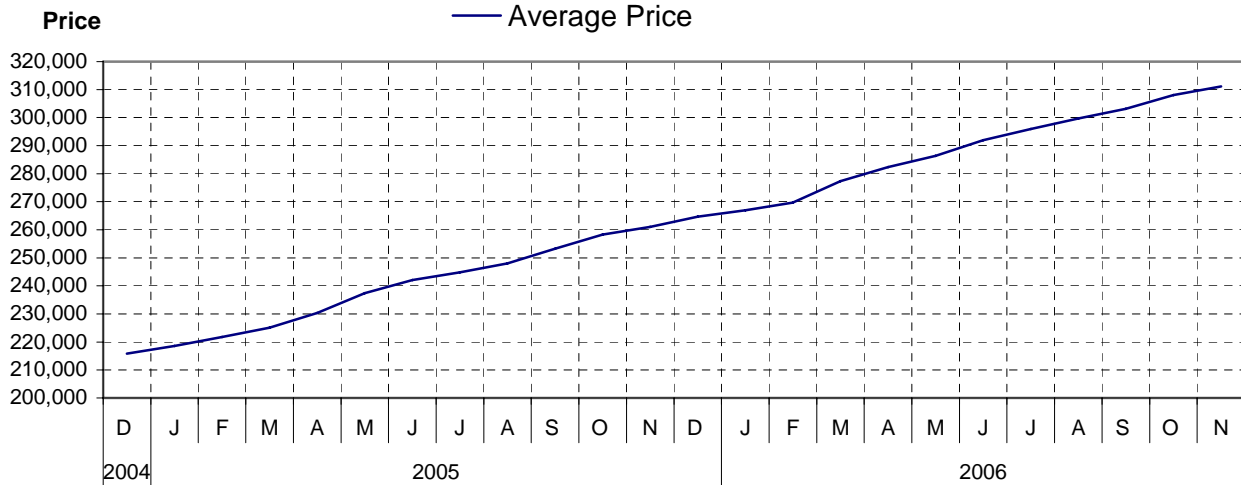


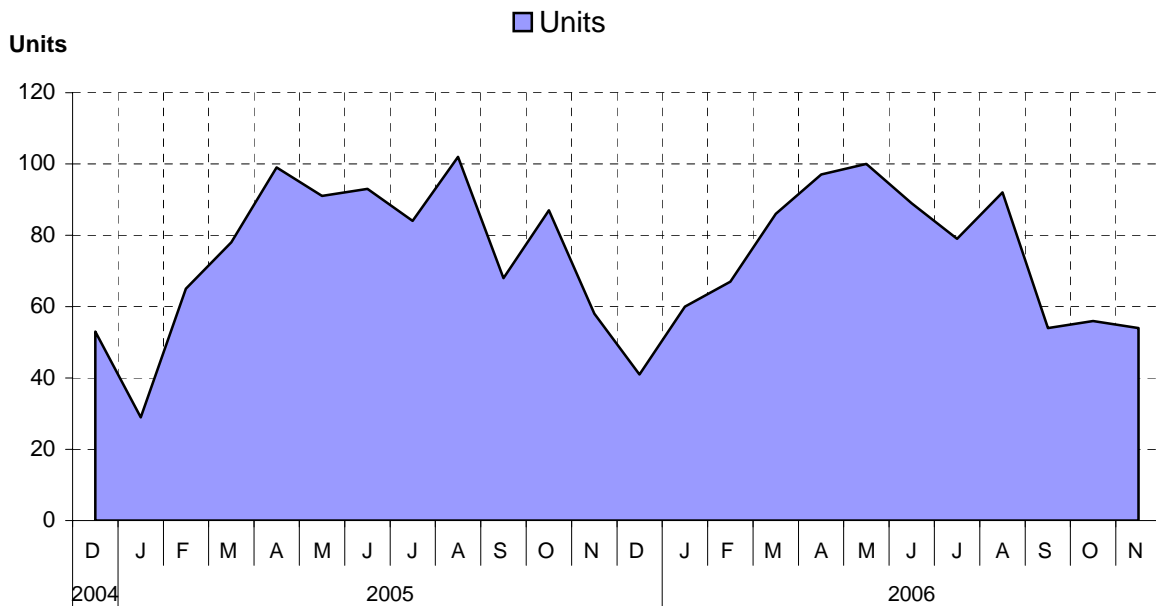
Cowichan Valley as at November 30, 2006

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	12	8	50 %	408	401	1 %
UNITS REPORTED SOLD	2	4	50-%	160	169	5-%
SELL/LIST RATIO	16 %	50 %		39 %	42 %	
REPORTED SALES DOLLARS	200,000	419,300	52-%	19,465,028	18,268,325	6 %
AVG SELL PRICE/UNIT	100,000	104,825	4-%	121,656	108,096	12 %
MEDIAN SELL PRICE	135,000			113,900		
PRICE RATIO	96 %	97 %		97 %	96 %	
DAYS TO SELL	65	71	8-%	59	88	32-%
ACTIVE LISTINGS	170	194	12-%			
SINGLE FAMILY						
UNITS LISTED	74	86	13-%	1,432	1,281	11 %
UNITS REPORTED SOLD	54	59	8-%	875	908	3-%
SELL/LIST RATIO	72 %	68 %		61 %	70 %	
REPORTED SALES DOLLARS	17,379,756	16,281,466	6 %	272,174,027	236,946,359	14 %
AVG SELL PRICE/UNIT	321,847	275,957	16 %	311,056	260,954	19 %
MEDIAN SELL PRICE	317,500			296,000		
PRICE RATIO	96 %	97 %		98 %	98 %	
