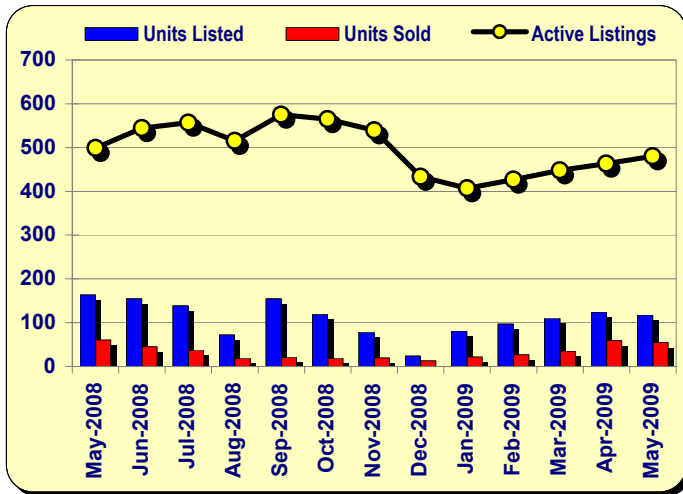
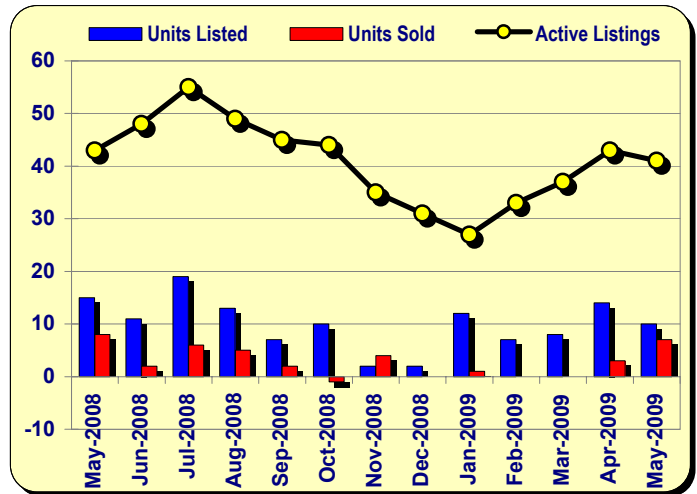


