

CENTRAL ZONE MONTHLY STATISTICS

FEBRUARY 1 to FEBRUARY 28th, 2007

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Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings e&oe

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
CENTRAL ZONE TOTALS						
Units Listed	924	768	20.3%	1752	1495	17.2%
Units Sold	438	489	-10.4%	789	862	-8.5%
Sales Dollars	\$176,538,198	\$152,969,203	15.4%	\$300,568,269	\$266,000,495	13.0%
List/Sell Ratio	94.94%	95.85%		94.84%	95.94%	
Days to Sell	105	160	-34.4%	118	127	-6.9%
Active Listings	2867	2056	39.4%			
NORTH ZONE TOTALS						
Units Listed	317	320	-0.9%	566	610	-7.2%
Units Sold	166	221	-24.9%	308	362	-14.9%
Sales Dollars	\$48,146,773	\$58,294,850	-17.4%	\$88,987,203	\$93,413,591	-4.7%
List/Sell Ratio	95.39%	93.95%		92.99%	89.45%	
Days to Sell	175	199	-12.1%	147	225	-34.5%
Active Listings	1339	1025	30.6%			
SHUSWAP ZONE TOTALS						
Units Listed	219	172	27.3%	353	303	16.5%
Units Sold	104	93	11.8%	176	178	-1.1%
Sales Dollars	\$26,408,114	\$25,162,900	4.9%	\$48,657,074	\$48,107,450	1.1%
List/Sell Ratio	95.45%	95.60%		94.87%	94.20%	
Days to Sell	176	135	30.0%	148	220	-32.5%
Active Listings	782	660	18.5%			
GRAND TOTALS						
Units Listed	1460	1260	15.9%	2671	2408	10.9%
Units Sold	708	803	-11.8%	1273	1402	-9.2%
Sales Dollars	\$251,093,085	\$236,426,953	6.2%	\$438,212,546	\$407,521,536	7.5%
List/Sell Ratio	95.26%	95.14%		94.23%	93.20%	
Days to Sell	152	165	-7.8%	112	159	-29.8%
Active Listings	4988	3741	33.3%			

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CENTRAL OKANAGAN ZONE

QUICK SUMMARY

February 28th 2007

	<u>TOTAL SALES VOLUME</u>		<u>RESIDENTIAL SALES</u>		<u>TOTAL LISTINGS</u>		<u>Average No. Listings Per SR</u>
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>	
February-07	438	\$176,538,198	199	\$89,561,540	924	2,867	4.2
January-07	348	\$123,318,246	170	\$74,314,800	826	2,615	
February-06	489	\$152,969,203	215	\$80,653,003	768	2,056	

Monthly Ratio of Sales versus Inventory All Property Types 15.28%

<u>Category</u>	<u>Sales</u>	<u>New Listings</u>	<u>Current Inventory</u>	<u>Sell/Inv. Ratio</u>	<u>Days To Sell</u>
CONDO/APT	101	216	561	18.00%	71
CONDO/TWNHSE	47	98	244	19.26%	59
LOTS	29	84	468	6.20%	119
RESIDENTIAL	199	374	851	23.38%	65

Average House Price \$450,058 Median House Price \$411,600
 The Average and Median Price are the Monthly Figures

MEMBERSHIP INFORMATION

	<u>TOTAL NUMBER OF MEMBERS</u>	<u>TOTAL NUMBER OF MEMBERS</u>	<u>CHANGE BY NUMBER</u>	<u>CHANGE BY %</u>
	<u>February 28/07</u>	<u>February 28/06</u>		
ALL ZONES	1096	1023	73	7.14%
CENTRAL ZONE	684	646	38	5.88%
NORTH ZONE	297	280	17	6.07%
SHUSWAP ZONE	115	97	18	18.56%
CURRENT				
MANAGING BROKERS	86			
SALES REPS	934			
PROPERTY MGMNT	16			
ASSOCIATE BROKERS	58			
EXEMPTION MEMBER	2			
TOTALS	1096			

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CENTRAL ZONE - COMPARATIVE ACTIVITY - SALES INFORMATION - FEBRUARY 2007