DAYS TO SELL	59	46	28 %	51	46	10 %
ACTIVE LISTINGS	323	264	22 %			
CONDOMINIUM (APT)						
UNITS LISTED	23	9	155 %	199	192	3 %
UNITS REPORTED SOLD	8	17	52-%	178	148	20 %
SELL/LIST RATIO	34 %	188 %		89 %	77 %	
REPORTED SALES DOLLARS	1,036,500	1,746,400	40-%	21,469,908	16,141,489	33 %
AVG SELL PRICE/UNIT	129,562	102,729	26 %	120,617	109,064	10 %
MEDIAN SELL PRICE	144,000			114,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	31	51	39-%	69	60	15 %
ACTIVE LISTINGS	42	61	31-%			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	15	47	68-%	199	140	42 %
UNITS REPORTED SOLD	9	7	28 %	125	87	43 %
SELL/LIST RATIO	60 %	14 %		62 %	62 %	
REPORTED SALES DOLLARS	2,498,900	929,300	168 %	22,914,304	13,740,724	66 %
AVG SELL PRICE/UNIT	277,655	132,757	109 %	183,314	157,939	16 %
MEDIAN SELL PRICE	307,000			154,000		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	49	32	53 %	43	44	2-%
ACTIVE LISTINGS	62	38	63 %			

