CENTRAL ZONE
MONTHLY STATISTICS

FOR

March 1st - 31st, 2006

The revised format for the monthly statistics contains the following:

Cover Page
Zone Total Summary
Central Summary (Summary Statistical Information and Membership)
Central Statistics

GRAPHS
Residential Monthly and Year To Date Listings
Residential Monthly and Year to Date Sales
Residential Sub Area Averages Year To Date and Comparison 2002 to 2006
Lots Monthly and Year to Date Listings
Lots Monthly and Year to Date Sales
Apartment and Townhouse Sub Area Averages Year to Date
Residential and Lots Inventory
Million Dollar Plus Active Listings and Sales

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	899	921	-2.4%	2406	2267	6.1%
Units Sold	**567**	**562**	**0.9%**	**1431**	**1342**	**6.6%**
Sales Dollars	$189,185,853	$148,618,112	27.3%	$455,656,848	$351,362,032	29.7%
List/Sell Ratio	95.20%	95.44%		95.73%	94.12%	1.7%
Days to Sell	155	191	-18.7%	128	197	-35.3%
Active Listings	2281	2273	0.4%			
ZONE NO TOTALS						
Units Listed	399	396	0.8%	1009	1032	-2.2%
Units Sold	**229**	**293**	**-21.8%**	**589**	**655**	**-10.1%**
Sales Dollars	$61,321,068	$62,138,800	-1.3%	$154,187,799	$126,220,847	22.2%
List/Sell Ratio	95.62%	96.17%		93.52%	94.53%	-1.1%
Days to Sell	138	155	-11.0%	149	162	-8.1%
Active Listings	1139	1077	5.8%			
ZONE SH TOTALS						
Units Listed	208	214	-2.8%	510	455	12.1%
Units Sold	**98**	**120**	**-18.3%**	**276**	**247**	**11.7%**
Sales Dollars	$19,992,217	$19,646,037	1.8%	$68,100,567	$39,502,812	72.4%
List/Sell Ratio	94.71%	94.41%		94.19%	95.23%	-1.1%
Days to Sell	157	246	-36.3%	184	241	-23.8%
Active Listings	767	825	-7.0%			
ZONE OB TOTALS						
Units Listed	20	18	11.1%	40	48	-16.7%
Units Sold	**2**	**6**	**-66.7%**	**15**	**13**	**15.4%**
Sales Dollars	$650,000	$1,800,000	-63.9%	$2,690,902	$3,700,500	-27.3%
List/Sell Ratio	94.93%	93.23%		94.77%	89.71%	5.6%
Days to Sell	244	162	50.8%	188	139	35.0%
Active Listings	91	119	-23.5%			
GRAND TOTALS						
Units Listed	1526	1549	-1.5%	3965	3802	4.3%
Units Sold	**896**	**981**	**-8.7%**	**2311**	**2257**	**2.4%**
Sales Dollars	$271,149,138	$232,202,949	16.8%	$680,636,116	$520,786,191	30.7%
List/Sell Ratio	95.12%	94.81%		94.55%	93.40%	1.2%
Days to Sell	173	188	-7.9%	162	185	-12.4%
Active Listings	4278	4294	-0.4%			

CENTRAL OKANAGAN ZONE
QUICK SUMMARY
March 31st, 2006

	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	$ Value	# of Units	$ Value	Listings Taken	Inventory
March-06	567	$189,185,853	257	$96,098,649	899	2,281
February-06	480	$150,064,303	212	$79,368,503	766	2,177
March-05	562	$148,618,112	262	$80,407,206	921	2,273

The Central Zone has 643 Members. The average number of listings-per-licensee is 3.5

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
CONDO/APT	108	170	418	25.84%	148
CONDO/TWNHSE	51	85	190	26.84%	69
LOTS	52	71	296	17.57%	182
RESIDENTIAL	257	390	733	35.06%	57

Average House Price **$367,287** **Median House Price** **$340,000**

The Average and Median Price are the Year to Date Figures

MEMBERSHIP INFORMATION

	TOTAL NUMBER OF MEMBERS March 31/06	TOTAL NUMBER OF MEMBERS March 31/05	CHANGE BY NUMBER	CHANGE BY %
ALL ZONES	1024	919	105	11.43%
CENTRAL ZONE	643	566	77	13.60%
NORTH ZONE	281	263	18	6.84%
SHUSWAP ZONE	100	90	10	11.11%

CURRENT

MANAGING BROKERS	82
SALES REPS	861
PROPERTY MGMNT	17
ASSOCIATE BROKERS	63
EXEMPTION MEMBER	1
TOTALS	**1024**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	% + or -	THIS YEAR	LAST YEAR	% + or -
Acreage						
Units Listed	4	15	-73.3%	15	34	-55.9%
Units Sold	**8**	**3**	**166.7%**	**21**	**7**	**200.0%**
Sales Dollars	**$8,519,000**	**$1,120,000**	**660.6%**	**$14,113,900**	**$1,983,000**	**611.7%**
List/Sell $ Ratio	87.14%	98.08%		93.18%	94.30%	
Days to Sell	195	109	78.9%	190	135	40.7%
Active Inventory	44	48	-8.3%			
Average Price	$1,064,875	$373,333	185.2%	$672,090	$283,286	137.2%
Median Price	$400,000	$345,000	15.9%	$400,000	$345,000	15.9%
Acreage with House						
Units Listed	22	26	-15.4%	57	55	3.6%
Units Sold	**8**	**17**	**-52.9%**	**29**	**29**	**0.0%**
Sales Dollars	**$4,382,500**	**$9,927,000**	**-55.9%**	**$19,442,900**	**$15,100,500**	**28.8%**
List/Sell $ Ratio	94.90%	95.07%		95.63%	95.18%	
Days to Sell	166	203	-18.2%	123	208	-40.9%
Active Inventory	86	74	16.2%			
Average Price	$547,813	$583,941	-6.2%	$670,445	$520,707	28.8%
Median Price	$537,000	$570,000	-5.8%	$585,000	$470,000	24.5%
Acreage (Waterfront)						
Units Listed	2	1	-100.0%	5	3	66.7%
Units Sold	**0**	**1**	**-100.0%**	**0**	**3**	**-100.0%**
Sales Dollars	**$0**	**$385,000**	**-100.0%**	**$0**	**$1,700,000**	**-100.0%**
List/Sell $ Ratio	0.00%	97.47%		0.00%	99.16%	
Days to Sell	0	156	-100.0%	0	267	-100.0%
Active Inventory	7	9	-22.2%			
Average Price	$0	$385,000	-100.0%	$0	$566,667	-100.0%
Median Price	$0	$385,000	-100.0%	$0	$640,000	-100.0%
Business						
Units Listed	12	16	-25.0%	37	36	2.8%
Units Sold	**2**	**1**	**100.0%**	**7**	**7**	**0.0%**
Sales Dollars	**$73,400**	**$95,000**	**-22.7%**	**$752,400**	**$1,026,500**	**-26.7%**
List/Sell $ Ratio	96.48%	95.10%		90.67%	80.11%	
Days to Sell	60	114	-47.4%	131	189	-30.7%
Active Inventory	77	73	5.5%			
Average Price	$36,700	$95,000	-61.4%	$107,486	$146,643	-26.7%
Median Price	$36,700	$95,000	-61.4%	$65,000	$94,000	-30.9%
Condo (Townhouse)						
Units Listed	85	87	-2.3%	226	216	4.6%
Units Sold	**51**	**66**	**-22.7%**	**157**	**148**	**6.1%**
Sales Dollars	**$14,988,016**	**$15,972,662**	**-6.2%**	**$43,654,239**	**$36,799,508**	**18.6%**
List/Sell $ Ratio	98.37%	99.00%		98.21%	98.70%	
Days to Sell	69	86	-19.8%	70	80	-12.5%
Active Inventory	190	217	-12.4%			
Average Price	$293,883	$242,010	21.4%	$278,052	$248,645	11.8%
Median Price	$261,500	$231,525	12.9%	$259,000	$234,900	10.3%
Condo (Apt)						
Units Listed	170	164	3.7%	434	362	19.9%
Units Sold	**108**	**84**	**28.6%**	**249**	**220**	**13.2%**
Sales Dollars	**$25,007,150**	**$16,612,035**	**50.5%**	**$55,129,338**	**$45,102,025**	**22.2%**
List/Sell $ Ratio	98.63%	98.10%		98.24%	97.78%	
Days to Sell	148	79	87.3%	103	79	30.4%
Active Inventory	418	428	-2.3%			
Average Price	$231,548	$197,762	17.1%	$221,403	$205,009	8.0%
Median Price	$221,450	$176,205	25.7%	$196,500	$176,000	11.6%

