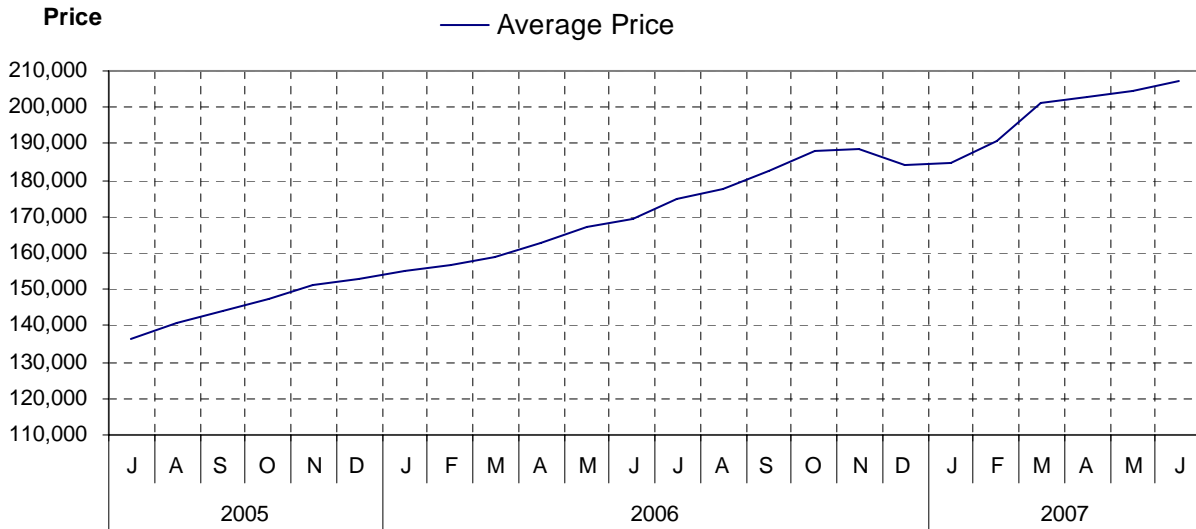


Port Alberni / West Coast

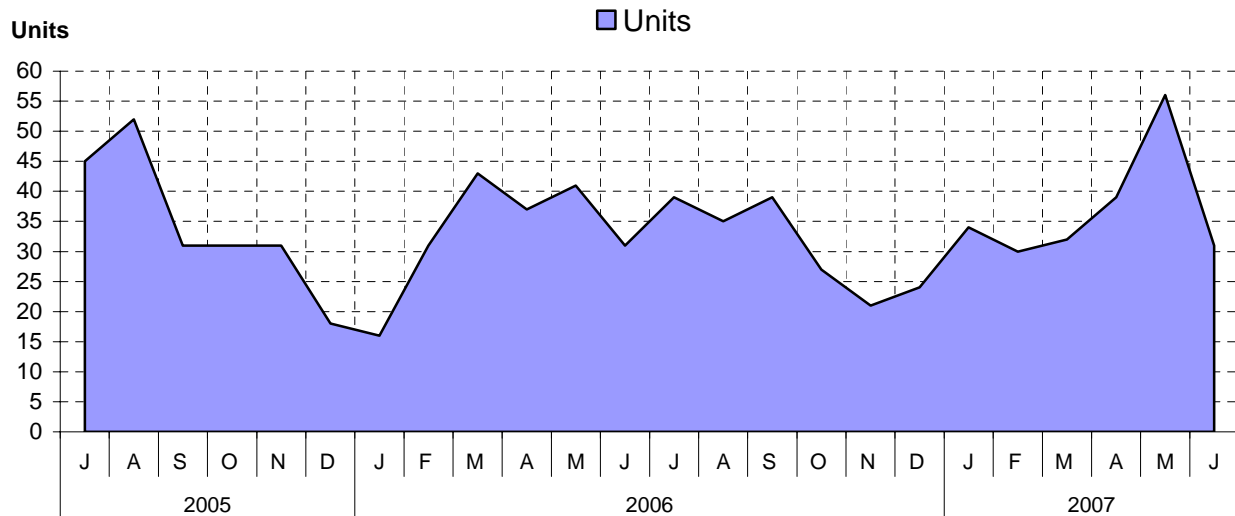
as at June 30, 2007

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 | 16 | 12-% | 128 | 171 | 25-% |
| UNITS REPORTED SOLD | 9 | 26 | 65-% | 94 | 160 | 41-% |
| SELL/LIST RATIO | 64 % | 162 % | | 73 % | 93 % | |
| REPORTED SALES DOLLARS | 894,800 | 2,398,900 | 62-% | 9,089,100 | 11,385,950 | 20-% |
| AVG SELL PRICE/UNIT | 99,422 | 92,265 | 7 % | 96,692 | 71,162 | 35 % |
| MEDIAN SELL PRICE | 98,500 | | | 87,500 | | |
| PRICE RATIO | 98 % | 98 % | | 97 % | 97 % | |
| DAYS TO SELL | 148 | 38 | 289 % | 120 | 93 | 29 % |
| ACTIVE LISTINGS | 74 | 85 | 12-% | | | |
| SINGLE FAMILY | | | | | | |
| UNITS LISTED | 89 | 77 | 15 % | 730 | 652 | 11 % |
| UNITS REPORTED SOLD | 31 | 32 | 3-% | 406 | 423 | 4-% |
| SELL/LIST RATIO | 34 % | 41 % | | 55 % | 64 % | |
| REPORTED SALES DOLLARS | 6,810,692 | 6,025,900 | 13 % | 84,129,347 | 70,450,758 | 19 % |
| AVG SELL PRICE/UNIT | 219,699 | 188,309 | 16 % | 207,215 | 166,550 | 24 % |
| MEDIAN SELL PRICE | 200,000 | | | 190,000 | | |
| PRICE RATIO | 96 % | 96 % | | 96 % | 96 % | |