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio			
	Feb	Feb	Incr %	YTD	YTD	Incr %	Feb	Feb	Incr %		Feb	Feb	Jan-Feb	Jan-Feb	Incr %	J-F	J-F
	2007	2006	Decr %	2007	2006	Decr %	2007	2006	Decr %		2007	2006	2007	2006	Decr %	2007	2006
RESIDENTIAL:																	
Acreage/House	10	8	25.0%	13	21	-38.1%	\$12,567,900	\$7,019,900	79.0%	95.26%	98.61%	\$14,969,700	\$15,060,400	-0.6%	95.76%	95.91%	
Duplex	12	18	-33.3%	23	25	-8.0%	\$4,140,700	\$4,425,900	-6.4%	99.21%	97.75%	\$7,690,600	\$6,781,900	13.4%	98.50%	97.74%	
Mobile Homes	15	30	-50.0%	26	48	-45.8%	\$1,508,300	\$2,090,100	-27.8%	94.74%	90.71%	\$2,671,600	\$3,268,800	-18.3%	94.62%	91.90%	
Recreational	2	7	-71.4%	5	7	-28.6%	\$1,117,500	\$2,518,400	-55.6%	95.38%	95.17%	\$1,942,500	\$2,518,400	-22.9%	94.52%	95.17%	
Residential	199	215	-7.4%	370	372	-0.5%	\$89,561,540	\$80,653,003	11.0%	97.98%	98.05%	\$164,309,840	\$134,987,244	21.7%	97.82%	97.96%	
Residential WF	3	4	-25.0%	3	7	-57.1%	\$7,720,000	\$5,829,500	32.4%	91.98%	94.06%	\$7,720,000	\$10,564,500	-26.9%	91.78%	91.81%	
3 & 4 Plex	1	0	100.0%	1	1	0.0%	\$180,000	\$0	100.0%	95.74%	0.00%	\$180,000	\$400,000	-55.0%	95.74%	100.03%	
Timeshares	1	0	100.0%	2	0	100.0%	\$5,700	\$0	100.0%	95.00%	0.00%	\$14,700	\$0	100.0%	97.50%	0.00%	
Apartments	101	76	32.9%	179	141	27.0%	\$23,695,777	\$16,546,310	43.2%	97.36%	97.94%	\$41,742,127	\$30,122,188	38.6%	97.43%	97.75%	
Townhouses	47	55	-14.5%	87	107	-18.7%	\$14,202,863	\$15,300,350	-7.2%	97.62%	98.27%	\$27,766,163	\$29,053,723	-4.4%	97.68%	98.13%	
Total	391	413		709	729		\$154,700,279	\$134,383,463				\$269,007,229	\$232,757,155				
FARMS:	1	1	0.0%	1	4	-75.0%	\$850,000	\$425,000	100.0%	94.55%	92.41%	\$850,000	\$1,989,900	-57.3%	94.55%	96.32%	
MULTI FAMILY:	0	0	0.0%	1	1	0.0%	\$0	\$0	0.0%	0.00%	0.00%	\$2,675,000	\$1,176,000	127.5%	97.27%	94.08%	
LOTS:																	
Acreage	7	5	40.0%	9	12	-25.0%	\$2,572,400	\$2,510,000	2.5%	96.09%	94.28%	\$3,456,400	\$5,445,900	-36.5%	96.20%	97.20%	
Acreage WF	0	0	0.0%	0	0	0.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$0	0.0%	0.00%	0.00%	
Lots	22	50	-56.0%	33	83	-60.2%	\$4,800,041	\$7,067,800	-32.1%	94.89%	98.40%	\$6,596,581	\$12,878,102	-48.8%	95.31%	98.02%	
Lots WF	0	1	-100.0%	0	1	-100.0%	\$0	\$224,500	-100.0%	0.00%	100.00%	\$0	\$224,500	-100.0%	0.00%	100.00%	
Total	29	56		42	96		\$7,372,441	\$9,802,300				\$10,052,981	\$18,548,502				
I.C. & I.:																	
Business	3	2	50.0%	5	5	0.0%	\$7,962,500	\$185,000	4204.1%	80.66%	91.12%	\$8,047,500	\$679,000	1085.2%	80.00%	88.35%	
Commercial	7	3	133.3%	11	6	83.3%	\$4,495,900	\$2,145,000	109.6%	97.71%	97.37%	\$7,257,400	\$3,435,000	111.3%	98.11%	96.30%	
Land	0	1	-100.0%	1	2	-50.0%	\$0	\$2,950,000	-100.0%	0.00%	93.65%	\$855,000	\$3,900,000	-78.1%	89.53%	94.33%	
Leases	7	13	-46.2%	19	19	0.0%	\$1,157,078	\$3,078,440	-62.4%	0.00%	0.00%	\$1,823,159	\$3,514,938	-48.1%	0.00%	0.00%	
Total	17	19		36	32		\$13,615,478	\$8,358,440				\$17,983,059	\$11,528,938				
GRAND TOTALS	438	489	-10.4%	789	862	-8.5%	\$176,538,198	\$152,969,203	15.41%	94.94%	95.85%	\$300,568,269	\$266,000,495	52.67%	94.84%	95.94%	

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

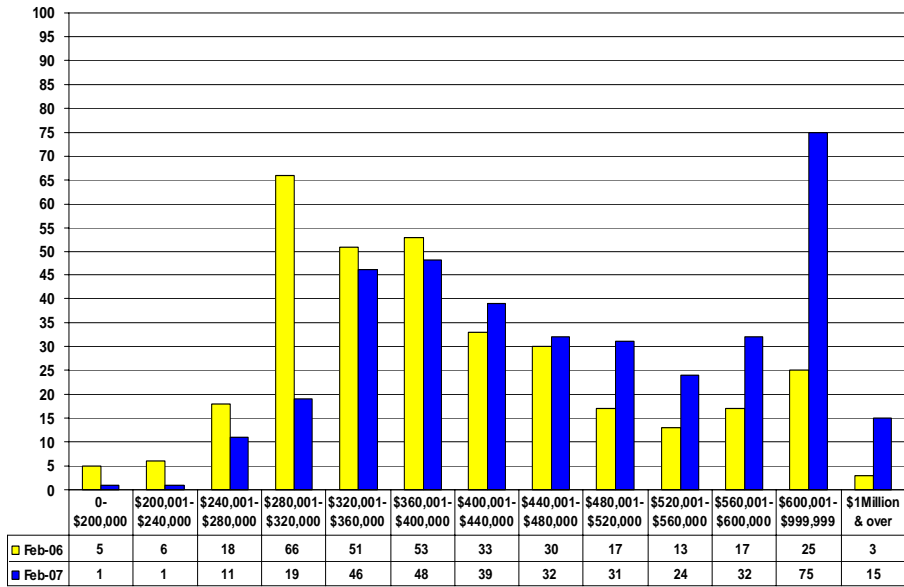
CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - FEBRUARY 2007

