

**NORTH ZONE
MONTHLY STATISTICS**

FOR

January 1st - 31st, 2006

NORTH OKANAGAN ZONE STAT - O - GRAM

January 2006

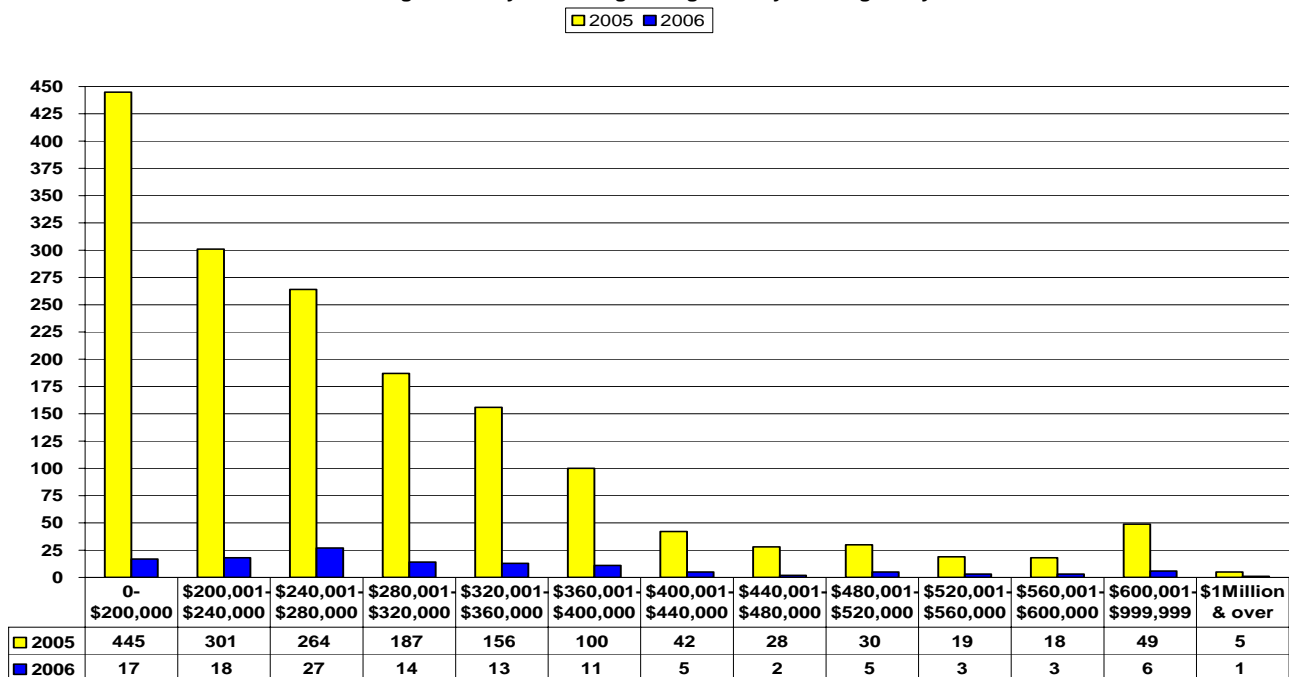
QUICK SUMMARY

	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	\$ Value	# of Units	\$ Value	Listings Taken	Inventory
January 2006	140	\$34,858,841	69	\$19,193,734	293	1,025
December 2005	156	\$35,402,737	68	\$19,347,937	177	917
January 2005	155	\$26,526,673	62	\$11,956,915	305	1,139

The North Zone has 285 Members. The average number of listings-per-licensee is 3.6

