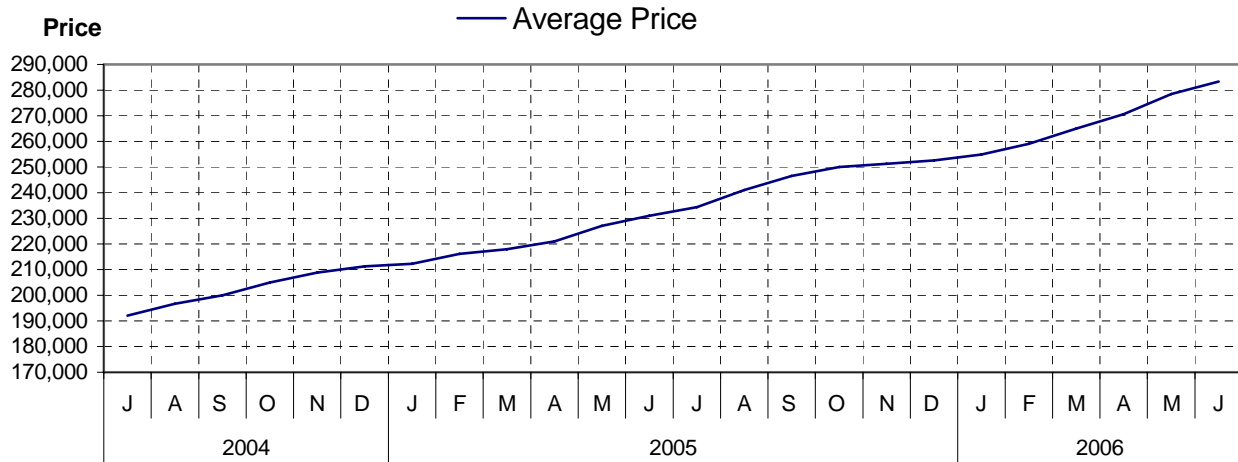


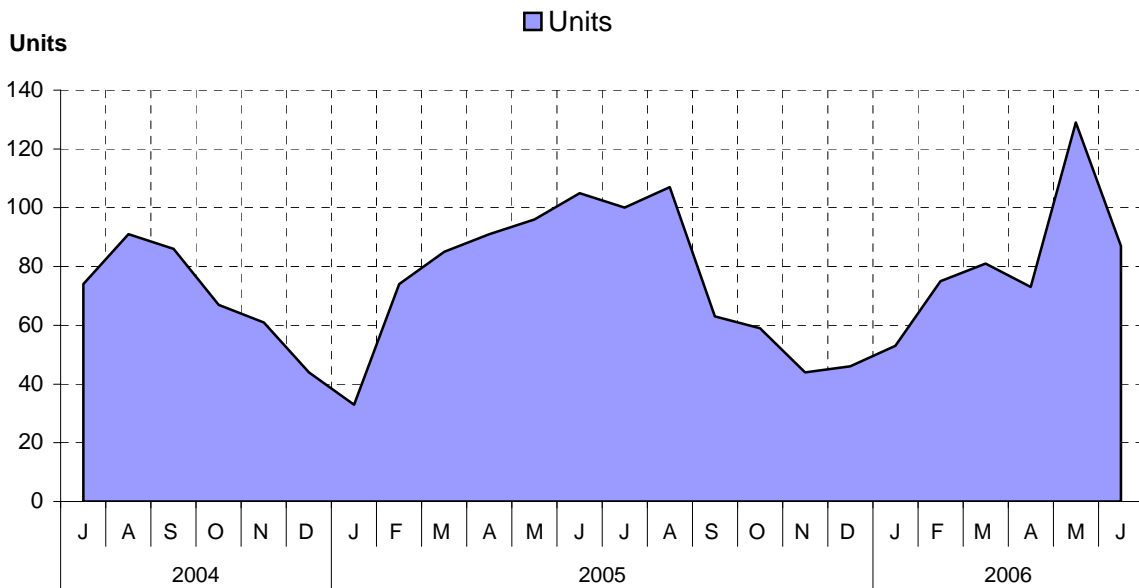
Comox Valley as at June 30, 2006

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	3	17	82-%	162	152	6 %
UNITS REPORTED SOLD	5	6	16-%	120	87	37 %
SELL/LIST RATIO	166 %	35 %		74 %	57 %	
REPORTED SALES DOLLARS	806,000	767,500	5 %	15,575,038	8,843,500	76 %
AVG SELL PRICE/UNIT	161,200	127,916	26 %	129,791	101,649	27 %
MEDIAN SELL PRICE	152,000			122,000		
PRICE RATIO	96 %	94 %		99 %	94 %	
DAYS TO SELL	37	114	67-%	52	82	36-%
ACTIVE LISTINGS	26	42	38-%			
SINGLE FAMILY						
UNITS LISTED	134	119	12 %	1,333	1,250	6 %
UNITS REPORTED SOLD	87	105	17-%	916	907	0 %
SELL/LIST RATIO	64 %	88 %		68 %	72 %	
REPORTED SALES DOLLARS	26,358,750	26,986,424	2-%	259,485,608	209,537,540	23 %
AVG SELL PRICE/UNIT	302,974	257,013	17 %	283,281	231,022	22 %
MEDIAN SELL PRICE	293,000			268,500		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	46	51	9-%	56	51	9 %
