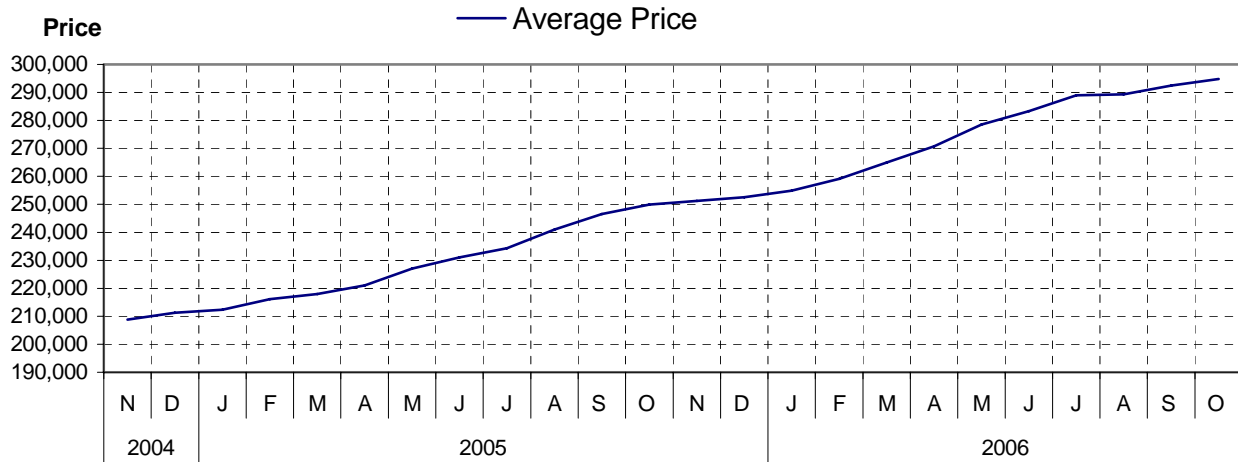


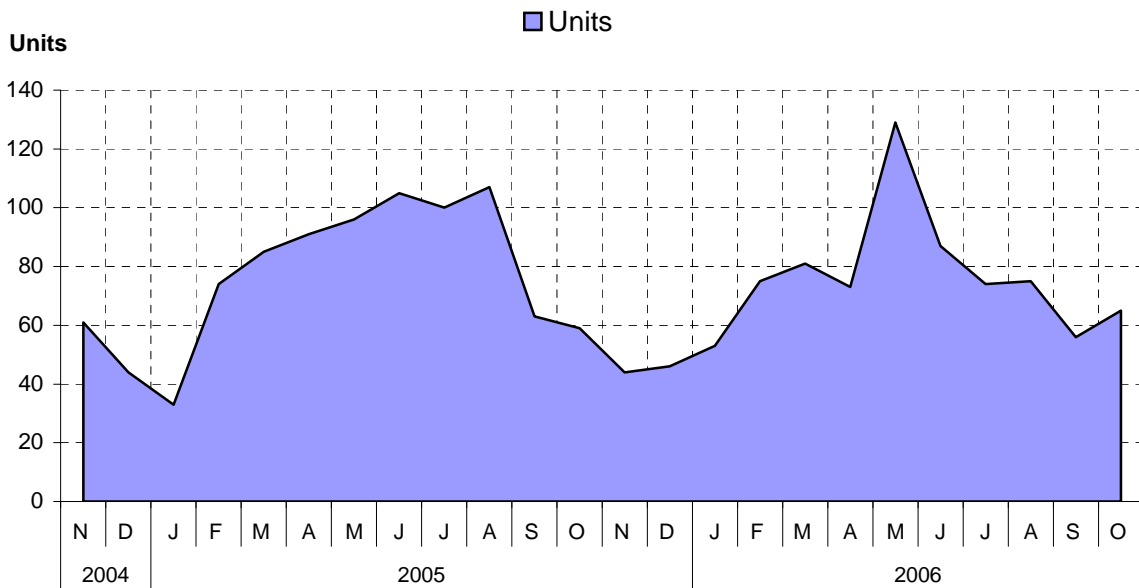
# Comox Valley as at October 31, 2006

## 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
<b>LOTS</b>						
UNITS LISTED	13	28	53-%	242	165	46 %
UNITS REPORTED SOLD	10	11	9-%	124	69	79 %
SELL/LIST RATIO	76 %	39 %		51 %	41 %	
REPORTED SALES DOLLARS	2,106,150	1,322,500	59 %	17,808,188	8,764,200	103 %
AVG SELL PRICE/UNIT	210,615	120,227	75 %	143,614	127,017	13 %
MEDIAN SELL PRICE	155,000			135,000		
PRICE RATIO	94 %	96 %		98 %	97 %	
DAYS TO SELL	29	41	29-%	45	81	44-%
ACTIVE LISTINGS	144	80	80 %			
<b>SINGLE FAMILY</b>						
UNITS LISTED	111	89	24 %	1,363	1,231	10 %
UNITS REPORTED SOLD	65	59	10 %	858	917	6-%
SELL/LIST RATIO	58 %	66 %		62 %	74 %	
REPORTED SALES DOLLARS	19,500,650	15,778,506	23 %	252,946,778	228,547,885	10 %
AVG SELL PRICE/UNIT	300,010	267,432	12 %	294,809	249,234	18 %
MEDIAN SELL PRICE	280,000			281,000		
