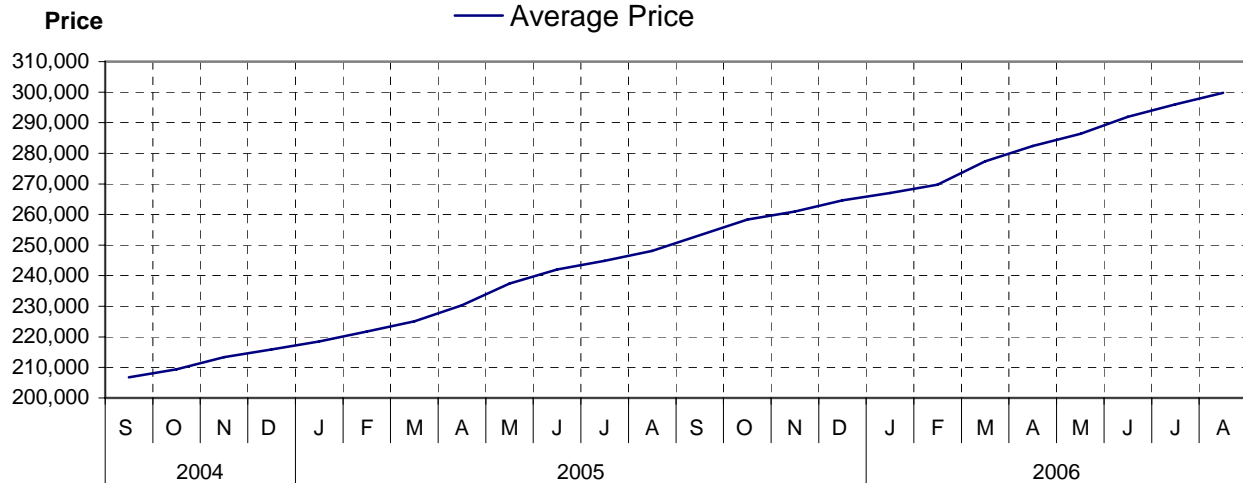


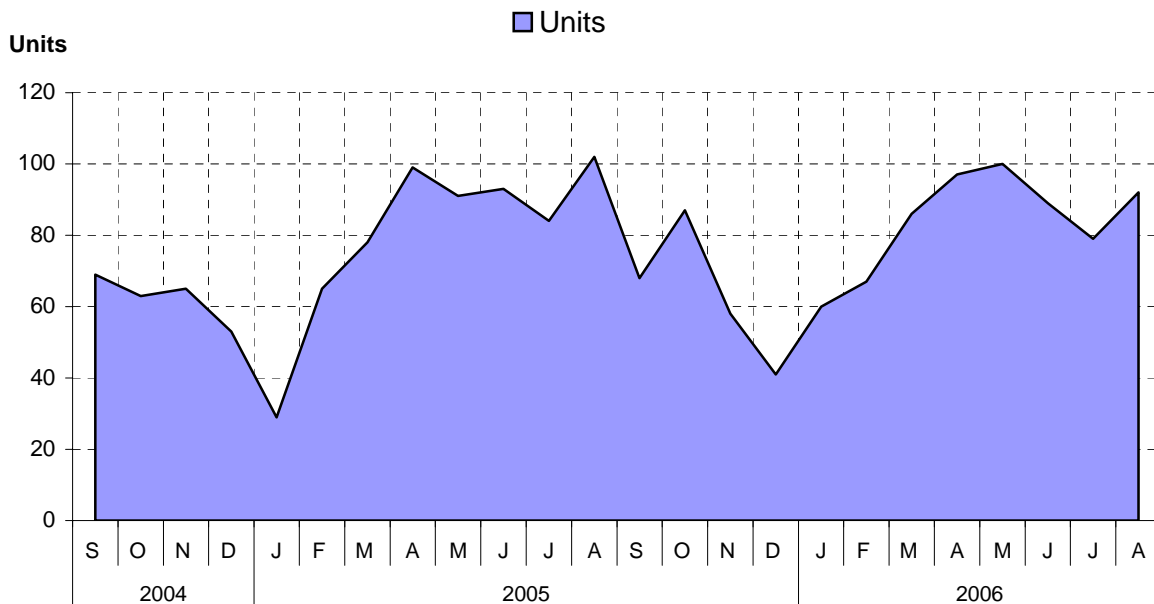
Cowichan Valley as at August 31, 2006

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	14	100	86-%	319	358	10-%
UNITS REPORTED SOLD	12	5	140 %	164	133	23 %
SELL/LIST RATIO	85 %	5 %		51 %	37 %	
REPORTED SALES DOLLARS	1,213,400	654,930	85 %	18,566,078	12,978,591	43 %
AVG SELL PRICE/UNIT	101,116	130,986	22-%	113,207	97,583	16 %
MEDIAN SELL PRICE	95,000			100,000		
PRICE RATIO	92 %	95 %		97 %	95 %	
DAYS TO SELL	136	92	47 %	72	102	29-%
ACTIVE LISTINGS	92	203	54-%			
SINGLE FAMILY						
UNITS LISTED	135	144	6-%	1,421	1,251	13 %
UNITS REPORTED SOLD	92	102	9-%	925	891	3 %
SELL/LIST RATIO	68 %	70 %		65 %	71 %	
REPORTED SALES DOLLARS	28,137,262	27,599,170	1 %	277,245,083	221,018,860	25 %
AVG SELL PRICE/UNIT	305,839	270,580	13 %	299,724	248,057	20 %
MEDIAN SELL PRICE	304,000			288,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	51	35	45 %	49	47	4 %
ACTIVE LISTINGS	345	274	25 %			
CONDOMINIUM (APT)						
UNITS LISTED	17	15	13 %	183	199	8-%
UNITS REPORTED SOLD	22	16	37 %	190	132	43 %
SELL/LIST RATIO	129 %	106 %		103 %	66 %	
REPORTED SALES DOLLARS	2,777,900	1,717,521	61 %	21,762,308	14,550,139	49 %
AVG SELL PRICE/UNIT	126,268	107,345	17 %	114,538	110,228	3 %
MEDIAN SELL PRICE	117,500			108,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	62	77	19-%	68	63	7 %
ACTIVE LISTINGS	47	75	37-%			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	19	9	111 %	199	98	103 %
UNITS REPORTED SOLD	10	4	150 %	119	95	25 %
SELL/LIST RATIO	52 %	44 %		59 %	96 %	
REPORTED SALES DOLLARS	1,856,800	792,900	134 %	19,220,904	14,833,224	29 %
AVG SELL PRICE/UNIT	185,680	198,225	6-%	161,520	156,139	3 %
MEDIAN SELL PRICE	163,800			148,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	29	12	141 %	43	54	20-%
ACTIVE LISTINGS	44	19	131 %			