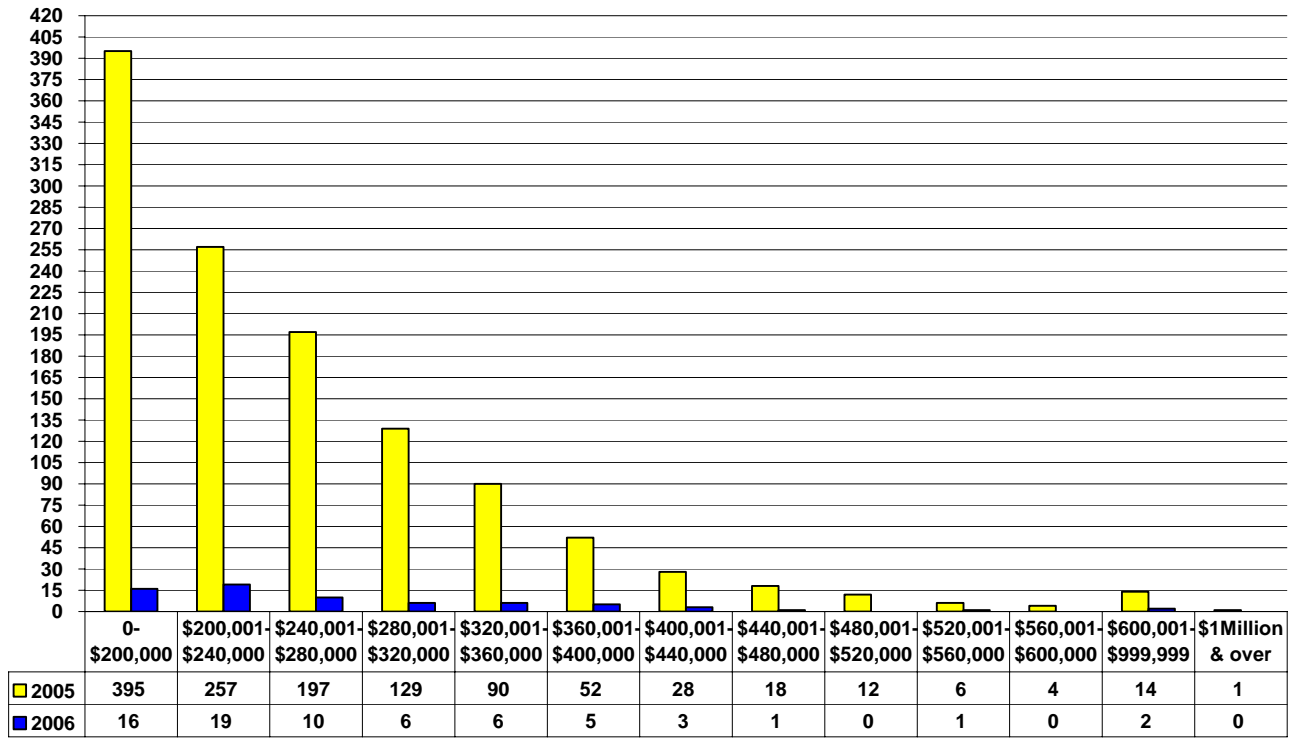
Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell		
ACREAGE	4	17	67	5.97%	263		
ACREAGE/HOUSE	14	22	114	12.28%	106		
CONDO/APT	8	25	51	15.69%	69		
CONDO/TWNHSE	14	16	42	33.33%	84		
LOTS	8	20	180	4.44%	133		
RESIDENTIAL	69	126	297	23.23%	71		
AVERAGE HOUSE PRICE		\$278,170		MEDIAN HOUSE PRICE		\$238,000	

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



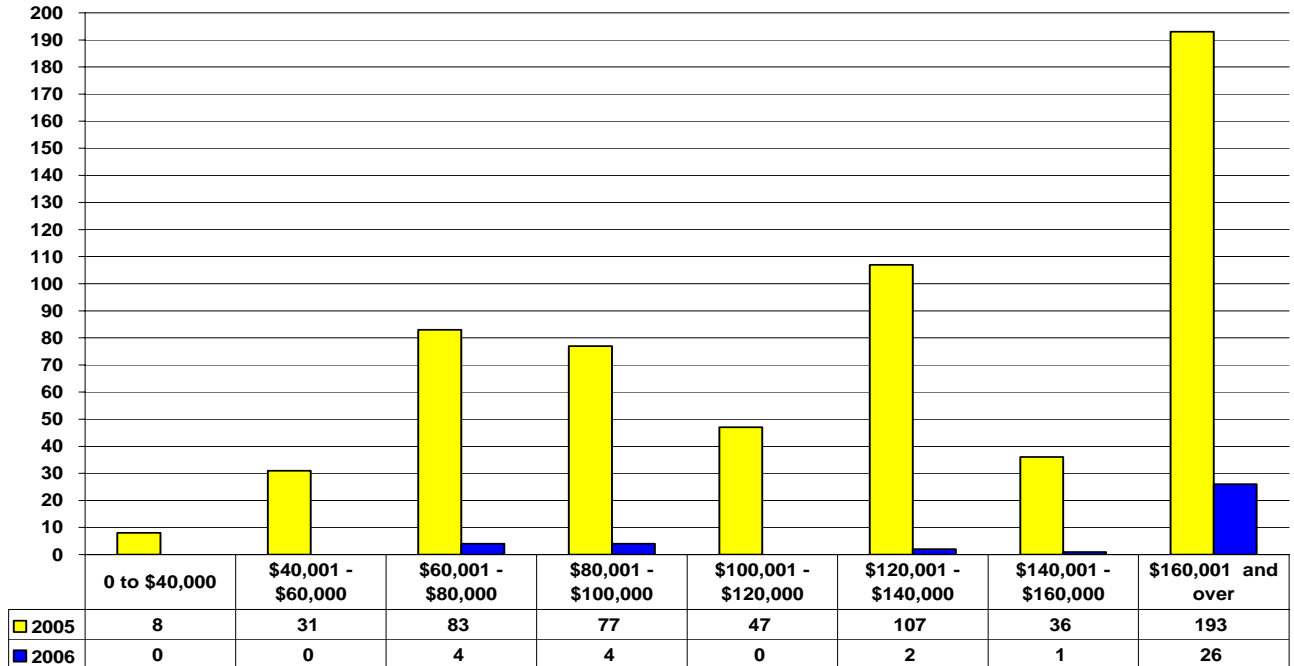
North Zone - Single Family Residential 2005 vs 2006
Number of Solds by Price Range - Single Family Dwellings Only

