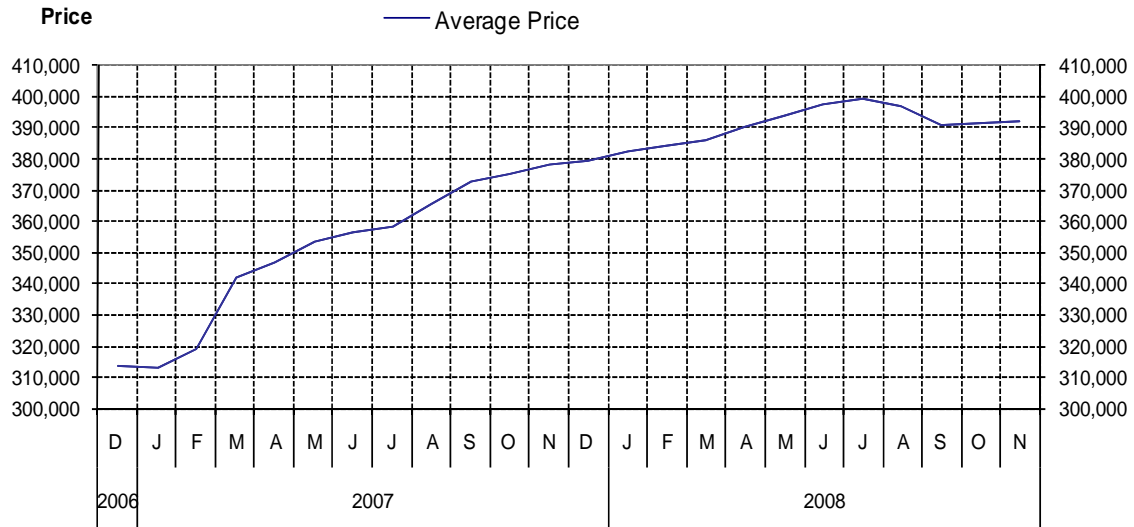


Parksville / Qualicum

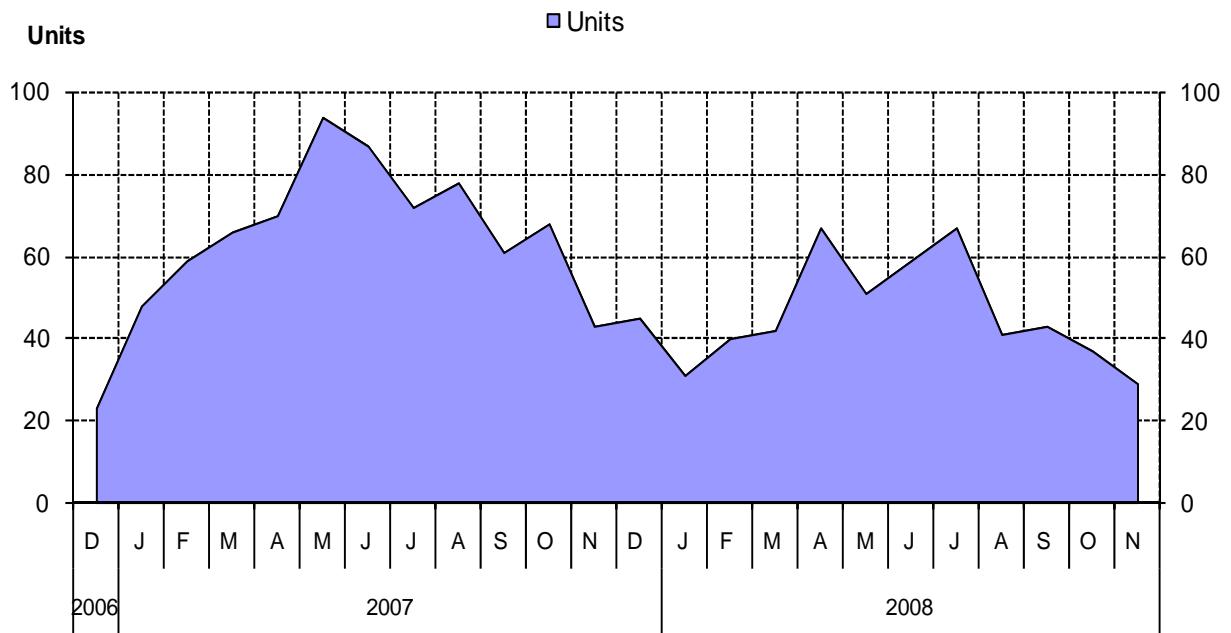
as at November 30, 2008

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

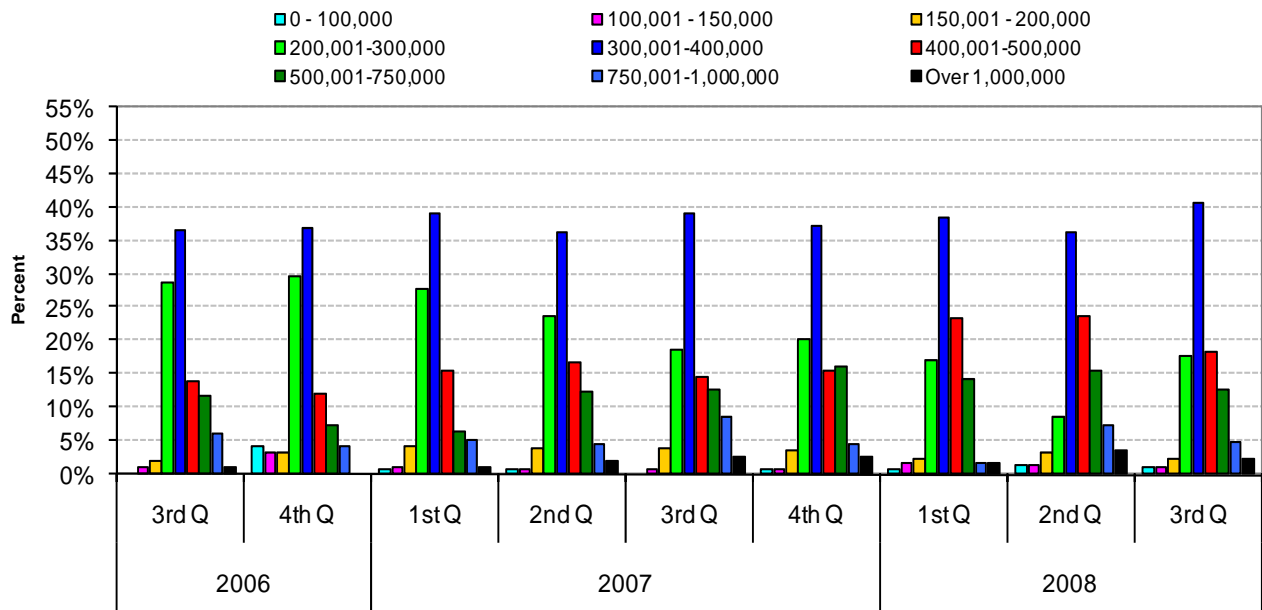
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	6	7	-14%	179	357	-50%
Units Reported Sold	1	21	-95%	74	118	-37%
Sell/List Ratio	17%	300%		41%	33%	
Reported Sales Dollars	\$210,000	\$3,608,400	-94%	\$13,086,600	\$23,289,700	-44%
Average Sell Price / Unit	\$210,000	\$171,829	22%	\$176,846	\$197,370	-10%
Median Sell Price	\$210,000			\$177,500		
Sell Price / List Price Ratio	75%	97%		94%	96%	
Days to Sell	127	176	-28%	190	118	62%
Active Listings	136					
Single Family						
Units Listed	78	78	0%	1315	1224	7%
Units Reported Sold	29	43	-33%	549	754	-27%
Sell/List Ratio	37%	55%		42%	62%	
Reported Sales Dollars	\$10,799,500	\$15,939,700	-32%	\$215,363,666	\$285,079,079	-24%
Average Sell Price / Unit	\$372,397	\$370,691	0%	\$392,284	\$378,089	4%
