

**CENTRAL ZONE
MONTHLY STATISTICS**

FOR

January 1st - 31st, 2006

CENTRAL OKANAGAN ZONE STAT - O - GRAM

January 2006

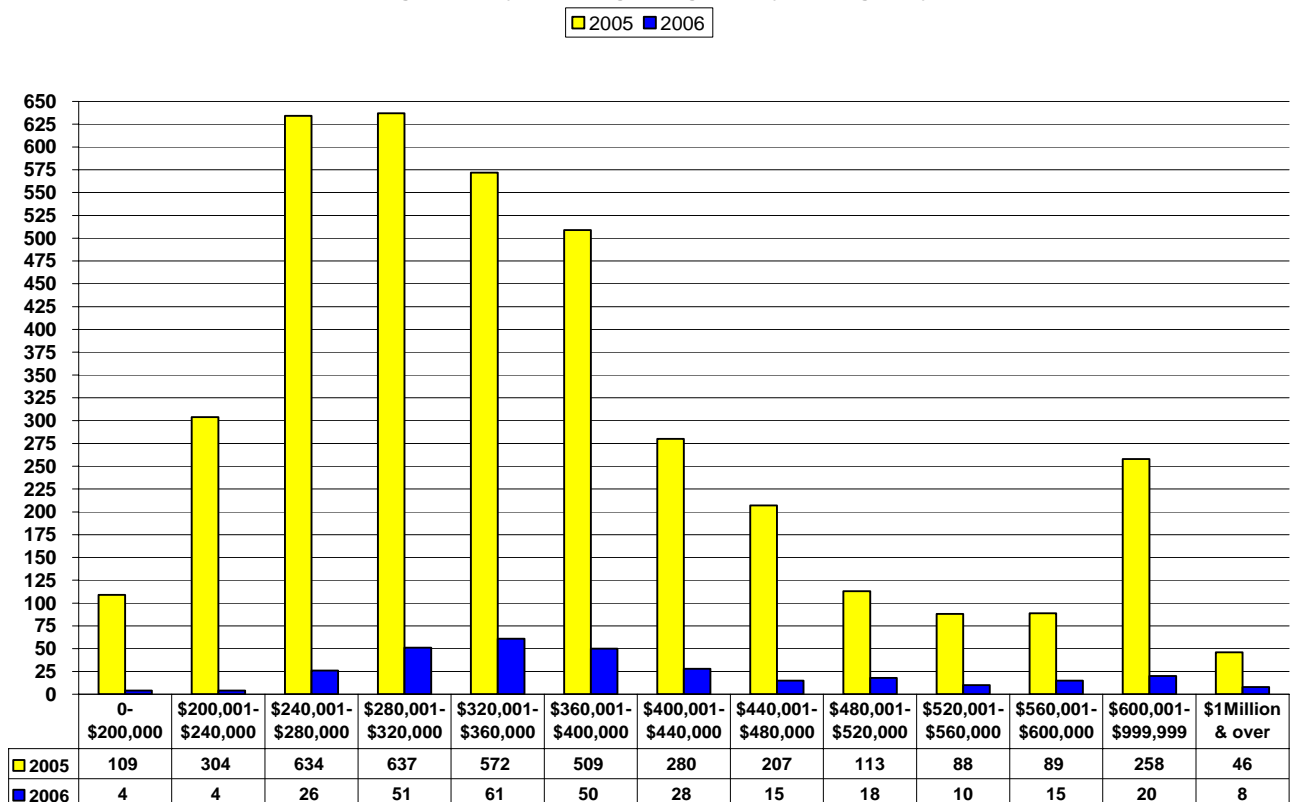
QUICK SUMMARY

	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	\$ Value	# of Units	\$ Value	Listings Taken	Inventory
January 2006	377	\$114,125,293	158	\$54,639,241	739	2,056
December 2005	302	\$98,813,191	134	\$47,620,937	336	1,921
January 2005	331	\$83,274,986	150	\$46,238,770	605	2,313

The Central Zone has 648 Members. The average number of listings-per-licensee is 3.1

