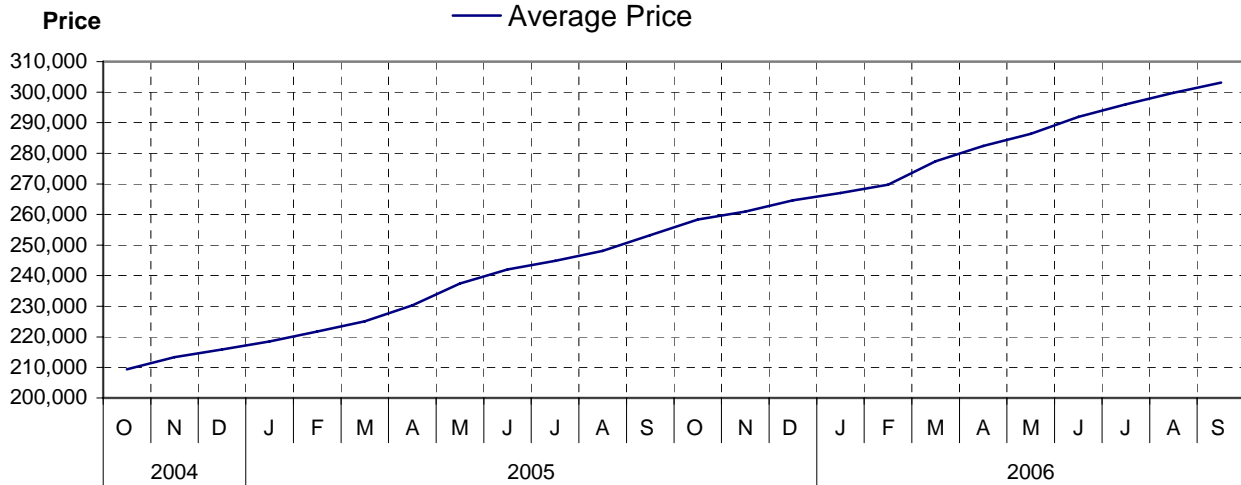


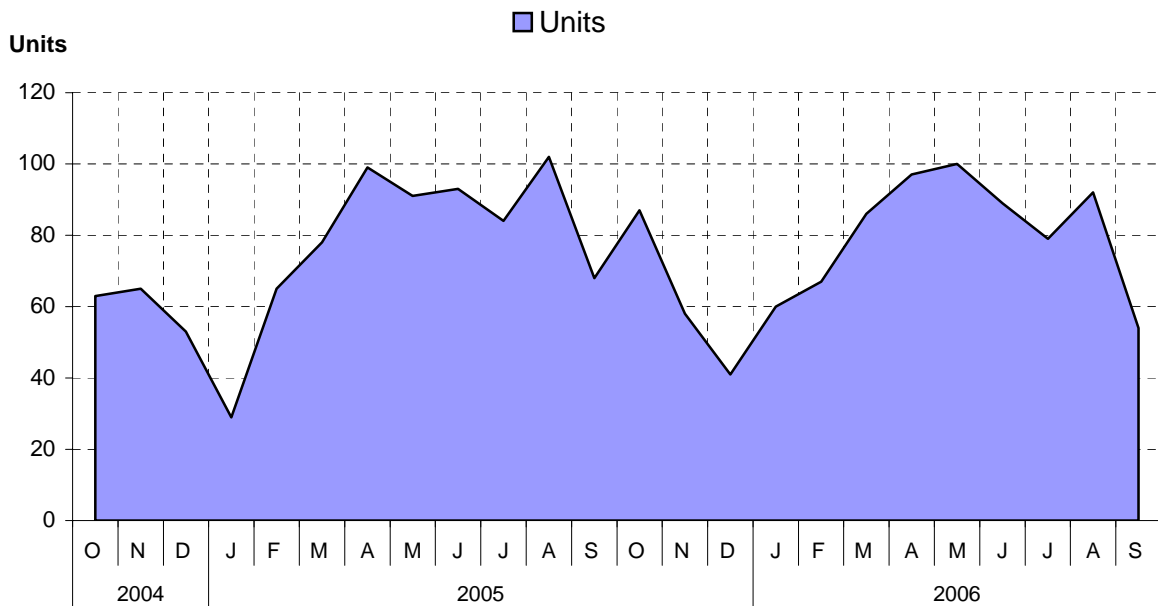
Cowichan Valley as at September 30, 2006

