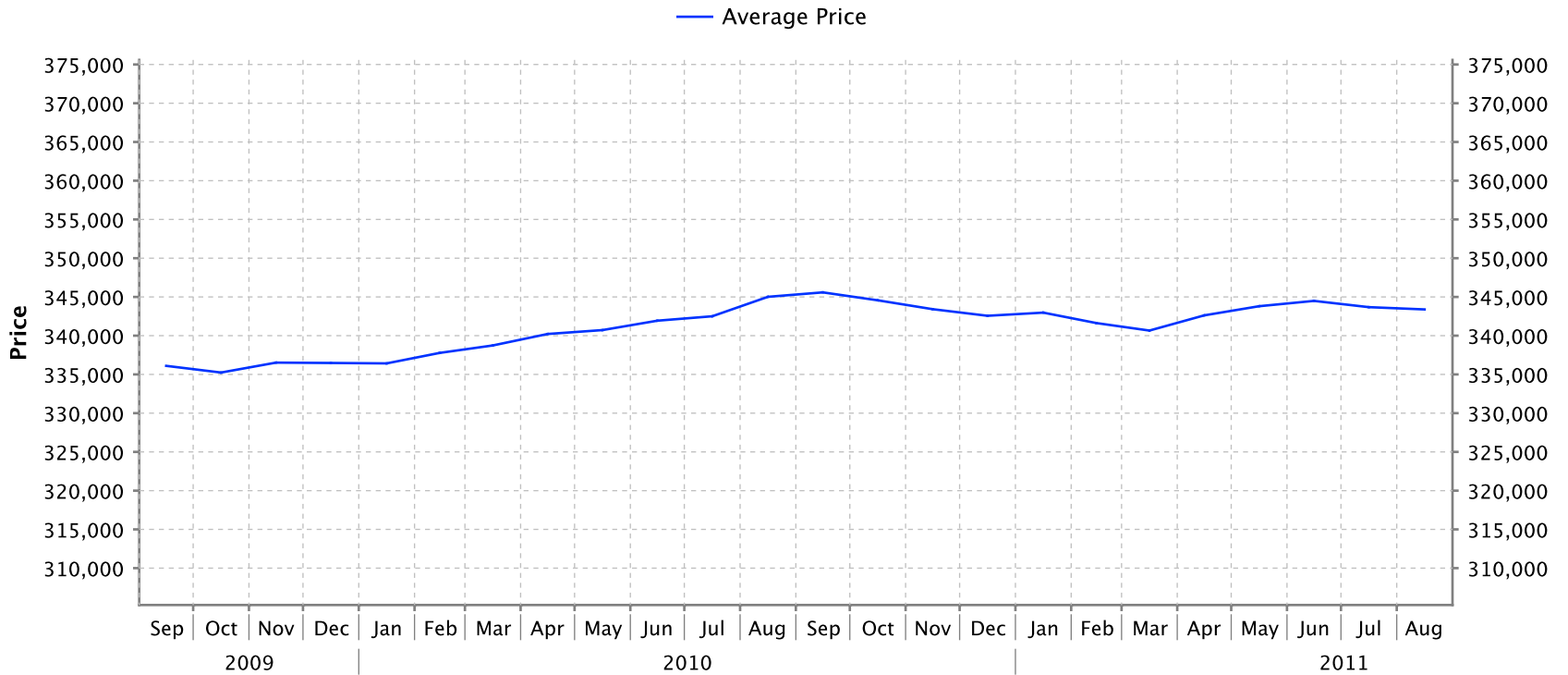


Comox Valley

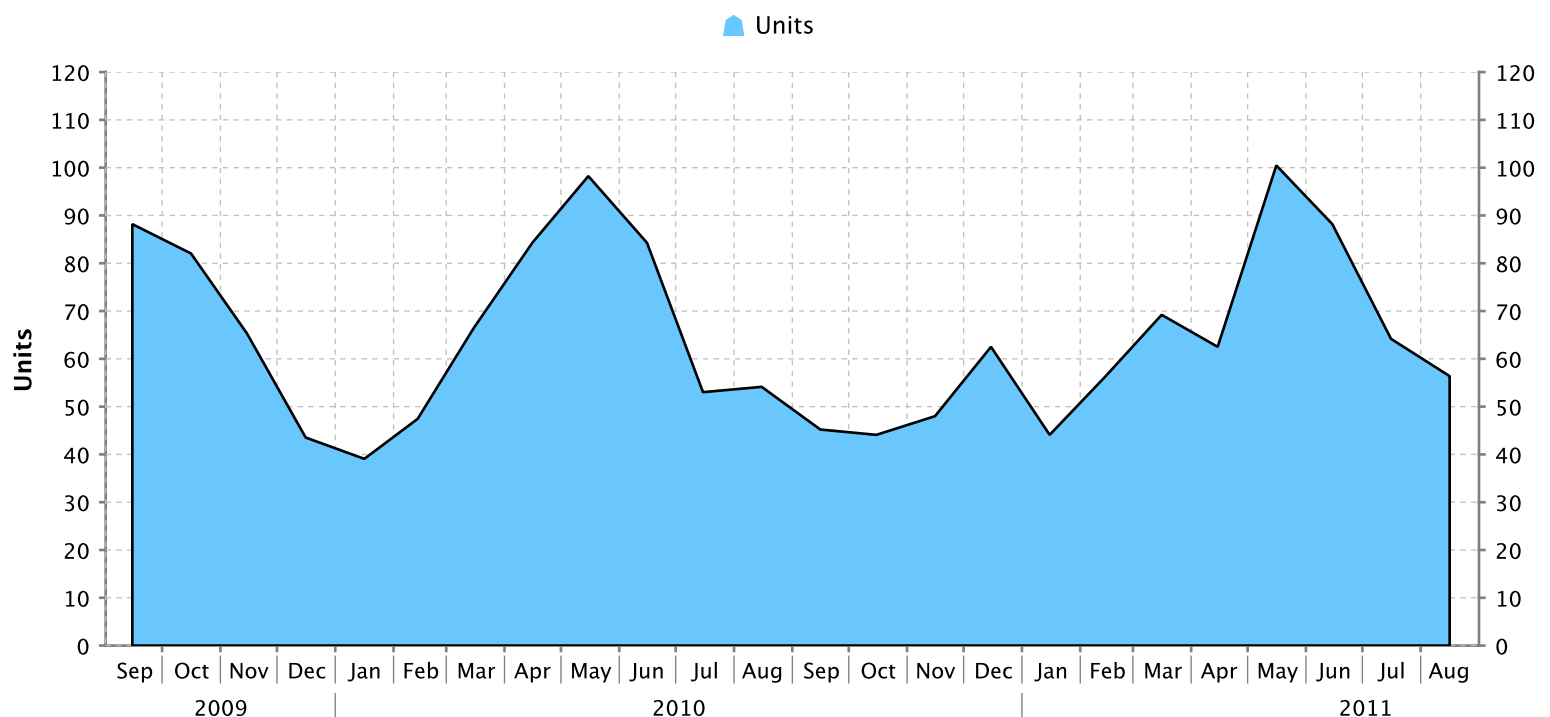
as at August 31, 2011

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	12	12	0%	124	188	-34%
Units Reported Sold	1	1	0%	55	149	-63%
Sell/List Ratio	8%	8%		44%	79%	
Reported Sales Dollars	\$133,500	\$238,000	-44%	\$8,735,500	\$21,540,120	-59%
Average Sell Price / Unit	\$133,500	\$238,000	-44%	\$158,827	\$144,565	10%
Median Sell Price	\$133,500			\$147,250		
Sell Price / List Price	95%	84%		96%	95%	
Days to Sell	70	132	-47%	240	225	7%
Active Listings	81	87				
Single Family						
Units Listed	96	106	-9%	1,316	1,443	-9%
Units Reported Sold	56	54	4%	738	815	-9%
Sell/List Ratio	58%	51%		56%	56%	
Reported Sales Dollars	\$19,453,450	\$17,569,900	11%	\$254,076,328	\$280,741,070	-9%
Average Sell Price / Unit	\$347,383	\$325,369	7%	\$344,277	\$344,468	-0%
Median Sell Price	\$338,000			\$333,000		
Sell Price / List Price	94%	108%		95%	96%	
Days to Sell	93	66	42%	89	73	22%
Active Listings	475	502				
Condos (Apt)						
Units Listed	11	18	-39%	301	407	-26%
Units Reported Sold	5	9	-44%	112	119	-6%
Sell/List Ratio	45%	50%		37%	29%	