PRICE RATIO	98 %	98 %		98 %	98 %	
DAYS TO SELL	74	46	60 %	59	56	5 %
ACTIVE LISTINGS	369	266	38 %			
<b>CONDOMINIUM (APT)</b>						
UNITS LISTED	64	27	137 %	373	393	5-%
UNITS REPORTED SOLD	13	20	35-%	233	257	9-%
SELL/LIST RATIO	20 %	74 %		62 %	65 %	
REPORTED SALES DOLLARS	2,054,450	2,923,261	29-%	42,479,830	33,698,056	26 %
AVG SELL PRICE/UNIT	158,034	146,163	8 %	182,316	131,120	39 %
MEDIAN SELL PRICE	112,900			137,900		
PRICE RATIO	97 %	99 %		98 %	99 %	
DAYS TO SELL	155	97	59 %	66	52	26 %
ACTIVE LISTINGS	167	119	40 %			
<b>CONDOMINIUM (TWNHSE)</b>						
UNITS LISTED	9	34	73-%	168	135	24 %
UNITS REPORTED SOLD	13	7	85 %	131	92	42 %
SELL/LIST RATIO	144 %	20 %		77 %	68 %	
REPORTED SALES DOLLARS	2,605,600	1,010,800	157 %	22,186,300	13,926,806	59 %
AVG SELL PRICE/UNIT	200,430	144,400	38 %	169,361	151,378	11 %
MEDIAN SELL PRICE	196,000			167,000		
PRICE RATIO	98 %	97 %		98 %	98 %	
DAYS TO SELL	59	24	145 %	59	62	4-%
ACTIVE LISTINGS	42	52	19-%			