2005 2006



North 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	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	17	7	142.9%	17	7	142.9%
Units Sold	4	2	100.0%	4	2	100.0%
Sales Dollars	\$938,000	\$645,100	45.4%	\$938,000	\$645,100	45.4%
List/Sell \$ Ratio	100.13%	95.49%		100.13%	93.20%	93.4%
Days to Sell	263	213	23.5%	263	213	23.5%
Active Inventory	67	78	-14.1%			
Average Price	\$234,500	\$322,550	-27.3%	\$234,500	\$322,550	-27.3%
Median Price	\$197,000	\$140,000	40.7%	\$197,000	\$130,000	51.5%
Acreage with House						
Units Listed	22	26	-15.4%	22	26	-15.4%
Units Sold	14	7	100.0%	14	7	100.0%
Sales Dollars	\$5,407,000	\$1,986,100	172.2%	\$5,407,000	\$1,986,100	172.2%
List/Sell \$ Ratio	95.25%	98.94%		95.25%	94.92%	
Days to Sell	106	89	19.1%	106	89	19.1%
Active Inventory	114	129	-11.6%	139	270	
Average Price	\$386,214	\$283,729	36.1%	\$386,214	\$283,729	36.1%
Median Price	\$382,500	\$277,100	38.0%	\$382,500	\$277,100	38.0%
Acreage (Waterfront)						
Units Listed	1	0	100.0%	1	0	100.0%
Units Sold	1	1	0.0%	1	1	0.0%
Sales Dollars	\$160,000	\$495,000	-67.7%	\$160,000	\$495,000	-67.7%
List/Sell \$ Ratio	59.28%	90.00%		59.28%	90.00%	
Days to Sell	207	63	228.6%	207	63	228.6%
Active Inventory	5	1	400.0%			
Average Price	\$160,000	\$495,000	-67.7%	\$160,000	\$495,000	-67.7%
Median Price	\$160,000	\$495,000	-67.7%	\$160,000	\$495,000	-67.7%
Business						
Units Listed	12	16	-25.0%	12	16	-25.0%
Units Sold	2	1	100.0%	2	1	100.0%
Sales Dollars	\$215,000	\$165,000	30.3%	\$215,000	\$165,000	30.3%
List/Sell \$ Ratio	92.64%	97.11%		92.64%	97.11%	
Days to Sell	276	188	46.8%	276	188	46.8%
Active Inventory	49	70	-30.0%			
Average Price	\$107,500	\$165,000	-34.8%	\$107,500	\$165,000	-34.8%
Median Price	\$107,500	\$165,000	-34.8%	\$107,500	\$165,000	-34.8%
Condo (Townhouse)						
Units Listed	16	23	-30.4%	16	23	-30.4%
Units Sold	14	20	-30.0%	14	20	-30.0%
Sales Dollars	\$3,276,700	\$3,499,881	-6.4%	\$3,276,700	\$3,499,881	-6.4%
List/Sell \$ Ratio	96.97%	97.25%		96.97%	97.25%	
Days to Sell	84	77	9.1%	84	77	9.1%
Active Inventory	42	103	-59.2%			
Average Price	\$234,050	\$174,994	33.7%	\$234,050	\$174,994	33.7%
Median Price	\$198,000	\$139,000	42.4%	\$198,000	\$139,000	42.4%
Condo (Apt)						
Units Listed	25	14	78.6%	25	14	78.6%
Units Sold	8	11	-27.3%	8	11	-27.3%
Sales Dollars	\$1,117,500	\$1,426,800	-21.7%	\$1,117,500	\$1,426,800	-21.7%
List/Sell \$ Ratio	96.75%	96.01%		96.75%	96.01%	
Days to Sell	69	83	-16.9%	69	83	-16.9%
Active Inventory	51	56	-8.9%			
Average Price	\$139,688	\$129,709	7.7%	\$139,688	\$129,709	7.7%
Median Price	\$128,750	\$98,000	31.4%	\$128,750	\$98,000	31.4%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	3	5	-40.0%	3	5	-40.0%
Units Sold	2	3	-33.3%	2	3	-33.3%
Sales Dollars	\$165,000	\$494,000	-66.6%	\$165,000	\$494,000	-66.6%
List/Sell \$ Ratio	98.36%	94.92%		98.36%	94.92%	
Days to Sell	39	32	21.9%	98	32	206.3%
Active Inventory	19	12	58.3%			
Average Price	\$82,500	\$164,667	-49.9%	\$82,500	\$164,667	-49.9%
Median Price	\$82,500	\$170,000	-51.5%	\$82,500	\$170,000	-51.5%
Farms						
Units Listed	5	4	25.0%	5	4	25.0%
Units Sold	0	1	-100.0%	0	1	-100.0%
Sales Dollars	\$0	\$277,100	-100.0%	\$0	\$277,100	-100.0%
List/Sell \$ Ratio	0.00%	79.62%		0.00%	79.62%	
Days to Sell	0	70	-100.0%	0	70	-100.0%
Active Inventory	27	37	-27.0%	26	30	
Average Price	\$0	\$277,100	-100.0%	\$0	\$277,100	-100.0%
Median Price	\$0	\$277,100	-100.0%	\$0	\$277,100	-100.0%
IC&I						
Units Listed	2	7	-71.4%	2	7	-71.4%
Units Sold	3	3	0.0%	3	3	0.0%
Sales Dollars	\$862,000	\$715,000	20.6%	\$862,000	\$715,000	20.6%
List/Sell \$ Ratio	87.57%	89.41%		87.57%	89.41%	
Days to Sell	179	384		179	384	-53.4%
Active Inventory	43	51	-15.7%			
Average Price	\$287,333	\$238,333	20.6%	\$287,333	\$238,333	20.6%
Median Price	\$312,000	\$247,500	26.1%	\$312,000	\$247,500	26.1%
IC&I Land						
Units Listed	5	3	66.7%	5	3	66.7%
Units Sold	1	1	0.0%	1	1	0.0%
Sales Dollars	\$140,000	\$775,000	-81.9%	\$140,000	\$775,000	-81.9%
List/Sell \$ Ratio	70.03%	92.81%		70.03%	92.81%	
Days to Sell	322	262	22.9%	322	262	22.9%
Active Inventory	26	47	-44.7%			
Average Price	\$140,000	\$775,000	-81.9%	\$140,000	\$775,000	-81.9%
Median Price	\$140,000	\$775,000	-81.9%	\$140,000	\$775,000	-81.9%
Lots						
Units Listed	19	84	-77.4%	19	84	-77.4%
Units Sold	7	35	-80.0%	7	35	-80.0%
Sales Dollars	\$899,500	\$2,772,877	-67.6%	\$899,500	\$2,772,877	-67.6%
List/Sell \$ Ratio	100.09%	98.45%		100.09%	98.45%	
Days to Sell	59	93	-36.6%	59	93	-36.6%
Active Inventory	150	183	-18.0%			
Average Price	\$128,500	\$79,225	62.2%	\$128,500	\$79,225	62.2%
Median Price	\$122,500	\$82,500	48.5%	\$122,500	\$82,500	48.5%
Leases						
Units Listed	6	6	0.0%	6	6	0.0%
Units Sold	1	1	0.0%	1	1	0.0%
Sales Dollars	\$7	\$29,900	-100.0%	\$7	\$29,900	-100.0%
Days to Sell	291	304	0.0%	291	304	-4.3%
Active Inventory	28	28	0.0%			
Average Price	\$7	\$29,900	-100.0%	\$7	\$29,900	-100.0%
Median Price	\$7	\$29,900	-100.0%	\$7	\$29,900	-100.0%

