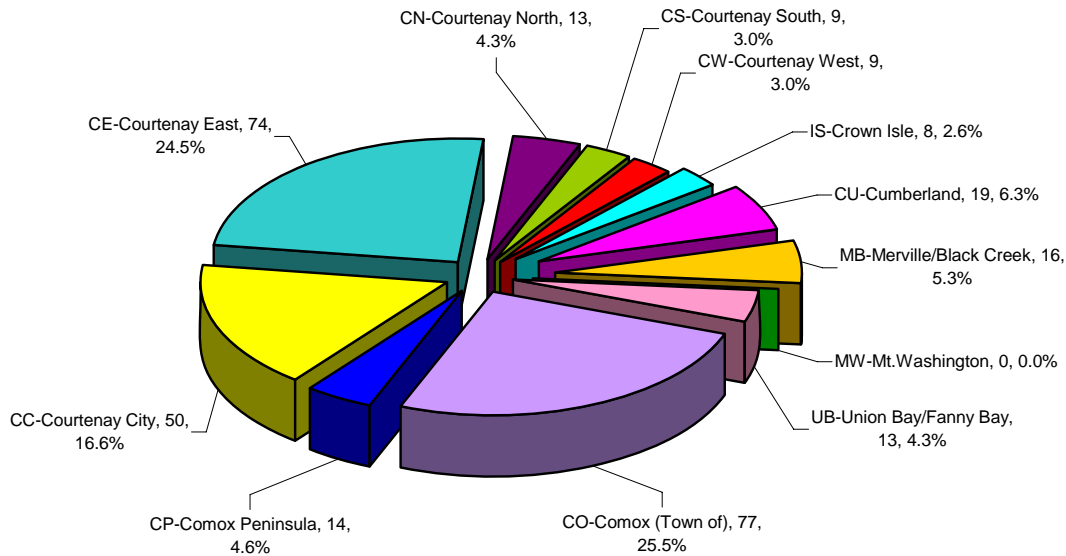
## 2nd Quarter 2008

### MLS® Single Family Sales Analysis

Unconditional Sales from April 1 to June 30, 2008

	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	Total
CO-Comox (Town of)	0	0	0	4	50	17	5	1	0	77
CP-Comox Peninsula	0	0	0	1	5	5	3	0	0	14
CC-Courtenay City	0	0	1	35	12	2	0	0	0	50
CE-Courtenay East	0	0	1	3	49	17	4	0	0	74
CN-Courtenay North	0	0	0	2	4	1	3	2	1	13
CS-Courtenay South	0	0	0	1	3	2	2	1	0	9
CW-Courtenay West	0	0	0	2	4	1	2	0	0	9
IS-Crown Isle	0	0	0	0	0	5	2	1	0	8
CU-Cumberland	0	0	2	9	7	1	0	0	0	19
MB-Merville/Black Creek	0	0	0	2	5	5	3	0	1	16
MW-Mt. Washington	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	0	0	3	5	1	3	0	1	13
<b>ZONE 2 TOTALS</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>62</b>	<b>144</b>	<b>57</b>	<b>27</b>	<b>5</b>	<b>3</b>	<b>302</b>

### 2nd Quarter 2008 Single Family Sales Comox Valley by Subarea



Total Unconditional Sales from April 1 to June 30, 2008 = 302