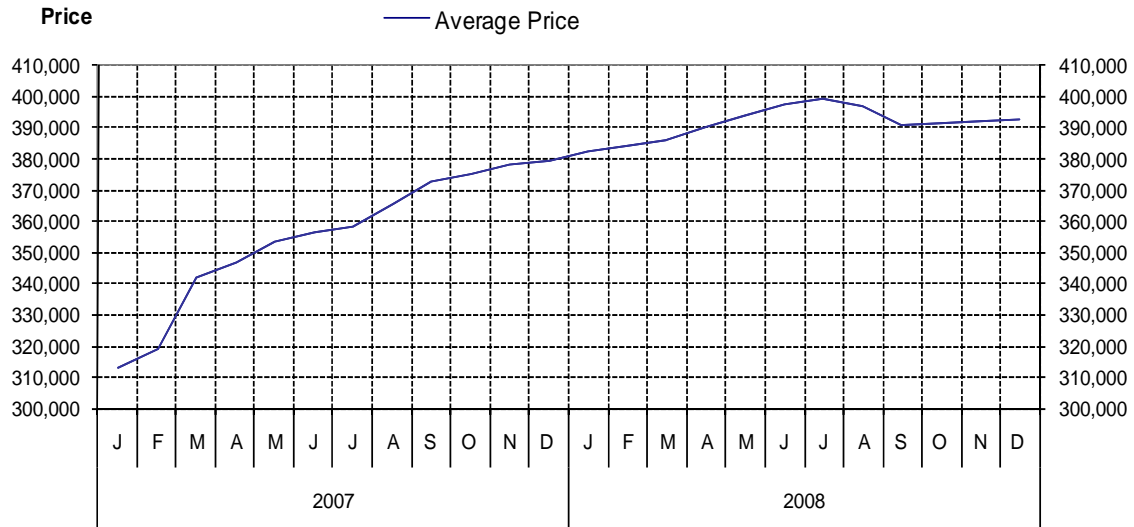


Parksville / Qualicum

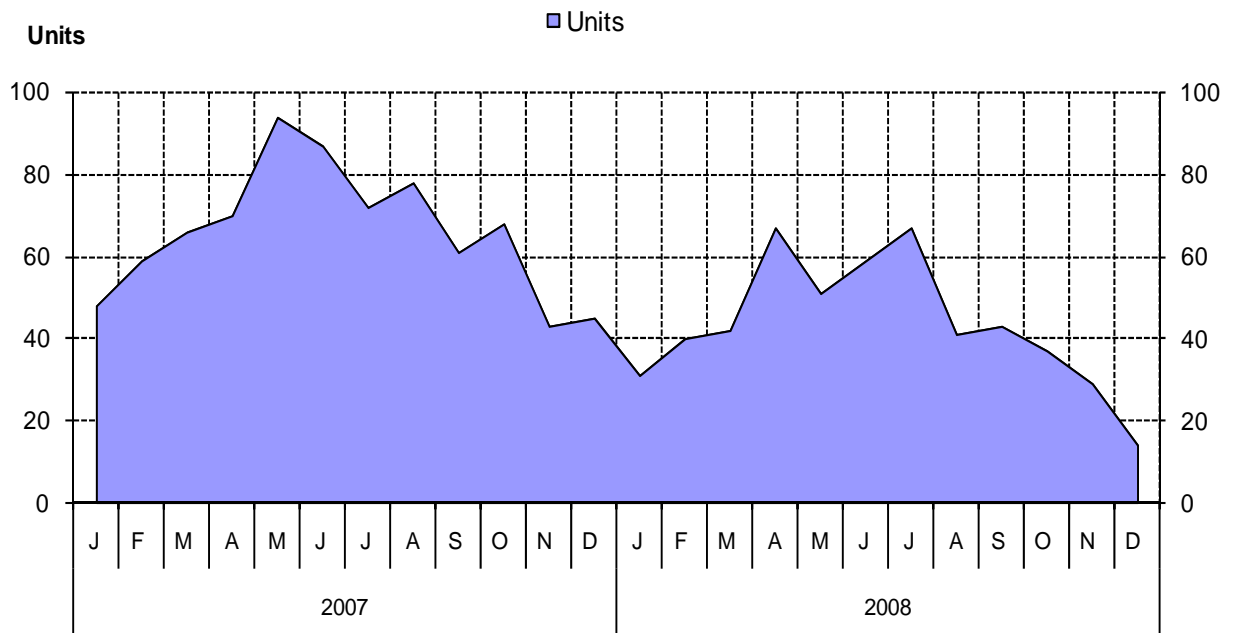
as at December 31, 2008

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

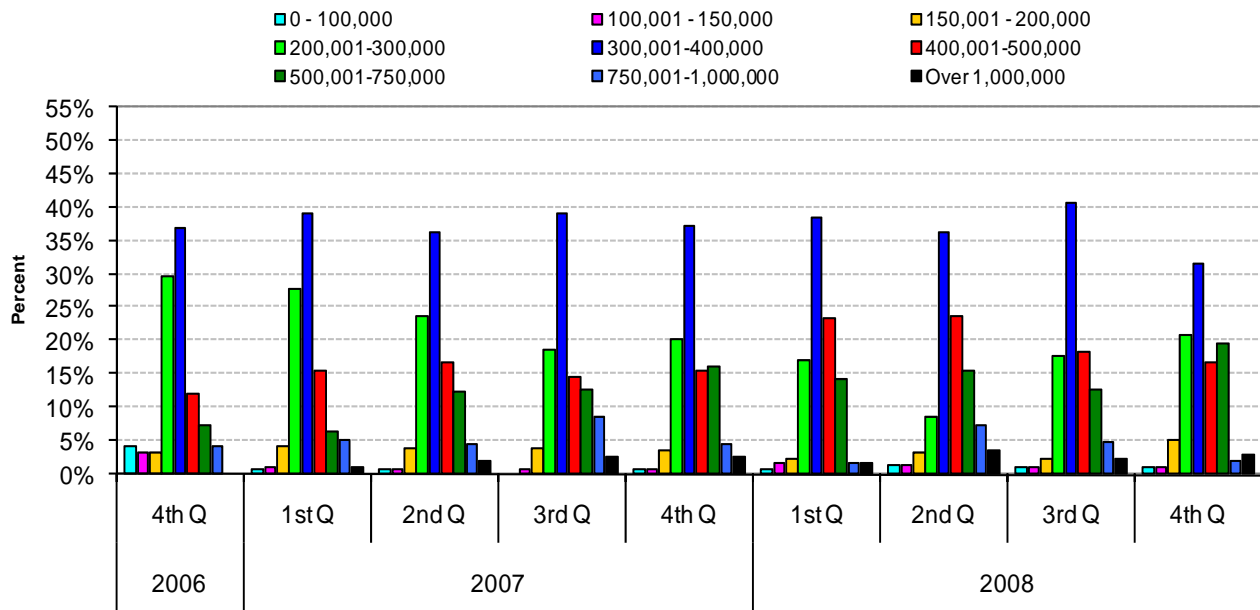
| | Current Month | | | 12 Months to Date | | |
|-------------------------------|---------------|--------------|----------|-------------------|---------------|----------|
| | This Year | Last Year | % Change | This Year | Last Year | % Change |
| Lots | | | | | | |
| Units Listed | 3 | 12 | -75% | 170 | 329 | -48% |
| Units Reported Sold | 1 | 4 | -75% | 71 | 118 | -40% |
| Sell/List Ratio | 33% | 33% | | 42% | 36% | |
| Reported Sales Dollars | \$130,000 | \$580,400 | -78% | \$12,636,200 | \$23,192,100 | -46% |
| Average Sell Price / Unit | \$130,000 | \$145,100 | -10% | \$177,975 | \$196,543 | -9% |
| Median Sell Price | \$130,000 | | | \$177,500 | | |
| Sell Price / List Price Ratio | 72% | 95% | | 94% | 96% | |
| Days to Sell | 498 | 157 | 218% | 197 | 122 | 61% |
| Active Listings | 67 | | | | | |
| Single Family | | | | | | |
| Units Listed | 45 | 46 | -2% | 1314 | 1232 | 7% |
| Units Reported Sold | 14 | 45 | -69% | 518 | 779 | -34% |
| Sell/List Ratio | 31% | 98% | | 39% | 63% | |
| Reported Sales Dollars | \$5,524,500 | \$17,654,100 | -69% | \$203,234,066 | \$295,578,029 | -31% |
| Average Sell Price / Unit | \$394,607 | \$392,313 | 1% | \$392,344 | \$379,433 | 3% |