| DAYS TO SELL | 51 | 44 | 15 % | 63 | 53 | 18 % |
| ACTIVE LISTINGS | 209 | 187 | 11 % | | | |
| CONDOMINIUM (APT) | | | | | | |
| UNITS LISTED | 5 | 6 | 16-% | 67 | 60 | 11 % |
| UNITS REPORTED SOLD | 0 | 2 | 100-% | 15 | 36 | 58-% |
| SELL/LIST RATIO | 0 % | 33 % | | 22 % | 60 % | |
| REPORTED SALES DOLLARS | 0 | 745,000 | 100-% | 4,228,980 | 6,409,875 | 34-% |
| AVG SELL PRICE/UNIT | | 372,500 | 100-% | 281,932 | 178,052 | 58 % |
| MEDIAN SELL PRICE | 0 | | | 235,000 | | |
| PRICE RATIO | | 96 % | | 97 % | 99 % | |
| DAYS TO SELL | | 265 | 100-% | 96 | 84 | 14 % |
| ACTIVE LISTINGS | 37 | 26 | 42 % | | | |
| CONDOMINIUM (TWNHSE) | | | | | | |
| UNITS LISTED | 6 | 7 | 14-% | 52 | 62 | 16-% |
| UNITS REPORTED SOLD | 7 | 4 | 75 % | 40 | 22 | 81 % |
| SELL/LIST RATIO | 116 % | 57 % | | 76 % | 35 % | |
| REPORTED SALES DOLLARS | 1,116,000 | 578,000 | 93 % | 8,279,771 | 2,601,000 | 218 % |
| AVG SELL PRICE/UNIT | 159,428 | 144,500 | 10 % | 206,994 | 118,227 | 75 % |
| MEDIAN SELL PRICE | 146,000 | | | 156,000 | | |
| PRICE RATIO | 98 % | 95 % | | 97 % | 93 % | |
| DAYS TO SELL | 67 | 50 | 34 % | 74 | 36 | 105 % |
| ACTIVE LISTINGS | 18 | 36 | 50-% | | | |

