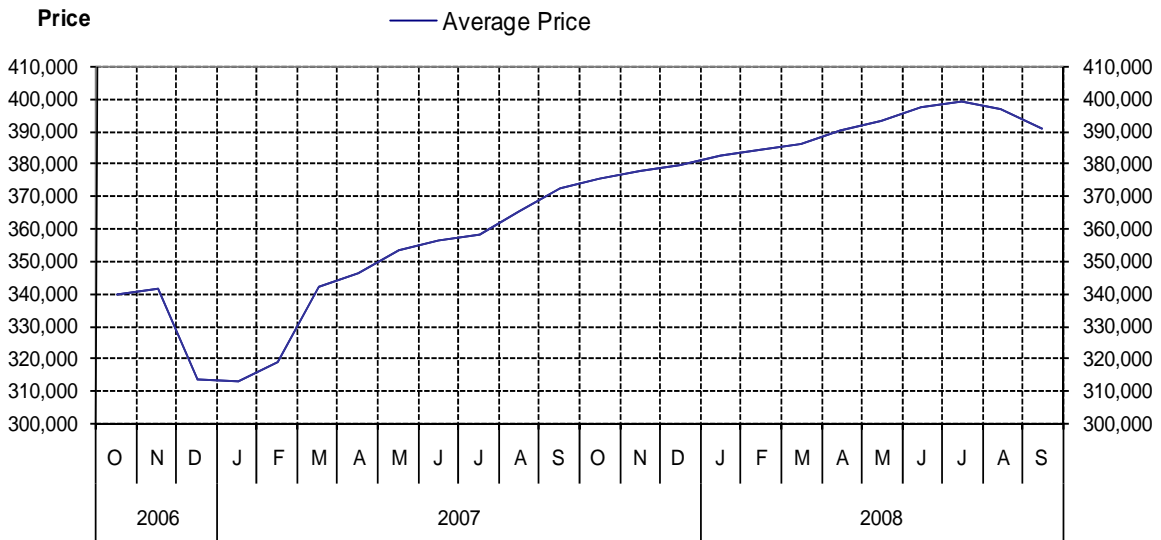


Parksville / Qualicum

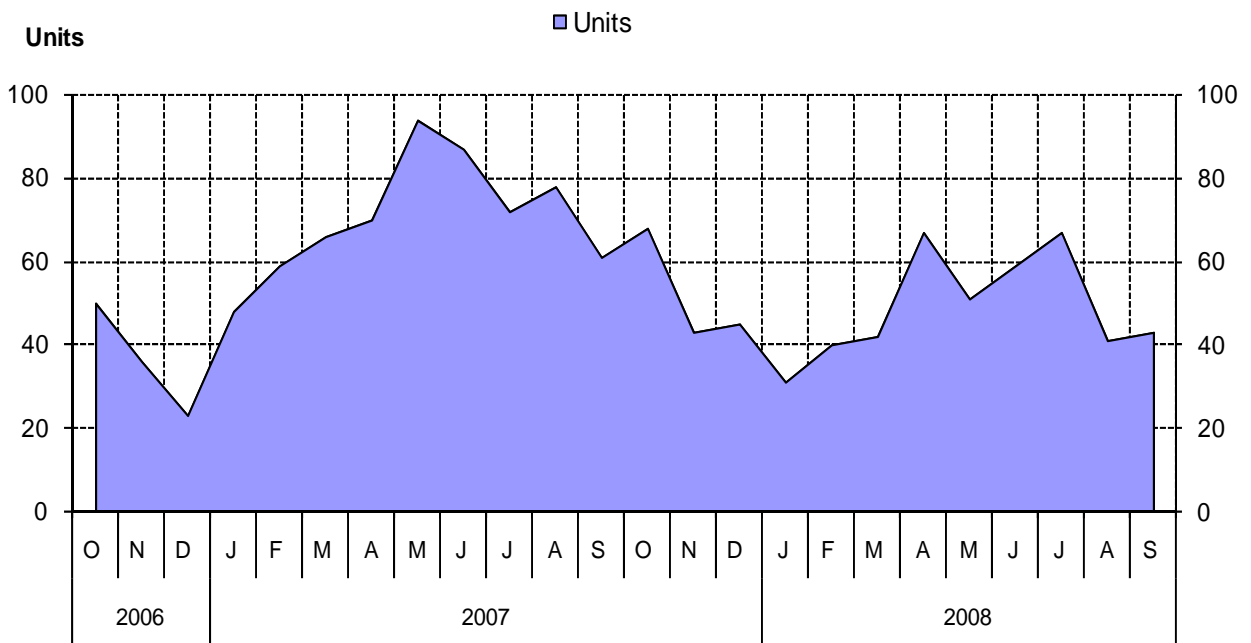
as at September 30, 2008

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

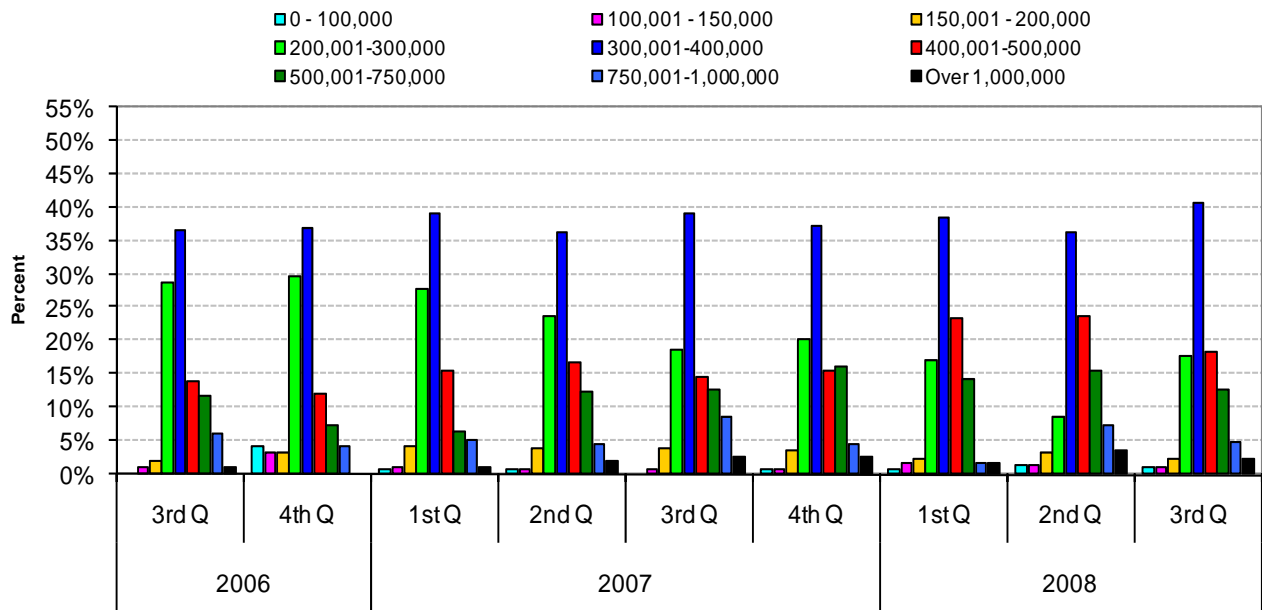
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	8	11	-27%	181	357	-49%
Units Reported Sold	6	16	-63%	106	93	14%
Sell/List Ratio	75%	145%		59%	26%	
Reported Sales Dollars	\$1,012,900	\$3,485,200	-71%	\$18,518,300	\$18,827,900	-2%
Average Sell Price / Unit	\$168,817	\$217,825	-22%	\$174,701	\$202,451	-14%
Median Sell Price	\$182,500			\$160,000		
Sell Price / List Price Ratio	95%	97%		96%	95%	
Days to Sell	118	94	25%	184	96	91%
Active Listings	137					
Single Family						
Units Listed	102	93	10%	1309	1197	9%
Units Reported Sold	43	61	-30%	595	732	-19%
Sell/List Ratio	42%	66%		45%	61%	
Reported Sales Dollars	\$15,464,400	\$26,233,825	-41%	\$232,642,673	\$272,067,794	-14%
Average Sell Price / Unit	\$359,637	\$430,063	-16%	\$390,996	\$371,677	5%
