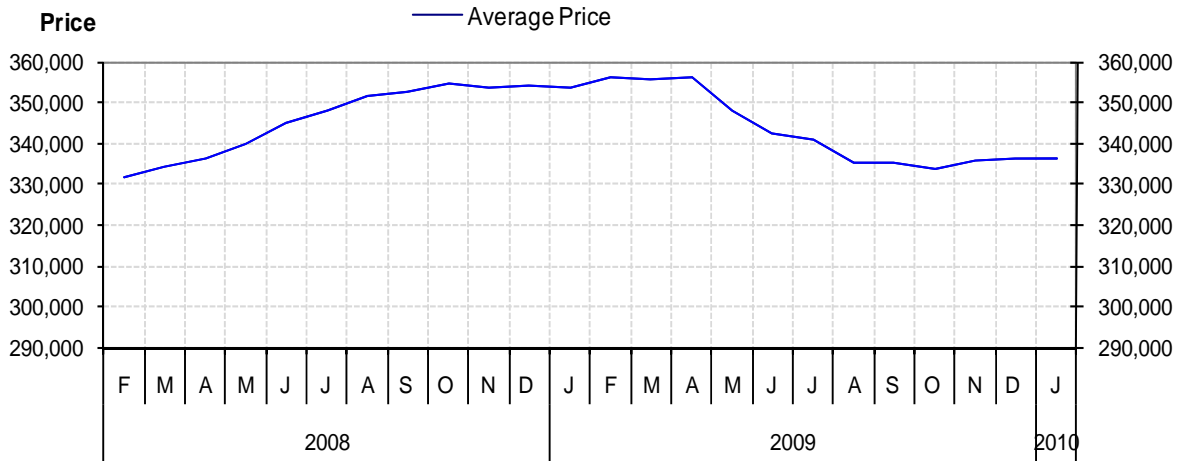


# Comox Valley

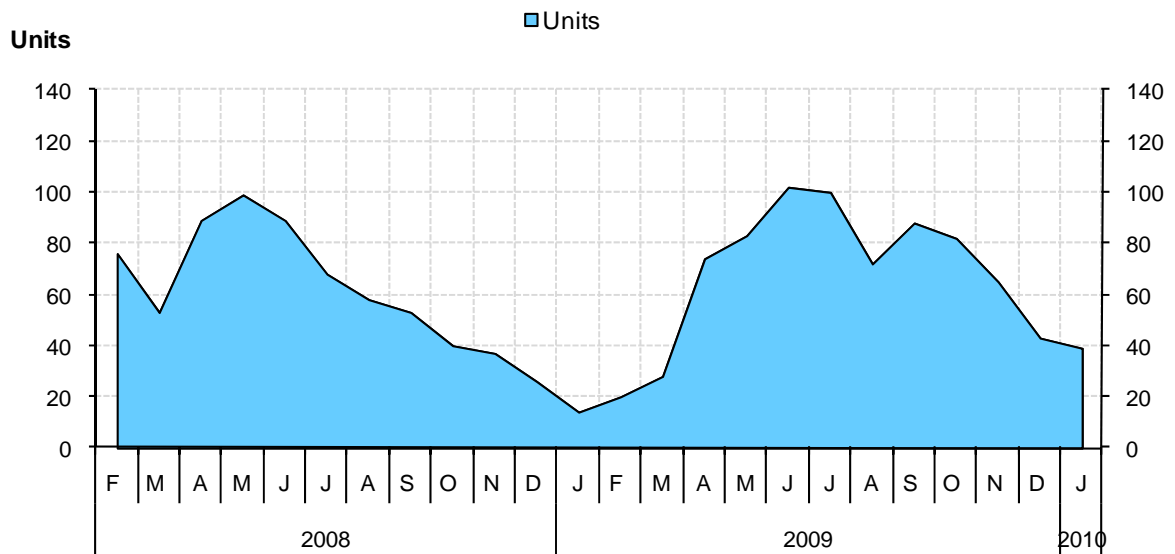
## as at January 31, 2010

### 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
<b>Lots</b>						
Units Listed	27	7	286%	265	281	-6%
Units Reported Sold	14	0		141	59	139%
Sell/List Ratio	52%	0%		53%	21%	
Reported Sales Dollars	\$1,973,150	\$0		\$18,914,195	\$8,925,750	112%
Average Sell Price / Unit	\$140,939			\$134,143	\$151,284	-11%
Median Sell Price	\$125,000			\$130,000		
Sell Price / List Price Ratio	96%			93%	101%	
Days to Sell	192			180	158	14%
Active Listings	126	157				
<b>Single Family</b>						
Units Listed	99	92	8%	1298	1527	-15%
Units Reported Sold	39	14	179%	795	699	14%
Sell/List Ratio	39%	15%		61%	46%	
Reported Sales Dollars	\$12,630,532	\$4,257,600	197%	\$267,509,806	\$247,237,727	8%
Average Sell Price / Unit	\$323,860	\$304,114	6%	\$336,490	\$353,702	-5%
Median Sell Price	\$329,900			\$325,000		
Sell Price / List Price Ratio	95%	89%		94%	95%	
Days to Sell	105	114	-8%	88	67	31%
Active Listings	300	390				
<b>Condos (Apt)</b>						
Units Listed	33	29	14%	419	490	-14%
Units Reported Sold	6	5	20%	105	136	-23%
Sell/List Ratio	18%	17%		25%	28%	
Reported Sales Dollars	\$1,202,500	\$697,400	72%	\$21,330,155	\$28,440,347	-25%
Average Sell Price / Unit	\$200,417	\$139,480	44%	\$203,144	\$209,120	-3%
Median Sell Price	\$247,000			\$169,000		
Sell Price / List Price Ratio	93%	92%		92%	96%	
Days to Sell	98	100	-3%	148	102	45%
Active Listings	202	253				
<b>Condos (Patio)</b>						
Units Listed	11	6	83%	148	136	9%
Units Reported Sold	7	1	600%	100	67	49%
Sell/List Ratio	64%	17%		68%	49%	
Reported Sales Dollars	\$1,709,400	\$290,000	489%	\$26,486,972	\$20,075,355	32%
Average Sell Price / Unit	\$244,200	\$290,000	-16%	\$264,870	\$299,632	-12%