| Median Sell Price | \$350,000 | | | \$366,000 | | |
| Sell Price / List Price Ratio | 89% | 95% | | 94% | 96% | |
| Days to Sell | 72 | 72 | 0% | 62 | 61 | 2% |
| Active Listings | 320 | | | | | |
| Condos (Apt) | | | | | | |
| Units Listed | 8 | 9 | -11% | 299 | 266 | 12% |
| Units Reported Sold | 1 | 3 | -67% | 65 | 97 | -33% |
| Sell/List Ratio | 13% | 33% | | 22% | 36% | |
| Reported Sales Dollars | \$180,000 | \$732,000 | -75% | \$14,714,280 | \$20,728,443 | -29% |
| Average Sell Price / Unit | \$180,000 | \$244,000 | -26% | \$226,374 | \$213,695 | 6% |
| Median Sell Price | 180,000 | | | \$213,000 | | |
| Sell Price / List Price Ratio | 90% | 96% | | 94% | 95% | |
| Days to Sell | 0 | 81 | -100% | 85 | 92 | -7% |
| Active Listings | 120 | | | | | |
| Condos (Twnhse) | | | | | | |
| Units Listed | 7 | 7 | 0% | 261 | 285 | -8% |
| Units Reported Sold | 3 | 1 | 200% | 62 | 137 | -55% |
| Sell/List Ratio | 43% | 14% | | 24% | 48% | |
| Reported Sales Dollars | \$840,000 | \$455,000 | 85% | \$20,614,250 | \$47,034,128 | -56% |
| Average Sell Price / Unit | \$280,000 | \$455,000 | -38% | \$332,488 | \$343,315 | -3% |
| Median Sell Price | \$295,000 | | | \$325,000 | | |
| Sell Price / List Price Ratio | 93% | 100% | | 96% | 96% | |
| Days to Sell | 65 | 44 | 48% | 92 | 92 | -1% |
| Active Listings | 121 | | | | | |