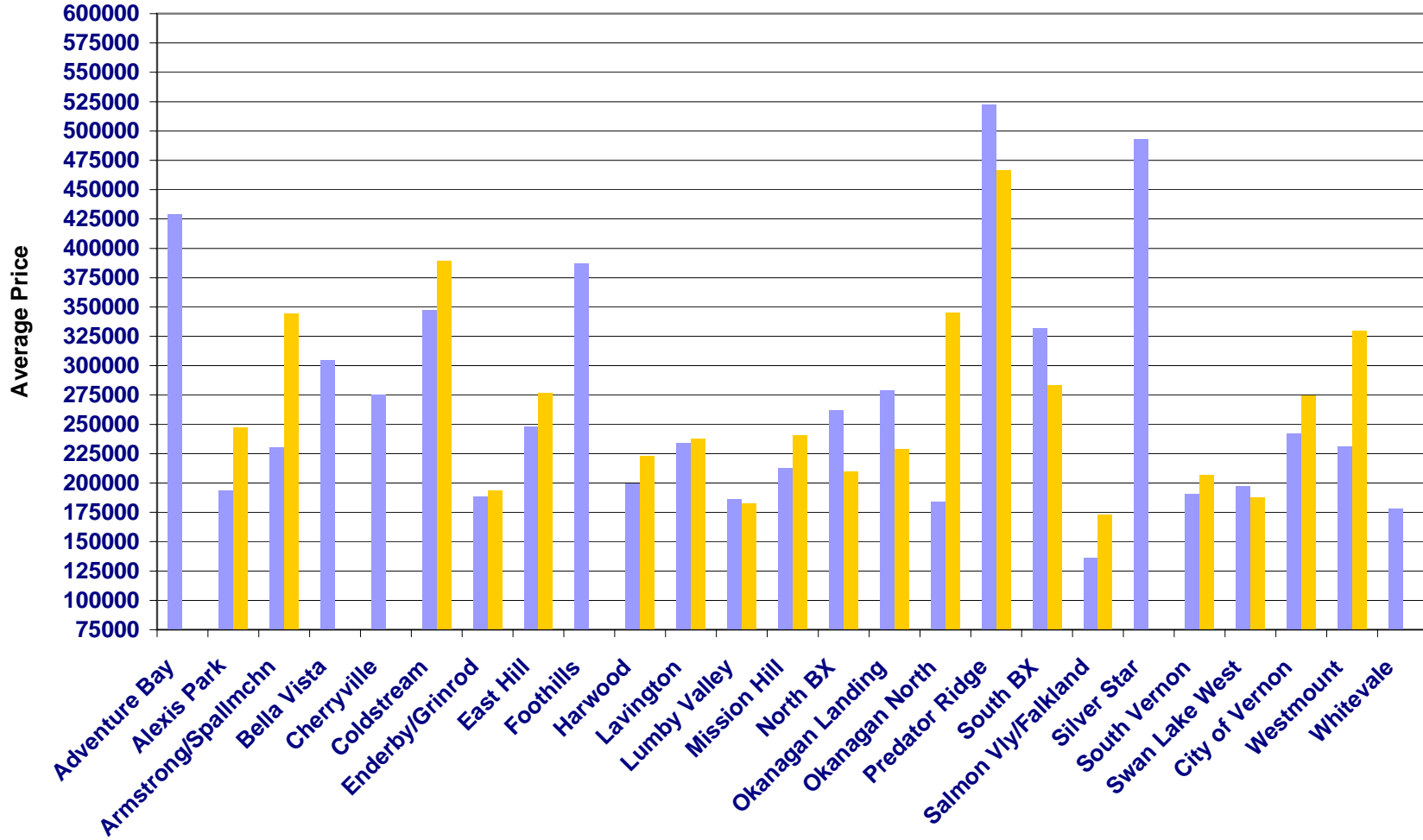
	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	0	2	-100.0%	0	2	-100.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$0	0.0%
List/Sell \$ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	25	5	400.0%			
Average Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Median Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Multi-Family (5 Units and Up)						
Units Listed	1	0	100.0%	1	0	100.0%
Units Sold	1	1	0.0%	1	1	0.0%
Sales Dollars	\$316,500	\$255,000	24.1%	\$316,500	\$255,000	24.1%
List/Sell \$ Ratio	94.95%	96.22%		94.95%	96.22%	
Days to Sell	233	158	47.5%	233	158	47.5%
Active Inventory	7	8	-12.5%	10	25	
Average Price	\$316,500	\$255,000	24.1%	\$316,500	\$255,000	24.1%
Median Price	\$316,500	\$255,000	24.1%	\$316,500	\$255,000	24.1%
Multi Family (Triplex/Fourplex)						
Units Listed	2	0	100.0%	2	0	100.0%
Units Sold	3	0	100.0%	3	0	100.0%
Sales Dollars	\$481,900	\$0	100.0%	\$481,900	\$0	100.0%
List/Sell \$ Ratio	92.00%	0.00%		92.00%	0.00%	
Days to Sell	149	0	100.0%	149	0	100.0%
Active Inventory	3	0	0.0%			
Average Price	\$160,633	\$0	100.0%	\$160,633	\$0	100.0%
Median Price	\$167,000	\$0	100.0%	\$167,000	\$0	100.0%
Mobile Homes						
Units Listed	22	11	100.0%	22	11	100.0%
Units Sold	8	3	166.7%	8	3	166.7%
Sales Dollars	\$667,000	\$90,000	641.1%	\$667,000	\$90,000	641.1%
List/Sell \$ Ratio	89.68%	87.66%		89.68%	87.66%	
Days to Sell	61	146	-58.2%	61	146	-58.2%
Active Inventory	44	61	-27.9%			
Average Price	\$83,375	\$30,000	177.9%	\$83,375	\$30,000	177.9%
Median Price	\$81,500	\$25,000	226.0%	\$81,500	\$25,000	226.0%
Recreational Property						
Units Listed	7	2	250.0%	7	2	250.0%