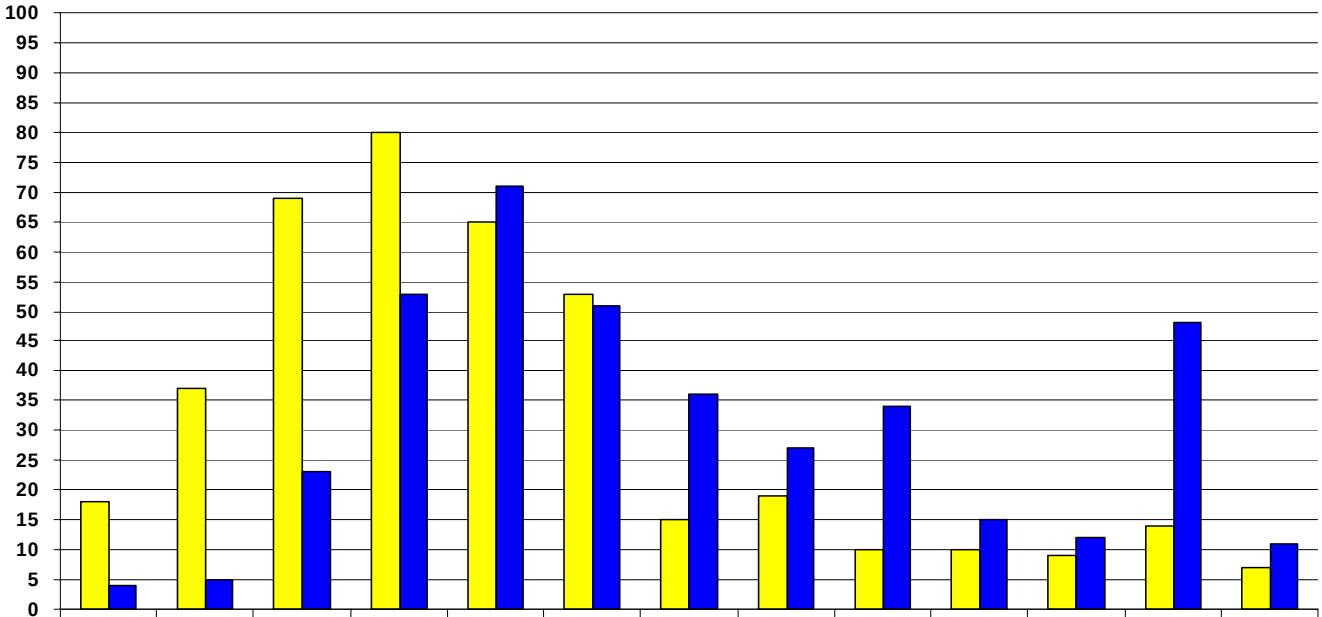
	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	28	29	-3.4%	73	65	12.3%
Units Sold	**20**	**17**	**17.6%**	**44**	**41**	**7.3%**
Sales Dollars	**$6,278,500**	**$4,090,788**	**53.5%**	**$12,824,400**	**$9,566,043**	**34.1%**
List/Sell $ Ratio	97.90%	97.56%		97.81%	97.31%	
Days to Sell	46	43	7.0%	39	46	-15.2%
Active Inventory	47	40	17.5%			
Average Price	$313,925	$240,635	30.5%	$291,464	$233,318	24.9%
Median Price	$268,850	$192,500	39.7%	$243,000	$196,000	24.0%
Farms						
Units Listed	5	12	-58.3%	15	23	-34.8%
Units Sold	**1**	**4**	**-75.0%**	**5**	**7**	**-28.6%**
Sales Dollars	**$1,290,000**	**$2,360,800**	**-100.0%**	**$3,279,900**	**$4,049,300**	**-19.0%**
List/Sell $ Ratio	93.37%	98.10%		95.73%	94.04%	
Days to Sell	296	376	-100.0%	103	247	-58.3%
Active Inventory	37	35	5.7%			
Average Price	$0	$590,200	-100.0%	$655,980	$578,471	13.4%
Median Price	$1,290,000	$587,500	-100.0%	$425,000	$594,250	-28.5%
IC&I						
Units Listed	19	13	46.2%	34	25	36.0%
Units Sold	**6**	**11**	**-45.5%**	**12**	**14**	**-14.3%**
Sales Dollars	**$2,629,985**	**$3,078,800**	**-14.6%**	**$6,064,985**	**$4,454,800**	**36.1%**
List/Sell $ Ratio	88.78%	93.85%		92.54%	95.01%	
Days to Sell	92	107	-14.0%	90	96	-6.3%
Active Inventory	55	35	57.1%			
Average Price	$438,331	$279,891	56.6%	$505,415	$318,200	58.8%
Median Price	$366,243	$300,000	22.1%	$366,243	$301,000	21.7%
IC&I Land						
Units Listed	8	5	60.0%	14	10	40.0%
Units Sold	**1**	**3**	**-66.7%**	**3**	**9**	**-66.7%**
Sales Dollars	**$670,000**	**$1,900,000**	**-64.7%**	**$4,570,000**	**$5,437,000**	**-15.9%**
List/Sell $ Ratio	96.40%	88.76%		95.02%	90.57%	
Days to Sell	605	237	155.3%	273	401	-31.9%
Active Inventory	29	13	123.1%			
Average Price	$670,000	$633,333	5.8%	$1,523,333	$604,111	152.2%
Median Price	$670,000	$580,000	15.5%	$950,000	$545,000	74.3%
Lots						
Units Listed	62	68	-8.8%	197	184	7.1%
Units Sold	**44**	**47**	**-6.4%**	**129**	**103**	**25.2%**
Sales Dollars	**$8,504,950**	**$6,807,344**	**24.9%**	**$22,023,052**	**$14,127,533**	**55.9%**
List/Sell $ Ratio	96.64%	96.65%		97.55%	96.66%	
Days to Sell	169	1,029	-83.6%	439	924	-52.5%
Active Inventory	237	283	-16.3%			
Average Price	$193,294	$144,837	33.5%	$170,721	$137,161	24.5%
Median Price	$127,950	$127,500	0.4%	$137,050	$122,943	11.5%
Leases						
Units Listed	22	11	100.0%	51	43	18.6%
Units Sold	**11**	**6**	**83.3%**	**30**	**17**	**76.5%**
Sales Dollars	**$943,287**	**$849,128**	**11.1%**	**$4,458,225**	**$1,681,064**	**165.2%**
Days to Sell	160	208	-23.1%	218	208	4.8%
Active Inventory	109	144	-24.3%			
Average Price	$85,753	$141,521	-39.4%	$148,608	$98,886	50.3%
Median Price	$58,500	$117,825	-50.4%	$96,630	$67,812	42.5%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	3	1	200.0%	5	1	400.0%
Units Sold	**0**	**0**	**0.0%**	**1**	**2**	**-50.0%**
Sales Dollars	**$0**	**$0**	**0.0%**	**$224,500**	**$512,000**	**-56.2%**
List/Sell $ Ratio	100.00%	0.00%		100.00%	95.59%	
Days to Sell	0	0	0.0%	6	159	-96.2%
Active Inventory	8	5	60.0%			
Average Price	$0	$0	0.0%	$224,500	$256,000	-12.3%
Median Price	$0	$0	0.0%	$224,500	$256,000	-12.3%
Multi-Family (5 Units and up)						
Units Listed	5	3	66.7%	7	8	-12.5%
Units Sold	**0**	**0**	**0.0%**	**1**	**2**	**100.0%**
Sales Dollars	**$0**	**$0**	**0.0%**	**$1,176,000**	**$730,000**	**100.0%**
List/Sell $ Ratio	0.00%	0.00%		94.08%	96.97%	
Days to Sell	0	0	0.0%	65	111	100.0%
Active Inventory	6	5	20.0%			
Average Price	$0	$0	0.0%	$1,176,000	$365,000	100.0%
Median Price	$0	$0	0.0%	$1,176,000	$365,000	100.0%
Multi Plex (Triplex/Fourplex						
Units Listed	2	0	100.0%	3	0	100.0%
Units Sold	**0**	**0**	**0.0%**	**1**	**0**	**100.0%**
Sales Dollars	**$0**	**$0**	**0.0%**	**$400,000**	**$0**	**100.0%**
List/Sell $ Ratio	0.00%	0.00%		100.03%	0.00%	
Days to Sell	0	0	0.0%	40	0	100.0%
Active Inventory	5	0	100.0%			
Average Price	$0	$0	0.0%	$400,000	$0	100.0%
Median Price	$0	$0	0.0%	$400,000	$0	100.0%
Mobile Homes						
Units Listed	43	46	-6.5%	129	121	6.6%
Units Sold	**36**	**32**	**12.5%**	**84**	**76**	**10.5%**
Sales Dollars	**$2,328,816**	**$1,686,449**	**38.1%**	**$5,597,616**	**$3,968,349**	**41.1%**
List/Sell $ Ratio	92.87%	92.88%		92.32%	91.12%	
Days to Sell	48	68	-29.4%	54	69	-21.7%
Active Inventory	95	86	10.5%			
Average Price	$64,689	$52,702	22.7%	$66,638	$52,215	27.6%
Median Price	$55,125	$39,500	39.6%	$61,750	$40,000	54.4%
Recreational Properties						
Units Listed	10	6	66.7%	37	35	5.7%
Units Sold	**3**	**7**	**-57.1%**	**10**	**14**	**-28.6%**
Sales Dollars	**$777,500**	**$1,875,900**	**-58.6%**	**$3,295,900**	**$3,525,800**	**-6.5%**
List/Sell $ Ratio	93.76%	95.24%		94.74%	95.35%	
Days to Sell	140	37	278.4%	203	65	212.3%
Active Inventory	54	23	134.8%			
Average Price	$0	$267,986	-100.0%	$329,590	$251,843	30.9%
Median Price	$325,000	$275,000	18.2%	$328,750	$282,500	16.4%
Residential						
Units Listed	390	406	-3.9%	1040	1018	2.2%
Units Sold	**257**	**262**	**-1.9%**	**630**	**637**	**-1.1%**
Sales Dollars	**$96,098,649**	**$80,407,206**	**19.5%**	**$231,390,893**	**$195,453,110**	**18.4%**
List/Sell $ Ratio	97.98%	97.93%		97.97%	97.70%	
Days to Sell	57	55	3.6%	58	68	-14.7%
Active Inventory	733	707	3.7%			
Average Price	$373,925	$306,898	21.8%	$367,287	$306,834	19.7%
Median Price	$349,664	$287,125	21.8%	$340,000	$288,000	18.1%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	6	12	-50.0%	26	24	8.3%
Units Sold	**11**	**1**	**1000.0%**	**18**	**5**	**260.0%**
Sales Dollars	**$16,694,100**	**$1,450,000**	**1051.3%**	**$27,258,600**	**$6,140,000**	**344.0%**
List/Sell $ Ratio	94.79%	87.88%		93.63%	93.98%	
Days to Sell	77	55	40.0%	90	80	12.5%
Active Inventory	38	36	5.6%			
Average Price	$1,517,645	$1,450,000	4.7%	$1,514,367	$1,228,000	23.3%
Median Price	$1,500,000	$1,450,000	3.4%	$1,487,500	$1,200,000	24.0%
Timeshares						
Units Listed	1	0	100.0%	1	4	-75.0%
Units Sold	**0**	**0**	**0.0%**	**0**	**1**	**-100.0%**
Sales Dollars	**$0**	**$0**	**0.0%**	**$0**	**$5,500**	**-100.0%**
List/Sell $ Ratio	0.00%	0.00%		0.00%	84.62%	-100.0%
Days to Sell	0	0	0.0%	0	313	-100.0%
Active Inventory	6	12	-50.0%			
Average Price	$0	$0	0.0%	$0	$5,500	-100.0%
Median Price	$0	$0	0.0%	$0	$55,000	-100.0%
CENTRAL OKANAGAN - TOTALS						
Units Listed	899	921	-2.4%	2406	2267	6.1%
Units Sold	**567**	**562**	**0.9%**	**1431**	**1342**	**6.6%**
Sales Dollars	**$189,185,853**	**$148,618,112**	**27.3%**	**$455,656,848**	**$351,362,032**	**29.7%**
List/Sell Ratio	95.20%	95.44%		95.73%	94.12%	
Days to Sell	155	191	-18.7%	128	197	
Active Inventory	2281	2273	0.4%			

