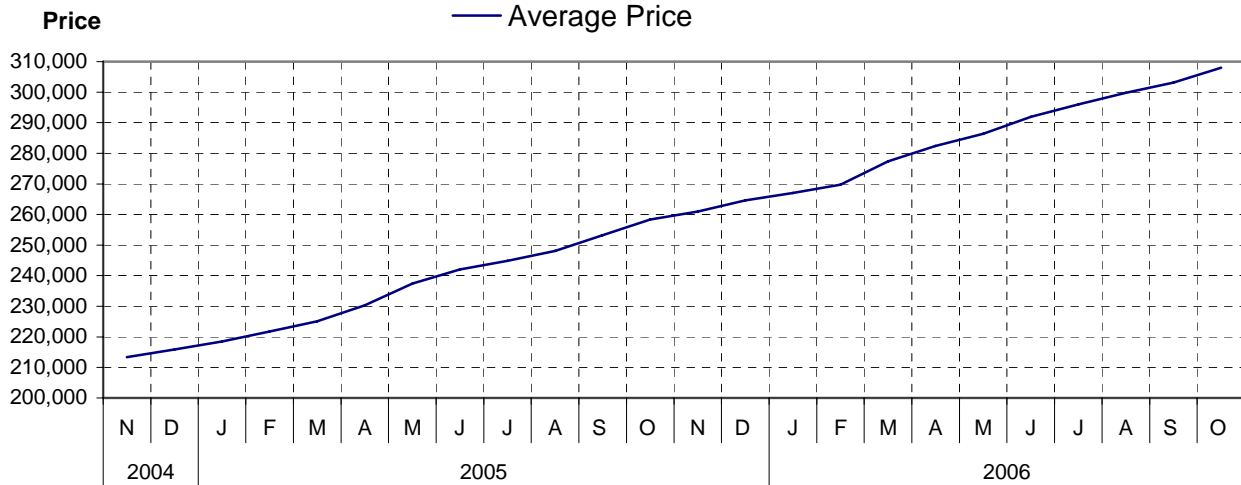


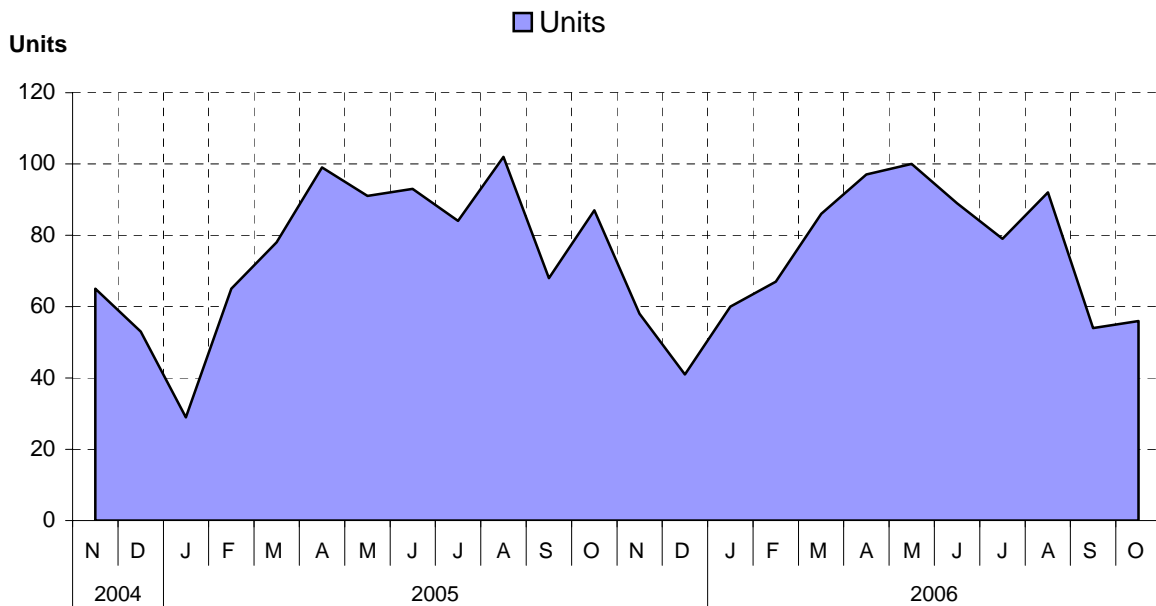
Cowichan Valley as at October 31, 2006

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	38	35	8 %	404	396	2 %
UNITS REPORTED SOLD	8	26	69-%	162	169	4-%
SELL/LIST RATIO	21 %	74 %		40 %	42 %	
REPORTED SALES DOLLARS	1,351,030	2,462,000	45-%	19,684,328	18,122,191	8 %
AVG SELL PRICE/UNIT	168,878	94,692	78 %	121,508	107,231	13 %
MEDIAN SELL PRICE	146,000			110,000		
PRICE RATIO	99 %	97 %		97 %	96 %	
DAYS TO SELL	38	67	43-%	59	90	34-%
ACTIVE LISTINGS	165	192	14-%			
SINGLE FAMILY						
UNITS LISTED	134	96	39 %	1,444	1,256	14 %
UNITS REPORTED SOLD	56	87	35-%	880	914	3-%
SELL/LIST RATIO	41 %	90 %		60 %	72 %	
REPORTED SALES DOLLARS	18,135,624	23,220,348	21-%	271,075,737	236,092,873	14 %
AVG SELL PRICE/UNIT	323,850	266,900	21 %	308,040	258,307	19 %
MEDIAN SELL PRICE	321,167			295,000		
PRICE RATIO	97 %	97 %		98 %	98 %	
