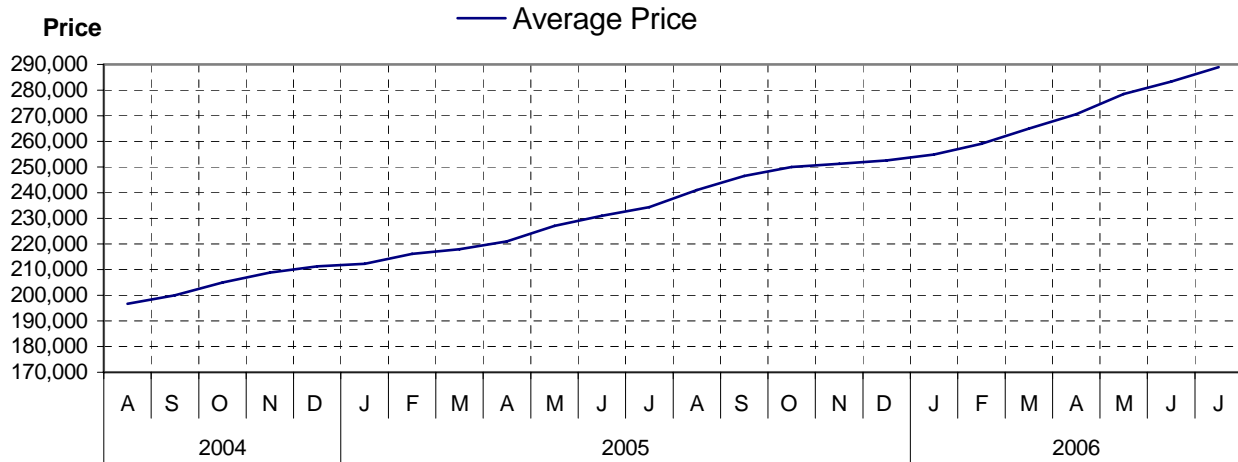


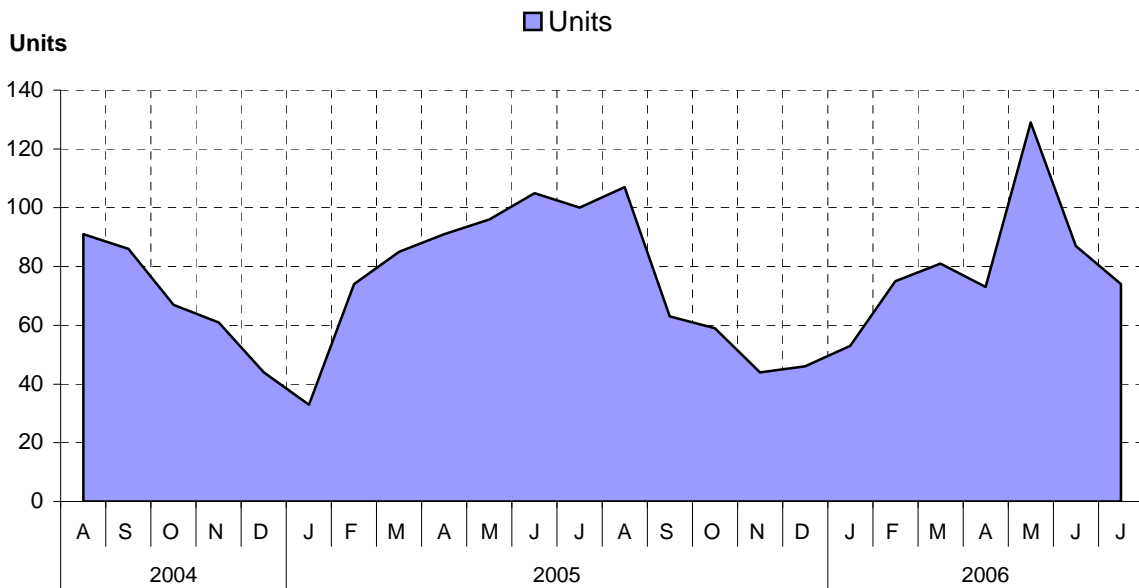
Comox Valley as at July 31, 2006

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
LOTS						
UNITS LISTED	13	6	116 %	169	152	11 %
UNITS REPORTED SOLD	5	6	16-%	119	80	48 %
SELL/LIST RATIO	38 %	100 %		70 %	52 %	
REPORTED SALES DOLLARS	904,000	544,200	66 %	15,934,838	8,483,200	87 %
AVG SELL PRICE/UNIT	180,800	90,700	99 %	133,906	106,040	26 %
MEDIAN SELL PRICE	165,000			125,000		
PRICE RATIO	97 %	97 %		99 %	94 %	
DAYS TO SELL	96	36	166 %	55	80	31-%
ACTIVE LISTINGS	32	41	21-%			
SINGLE FAMILY						
UNITS LISTED	135	115	17 %	1,353	1,247	8 %
UNITS REPORTED SOLD	74	100	26-%	890	933	4-%
SELL/LIST RATIO	54 %	86 %		65 %	74 %	
REPORTED SALES DOLLARS	22,987,149	25,305,492	9-%	257,167,265	218,649,686	17 %
AVG SELL PRICE/UNIT	310,637	253,054	22 %	288,951	234,351	23 %
MEDIAN SELL PRICE	305,000			273,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	55	51	7 %	57	52	9 %