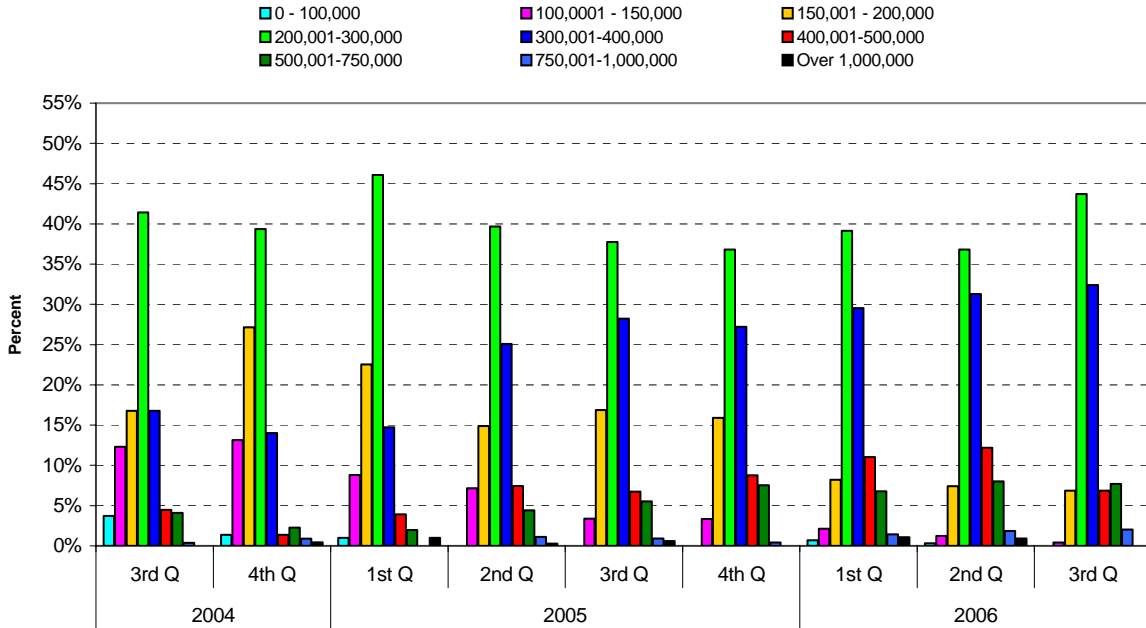
PLEASE NOTE:

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

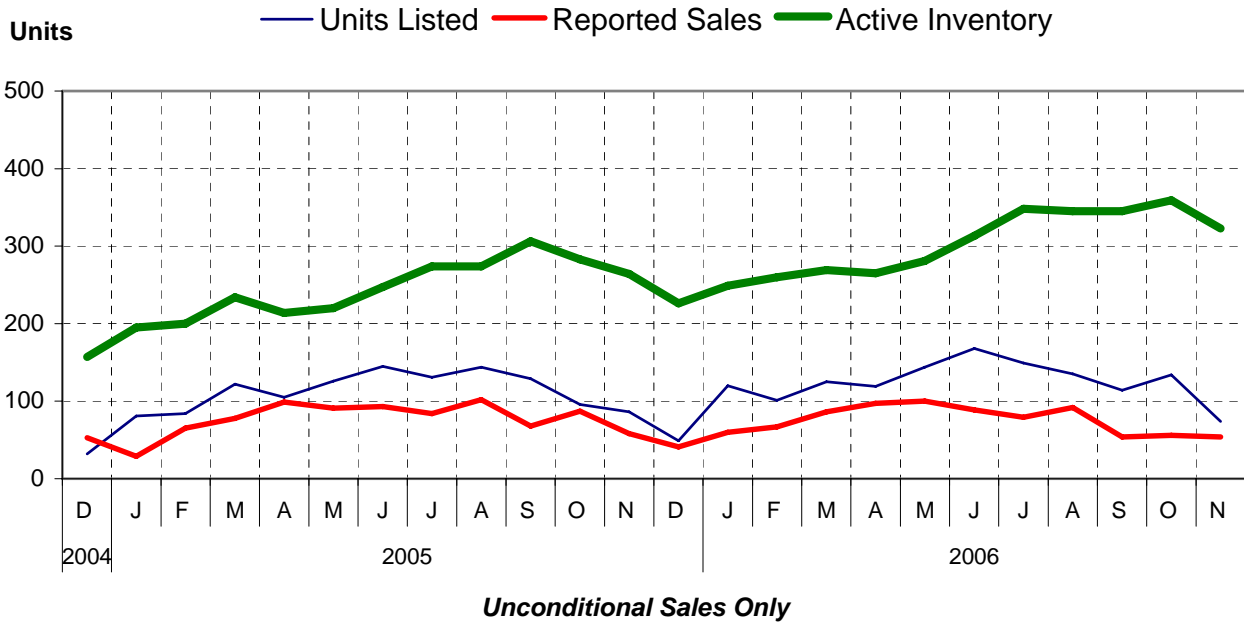
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.9% for the current month.