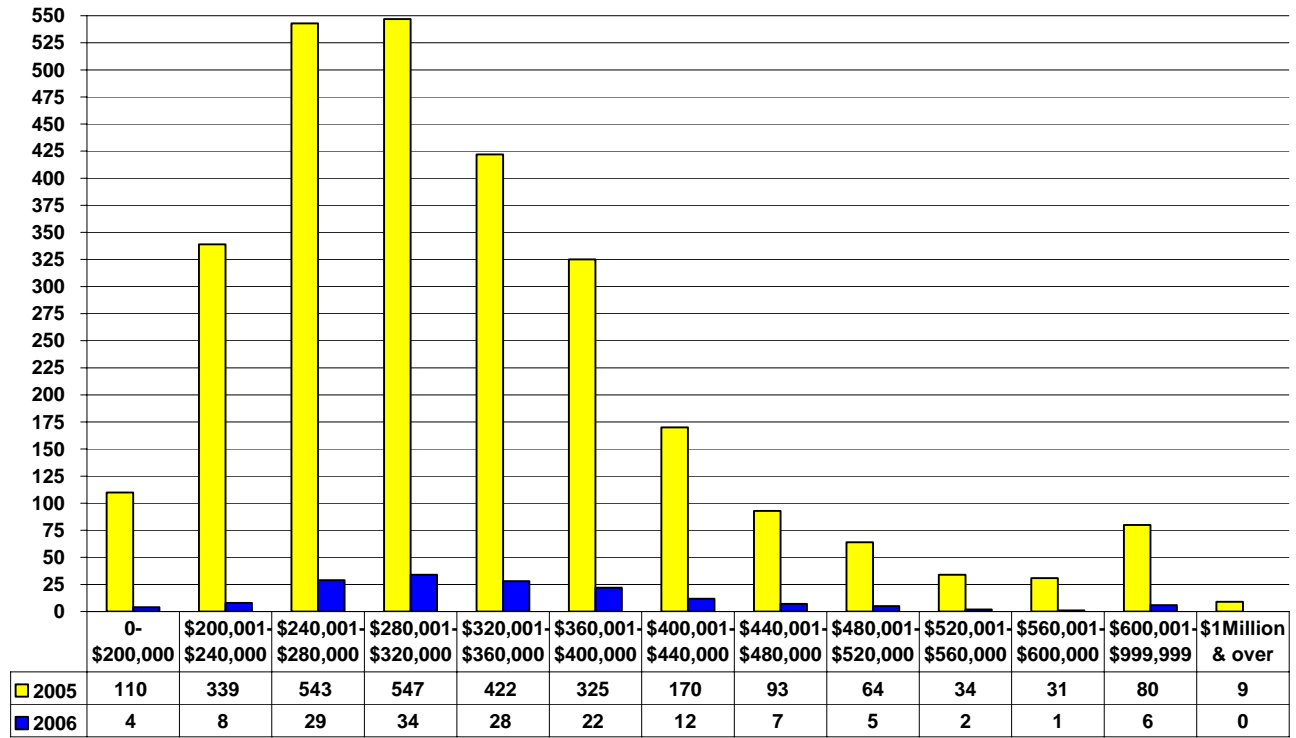
Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
CONDO/APT	65	145	394	16.50%	76
CONDO/TWNHSE	52	85	174	29.89%	93
LOTS	43	43	254	16.93%	158
RESIDENTIAL	158	310	630	25.08%	68
AVERAGE HOUSE PRICE		\$345,818		MEDIAN HOUSE PRICE	
				\$324,000	

Central Zone - Single Family Residential 2005 vs 2006
Listings Taken By Price Range - Single Family Dwellings Only



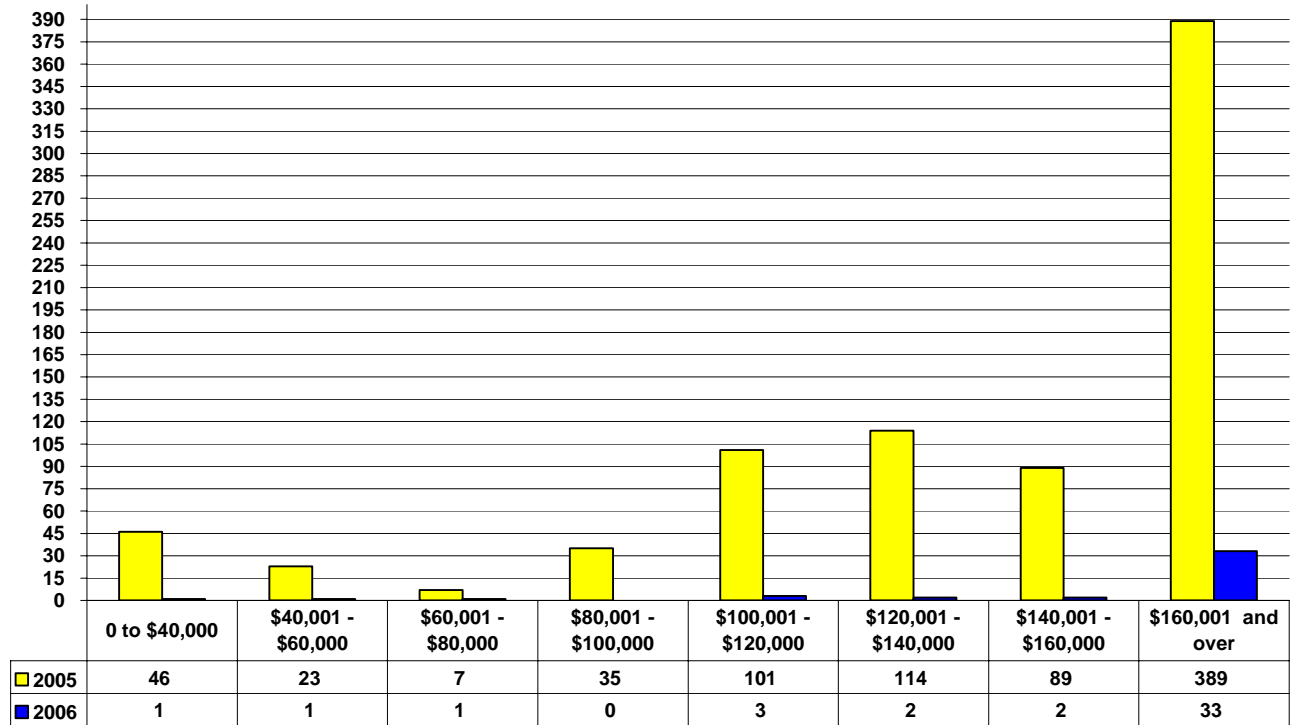
Central Zone - Single Family Residential 2005 vs 2006
Number of Solds by Price Range - Single Family Dwellings Only

2005 2006



Central Zone - Lots 2005 vs 2006
Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

