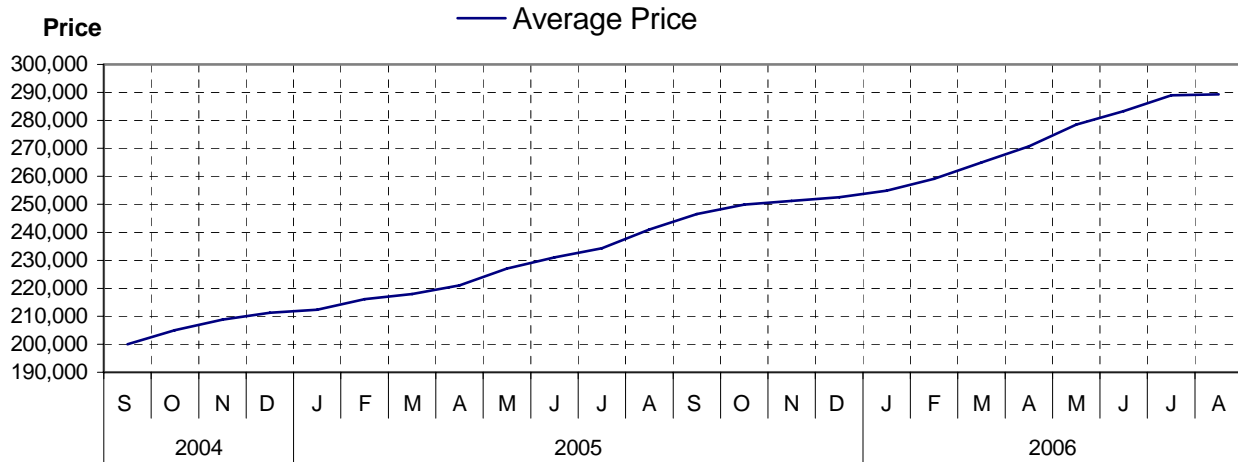


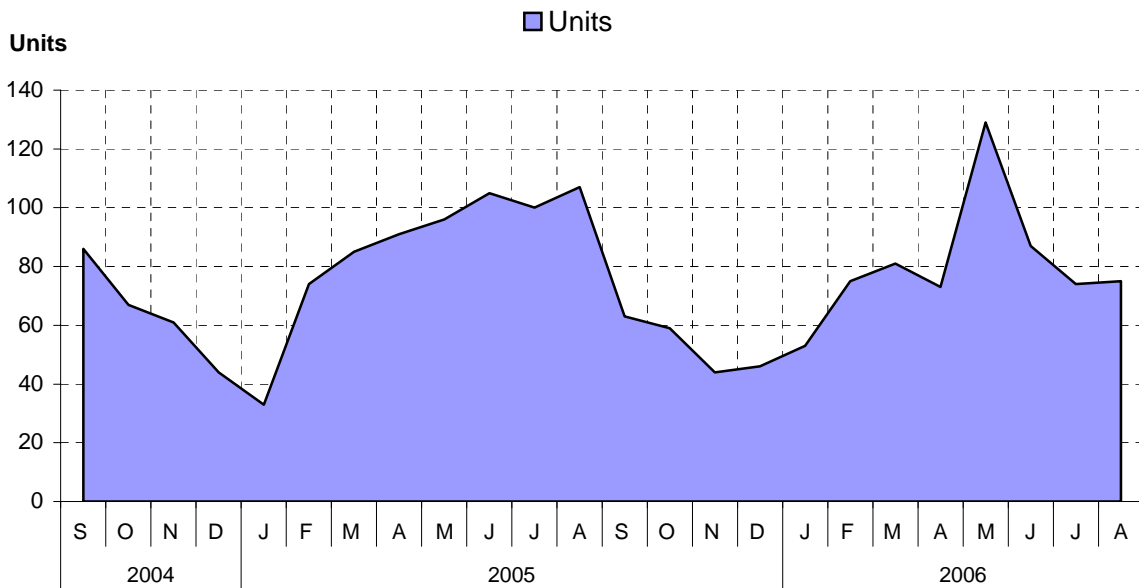
Comox Valley as at August 31, 2006

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	47	33	42 %	183	171	7 %
UNITS REPORTED SOLD	8	6	33 %	121	77	57 %
SELL/LIST RATIO	17 %	18 %		66 %	45 %	
REPORTED SALES DOLLARS	1,428,900	748,600	90 %	16,615,138	8,433,300	97 %
AVG SELL PRICE/UNIT	178,612	124,766	43 %	137,315	109,523	25 %
MEDIAN SELL PRICE	164,900			133,000		
PRICE RATIO	98 %	98 %		99 %	95 %	
DAYS TO SELL	30	62	51-%	53	65	18-%
ACTIVE LISTINGS	67	51	31 %			
SINGLE FAMILY						
UNITS LISTED	106	115	7-%	1,344	1,243	8 %
UNITS REPORTED SOLD	75	107	29-%	858	949	9-%
SELL/LIST RATIO	70 %	93 %		63 %	76 %	
REPORTED SALES DOLLARS	20,827,873	29,815,214	30-%	248,179,924	228,728,383	8 %
AVG SELL PRICE/UNIT	277,704	278,646	0 %	289,253	241,020	20 %
MEDIAN SELL PRICE	269,125			277,500		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	58	60	3-%	56	54	3 %