PLEASE NOTE:

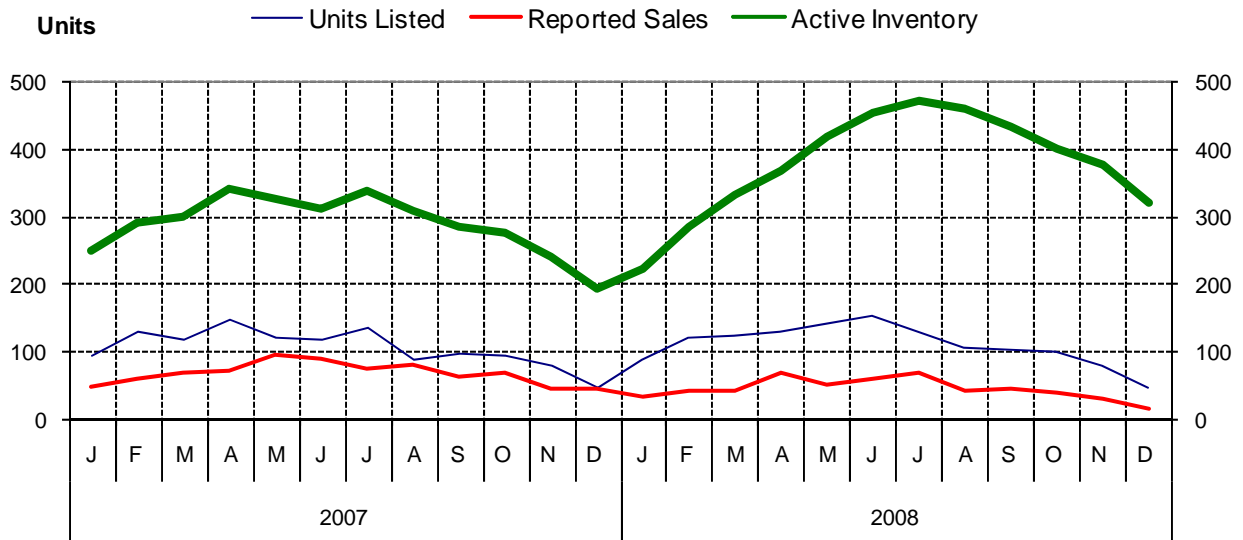
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

