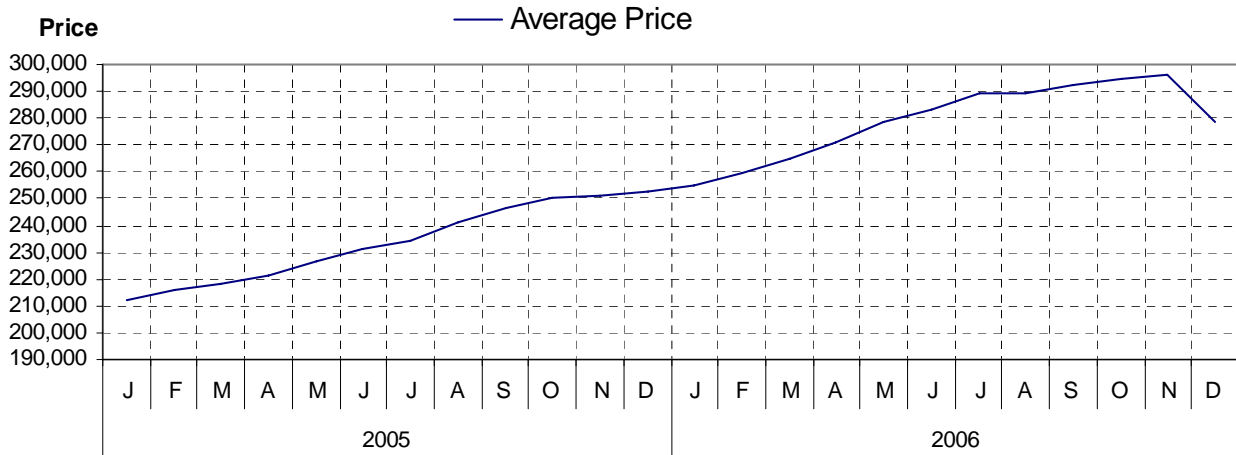


# Comox Valley as at December 31, 2006

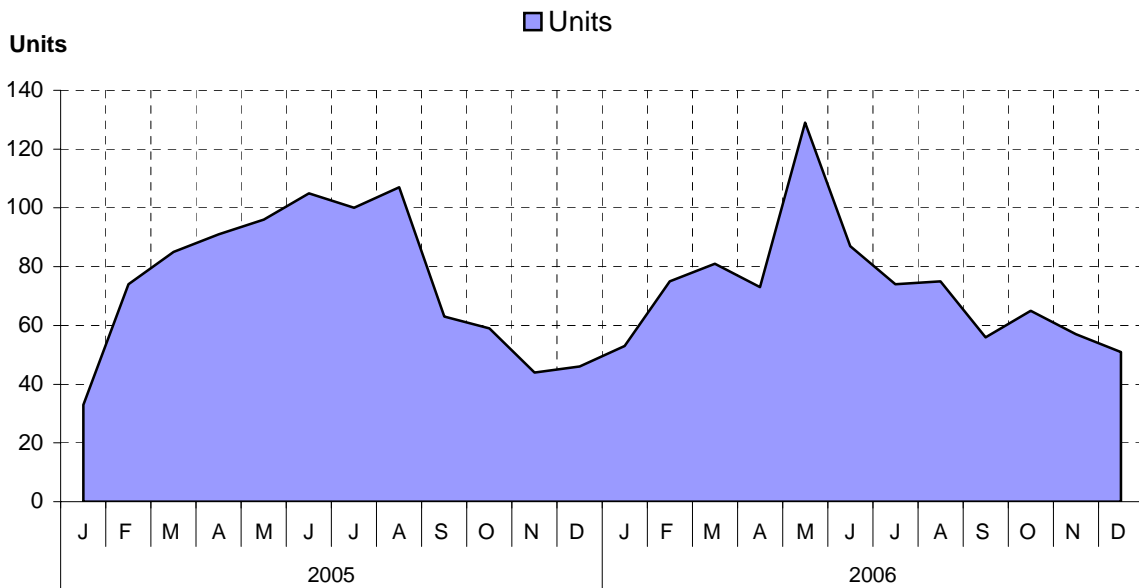
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## Cumulative Residential Average Single Family Sale Price