2005 2006



COMPARATIVE ACTIVITY BY ZONE

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	739	605	22.1%	739	605	22.1%
Units Sold	377	331	13.9%	377	331	13.9%
Sales Dollars	\$114,125,293	\$83,274,986	37.0%	\$114,125,293	\$83,274,986	37.0%
List/Sell Ratio	96.85%	94.37%		96.85%	94.37%	2.6%
Days to Sell	83	100	-17.0%	83	100	-17.0%
Active Listings	2056	2313	-11.1%			
ZONE NO TOTALS						
Units Listed	293	304	-3.6%	293	304	-3.6%
Units Sold	140	155	-9.7%	140	155	-9.7%
Sales Dollars	\$34,858,841	\$26,526,673	31.4%	\$34,858,841	\$26,526,673	31.4%
List/Sell Ratio	94.43%	95.52%		94.43%	95.52%	-1.1%
Days to Sell	95	96	-1.0%	95	96	-1.0%
Active Listings	1025	1139	-10.0%			
ZONE SH TOTALS						
Units Listed	129	105	22.9%	129	105	22.9%
Units Sold	80	58	37.9%	80	58	37.9%
Sales Dollars	\$20,219,450	\$8,419,225	140.2%	\$20,219,450	\$8,419,225	140.2%
List/Sell Ratio	95.57%	92.77%		95.57%	92.77%	3.0%
Days to Sell	169	129	31.0%	169	129	31.0%
Active Listings	660	834	-20.9%			
ZONE OB TOTALS						
Units Listed	11	11	0.0%	11	11	0.0%
Units Sold	8	3	166.7%	8	3	166.7%
Sales Dollars	\$1,624,902	\$998,000	62.8%	\$1,624,902	\$998,000	62.8%
List/Sell Ratio	88.10%	86.26%		88.10%	86.26%	2.1%
Days to Sell	243	152	59.9%	243	152	59.9%
Active Listings	80	108	-25.9%			
GRAND TOTALS						
Units Listed	1172	1025	14.3%	1172	1025	14.3%
Units Sold	605	547	10.6%	605	547	10.6%
Sales Dollars	\$170,828,486	\$119,218,884	43.3%	\$170,828,486	\$119,218,884	43.3%
List/Sell Ratio	96.22%	94.68%		96.22%	94.68%	1.6%
Days to Sell	99	102	-2.9%	99	102	-2.9%
Active Listings	3821	4394	-13.0%			

MEMBERSHIP

	TOTAL NUMBER OF MEMBERS January 31/06	TOTAL NUMBER OF MEMBERS January 31/05	CHANGE BY NUMBER	CHANGE BY %
ALL ZONES	1029	910	119	13.08%
CENTRAL ZONE	648	563	85	15.10%
NORTH ZONE	285	258	27	10.47%
SHUSWAP ZONE	96	88	8	9.09%

CURRENT MEMBERSHIP

MANAGING BROKERS	82
SALES REPRESENTATIVES	868
PROPERTY MANAGEMENT	14
ASSOCIATE BROKERS	64
EXEMPTION MEMBER	1
TOTALS	1029

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	% + or -	THIS YEAR	LAST YEAR	% + or -
Acreage						
Units Listed	8	8	0.0%	8	8	0.0%
Units Sold	8	2	300.0%	8	2	300.0%
Sales Dollars	\$3,084,900	\$405,000	661.7%	\$3,084,900	\$405,000	661.7%
List/Sell \$ Ratio	99.30%	90.30%		99.30%	90.30%	
Days to Sell	159	143	11.2%	159	143	11.2%
Active Inventory	55	49	12.2%			
Average Price	\$385,613	\$202,500	90.4%	\$385,613	\$202,500	90.4%
Median Price	\$268,500	\$202,500	32.6%	\$268,500	\$202,500	32.6%
Acreage with House						
Units Listed	16	12	33.3%	16	12	33.3%
Units Sold	13	7	85.7%	13	7	85.7%
Sales Dollars	\$8,040,500	\$3,184,500	152.5%	\$8,040,500	\$3,184,500	152.5%
List/Sell \$ Ratio	92.92%	91.42%		92.92%	91.42%	
Days to Sell	78	174	-55.2%	78	174	-55.2%
Active Inventory	70	74	-5.4%			
Average Price	\$618,500	\$454,929	36.0%	\$618,500	\$454,929	36.0%
Median Price	\$585,000	\$439,500	33.1%	\$585,000	\$439,500	33.1%
Acreage (Waterfront)						
Units Listed	3	2	100.0%	3	2	50.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	\$0	\$0	100.0%	\$0	\$0	0.0%
List/Sell \$ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	6	12	-50.0%			
Average Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Median Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Business						
Units Listed	16	8	100.0%	16	8	100.0%
Units Sold	3	5	100.0%	3	5	-40.0%
Sales Dollars	\$494,000	\$837,500	100.0%	\$494,000	\$837,500	-41.0%
List/Sell \$ Ratio	86.49%	71.99%		86.49%	71.99%	
Days to Sell	150	235	100.0%	150	235	-36.2%
Active Inventory	71	72	-1.4%			
Average Price	\$164,667	\$167,500	100.0%	\$164,667	\$167,500	-1.7%
Median Price	\$94,000	\$57,500	100.0%	\$94,000	\$57,500	63.5%
Condo (Townhouse)						
Units Listed	85	56	51.8%	85	56	51.8%
Units Sold	52	28	85.7%	52	28	85.7%
Sales Dollars	\$13,753,373	\$6,412,200	114.5%	\$13,753,373	\$6,412,200	114.5%
List/Sell \$ Ratio	97.20%	97.59%		97.20%	97.59%	
Days to Sell	93	71	31.0%	93	71	31.0%
Active Inventory	174	247	-29.6%			
Average Price	\$264,488	\$229,007	15.5%	\$264,488	\$229,007	15.5%
Median Price	\$234,250	\$214,250	9.3%	\$234,250	\$214,250	9.3%
Condo (Apt)						
Units Listed	145	102	42.2%	145	102	42.2%
Units Sold	65	53	22.6%	65	53	22.6%
Sales Dollars	\$13,575,878	\$11,675,690	16.3%	\$13,575,878	\$11,675,690	16.3%
List/Sell \$ Ratio	97.77%	96.79%		97.77%	96.79%	
Days to Sell	76	90	-15.6%	76	90	-15.6%
Active Inventory	394	410	-3.9%			
Average Price	\$208,860	\$220,296	-5.2%	\$208,860	\$220,296	-5.2%
Median Price	\$187,900	\$190,600	-1.4%	\$187,900	\$190,600	-1.4%