Central Zone - Single Family Residential March 2006

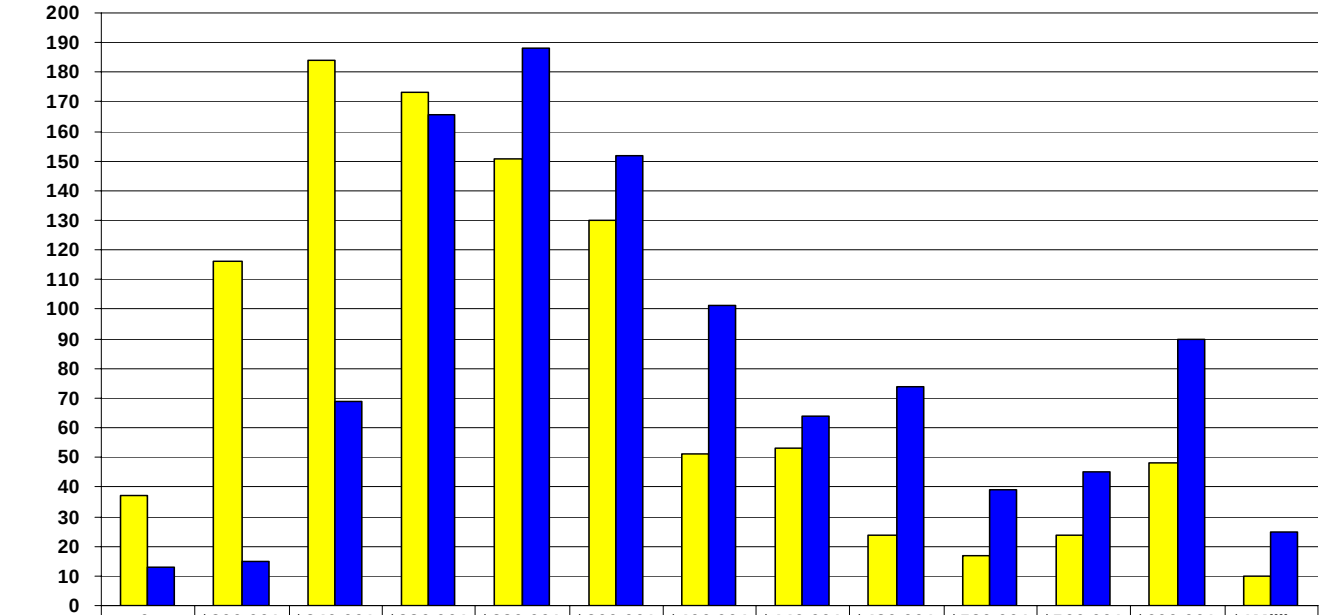
Monthly Listings By Price Range - Single Family Dwellings Only



	0-$200,000	$200,001-$240,000	$240,001-$280,000	$280,001-$320,000	$320,001-$360,000	$360,001-$400,000	$400,001-$440,000	$440,001-$480,000	$480,001-$520,000	$520,001-$560,000	$560,001-$600,000	$600,001-$999,999	$1Million & over
Mar 05	18	37	69	80	65	53	15	19	10	10	9	14	7
Mar 06	4	5	23	53	71	51	36	27	34	15	12	48	11

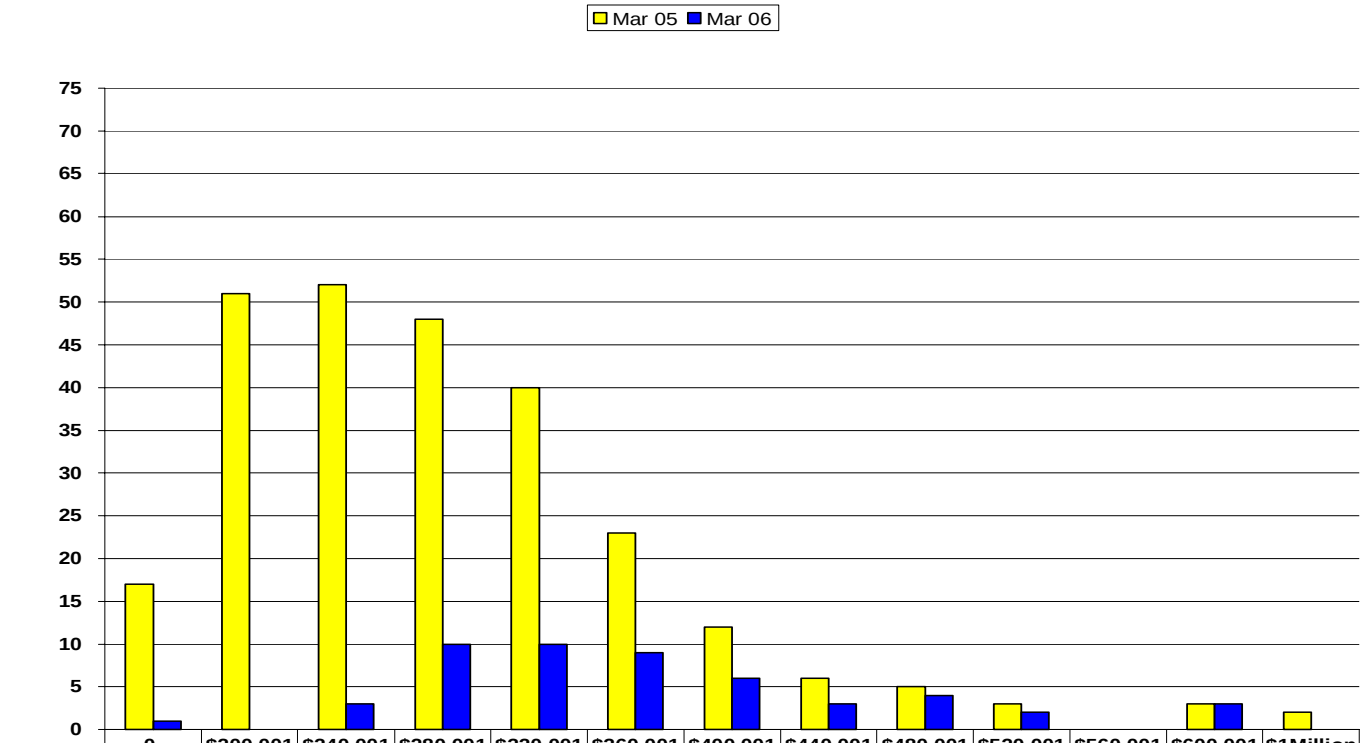
Central Zone - Single Family Residential 2005 vs 2006

