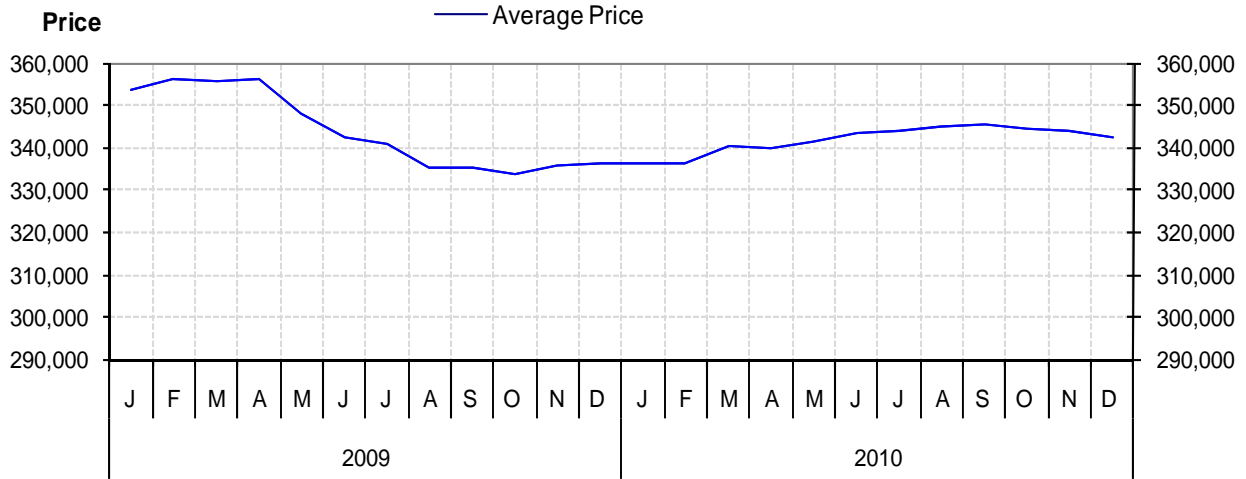


Comox Valley

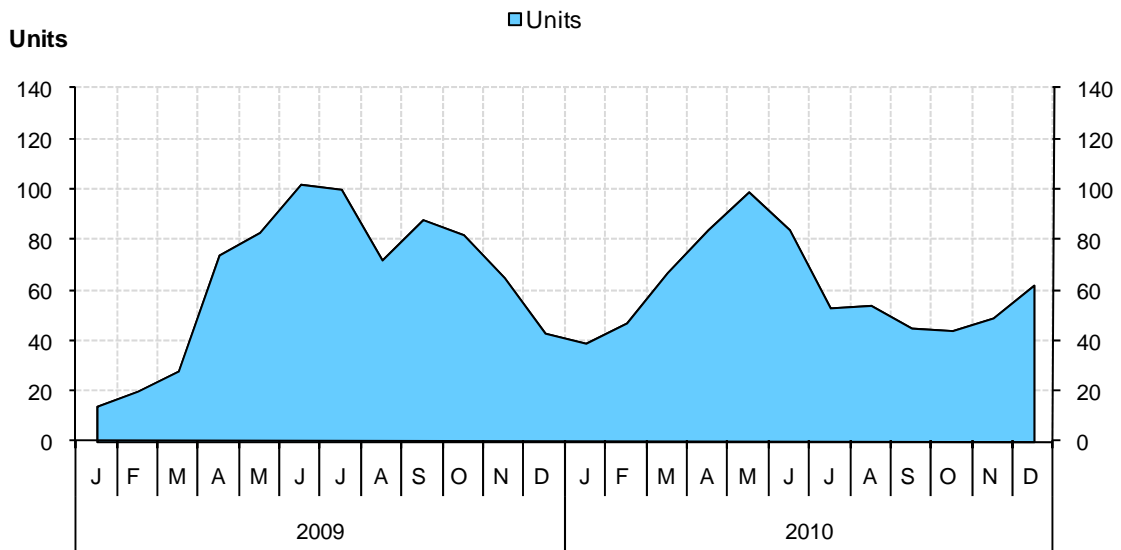
as at December 31, 2010

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	6	18	-67%	144	244	-41%
Units Reported Sold	2	16	-88%	90	127	-29%
Sell/List Ratio	33%	89%		62%	52%	
Reported Sales Dollars	\$275,900	\$2,049,600	-87%	\$13,774,550	\$16,941,045	-19%
Average Sell Price / Unit	\$137,950	\$128,100	8%	\$153,051	\$133,394	15%
Median Sell Price	\$156,900			\$142,900		
Sell Price / List Price Ratio	106%	95%		96%	93%	
Days to Sell	340	237	43%	239	179	34%
Active Listings	69	120				
Single Family						
Units Listed	51	56	-9%	1420	1291	10%
Units Reported Sold	62	43	44%	724	770	-6%
Sell/List Ratio	122%	77%		51%	60%	
Reported Sales Dollars	\$20,082,650	\$14,602,125	38%	\$247,955,937	\$259,136,874	-4%
Average Sell Price / Unit	\$323,914	\$339,584	-5%	\$342,481	\$336,541	2%
Median Sell Price	\$309,000			\$330,000		
Sell Price / List Price Ratio	94%	94%		96%	94%	
Days to Sell	82	89	-8%	74	87	-16%
Active Listings	330	273				
Condos (Apt)						
Units Listed	27	33	-18%	348	415	-16%
Units Reported Sold	10	4	150%	112	104	8%
Sell/List Ratio	37%	12%		32%	25%	
Reported Sales Dollars	\$2,659,800	\$632,900	320%	\$23,322,214	\$20,825,055	12%