Reported Sales Dollars	\$753,400	\$2,649,400	-72%	\$23,913,840	\$24,742,241	-3%
Average Sell Price / Unit	\$150,680	\$294,378	-49%	\$213,516	\$207,918	3%
Median Sell Price	\$132,000			\$194,500		
Sell Price / List Price	97%	86%		92%	92%	
Days to Sell	130	260	-50%	174	162	7%
Active Listings	206	250				
Condos (Patio)						
Units Listed	18	12	50%	141	130	8%
Units Reported Sold	10	7	43%	73	110	-34%
Sell/List Ratio	56%	58%		52%	85%	
Reported Sales Dollars	\$2,912,000	\$1,937,000	50%	\$19,815,350	\$29,700,055	-33%
Average Sell Price / Unit	\$291,200	\$276,714	5%	\$271,443	\$270,000	1%
Median Sell Price	\$310,000			\$259,900		
Sell Price / List Price	94%	96%		96%	97%	
Days to Sell	100	151	-34%	100	104	-4%
Active Listings	60	49				
Condos (Twnhse)						
Units Listed	10	9	11%	152	146	4%
Units Reported Sold	3	5	-40%	66	60	10%
Sell/List Ratio	30%	56%		43%	41%	
Reported Sales Dollars	\$641,900	\$1,165,612	-45%	\$15,956,352	\$13,227,920	21%
Average Sell Price / Unit	\$213,967	\$233,122	-8%	\$241,763	\$220,465	10%
Median Sell Price	\$200,000			\$211,900		
Sell Price / List Price	93%	94%		96%	95%	
Days to Sell	250	101	148%	124	80	55%
Active Listings	65	73				