	AVERAGE PRICE INFORMATION						MEDIAN PRICE INFORMATION						NUMBER DAYS TO SELL					
	Feb 2007	Feb 2006	Incr % Decr %	Jan-Feb 2007	Jan-Feb 2006	Incr % Decr %	Feb 2007	Feb 2006	Incr % Decr %	Jan-Feb 2007	Jan-Feb 2006	Incr % Decr %	Feb 2007	Feb 2006	Incr % Decr %	Jn-Fb 2007	Jn-Fb 2006	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$1,256,790	\$877,488	43.2%	\$1,151,515	\$618,500	86.2%	\$642,000	\$602,500	6.6%	\$645,000	\$590,000	9.3%	74	154	-51.9%	73	107	-32.1%
Duplex	\$345,058	\$245,883	40.3%	\$334,374	\$336,751	-0.7%	\$315,000	\$226,500	39.1%	\$305,000	\$236,000	29.2%	56	30	85.6%	57	33	72.9%
Mobile Homes	\$100,553	\$69,670	44.3%	\$102,754	\$65,483	56.9%	\$79,900	\$72,500	10.2%	\$91,000	\$65,000	40.0%	66	62	6.1%	66	59	11.1%
Recreational	\$558,750	\$359,771	100.0%	\$388,500	\$359,771	100.0%	\$558,750	\$415,000	100.0%	\$340,000	\$415,000	100.0%	141	231	100.0%	140	231	100.0%
Residential	\$450,058	\$375,130	20.0%	\$444,081	\$362,869	22.4%	\$411,600	\$340,000	21.1%	\$410,000	\$336,450	21.9%	65	55	18.1%	71	59	20.2%
Residential WF	\$2,573,333	\$1,457,375	76.6%	\$2,573,333	\$1,509,214	70.5%	\$2,100,000	\$1,384,750	51.7%	\$2,100,000	\$1,475,000	42.4%	125	105	19.0%	125	110	13.6%
3 & 4 Plex	\$180,000	\$0	100.0%	\$180,000	\$400,000	-100.0%	\$180,000	\$0	100.0%	\$180,000	\$400,000	-55.0%	145	0	-100.0%	145	40	-100.0%
Timeshares	\$5,700	\$0	100.0%	\$7,350	\$0	100.0%	\$5,700	\$0	100.0%	\$7,350	\$0	100.0%	14	0	100.0%	80	0	100.0%
Apartments	\$234,612	\$217,715	7.8%	\$233,196	\$208,860	11.7%	\$219,900	\$194,450	13.1%	\$219,000	\$190,900	14.7%	71	62	14.3%	72	69	4.5%
Townhouses	\$302,189	\$278,188	8.6%	\$319,151	\$264,488	20.7%	\$303,213	\$265,000	14.4%	\$305,000	\$253,000	20.6%	59	48	23.8%	65	69	-6.3%
Total																		
FARMS:	\$850,000	\$425,000	100.0%	\$850,000	\$521,633	62.9%	\$850,000	\$425,000	-100.0%	\$850,000	\$424,950	100.0%	146	13	-100.0%	146	55	165.5%
MULTI FAMILY:	\$0	\$0	0.0%	\$2,675,000	\$1,176,000	127.5%	\$0	\$0	0.0%	\$2,675,000	\$1,176,000	127.5%	0	0	0.0%	67	65	3.1%
LOTS:																		
Acreage	\$367,486	\$502,000	-26.8%	\$384,044	\$419,414	-8.4%	\$355,000	\$510,000	-30.4%	\$400,000	\$304,500	31.4%	218	184	18.6%	187	183	2.1%
Acreage WF	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	0	0	0.0%	0	0	0.0%
Lots	\$218,184	\$141,356	54.4%	\$199,896	\$176,070	13.5%	\$174,500	\$137,500	26.9%	\$168,000	\$137,500	22.2%	119	864	-86.2%	108	587	-81.5%
Lots WF	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$224,500	0.0%	\$0	\$224,500	0.0%	0	6	0.0%	0	6	0.0%
Total																		
I.C. & I.:																		
Business	\$2,654,167	\$92,500	2769.4%	\$1,609,500	\$164,667	877.4%	\$3,950,000	\$92,500	4170.3%	\$62,500	\$94,000	-33.5%	90	174	-48.5%	131	160	-18.4%
Commercial	\$642,271	\$715,000	-10.2%	\$659,764	\$430,000	53.4%	\$259,900	\$825,000	-68.5%	\$292,000	\$540,000	-45.9%	133	124	6.9%	143	88	62.6%
Land	\$0	\$2,950,000	0.0%	\$855,000	\$950,000	-10.0%	\$0	\$2,950,000	-100.0%	\$855,000	\$1,950,000	-56.2%	0	118	-100.0%	218	107	103.7%
Leases	\$165,297	\$236,803	-30.2%	\$95,956	\$72,750	31.9%	\$93,120	\$105,000	-11.3%	\$62,491	\$97,680	-36.0%	163	337	-51.6%	228	251	-9.1%
Total																		
													105	160		118	127	

