



Listings Analysis* Summary

Summary of candidates for follow-up discussion and/or viewing:

This is an analysis of 39 'ACTIVE' Listings meeting Territory Profile's search criteria as follows:

Neighbourhood & Floor Area searched: Coal Harbour 954-1294 SqFt

Min BedRms Req'd: 1

Listings area surveyed actual #BedRms: 1-3

Building Age (yrs) <= 6

Listings area surveyed actual #BathRms: 2-2

The 'Selling Price' of Listings surveyed ranges from \$659,000 To \$1,378,800 at a 'Price per Sq.Ft' from \$690 To \$1242

Data Input Date: 6-Jan-09

The Active listings 'Days on the Market' range from 5 To 429 days with an Average 'active' period of 101 days

9 listings active for 120 days or more

9 listings active for 90-119 days

6 listings active for 60-89 days

9 listings active for 30-59 days

6 listings active for 1-29 days

Regarding Price stability, the 'pricing reduction' distribution follows:

28 of 39 listings have maintained their price

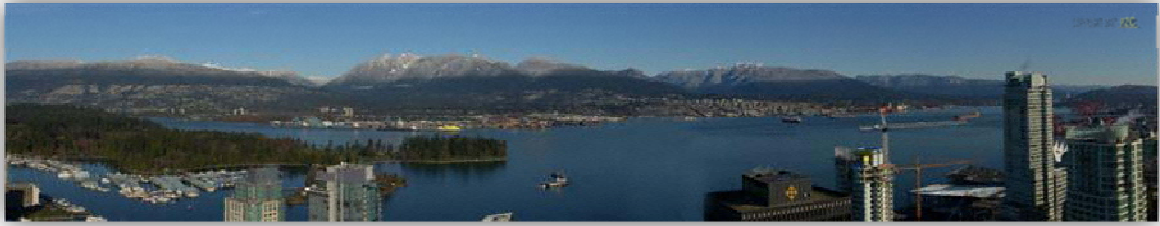
11 of the listings have changed prices: 11 Decreasing prices

5 listing(s) reduced between 4.00% and 8.00%

6 listing(s) reduced between 8.00% and 12.80%

Number of 'Viewing Candidates' proposed: 6 Strong 3 Additional, Possibly Interesting

**Based on data input from the REBGV. The analysis is assumed to be accurate but not guaranteed.*



Introduction

This analysis has ten (10) pages, inclusive of the Summary and Introduction.

Each of the data pages shows the same parameters:

- Address, Floor Area, Selling Price, Price/ft², Days On Market (DOM), Price changes \$, percent (%) change.
- The data presented is for all the properties reported as 'Active Listings' and having floor area, building age, and neighbourhood as identified in the header of each page.

All pages report the same information. They are, however, sorted seven different ways as follows:

<u>Page #</u>	<u>Sort#</u>	<u>Description of Sorting Criteria</u>
1	-	Summary
2	-	Introduction
3	1	<i>Sorted by Address</i>
4	2	<i>Sorted by Size (Floor area in Sq. Ft.)</i>
5	3	<i>Sorted by Selling Price</i>
6	4	<i>Sorted by Price per Sq. Ft.</i>
7	5	<i>Sorted by days-on-market (DOM) the property has been listed</i>
8	6	<i>Sorted by Percent Change in Price</i>
9	7	<i>Sorted by Floor layout per building by address</i>
10	-	Short list of properties meriting further discussion/possible visit <i>(identified with a "y" in the 'Visit' Column and highlighted in yellow on all data pages)</i>

The 'sort criterion' used for a given page is identified just to right of the 'Input Date'

My intent in using the yellow highlight bar is to focus on the relative position of the 'short listed' viewing candidates in the context of all the other active listings for each of the sorted pages.

Sort #7 is designed so as to facilitate discovery of properties that may be investment opportunities...especially important given today's rapidly changing prices.

