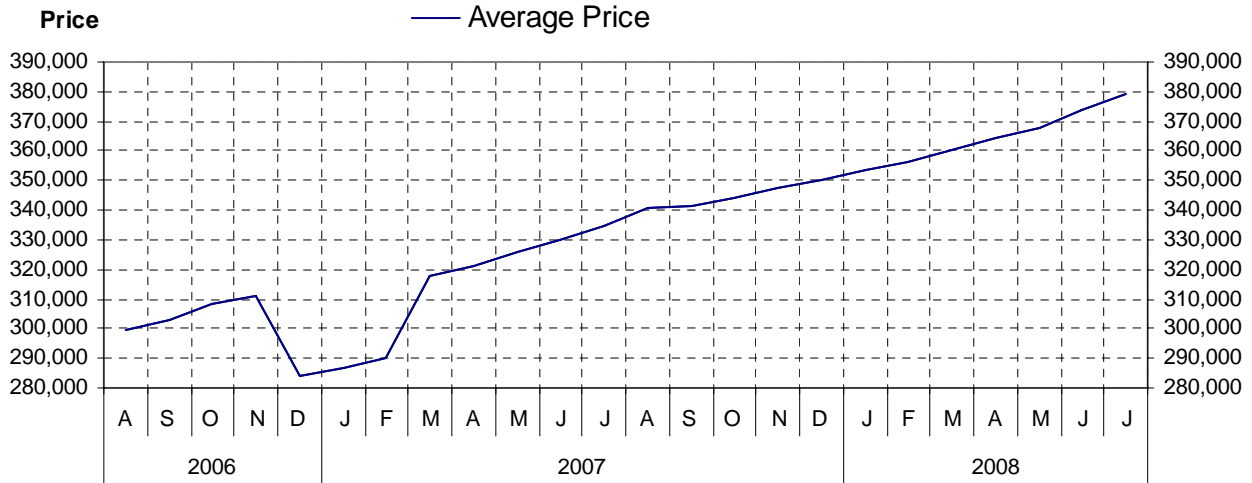


Cowichan Valley

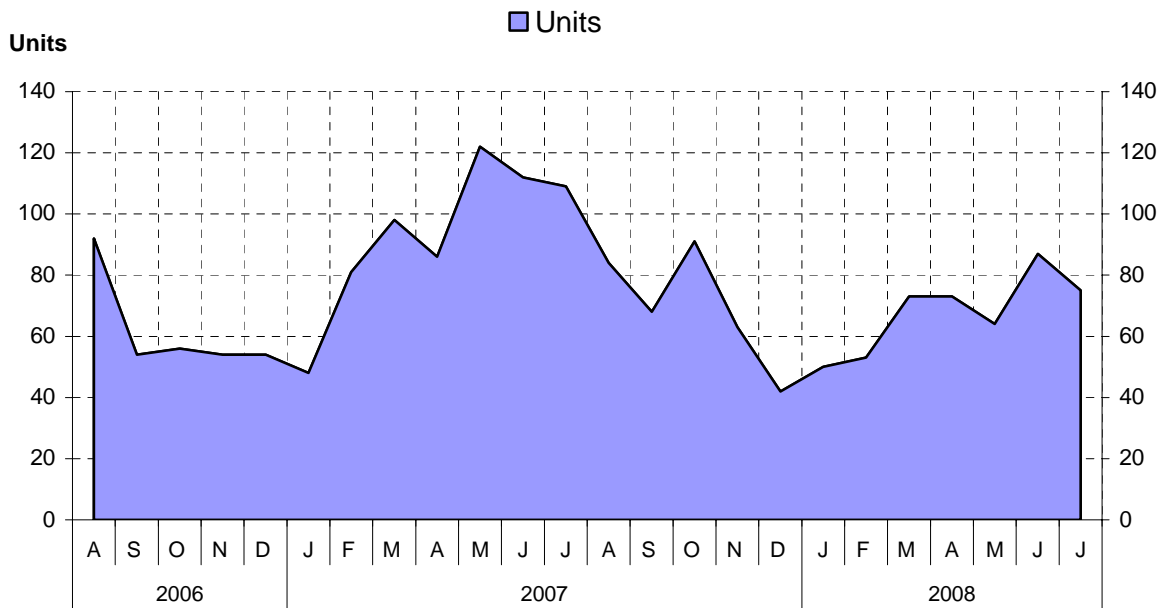
as at July 31, 2008

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

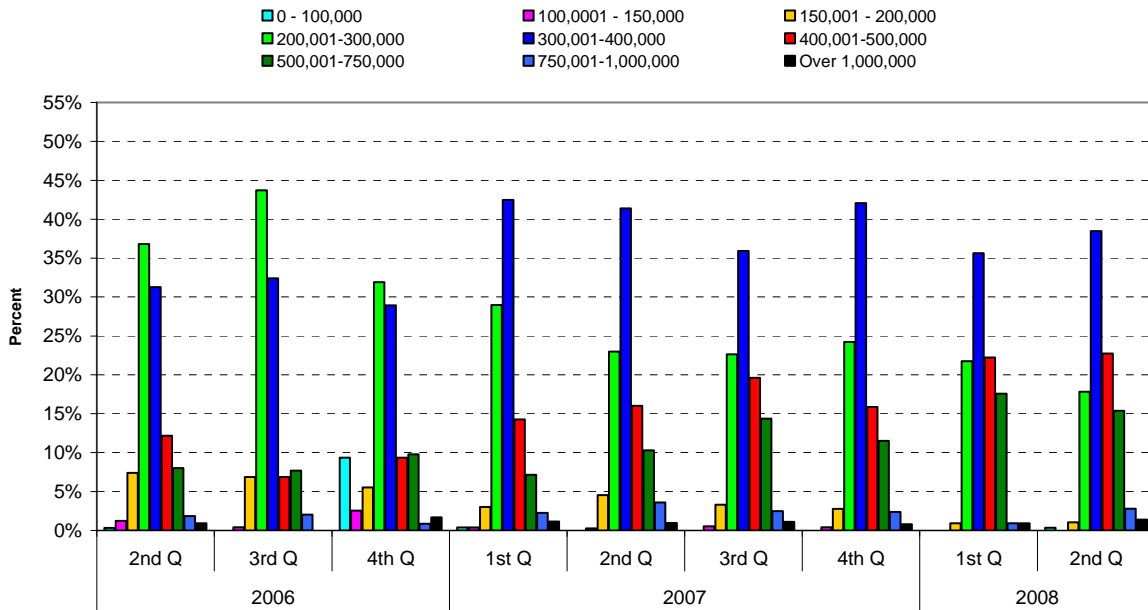
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	16	83	-81%	333	460	-28%
Units Reported Sold	7	11	-36%	145	178	-19%
Sell/List Ratio	44%	13%		44%	39%	
Reported Sales Dollars	\$912,900	\$1,399,300	-35%	\$18,236,922	\$23,717,035	-23%
Average Sell Price / Unit	\$130,414	\$127,209	3%	\$125,772	\$133,242	-6%
Median Sell Price	\$130,000			\$119,900		
Sell Price / List Price Ratio	94%	95%		96%	97%	
Days to Sell	184	67	175%	93	64	44%
Active Listings	182					
Single Family						
Units Listed	193	144	34%	1683	1536	10%
Units Reported Sold	75	109	-31%	820	949	-14%
Sell/List Ratio	39%	76%		49%	62%	
Reported Sales Dollars	\$30,478,100	\$38,645,182	-21%	\$310,873,669	\$317,534,028	-2%
Average Sell Price / Unit	\$406,375	\$354,543	15%	\$379,114	\$334,599	13%
Median Sell Price	\$387,000			\$359,000		