Listings Taken By Price Range - Single Family Dwellings Only



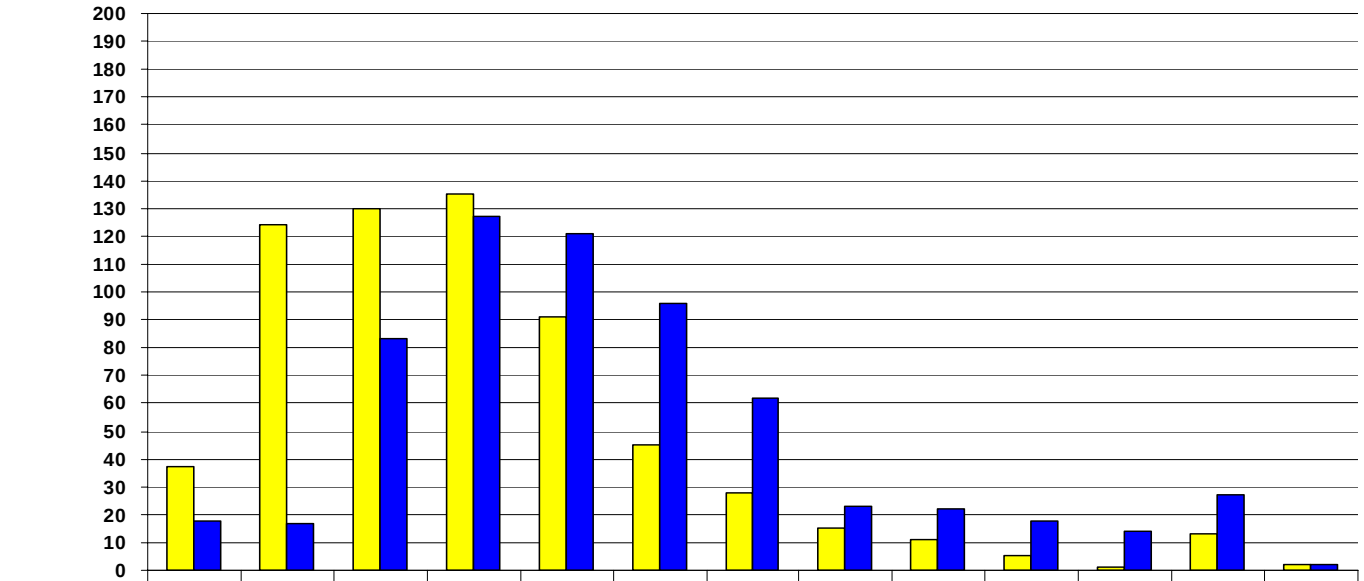
	0-$200,000	$200,001-$240,000	$240,001-$280,000	$280,001-$320,000	$320,001-$360,000	$360,001-$400,000	$400,001-$440,000	$440,001-$480,000	$480,001-$520,000	$520,001-$560,000	$560,001-$600,000	$600,001-$999,999	$1Million & over
Jan-Mar 05	37	116	184	173	151	130	51	53	24	17	24	48	10
Jan-Mar 06	13	15	69	166	188	152	101	64	74	39	45	90	25

Central Zone - Single Family Residential March 2006
Monthly Sales by Price Range - Single Family Dwellings Only



	0-$200,000	$200,001-$240,000	$240,001-$280,000	$280,001-$320,000	$320,001-$360,000	$360,001-$400,000	$400,001-$440,000	$440,001-$480,000	$480,001-$520,000	$520,001-$560,000	$560,001-$600,000	$600,001-$999,999	$1Million & over
Mar 05	17	51	52	48	40	23	12	6	5	3	0	3	2
Mar 06	1	0	3	10	10	9	6	3	4	2	0	3	0

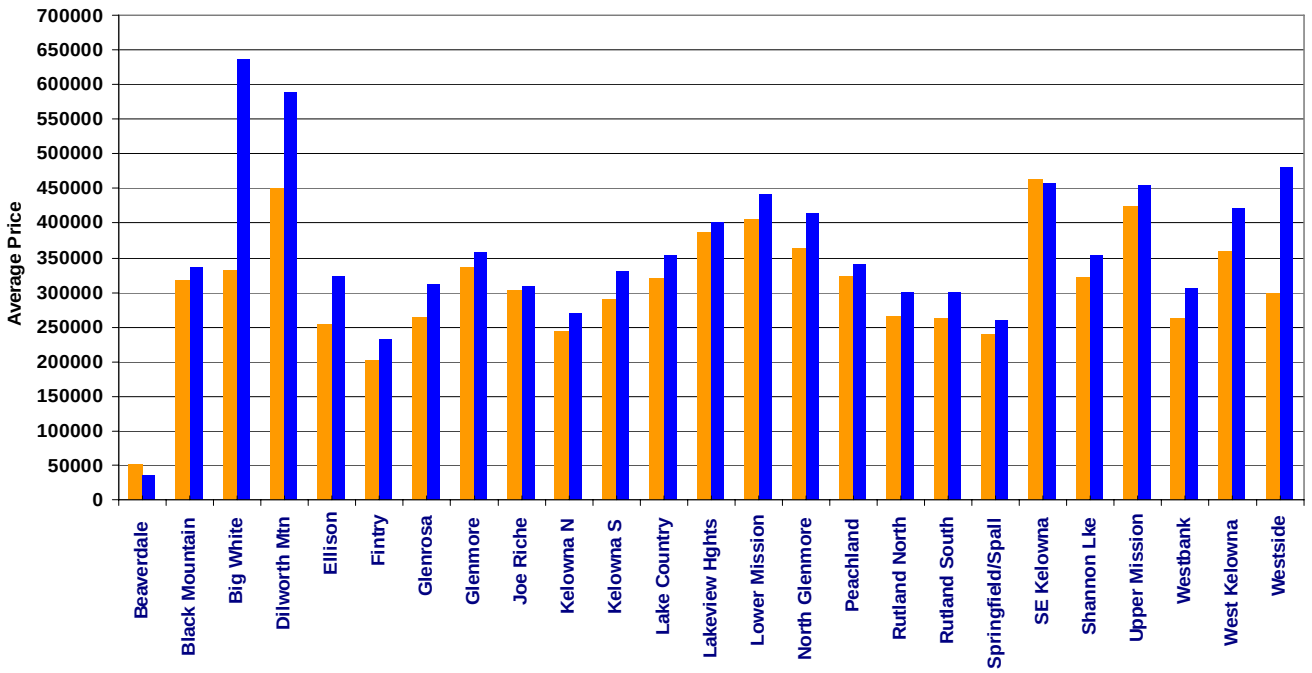
Central Zone - Single Family Residential 2005 vs 2006
Number of Solds by Price Range - Single Family Dwellings Only



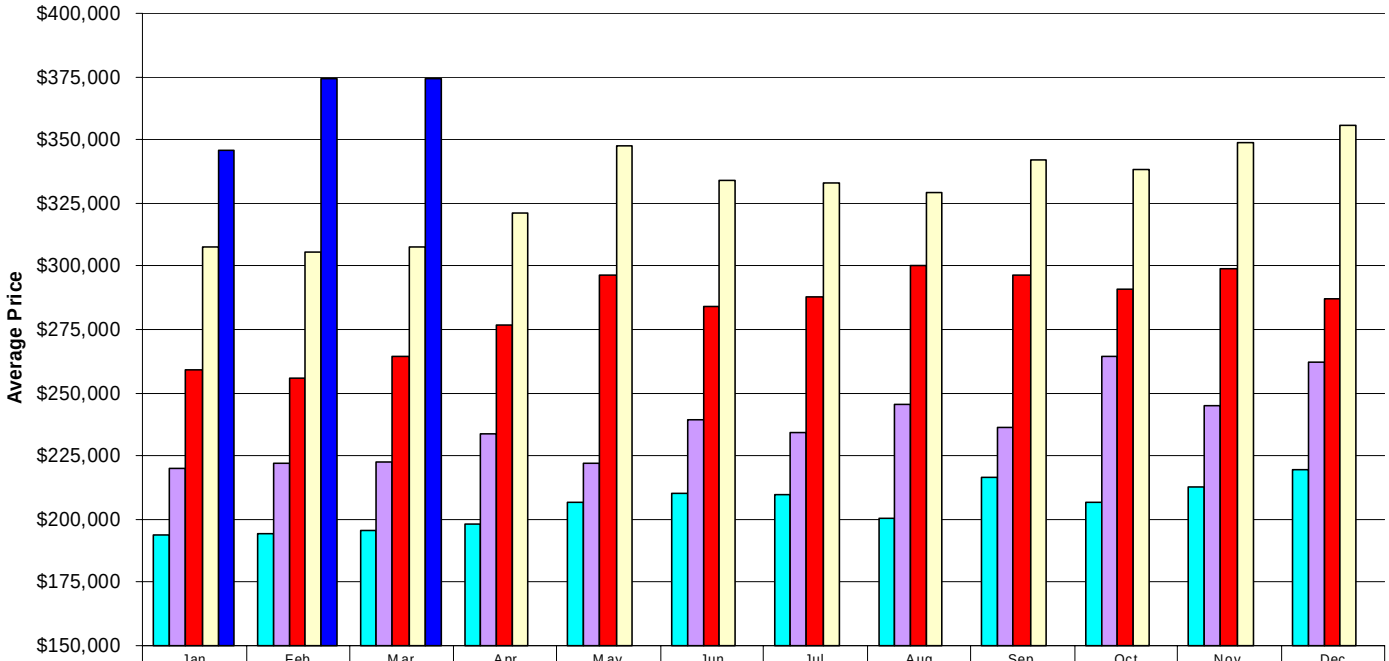
	0-$200,000	$200,001-$240,000	$240,001-$280,000	$280,001-$320,000	$320,001-$360,000	$360,001-$400,000	$400,001-$440,000	$440,001-$480,000	$480,001-$520,000	$520,001-$560,000	$560,001-$600,000	$600,001-$999,999	$1Million & over
Jan-Mar 05	37	124	130	135	91	45	28	15	11	5	1	13	2
Jan-Mar 06	18	17	83	127	121	96	62	23	22	18	14	27	2