Sort #7 is grouped by each condo's relative floor position. All the '01', '02', "03", etc. floor plans are together in sets for their respective buildings.

Any pricing anomaly in a given building is thereby exposed.



Listings Comparison

Building Age (yrs) <= 6

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

2

Coal Harbour 954-1294 SqFt

Input Date
6-Jan-09

Sort #1 by
ADDRESS

IC 8-Jan-09

	Floor Area	Price	Price/sq. ft.	DOM	Price Reduction or Increase Range		
Minimum	954	\$659,000	\$690	3	-\$160,000	12.80%	Price Decrease
Maximum	1294	\$1,378,800	\$1,241	427	-\$39,001	4.63%	Price Decrease
Address	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	Visit
# 1804 1616 BAYSHORE DR	1257	\$1,028,000	\$818	165	(\$140,000)	-11.99%	y
# 2003 1616 BAYSHORE DR	1185	\$1,068,000	\$901	67			
# 202 1680 BAYSHORE DR	1015	\$699,999	\$690	118	(\$39,001)	-5.28%	
# 1203 1680 BAYSHORE DR	1130	\$1,098,000	\$972	113			
# 1603 499 BROUGHTON ST	1140	\$980,000	\$860	74	(\$78,000)	-7.37%	y
# 1403 1233 CORDOVA ST	1294	\$1,278,000	\$988	104	(\$70,000)	-5.19%	
# 603 1233 W CORDOVA ST	1270	\$1,180,000	\$929	112	(\$109,000)	-8.46%	y
# 604 1205 W HASTINGS ST	1241	\$1,099,000	\$886	99			
# 2404 1205 W HASTINGS ST	1241	\$998,000	\$804	54			y
# 2504 1205 W HASTINGS ST	1250	\$1,128,000	\$902	95			y
# 2701 1205 W HASTINGS ST	1092	\$1,090,000	\$998	427	(\$160,000)	-12.80%	
# 1003 323 JERVIS ST	1111	\$1,378,800	\$1,241	60			
631 JERVIS ST	954	\$659,000	\$691	106			
# 2001 1189 MELVILLE ST	1165	\$849,000	\$729	78	(\$90,000)	-9.58%	
# 2201 1189 MELVILLE ST	1165	\$849,000	\$729	83	(\$59,000)	-6.50%	
# 2301 1189 MELVILLE ST	1165	\$989,000	\$849	175			
# 2801 1189 MELVILLE ST	1165	\$868,000	\$745	39			
# 3001 1189 MELVILLE ST	1165	\$839,000	\$720	4			y
# 3003 1189 MELVILLE ST	1017	\$768,000	\$755	73			y
# 3101 1189 MELVILLE ST	1165	\$1,029,000	\$883	180	(\$50,000)	-4.63%	
# 403 1211 MELVILLE ST	1241	\$889,900	\$717	41			
# 1703 1211 MELVILLE ST	1275	\$1,049,900	\$823	98	(\$140,100)	-11.77%	
# 2202 1211 MELVILLE ST	1268	\$1,150,000	\$907	91			
# 2402 1211 MELVILLE ST	1265	\$1,140,000	\$901	22			
# 3402 1211 MELVILLE ST	1270	\$1,269,900	\$1,000	53			
# 902 1277 MELVILLE ST	1265	\$1,099,999	\$870	49			y
# 2602 1277 MELVILLE ST	1272	\$1,275,000	\$1,002	302			
# 705 590 NICOLA ST	1129	\$898,000	\$795	38			
# 706 590 NICOLA ST	1135	\$949,000	\$836	146			
# 1104 590 NICOLA ST	1235	\$1,090,000	\$883	60			
# 1201 1188 W PENDER ST	1010	\$799,900	\$792	41			
# 1204 1188 W PENDER ST	1039	\$749,900	\$722	41			
# 1701 1188 W PENDER ST	1010	\$849,900	\$841	41			
# 1901 1188 W PENDER ST	1010	\$908,000	\$899	99			
# 1904 1188 W PENDER ST	1039	\$928,000	\$893	183			
# 2702 1188 W PENDER ST	1223	\$1,280,000	\$1,047	93			
# 2802 1188 W PENDER ST	1225	\$1,175,000	\$959	169	(\$143,000)	-10.85%	
# 3102 1188 W PENDER ST	1225	\$1,099,000	\$897	3			y
# 3304 1188 W PENDER ST	1039	\$998,900	\$961	41			