Units Sold	2	0	100.0%	2	0	100.0%
Sales Dollars	\$1,019,000	\$0	100.0%	\$1,019,000	\$0	100.0%
List/Sell \$ Ratio	97.05%	0.00%		97.05%	0.00%	
Days to Sell	259	0	100.0%	259	0	100.0%
Active Inventory	16	3	0.0%			
Average Price	\$509,500	\$0	100.0%	\$509,500	\$0	100.0%
Median Price	\$509,500	\$0	100.0%	\$509,500	\$0	100.0%
Residential						
Units Listed	126	92	37.0%	126	92	37.0%
Units Sold	69	62	11.3%	69	62	11.3%
Sales Dollars	\$19,193,734	\$11,956,915	60.5%	\$19,193,734	\$11,956,915	60.5%
List/Sell \$ Ratio	96.71%	95.14%		96.71%	96.14%	
Days to Sell	71	78	-9.0%	71	78	-9.0%
Active Inventory	297	257	15.6%			
Average Price	\$278,170	\$192,853	44.2%	\$278,170	\$192,853	44.2%
Median Price	\$238,000	\$178,000	33.7%	\$238,000	\$178,000	33.7%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	2	2	0.0%	2	2	0.0%
Units Sold	0	2	-100.0%	0	2	-100.0%
Sales Dollars	\$0	\$833,000	0.0%	\$0	\$833,000	-100.0%
List/Sell \$ Ratio	0.00%	83.36%		0.00%	83.36%	
Days to Sell	0	174	-100.0%	0	174	-100.0%
Active Inventory	12	9	33.3%			
Average Price	\$0	\$416,500	-100.0%	\$0	\$416,500	-100.0%
Median Price	\$0	\$416,500	-100.0%	\$0	\$416,500	-100.0%
Timeshares						
Units Listed	0	0	0.0%	0	0	-100.0%
Units Sold	0	1	-100.0%	0	1	-100.0%
Sales Dollars	\$0	\$110,000	-100.0%	\$0	\$110,000	-100.0%
List/Sell Ratio	0.00%	95.73%		0.00%	95.73%	
Days to Sell	0	47	-100.0%	0	47	-100.0%
Active Inventory	0	1	0.0%			
Average Price	\$0	\$110,000	-100.0%	\$0	\$110,000	-100.0%
Median Price	\$0	\$110,000	-100.0%	\$0	\$110,000	-100.0%
NORTH OKANAGAN - 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%	
Days to Sell	95	96	-1.0%	95	96	-1.0%
Active Inventory	1025	1139	-10.0%			