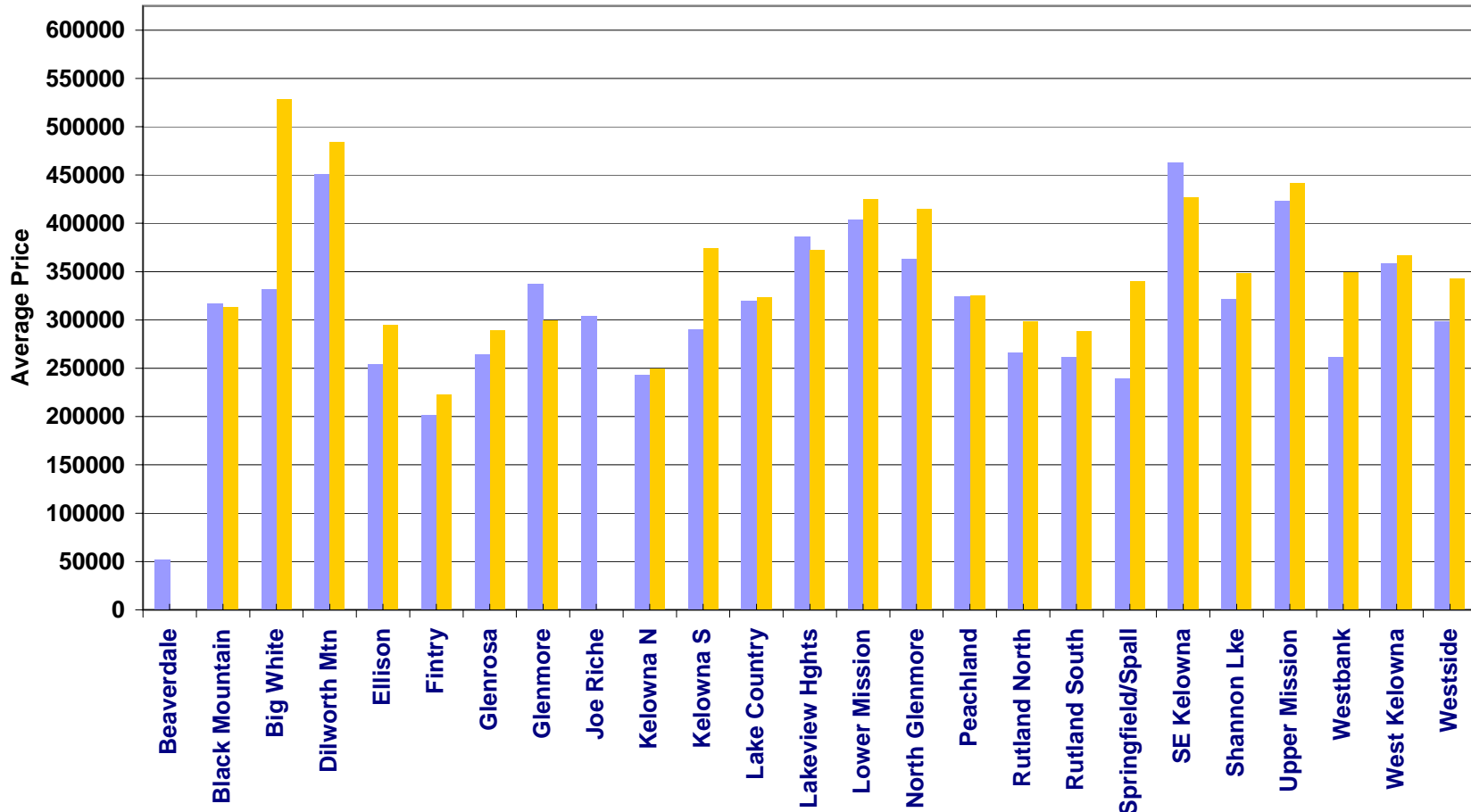
	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	25	18	38.9%	25	18	38.9%
Units Sold	7	12	-41.7%	7	12	-41.7%
Sales Dollars	\$2,356,000	\$2,527,400	-6.8%	\$2,356,000	\$2,527,400	-6.8%
List/Sell \$ Ratio	97.12%	95.49%		97.12%	95.49%	
Days to Sell	42	63	-33.3%	42	63	-33.3%
Active Inventory	47	39	20.5%			
Average Price	\$336,571	\$210,617	59.8%	\$336,571	\$210,617	59.8%
Median Price	\$265,000	\$196,000	35.2%	\$265,000	\$196,000	35.2%
Farms						
Units Listed	6	4	50.0%	6	4	50.0%
Units Sold	3	2	50.0%	3	2	50.0%
Sales Dollars	\$1,564,900	\$1,191,000	100.0%	\$1,564,900	\$1,191,000	31.4%
List/Sell \$ Ratio	96.40%	89.45%		96.40%	89.45%	
Days to Sell	70	171	100.0%	70	171	-59.1%
Active Inventory	36	32	12.5%			
Average Price	\$521,633	\$595,500	100.0%	\$521,633	\$595,500	-12.4%
Median Price	\$424,900	\$595,500	100.0%	\$424,900	\$595,500	-28.6%
IC&I						
Units Listed	5	4	25.0%	5	4	25.0%
Units Sold	3	2	50.0%	3	2	50.0%
Sales Dollars	\$1,290,000	\$990,000	30.3%	\$1,290,000	\$990,000	30.3%
List/Sell \$ Ratio	95.22%	98.83%		95.22%	98.83%	
Days to Sell	51	41	24.4%	51	41	24.4%
Active Inventory	40	51	-21.6%			
Average Price	\$430,000	\$495,000	-13.1%	\$430,000	\$495,000	-13.1%
Median Price	\$235,000	\$495,000	-52.5%	\$235,000	\$495,000	-52.5%
IC&I Land						
Units Listed	2	3	-33.3%	2	3	-33.3%
Units Sold	1	3	-66.7%	1	3	-66.7%
Sales Dollars	\$950,000	\$1,242,000	-23.5%	\$950,000	\$1,242,000	-23.5%
List/Sell \$ Ratio	95.00%	98.24%		95.00%	98.24%	
Days to Sell	96	598	-83.9%	96	598	-83.9%
Active Inventory	23	23	0.0%			
Average Price	\$950,000	\$414,000	129.5%	\$950,000	\$414,000	129.5%
Median Price	\$950,000	\$500,000	90.0%	\$950,000	\$500,000	90.0%
Lots						
Units Listed	31	53	-41.5%	31	53	-41.5%
Units Sold	35	28	25.0%	35	28	25.0%
Sales Dollars	\$6,450,302	\$3,160,393	104.1%	\$6,450,302	\$3,160,393	104.1%
List/Sell \$ Ratio	96.86%	94.02%		96.86%	94.02%	
Days to Sell	157	120	30.8%	157	120	30.8%
Active Inventory	187	306	-38.9%			