Listings Comparison

Input Sheet # 2

Data: **Coal Harbour 954-1294 SqFt**

TODAY

8-Jan-09

Input Date

6-Jan-09

Building Age (yrs) <= 6

Sort #2 by
Sq. Feet

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

		Price/sq. ft.					Price Reduction or Increase P	
Minimum		954	\$659,000	\$690	3	-\$160,000	12.80%	
Maximum		1294	\$1,378,800	\$1,241	427	-\$39,001	4.63%	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
	631	JERVIS	954	\$659,000	\$691	106		
1201	1188	PENDER	1010	\$799,900	\$792	41		
1701	1188	PENDER	1010	\$849,900	\$841	41		
1901	1188	PENDER	1010	\$908,000	\$899	99		
202	1680	BAYSHORE	1015	\$699,999	\$690	118	(\$39,001)	-5.3%
3003	1189	MELVILLE	1017	\$768,000	\$755	73		
1204	1188	PENDER	1039	\$749,900	\$722	41		
1904	1188	PENDER	1039	\$928,000	\$893	183		
3304	1188	PENDER	1039	\$998,900	\$961	41		
2701	1205	HASTINGS	1092	\$1,090,000	\$998	427	(\$160,000)	-12.8%
1003	323	JERVIS	1111	\$1,378,800	\$1,241	60		
705	590	NICOLA	1129	\$898,000	\$795	38		
1203	1680	BAYSHORE	1130	\$1,098,000	\$972	113		
706	590	NICOLA	1135	\$949,000	\$836	146		
1603	499	BROUGHTON	1140	\$980,000	\$860	74	(\$78,000)	-7.4%
2001	1189	MELVILLE	1165	\$849,000	\$729	78	(\$90,000)	-9.6%
2201	1189	MELVILLE	1165	\$849,000	\$729	83	(\$59,000)	-6.5%
2301	1189	MELVILLE	1165	\$989,000	\$849	175		
2801	1189	MELVILLE	1165	\$868,000	\$745	39		
3001	1189	MELVILLE	1165	\$839,000	\$720	4		
3101	1189	MELVILLE	1165	\$1,029,000	\$883	180	(\$50,000)	-4.6%
2003	1616	BAYSHORE	1185	\$1,068,000	\$901	67		
2702	1188	PENDER	1223	\$1,280,000	\$1,047	93		
2802	1188	PENDER	1225	\$1,175,000	\$959	169	(\$143,000)	-10.8%
3102	1188	PENDER	1225	\$1,099,000	\$897	3		
1104	590	NICOLA	1235	\$1,090,000	\$883	60		
604	1205	HASTINGS	1241	\$1,099,000	\$886	99		
2404	1205	HASTINGS	1241	\$998,000	\$804	54		
403	1211	MELVILLE	1241	\$889,900	\$717	41		
2504	1205	HASTINGS	1250	\$1,128,000	\$902	95		
1804	1616	BAYSHORE	1257	\$1,028,000	\$818	165	(\$140,000)	-12.0%
2402	1211	MELVILLE	1265	\$1,140,000	\$901	22		
902	1277	MELVILLE	1265	\$1,099,999	\$870	49		
2202	1211	MELVILLE	1268	\$1,150,000	\$907	91		
603	1233	CORDOVA	1270	\$1,180,000	\$929	112	(\$109,000)	-8.5%
3402	1211	MELVILLE	1270	\$1,269,900	\$1,000	53		
2602	1277	MELVILLE	1272	\$1,275,000	\$1,002	302		
1703	1211	MELVILLE	1275	\$1,049,900	\$823	98	(\$140,100)	-11.8%
1403	1233	CORDOVA	1294	\$1,278,000	\$988	104	(\$70,000)	-5.2%



