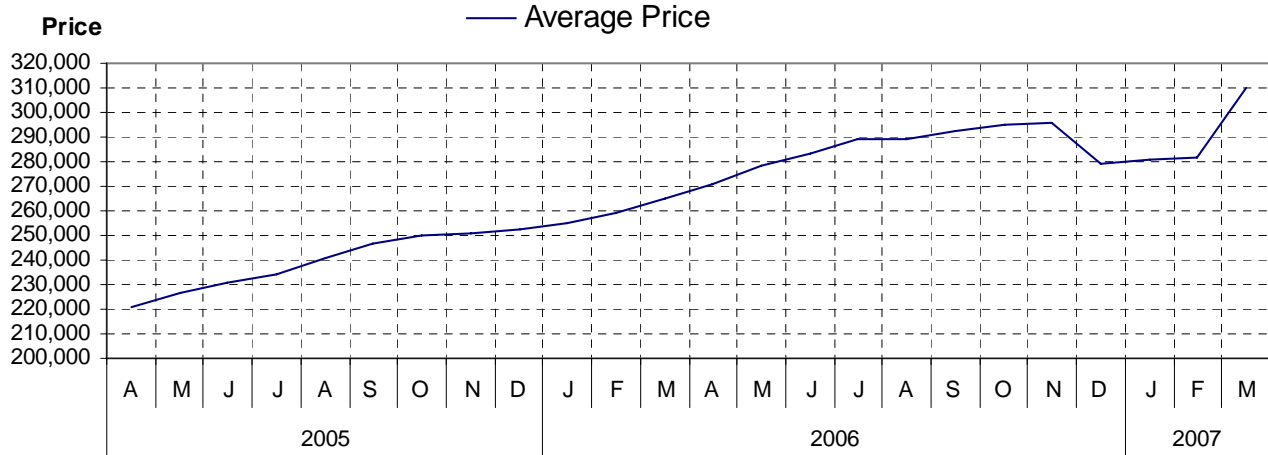


# Comox Valley

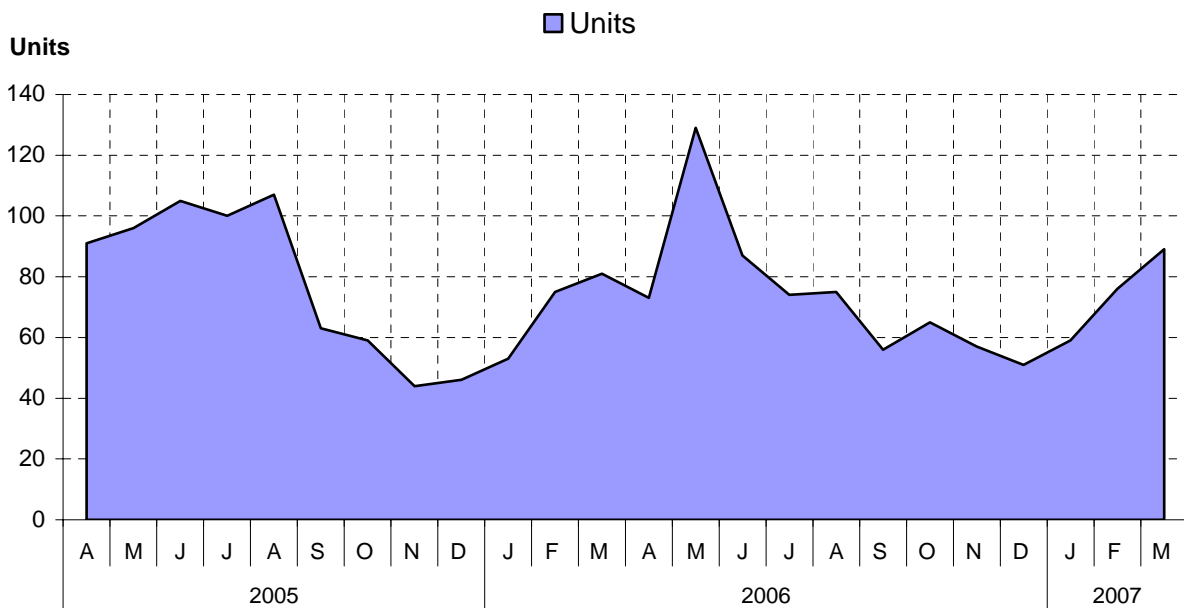
## as at March 31, 2007

### 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 (Reported Sales – Unconditional Sales Only)

|                             | -----CURRENT MONTH----- |            |          | -----12 MONTHS TO DATE----- |             |          |
|-----------------------------|-------------------------|------------|----------|-----------------------------|-------------|----------|
|                             | THIS YEAR               | LAST YEAR  | % Change | THIS YEAR                   | LAST YEAR   | % Change |
| <b>LOTS</b>                 |                         |            |          |                             |             |          |
| UNITS LISTED                | 18                      | 8          | 125 %    | 313                         | 165         | 89 %     |
| UNITS REPORTED SOLD         | 26                      | 10         | 160 %    | 108                         | 120         | 10-%     |
| SELL/LIST RATIO             | 144 %                   | 125 %      |          | 34 %                        | 72 %        |          |
| REPORTED SALES DOLLARS      | 3,153,995               | 1,427,363  | 120 %    | 16,356,970                  | 14,981,813  | 9 %      |
| AVG SELL PRICE/UNIT         | 121,307                 | 142,736    | 15-%     | 151,453                     | 124,848     | 21 %     |
| MEDIAN SELL PRICE           | 104,000                 |            |          | 136,000                     |             |          |
| PRICE RATIO                 | 95 %                    | 98 %       |          | 96 %                        | 99 %        |          |
| DAYS TO SELL                | 118                     | 75         | 57 %     | 64                          | 60          | 6 %      |
| ACTIVE LISTINGS             | 172                     | 27         | 537 %    |                             |             |          |
| <b>SINGLE FAMILY</b>        |                         |            |          |                             |             |          |
| UNITS LISTED                | 170                     | 140        | 21 %     | 1,412                       | 1,284       | 9 %      |
| UNITS REPORTED SOLD         | 89                      | 84         | 5 %      | 906                         | 1,019       | 11-%     |
| SELL/LIST RATIO             | 52 %                    | 60 %       |          | 64 %                        | 79 %        |          |
| REPORTED SALES DOLLARS      | 27,621,450              | 24,107,751 | 14 %     | 271,116,277                 | 254,886,478 | 6 %      |
| AVG SELL PRICE/UNIT         | 310,353                 | 286,997    | 8 %      | 299,245                     | 250,133     | 19 %     |
| MEDIAN SELL PRICE           | 300,835                 |            |          | 286,000                     |             |          |
| PRICE RATIO                 | 98 %                    | 98 %       |          | 98 %                        | 98 %        |          |