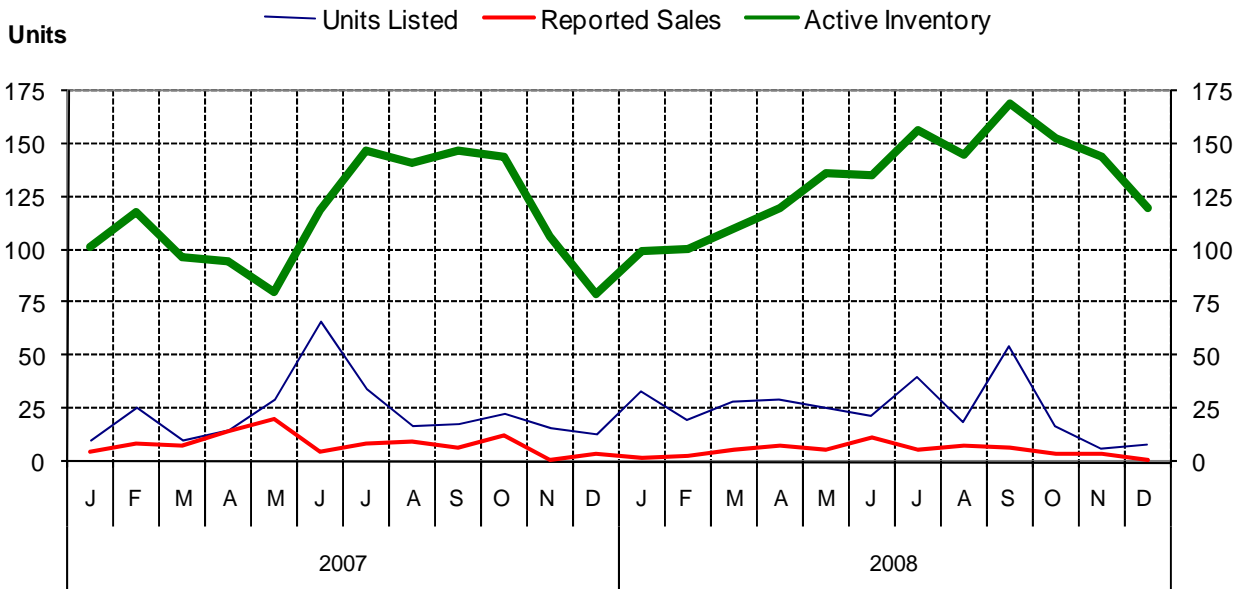
Percentage of Market Share by Price Range Parksville/Qualicum