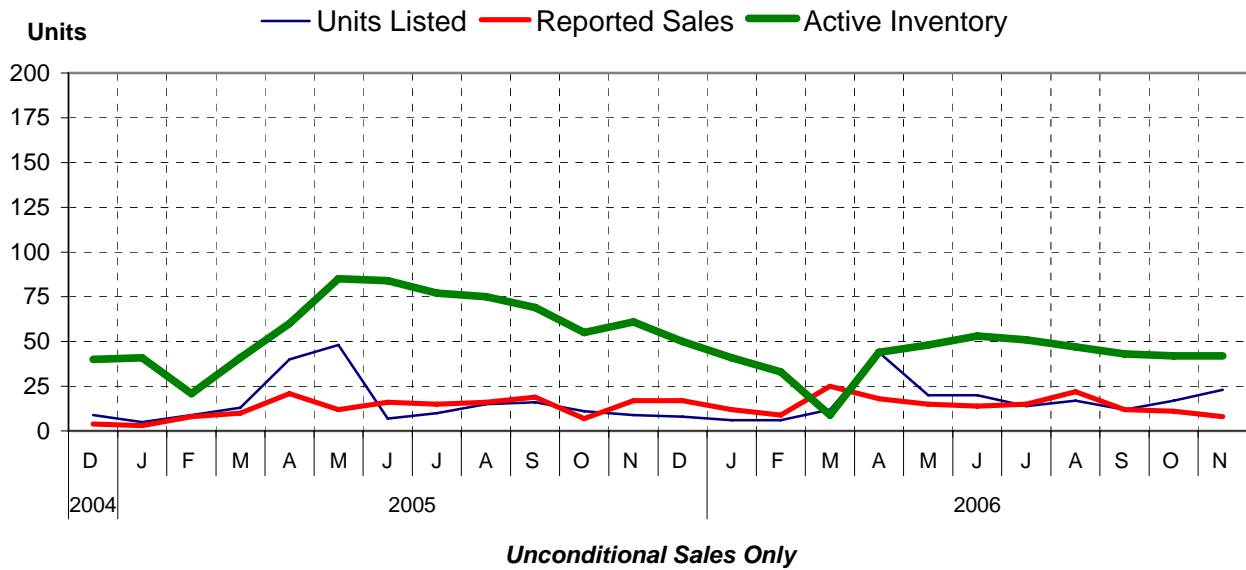
Percentage of Market Share by Price Range Cowichan Valley



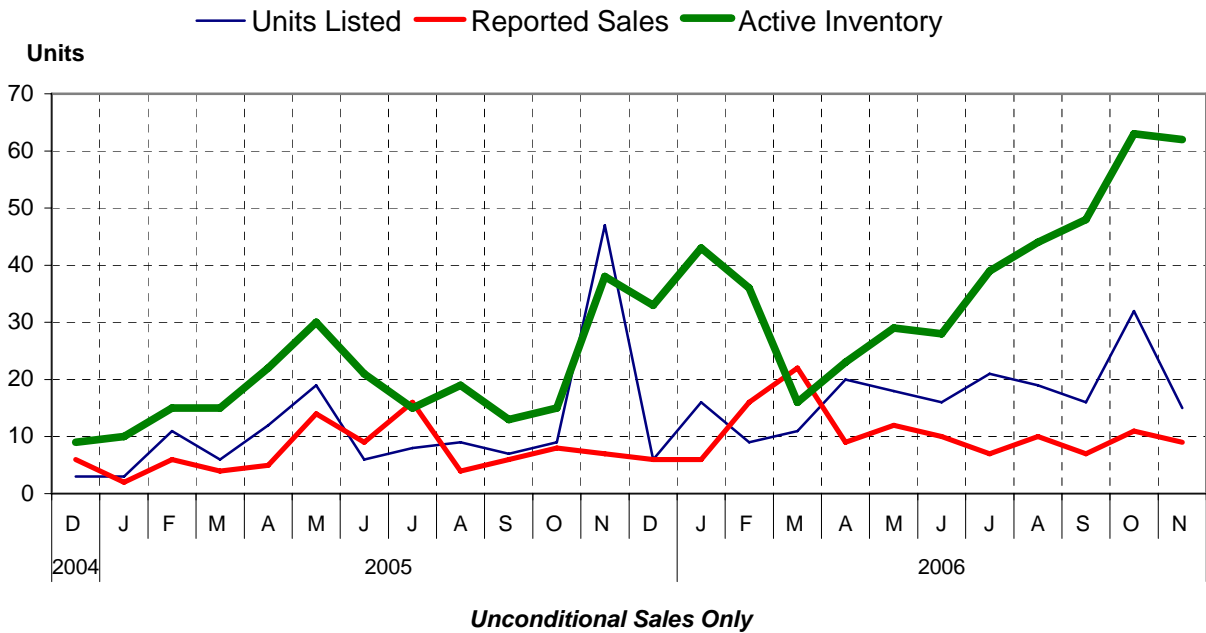
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