ACTIVE LISTINGS	385	303	27 %			
CONDOMINIUM (APT)						
UNITS LISTED	23	26	11-%	368	302	21 %
UNITS REPORTED SOLD	18	10	80 %	282	193	46 %
SELL/LIST RATIO	78 %	38 %		76 %	63 %	
REPORTED SALES DOLLARS	4,011,700	1,985,001	102 %	44,411,450	26,500,209	67 %
AVG SELL PRICE/UNIT	222,872	198,500	12 %	157,487	137,306	14 %
MEDIAN SELL PRICE	123,500			117,000		
PRICE RATIO	98 %	100 %		99 %	98 %	
DAYS TO SELL	87	41	112 %	54	74	27-%
ACTIVE LISTINGS	128	113	13 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	13	9	44 %	180	110	63 %
UNITS REPORTED SOLD	6	5	20 %	123	93	32 %
SELL/LIST RATIO	46 %	55 %		68 %	84 %	
REPORTED SALES DOLLARS	1,186,200	763,617	55 %	19,948,450	14,132,181	41 %
AVG SELL PRICE/UNIT	197,700	152,723	29 %	162,182	151,958	6 %
MEDIAN SELL PRICE	170,000			163,000		
PRICE RATIO	97 %	99 %		97 %	99 %	
DAYS TO SELL	0	22	100-%	53	64	17-%
ACTIVE LISTINGS	37	25	48 %			

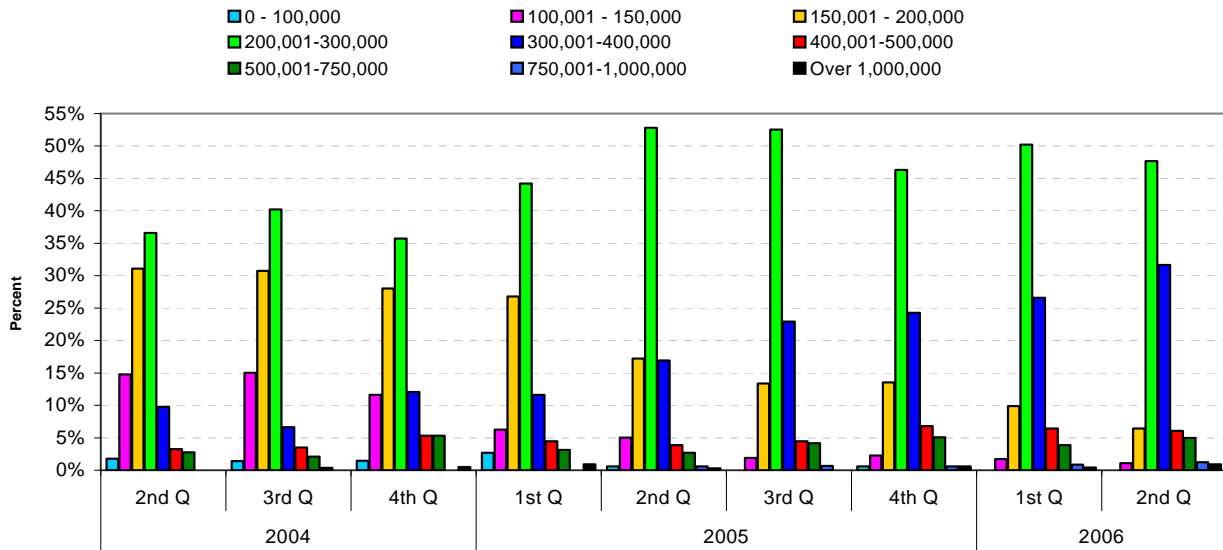
PLEASE NOTE:

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

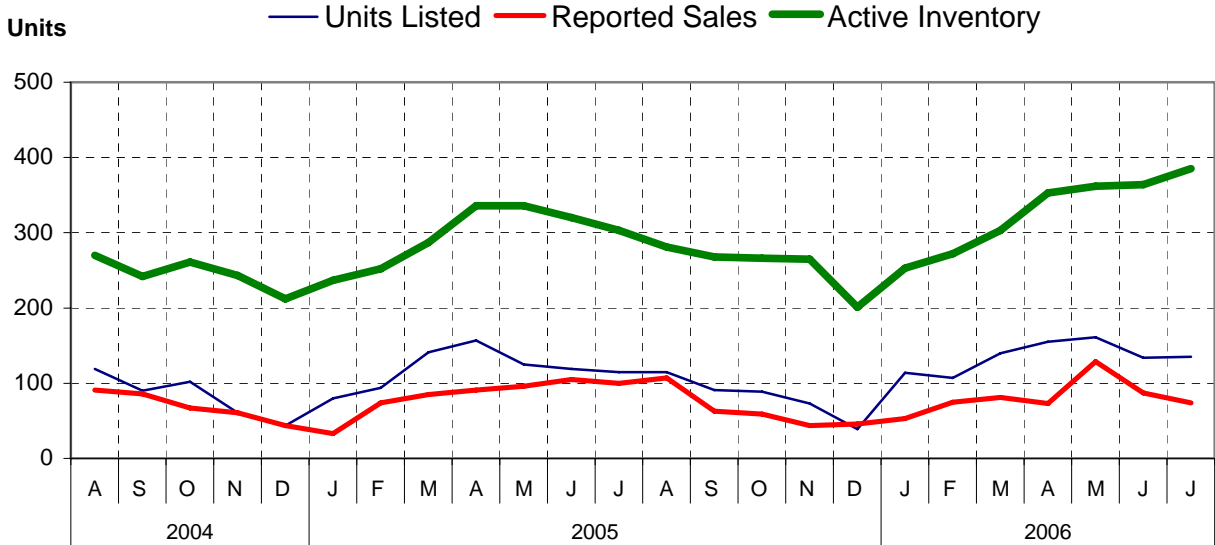
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.6% for the current month.