Average Sell Price / Unit	\$265,980	\$158,225	68%	\$208,234	\$200,241	4%
Median Sell Price	\$245,000			\$194,500		
Sell Price / List Price Ratio	91%	96%		91%	92%	
Days to Sell	159	27	487%	188	149	26%
Active Listings	184	192				
Condos (Patio)						
Units Listed	3	2	50%	138	143	-3%
Units Reported Sold	3	7	-57%	85	94	-10%
Sell/List Ratio	100%	350%		62%	66%	
Reported Sales Dollars	\$568,250	\$1,884,500	-70%	\$22,515,715	\$25,067,572	-10%
Average Sell Price / Unit	\$189,417	\$269,214	-30%	\$264,891	\$266,676	-1%
Median Sell Price	\$178,250			\$250,000		
Sell Price / List Price Ratio	97%	97%		97%	95%	
Days to Sell	20	92	-79%	85	127	-33%
Active Listings	35	34				
Condos (Twnhse)						
Units Listed	6	6	0%	161	94	71%
Units Reported Sold	4	5	-20%	59	53	11%
Sell/List Ratio	67%	83%		37%	56%	
Reported Sales Dollars	\$740,000	\$1,168,136	-37%	\$12,867,386	\$10,821,294	19%
Average Sell Price / Unit	\$185,000	\$233,627	-21%	\$218,091	\$204,175	7%
Median Sell Price	\$199,500			\$208,000		
Sell Price / List Price Ratio	95%	90%		95%	92%	
Days to Sell	68	169	-60%	78	111	-30%
Active Listings	74	31				

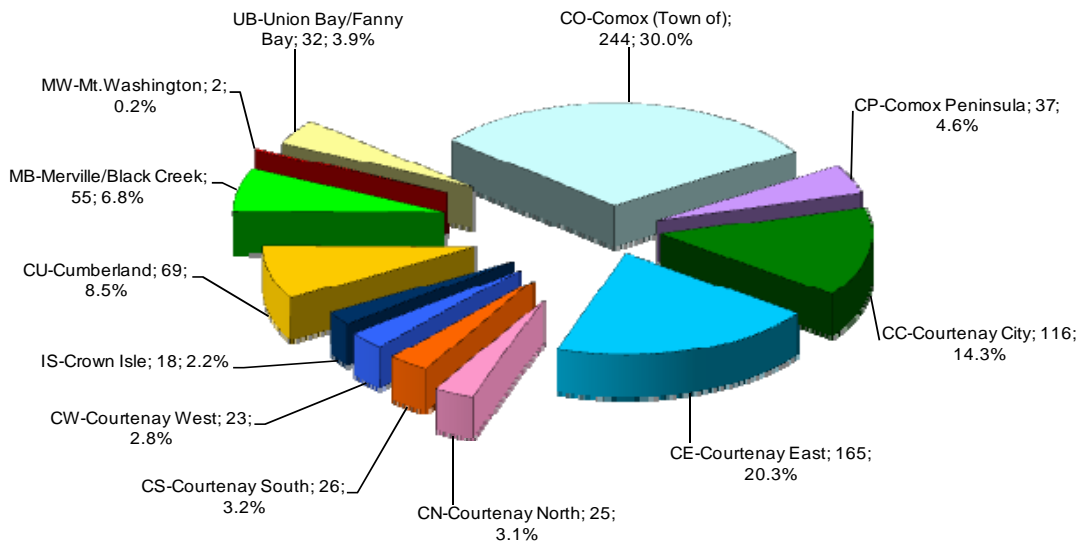
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to December 31, 2010