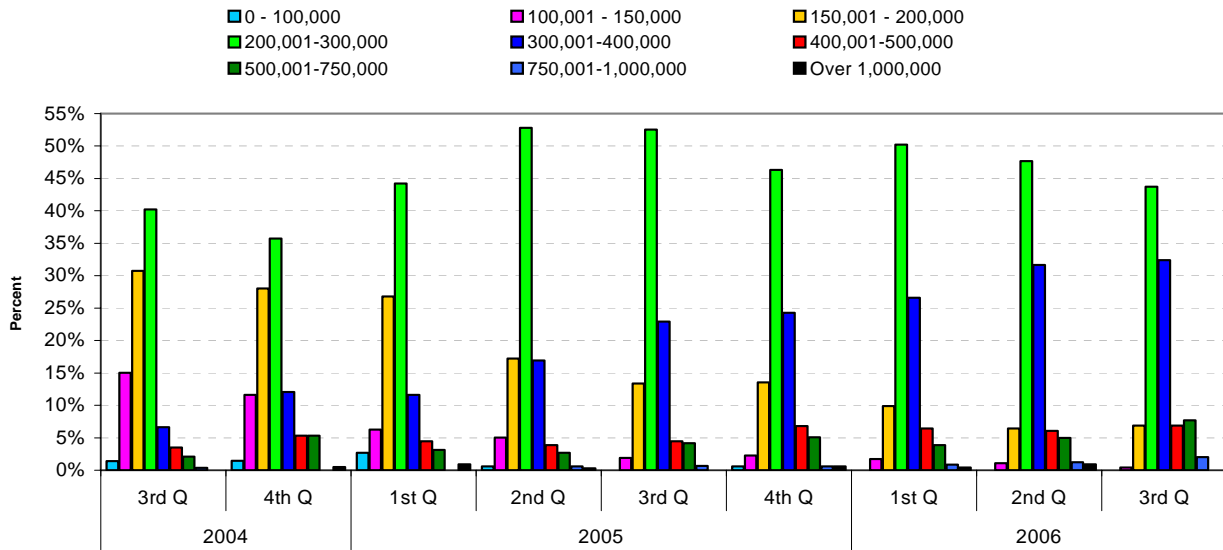
### PLEASE NOTE:

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

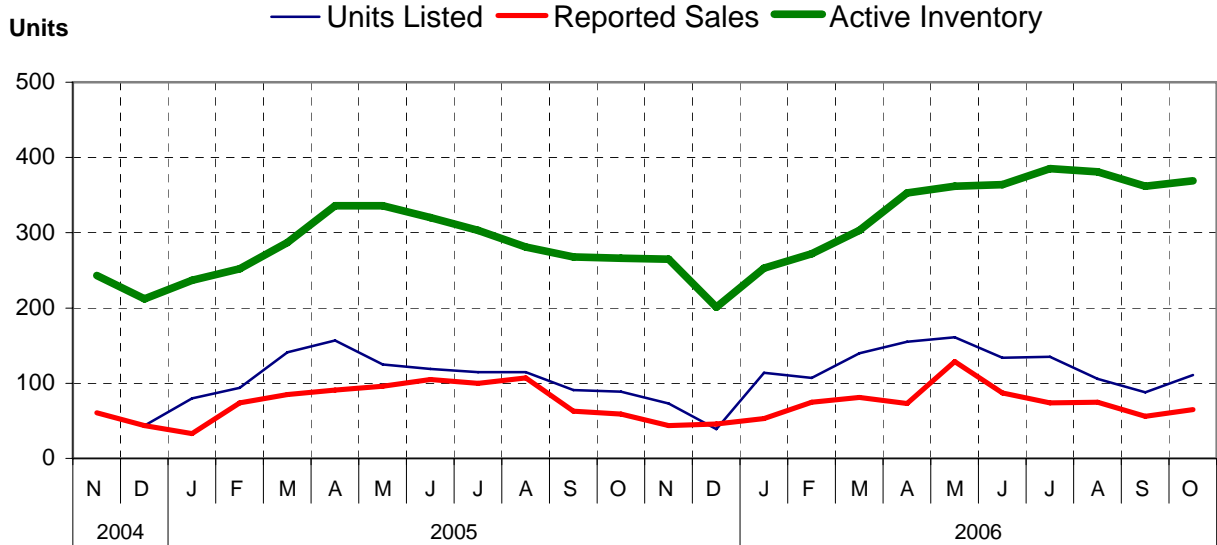
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 1.1% for the current month.