Average Price	\$184,294	\$112,871	63.3%	\$184,294	\$112,871	63.3%
Median Price	\$159,900	\$112,245	42.5%	\$159,900	\$112,245	42.5%
Leases						
Units Listed	13	16	-18.8%	13	16	-18.8%
Units Sold	6	6	0.0%	6	6	0.0%
Sales Dollars	\$436,499	\$382,633	14.1%	\$436,499	\$382,633	14.1%
Days to Sell	66	211	-68.7%	66	211	-68.7%
Active Inventory	112	162	-30.9%			
Average Price	\$72,750	\$63,772	14.1%	\$72,750	\$63,772	14.1%
Median Price	\$69,358	\$34,204	102.8%	\$69,358	\$34,204	102.8%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	1	0	100.0%	1	0	100.0%
Units Sold	0	1	0.0%	0	1	-100.0%
Sales Dollars	\$0	\$305,000	100.0%	\$0	\$305,000	-100.0%
List/Sell \$ Ratio	0.00%	80.47%		96.39%	80.47%	
Days to Sell	0	130	0.0%	155	130	19.2%
Active Inventory	6	4	50.0%			
Average Price	\$0	\$305,000	0.0%	\$0	\$305,000	-100.0%
Median Price	\$0	\$305,000	0.0%	\$0	\$305,000	-100.0%
Multi-Family (5 Units and up)						
Units Listed	1	3	-100.0%	1	3	-66.7%
Units Sold	1	0	100.0%	1	0	100.0%
Sales Dollars	\$1,176,000	\$0	100.0%	\$1,176,000	\$0	100.0%
List/Sell \$ Ratio	94.08%	0.00%		94.08%	0.00%	
Days to Sell	66	0	100.0%	66	0	100.0%
Active Inventory	3	13	-76.9%			
Average Price	\$1,176,000	\$0	100.0%	\$1,176,000	\$0	100.0%
Median Price	\$1,176,000	\$0	100.0%	\$1,176,000	\$0	100.0%
Multi Plex (Triplex/Fourplex)						
Units Listed	1	0	100.0%	1	0	100.0%
Units Sold	1	0	100.0%	1	0	100.0%
Sales Dollars	\$400,000	\$0	100.0%	\$400,000	\$0	100.0%
List/Sell \$ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	10	0	100.0%	40	0	100.0%
Active Inventory	4	0	0.0%			
Average Price	\$400,000	\$0	100.0%	\$400,000	\$0	100.0%
Median Price	\$400,000	\$0	100.0%	\$400,000	\$0	100.0%
Mobile Homes						
Units Listed	39	35	11.4%	39	35	11.4%
Units Sold	18	25	-28.0%	18	25	-28.0%
Sales Dollars	\$1,178,700	\$1,416,000	-16.8%	\$1,178,700	\$1,416,000	-16.8%
List/Sell \$ Ratio	96.13%	88.69%		96.13%	88.69%	
Days to Sell	55	83	-33.7%	55	83	-33.7%
Active Inventory	86	72	19.4%			