DAYS TO SELL	61	49	24 %	50	47	6 %
ACTIVE LISTINGS	359	283	26 %			
CONDOMINIUM (APT)						
UNITS LISTED	17	11	54 %	185	208	11-%
UNITS REPORTED SOLD	11	7	57 %	187	140	33 %
SELL/LIST RATIO	64 %	63 %		101 %	67 %	
REPORTED SALES DOLLARS	1,551,600	518,400	199 %	22,179,808	15,221,589	45 %
AVG SELL PRICE/UNIT	141,054	74,057	90 %	118,608	108,725	9 %
MEDIAN SELL PRICE	145,000			107,500		
PRICE RATIO	98 %	97 %		98 %	98 %	
DAYS TO SELL	49	14	250 %	69	60	15 %
ACTIVE LISTINGS	42	55	23-%			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	32	9	255 %	231	99	133 %
UNITS REPORTED SOLD	11	8	37 %	123	88	39 %
SELL/LIST RATIO	34 %	88 %		53 %	88 %	
REPORTED SALES DOLLARS	2,398,500	1,187,300	102 %	21,344,704	13,977,724	52 %
AVG SELL PRICE/UNIT	218,045	148,412	46 %	173,534	158,837	9 %
MEDIAN SELL PRICE	173,000			152,000		
PRICE RATIO	96 %	98 %		98 %	98 %	
DAYS TO SELL	40	29	37 %	42	45	6-%
ACTIVE LISTINGS	63	15	320 %			