Sell Price / List Price Ratio	95%	97%		96%	96%	
Days to Sell	54	39	41%	54	52	4%
Active Listings	567					
Condos (Apt)						
Units Listed	19	12	58%	218	197	11%
Units Reported Sold	9	11	-18%	126	139	-9%
Sell/List Ratio	47%	92%		58%	71%	
Reported Sales Dollars	\$1,425,800	\$1,558,235	-8%	\$20,106,070	\$19,473,279	3%
Average Sell Price / Unit	\$158,422	\$141,658	12%	\$159,572	\$140,096	14%
Median Sell Price	149,900			\$156,000		
Sell Price / List Price Ratio	96%	98%		97%	96%	
Days to Sell	58	34	73%	41	49	-16%
Active Listings	64					
Condos (Twnhse)						
Units Listed	26	14	86%	163	204	-20%
Units Reported Sold	7	11	-36%	122	156	-22%
Sell/List Ratio	27%	79%		75%	76%	
Reported Sales Dollars	\$1,736,140	\$2,737,300	-37%	\$28,882,826	\$34,139,263	-15%
Average Sell Price / Unit	\$248,020	\$248,845	0%	\$236,744	\$218,841	8%
Median Sell Price	\$205,000			\$205,000		
Sell Price / List Price Ratio	109%	99%		98%	98%	
Days to Sell	13	46	-72%	42	63	-33%
Active Listings	43					

PLEASE NOTE:

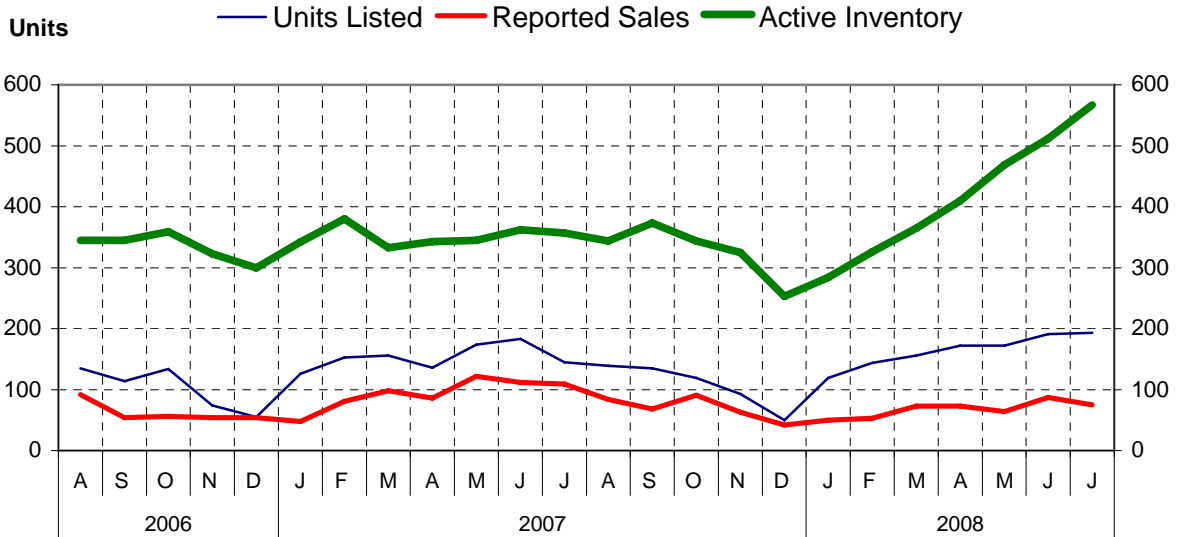
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

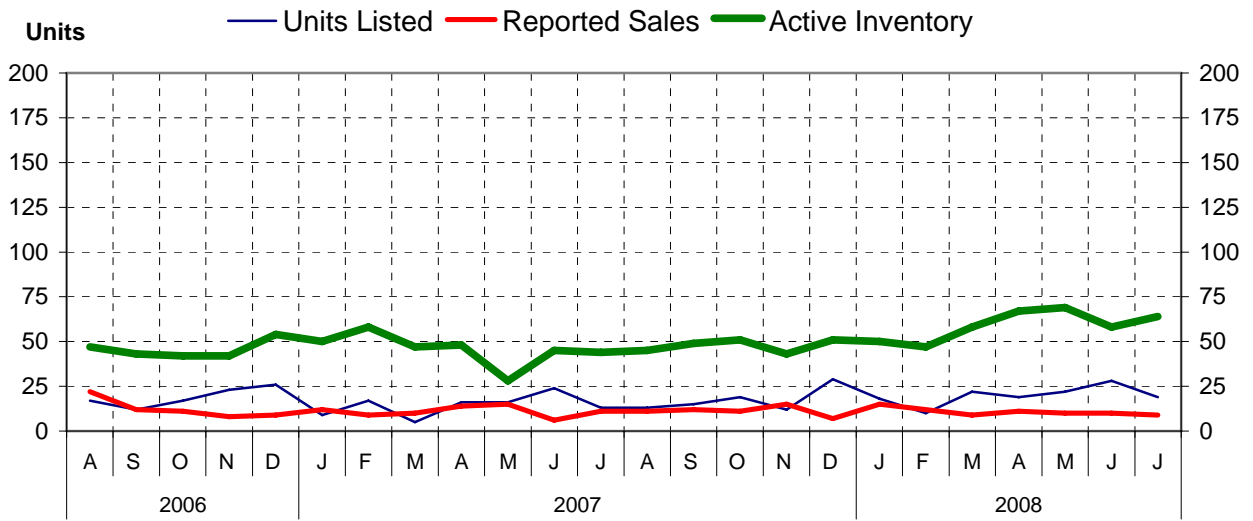
Percentage of Market Share by Price Range Cowichan Valley