Central Zone Residential Sub Area Average Prices - 2005 vs 2006

Residential Single Family Only



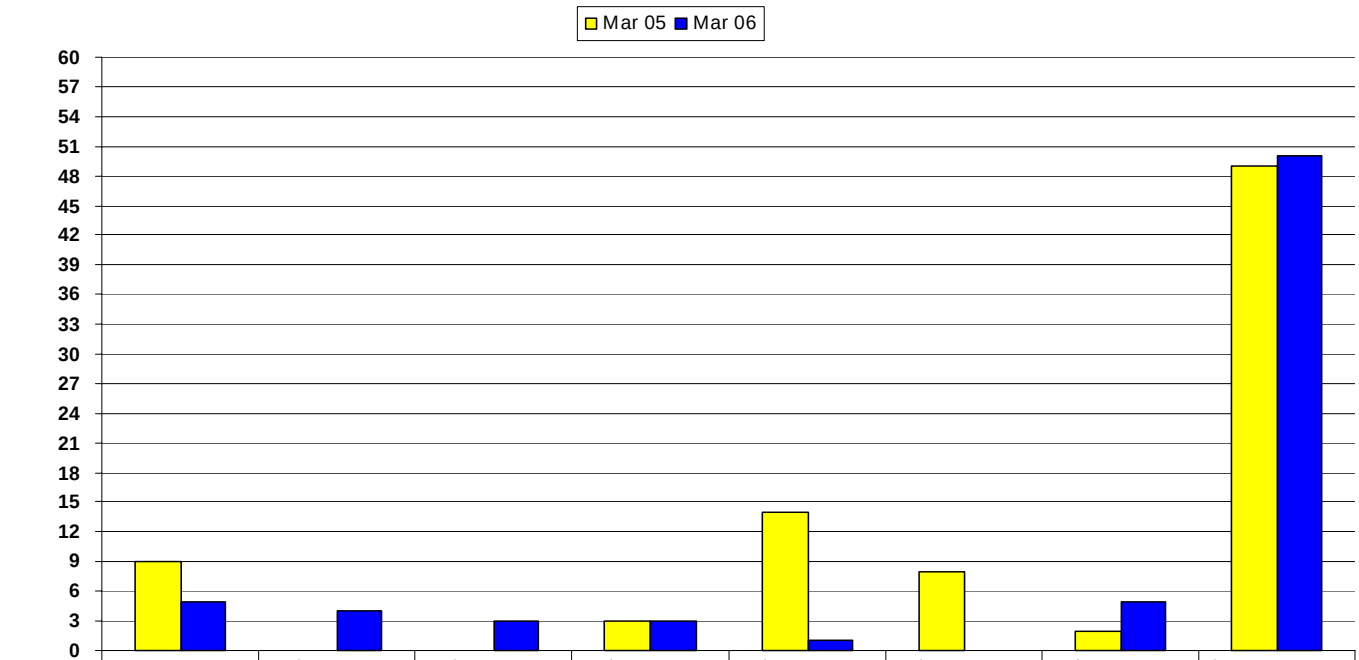
Central Okanagan Single Family Residential Average Prices 2002 to 2006



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2002	$193,452	$194,330	$195,478	$197,902	$206,652	$210,550	$209,831	$200,585	$216,342	$206,508	$212,703	$219,797
2003	$219,994	$222,166	$222,907	$233,813	$222,215	$239,316	$234,124	$245,441	$236,183	$264,266	$244,675	$262,085
2004	$259,185	$255,706	$264,780	$276,865	$296,471	$284,131	$287,920	$299,943	$296,437	$291,213	$298,803	$287,351
2005	$307,809	$305,533	$307,726	$320,950	$347,713	$334,084	$332,745	$329,287	$342,020	$338,500	$349,184	$355,380
2006	$345,818	$374,380	$374,314	$0	$0	$0	$0	$0	$0	$0	$0	$0

Central Zone - March 2006

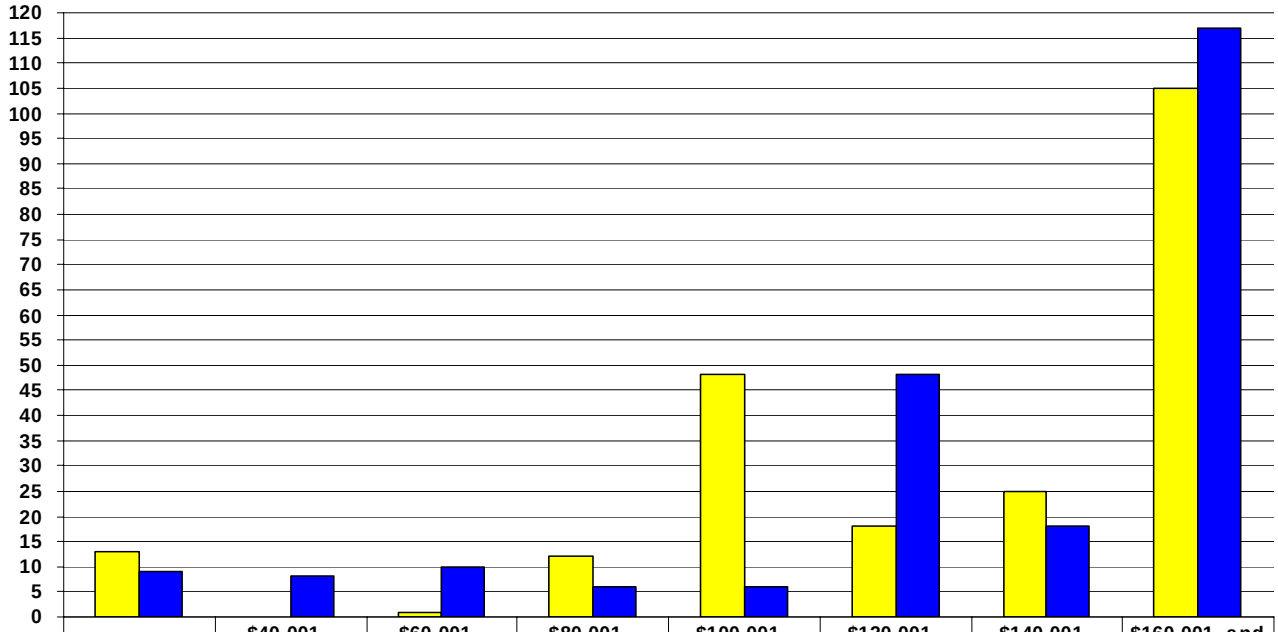
Monthly Listing Comparison By Price Range -
Lots, Lots Waterfront, Acreage and Acreage Waterfront



	0 to $40,000	$40,001 - $60,000	$60,001 - $80,000	$80,001 - $100,000	$100,001 - $120,000	$120,001 - $140,000	$140,001 - $160,000	$160,001 and over
Mar 05	9	0	0	3	14	8	2	49
Mar 06	5	4	3	3	1	0	5	50