North Zone Residential Sub Area Average Price - 2006 vs 2005

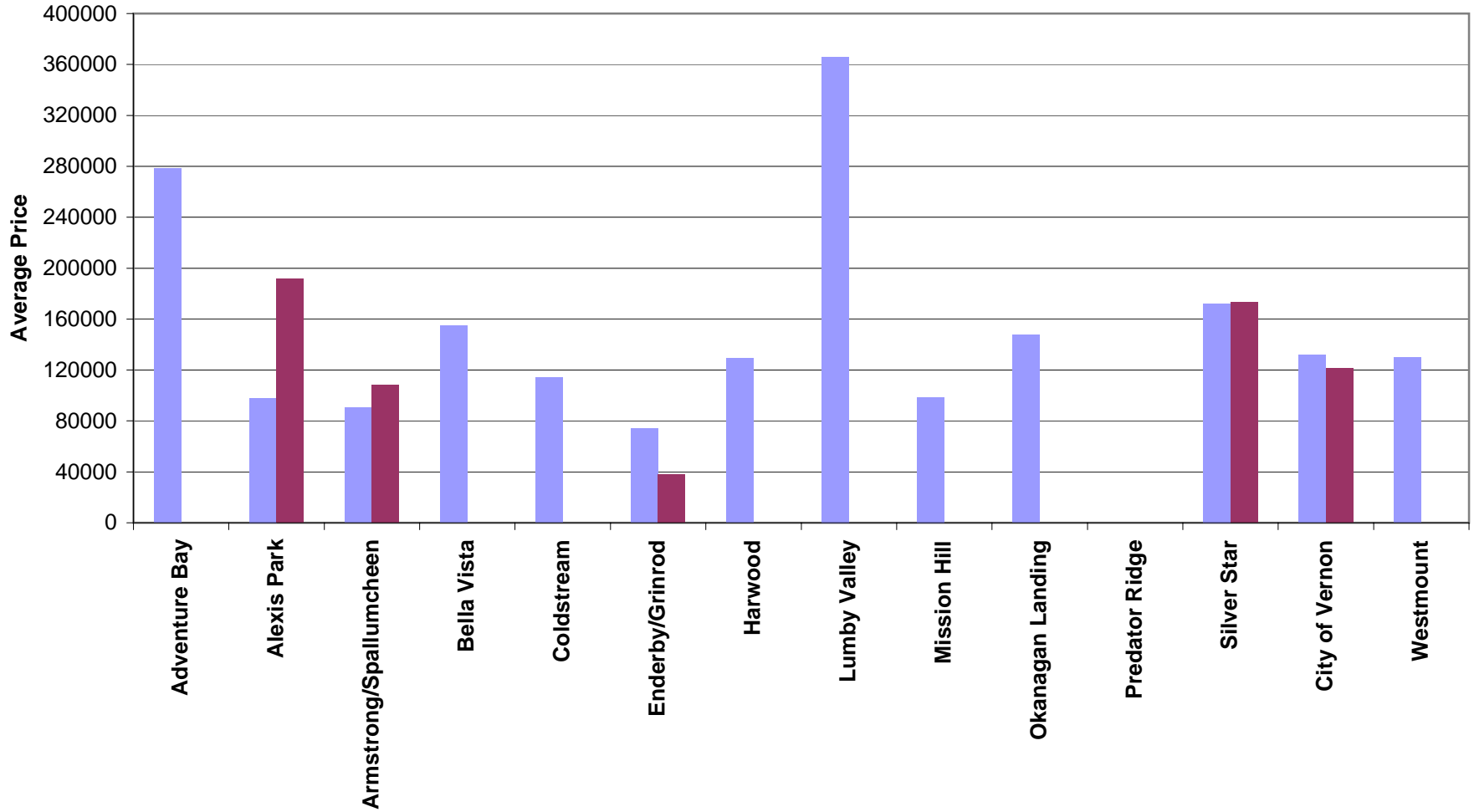
Residential Single Family Only