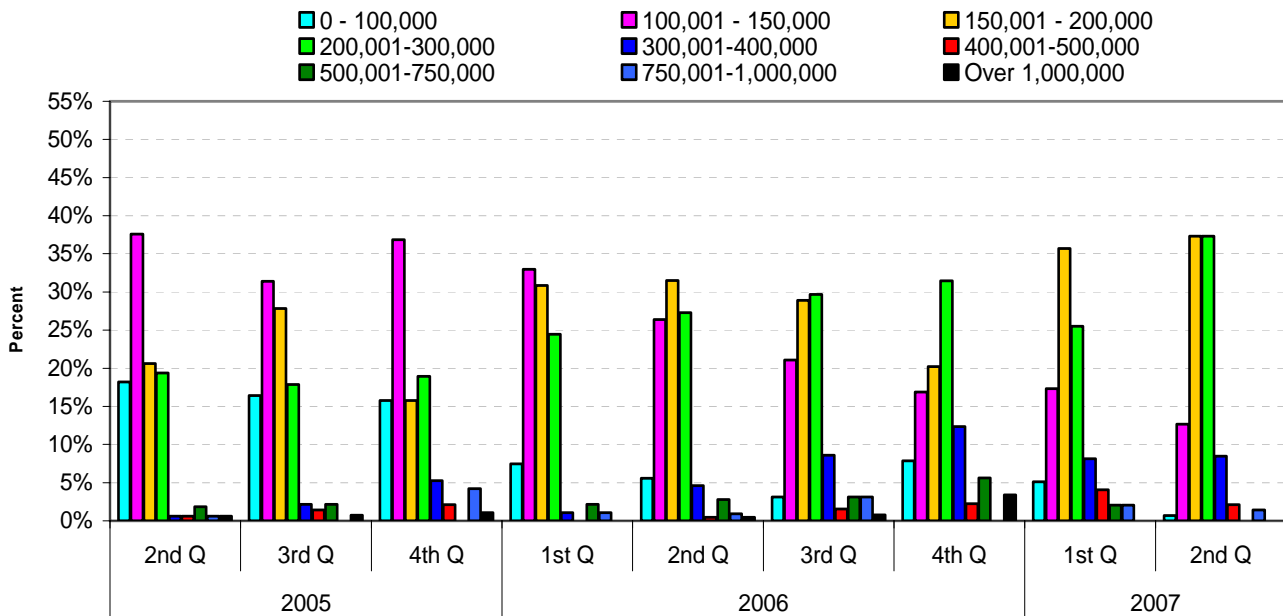
PLEASE NOTE:

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

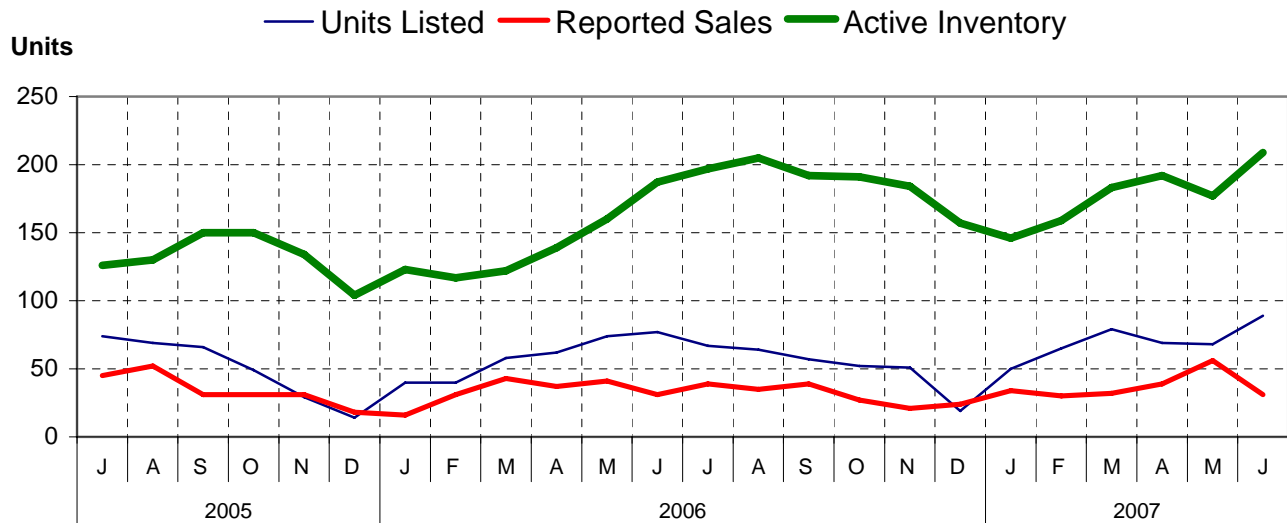
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.9% for the current month.