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	111	29	282 %	401	378	6 %
UNITS REPORTED SOLD	49	33	48 %	180	152	18 %
SELL/LIST RATIO	44 %	113 %		44 %	40 %	
REPORTED SALES DOLLARS	6,468,020	4,238,800	52 %	20,795,298	16,362,991	27 %
AVG SELL PRICE/UNIT	132,000	128,448	2 %	115,529	107,651	7 %
MEDIAN SELL PRICE	115,000			110,000		
PRICE RATIO	99 %	99 %		97 %	96 %	
DAYS TO SELL	36	80	55-%	61	101	39-%
ACTIVE LISTINGS	149	187	20-%			
SINGLE FAMILY						
UNITS LISTED	114	129	11-%	1,406	1,265	11 %
UNITS REPORTED SOLD	54	68	20-%	911	890	2 %
SELL/LIST RATIO	47 %	52 %		64 %	70 %	
REPORTED SALES DOLLARS	18,066,900	19,151,522	5-%	276,160,461	225,386,931	22 %
AVG SELL PRICE/UNIT	334,572	281,640	18 %	303,139	253,243	19 %
MEDIAN SELL PRICE	309,000			291,000		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	43	41	4 %	49	47	4 %
ACTIVE LISTINGS	345	306	12 %			
CONDOMINIUM (APT)						
UNITS LISTED	12	16	25-%	179	205	12-%
UNITS REPORTED SOLD	12	19	36-%	183	138	32 %
SELL/LIST RATIO	100 %	118 %		102 %	67 %	
REPORTED SALES DOLLARS	1,328,700	1,944,400	31-%	21,146,608	15,164,089	39 %
AVG SELL PRICE/UNIT	110,725	102,336	8 %	115,555	109,884	5 %
MEDIAN SELL PRICE	105,000			107,000		
PRICE RATIO	96 %	98 %		98 %	98 %	
DAYS TO SELL	41	50	18-%	68	63	7 %
ACTIVE LISTINGS	43	69	37-%			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	16	7	128 %	208	99	110 %
UNITS REPORTED SOLD	7	6	16 %	120	89	34 %
SELL/LIST RATIO	43 %	85 %		57 %	89 %	
REPORTED SALES DOLLARS	1,737,000	824,400	110 %	20,133,504	14,243,224	41 %
AVG SELL PRICE/UNIT	248,142	137,400	80 %	167,779	160,036	4 %
MEDIAN SELL PRICE	262,000			149,000		
PRICE RATIO	99 %	98 %		98 %	98 %	
DAYS TO SELL	39	66	40-%	42	53	20-%
ACTIVE LISTINGS	48	13	269 %			

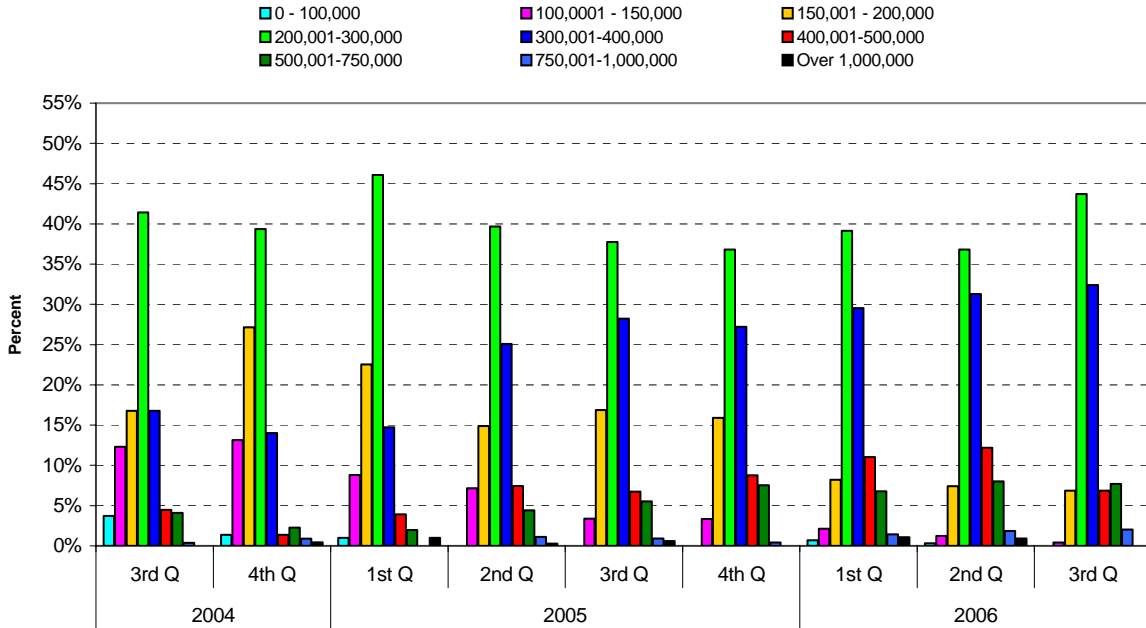
PLEASE NOTE:

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

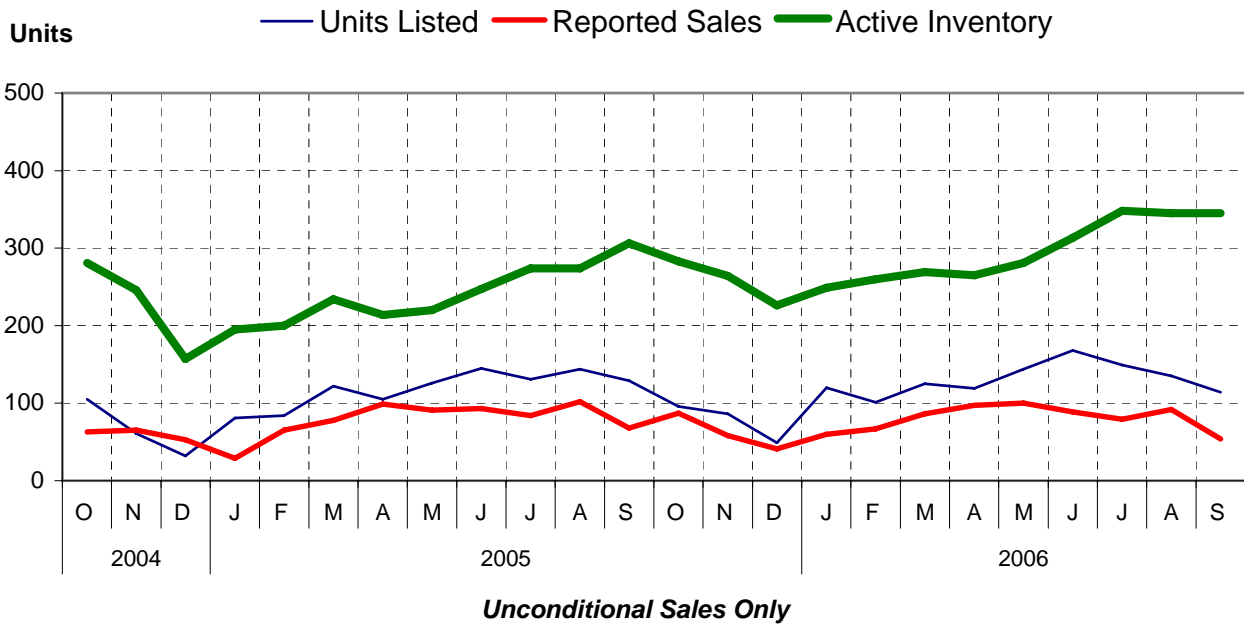
LOTS do NOT INCLUDE acreage or waterfront acreage.

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

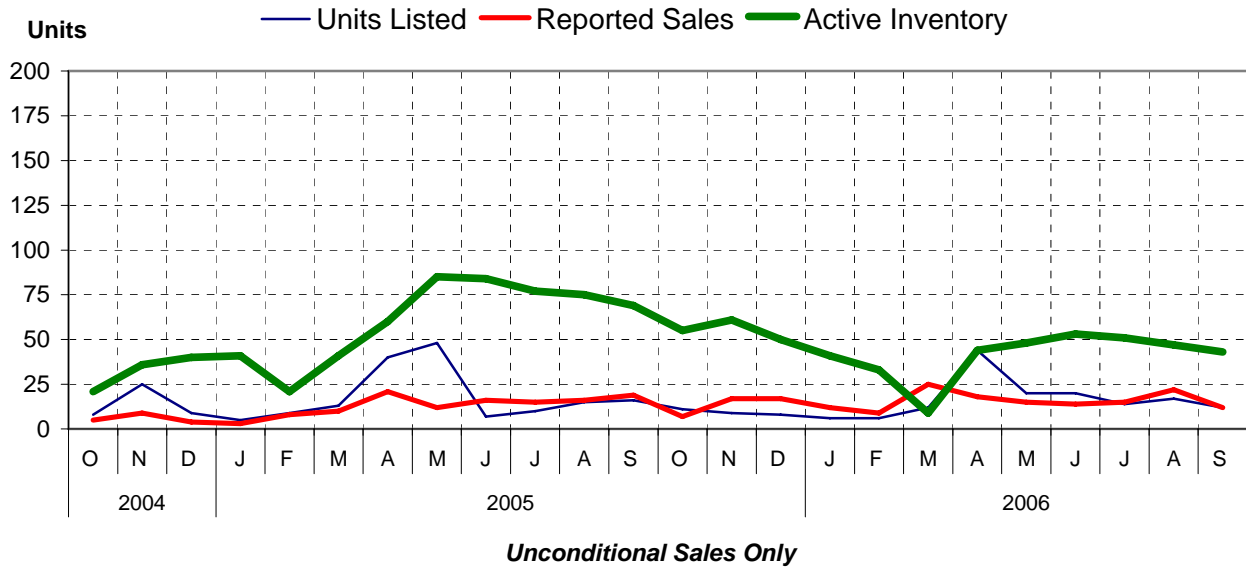
Percentage of Market Share by Price Range Cowichan Valley