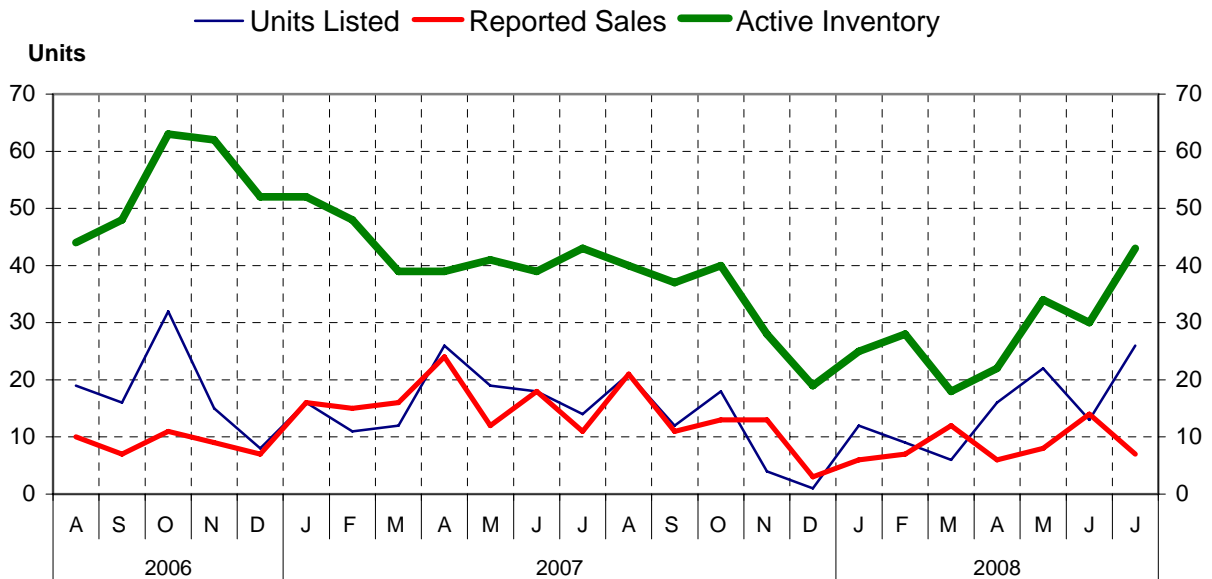
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

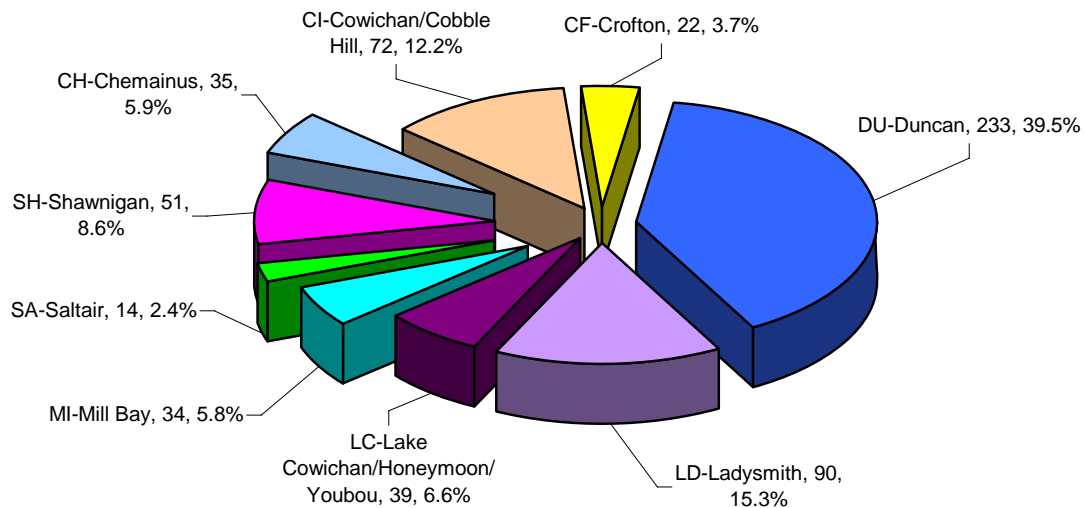


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to July 31, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CH-Chemainus	0	0	0	5	21	5	3	1	0	35
CI-Cowichan/Cobble Hill	0	0	0	2	18	30	19	3	0	72
CF-Crofton	0	0	0	12	9	0	0	0	1	22
DU-Duncan	1	0	1	51	93	56	25	4	2	233
LD-Ladysmith	0	0	2	19	42	14	11	2	0	90
LC-Lake Cowichan/Honeymoon/Youbou	0	0	2	19	7	5	4	1	1	39
MI-Mill Bay	0	0	1	0	3	8	16	3	3	34
SA-Saltair	0	0	0	0	6	6	2	0	0	14
SH-Shawnigan	0	0	0	2	20	14	14	1	0	51
ZONE 3 TOTALS	1	0	6	110	219	138	94	15	7	590

Single Family Sales - Cowichan Valley by Subarea



Total Unconditional Sales January 1 to July 31, 2008 = 590