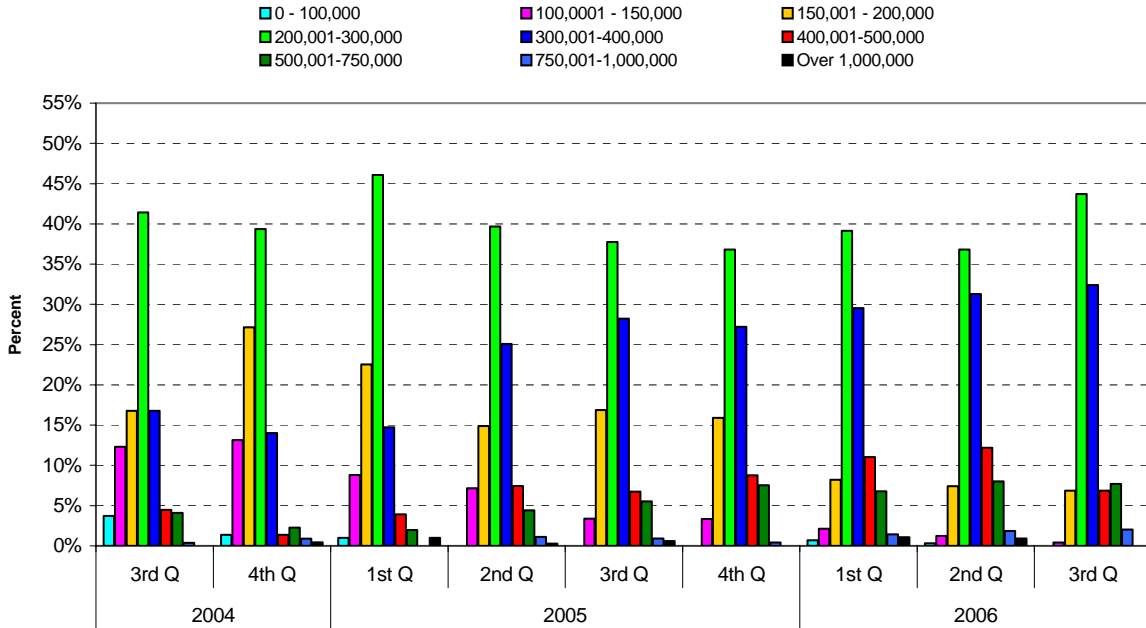
PLEASE NOTE:

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

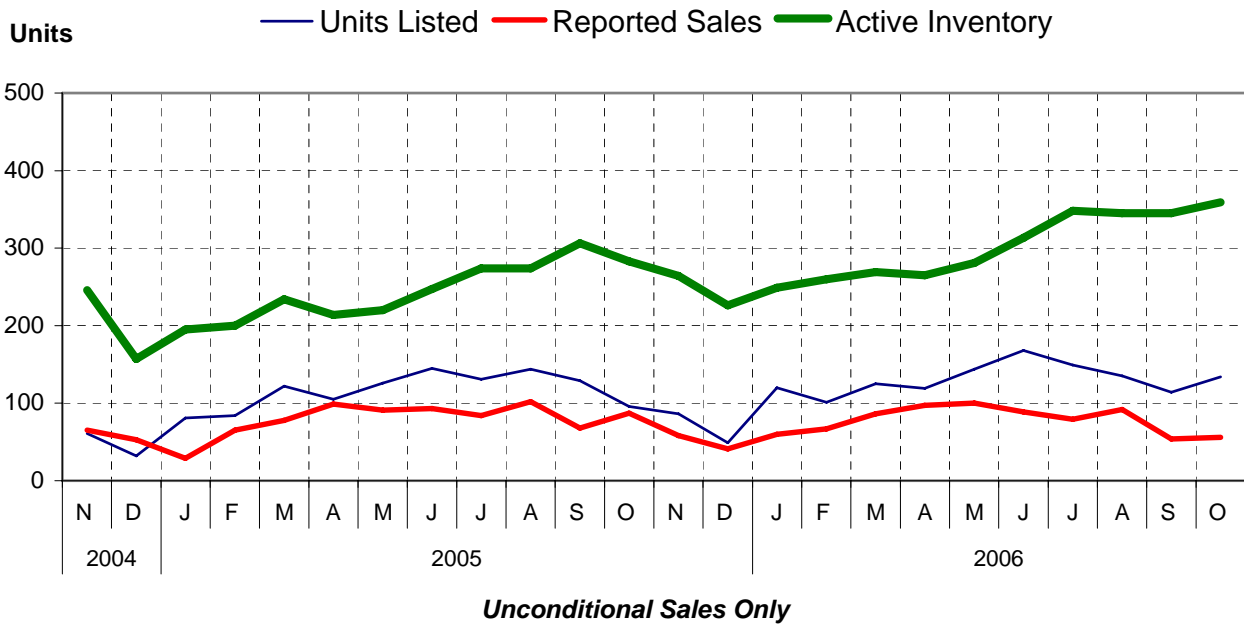
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 1.1% for the current month.