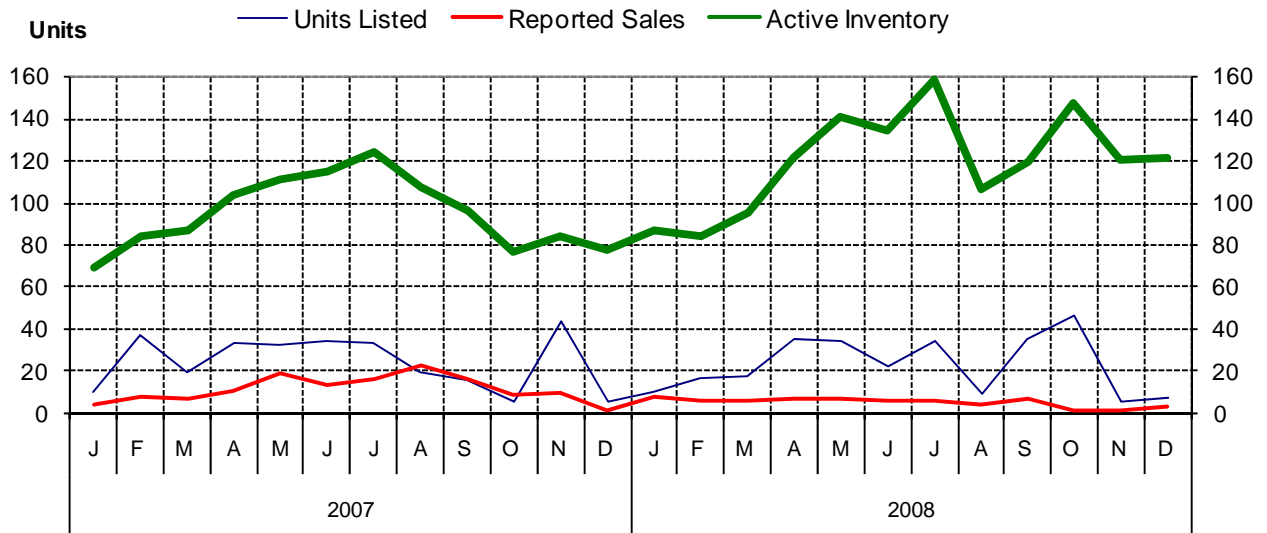
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