Median Sell Price	\$345,000			\$367,500		
Sell Price / List Price Ratio	93%	95%		95%	96%	
Days to Sell	74	68	8%	60	59	0%
Active Listings	434					
Condos (Apt)						
Units Listed	54	18	200%	309	283	9%
Units Reported Sold	7	7	0%	70	98	-29%
Sell/List Ratio	13%	39%		23%	35%	
Reported Sales Dollars	\$1,587,400	\$1,482,800	7%	\$15,078,880	\$23,737,943	-36%
Average Sell Price / Unit	\$226,771	\$211,829	7%	\$215,413	\$242,224	-11%
Median Sell Price	186,500			\$204,500		
Sell Price / List Price Ratio	93%	91%		94%	95%	
Days to Sell	53	34	54%	95	83	14%
Active Listings	169					
Condos (Twnhse)						
Units Listed	35	12	192%	259	277	-6%
Units Reported Sold	7	16	-56%	77	142	-46%
Sell/List Ratio	20%	133%		30%	51%	
Reported Sales Dollars	\$2,738,900	\$4,792,500	-43%	\$26,387,375	\$47,974,103	-45%
Average Sell Price / Unit	\$391,271	\$299,531	31%	\$342,693	\$337,846	1%
Median Sell Price	\$405,000			\$323,000		
Sell Price / List Price Ratio	95%	93%		96%	96%	
Days to Sell	94	106	-11%	90	88	2%
Active Listings	119					

