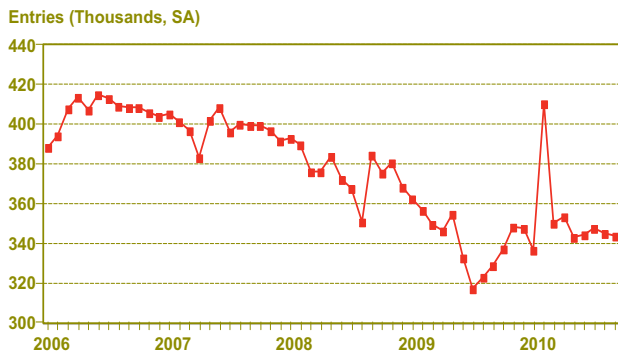
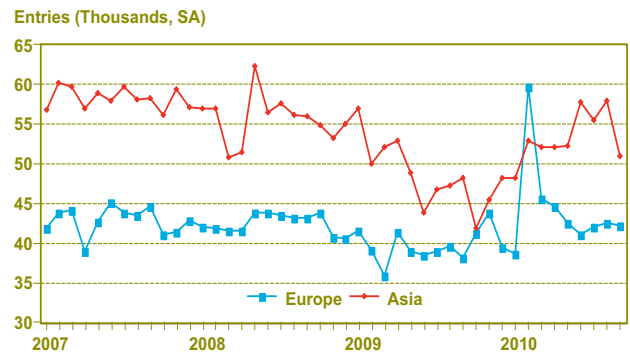


**International Tourist Entries
B.C., Monthly**



Source: Statistics Canada and Central 1 Credit Union.

**Non-US International Tourist Entries to B.C.
Selected Regions, Monthly**



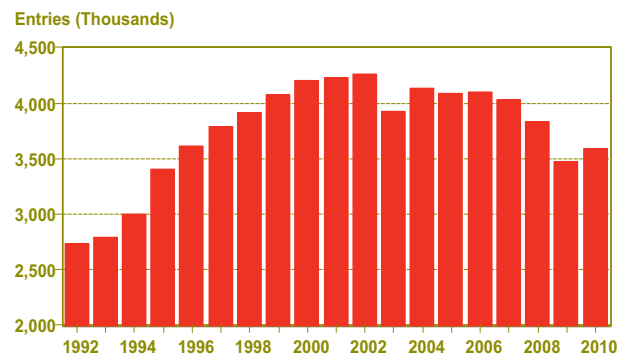
Source: Statistics Canada and Central 1 Credit Union.

International Tourist Entries to B.C. Slip in September

International tourist visits to British Columbia slipped for the second straight month in September to fall to 343,664 visitors, down 0.5% from August. A 2.3% pull-back in non-US international visits during the month accounted for the decline as US visits edged up by 0.5%. Based on data adapted from Statistics Canada, September declines were driven by a drop in entries from Asia following a strong uptick in visits recorded from June to August.

Despite September's decline, non-US visits have helped stabilize international tourism to BC during the post-recession and post-Olympics periods. After a surge during the Olympic period, US tourist visits have since reverted back to its decade-long downward trend. In contrast, non-US international tourist visits have remained relatively steady and near levels reached during the Olympic period due to a higher inflow of Asian and Oceania region tourists. Nonetheless, international tourist visits still remain low despite being up 3% from the same period in 2009. Excluding 2009, which was heavily influenced by the

Year-to-Date International Tourist Entries to B.C.



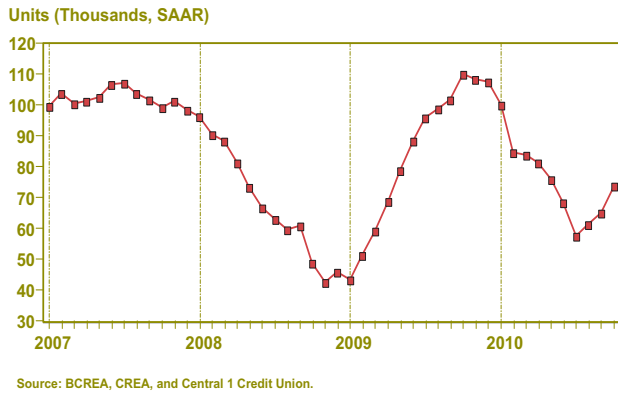
Source: Statistics Canada and Central 1 Credit Union.

recession, year-to-date international entries are the lowest since 1995.

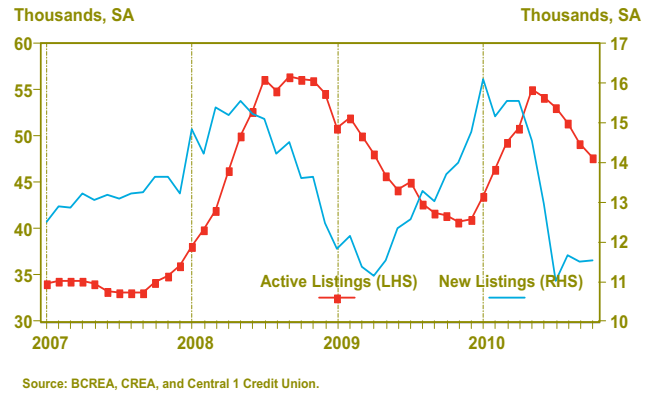
Moving forward, a rebound in U.S. tourism to Canada will remain constrained by a higher Canadian exchange rate, a weak US labour market and stagnant consumer and business spending. B.C.'s tourism sector will increasingly rely on visitors originating from outside of North America. In particular, the recent



MLS® Residential Unit Sales B.C., Monthly



MLS® Listings B.C., Monthly



Canada/China Approved Destination Status (ADS) agreement, and stronger economies in the Asia Pacific region is expected to induce further tourism growth from Asia and other emerging markets.