Percentage of Market Share by Price Range Comox Valley

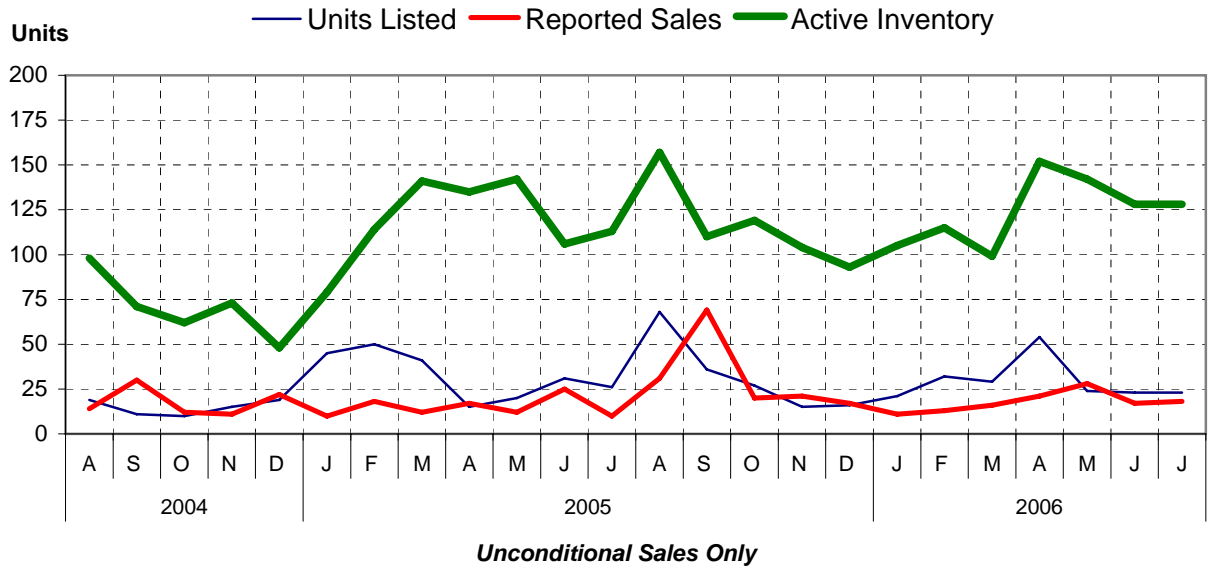


Single Family Comparisons between

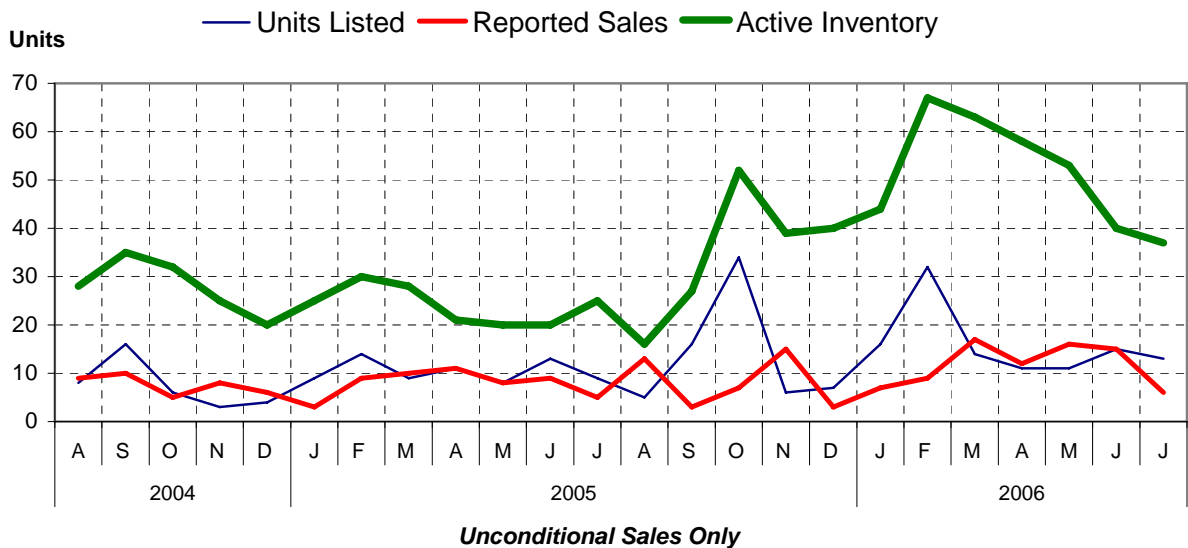


**Unconditional Sales Only*

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



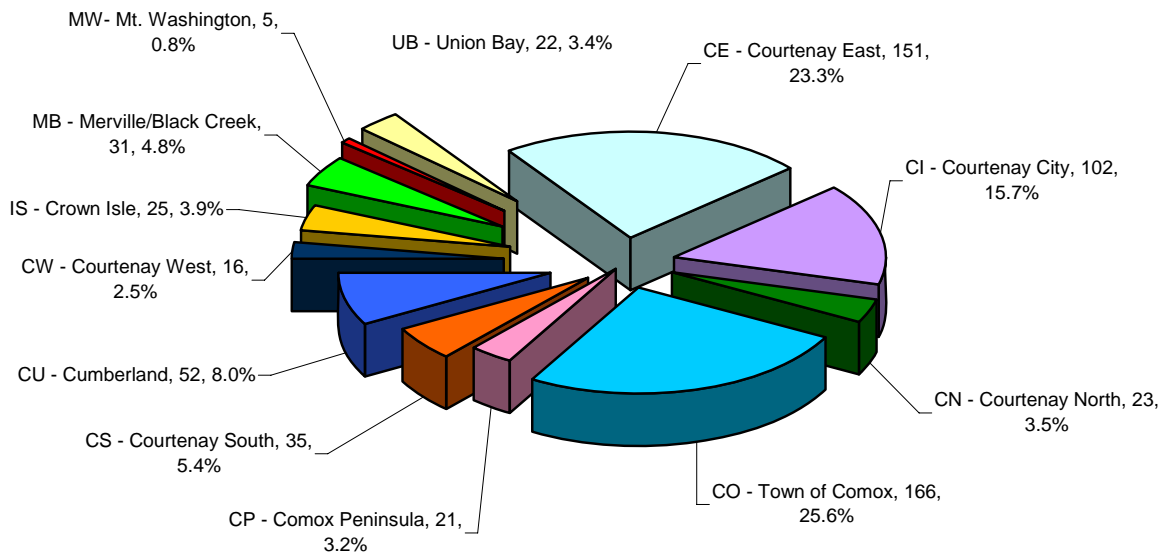
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 2006

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

RANGE	TOTAL	CE	CI	CN	CO	CP	CS	CU	CW	IS	MB	MW	UB
0 - 100,000	0												
100,001- 150,000	6		4					2					
150,001- 200,000	42	2	23	1	1		4	10			1		
200,001- 300,000	301	58	71	2	96	3	10	39	6	1	9		6
300,001- 400,000	213	82	3	8	58	6	12	1	7	14	14		8
400,001- 500,000	42	7	1	8	7	5	1		3	4	3	2	1
500,001- 750,000	32	2		3	1	4	6			6	3	2	5
750,001-1,000,000	8			1	2	2	1					1	1
OVER 1,000,000	5				1	1	1				1		1
ZONE 2 TOTALS	649	151	102	23	166	21	35	52	16	25	31	5	22

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



Total Unconditional Sales from January 1 to July 31, 2006 = 649