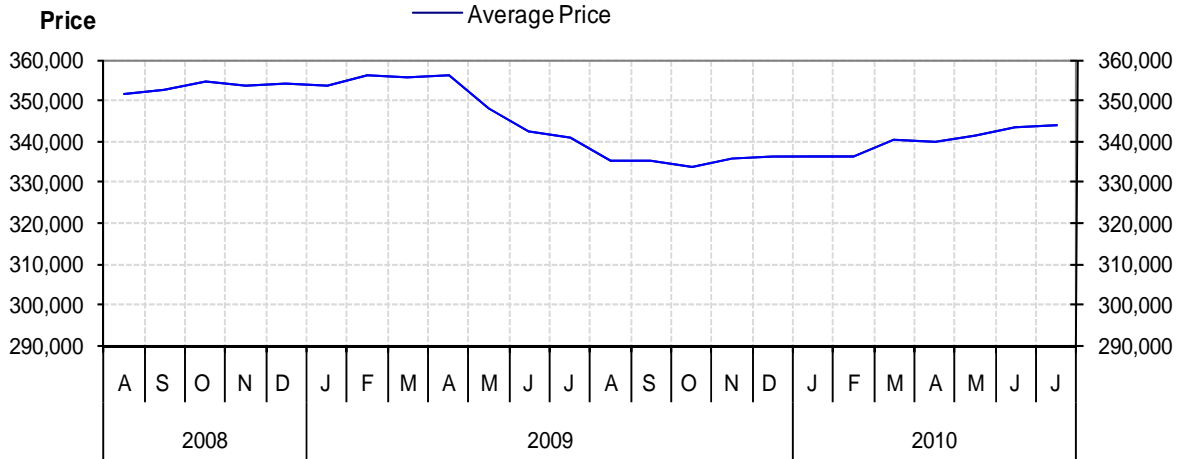


Comox Valley

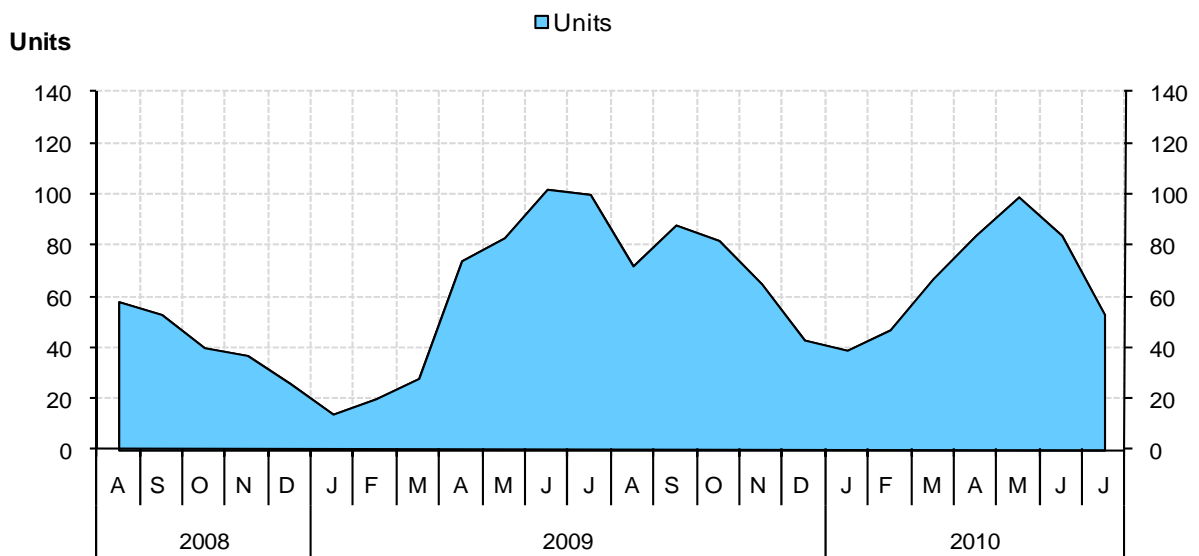
as at July 31, 2010

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 | 8 | 16 | -50% | 185 | 277 | -33% |
| Units Reported Sold | 2 | 16 | -88% | 155 | 59 | 163% |
| Sell/List Ratio | 25% | 100% | | 84% | 21% | |
| Reported Sales Dollars | \$371,700 | \$2,061,175 | -82% | \$22,183,020 | \$8,142,775 | 172% |
| Average Sell Price / Unit | \$185,850 | \$128,823 | 44% | \$143,116 | \$138,013 | 4% |
| Median Sell Price | \$210,000 | | | \$131,050 | | |
| Sell Price / List Price Ratio | 93% | 90% | | 95% | 92% | |
| Days to Sell | 184 | 169 | 9% | 223 | 114 | 96% |
| Active Listings | 94 | 207 | | | | |
| Single Family | | | | | | |
| Units Listed | 94 | 117 | -20% | 1428 | 1310 | 9% |
| Units Reported Sold | 53 | 100 | -47% | 821 | 634 | 29% |
| Sell/List Ratio | 56% | 85% | | 57% | 48% | |
| Reported Sales Dollars | \$18,498,738 | \$34,619,200 | -47% | \$282,201,408 | \$216,059,503 | 31% |
| Average Sell Price / Unit | \$349,033 | \$346,192 | 1% | \$343,729 | \$340,788 | 1% |
| Median Sell Price | \$318,500 | | | \$331,250 | | |
| Sell Price / List Price Ratio | 93% | 94% | | 95% | 93% | |
| Days to Sell | 58 | 81 | -29% | 75 | 85 | -11% |
| Active Listings | 524 | 483 | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 25 | 62 | -60% | 407 | 418 | -3% |
| Units Reported Sold | 6 | 13 | -54% | 115 | 86 | 34% |
| Sell/List Ratio | 24% | 21% | | 28% | 21% | |