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	4	3	33 %	293	155	89 %
UNITS REPORTED SOLD	6	15	60-%	107	91	17 %
SELL/LIST RATIO	150 %	500 %		36 %	58 %	
REPORTED SALES DOLLARS	1,104,000	2,341,900	52-%	15,956,698	11,645,590	37 %
AVG SELL PRICE/UNIT	184,000	156,126	17 %	149,128	127,973	16 %
MEDIAN SELL PRICE	163,000			145,900		
PRICE RATIO	96 %	99 %		97 %	99 %	
DAYS TO SELL	24	26	7-%	48	59	18-%
ACTIVE LISTINGS	169	32	428 %			
<b>SINGLE FAMILY</b>						
UNITS LISTED	37	39	5-%	1,358	1,238	9 %
UNITS REPORTED SOLD	51	54	5-%	972	1,012	3-%
SELL/LIST RATIO	137 %	138 %		71 %	81 %	
REPORTED SALES DOLLARS	14,326,100	13,313,866	7 %	270,996,804	239,161,345	13 %
AVG SELL PRICE/UNIT	280,903	246,553	13 %	278,803	236,325	17 %
MEDIAN SELL PRICE	283,000			273,000		
PRICE RATIO	97 %	98 %		98 %	98 %	
DAYS TO SELL	77	61	26 %	61	55	10 %
ACTIVE LISTINGS	286	201	42 %			
<b>CONDOMINIUM (APT)</b>						
UNITS LISTED	41	16	156 %	400	390	2 %
UNITS REPORTED SOLD	14	17	17-%	221	262	15-%
SELL/LIST RATIO	34 %	106 %		55 %	67 %	
REPORTED SALES DOLLARS	2,554,200	3,266,000	21-%	40,868,130	35,650,790	14 %
AVG SELL PRICE/UNIT	182,442	192,117	5-%	184,923	136,071	35 %
MEDIAN SELL PRICE	207,400			149,000		
PRICE RATIO	97 %	100 %		98 %	99 %	
DAYS TO SELL	53	110	51-%	66	52	26 %
ACTIVE LISTINGS	179	93	92 %			
<b>CONDOMINIUM (TWNHSE)</b>						
UNITS LISTED	13	7	85 %	176	141	24 %
UNITS REPORTED SOLD	1	3	66-%	121	96	26 %
SELL/LIST RATIO	7 %	42 %		68 %	68 %	
REPORTED SALES DOLLARS	190,000	445,800	57-%	21,546,000	14,177,206	51 %
AVG SELL PRICE/UNIT	190,000	148,600	27 %	178,066	147,679	20 %
MEDIAN SELL PRICE	190,000			169,400		
PRICE RATIO	97 %	98 %		98 %	99 %	
DAYS TO SELL	14	32	56-%	63	44	43 %
ACTIVE LISTINGS	38	40	5-%			

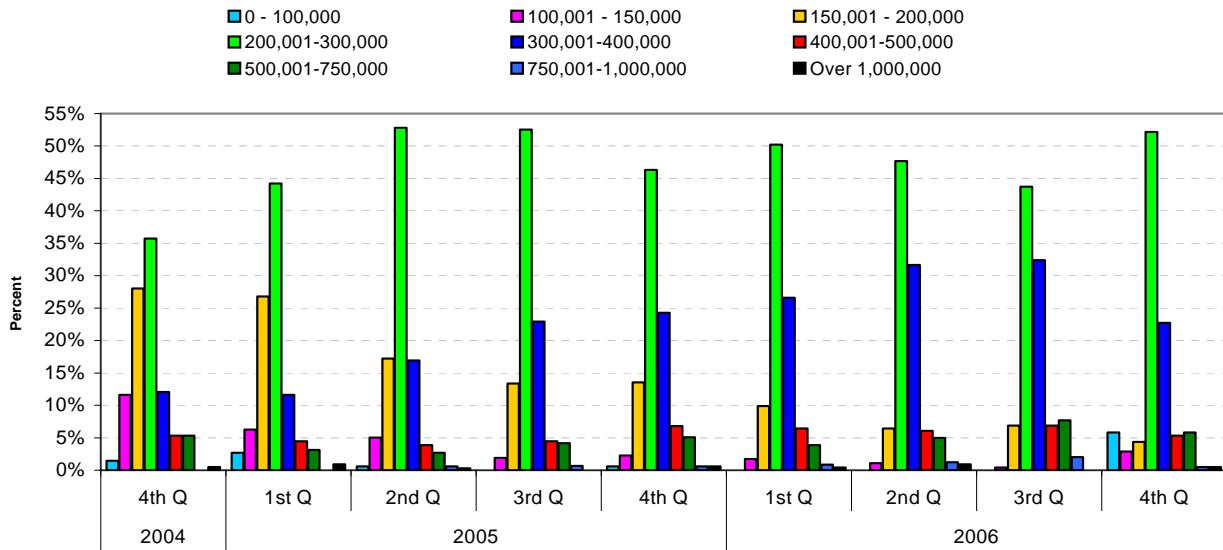
### PLEASE NOTE:

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

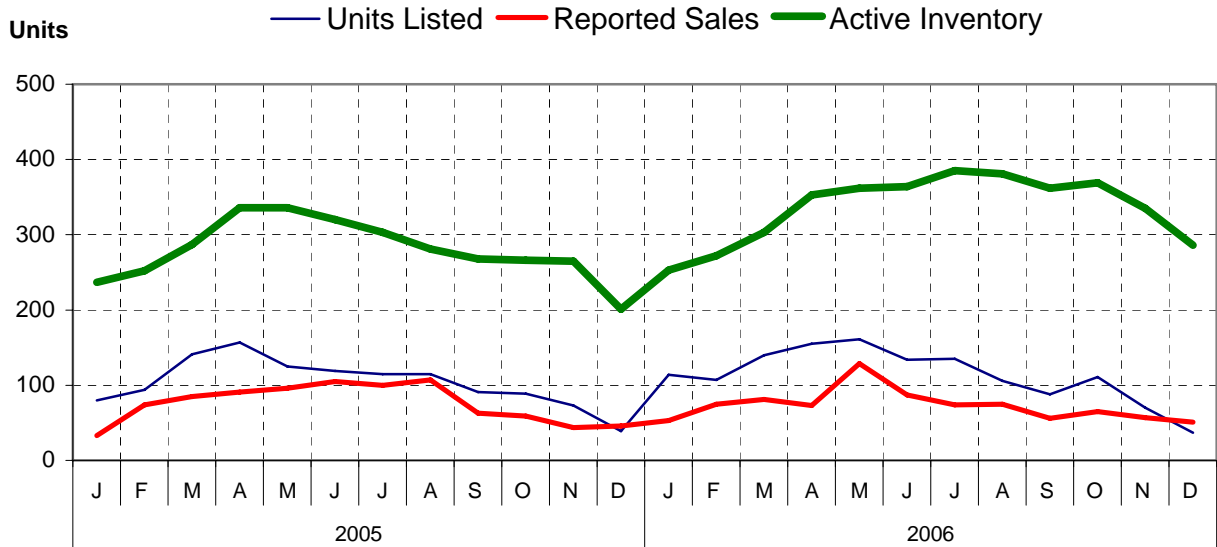
**LOTS** do NOT INCLUDE acreage or waterfront acreage.

