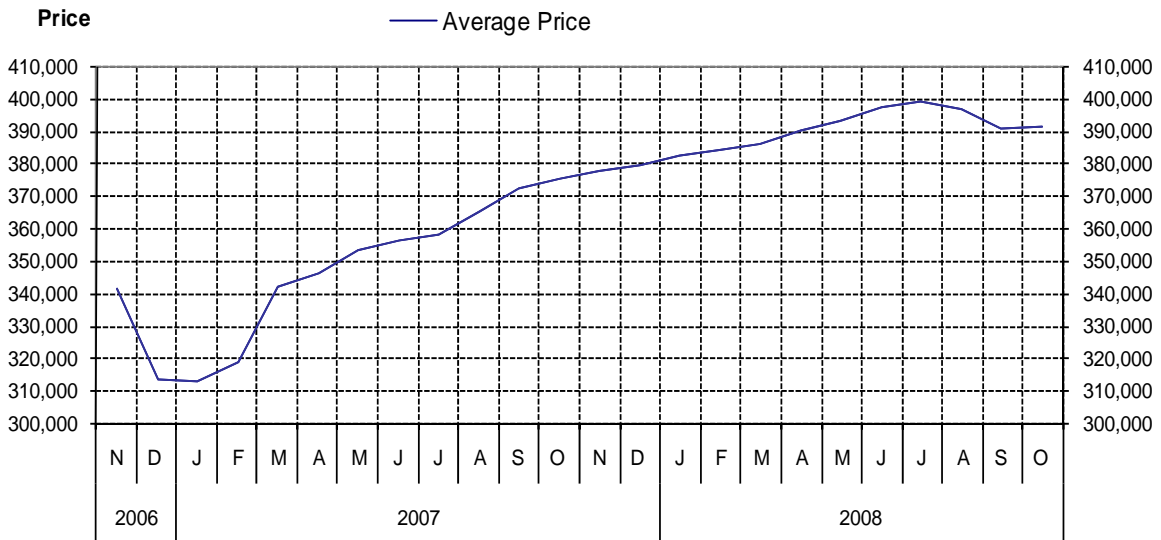


# Parksville / Qualicum

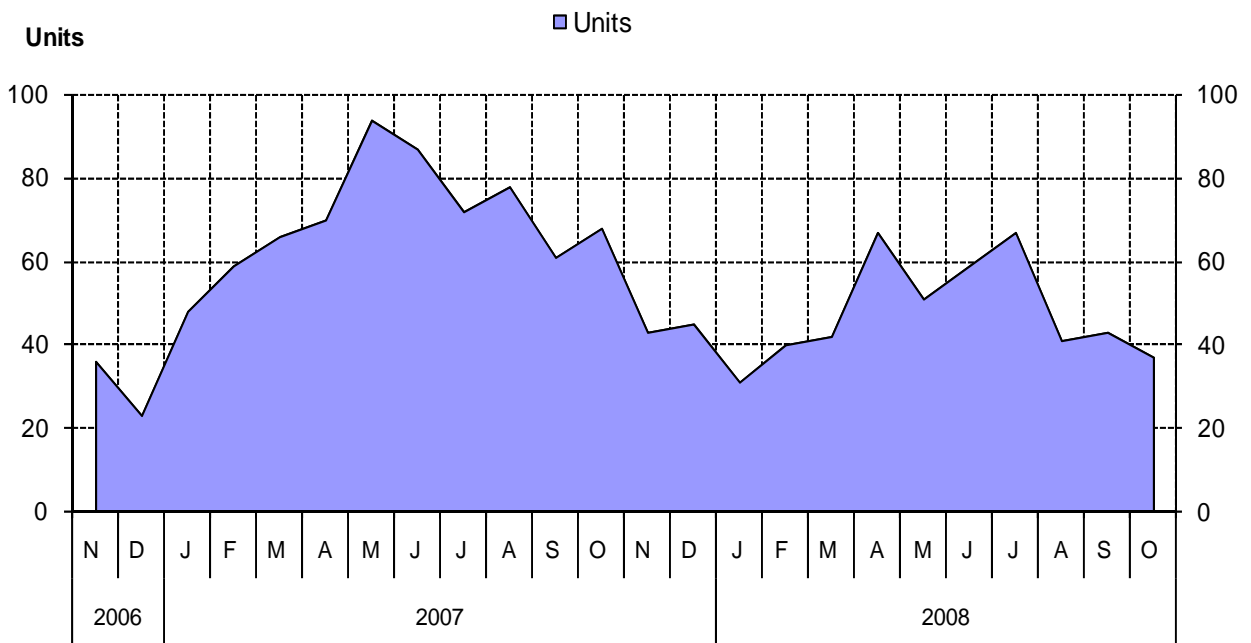
## as at October 31, 2008

### 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

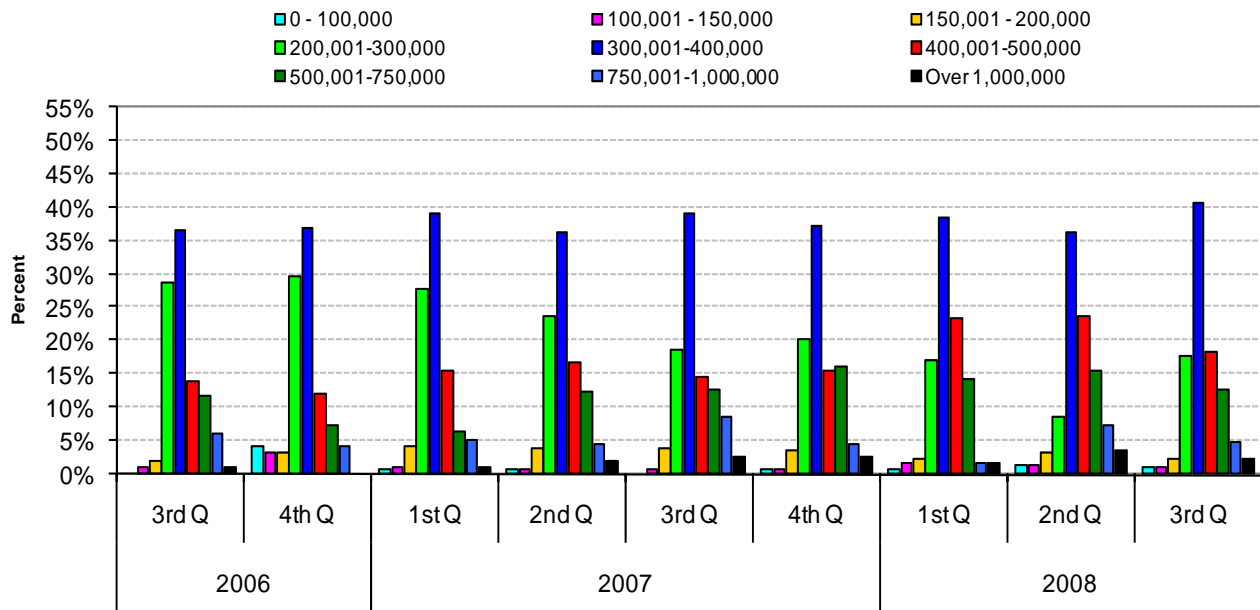
|                               | Current Month |              |          | 12 Months to Date |               |          |
|-------------------------------|---------------|--------------|----------|-------------------|---------------|----------|
|                               | This Year     | Last Year    | % Change | This Year         | Last Year     | % Change |
| <b>Lots</b>                   |               |              |          |                   |               |          |
| Units Listed                  | 11            | 12           | -8%      | 180               | 359           | -50%     |
| Units Reported Sold           | 1             | 13           | -92%     | 94                | 100           | -6%      |
| Sell/List Ratio               | 9%            | 108%         |          | 52%               | 28%           |          |
| Reported Sales Dollars        | \$180,000     | \$2,213,300  | -92%     | \$16,485,000      | \$20,208,800  | -18%     |
| Average Sell Price / Unit     | \$180,000     | \$170,254    | 6%       | \$175,372         | \$202,088     | -13%     |
| Median Sell Price             | \$180,000     |              |          | \$160,000         |               |          |
| Sell Price / List Price Ratio | 86%           | 99%          |          | 95%               | 96%           |          |
| Days to Sell                  | 291           | 167          | 75%      | 188               | 105           | 79%      |
| Active Listings               | 140           |              |          |                   |               |          |
| <b>Single Family</b>          |               |              |          |                   |               |          |
| Units Listed                  | 100           | 94           | 6%       | 1316              | 1203          | 9%       |
| Units Reported Sold           | 37            | 68           | -46%     | 563               | 748           | -25%     |
| Sell/List Ratio               | 37%           | 72%          |          | 43%               | 62%           |          |
| Reported Sales Dollars        | \$14,906,400  | \$26,665,207 | -44%     | \$220,503,866     | \$280,977,479 | -22%     |
| Average Sell Price / Unit     | \$402,876     | \$392,135    | 3%       | \$391,659         | \$375,638     | 4%       |
| Median Sell Price             | \$336,500     |              |          | \$367,500         |               |          |
| Sell Price / List Price Ratio | 89%           | 95%          |          | 95%               | 96%           |          |