ACTIVE LISTINGS	381	281	35 %			
CONDOMINIUM (APT)						
UNITS LISTED	34	68	50-%	334	351	4-%
UNITS REPORTED SOLD	21	31	32-%	272	210	29 %
SELL/LIST RATIO	61 %	45 %		81 %	59 %	
REPORTED SALES DOLLARS	3,190,805	4,221,214	24-%	43,381,041	28,677,823	51 %
AVG SELL PRICE/UNIT	151,943	136,168	11 %	159,489	136,561	16 %
MEDIAN SELL PRICE	113,000			116,000		
PRICE RATIO	98 %	99 %		99 %	98 %	
DAYS TO SELL	45	50	10-%	54	67	19-%
ACTIVE LISTINGS	126	157	19-%			
CONDOMINIUM (TWNHSE)						
UNITS LISTED	17	5	240 %	192	107	79 %
UNITS REPORTED SOLD	6	13	53-%	116	97	19 %
SELL/LIST RATIO	35 %	260 %		60 %	90 %	
REPORTED SALES DOLLARS	813,900	2,193,050	62-%	18,569,300	14,874,931	24 %
AVG SELL PRICE/UNIT	135,650	168,696	19-%	160,080	153,349	4 %
MEDIAN SELL PRICE	167,000			162,000		
PRICE RATIO	98 %	98 %		97 %	99 %	
DAYS TO SELL	49	74	33-%	51	67	23-%
ACTIVE LISTINGS	52	16	225 %			

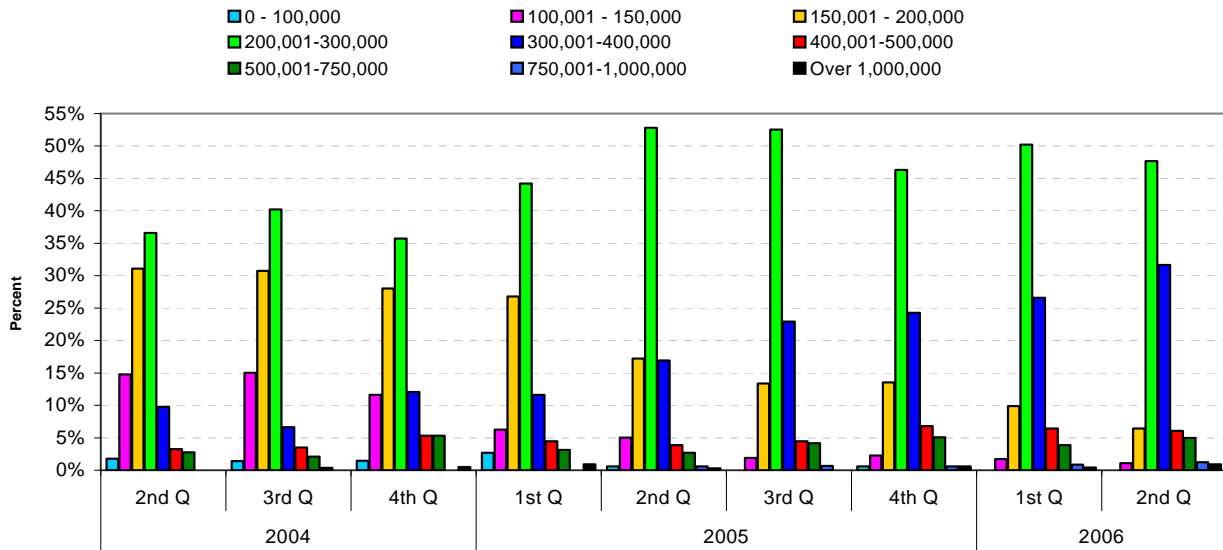
PLEASE NOTE:

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

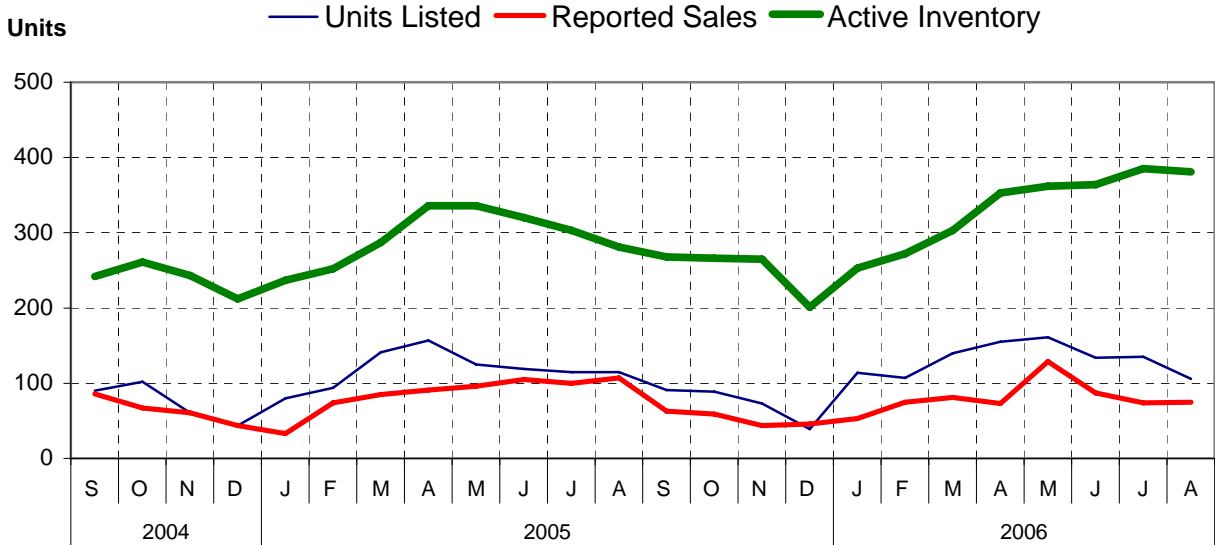
LOTS do NOT INCLUDE acreage or waterfront acreage.

COLLAPSE RATE – The collapse rate for all properties within the Board area was 0.8% for the current month.