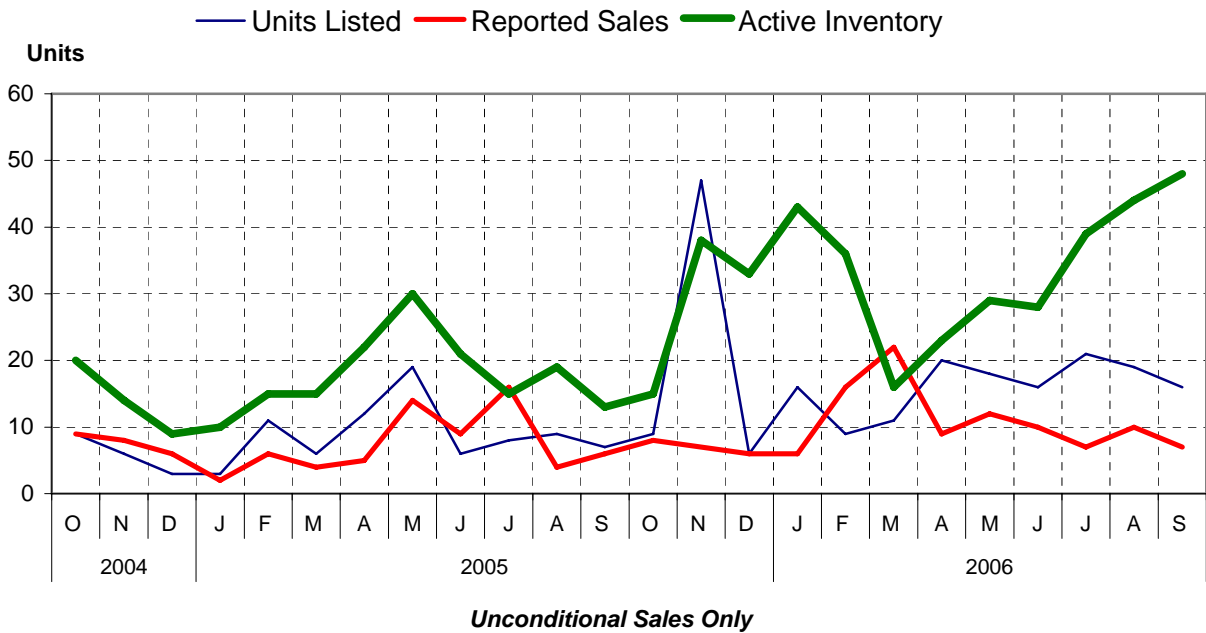
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