| DAYS TO SELL                | 70                      | 49         | 42 %     | 66                          | 54          | 22 %     |
| ACTIVE LISTINGS             | 384                     | 303        | 26 %     |                             |             |          |
| <b>CONDOMINIUM (APT)</b>    |                         |            |          |                             |             |          |
| UNITS LISTED                | 39                      | 29         | 34 %     | 420                         | 336         | 25 %     |
| UNITS REPORTED SOLD         | 21                      | 16         | 31 %     | 240                         | 262         | 8-%      |
| SELL/LIST RATIO             | 53 %                    | 55 %       |          | 57 %                        | 77 %        |          |
| REPORTED SALES DOLLARS      | 5,366,794               | 2,958,501  | 81 %     | 48,222,429                  | 37,265,791  | 29 %     |
| AVG SELL PRICE/UNIT         | 255,561                 | 184,906    | 38 %     | 200,926                     | 142,235     | 41 %     |
| MEDIAN SELL PRICE           | 239,900                 |            |          | 170,000                     |             |          |
| PRICE RATIO                 | 99 %                    | 98 %       |          | 98 %                        | 99 %        |          |
| DAYS TO SELL                | 99                      | 29         | 241 %    | 76                          | 50          | 52 %     |
| ACTIVE LISTINGS             | 195                     | 99         | 96 %     |                             |             |          |
| <b>CONDOMINIUM (TWNHSE)</b> |                         |            |          |                             |             |          |
| UNITS LISTED                | 20                      | 14         | 42 %     | 161                         | 171         | 5-%      |
| UNITS REPORTED SOLD         | 10                      | 17         | 41-%     | 112                         | 107         | 4 %      |
| SELL/LIST RATIO             | 50 %                    | 121 %      |          | 69 %                        | 62 %        |          |
| REPORTED SALES DOLLARS      | 2,008,900               | 2,966,900  | 32-%     | 20,431,700                  | 16,931,656  | 20 %     |
| AVG SELL PRICE/UNIT         | 200,890                 | 174,523    | 15 %     | 182,425                     | 158,239     | 15 %     |
| MEDIAN SELL PRICE           | 212,500                 |            |          | 172,500                     |             |          |
| PRICE RATIO                 | 98 %                    | 99 %       |          | 97 %                        | 99 %        |          |
| DAYS TO SELL                | 25                      | 60         | 58-%     | 55                          | 49          | 12 %     |
| ACTIVE LISTINGS             | 45                      | 63         | 28-%     |                             |             |          |