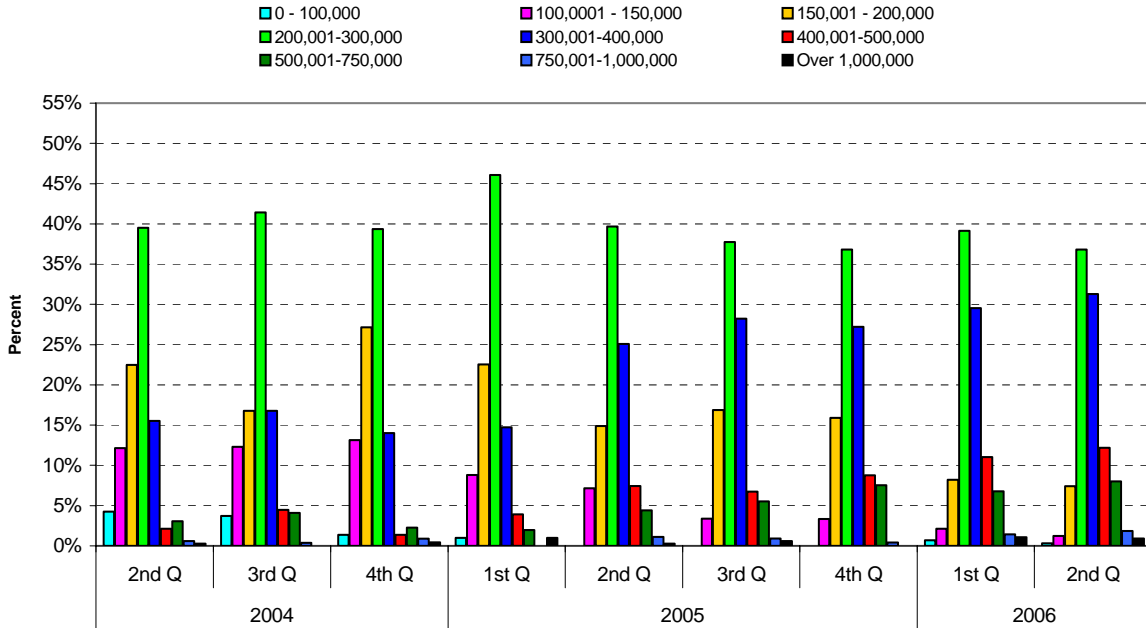
PLEASE NOTE:

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

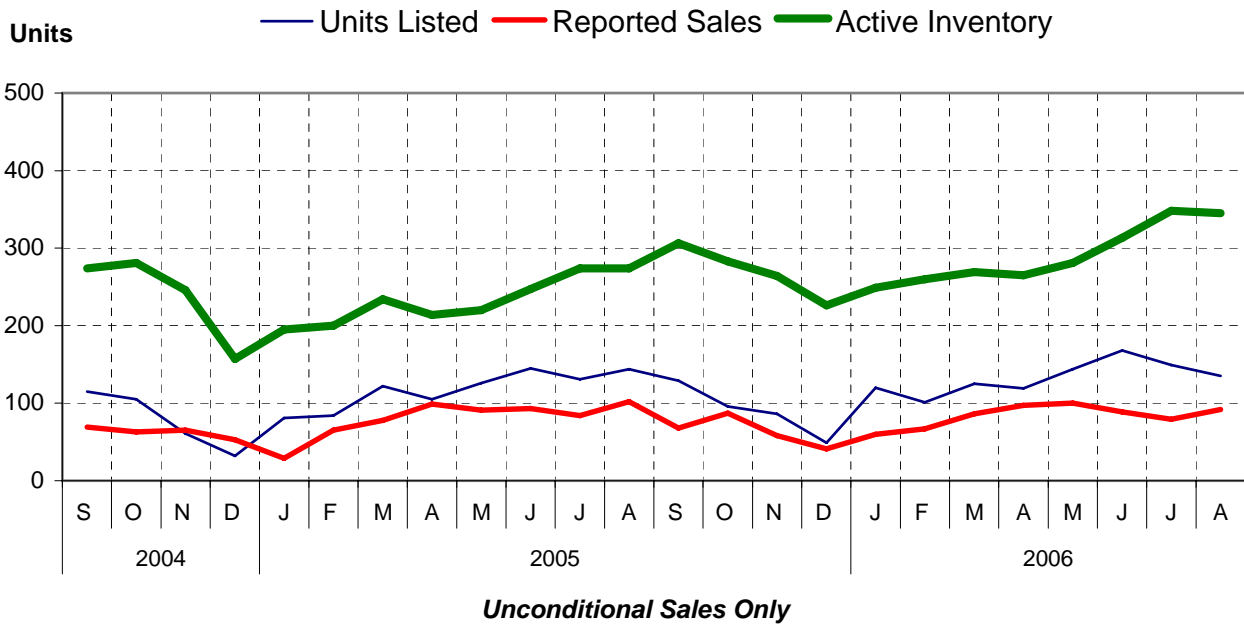
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.8% for the current month.