Percentage of Market Share by Price Range Port Alberni/West Coast

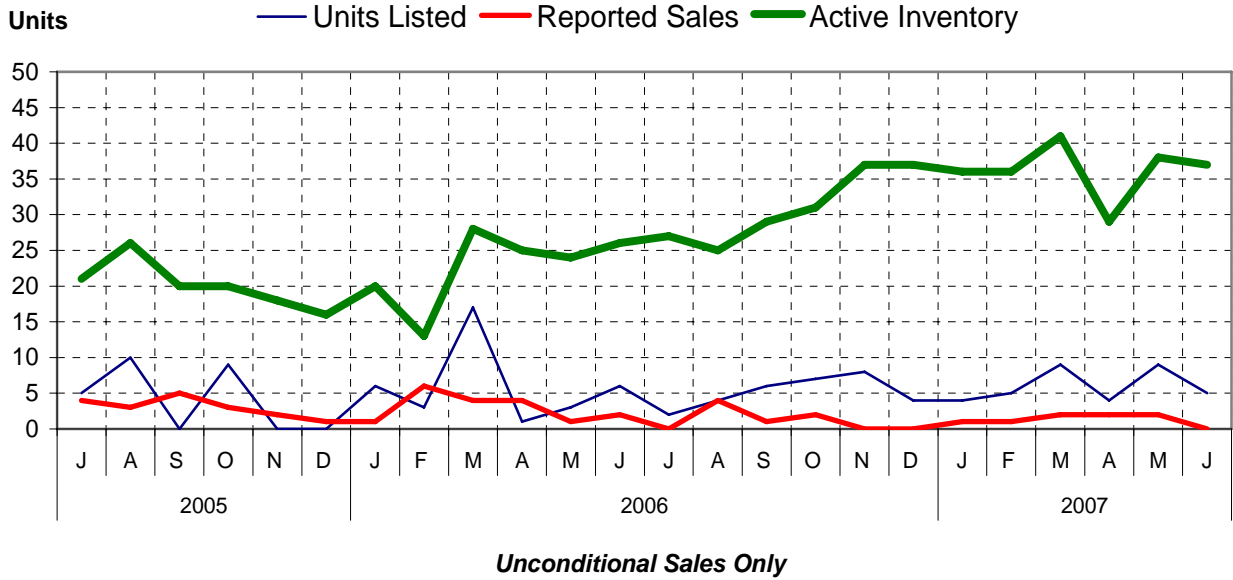


Single Family Comparisons between

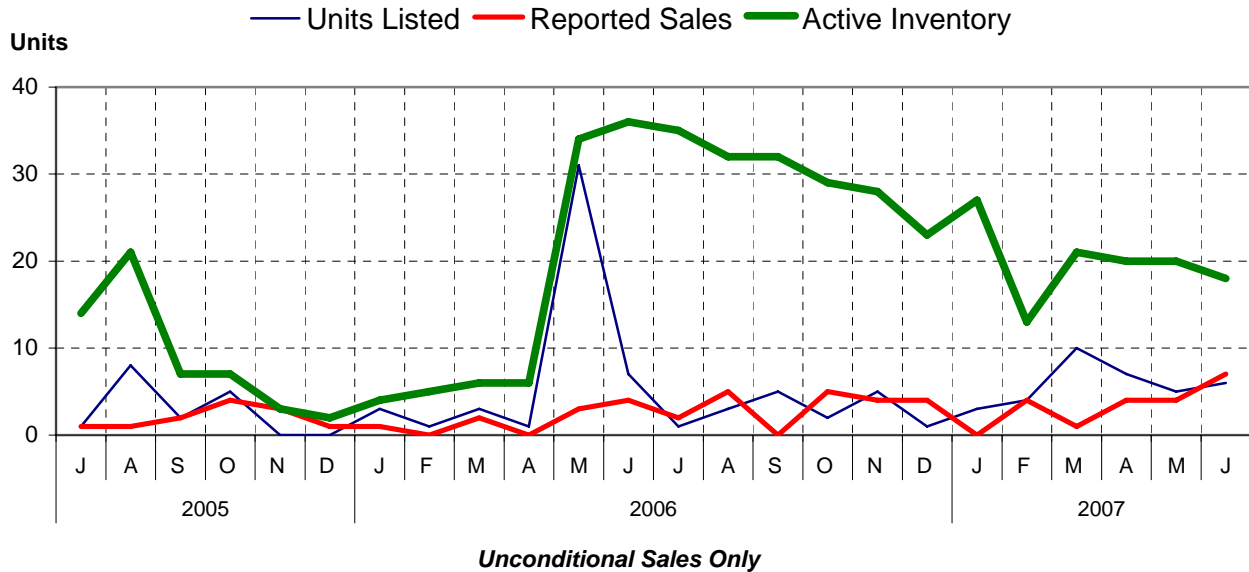