ACTIVE LISTINGS	364	320	13 %			
CONDOMINIUM (APT)						
UNITS LISTED	23	31	25-%	371	293	26 %
UNITS REPORTED SOLD	17	25	32-%	274	198	38 %
SELL/LIST RATIO	73 %	80 %		73 %	67 %	
REPORTED SALES DOLLARS	3,122,700	2,920,379	6 %	42,384,751	27,190,108	55 %
AVG SELL PRICE/UNIT	183,688	116,815	57 %	154,688	137,323	12 %
MEDIAN SELL PRICE	142,000			112,900		
PRICE RATIO	98 %	98 %		99 %	98 %	
DAYS TO SELL	66	34	94 %	52	76	31-%
ACTIVE LISTINGS	128	106	20 %			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	15	13	15 %	176	112	57 %
UNITS REPORTED SOLD	15	9	66 %	122	99	23 %
SELL/LIST RATIO	100 %	69 %		69 %	88 %	
REPORTED SALES DOLLARS	2,860,200	1,466,100	95 %	19,525,867	15,138,064	28 %
AVG SELL PRICE/UNIT	190,680	162,900	17 %	160,048	152,909	4 %
MEDIAN SELL PRICE	169,000			162,000		
PRICE RATIO	97 %	99 %		98 %	99 %	
DAYS TO SELL	71	38	86 %	55	69	20-%
ACTIVE LISTINGS	40	20	100 %			

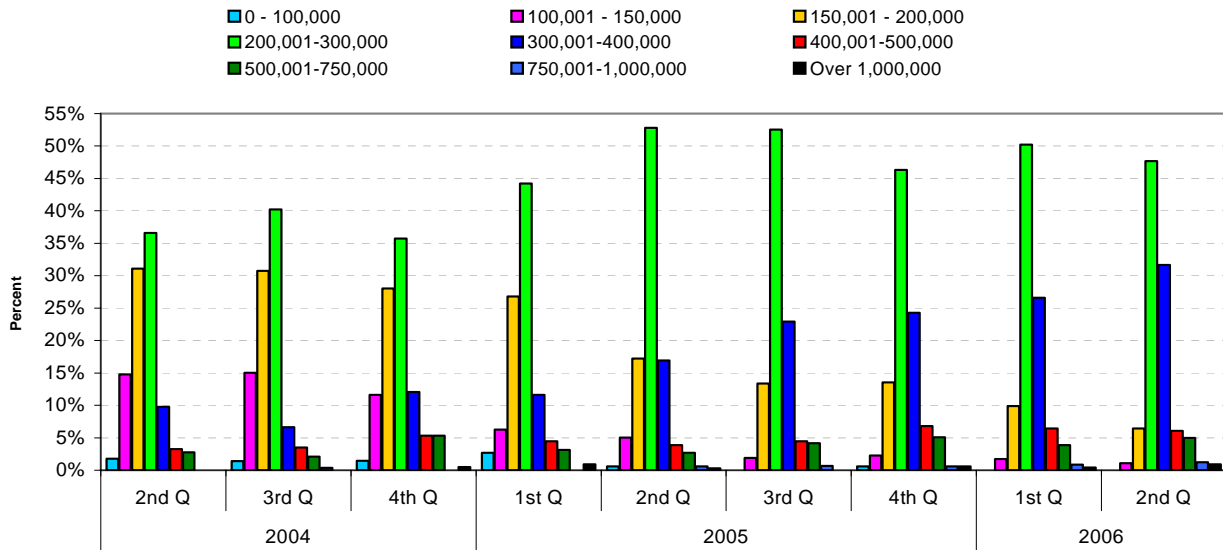
PLEASE NOTE:

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

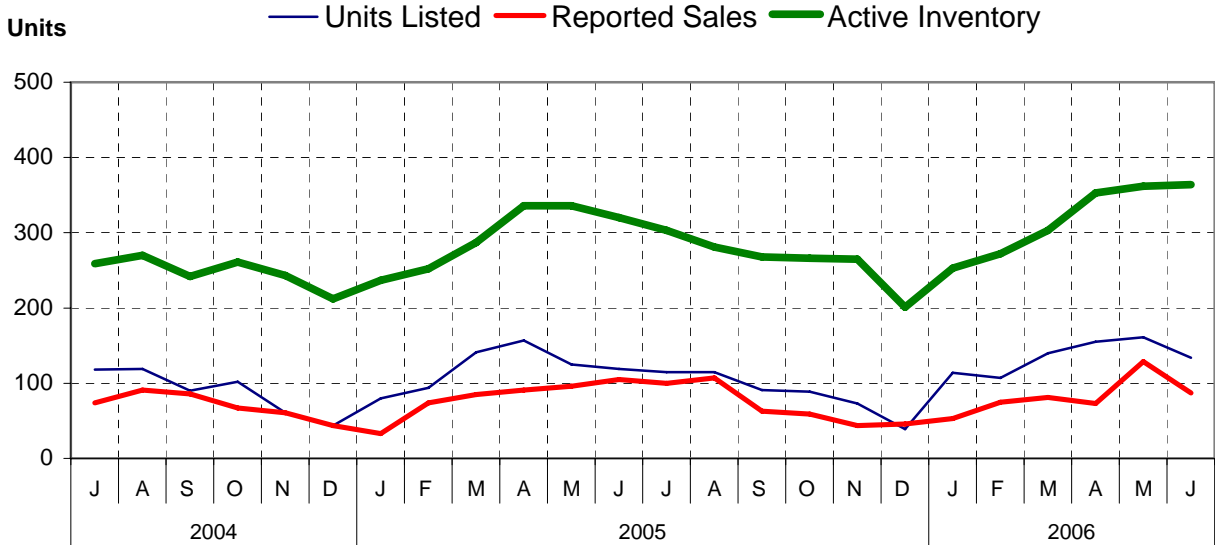
LOTS do NOT INCLUDE acreage or waterfront acreage.