Central Zone - Lots 2005 vs 2006

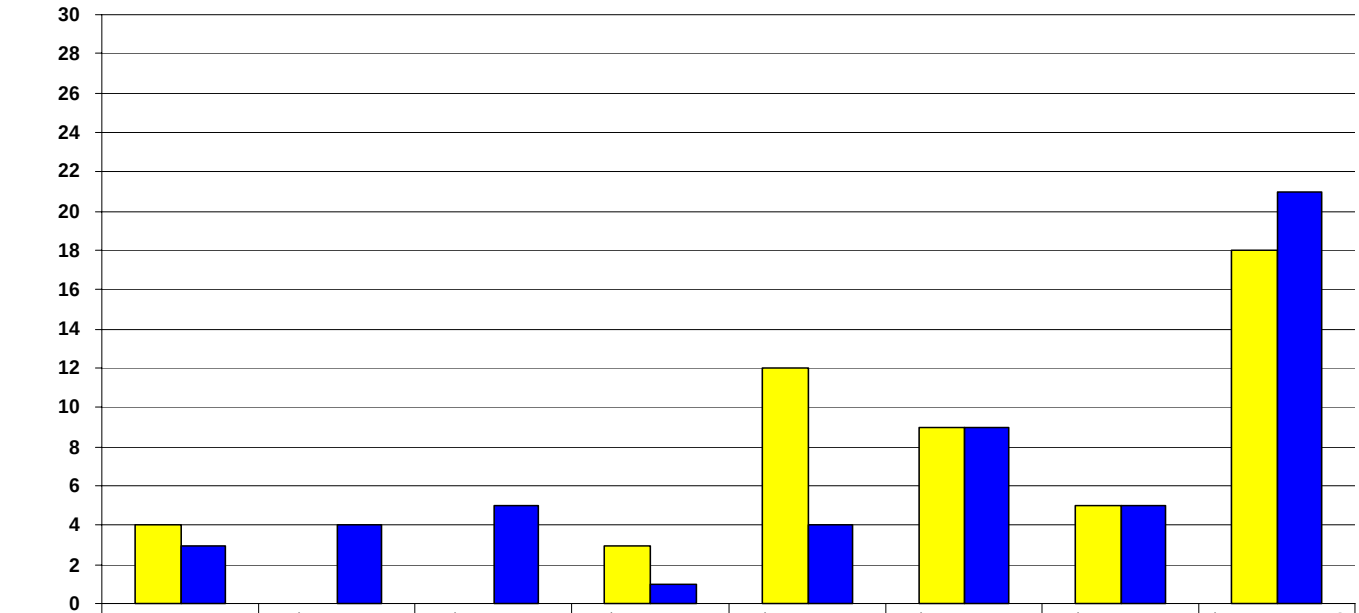
Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



	0 to $40,000	$40,001 - $60,000	$60,001 - $80,000	$80,001 - $100,000	$100,001 - $120,000	$120,001 - $140,000	$140,001 - $160,000	$160,001 and over
Jan-Mar 05	13	0	1	12	48	18	25	105
Jan-Mar 06	9	8	10	6	6	48	18	117

Central Zone - March 2006

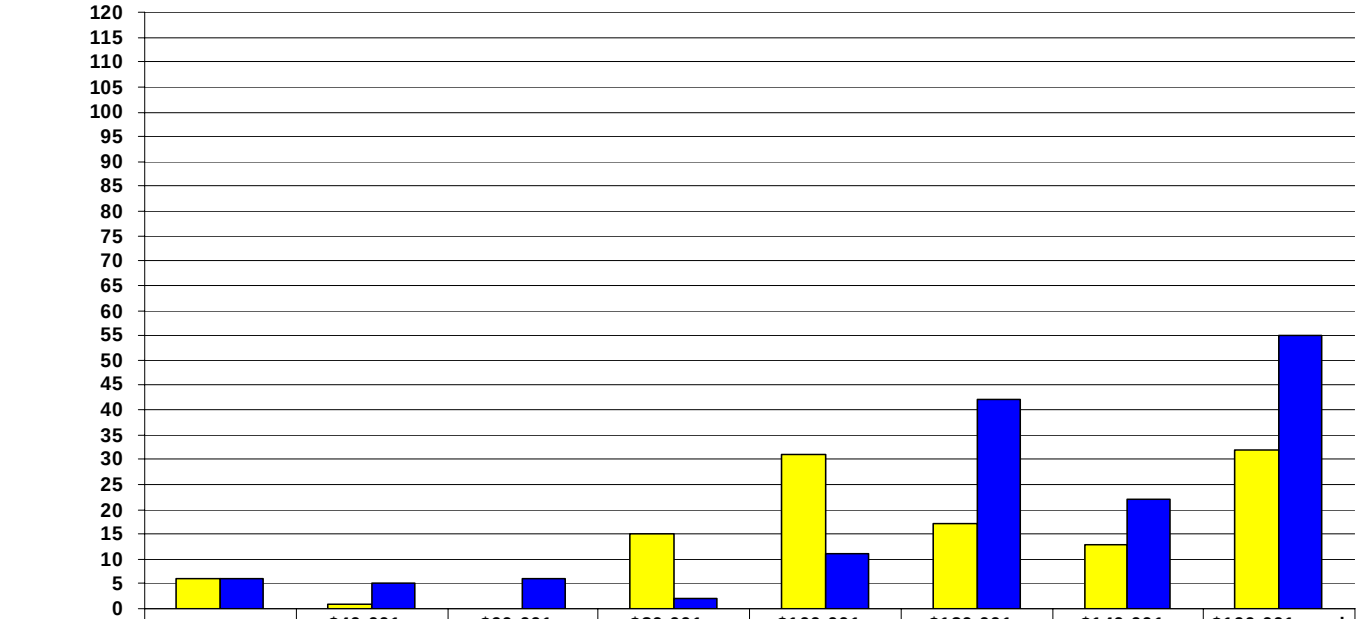
Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



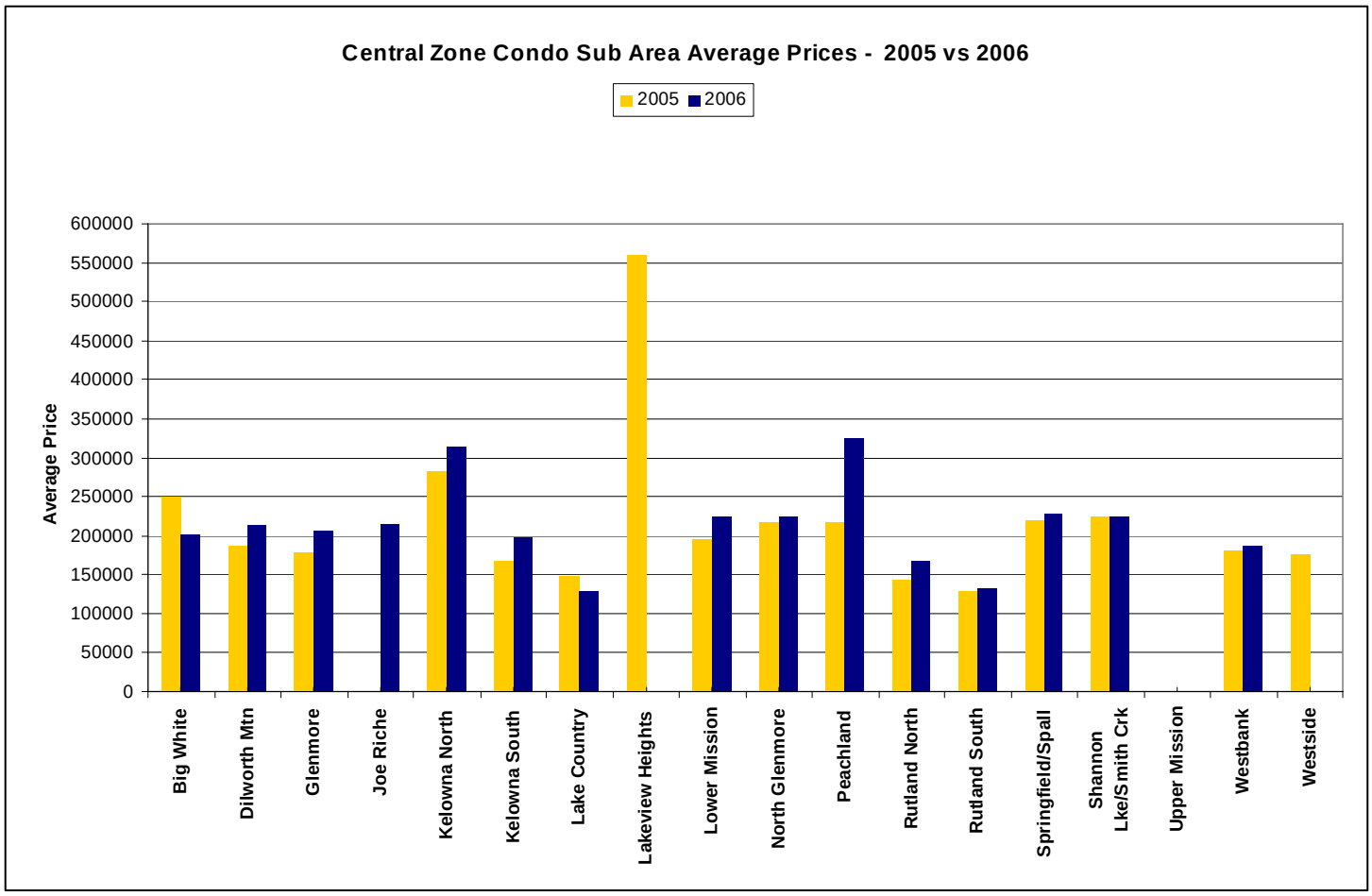
	0 to $40,000	$40,001 - $60,000	$60,001 - $80,000	$80,001 - $100,000	$100,001 - $120,000	$120,001 - $140,000	$140,001 - $160,000	$160,001 and over
Mar 05	4	0	0	3	12	9	5	18
Mar 06	3	4	5	1	4	9	5	21