Unconditional Sales Only

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



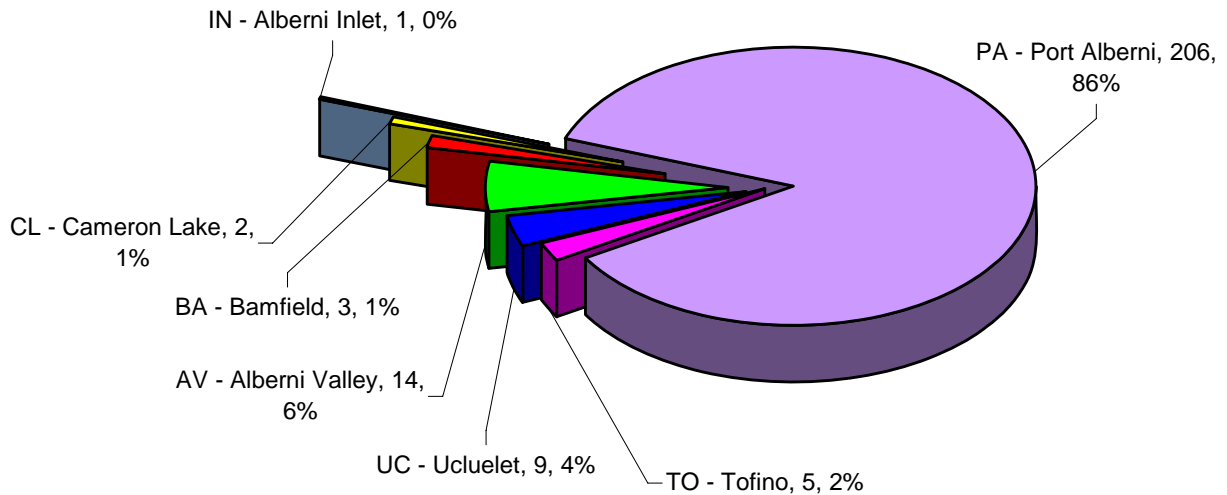
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to June 30, 2007