PLEASE NOTE:

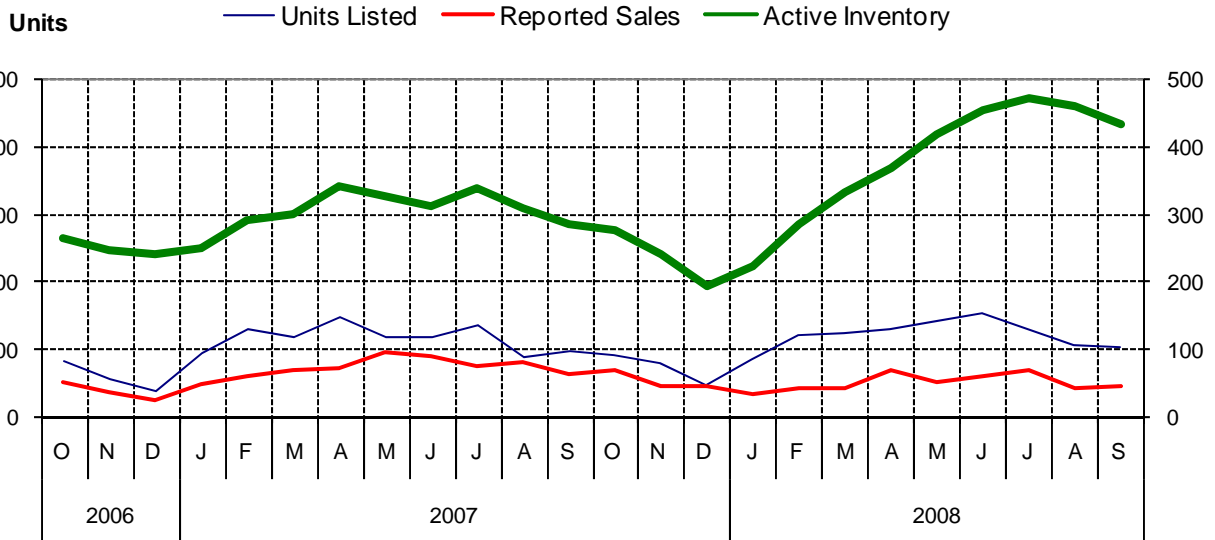
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