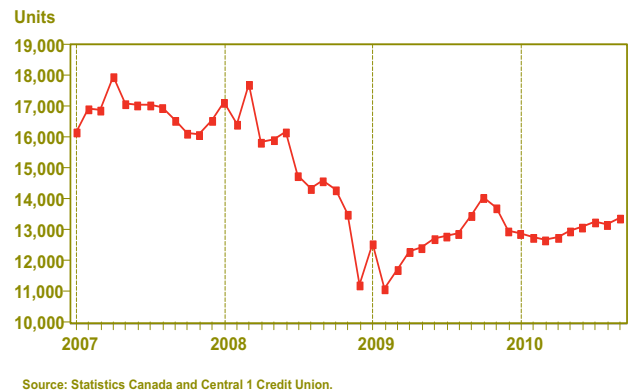
October MLS® Sales Rise in Most Regions

Based on data released this week by the Canadian Real Estate Association, housing sales in British Columbia rose for a third consecutive month in October. Seasonally adjusted sales increased 13% from September to reach an annualized pace of 73,840 units and marked the highest level of activity since May. Sales gains were broad-based across the province with 10 of the 12 local real estate boards in B.C. reporting higher sales. Monthly gains were particularly strong in the Chilliwack, Victoria and Okanagan-Mainline markets in October.

While sales have embarked on an aggressive upward trend in recent months and should continue to rise in the quarters ahead, overall sales still remain relatively low. Despite near-record low mortgage rates the current pace of provincial housing activity is similar to levels observed in 2001, and remains well below the 85,000 to 110,000 range observed during the middle of the decade.

The low ratios of sales-to-active listings outside the Lower Mainland suggests that most areas of the province continue to favour buyers, While month-end inventory levels and the flow of new listings have declined since the middle of the year most markets remain oversupplied given current demand,

New Vehicle Sales B.C. & Territories, Monthly



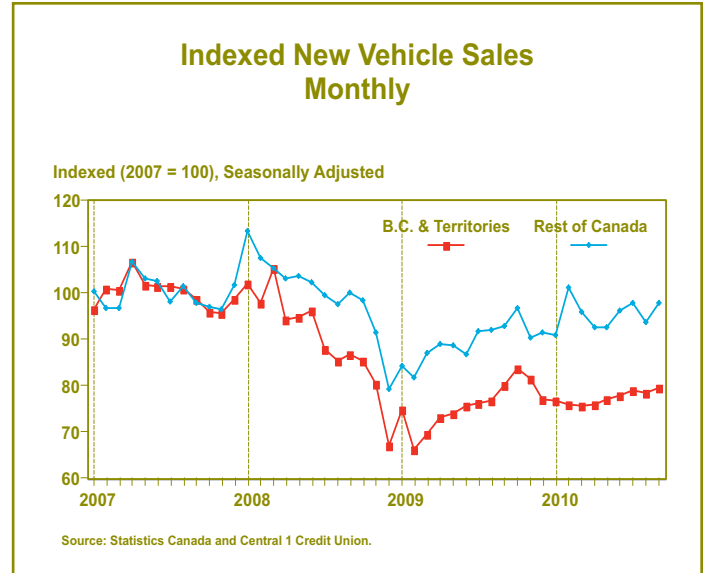
particularly those in the Okanagan, Kootenay, and on Vancouver Island. This suggests that further downward pressure on prices could be exerted in some markets. In the Lower Mainland, sales-to-active listings ratios are indicative of a balanced market, which has been reflected in a slight rise in the region's MLSLink® Housing Price Index since August.

New Vehicle Sales Rise in September

New vehicle sales in British Columbia and the Territories rose 1.5% from August to reach a seasonally adjusted 13,379 units in September. Vehicle sales have followed an upward trend since April, having risen in 5 of the last 6 months. Increased sales of trucks have more than offset a continued downward trend in the number of passenger cars sold in the market.

While increased vehicle sales are a positive indication that consumers may be more confident in making large-scale purchases and/or replace aging assets, sales levels should be put into context. BC recorded a much sharper decline in auto sales relative to the rest of the country during the recession, and the rebound has been modest.

Current annualized sales trends are hovering near 160,500 vehicles, which contrasts with an average monthly trend of 193,500 annualized vehicles sold from 2005 to late 2008, despite population increases during that time. While likely to rise over the next year with moderate growth in the economy, auto sales are expected to remain relatively low as consumers remain hesitant to take on additional debt.



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