| Reported Sales Dollars | \$1,420,500 | \$2,650,780 | -46% | \$22,894,841 | \$17,966,580 | 27% |
| Average Sell Price / Unit | \$236,750 | \$203,906 | 16% | \$199,086 | \$208,914 | -5% |
| Median Sell Price | \$238,000 | | | \$180,000 | | |
| Sell Price / List Price Ratio | 90% | 89% | | 93% | 92% | |
| Days to Sell | 188 | 169 | 11% | 151 | 141 | 7% |
| Active Listings | 255 | 259 | | | | |
| Condos (Patio) | | | | | | |
| Units Listed | 9 | 10 | -10% | 148 | 135 | 10% |
| Units Reported Sold | 4 | 7 | -43% | 111 | 64 | 73% |
| Sell/List Ratio | 44% | 70% | | 75% | 47% | |
| Reported Sales Dollars | \$1,063,000 | \$1,812,800 | -41% | \$29,976,955 | \$17,071,174 | 76% |
| Average Sell Price / Unit | \$265,750 | \$258,971 | 3% | \$270,063 | \$266,737 | 1% |
| Median Sell Price | \$275,000 | | | \$270,000 | | |
| Sell Price / List Price Ratio | 96% | 93% | | 97% | 94% | |
| Days to Sell | 19 | 147 | -87% | 101 | 128 | -21% |
| Active Listings | 49 | 59 | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 25 | 11 | 127% | 145 | 111 | 31% |
| Units Reported Sold | 5 | 7 | -29% | 60 | 51 | 18% |
| Sell/List Ratio | 20% | 64% | | 41% | 46% | |
| Reported Sales Dollars | \$1,188,522 | \$1,375,600 | -14% | \$12,873,308 | \$10,412,958 | 24% |
| Average Sell Price / Unit | \$237,704 | \$196,514 | 21% | \$214,555 | \$204,176 | 5% |
| Median Sell Price | \$221,622 | | | \$209,000 | | |
| Sell Price / List Price Ratio | 97% | 95% | | 94% | 92% | |
| Days to Sell | 64 | 60 | 8% | 88 | 104 | -15% |
| Active Listings | 80 | 44 | | | | |