Listings Comparison

Building Age (yrs) <= 6

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Data Input Sheet # 2

Data for: **Coal Harbour 954-1294 SqFt**

Input Date
6-Jan-09

Sort #3 by
SELLING PRICE

TODAY 8-Jan-09

		Minimum	Maximum	954	\$659,000	Price/sq. ft.	\$690	3	Price Reduction or Increase Range	\$-160,000	12.80%
		Minimum	Maximum	1294	\$1,378,800		\$1,241	427		-\$39,001	4.63%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var			
	631	JERVIS	954	\$659,000	\$691	106					
202	1680	BAYSHORE	1015	\$699,999	\$690	118	(\$39,001)	-5.3%			
1204	1188	PENDER	1039	\$749,900	\$722	41					
3003	1189	MELVILLE	1017	\$768,000	\$755	73					
1201	1188	PENDER	1010	\$799,900	\$792	41					
3001	1189	MELVILLE	1165	\$839,000	\$720	4					
2001	1189	MELVILLE	1165	\$849,000	\$729	78	(\$90,000)	-9.6%			
2201	1189	MELVILLE	1165	\$849,000	\$729	83	(\$59,000)	-6.5%			
1701	1188	PENDER	1010	\$849,900	\$841	41					
2801	1189	MELVILLE	1165	\$868,000	\$745	39					
403	1211	MELVILLE	1241	\$889,900	\$717	41					
705	590	NICOLA	1129	\$898,000	\$795	38					
1901	1188	PENDER	1010	\$908,000	\$899	99					
1904	1188	PENDER	1039	\$928,000	\$893	183					
706	590	NICOLA	1135	\$949,000	\$836	146					
1603	499	BROUGHTON	1140	\$980,000	\$860	74	(\$78,000)	-7.4%			
2301	1189	MELVILLE	1165	\$989,000	\$849	175					
2404	1205	HASTINGS	1241	\$998,000	\$804	54					
3304	1188	PENDER	1039	\$998,900	\$961	41					
1804	1616	BAYSHORE	1257	\$1,028,000	\$818	165	(\$140,000)	-12.0%			
3101	1189	MELVILLE	1165	\$1,029,000	\$883	180	(\$50,000)	-4.6%			
1703	1211	MELVILLE	1275	\$1,049,900	\$823	98	(\$140,100)	-11.8%			
2003	1616	BAYSHORE	1185	\$1,068,000	\$901	67					
2701	1205	HASTINGS	1092	\$1,090,000	\$998	427	(\$160,000)	-12.8%			
1104	590	NICOLA	1235	\$1,090,000	\$883	60					
1203	1680	BAYSHORE	1130	\$1,098,000	\$972	113					
604	1205	HASTINGS	1241	\$1,099,000	\$886	99					
3102	1188	PENDER	1225	\$1,099,000	\$897	3					
902	1277	MELVILLE	1265	\$1,099,999	\$870	49					
2504	1205	HASTINGS	1250	\$1,128,000	\$902	95					
2402	1211	MELVILLE	1265	\$1,140,000	\$901	22					
2202	1211	MELVILLE	1268	\$1,150,000	\$907	91					
2802	1188	PENDER	1225	\$1,175,000	\$959	169	(\$143,000)	-10.8%			
603	1233	CORDOVA	1270	\$1,180,000	\$929	112	(\$109,000)	-8.5%			
3402	1211	MELVILLE	1270	\$1,269,900	\$1,000	53					
2602	1277	MELVILLE	1272	\$1,275,000	\$1,002	302					
1403	1233	CORDOVA	1294	\$1,278,000	\$988	104	(\$70,000)	-5.2%			
2702	1188	PENDER	1223	\$1,280,000	\$1,047	93					
1003	323	JERVIS	1111	\$1,378,800	\$1,241	60					



Listings Comparison

Building Age (yrs) <= 6

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 2

Input Date

Sort #4 by

Data: **Coal Harbour 954-1294 SqFt**

6-Jan-09

PRICE per SQ. FT.