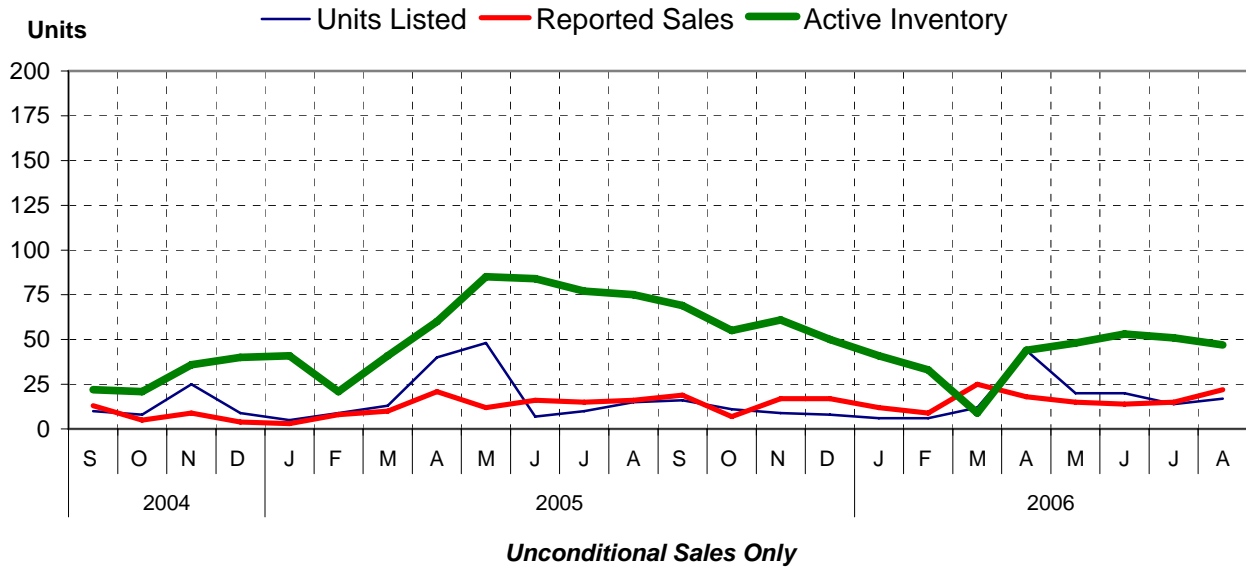
Percentage of Market Share by Price Range Cowichan Valley



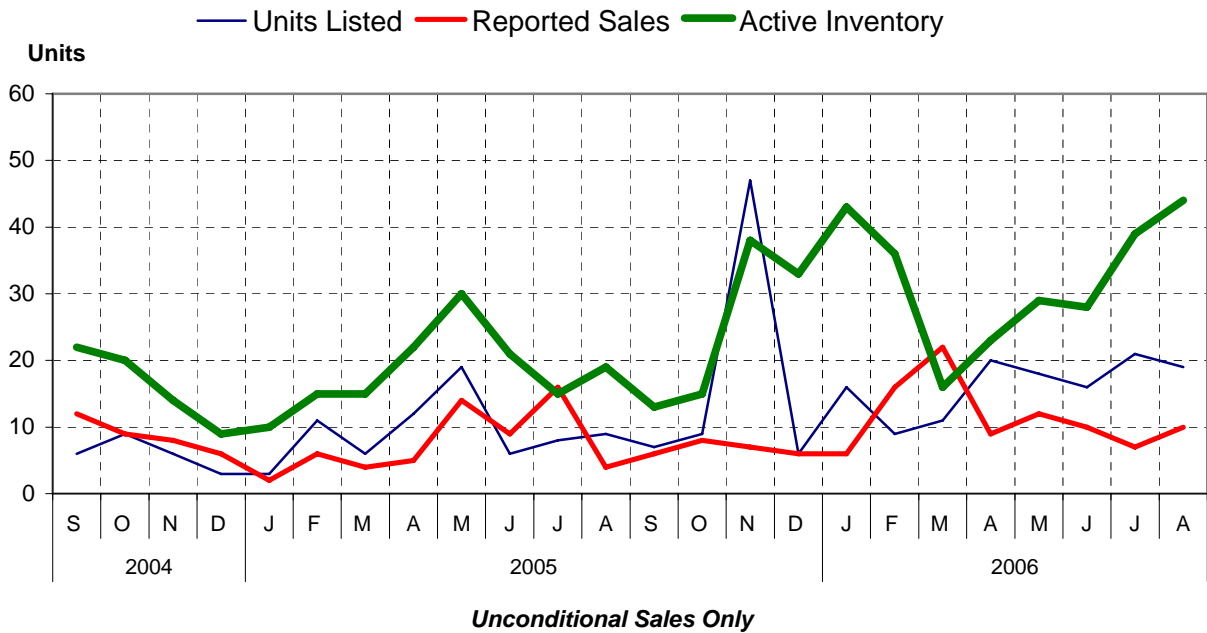
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