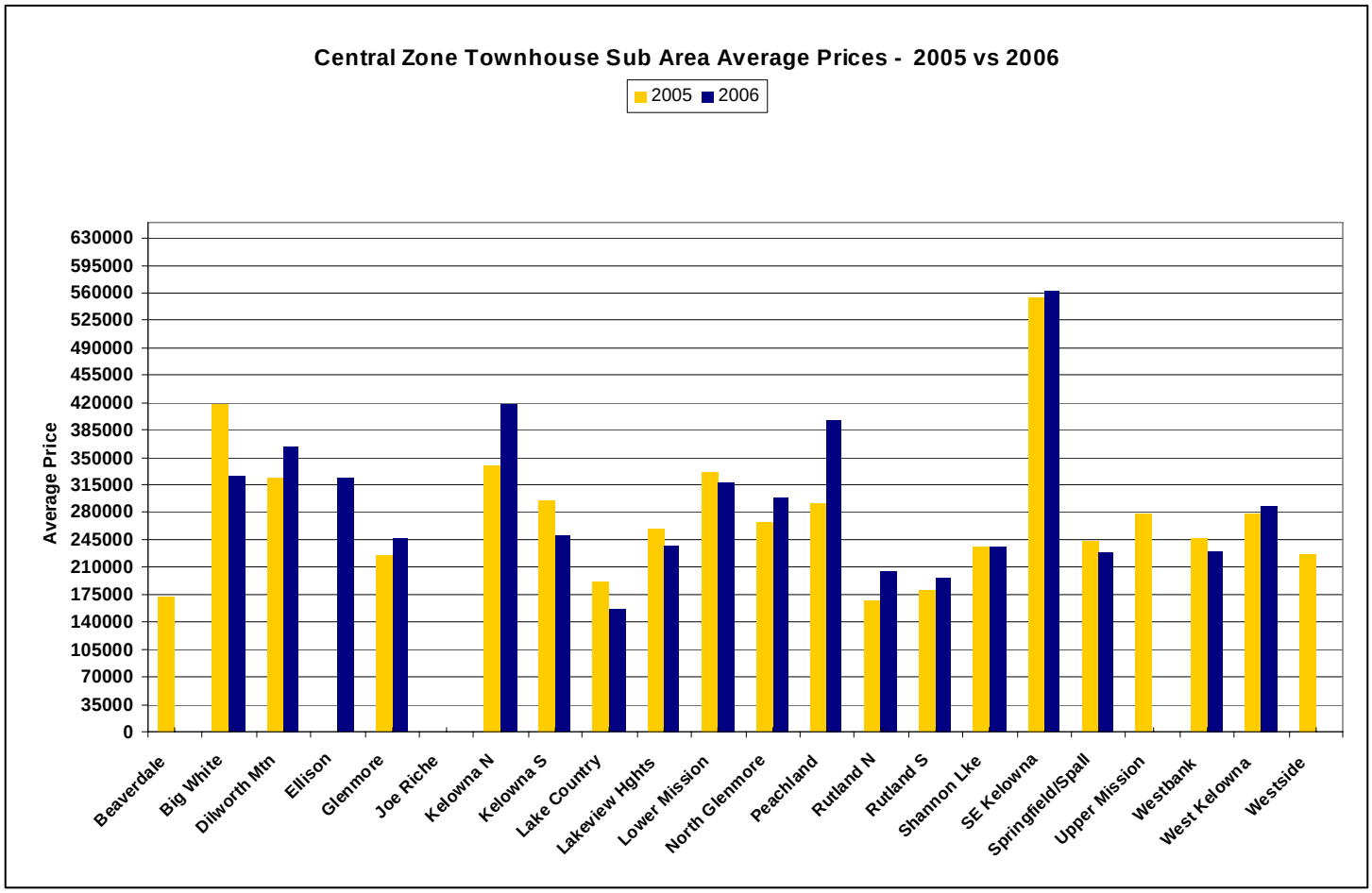
Central Zone - Lots 2005 vs 2006

Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



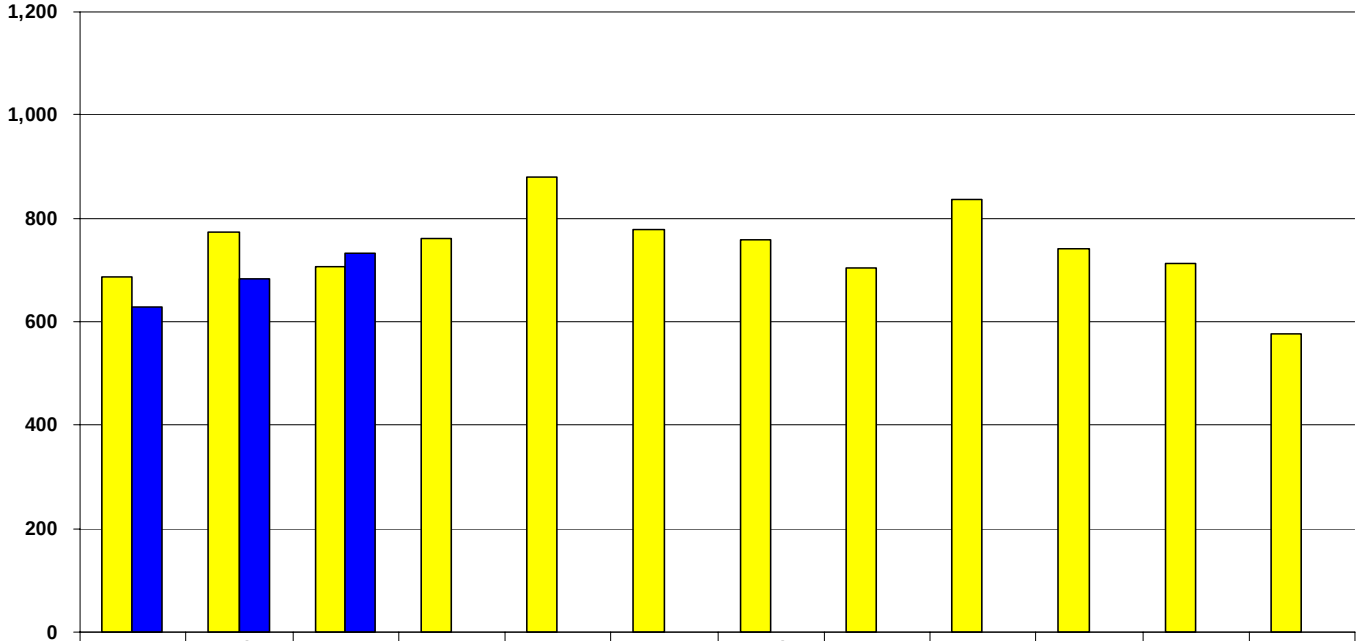
	0 to $40,000	$40,001 - $60,000	$60,001 - $80,000	$80,001 - $100,000	$100,001 - $120,000	$120,001 - $140,000	$140,001 - $160,000	$160,001 and over
Jan-Mar 05	6	1	0	15	31	17	13	32
Jan-Mar 06	6	5	6	2	11	42	22	55


Central Zone Condo Sub Area Average Prices - 2005 vs 2006
2005
2006
Average Price
600000
550000
500000
450000
400000
350000
300000
250000
200000
150000
100000
50000
0
Big White
Dilworth Mtn
Glenmore
Joe Riche
Kelowna North
Kelowna South
Lake Country
Lakeview Heights
Lower Mission
North Glenmore
Peachland
Rutland North
Rutland South
Springfield/Spall
Shannon Lke/Smith Crk
Upper Mission
Westbank
Westside


Central Zone Townhouse Sub Area Average Prices - 2005 vs 2006
2005
2006
Average Price
630000
595000
560000
525000
490000
455000
420000
385000
350000
315000
280000
245000
210000
175000
140000
105000
70000
35000
0
Beaverdale
Big White
Dilworth Mtn
Ellison
Glenmore
Joe Riche
Kelowna N
Kelowna S
Lake Country
Lakeview Hghts
Lower Mission
North Glenmore
Peachland
Rutland N
Rutland S
Shannon Lke
SE Kelowna
Springfield/Spall
Upper Mission
Westbank
West Kelowna
Westside