| Days to Sell                  | 100           | 67           | 50%      | 61                | 60            | 2%       |
| Active Listings               | 400           |              |          |                   |               |          |
| <b>Condos (Apt)</b>           |               |              |          |                   |               |          |
| Units Listed                  | 17            | 19           | -11%     | 307               | 259           | 19%      |
| Units Reported Sold           | 4             | 10           | -60%     | 64                | 103           | -38%     |
| Sell/List Ratio               | 24%           | 53%          |          | 21%               | 40%           |          |
| Reported Sales Dollars        | \$1,229,500   | \$1,859,000  | -34%     | \$14,449,380      | \$23,008,543  | -37%     |
| Average Sell Price / Unit     | \$307,375     | \$185,900    | 65%      | \$225,772         | \$223,384     | 1%       |
| Median Sell Price             | 340,000       |              |          | \$220,000         |               |          |
| Sell Price / List Price Ratio | 92%           | 91%          |          | 94%               | 95%           |          |
| Days to Sell                  | 96            | 149          | -36%     | 86                | 91            | -5%      |
| Active Listings               | 153           |              |          |                   |               |          |
| <b>Condos (Twnhse)</b>        |               |              |          |                   |               |          |
| Units Listed                  | 46            | 5            | 820%     | 300               | 263           | 14%      |
| Units Reported Sold           | 1             | 9            | -89%     | 69                | 138           | -50%     |
| Sell/List Ratio               | 2%            | 180%         |          | 23%               | 52%           |          |
| Reported Sales Dollars        | \$440,000     | \$2,800,500  | -84%     | \$24,026,875      | \$46,167,103  | -48%     |
| Average Sell Price / Unit     | \$440,000     | \$311,167    | 41%      | \$348,216         | \$334,544     | 4%       |
| Median Sell Price             | \$440,000     |              |          | \$335,000         |               |          |
| Sell Price / List Price Ratio | 92%           | 95%          |          | 97%               | 95%           |          |
| Days to Sell                  | 47            | 79           | -40%     | 91                | 90            | 2%       |
| Active Listings               | 147           |              |          |                   |               |          |