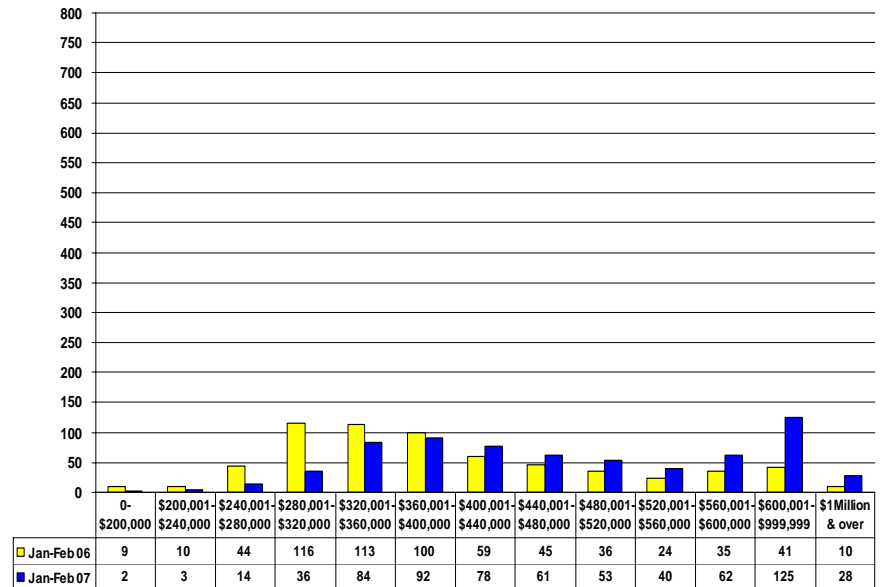
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Central Zone - Single Family Residential - February 2007
 Monthly Listings By Price Range - Single Family Dwellings Only

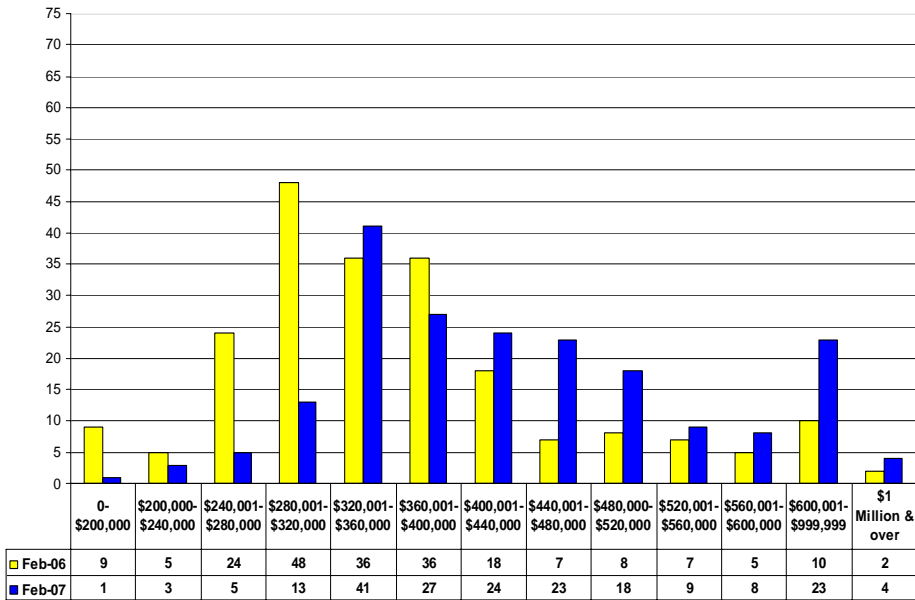


Central Zone - Single Family Residential 2006 vs 2007
 Listings Taken By Price Range - Single Family Dwellings Only

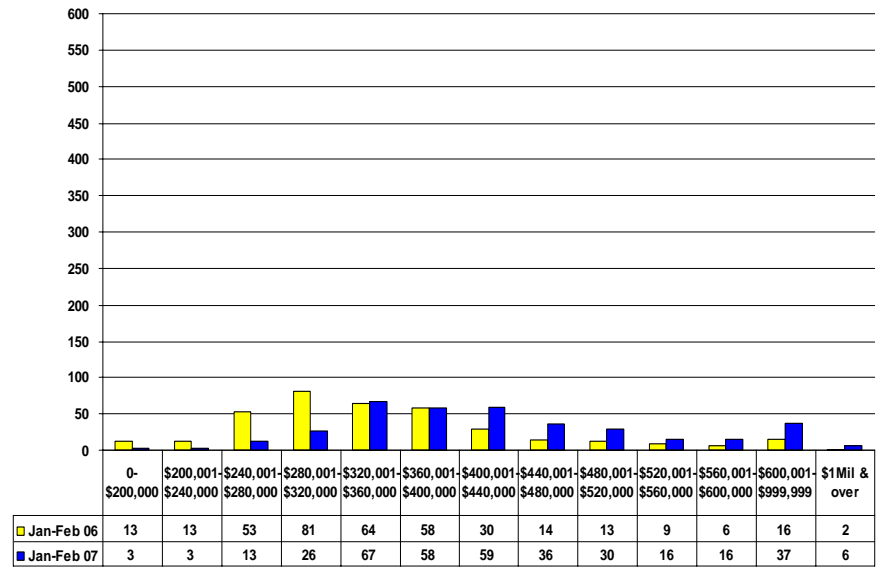


Central Zone - Single Family Residential - February 2007
 Monthly Sales by Price Range - Single Family Dwellings Only