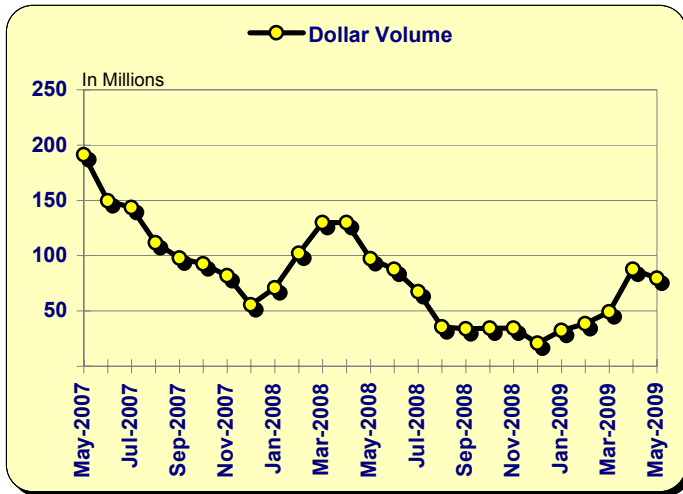
WEST VANCOUVER - DETACHED



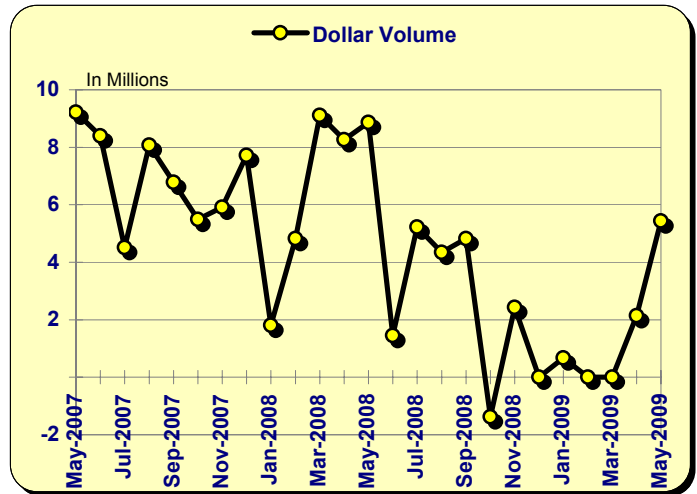
WEST VANCOUVER - ATTACHED



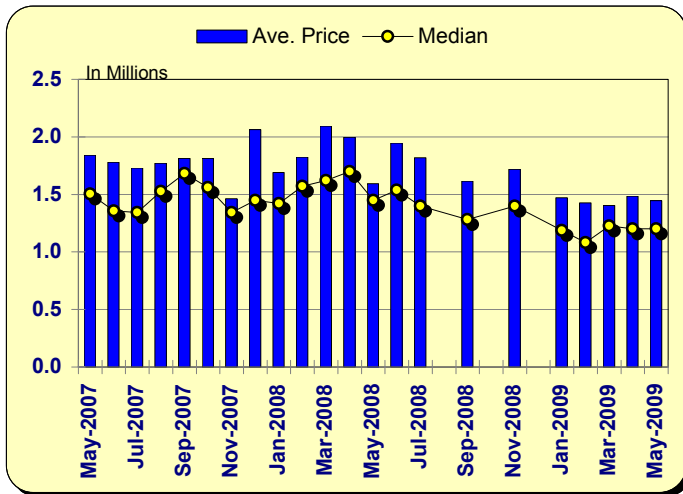
WEST VANCOUVER - DETACHED



WEST VANCOUVER - ATTACHED

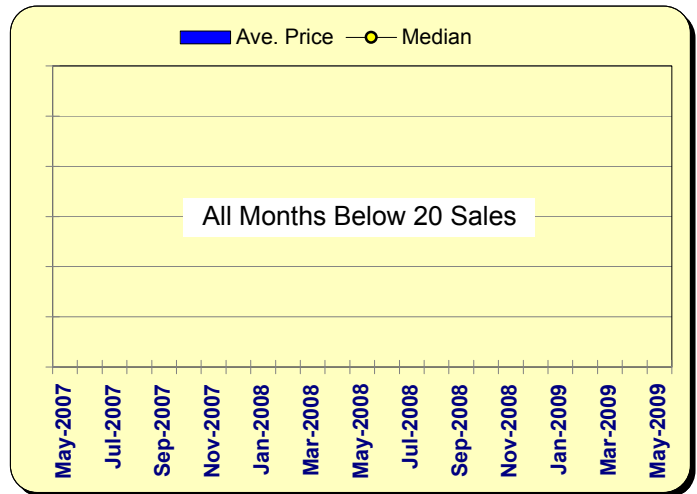


WEST VANCOUVER - DETACHED



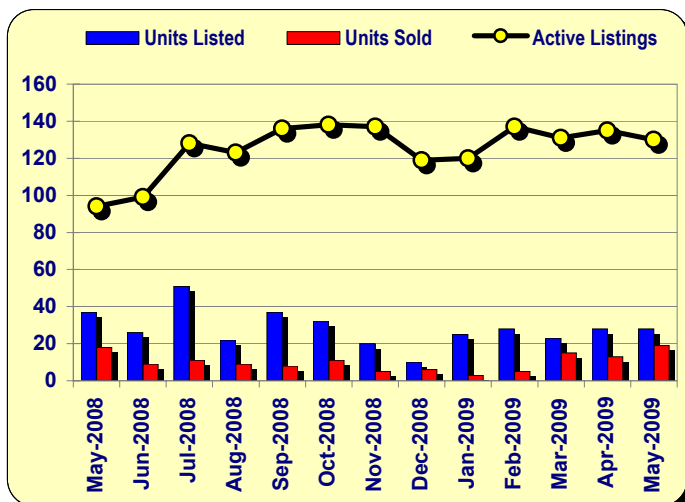
Months with less than 20 sales are not shown.