### Percentage of Market Share by Price Range Comox Valley

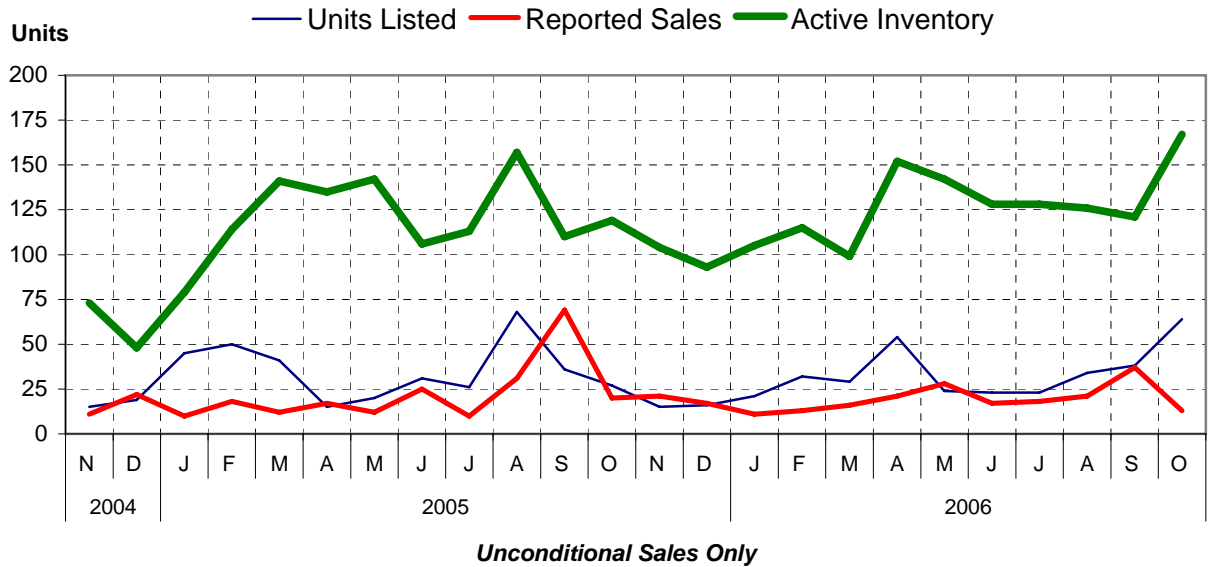


### Single Family Comparisons between

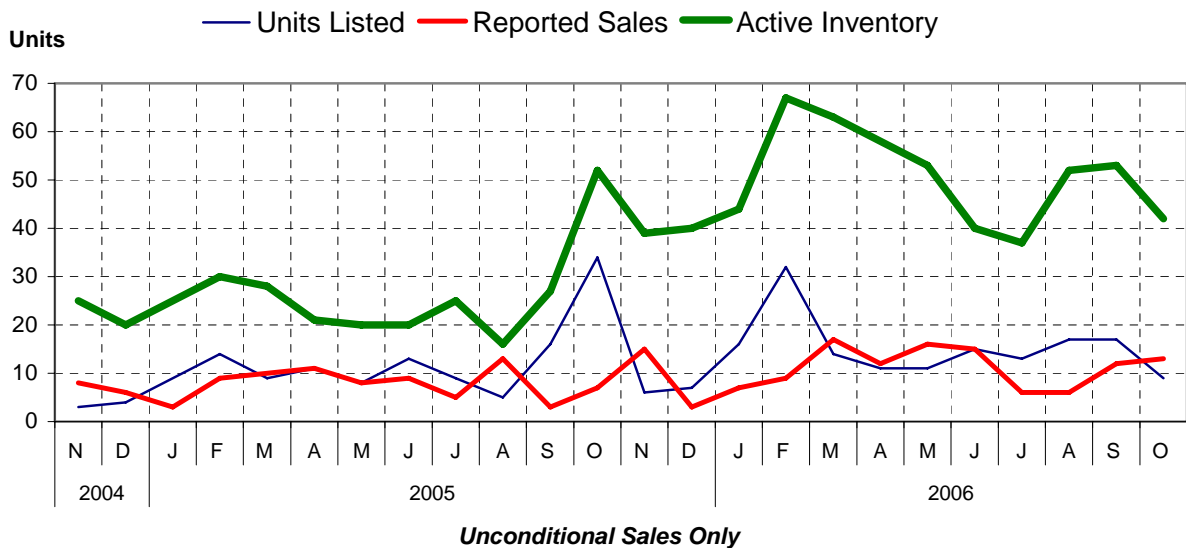


*\*Unconditional Sales Only*

## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



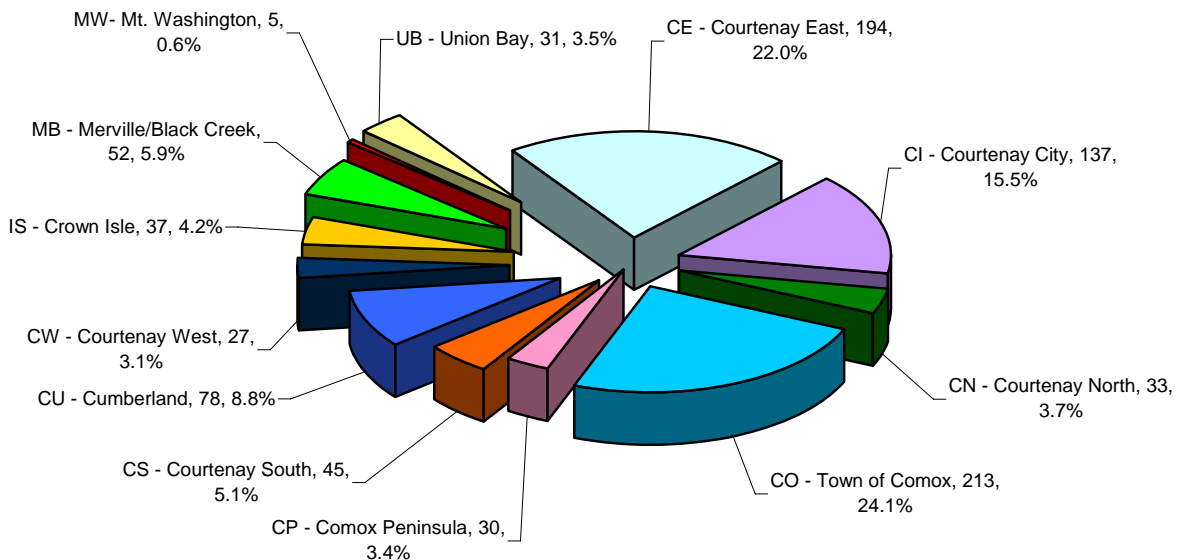
# MLS® Single Family Sales Analysis

## Unconditional Sales from January 1 to October 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	8		4					3	1				
150,001- 200,000	54	3	31	1	2		4	12			1		
200,001- 300,000	416	72	97	5	126	5	15	62	10	1	15		8
300,001- 400,000	276	107	4	9	68	7	15	1	10	20	24		11
400,001- 500,000	58	8	1	10	10	10	2		3	6	4	2	2
500,001- 750,000	52	3		7	4	4	7		2	10	6	2	7
750,001-1,000,000	13	1		1	2	3	1		1		1	1	2
OVER 1,000,000	5				1	1	1				1		1
<b>ZONE 2 TOTALS</b>	<b>882</b>	<b>194</b>	<b>137</b>	<b>33</b>	<b>213</b>	<b>30</b>	<b>45</b>	<b>78</b>	<b>27</b>	<b>37</b>	<b>52</b>	<b>5</b>	<b>31</b>

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



Total Unconditional Sales from January 1 to October 31, 2006 = 882