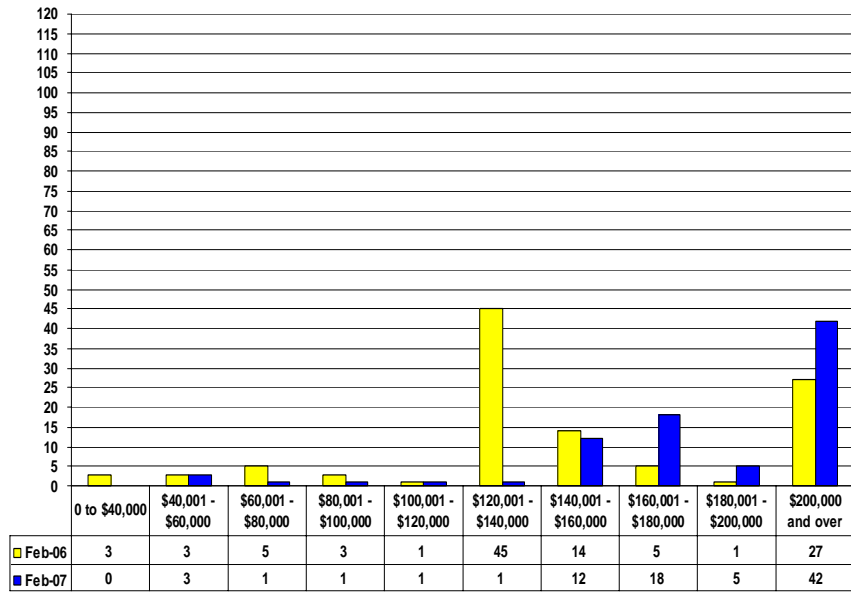
■ Feb-06 ■ Feb-07



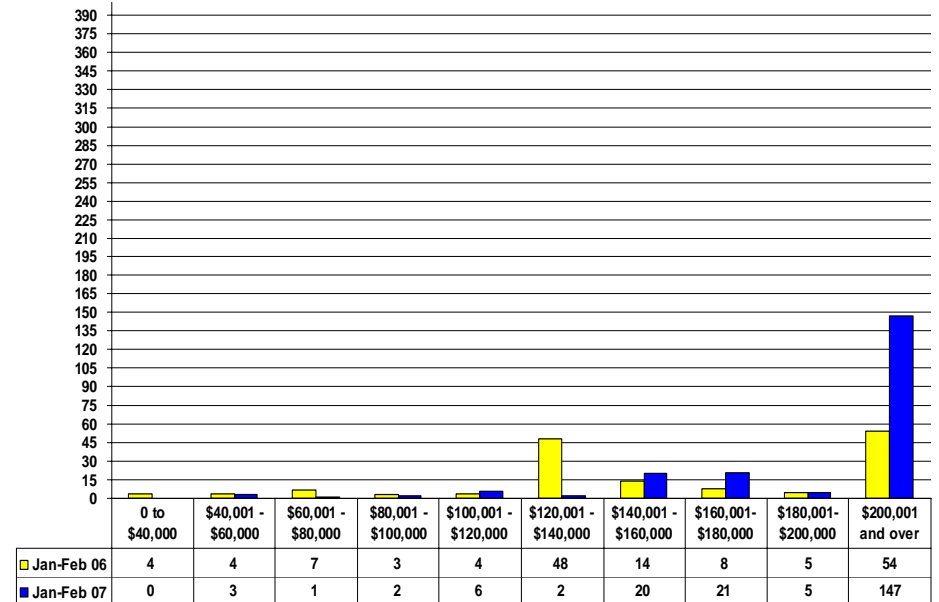
Central Zone - Single Family Residential 2006 vs 2007
 Number of Solds by Price Range - Single Family Dwellings Only



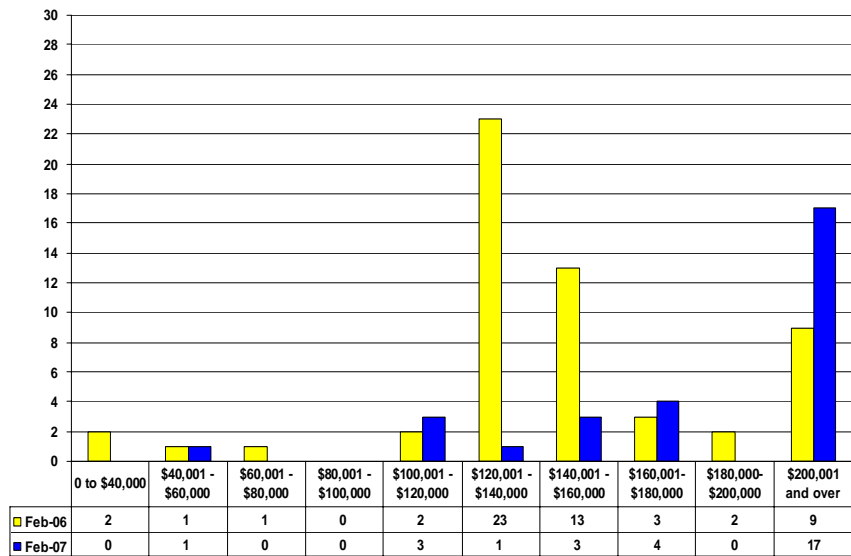
Central Zone - February 2007
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