TODAY

8-Jan-09

				Price/sq. ft.			Price Reduction or Increase R	
	Minimum		954	\$659,000	\$690	3	-\$160,000	12.80%
	Maximum		1294	\$1,378,800	\$1,241	427	-\$39,001	4.63%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
202	1680	BAYSHORE	1015	\$699,999	\$690	118	(\$39,001)	-5.3%
	631	JERVIS	954	\$659,000	\$691	106		
403	1211	MELVILLE	1241	\$889,900	\$717	41		
3001	1189	MELVILLE	1165	\$839,000	\$720	4		
1204	1188	PENDER	1039	\$749,900	\$722	41		
2001	1189	MELVILLE	1165	\$849,000	\$729	78	(\$90,000)	-9.6%
2201	1189	MELVILLE	1165	\$849,000	\$729	83	(\$59,000)	-6.5%
2801	1189	MELVILLE	1165	\$868,000	\$745	39		
3003	1189	MELVILLE	1017	\$768,000	\$755	73		
1201	1188	PENDER	1010	\$799,900	\$792	41		
705	590	NICOLA	1129	\$898,000	\$795	38		
2404	1205	HASTINGS	1241	\$998,000	\$804	54		
1804	1616	BAYSHORE	1257	\$1,028,000	\$818	165	(\$140,000)	-12.0%
1703	1211	MELVILLE	1275	\$1,049,900	\$823	98	(\$140,100)	-11.8%
706	590	NICOLA	1135	\$949,000	\$836	146		
1701	1188	PENDER	1010	\$849,900	\$841	41		
2301	1189	MELVILLE	1165	\$989,000	\$849	175		
1603	499	BROUGHTON	1140	\$980,000	\$860	74	(\$78,000)	-7.4%
902	1277	MELVILLE	1265	\$1,099,999	\$870	49		
1104	590	NICOLA	1235	\$1,090,000	\$883	60		
3101	1189	MELVILLE	1165	\$1,029,000	\$883	180	(\$50,000)	-4.6%
604	1205	HASTINGS	1241	\$1,099,000	\$886	99		
1904	1188	PENDER	1039	\$928,000	\$893	183		
3102	1188	PENDER	1225	\$1,099,000	\$897	3		
1901	1188	PENDER	1010	\$908,000	\$899	99		
2402	1211	MELVILLE	1265	\$1,140,000	\$901	22		
2003	1616	BAYSHORE	1185	\$1,068,000	\$901	67		
2504	1205	HASTINGS	1250	\$1,128,000	\$902	95		
2202	1211	MELVILLE	1268	\$1,150,000	\$907	91		
603	1233	CORDOVA	1270	\$1,180,000	\$929	112	(\$109,000)	-8.5%
2802	1188	PENDER	1225	\$1,175,000	\$959	169	(\$143,000)	-10.8%
3304	1188	PENDER	1039	\$998,900	\$961	41		
1203	1680	BAYSHORE	1130	\$1,098,000	\$972	113		
1403	1233	CORDOVA	1294	\$1,278,000	\$988	104	(\$70,000)	-5.2%
2701	1205	HASTINGS	1092	\$1,090,000	\$998	427	(\$160,000)	-12.8%
3402	1211	MELVILLE	1270	\$1,269,900	\$1,000	53		
2602	1277	MELVILLE	1272	\$1,275,000	\$1,002	302		
2702	1188	PENDER	1223	\$1,280,000	\$1,047	93		
1003	323	JERVIS	1111	\$1,378,800	\$1,241	60		



Listings Comparison

Building Age (yrs) <= 6

Prepared for:

Prepared by:

Input Sheet # 2

Input Date

Sort #5 by

Territory Profile

Peter Z. Colak

Data: Coal Harbour 954-1294 SqFt

6-Jan-09

DAYS ON MARKET (DOM)

TODAY

8-Jan-09

Price/sq. ft.