**PLEASE NOTE:**

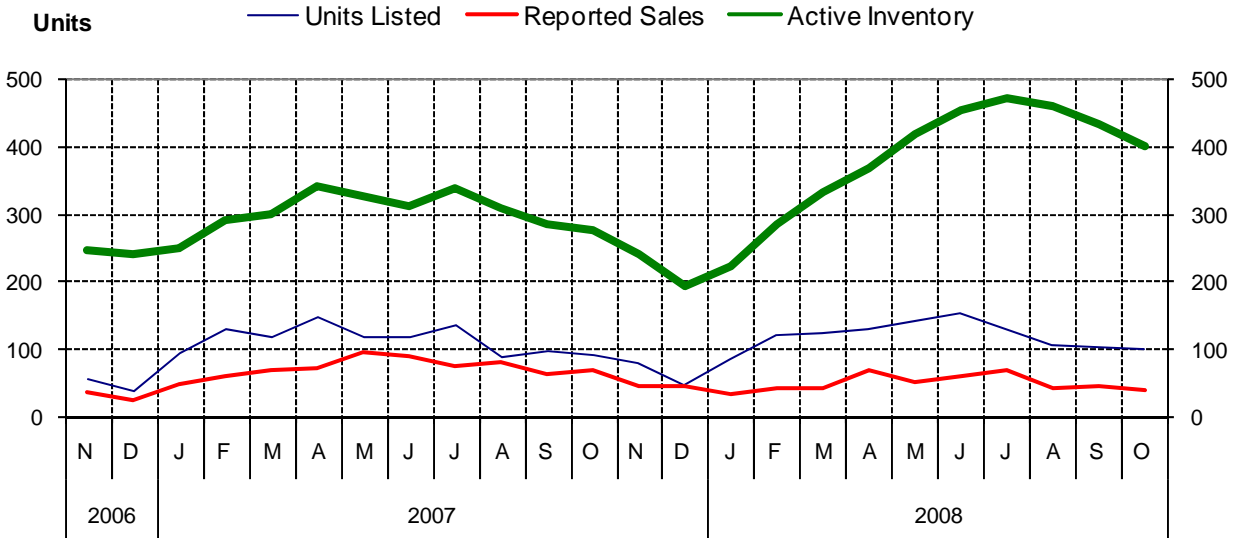
**SINGLE FAMILY** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