Median Sell Price	\$340,000			\$368,000		
Sell Price / List Price Ratio	91%	95%		94%	96%	
Days to Sell	77	54	44%	63	60	4%
Active Listings	376					
Condos (Apt)						
Units Listed	6	13	-54%	300	263	14%
Units Reported Sold	4	1	300%	67	100	-33%
Sell/List Ratio	67%	8%		22%	38%	
Reported Sales Dollars	\$971,900	\$155,000	527%	\$15,266,280	\$22,407,043	-32%
Average Sell Price / Unit	\$242,975	\$155,000	57%	\$227,855	\$224,070	2%
Median Sell Price	390,000			\$220,000		
Sell Price / List Price Ratio	91%	94%		94%	95%	
Days to Sell	85	88	-4%	86	92	-6%
Active Listings	144					
Condos (Twnhse)						
Units Listed	5	43	-88%	261	290	-10%
Units Reported Sold	1	10	-90%	60	141	-57%
Sell/List Ratio	20%	23%		23%	49%	
Reported Sales Dollars	\$272,500	\$4,070,125	-93%	\$20,229,250	\$47,819,128	-58%
Average Sell Price / Unit	\$272,500	\$407,012	-33%	\$337,154	\$339,143	-1%
Median Sell Price	\$272,500			\$347,500		
Sell Price / List Price Ratio	83%	98%		96%	96%	
Days to Sell	151	92	65%	92	91	1%
Active Listings	120					