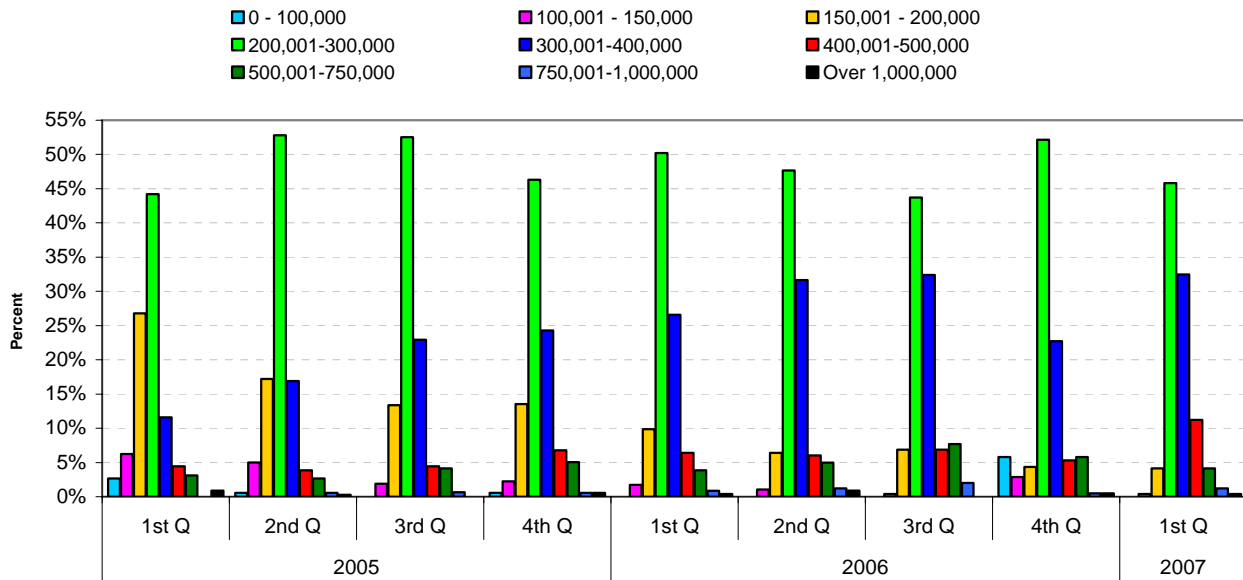
### PLEASE NOTE:

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

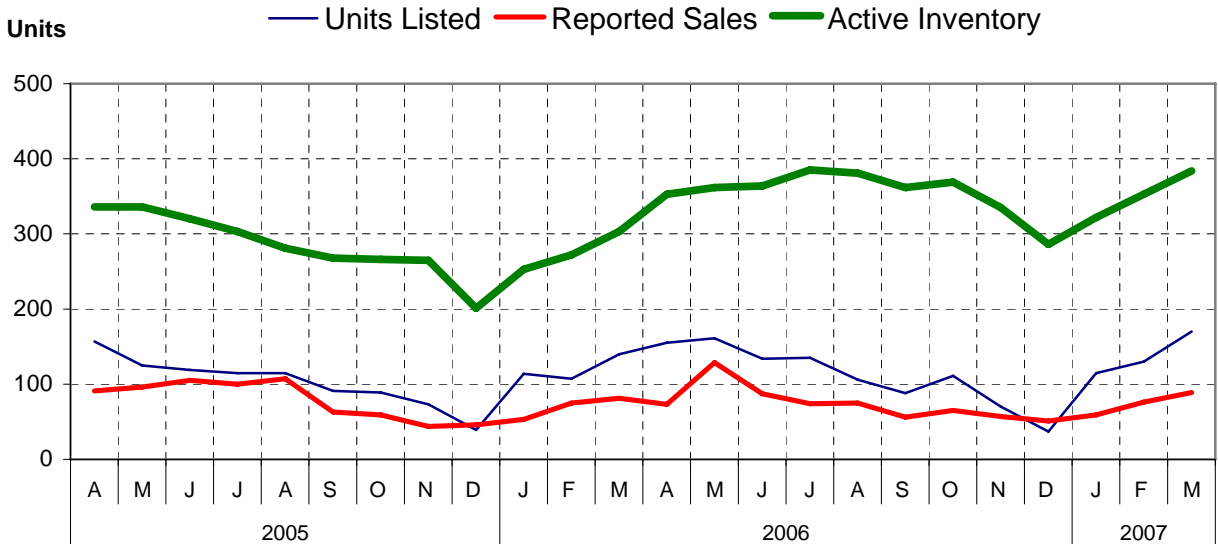
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 0.9% for the current month.