**LOTS** do NOT INCLUDE acreage or waterfront acreage.

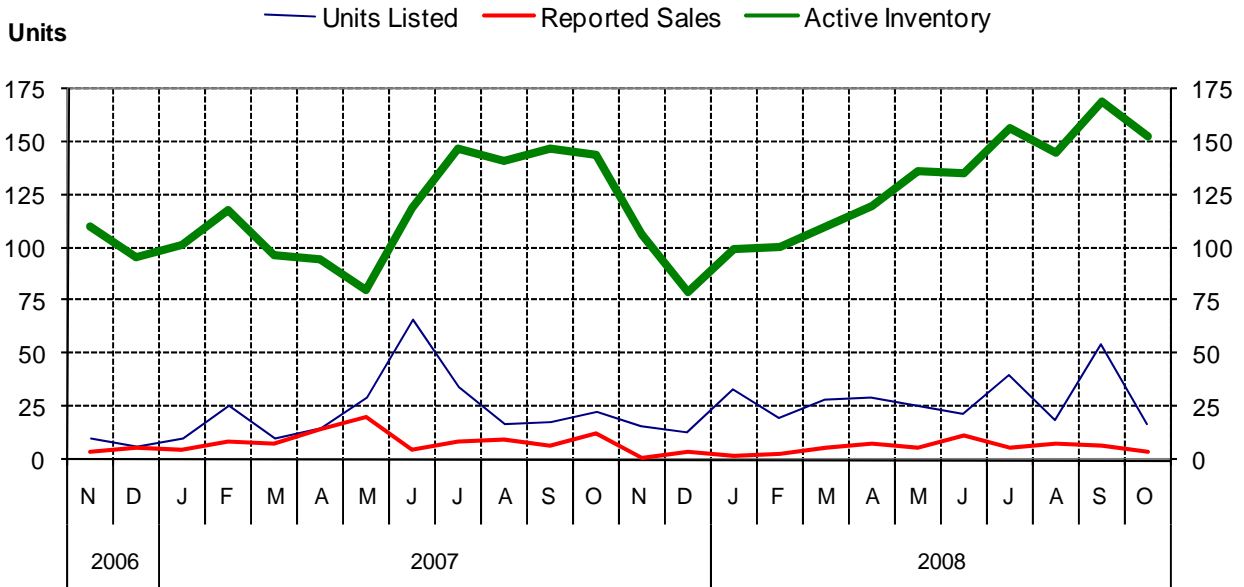
## Percentage of Market Share by Price Range Parksville/Qualicum