Average Price	\$65,483	\$56,640	15.6%	\$65,483	\$56,640	15.6%
Median Price	\$56,450	\$52,000	8.6%	\$56,450	\$52,000	8.6%
Recreational Properties						
Units Listed	20	19	5.3%	20	19	5.3%
Units Sold	0	5	-100.0%	0	5	-100.0%
Sales Dollars	\$0	\$1,176,900	-100.0%	\$0	\$1,176,900	-100.0%
List/Sell \$ Ratio	0.00%	93.37%		92.59%	93.37%	
Days to Sell	0	106	-100.0%	80	106	-24.5%
Active Inventory	57	22	159.1%			
Average Price	\$0	\$235,380	-100.0%	\$0	\$235,380	-100.0%
Median Price	\$0	\$178,500	-100.0%	\$0	\$178,500	-100.0%
Residential						
Units Listed	310	256	21.1%	310	256	21.1%
Units Sold	158	150	5.3%	158	150	5.3%
Sales Dollars	\$54,639,241	\$46,238,770	18.2%	\$54,639,241	\$46,238,770	18.2%
List/Sell \$ Ratio	96.99%	95.54%		96.99%	95.54%	
Days to Sell	68	92	-26.1%	68	92	-26.1%
Active Inventory	630	687	-8.3%			
Average Price	\$345,818	\$308,258	12.2%	\$345,818	\$308,258	12.2%
Median Price	\$324,000	\$285,000	13.7%	\$324,000	\$285,000	13.7%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	12	4	200.0%	12	4	200.0%
Units Sold	3	2	50.0%	3	2	50.0%
Sales Dollars	\$4,735,000	\$2,130,000	122.3%	\$4,735,000	\$2,130,000	122.3%
List/Sell \$ Ratio	88.80%	85.90%		88.80%	85.90%	
Days to Sell	116	90	28.9%	116	90	28.9%
Active Inventory	47	28	67.9%			
Average Price	\$1,578,333	\$1,065,000	48.2%	\$1,578,333	\$1,065,000	48.2%
Median Price	\$2,000,000	\$1,065,000	87.8%	\$2,000,000	\$1,065,000	87.8%
Timeshares						
Units Listed	0	2	-100.0%	0	2	-100.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$0	0.0%
List/Sell \$ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	8	10	-20.0%			
Average Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Median Price	\$0	\$0	0.0%	\$0	\$0	0.0%
CENTRAL OKANAGAN - TOTALS						
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Units Sold	377	331	13.9%	377	331	13.9%
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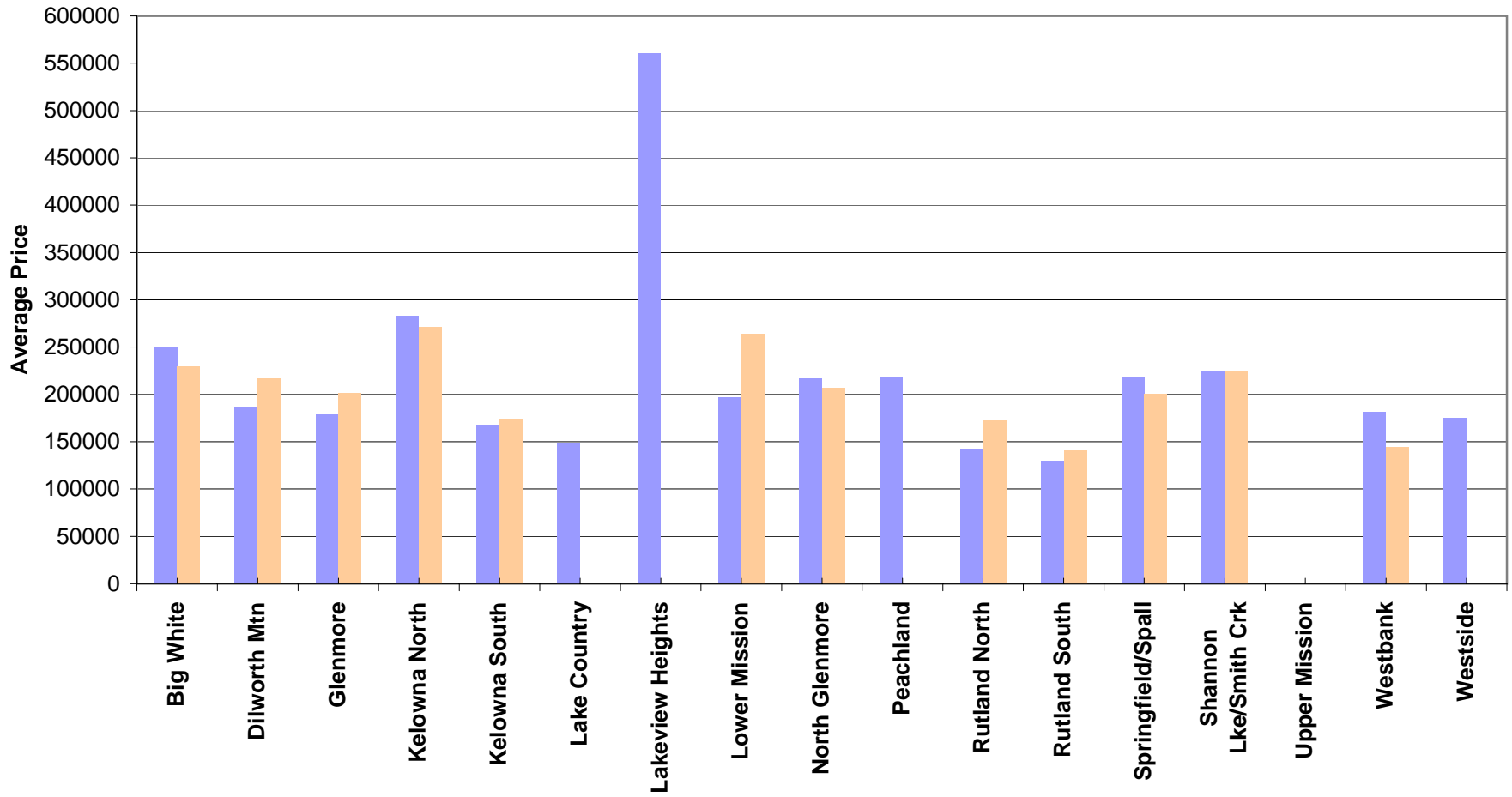
Central Zone Residential Sub Area Average Prices - 2005 vs 2006