Price Reduction or Increase

	Minimum		954	\$659,000	\$690	3	-\$160,000	12.80%
	Maximum		1294	\$1,378,800	\$1,241	427	-\$39,001	4.63%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
3102	1188	PENDER	1225	\$1,099,000	\$897	3		
3001	1189	MELVILLE	1165	\$839,000	\$720	4		
2402	1211	MELVILLE	1265	\$1,140,000	\$901	22		
705	590	NICOLA	1129	\$898,000	\$795	38		
2801	1189	MELVILLE	1165	\$868,000	\$745	39		
403	1211	MELVILLE	1241	\$889,900	\$717	41		
1201	1188	PENDER	1010	\$799,900	\$792	41		
1204	1188	PENDER	1039	\$749,900	\$722	41		
1701	1188	PENDER	1010	\$849,900	\$841	41		
3304	1188	PENDER	1039	\$998,900	\$961	41		
902	1277	MELVILLE	1265	\$1,099,999	\$870	49		
3402	1211	MELVILLE	1270	\$1,269,900	\$1,000	53		
2404	1205	HASTINGS	1241	\$998,000	\$804	54		
1003	323	JERVIS	1111	\$1,378,800	\$1,241	60		
1104	590	NICOLA	1235	\$1,090,000	\$883	60		
2003	1616	BAYSHORE	1185	\$1,068,000	\$901	67		
3003	1189	MELVILLE	1017	\$768,000	\$755	73		
1603	499	BROUGHTON	1140	\$980,000	\$860	74	(\$78,000)	-7.4%
2001	1189	MELVILLE	1165	\$849,000	\$729	78	(\$90,000)	-9.6%
2201	1189	MELVILLE	1165	\$849,000	\$729	83	(\$59,000)	-6.5%
2202	1211	MELVILLE	1268	\$1,150,000	\$907	91		
2702	1188	PENDER	1223	\$1,280,000	\$1,047	93		
2504	1205	HASTINGS	1250	\$1,128,000	\$902	95		
1703	1211	MELVILLE	1275	\$1,049,900	\$823	98	(\$140,100)	-11.8%
604	1205	HASTINGS	1241	\$1,099,000	\$886	99		
1901	1188	PENDER	1010	\$908,000	\$899	99		
1403	1233	CORDOVA	1294	\$1,278,000	\$988	104	(\$70,000)	-5.2%
	631	JERVIS	954	\$659,000	\$691	106		
603	1233	CORDOVA	1270	\$1,180,000	\$929	112	(\$109,000)	-8.5%
1203	1680	BAYSHORE	1130	\$1,098,000	\$972	113		
202	1680	BAYSHORE	1015	\$699,999	\$690	118	(\$39,001)	-5.3%
706	590	NICOLA	1135	\$949,000	\$836	146		
1804	1616	BAYSHORE	1257	\$1,028,000	\$818	165	(\$140,000)	-12.0%
2802	1188	PENDER	1225	\$1,175,000	\$959	169	(\$143,000)	-10.8%
2301	1189	MELVILLE	1165	\$989,000	\$849	175		
3101	1189	MELVILLE	1165	\$1,029,000	\$883	180	(\$50,000)	-4.6%
1904	1188	PENDER	1039	\$928,000	\$893	183		
2602	1277	MELVILLE	1272	\$1,275,000	\$1,002	302		
2701	1205	HASTINGS	1092	\$1,090,000	\$998	427	(\$160,000)	-12.8%