**COLLAPSE RATE** – The collapse rate for all properties within the Board area was 0.3% for the current month.

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

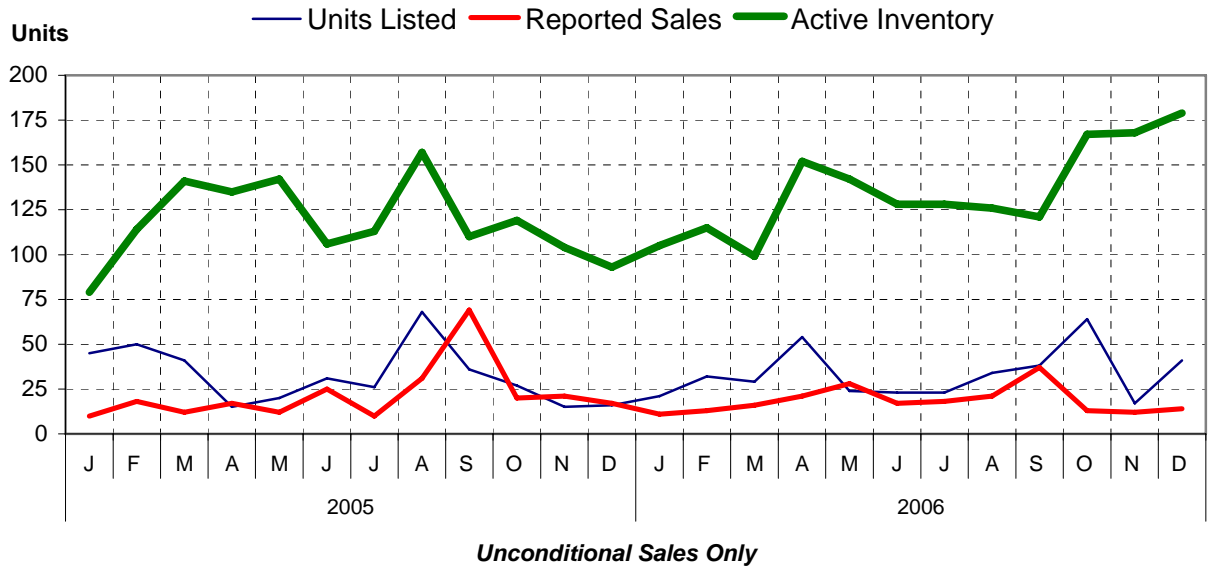


### Single Family Comparisons between

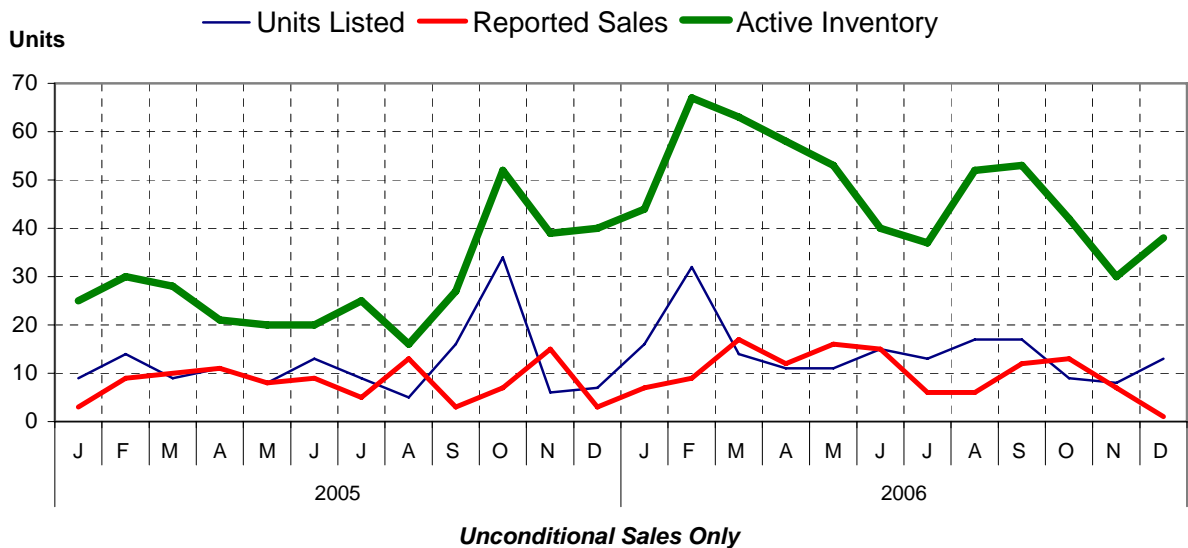


*\*Unconditional Sales Only*

## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between



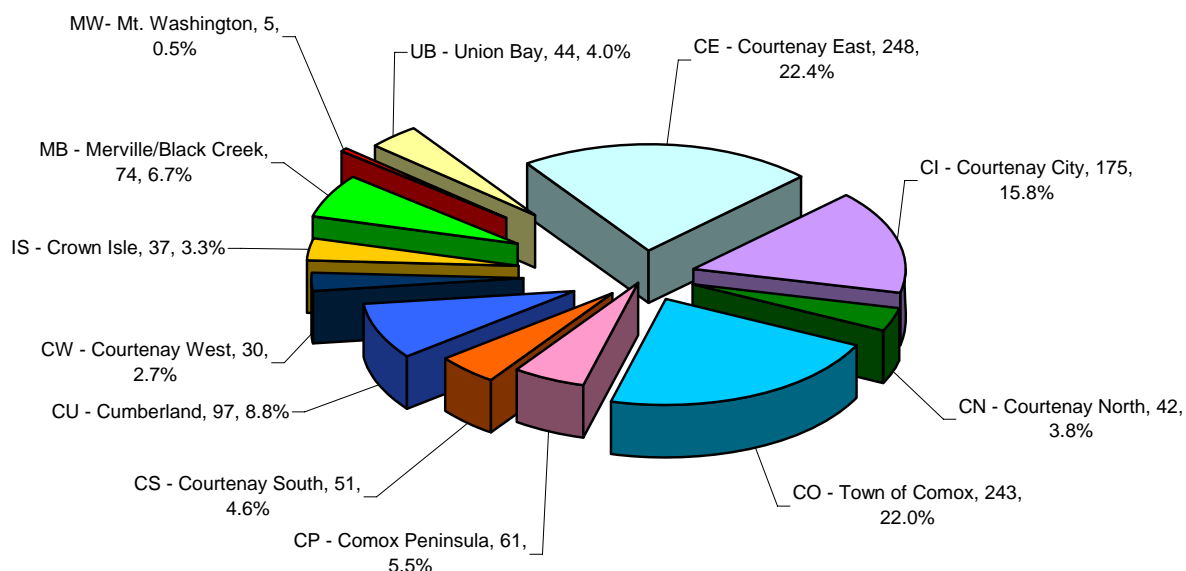
## MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to December 31, 2006