PLEASE NOTE:

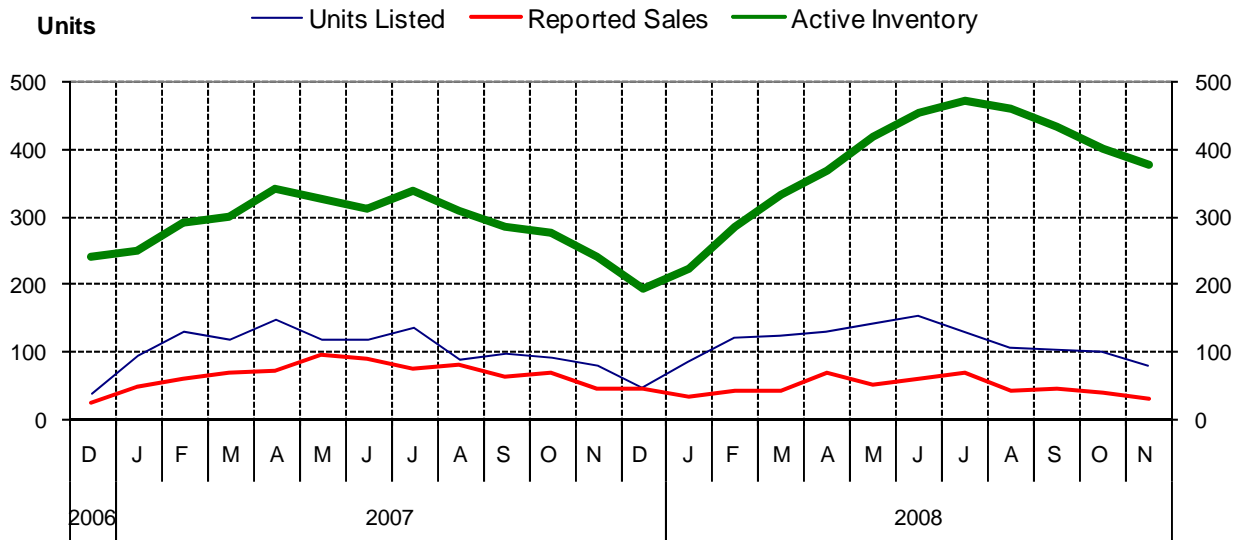
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

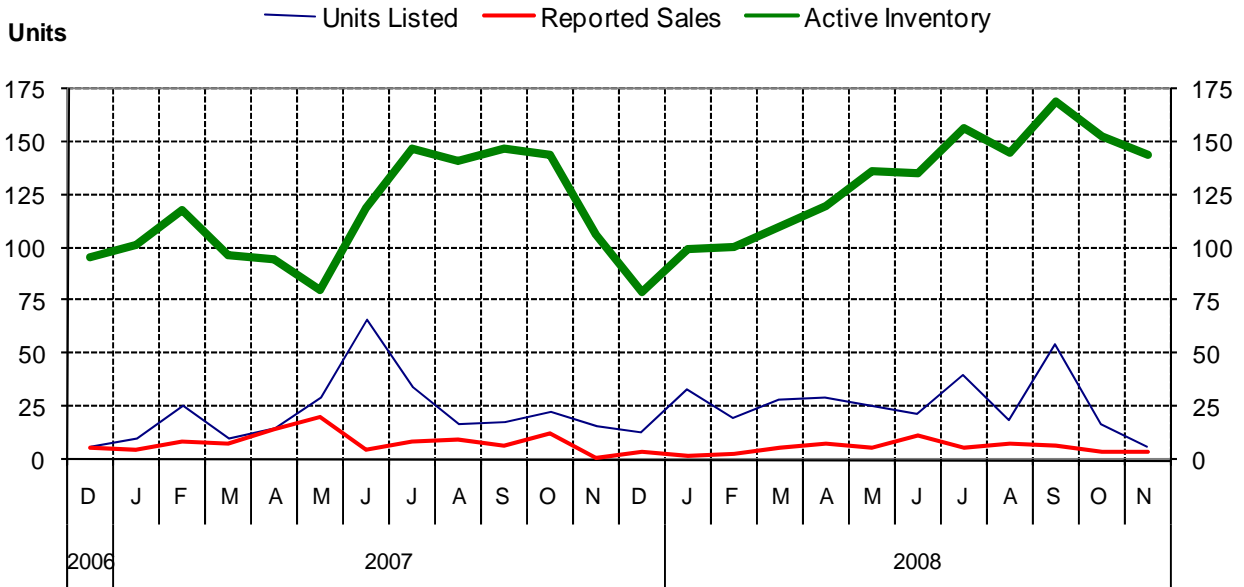
Percentage of Market Share by Price Range Parksville/Qualicum