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

| RANGE | TOTAL | AV | BA | CL | IN | PA | TO | UC |
|----------------------|------------|-----------|----------|----------|----------|------------|----------|----------|
| 0 - 100,000 | 6 | 1 | | | | 4 | | 1 |
| 100,001- 150,000 | 35 | | | | | 35 | | |
| 150,001- 200,000 | 88 | 2 | | | | 85 | | 1 |
| 200,001- 300,000 | 78 | 6 | | 1 | 1 | 69 | | 1 |
| 300,001- 400,000 | 20 | 3 | 1 | 1 | | 11 | 1 | 3 |
| 400,001- 500,000 | 7 | 1 | | | | 1 | 3 | 2 |
| 500,001- 750,000 | 2 | | | | | | 1 | 1 |
| 750,001-1,000,000 | 4 | 1 | 2 | | | 1 | | |
| OVER 1,000,000 | 0 | | | | | | | |
| ZONE 6 TOTALS | 240 | 14 | 3 | 2 | 1 | 206 | 5 | 9 |

Single Family Sales - Port Alberni-West Coast by Subarea

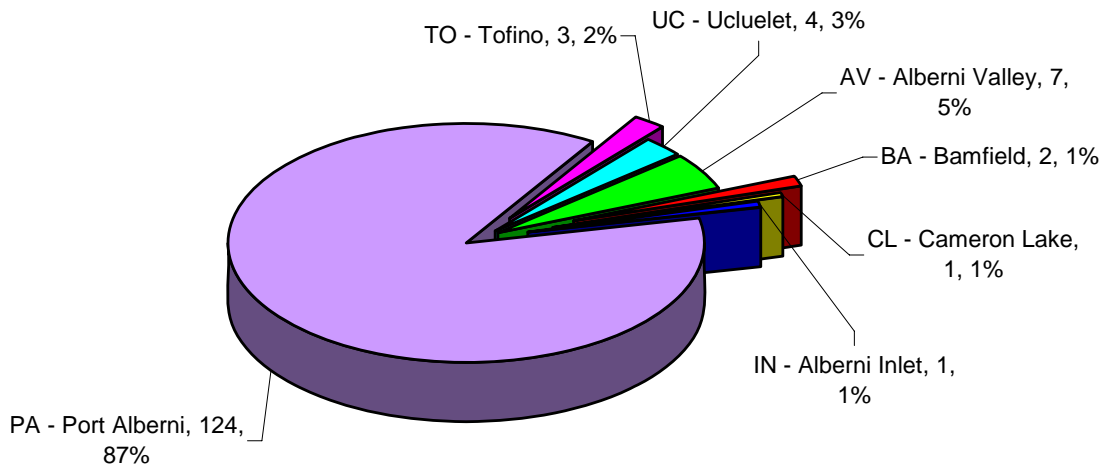


Total Unconditional Sales January 1 to June 30, 2007 = 240

2nd Quarter 2007
MLS® Single Family Sales Analysis
 Unconditional Sales from April 1 to June 30, 2007

| RANGE | -----SUB-AREAS----- | | | | | | | |
|----------------------|---------------------|----------|----------|----------|----------|------------|----------|----------|
| | TOTAL | AV | BA | CL | IN | PA | TO | UC |
| 0 - 100,000 | 1 | 1 | | | | | | |
| 100,001- 150,000 | 18 | | | | | 18 | | |
| 150,001- 200,000 | 53 | 1 | | | | 51 | | 1 |
| 200,001- 300,000 | 53 | 2 | | | 1 | 49 | | 1 |
| 300,001- 400,000 | 12 | 1 | 1 | 1 | | 6 | 1 | 2 |
| 400,001- 500,000 | 3 | 1 | | | | | 2 | |
| 500,001- 750,000 | 0 | | | | | | | |
| 750,001-1,000,000 | 2 | 1 | 1 | | | | | |
| OVER 1,000,000 | 0 | | | | | | | |
| ZONE 6 TOTALS | 142 | 7 | 2 | 1 | 1 | 124 | 3 | 4 |

2nd Quarter 2007 Single Family Sales
Port Alberni-West Coast
 by Subarea



Total Unconditional Sales April 1 to June 30, 2007 = 142