■ 2005
 ■ 2006



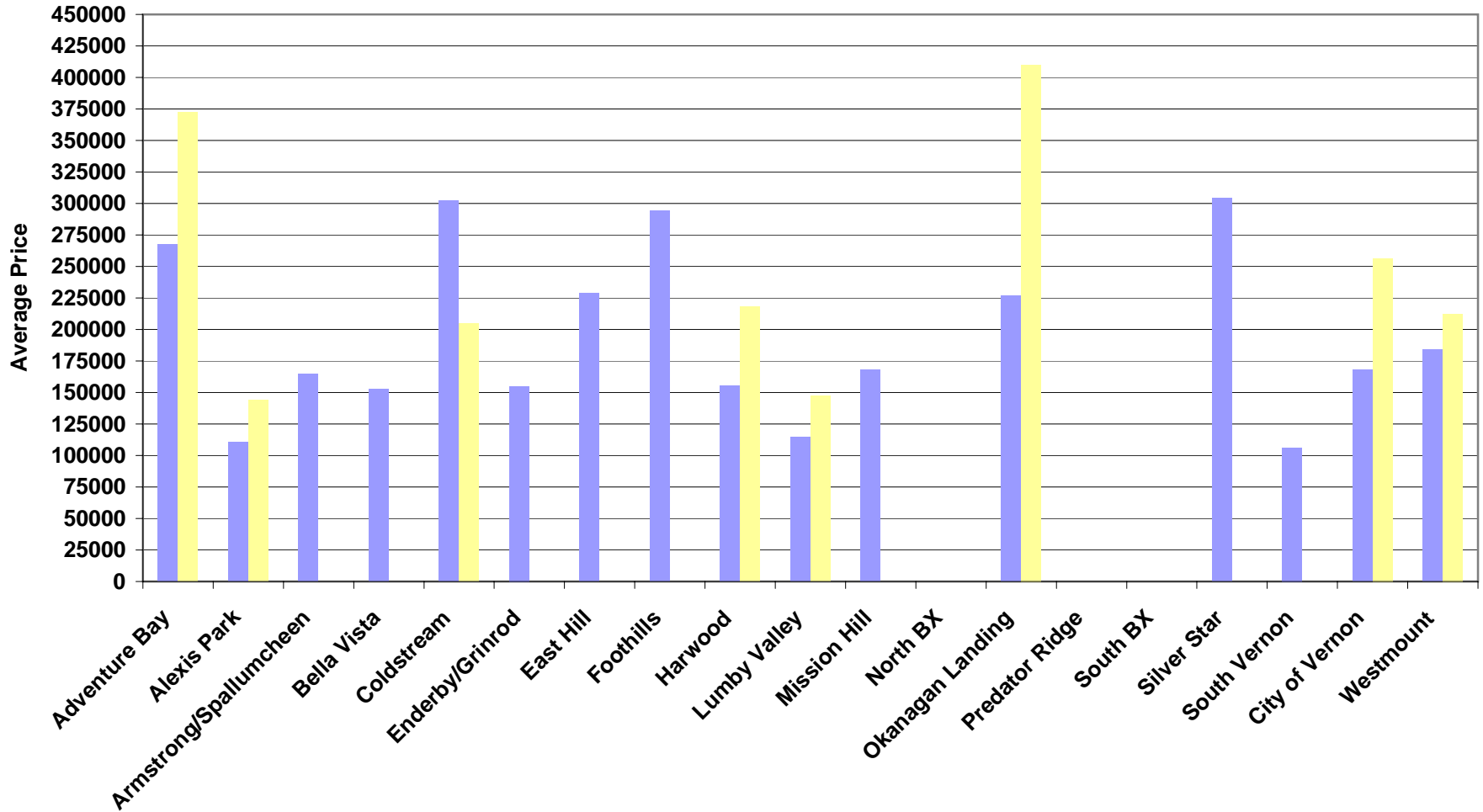
North Zone Condo Sub Area Average Price - 2005 vs 2006