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

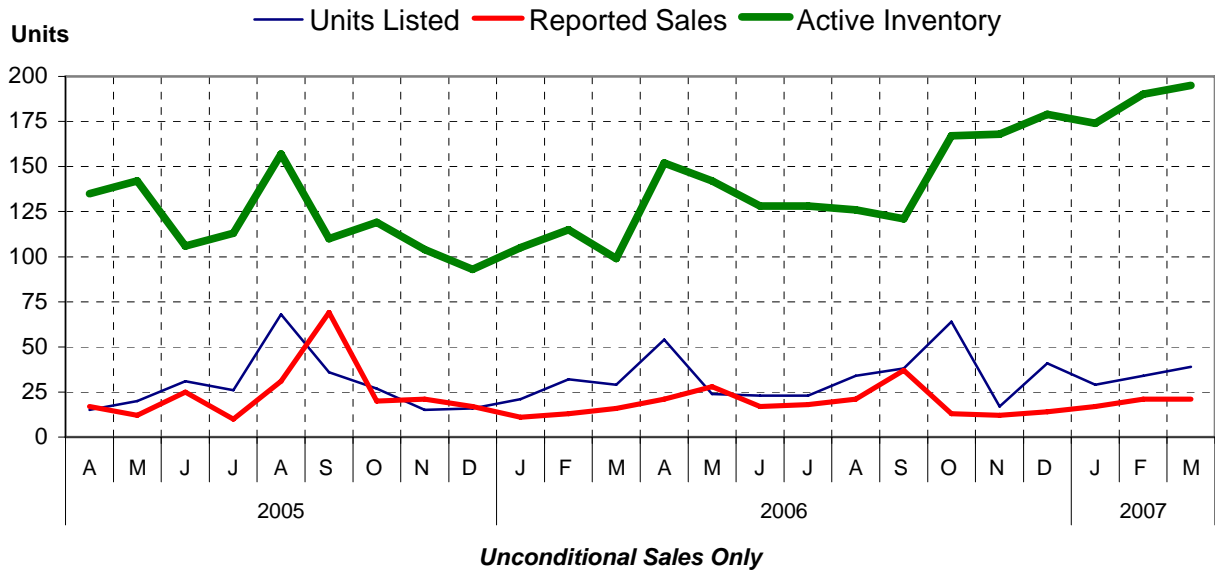


### Single Family Comparisons between

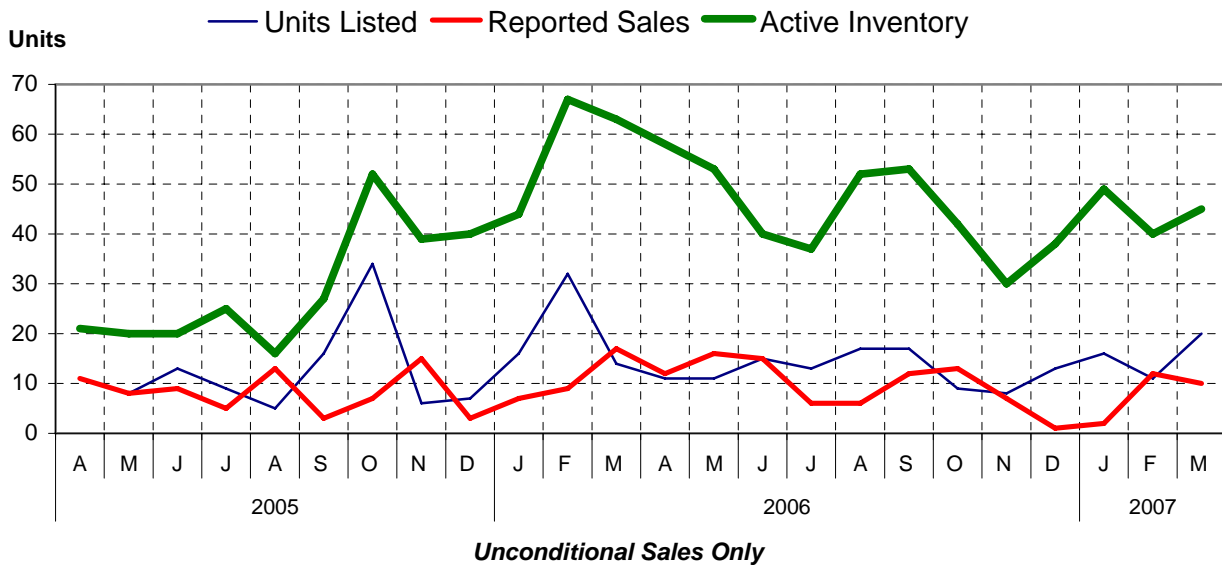


*\*Unconditional Sales Only*

## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



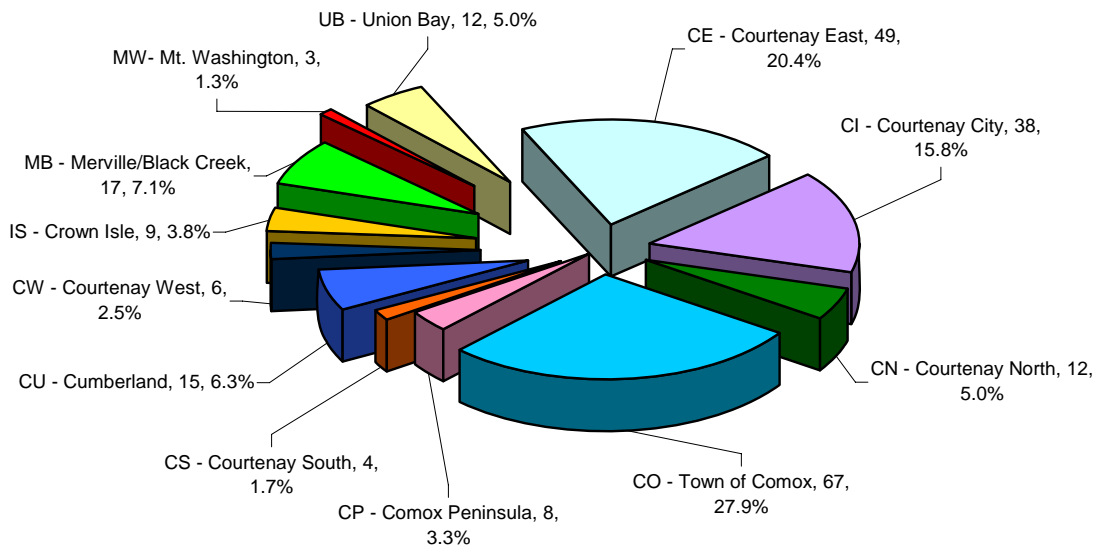
# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to March 31, 2007