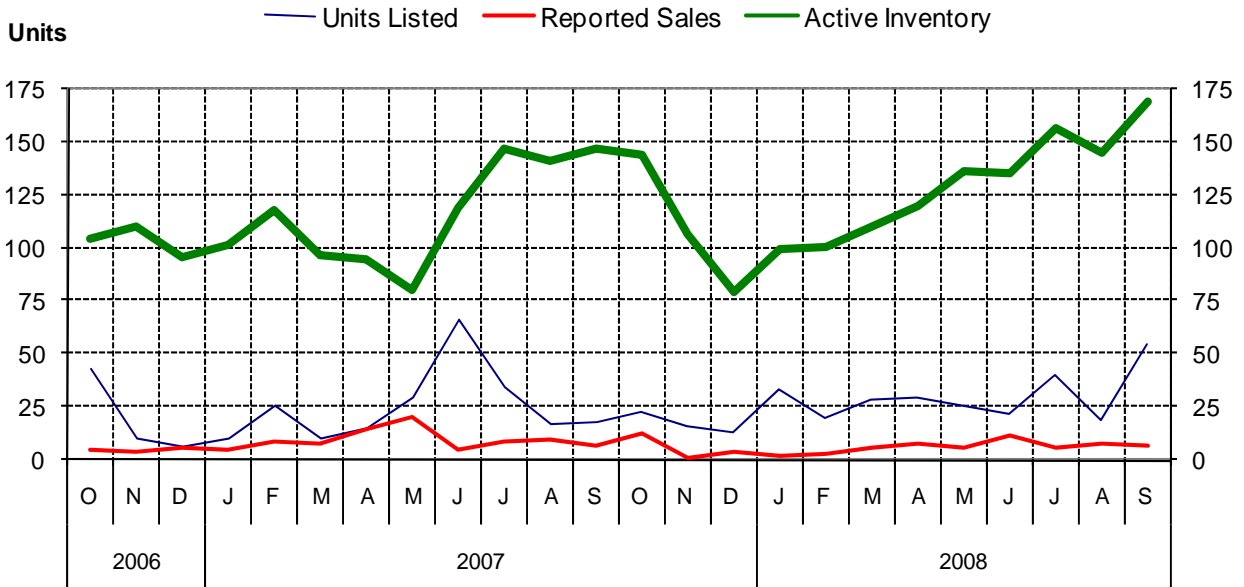
Percentage of Market Share by Price Range Parksville/Qualicum



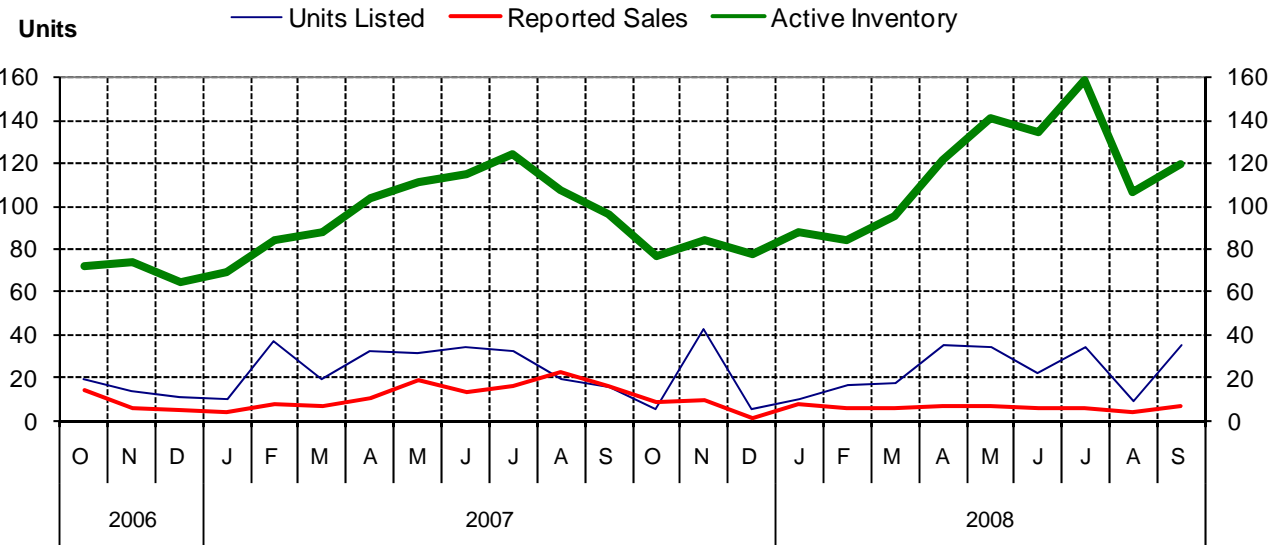
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