Listings Comparison

Building Age (yrs) <= 6

Prepared for:

Prepared by:

Input Sheet # 2

Input Date

Sort #6 by

Territory Profile

Peter Z. Colak

English

Data: Coal Harbour 954-1294 SqFt

6-Jan-09

% REDUCTION

TODAY

8-Jan-09

				Price/sq. ft.			Price Reduction or Increase Range		
	Minimum		954	\$659,000	\$690	3	-\$160,000	12.80%	
	Maximum		1294	\$1,378,800	\$1,241	427	-\$39,001	4.63%	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	
1	2701	1205	HASTINGS	1092	\$1,090,000	\$998	427	(\$160,000)	-12.80%
2	1804	1616	BAYSHORE	1257	\$1,028,000	\$818	165	(\$140,000)	-11.99%
3	1703	1211	MELVILLE	1275	\$1,049,900	\$823	98	(\$140,100)	-11.77%
4	2802	1188	PENDER	1225	\$1,175,000	\$959	169	(\$143,000)	-10.85%
5	2001	1189	MELVILLE	1165	\$849,000	\$729	78	(\$90,000)	-9.58%
6	603	1233	CORDOVA	1270	\$1,180,000	\$929	112	(\$109,000)	-8.46%
7	1603	499	BROUGHTON	1140	\$980,000	\$860	74	(\$78,000)	-7.37%
8	2201	1189	MELVILLE	1165	\$849,000	\$729	83	(\$59,000)	-6.50%
9	202	1680	BAYSHORE	1015	\$699,999	\$690	118	(\$39,001)	-5.28%
10	1403	1233	CORDOVA	1294	\$1,278,000	\$988	104	(\$70,000)	-5.19%
11	3101	1189	MELVILLE	1165	\$1,029,000	\$883	180	(\$50,000)	-4.63%
12	2003	1616	BAYSHORE	1185	\$1,068,000	\$901	67		
13	1203	1680	BAYSHORE	1130	\$1,098,000	\$972	113		
14	604	1205	HASTINGS	1241	\$1,099,000	\$886	99		
15	2404	1205	HASTINGS	1241	\$998,000	\$804	54		
16	2504	1205	HASTINGS	1250	\$1,128,000	\$902	95		
17	1003	323	JERVIS	1111	\$1,378,800	\$1,241	60		
18		631	JERVIS	954	\$659,000	\$691	106		
19	2301	1189	MELVILLE	1165	\$989,000	\$849	175		
20	2801	1189	MELVILLE	1165	\$868,000	\$745	39		
21	3001	1189	MELVILLE	1165	\$839,000	\$720	4		
22	3003	1189	MELVILLE	1017	\$768,000	\$755	73		
23	403	1211	MELVILLE	1241	\$889,900	\$717	41		
24	2202	1211	MELVILLE	1268	\$1,150,000	\$907	91		
25	2402	1211	MELVILLE	1265	\$1,140,000	\$901	22		
26	3402	1211	MELVILLE	1270	\$1,269,900	\$1,000	53		
27	902	1277	MELVILLE	1265	\$1,099,999	\$870	49		
28	2602	1277	MELVILLE	1272	\$1,275,000	\$1,002	302		
29	705	590	NICOLA	1129	\$898,000	\$795	38		
30	706	590	NICOLA	1135	\$949,000	\$836	146		
31	1104	590	NICOLA	1235	\$1,090,000	\$883	60		
32	1201	1188	PENDER	1010	\$799,900	\$792	41		
33	1204	1188	PENDER	1039	\$749,900	\$722	41		
34	1701	1188	PENDER	1010	\$849,900	\$841	41		
35	1901	1188	PENDER	1010	\$908,000	\$899	99		
36	1904	1188	PENDER	1039	\$928,000	\$893	183		
37	2702	1188	PENDER	1223	\$1,280,000	\$1,047	93		
38	3102	1188	PENDER	1225	\$1,099,000	\$897	3		
39	3304	1188	PENDER	1039	\$998,900	\$961	41		