	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 MI	OVER 1 MI	Total
CO-Comox (Town of)	0	0	5	49	75	59	30	12	7	6	1	0	0	0	244
CP-Comox Peninsula	0	2	3	4	3	3	4	3	7	4	3	0	1	0	37
CC-Courtenay City	1	7	39	43	19	4	3	0	0	0	0	0	0	0	116
CE-Courtenay East	0	4	2	17	55	43	25	9	8	0	1	1	0	0	165
CN-Courtenay North	0	0	2	3	5	2	5	2	6	0	0	0	0	0	25
CS-Courtenay South	0	0	2	3	3	3	3	5	2	1	2	1	0	1	26
CW-Courtenay West	1	2	1	7	6	2	1	0	2	1	0	0	0	0	23
IS-Crown Isle	0	0	0	0	0	0	6	2	6	2	2	0	0	0	18
CU-Cumberland	2	6	11	15	25	5	5	0	0	0	0	0	0	0	69
MB-Merville/Black Creek	0	2	5	9	7	10	10	6	3	1	2	0	0	0	55
MW-Mt. Washington	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
UB-Union Bay/Fanny Bay	0	2	5	9	2	5	3	1	3	1	1	0	0	0	32
ZONE2 TOTALS	4	25	75	159	200	136	96	40	45	16	12	2	1	1	812

Single Family Sales - Comox Valley by Subarea

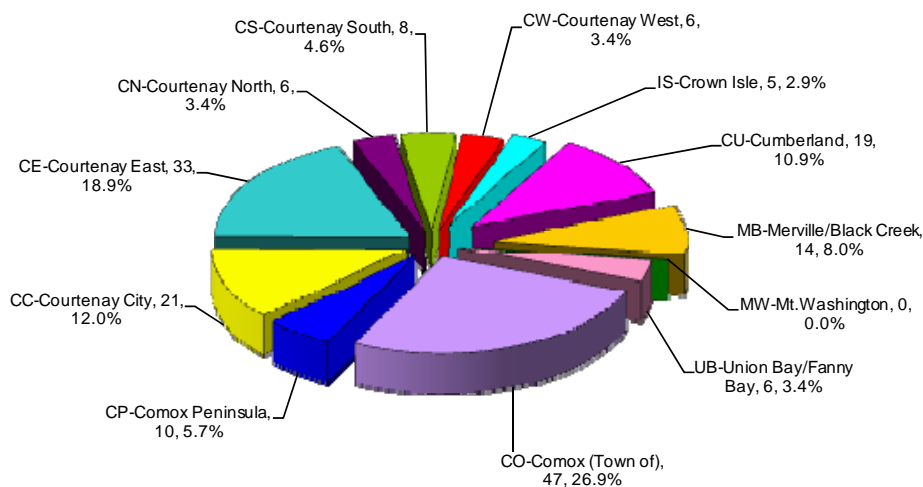


Total Unconditional Sales from January 1 to December 31, 2010 = 812

4th Quarter 2010 MLS® Single Family Sales Analysis Unconditional Sales from October 1 to December 31, 2010

	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 Mi	OVER 1 Mi	Total
CO-Comox (Town of)	0	0	3	12	17	6	6	2	0	1	0	0	0	0	47
CP-Comox Peninsula	0	0	1	1	1	1	0	0	4	1	1	0	0	0	10
CC-Courtenay City	0	1	10	4	5	0	1	0	0	0	0	0	0	0	21
CE-Courtenay East	0	0	1	9	14	4	3	1	1	0	0	0	0	0	33
CN-Courtenay North	0	0	0	0	2	1	2	0	1	0	0	0	0	0	6
CS-Courtenay South	0	0	1	1	1	1	0	3	1	0	0	0	0	0	8
CW-Courtenay West	1	1	1	1	2	0	0	0	0	0	0	0	0	0	6
IS-Crown Isle	0	0	0	0	0	0	2	1	1	1	0	0	0	0	5
CU-Cumberland	0	1	2	5	7	1	3	0	0	0	0	0	0	0	19
MB-Merville/Black Creek	0	1	1	1	1	3	5	0	1	0	1	0	0	0	14
MW-Mt. Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UB-Union Bay/Fanny Bay	0	0	1	2	1	1	1	0	0	0	0	0	0	0	6
ZONE 2 TOTALS	1	4	21	36	51	18	23	7	9	3	2	0	0	0	175

4th Quarter 2010 Single Family Sales Comox Valley by Subarea



Total Unconditional Sales from October 1 to December 31, 2010 = 175