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

RANGE	TOTAL	CE	CI	CN	CO	CP	CS	CU	CW	IS	MB	MW	UB
0 - 100,000	51	12	10	2	4	17		3			3		
100,001- 150,000	22	5	5		1	3		6	2				
150,001- 200,000	89	16	38	1	3	1	5	13			6		6
200,001- 300,000	495	84	116	8	145	8	18	71	12	1	21		11
300,001- 400,000	309	117	5	11	71	9	17	4	10	20	31		14
400,001- 500,000	63	9	1	11	11	12	2		3	6	4	2	2
500,001- 750,000	59	4		8	5	6	7		2	10	7	2	8
750,001-1,000,000	13	1		1	2	3	1		1		1	1	2
OVER 1,000,000	6				1	2	1				1		1
<b>ZONE 2 TOTALS</b>	<b>1,107</b>	<b>248</b>	<b>175</b>	<b>42</b>	<b>243</b>	<b>61</b>	<b>51</b>	<b>97</b>	<b>30</b>	<b>37</b>	<b>74</b>	<b>5</b>	<b>44</b>

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

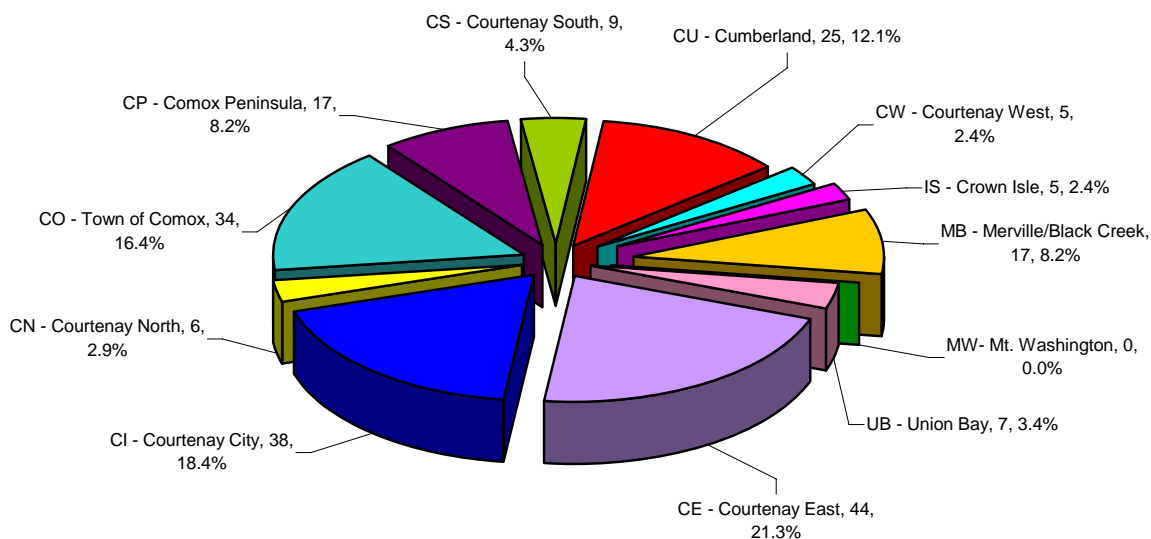


Total Unconditional Sales from January 1 to December 31, 2006 = 1,107

**4th Quarter 2006**  
**MLS® Single Family Sales Analysis**  
 Unconditional Sales from October 1 to December 31, 2006

RANGE	-----SUB-AREAS-----												
	TOTAL	CE	CI	CN	CO	CP	CS	CU	CW	IS	MB	MW	UB
0 - 100,000	12	2	3		2	3		1			1		
100,001- 150,000	6	1	1			1		3					
150,001- 200,000	9	1	4			1	1	1			1		
200,001- 300,000	108	16	29	1	26	3	6	17	4		4		2
300,001- 400,000	47	20	1	2	5	1	2	3	1	2	7		3
400,001- 500,000	11	2		2		4				1	1		1
500,001- 750,000	12	2		1	1	2				2	3		1
750,001-1,000,000	1					1							
OVER 1,000,000	1					1							
<b>ZONE 2 TOTALS</b>	<b>207</b>	<b>44</b>	<b>38</b>	<b>6</b>	<b>34</b>	<b>17</b>	<b>9</b>	<b>25</b>	<b>5</b>	<b>5</b>	<b>17</b>	<b>0</b>	<b>7</b>

**4th Quarter 2006 Single Family Sales  
 Comox Valley  
 by Subarea**



Total Unconditional Sales from October 1 to December 31, 2006 = 207