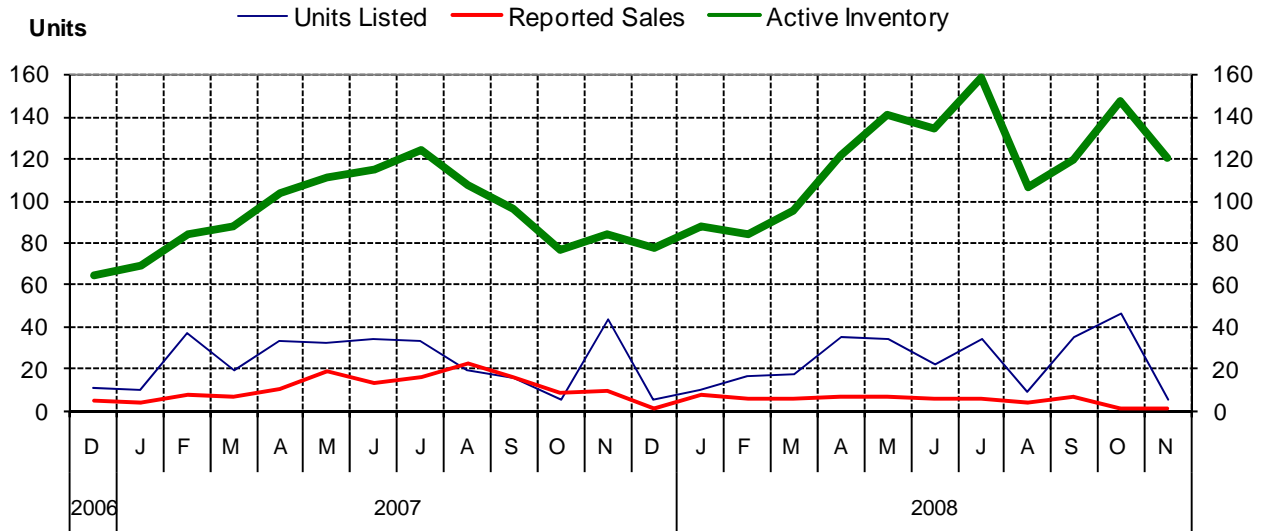
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

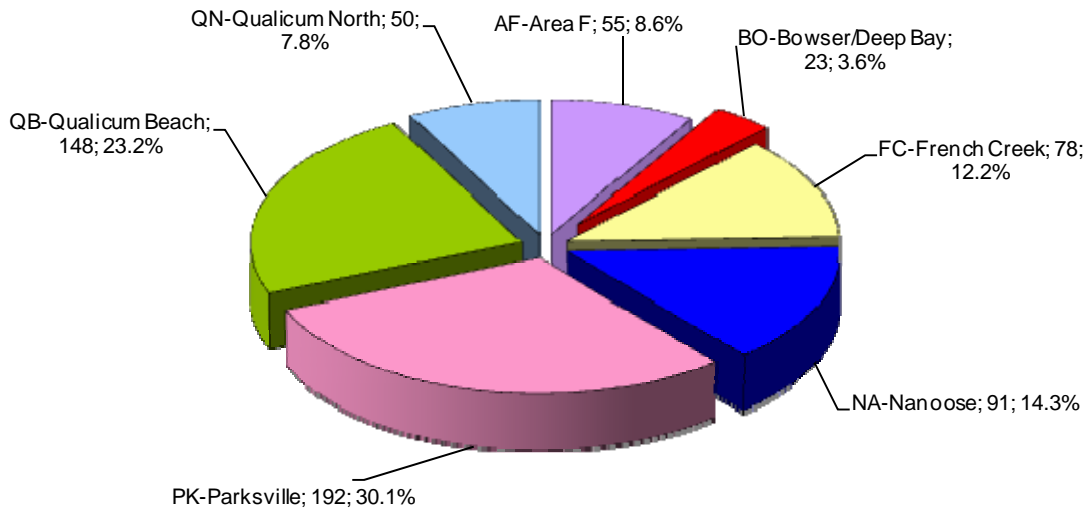


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to November 30, 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
AF-Area F	0	3	1	15	9	15	10	1	1	55
BO-Bowser/Deep Bay	0	0	3	4	9	2	4	0	1	23
FC-French Creek	0	1	6	11	31	13	12	3	1	78
NA-Nanoose	0	0	2	12	11	17	23	18	8	91
PK-Parksville	5	3	1	38	105	30	9	1	0	192
QB-Qualicum Beach	0	1	1	5	57	47	27	5	5	148
QN-Qualicum North	2	0	4	8	16	9	10	1	0	50
ZONE 5 TOTALS	7	8	18	93	238	133	95	29	16	637

Single Family Sales - Parksville/Qualicum by Subarea



Total Unconditional Sales January 1 to November 30, 2008 = 637