Percentage of Market Share by Price Range Comox Valley

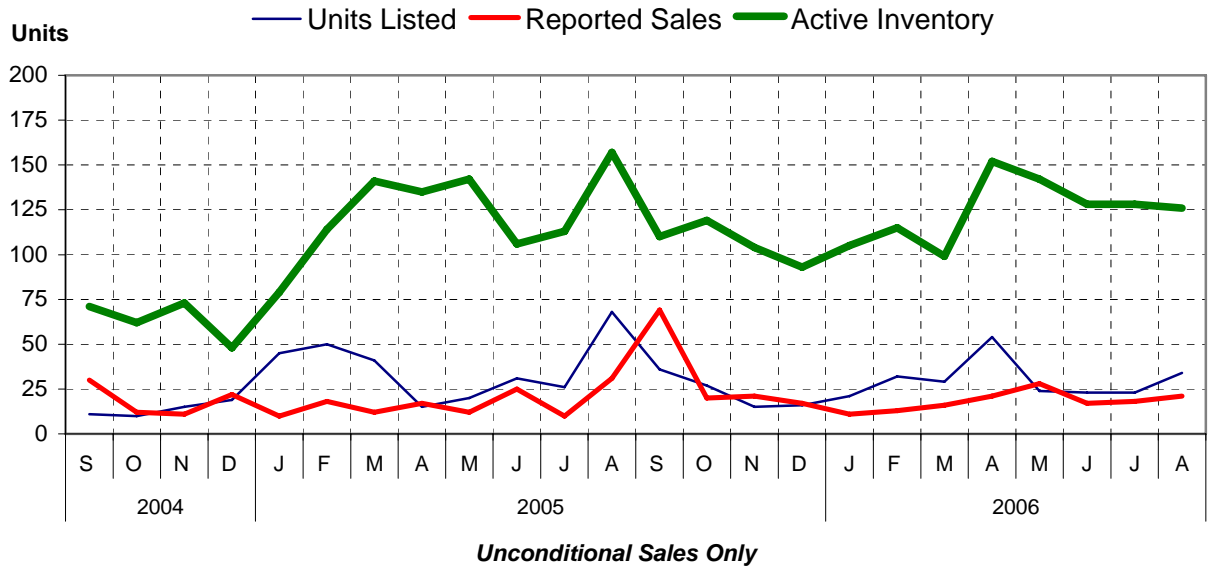


Single Family Comparisons between

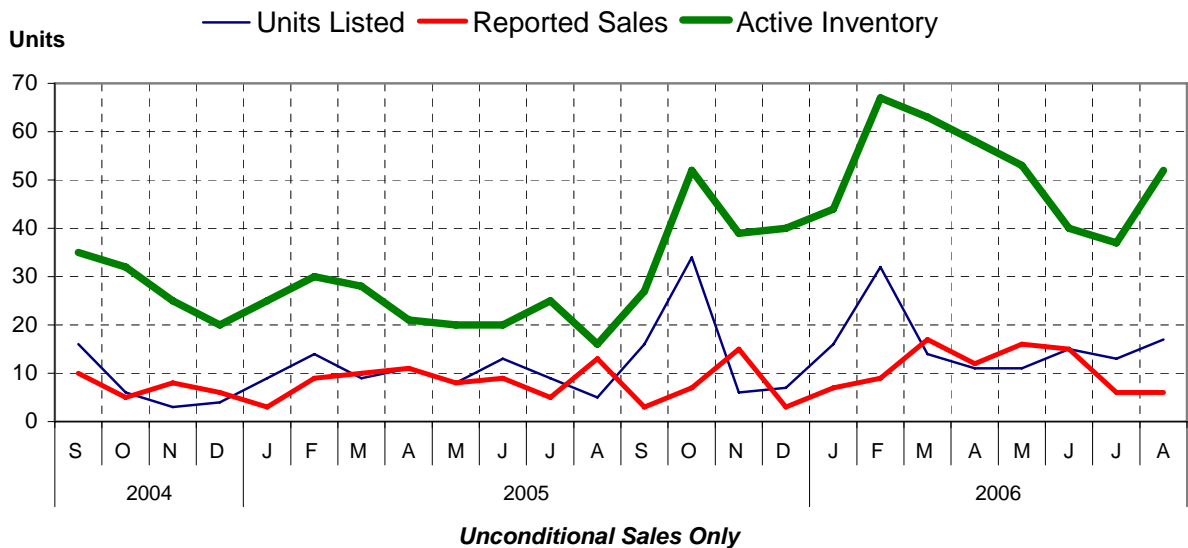


**Unconditional Sales Only*

Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between



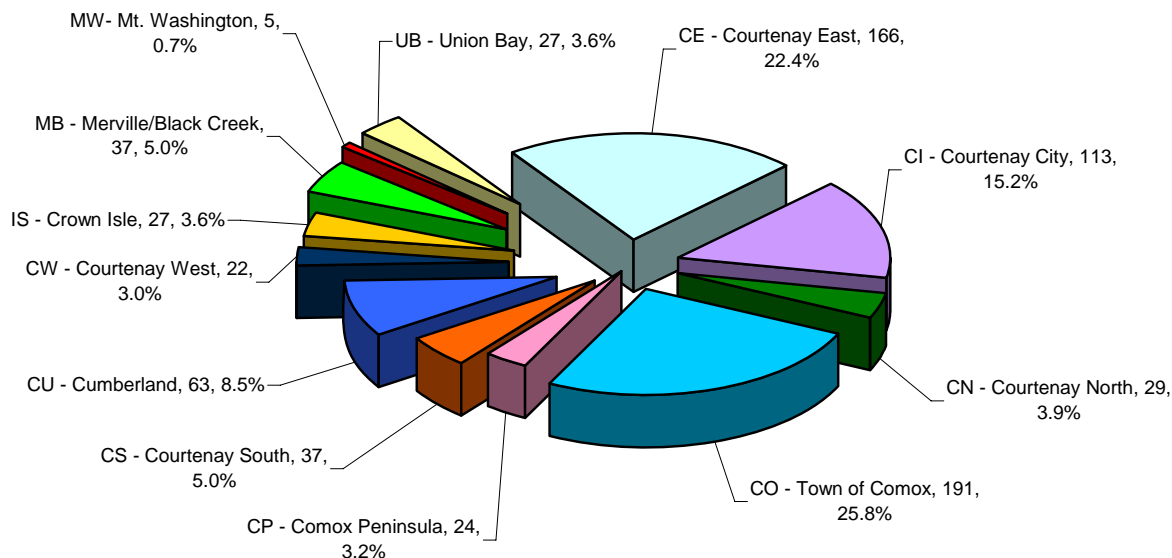
MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to August 31, 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	7		4					2	1				
150,001- 200,000	46	3	24	1	2		4	11			1		
200,001- 300,000	348	61	80	3	113	3	12	49	7	1	12		7
300,001- 400,000	240	93	4	9	63	6	12	1	9	16	16		11
400,001- 500,000	46	7	1	9	7	8	1		3	4	3	2	1
500,001- 750,000	40	2		6	3	4	6		2	6	4	2	5
750,001-1,000,000	9			1	2	2	1					1	2
OVER 1,000,000	5				1	1	1				1		1
ZONE 2 TOTALS	741	166	113	29	191	24	37	63	22	27	37	5	27

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



Total Unconditional Sales from January 1 to August 31, 2006 = 741