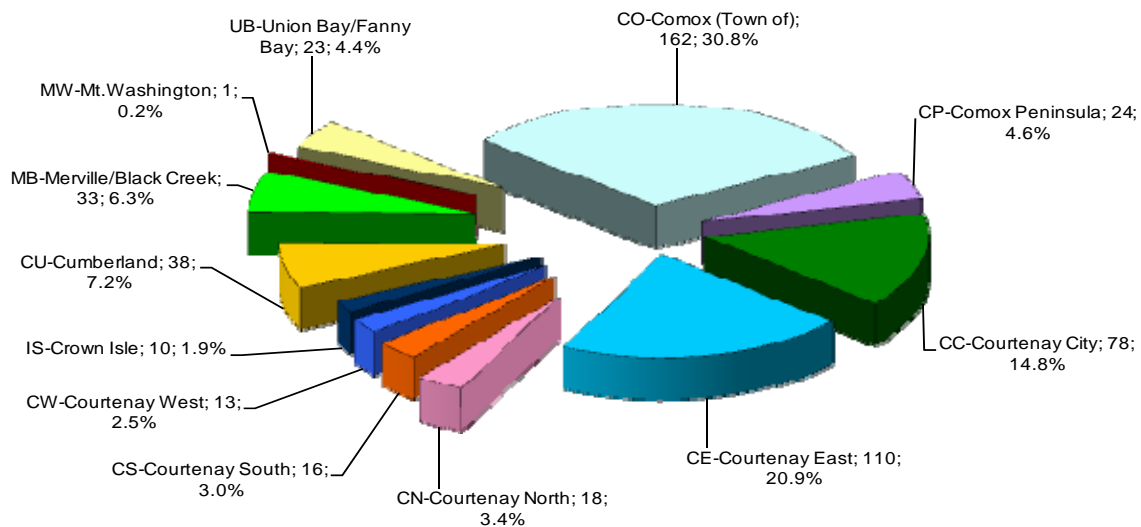
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 2010

| | 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) | 0 | 0 | 0 | 29 | 48 | 45 | 21 | 8 | 7 | 4 | 0 | 0 | 0 | 0 | 162 |
| CP-Comox Peninsula | 0 | 1 | 2 | 3 | 2 | 1 | 4 | 3 | 3 | 3 | 1 | 0 | 1 | 0 | 24 |
| CC-Courtenay City | 1 | 4 | 21 | 34 | 12 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78 |
| CE-Courtenay East | 0 | 4 | 1 | 5 | 32 | 33 | 19 | 7 | 7 | 0 | 1 | 1 | 0 | 0 | 110 |
| CN-Courtenay North | 0 | 0 | 2 | 3 | 3 | 1 | 3 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 18 |
| CS-Courtenay South | 0 | 0 | 0 | 2 | 2 | 2 | 3 | 2 | 1 | 1 | 1 | 1 | 0 | 1 | 16 |
| CW-Courtenay West | 0 | 1 | 0 | 5 | 2 | 2 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 13 |
| IS-Crown Isle | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 3 | 1 | 2 | 0 | 0 | 0 | 10 |
| CU-Cumberland | 1 | 3 | 8 | 6 | 14 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| MB-Merville/Black Creek | 0 | 1 | 4 | 7 | 4 | 6 | 3 | 5 | 2 | 0 | 1 | 0 | 0 | 0 | 33 |
| MW-Mt. Washington | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| UB-Union Bay/Fanny Bay | 0 | 2 | 4 | 6 | 1 | 3 | 2 | 1 | 2 | 1 | 1 | 0 | 0 | 0 | 23 |
| ZONE 2 TOTALS | 2 | 16 | 42 | 100 | 120 | 101 | 63 | 29 | 31 | 11 | 7 | 2 | 1 | 1 | 526 |

Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to July 31, 2010 = 526