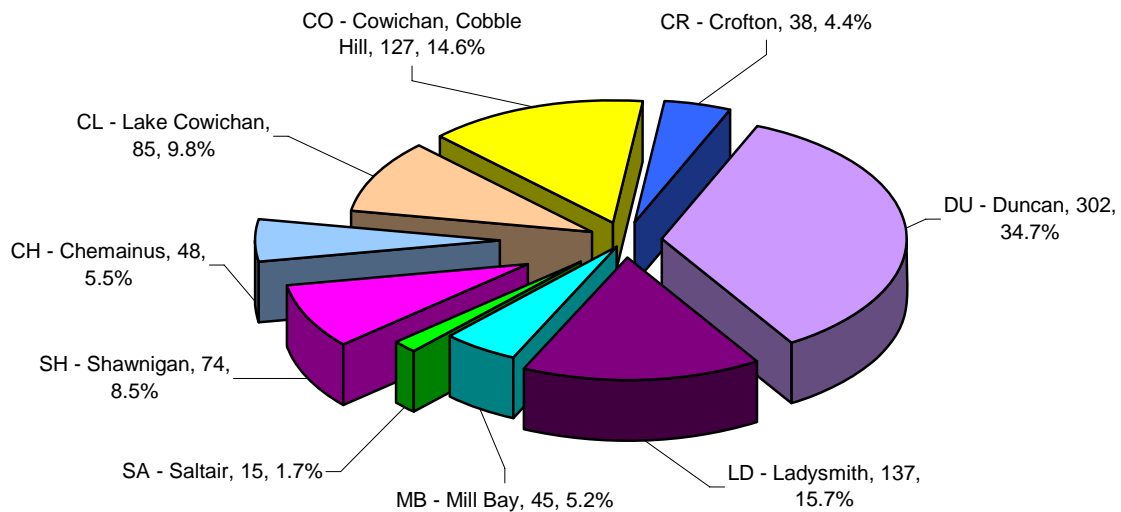
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 31, 2006

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

RANGE	TOTAL	CH	CL	CO	CR	DU	LD	MB	SA	SH
0 - 100,000	2		1			1				
100,001- 150,000	12	2	6			3				1
150,001- 200,000	67	7	24		7	20	9			
200,001- 300,000	318	20	32	23	18	130	70	3	6	16
300,001- 400,000	270	13	9	60	10	88	41	12	6	31
400,001- 500,000	109	3	2	23	2	35	13	16	1	14
500,001- 750,000	70	2	8	16	1	20	2	12	2	7
750,001-1,000,000	16	1	3	4		3	2	1		2
OVER 1,000,000	7			1		2		1		3
ZONE 3 TOTALS	871	48	85	127	38	302	137	45	15	74

Single Family Sales - Duncan by Subarea



Total Unconditional Sales January 1 to August 31, 2006 = 871