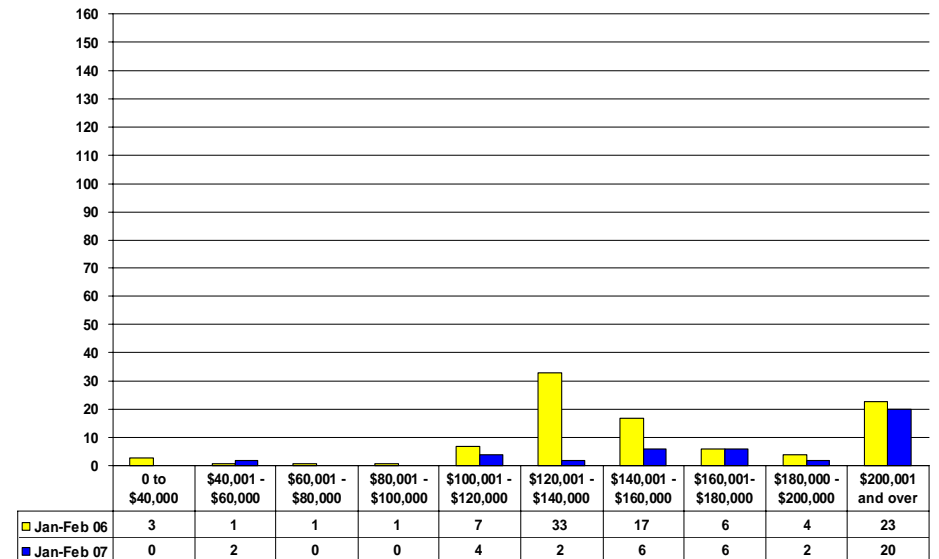
Central Zone - Lots 2006 vs 2007
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

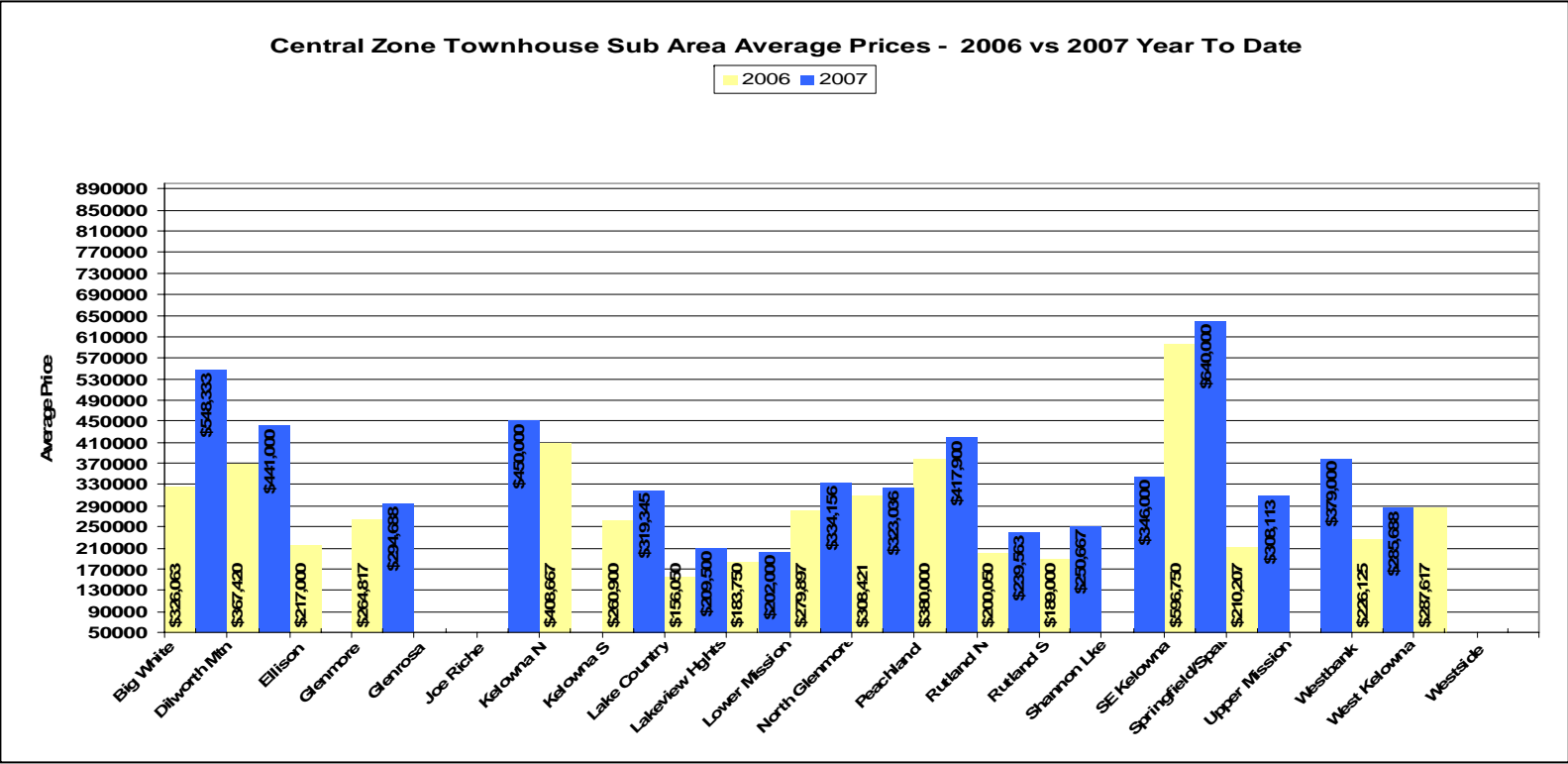
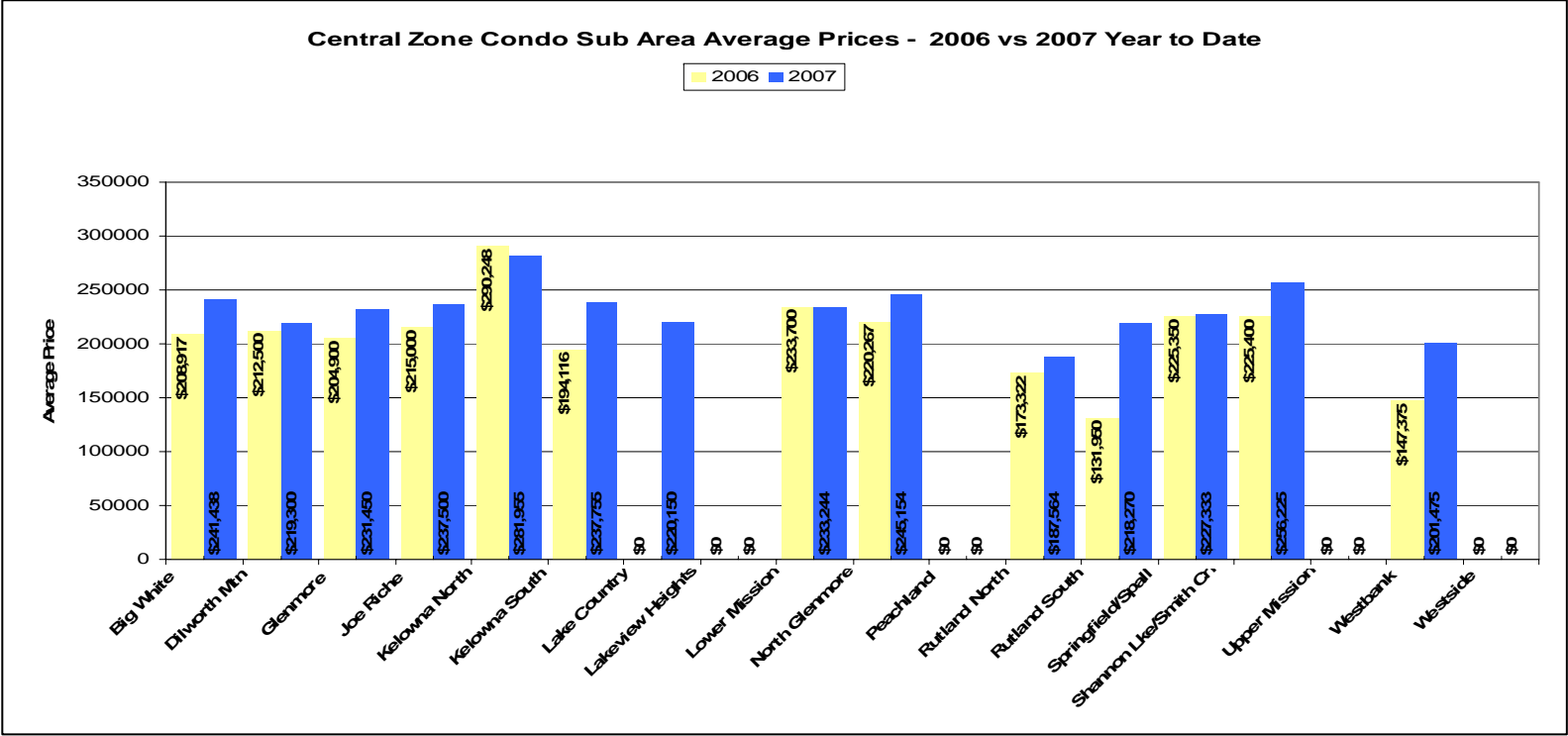