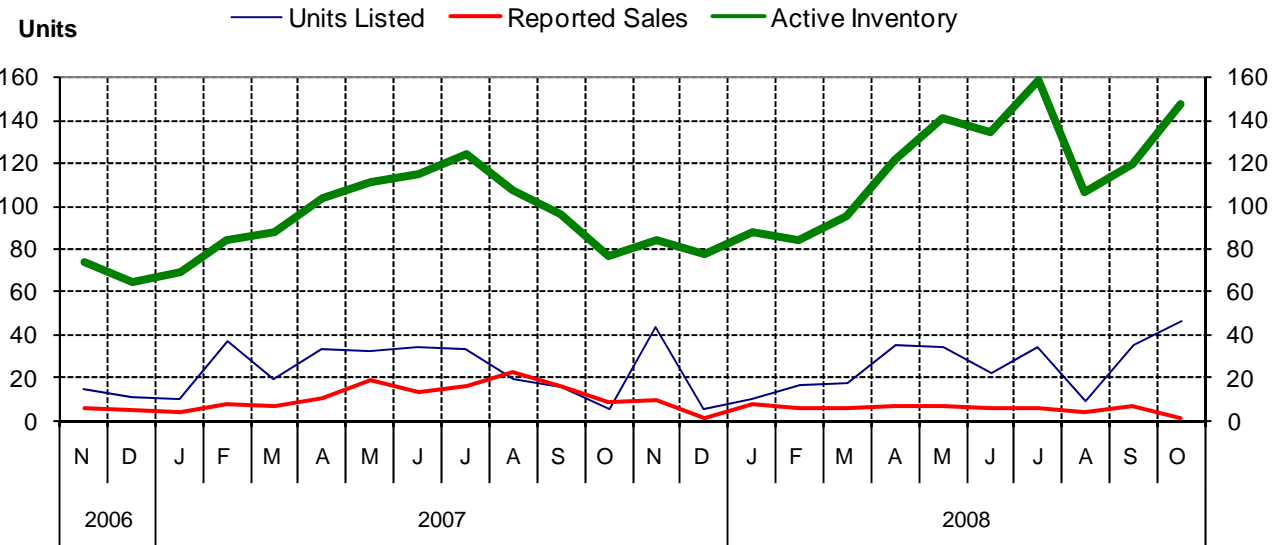
## Single Family Comparisons between



## Condominium (Apartment) Comparisons between



## Condominium (Townhouse) Comparisons between

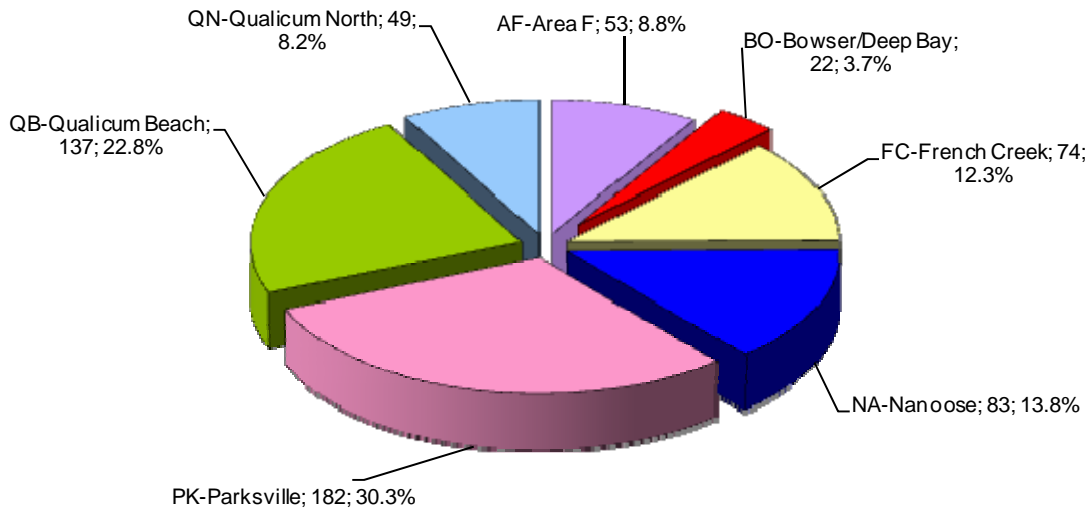


## MLS® Single Family Sales Analysis

### Unconditional Sales from January 1 to October 31, 2008

|                      | 0 -<br>100,000 | 100,001-<br>150,000 | 150,001-<br>200,000 | 200,001-<br>300,000 | 300,001-<br>400,000 | 400,001-<br>500,000 | 500,001-<br>750,000 | 750,001-<br>1,000,000 | OVER<br>1,000,000 | Total      |
|----------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-------------------|------------|
| AF-Area F            | 0              | 3                   | 1                   | 14                  | 8                   | 15                  | 10                  | 1                     | 1                 | 53         |
| BO-Bowser/Deep Bay   | 0              | 0                   | 3                   | 4                   | 8                   | 2                   | 4                   | 0                     | 1                 | 22         |
| FC-French Creek      | 0              | 0                   | 5                   | 10                  | 30                  | 13                  | 12                  | 3                     | 1                 | 74         |
| NA-Nanoose           | 0              | 0                   | 1                   | 11                  | 10                  | 16                  | 21                  | 17                    | 7                 | 83         |
| PK-Parksville        | 5              | 3                   | 1                   | 36                  | 99                  | 29                  | 8                   | 1                     | 0                 | 182        |
| QB-Qualicum Beach    | 0              | 1                   | 1                   | 3                   | 50                  | 46                  | 26                  | 5                     | 5                 | 137        |
| QN-Qualicum North    | 2              | 0                   | 4                   | 7                   | 16                  | 9                   | 10                  | 1                     | 0                 | 49         |
| <b>ZONE 5 TOTALS</b> | <b>7</b>       | <b>7</b>            | <b>16</b>           | <b>85</b>           | <b>221</b>          | <b>130</b>          | <b>91</b>           | <b>28</b>             | <b>15</b>         | <b>600</b> |

### Single Family Sales - Parksville/Qualicum by Subarea



Total Unconditional Sales January 1 to October 31, 2008 = 600