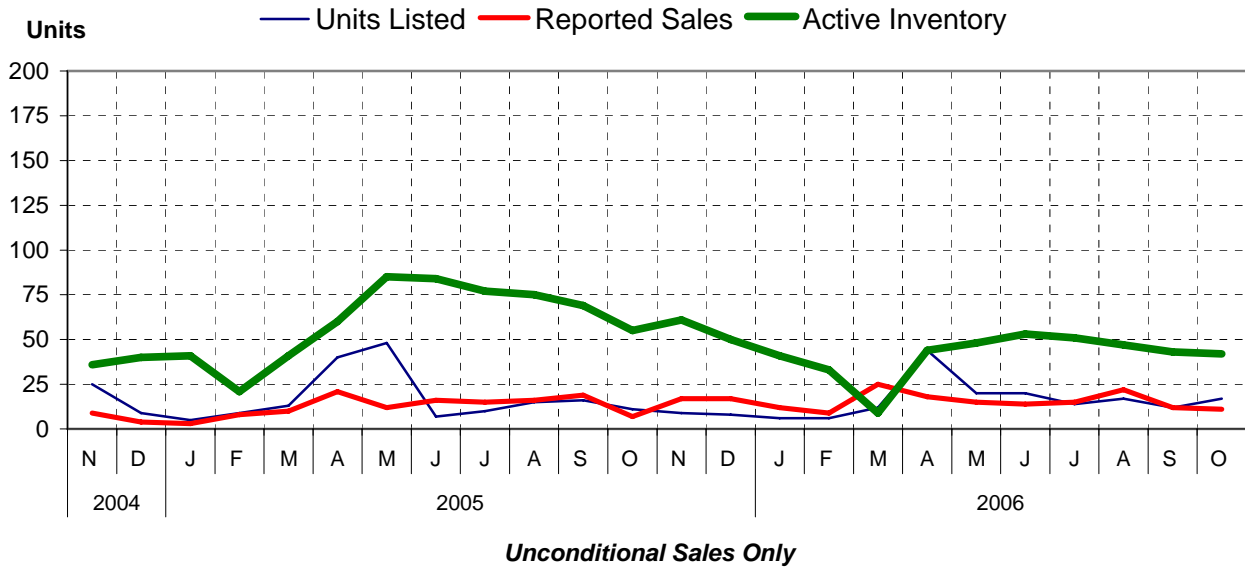
Percentage of Market Share by Price Range Cowichan Valley



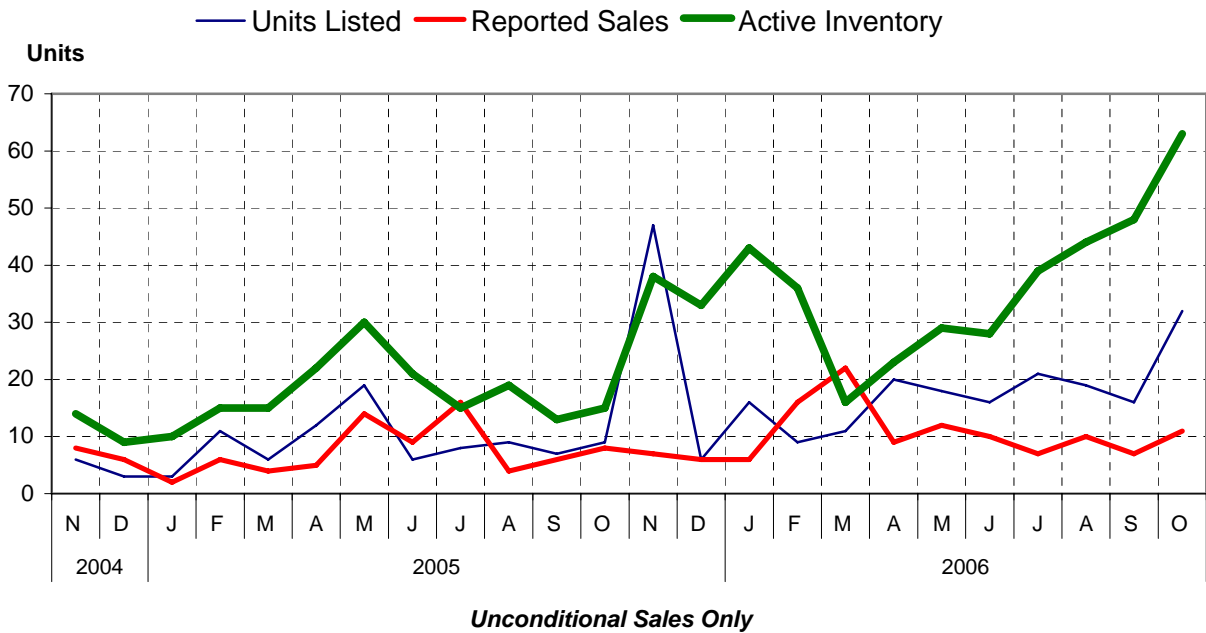
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