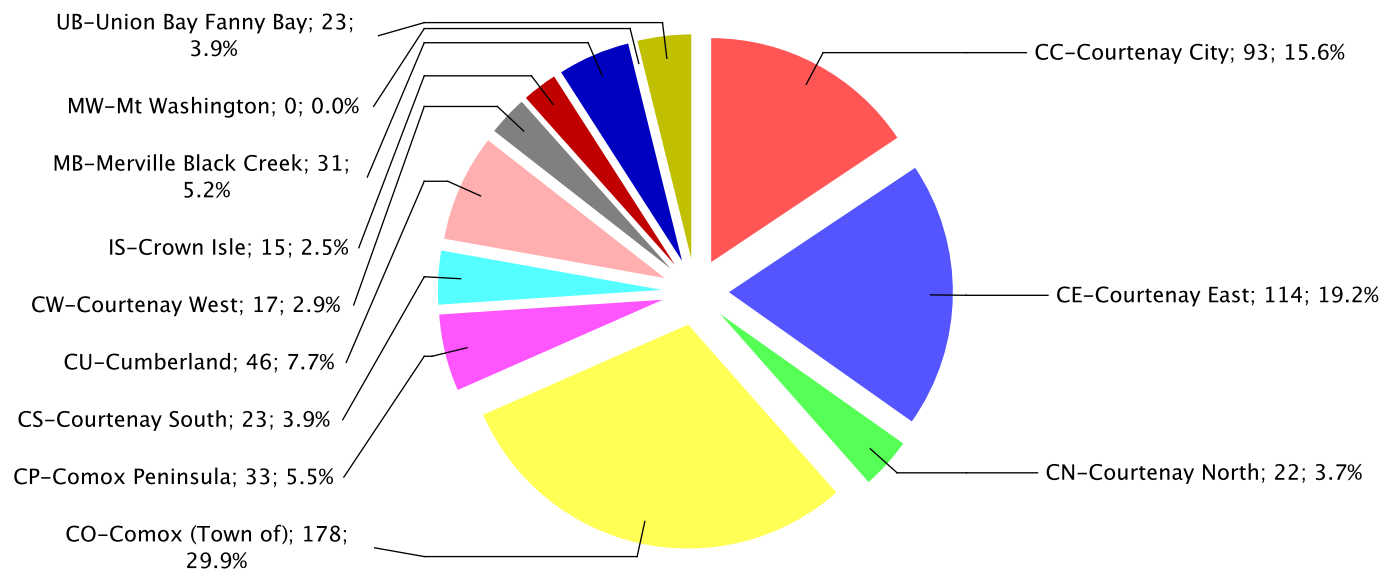
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to Aug 31, 2011

	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
CC-Courtenay City	1	5	23	35	17	7	2	1	1	1	0	0	0	0	93
CE-Courtenay East	1	2	10	9	26	38	17	8	1	2	0	0	0	0	114
CN-Courtenay North	0	0	3	0	3	4	3	2	6	1	0	0	0	0	22
CO-Comox (Town of)	3	2	3	20	52	53	25	12	5	1	1	0	1	0	178
CP-Comox Peninsula	1	1	2	5	4	2	4	3	6	1	1	1	1	1	33
CS-Courtenay South	0	1	2	3	2	3	5	1	3	1	1	1	0	0	23
CU-Cumberland	0	4	6	9	13	7	3	2	1	0	1	0	0	0	46
CW-Courtenay West	0	1	4	4	1	1	3	0	1	2	0	0	0	0	17
IS-Crown Isle	0	0	0	0	0	1	5	2	5	1	1	0	0	0	15
MB-Merville Black Creek	0	1	3	2	6	6	3	3	3	2	1	1	0	0	31
MW-Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UB-Union Bay Fanny Bay	0	3	2	4	5	5	1	1	1	1	0	0	0	0	23
Zone 2 TOTALS	6	20	58	91	129	127	71	35	33	13	6	3	2	1	595

Comox Valley - Single Family Sales by Subarea



Total Unconditional Sales January 1 to August 31, 2011 = 595