Median Sell Price	\$250,000			\$270,000		
Sell Price / List Price Ratio	97%	97%		95%	98%	
Days to Sell	72	6	1095%	125	84	49%
Active Listings	36	57				
<b>Condos (Twnhse)</b>						
Units Listed	24	9	167%	109	138	-21%
Units Reported Sold	4	1	300%	56	61	-8%
Sell/List Ratio	17%	11%		51%	44%	
Reported Sales Dollars	\$814,000	\$136,000	499%	\$11,499,294	\$13,865,450	-17%
Average Sell Price / Unit	\$203,500	\$136,000	50%	\$205,345	\$227,302	-10%
Median Sell Price	\$212,000			\$203,000		
Sell Price / List Price Ratio	91%	95%		92%	94%	
Days to Sell	121	79	53%	112	82	37%
Active Listings	49	43				

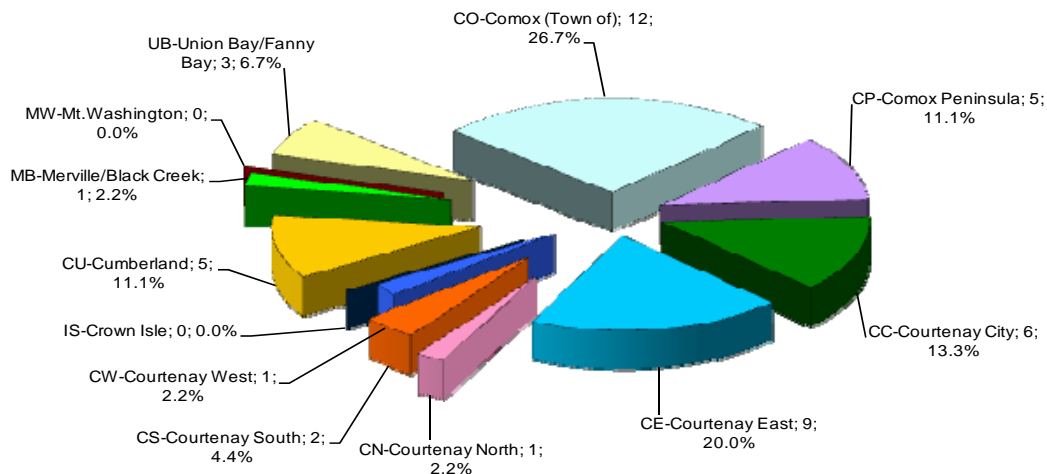
**PLEASE NOTE: SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to January 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 Mil	OVER 1 Mil	Total
CO-Comox (Town of)	0	0	0	3	6	1	1	1	0	0	0	0	0	0	12
CP-Comox Peninsula	0	0	1	0	0	1	0	0	1	0	1	0	1	0	5
CC-Courtenay City	0	1	1	3	0	1	0	0	0	0	0	0	0	0	6
CE-Courtenay East	0	0	0	1	3	5	0	0	0	0	0	0	0	0	9
CN-Courtenay North	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
CS-Courtenay South	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2
CW-Courtenay West	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
IS-Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CU-Cumberland	0	0	0	0	3	2	0	0	0	0	0	0	0	0	5
MB-Merville/Black Creek	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
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	2	0	0	1	0	0	0	0	0	0	0	0	3
<b>ZONE2 TOTALS</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>9</b>	<b>13</b>	<b>13</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>45</b>

### Single Family Sales - Comox Valley by Subarea



Total Unconditional Sales from January 1 to January 31, 2010 = 45