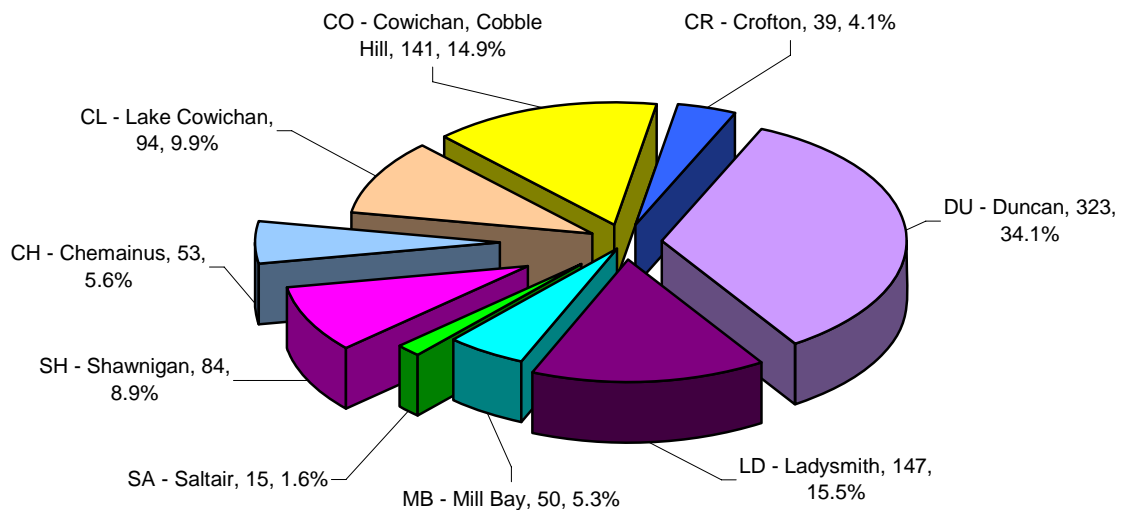
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 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	72	7	27		7	21	10			
200,001- 300,000	341	22	35	24	18	140	75	3	6	18
300,001- 400,000	294	15	10	66	11	92	44	14	6	36
400,001- 500,000	119	3	2	30	2	38	13	16	1	14
500,001- 750,000	80	2	9	16	1	23	3	14	2	10
750,001-1,000,000	16	1	3	4		3	2	1		2
OVER 1,000,000	9	1		1		2		2		3
ZONE 3 TOTALS	946	53	94	141	39	323	147	50	15	84

Single Family Sales - Duncan by Subarea



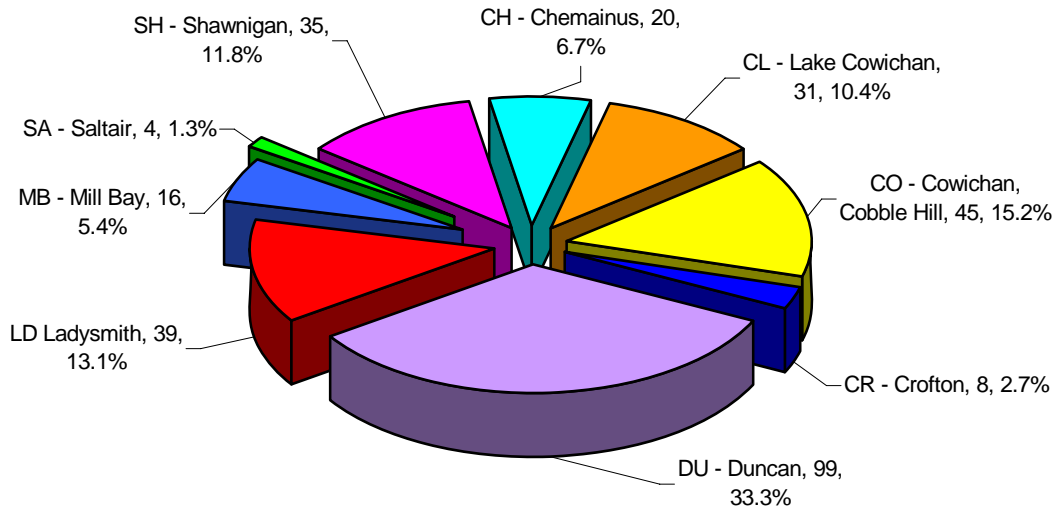
Total Unconditional Sales January 1 to September 30, 2006 = 946

3rd Quarter 2006
MLS® Single Family Sales Analysis
 Unconditional Sales from July 1 to September 30, 2006

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

RANGE	TOTAL	CH	CL	CO	CR	DU	LD	MB	SA	SH
0 - 100,000	0									
100,001- 150,000	5		3			1				1
150,001- 200,000	24	2	12		1	6	3			
200,001- 300,000	102	9	10	8	3	45	17	1	2	7
300,001- 400,000	91	7	3	22	4	23	11	4	2	15
400,001- 500,000	40		1	12		11	5	4		7
500,001- 750,000	28	1	2	2		11	1	6		5
750,001-1,000,000	4			1		1	2			
OVER 1,000,000	3	1				1		1		
ZONE 3 TOTALS	297	20	31	45	8	99	39	16	4	35

3rd Quarter 2006 Single Family Sales
Duncan
 by Subarea



Total Unconditional Sales from July 1 to September 30, 2006 = 297