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

Percentage of Market Share by Price Range Comox Valley

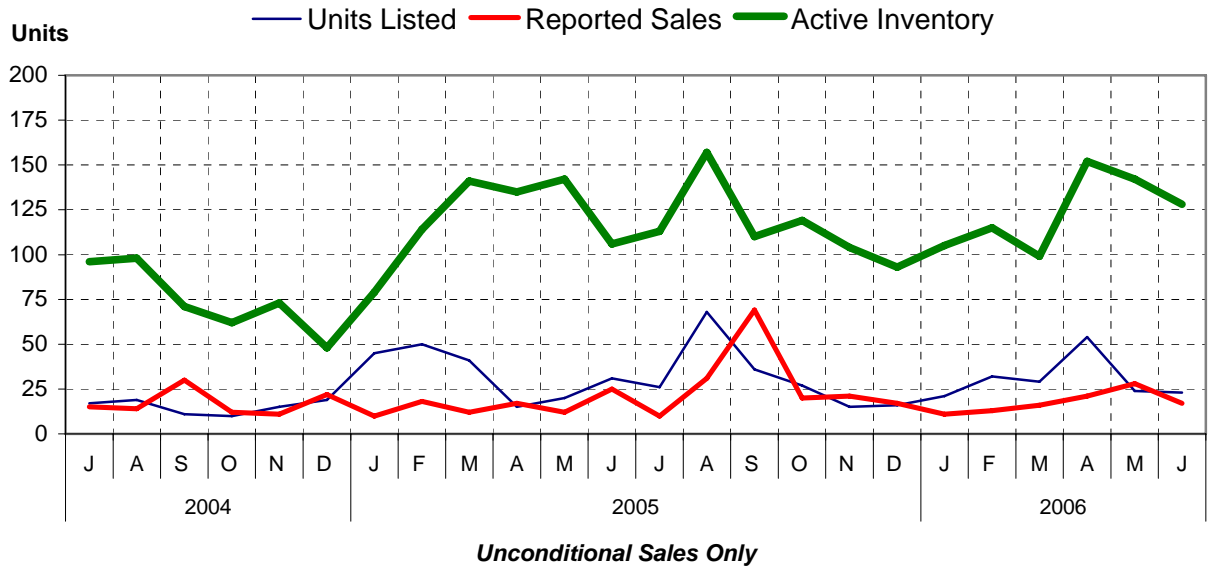


Single Family Comparisons between

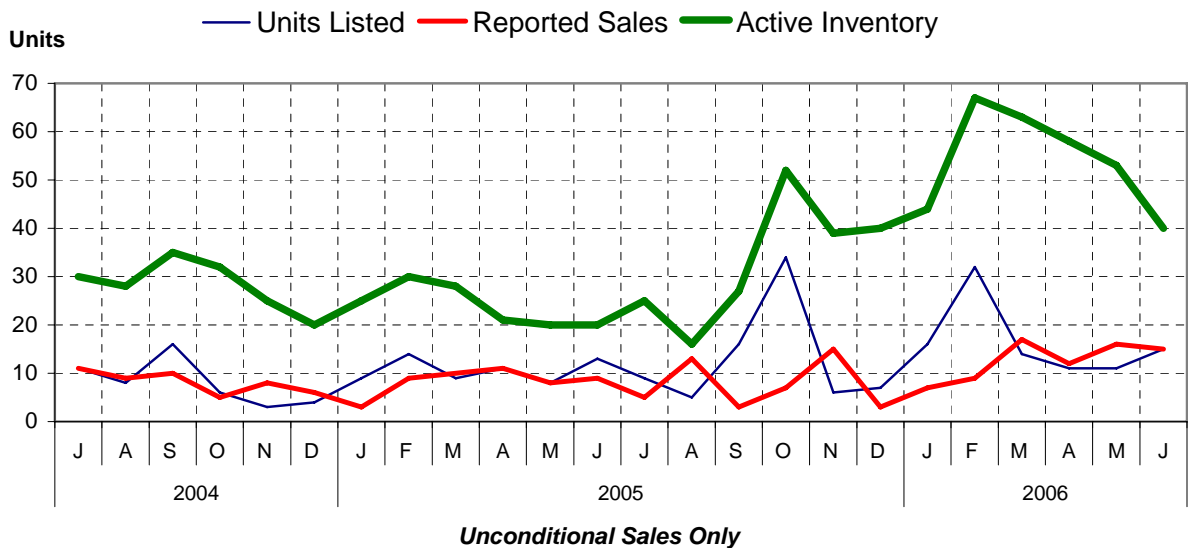


***Unconditional Sales Only**

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



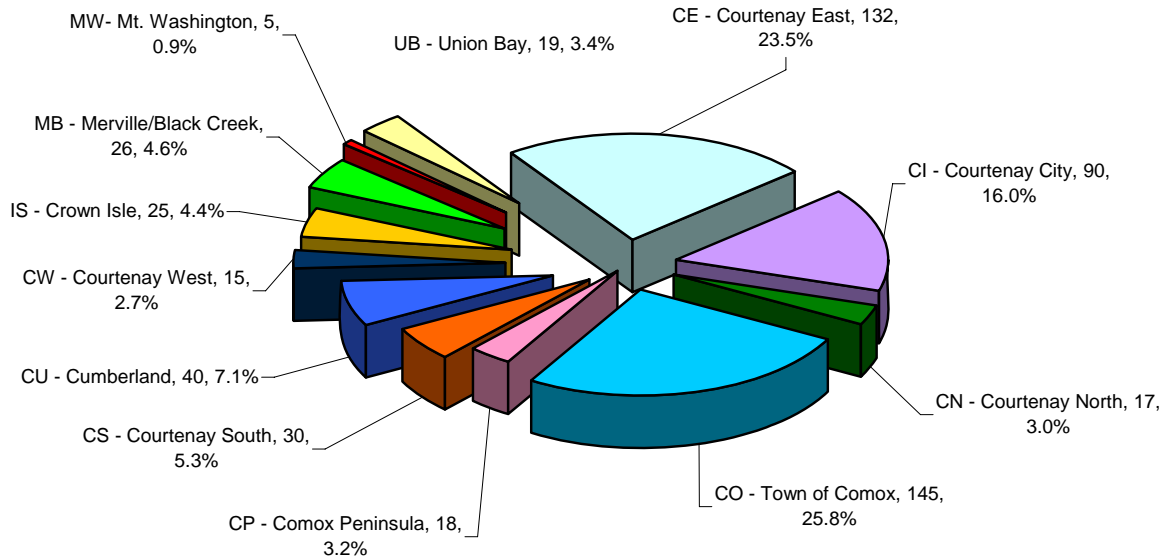
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to June 30, 2006