2005 2006

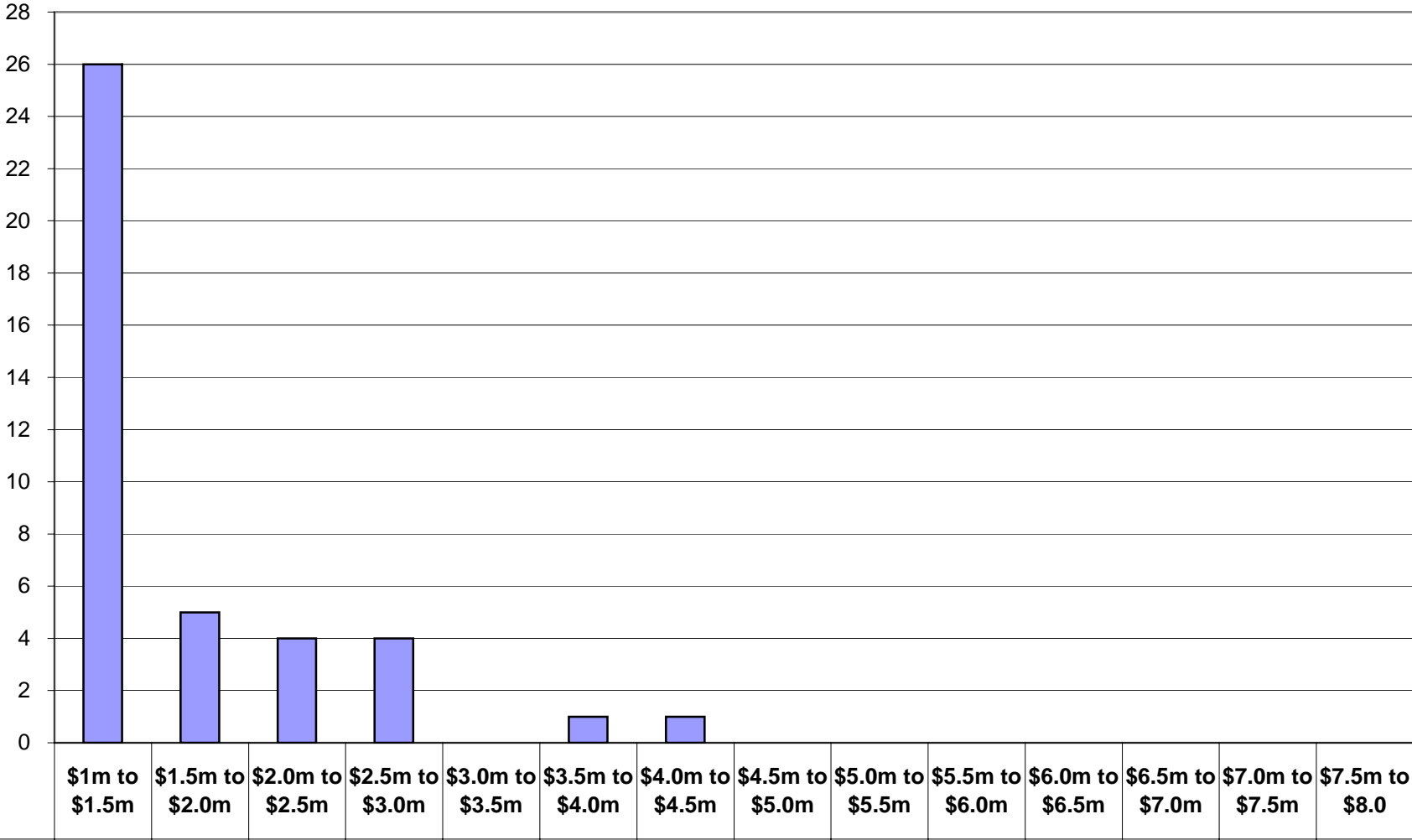


North Zone Townhouse Sub Area Average Price - 2006 vs 2005

2005 2006



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



■ Actives	26	5	4	4	0	1	1	0	0	0	0	0	0	0
-----------	----	---	---	---	---	---	---	---	---	---	---	---	---	---