Residential Single Family Only



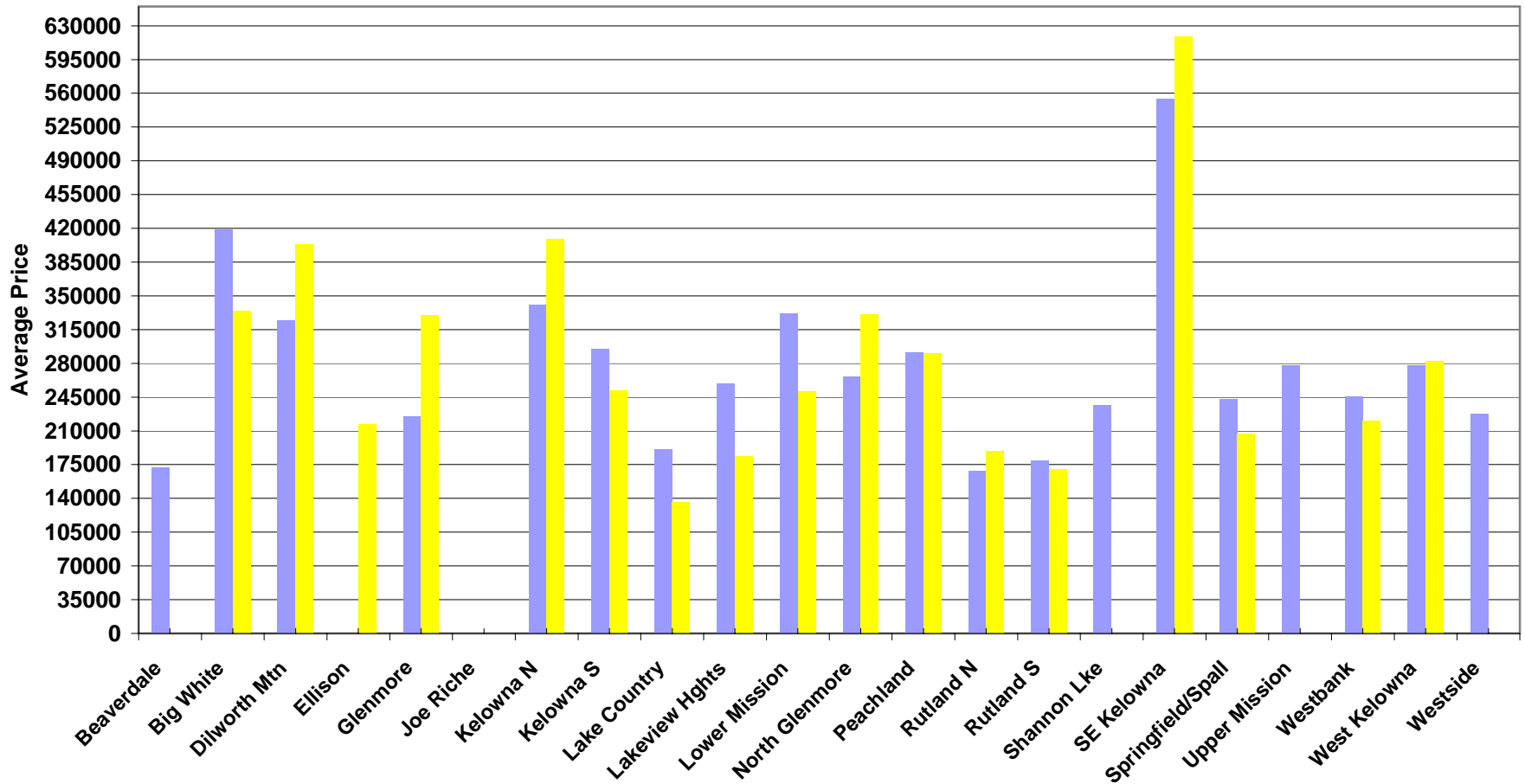
Central Zone Condo Sub Area Average Prices - 2005 vs 2006