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

RANGE	TOTAL	CE	CI	CN	CO	CP	CS	CU	CW	IS	MB	MW	UB
0 - 100,000	0												
100,001- 150,000	6		4					2					
150,001- 200,000	36	2	21	1	1		3	7			1		
200,001- 300,000	268	54	63	2	85	3	9	31	6	1	8		6
300,001- 400,000	178	69	1	6	49	3	11		6	14	13		6
400,001- 500,000	34	6	1	5	6	5			3	4	1	2	1
500,001- 750,000	28	1		3	1	4	5			6	2	2	4
750,001-1,000,000	7				2	2	1					1	1
OVER 1,000,000	5				1	1	1				1		1
ZONE 2 TOTALS	562	132	90	17	145	18	30	40	15	25	26	5	19

**Single Family Sales - Comox Valley
by Subarea**

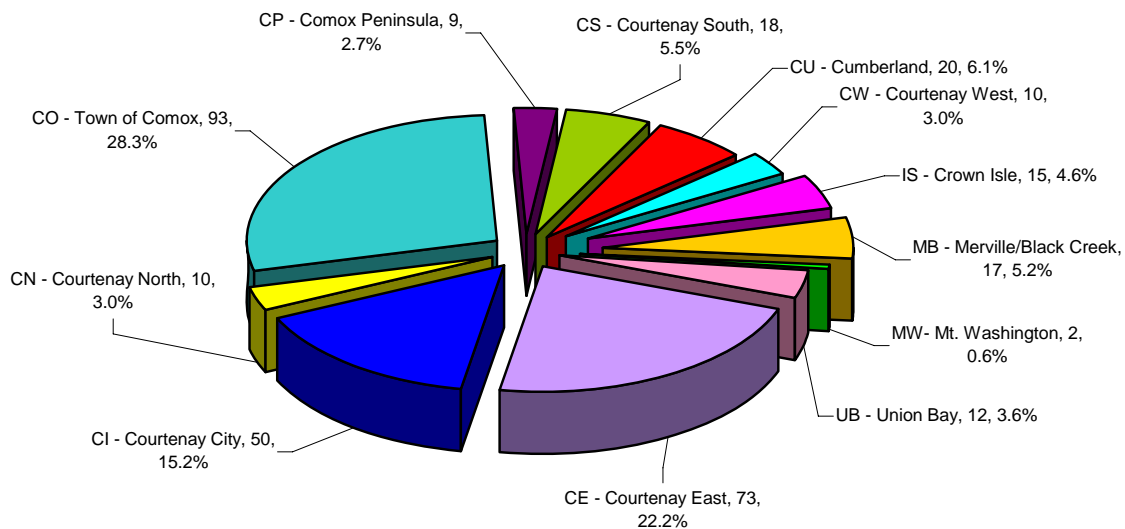


Total Unconditional Sales from January 1 to June 30, 2006 = 562

2nd Quarter 2006
MLS® Single Family Sales Analysis
 Unconditional Sales from April 1 to June 30, 2006

RANGE	-----SUB-AREAS-----												
	TOTAL	CE	CI	CN	CO	CP	CS	CU	CW	IS	MB	MW	UB
0 - 100,000	0												
100,001- 150,000	2		1					1					
150,001- 200,000	13	1	8	1			1	2					
200,001- 300,000	151	27	39	1	49	1	7	17	2		5		3
300,001- 400,000	116	42	1	2	37	2	5		6	9	9		3
400,001- 500,000	19	2	1	4	4	2			2	2		1	1
500,001- 750,000	19	1		2	1	2	3			4	2		4
750,001-1,000,000	5				1	1	1					1	1
OVER 1,000,000	4				1	1	1				1		
ZONE 2 TOTALS	329	73	50	10	93	9	18	20	10	15	17	2	12

**2nd Quarter 2006 Single Family Sales
 Comox Valley
 by Subarea**



Total Unconditional Sales from April 1 to June 30, 2006 = 329