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

| RANGE                | TOTAL      | CE        | CI        | CN        | CO        | CP       | CS       | CU        | CW       | IS       | MB        | MW       | UB        |
|----------------------|------------|-----------|-----------|-----------|-----------|----------|----------|-----------|----------|----------|-----------|----------|-----------|
| 0 - 100,000          | 0          |           |           |           |           |          |          |           |          |          |           |          |           |
| 100,001- 150,000     | 1          |           |           |           |           |          |          | 1         |          |          |           |          |           |
| 150,001- 200,000     | 10         |           | 6         |           |           |          | 1        | 1         |          |          |           |          | 2         |
| 200,001- 300,000     | 110        | 14        | 27        | 5         | 38        | 2        | 1        | 12        | 3        |          | 6         |          | 2         |
| 300,001- 400,000     | 78         | 28        | 5         | 3         | 22        | 2        | 2        | 1         | 2        | 6        | 3         |          | 4         |
| 400,001- 500,000     | 27         | 6         |           | 1         | 4         | 3        |          |           | 1        | 1        | 7         | 1        | 3         |
| 500,001- 750,000     | 10         | 1         |           | 2         | 2         |          |          |           |          | 2        |           | 2        | 1         |
| 750,001-1,000,000    | 3          |           |           |           | 1         | 1        |          |           |          |          | 1         |          |           |
| OVER 1,000,000       | 1          |           |           | 1         |           |          |          |           |          |          |           |          |           |
| <b>ZONE 2 TOTALS</b> | <b>240</b> | <b>49</b> | <b>38</b> | <b>12</b> | <b>67</b> | <b>8</b> | <b>4</b> | <b>15</b> | <b>6</b> | <b>9</b> | <b>17</b> | <b>3</b> | <b>12</b> |

**Single Family Sales - Comox Valley  
by Subarea**



Total Unconditional Sales from January 1 to March 31, 2007 = 240

# 1st Quarter 2007

## MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to March 31, 2007

| RANGE                | -----SUB-AREAS----- |           |           |           |           |          |          |           |          |          |           |          |           |
|----------------------|---------------------|-----------|-----------|-----------|-----------|----------|----------|-----------|----------|----------|-----------|----------|-----------|
|                      | TOTAL               | CE        | CI        | CN        | CO        | CP       | CS       | CU        | CW       | IS       | MB        | MW       | UB        |
| 0 - 100,000          | 0                   |           |           |           |           |          |          |           |          |          |           |          |           |
| 100,001- 150,000     | 1                   |           |           |           |           |          |          | 1         |          |          |           |          |           |
| 150,001- 200,000     | 10                  |           | 6         |           |           |          | 1        | 1         |          |          |           |          | 2         |
| 200,001- 300,000     | 110                 | 14        | 27        | 5         | 38        | 2        | 1        | 12        | 3        |          | 6         |          | 2         |
| 300,001- 400,000     | 78                  | 28        | 5         | 3         | 22        | 2        | 2        | 1         | 2        | 6        | 3         |          | 4         |
| 400,001- 500,000     | 27                  | 6         |           | 1         | 4         | 3        |          |           | 1        | 1        | 7         | 1        | 3         |
| 500,001- 750,000     | 10                  | 1         |           | 2         | 2         |          |          |           |          | 2        |           | 2        | 1         |
| 750,001-1,000,000    | 3                   |           |           |           | 1         | 1        |          |           |          |          | 1         |          |           |
| OVER 1,000,000       | 1                   |           |           | 1         |           |          |          |           |          |          |           |          |           |
| <b>ZONE 2 TOTALS</b> | <b>240</b>          | <b>49</b> | <b>38</b> | <b>12</b> | <b>67</b> | <b>8</b> | <b>4</b> | <b>15</b> | <b>6</b> | <b>9</b> | <b>17</b> | <b>3</b> | <b>12</b> |

**1st Quarter 2007 Single Family Sales  
Comox Valley  
by Subarea**