Listings Comparison

Data Sheet 2 Building Age (yrs) <= 6
 TODAY 8-Jan-09 Coal Harbour 954-1294 SqFt Sort #7 by
 Address and grouped by floor layout per building

Prepared for:

Territory Profile

		Price (\$CAD)/ft2					Price Reduction or Increase F	
Minimum		954	\$659,000	\$690	5	-\$160,000	12.80%	
Maximum		1294	\$1,378,800	\$1,241	429	-\$39,001	4.63%	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
1204	1188	PENDER	1039	\$749,900	\$722	43		
1904	1188	PENDER	1039	\$928,000	\$893	185		
3304	1188	PENDER	1039	\$998,900	\$961	43		
2702	1188	PENDER	1223	\$1,280,000	\$1,047	95		
2802	1188	PENDER	1225	\$1,175,000	\$959	171	-\$143,000	-10.85%
3102	1188	PENDER	1225	\$1,099,000	\$897	5		
1201	1188	PENDER	1010	\$799,900	\$792	43		
1701	1188	PENDER	1010	\$849,900	\$841	43		
1901	1188	PENDER	1010	\$908,000	\$899	101		
706	590	NICOLA	1135	\$949,000	\$836	148		
705	590	NICOLA	1129	\$898,000	\$795	40		
1104	590	NICOLA	1235	\$1,090,000	\$883	62		
3003	1189	MELVILLE	1017	\$768,000	\$755	75		
2001	1189	MELVILLE	1165	\$849,000	\$729	80	-\$90,000	-9.58%
2201	1189	MELVILLE	1165	\$849,000	\$729	85	-\$59,000	-6.50%
2301	1189	MELVILLE	1165	\$989,000	\$849	177		
2801	1189	MELVILLE	1165	\$868,000	\$745	41		
3001	1189	MELVILLE	1165	\$839,000	\$720	6		
3101	1189	MELVILLE	1165	\$1,029,000	\$883	182	-\$50,000	-4.63%
403	1211	MELVILLE	1241	\$889,900	\$717	43		
1703	1211	MELVILLE	1275	\$1,049,900	\$823	100	-\$140,100	-11.77%
2202	1211	MELVILLE	1268	\$1,150,000	\$907	93		
2402	1211	MELVILLE	1265	\$1,140,000	\$901	24		
3402	1211	MELVILLE	1270	\$1,269,900	\$1,000	55		
902	1277	MELVILLE	1265	\$1,099,999	\$870	51		
2602	1277	MELVILLE	1272	\$1,275,000	\$1,002	304		
1003	323	JERVIS	1111	\$1,378,800	\$1,241	62		
	631	JERVIS	954	\$659,000	\$691	108		
604	1205	HASTINGS	1241	\$1,099,000	\$886	101		
2404	1205	HASTINGS	1241	\$998,000	\$804	56		
2504	1205	HASTINGS	1250	\$1,128,000	\$902	97		
2701	1205	HASTINGS	1092	\$1,090,000	\$998	429	-\$160,000	-12.80%
1403	1233	CORDOVA	1294	\$1,278,000	\$988	106	-\$70,000	-5.19%
603	1233	CORDOVA	1270	\$1,180,000	\$929	114	-\$109,000	-8.46%
1603	499	BROUGHTON	1140	\$980,000	\$860	76	-\$78,000	-7.37%
1804	1616	BAYSHORE	1257	\$1,028,000	\$818	167	-\$140,000	-11.99%
2003	1616	BAYSHORE	1185	\$1,068,000	\$901	69		
1203	1680	BAYSHORE	1130	\$1,098,000	\$972	115		
202	1680	BAYSHORE	1015	\$699,999	\$690	120	-\$39,001	-5.28%