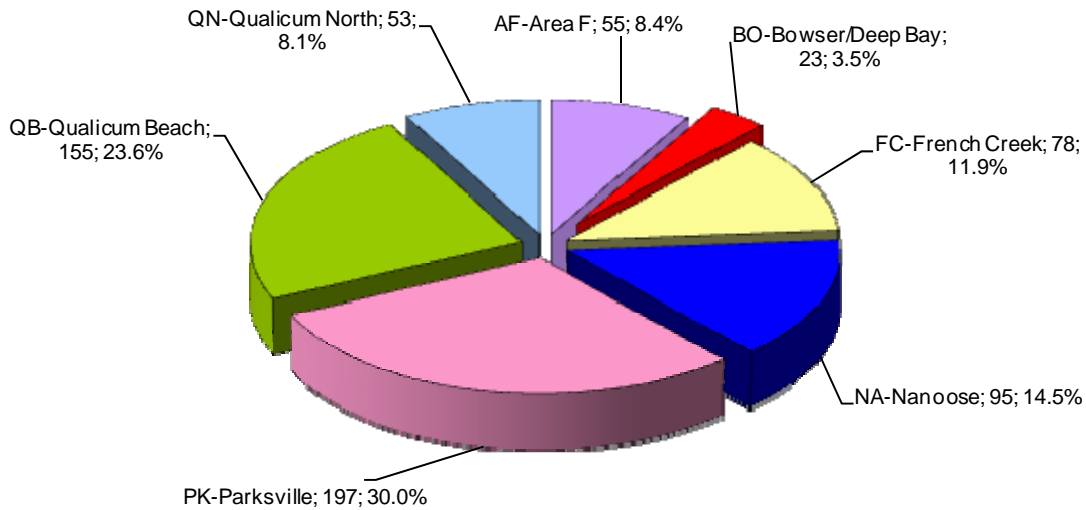


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to December 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 |
|----------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-------------------|------------|
| 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 | 13 | 11 | 18 | 24 | 18 | 9 | 95 |
| PK-Parksville | 5 | 3 | 1 | 40 | 107 | 30 | 10 | 1 | 0 | 197 |
| QB-Qualicum Beach | 0 | 1 | 1 | 7 | 59 | 49 | 28 | 5 | 5 | 155 |
| QN-Qualicum North | 2 | 0 | 5 | 8 | 17 | 10 | 10 | 1 | 0 | 53 |
| ZONE 5 TOTALS | 7 | 8 | 19 | 98 | 243 | 137 | 98 | 29 | 17 | 656 |

Single Family Sales - Parksville/Qualicum by Subarea

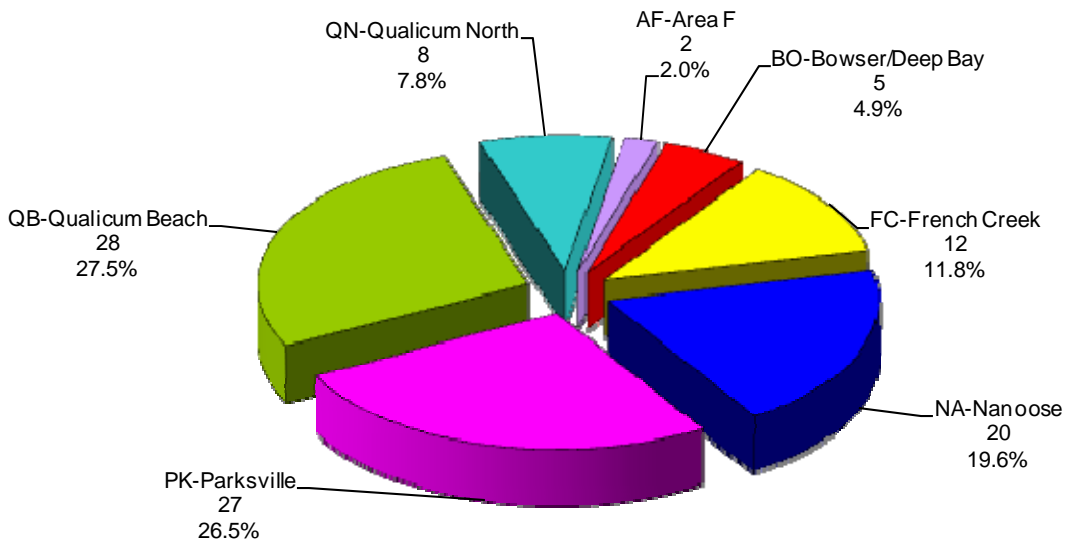


Total Unconditional Sales January 1 to December 31, 2008 = 656

4th Quarter 2008
MLS® Single Family Sales Analysis
 Unconditional Sales from October 1 to December 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 |
|----------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-------------------|------------|
| AF-Area F | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 |
| BO-Bowser/Deep Bay | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 0 | 0 | 5 |
| FC-French Creek | 0 | 1 | 2 | 1 | 4 | 1 | 3 | 0 | 0 | 12 |
| NA-Nanoose | 0 | 0 | 2 | 2 | 1 | 4 | 7 | 1 | 3 | 20 |
| PK-Parksville | 1 | 0 | 0 | 8 | 12 | 2 | 3 | 1 | 0 | 27 |
| QB-Qualicum Beach | 0 | 0 | 0 | 5 | 12 | 7 | 4 | 0 | 0 | 28 |
| QN-Qualicum North | 0 | 0 | 1 | 3 | 1 | 2 | 1 | 0 | 0 | 8 |
| ZONE 5 TOTALS | 1 | 1 | 5 | 21 | 32 | 17 | 20 | 2 | 3 | 102 |

4th Quarter 2008 Single Family Sales
Parksville/Qualicum
 by Subarea



Total Unconditional Sales October 1 to December 31, 2008 = 102