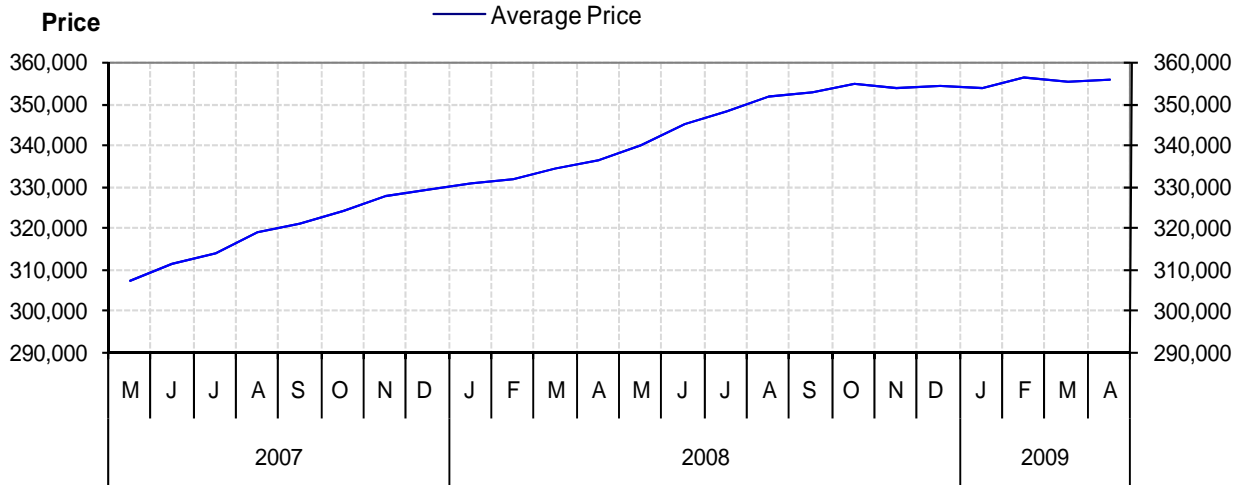


Comox Valley

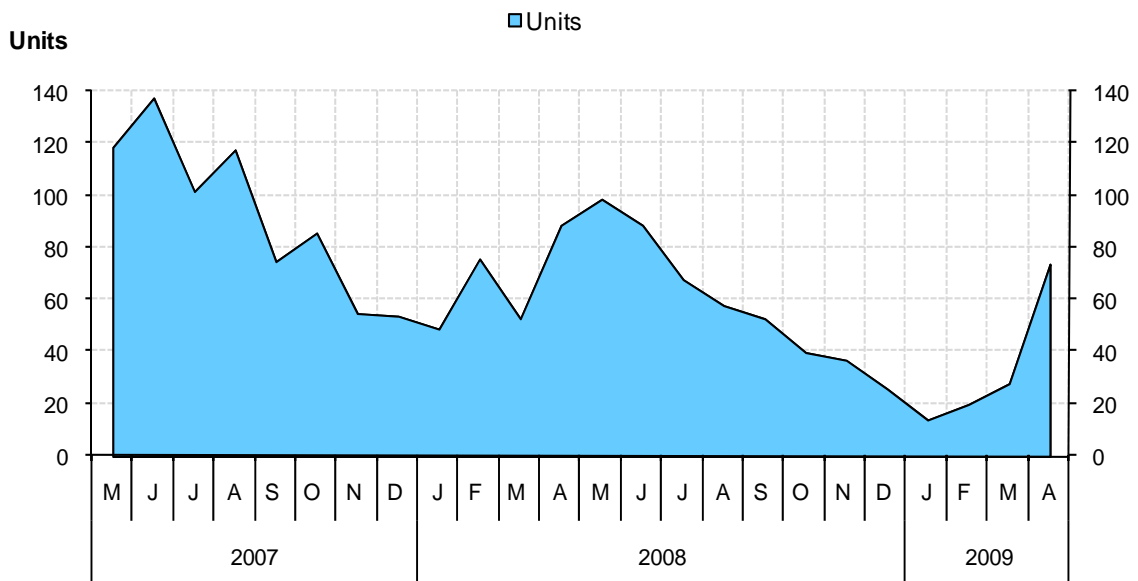
as at April 30, 2009

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

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	24	44	-45%	281	285	-1%
Units Reported Sold	8	12	-33%	41	199	-79%
Sell/List Ratio	33%	27%		15%	70%	
Reported Sales Dollars	\$996,200	\$1,844,400	-46%	\$6,058,600	\$26,015,635	-77%
Average Sell Price / Unit	\$124,525	\$153,700	-19%	\$147,771	\$130,732	13%
Median Sell Price	\$125,000			\$139,900		
Sell Price / List Price Ratio	90%	105%		96%	100%	
Days to Sell	109	195	-44%	101	123	-17%
Active Listings	198	125				
Single Family						
Units Listed	138	206	-33%	1421	1573	-10%
Units Reported Sold	74	89	-17%	603	1012	-40%
Sell/List Ratio	54%	43%		42%	64%	
Reported Sales Dollars	\$26,277,058	\$31,295,171	-16%	\$214,636,409	\$340,469,610	-37%
Average Sell Price / Unit	\$355,095	\$351,631	1%	\$355,948	\$336,432	6%
Median Sell Price	\$329,500			\$343,000		
Sell Price / List Price Ratio	93%	98%		94%	97%	
Days to Sell	85	58	48%	75	60	26%
Active Listings	511	505				
Condos (Apt)						
Units Listed	46	67	-31%	459	527	-13%
Units Reported Sold	8	22	-64%	98	325	-70%
Sell/List Ratio	17%	33%		21%	62%	
Reported Sales Dollars	\$1,287,500	\$5,254,300	-75%	\$19,868,711	\$61,853,873	-68%
Average Sell Price / Unit	\$160,938	\$238,832	-33%	\$202,742	\$190,320	7%
Median Sell Price	\$162,500			\$166,000		
Sell Price / List Price Ratio	89%	97%		94%	98%	
Days to Sell	91	96	-5%	106	90	17%
Active Listings	240	200				
Condos (Patio)						
Units Listed	10	4	150%	151	153	-1%
Units Reported Sold	6	6	0%	59	108	-45%