2005 2006

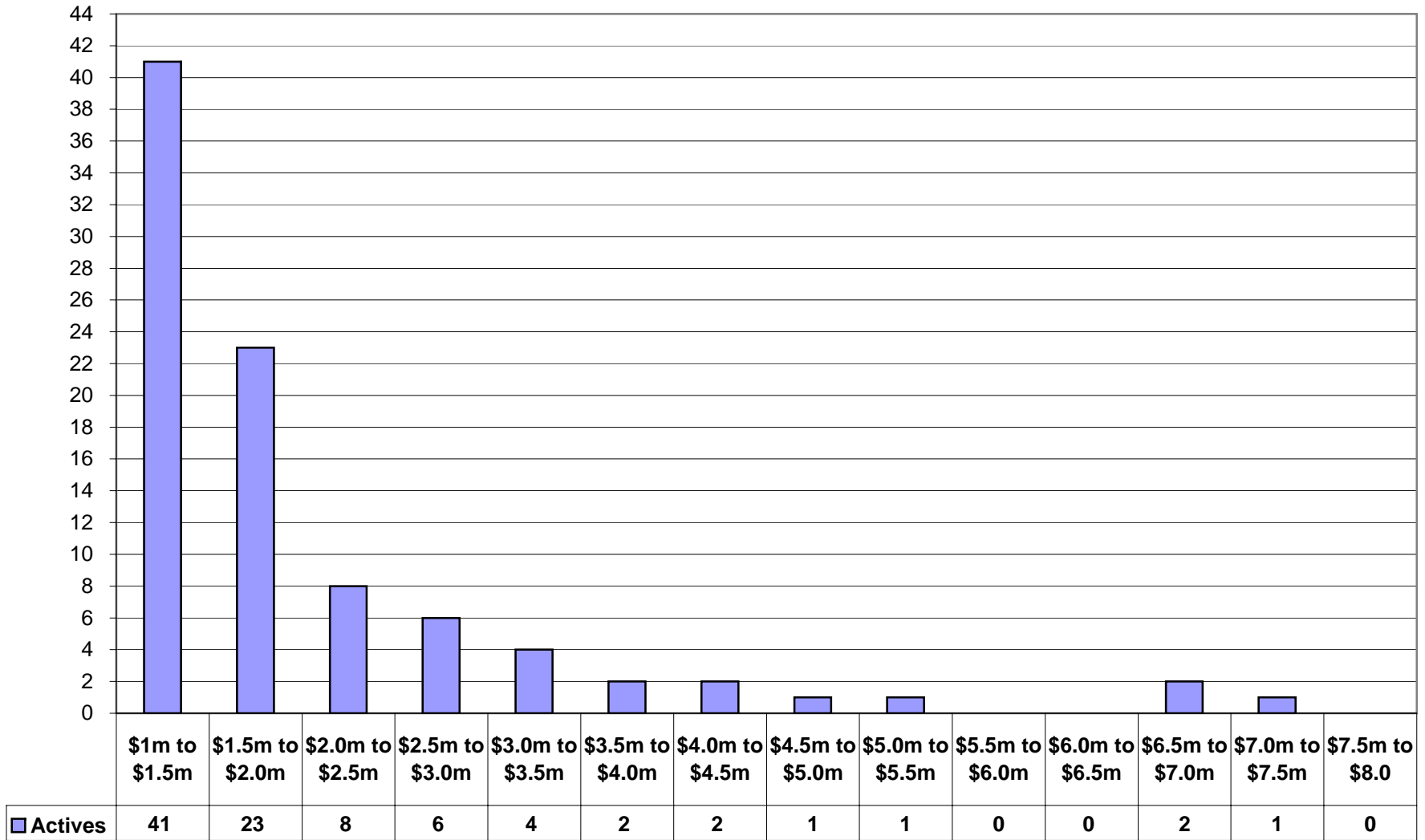


Central Zone Townhouse Sub Area Average Prices - 2005 vs 2006

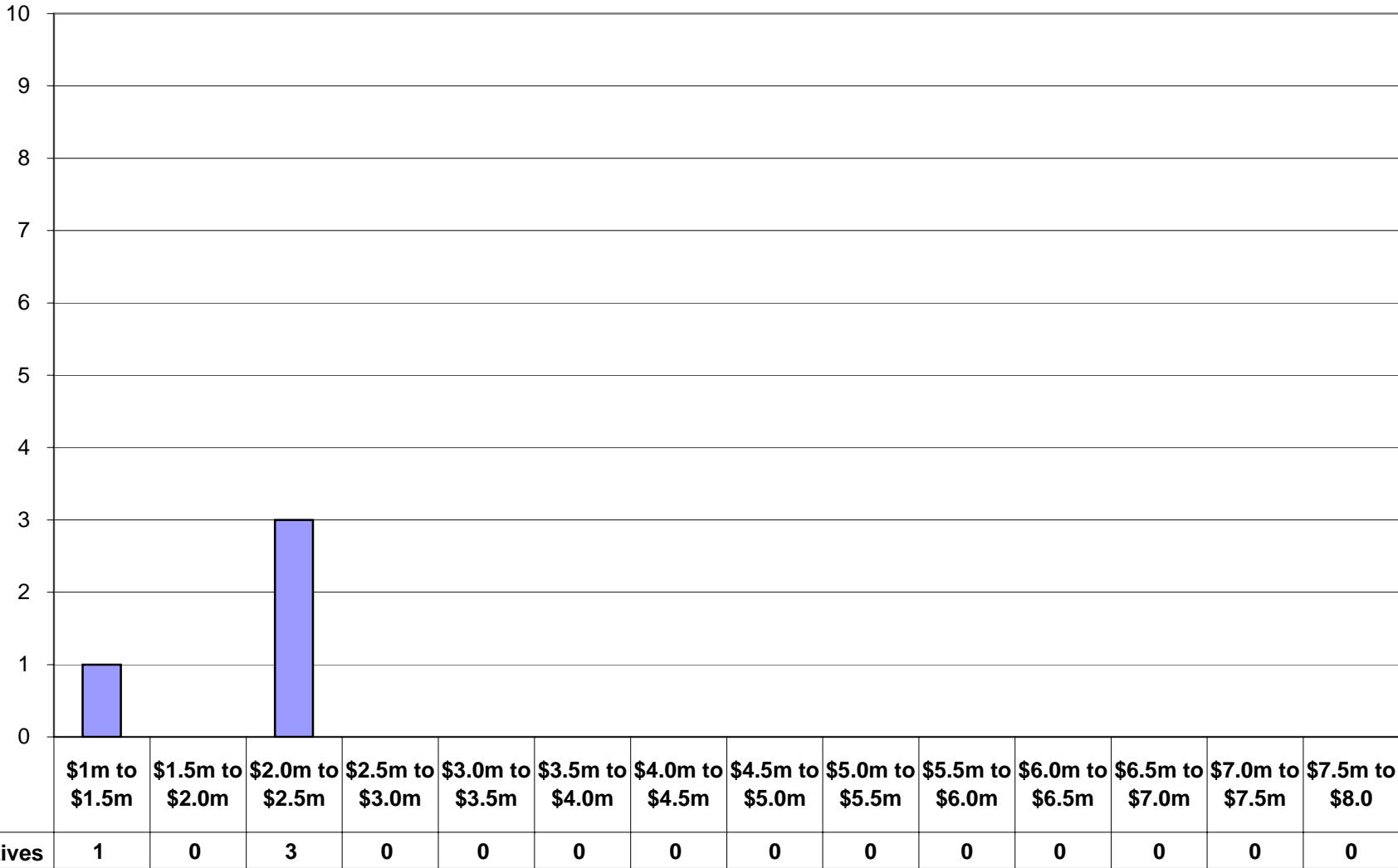
2005 2006



Central Zone - Million Dollar Active Residential Properties
(Includes Residential Single Family, Single Family With Acreage, Single Family Bare Land Strata and Waterfront)



Central Zone - Million Dollar Residential Sales
(Includes Residential Single Family, Single Family With Acreage and Single Family Bare Land Strata)



■ Actives