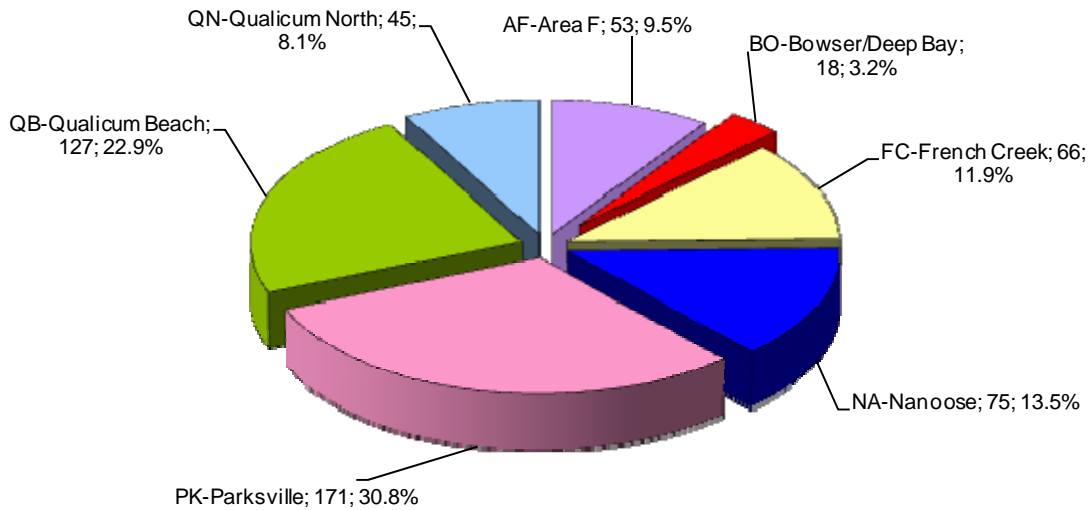


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to September 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	14	8	15	10	1	1	53
BO-Bowser/Deep Bay	0	0	3	3	8	1	2	0	1	18
FC-French Creek	0	0	4	10	27	12	9	3	1	66
NA-Nanoose	0	0	0	11	10	14	17	17	6	75
PK-Parksville	4	3	1	32	96	28	7	0	0	171
QB-Qualicum Beach	0	1	1	2	47	42	24	5	5	127
QN-Qualicum North	2	0	4	5	16	8	9	1	0	45
ZONE 5 TOTALS	6	7	14	77	212	120	78	27	14	555

Single Family Sales - Parksville/Qualicum by Subarea

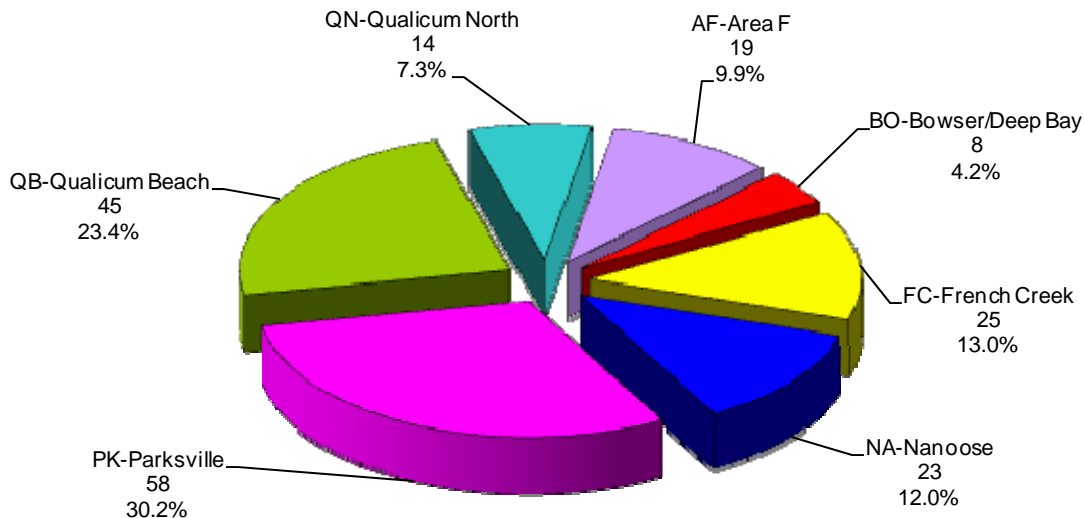


Total Unconditional Sales January 1 to September 30, 2008 = 555

3rd Quarter 2008 MLS® Single Family Sales Analysis Unconditional Sales from July 1 to September 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	0	0	5	3	5	5	1	0	19
BO-Bowser/Deep Bay	0	0	1	2	2	1	2	0	0	8
FC-French Creek	0	0	0	6	11	5	1	1	1	25
NA-Nanoose	0	0	0	4	6	2	7	4	0	23
PK-Parkville	2	1	1	15	30	8	1	0	0	58
QB-Qualicum Beach	0	1	0	1	20	11	7	2	3	45
QN-Qualicum North	0	0	2	1	6	3	1	1	0	14
ZONE 5 TOTALS	2	2	4	34	78	35	24	9	4	192

3rd Quarter 2008 Single Family Sales Parkville/Qualicum by Subarea



Total Unconditional Sales July 1 to September 30, 2008 = 192