WEST VANCOUVER - ATTACHED

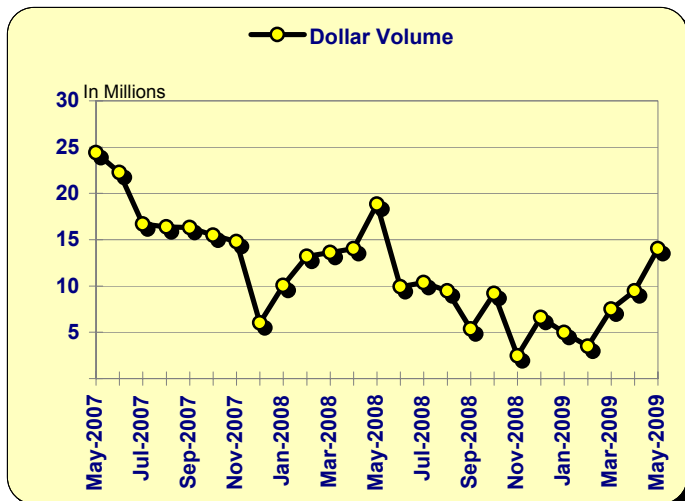


Months with less than 20 sales are not shown.

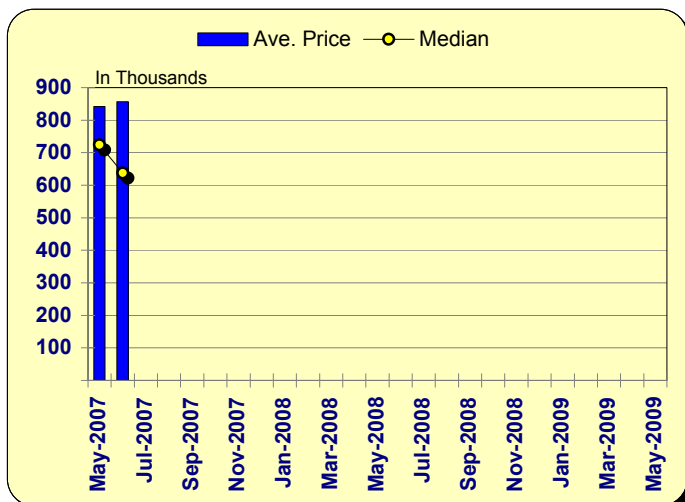
WEST VANCOUVER - APARTMENT



WEST VANCOUVER - APARTMENT



WEST VANCOUVER - APARTMENT



Months with less than 20 sales are not shown.

WEST VANCOUVER SALES JANUARY 1, 2009 - MAY 31, 2009

| PRICE RANGE | DET | ATT | APT | OTHER | TOTAL |
|-----------------|------------|-----------|-----------|----------|------------|
| UNDER \$50,000 | 0 | 0 | 0 | 0 | 0 |
| 50,000- 99,999 | 0 | 0 | 0 | 0 | 0 |
| 100,000-149,999 | 1 | 0 | 0 | 0 | 1 |
| 150,000-199,999 | 0 | 0 | 1 | 0 | 1 |
| 200,000-249,999 | 0 | 0 | 1 | 0 | 1 |
| 250,000-299,999 | 0 | 0 | 6 | 0 | 6 |
| 300,000-349,999 | 0 | 0 | 3 | 0 | 3 |
| 350,000-399,999 | 1 | 0 | 4 | 0 | 5 |
| 400,000-449,999 | 0 | 1 | 5 | 0 | 6 |
| 450,000-499,999 | 0 | 0 | 3 | 0 | 3 |
| 500,000-549,999 | 0 | 2 | 3 | 0 | 5 |
| 550,000-599,999 | 1 | 1 | 4 | 0 | 6 |
| 600,000-649,999 | 1 | 0 | 4 | 0 | 5 |
| 650,000-699,999 | 2 | 1 | 2 | 0 | 5 |
| 700,000-749,999 | 2 | 0 | 3 | 1 | 6 |
| 750,000-799,999 | 7 | 2 | 1 | 1 | 11 |
| 800,000-849,999 | 6 | 0 | 3 | 0 | 9 |
| 850,000-899,999 | 11 | 1 | 1 | 0 | 13 |
| 900,000-949,999 | 15 | 0 | 0 | 0 | 15 |
| 950,000-999,999 | 10 | 2 | 2 | 0 | 14 |
| 1,000,000 + | 142 | 1 | 10 | 4 | 157 |
| TOTALS | 199 | 11 | 56 | 6 | 272 |

Explanation of Median Sale Prices

The Average Prices "bar" graph also shows a "line" that indicates the median price. The median price is shown on this graph because the median is only marginally affected by sales occurring at the lower or higher extremities.

To obtain a median price, all of the sales are arrayed in order of price.

In the case of an even number of sales, the median is the highest price in the lower half of the group.

If the number of sales is an odd amount, the midpoint sales is taken as the median.