Sell/List Ratio	60%	150%		39%	71%	
Reported Sales Dollars	\$1,659,195	\$1,687,300	-2%	\$17,391,687	\$30,698,113	-43%
Average Sell Price / Unit	\$276,532	\$281,217	-2%	\$294,774	\$284,242	4%
Median Sell Price	\$264,295			\$289,500		
Sell Price / List Price Ratio	92%	99%		96%	99%	
Days to Sell	52	50	5%	88	77	15%
Active Listings	65	43				
Condos (Twnhse)						
Units Listed	11	17	-35%	119	184	-35%
Units Reported Sold	6	6	0%	54	110	-51%
Sell/List Ratio	55%	35%		45%	60%	
Reported Sales Dollars	\$1,107,000	\$1,351,050	-18%	\$11,719,258	\$22,905,350	-49%
Average Sell Price / Unit	\$184,500	\$225,175	-18%	\$217,023	\$208,230	4%
Median Sell Price	\$192,000			\$203,000		
Sell Price / List Price Ratio	93%	96%		92%	97%	
Days to Sell	73	44	68%	106	70	50%
Active Listings	43	57				

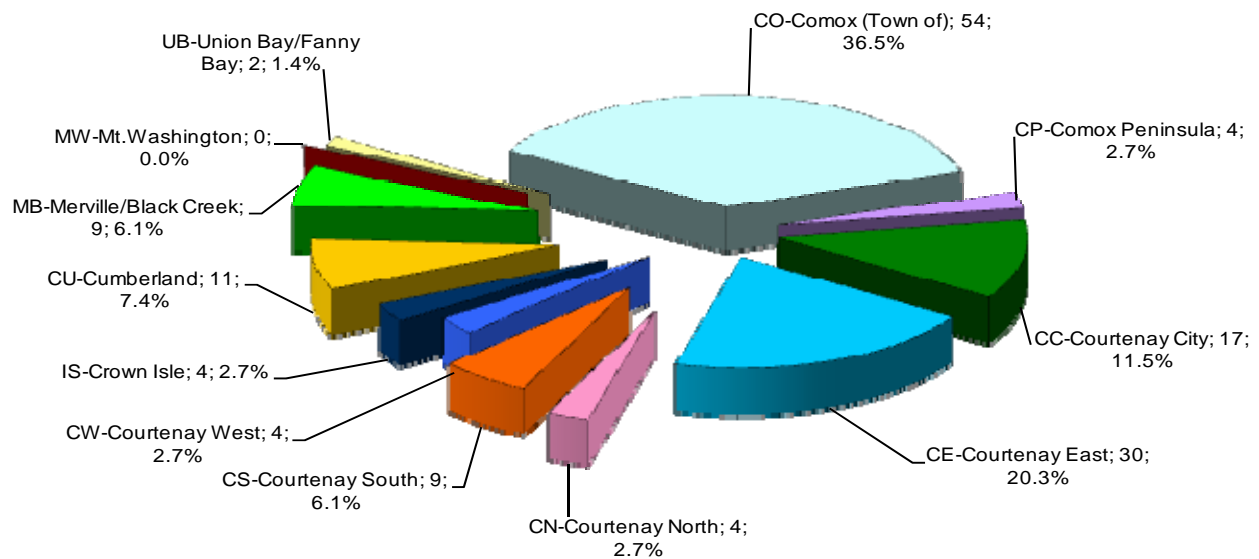
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2009

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 Mil	OVER 1 Mil	Total
CO-Comox (Town of)	1	1	4	10	19	10	5	1	3	0	0	0	0	0	54
CP-Comox Peninsula	0	0	0	1	0	1	1	0	1	0	0	0	0	0	4
CC-Courtenay City	0	1	6	6	2	1	1	0	0	0	0	0	0	0	17
CE-Courtenay East	0	0	4	6	10	5	0	2	1	1	0	0	1	0	30
CN-Courtenay North	0	0	0	1	1	0	0	0	2	0	0	0	0	0	4
CS-Courtenay South	0	2	0	0	2	1	1	1	1	1	0	0	0	0	9
CW-Courtenay West	0	0	1	0	0	0	0	2	1	0	0	0	0	0	4
IS-Crown Isle	0	0	0	0	0	0	2	0	0	1	0	0	0	1	4
CU-Cumberland	0	0	4	2	4	1	0	0	0	0	0	0	0	0	11
MB-Merville/Black Creek	0	1	0	2	2	2	1	1	0	0	0	0	0	0	9
MW-Mt. Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
ZONE 2 TOTALS	1	5	19	30	40	21	11	7	9	3	0	0	1	1	148

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to April 30, 2009 = 148