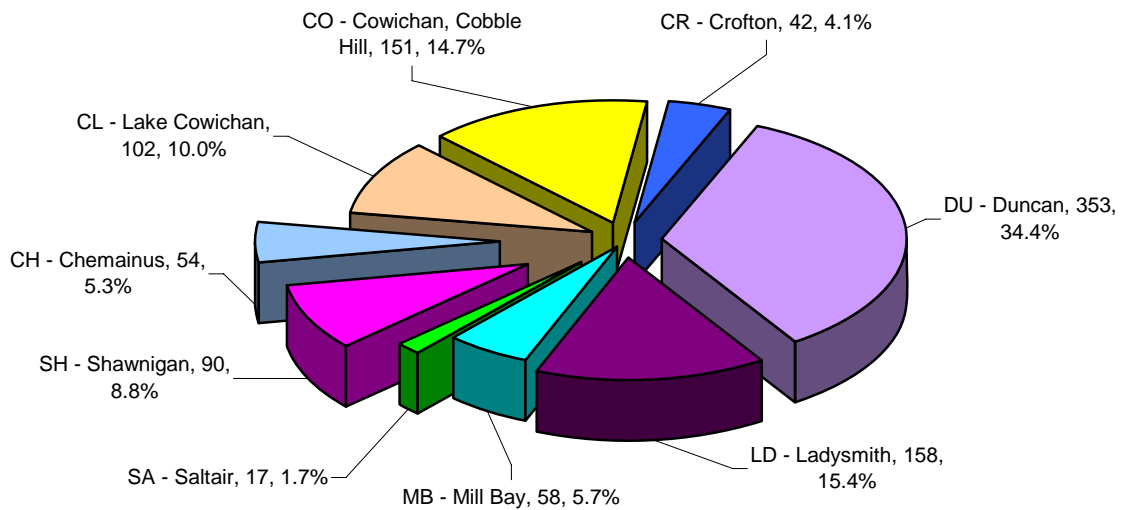


MLS® Single Family Sales Analysis
 Unconditional Sales from January 1 to October 31, 2006

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

RANGE	TOTAL	CH	CL	CO	CR	DU	LD	MB	SA	SH
0 - 100,000	2		1			1				
100,001- 150,000	13	2	7			3				1
150,001- 200,000	78	8	28		7	24	11			
200,001- 300,000	364	22	39	25	21	150	79	3	7	18
300,001- 400,000	320	15	10	71	11	102	49	18	7	37
400,001- 500,000	128	3	2	32	2	41	14	17	1	16
500,001- 750,000	93	2	11	18	1	27	3	17	2	12
750,001-1,000,000	18	1	4	4		3	2	1		3
OVER 1,000,000	9	1		1		2		2		3
ZONE 3 TOTALS	1025	54	102	151	42	353	158	58	17	90

**Single Family Sales - Duncan
by Subarea**



Total Unconditional Sales January 1 to October 31, 2006 = 1,025