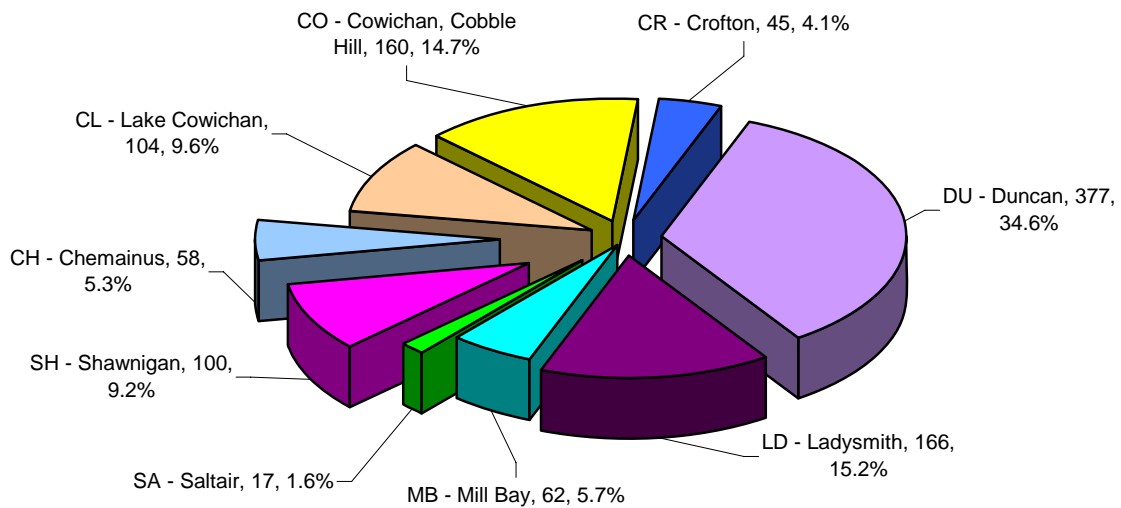


MLS® Single Family Sales Analysis
 Unconditional Sales from January 1 to November 30, 2006

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

RANGE	TOTAL	CH	CL	CO	CR	DU	LD	MB	SA	SH
0 - 100,000	2		1			1				
100,001- 150,000	13	2	7			3				1
150,001- 200,000	80	9	28		7	24	12			
200,001- 300,000	389	24	41	25	24	163	84	3	7	18
300,001- 400,000	342	16	10	79	11	109	51	19	7	40
400,001- 500,000	137	3	2	32	2	44	14	20	1	19
500,001- 750,000	98	2	11	19	1	28	3	17	2	15
750,001-1,000,000	18	1	4	4		3	2	1		3
OVER 1,000,000	10	1		1		2		2		4
ZONE 3 TOTALS	1089	58	104	160	45	377	166	62	17	100

**Single Family Sales - Duncan
by Subarea**



Total Unconditional Sales January 1 to November 30, 2006 = 1,089