Inventory of Active Listings 2005 vs 2006

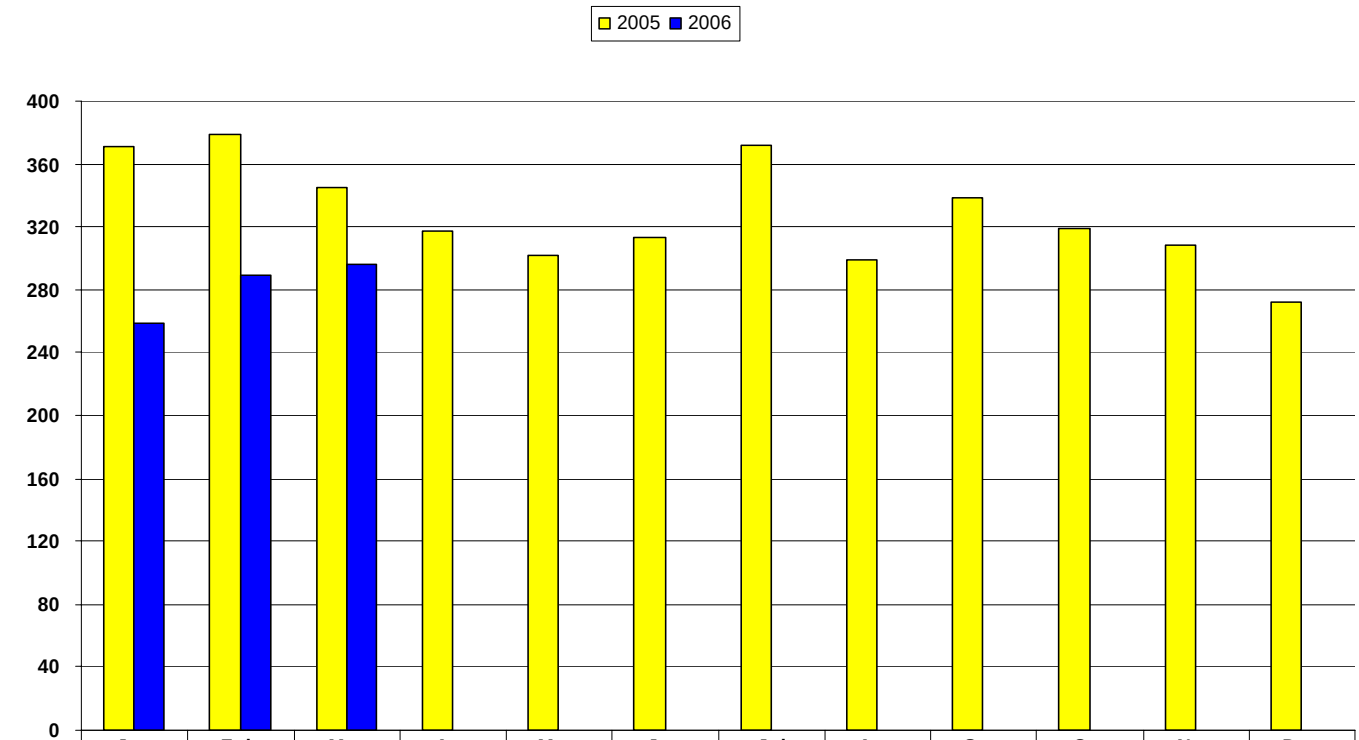
Single Family Residential - Central Zone



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005	687	774	707	762	880	780	760	704	836	740	712	577
2006	630	685	733	0	0	0	0	0	0	0	0	0

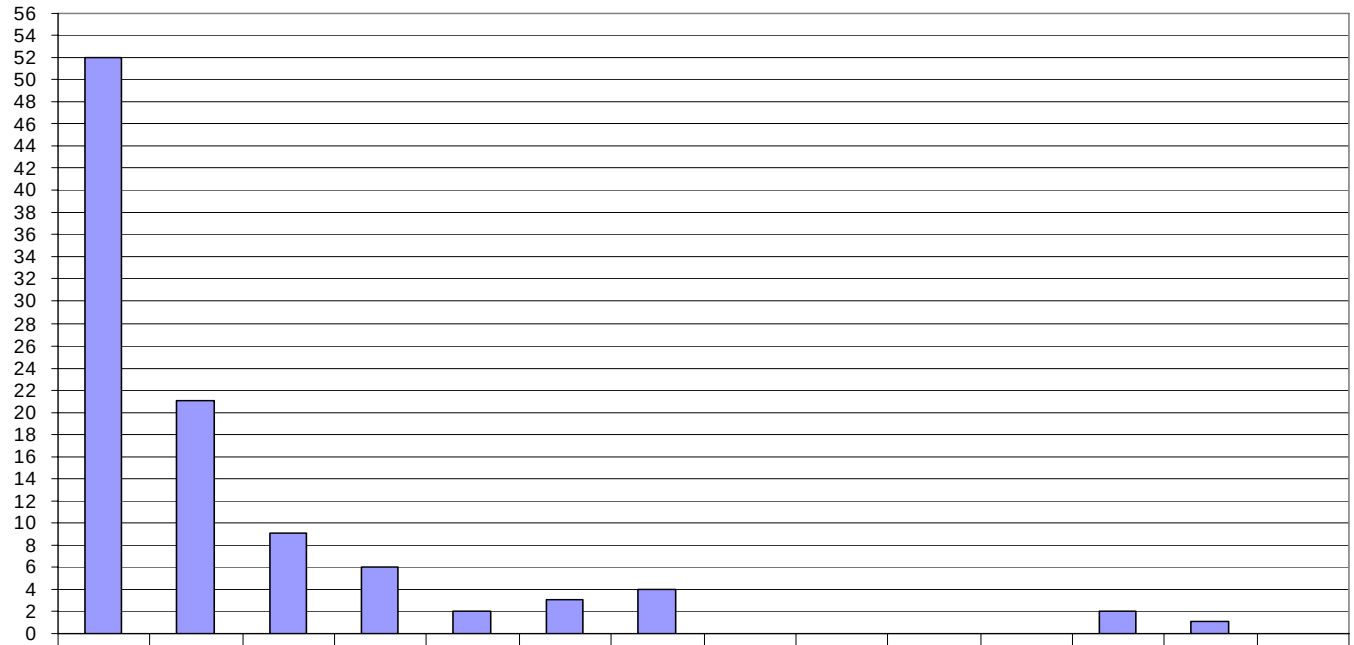
Inventory of Active Listings 2005 vs 2006

Lots - Central Zone



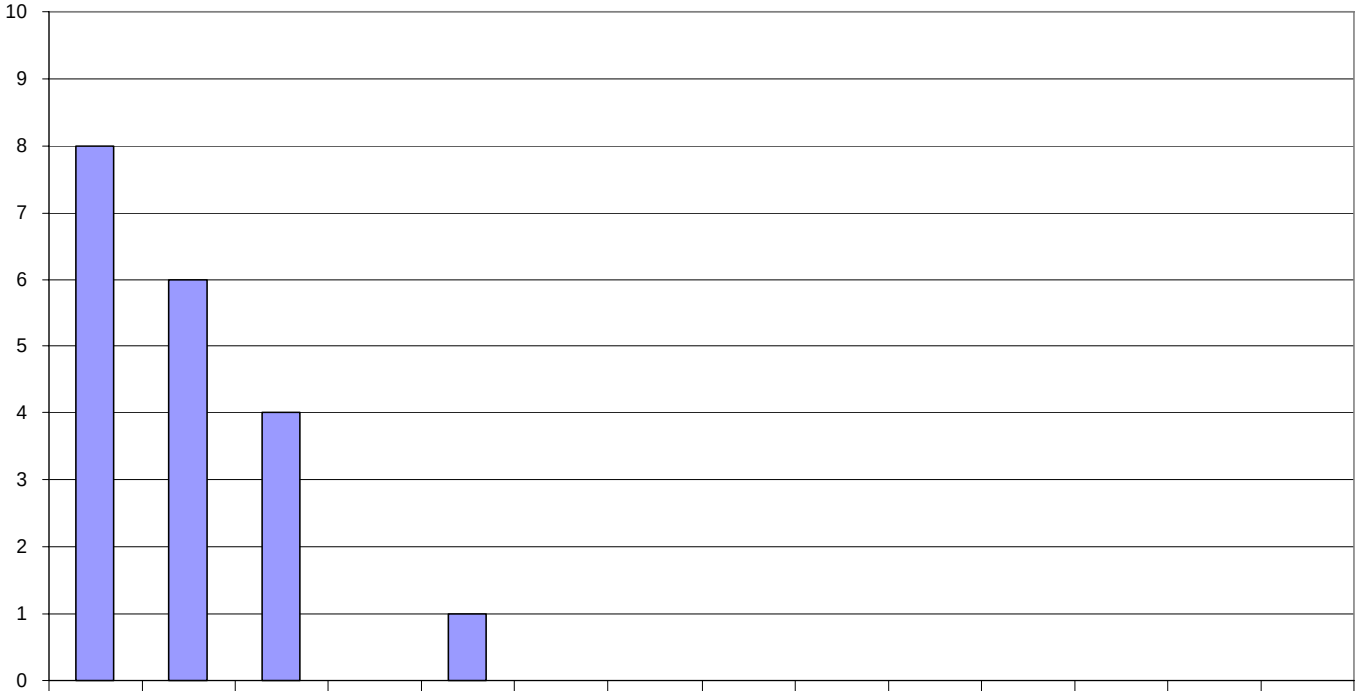
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005	371	379	345	317	302	313	372	299	338	319	309	272
2006	259	289	296	0	0	0	0	0	0	0	0	0

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



	$1m to $1.5m	$1.5m to $2.0m	$2.0m to $2.5m	$2.5m to $3.0m	$3.0m to $3.5m	$3.5m to $4.0m	$4.0m to $4.5m	$4.5m to $5.0m	$5.0m to $5.5m	$5.5m to $6.0m	$6.0m to $6.5m	$6.5m to $7.0m	$7.0m to $7.5m	$7.5m to $8.0
Actives	52	21	9	6	2	3	4	0	0	0	0	2	1	0

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



	$1m to $1.5m	$1.5m to $2.0m	$2.0m to $2.5m	$2.5m to $3.0m	$3.0m to $3.5m	$3.5m to $4.0m	$4.0m to $4.5m	$4.5m to $5.0m	$5.0m to $5.5m	$5.5m to $6.0m	$6.0m to $6.5m	$6.5m to $7.0m	$7.0m to $7.5m	$7.5m to $8.0
Solds	8	6	4	0	1	0	0	0	0	0	0	0	0	0