Central Zone - February 2007
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



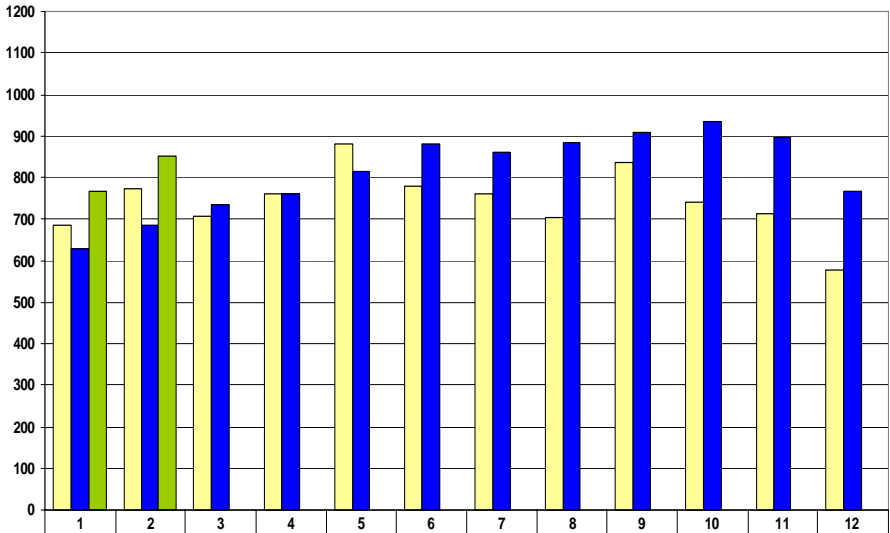
Central Zone - Lots 2006 vs 2007
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront





Inventory of Active Listings (3 Year History)
Single Family Residential - Central Zone

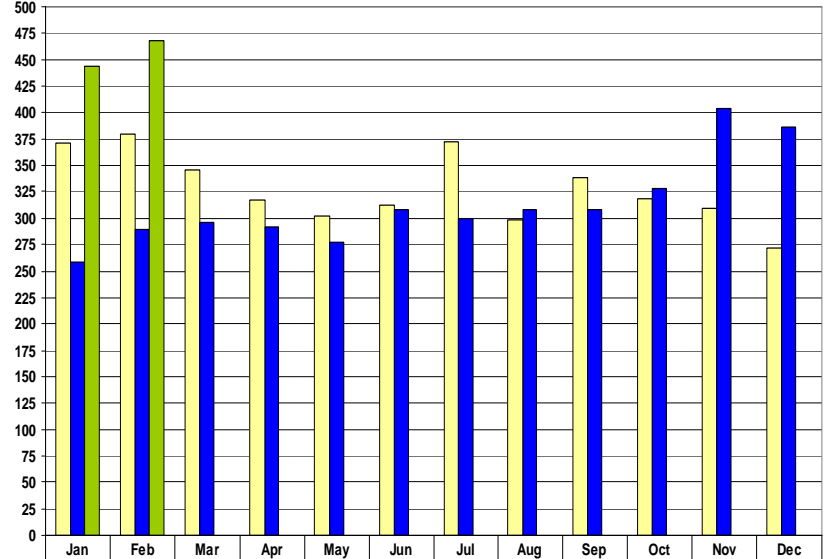
2005 2006 2007



2005	687	774	707	762	880	780	760	704	836	740	712	577
2006	630	685	733	760	816	880	860	883	908	935	897	766
2007	767	851										

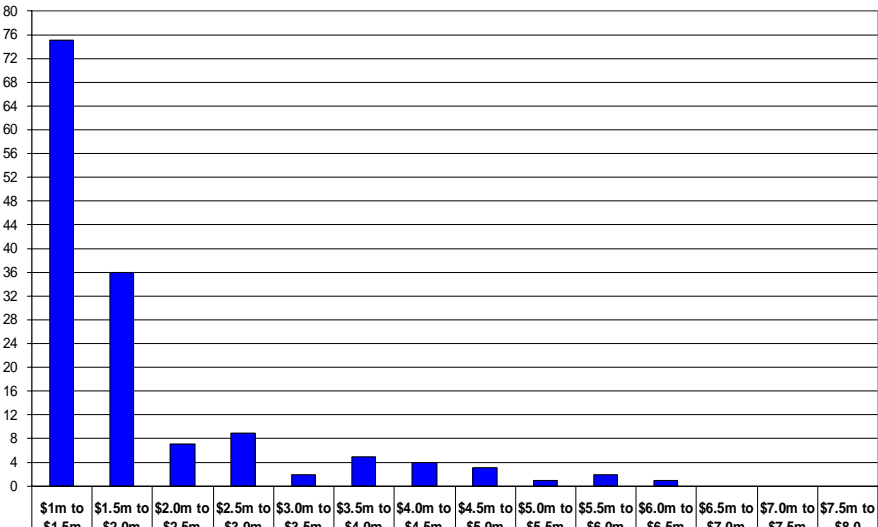
Inventory of Active Listings (3 Year History)
Lots - Central Zone

2005 2006 2007



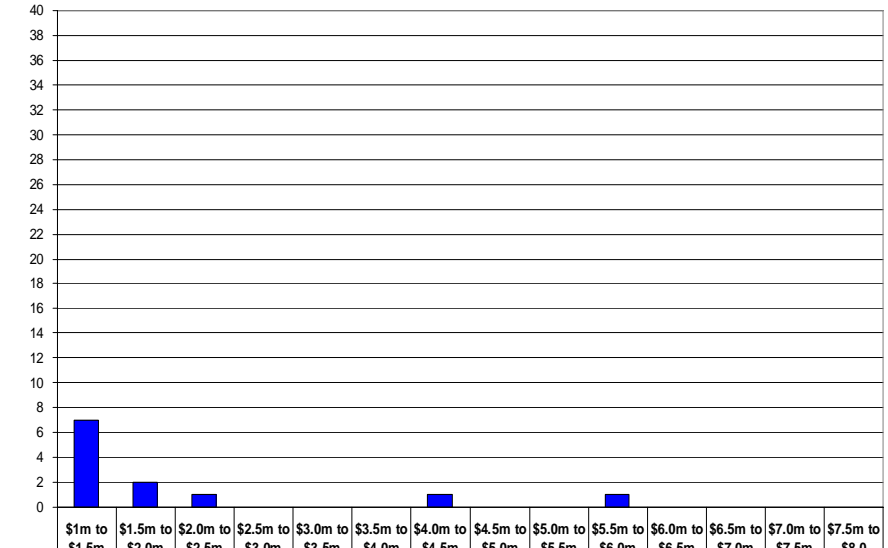
2005	371	379	345	317	302	313	372	299	338	319	309	272
2006	259	289	296	291	277	308	300	308	308	328	404	386
2007	444	468										

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



Actives	75	36	7	9	2	5	4	3	1	2	1	0	0	0
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Central Zone - Million Dollar Residential Sales
(Includes Residential Single Family, Single Family With Acreage and Single Family Bare Land Strata)



Solds	7	2	1	0	0	0	1	0	0	1	0	0	0	0
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