

CENTRAL ZONE MONTHLY STATISTICS

FOR

April 1st - 30th, 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	792	910	-13.0%	3197	3177	0.6%
Units Sold	507	600	-15.5%	1941	1942	-0.1%
Sales Dollars	\$185,284,103	\$167,785,777	10.4%	\$642,985,247	\$519,147,809	23.9%
List/Sell Ratio	94.87%	95.41%		95.25%	94.18%	1.1%
Days to Sell	92	124	-25.9%	118	175	-32.4%
Active Listings	2366	2268	4.3%			
ZONE NO TOTALS						
Units Listed	407	403	1.0%	1417	1435	-1.3%
Units Sold	261	302	-13.6%	852	957	-11.0%
Sales Dollars	\$73,097,094	\$69,592,718	5.0%	\$227,492,353	\$195,813,565	16.2%
List/Sell Ratio	96.01%	94.29%		94.14%	94.63%	-0.5%
Days to Sell	104	166	-37.3%	142	157	-9.8%
Active Listings	1199	1061	13.0%			
ZONE SH TOTALS						
Units Listed	226	255	-11.4%	736	710	3.7%
Units Sold	129	134	-3.7%	404	381	6.0%
Sales Dollars	\$32,091,301	\$24,944,925	28.6%	\$99,731,868	\$64,447,737	54.7%
List/Sell Ratio	93.65%	95.49%		94.13%	94.82%	-0.7%
Days to Sell	127	405	-68.8%	184	279	-33.9%
Active Listings	837	831	0.7%			
ZONE OB TOTALS						
Units Listed	7	12	-41.7%	47	60	-21.7%
Units Sold	6	6	0.0%	21	19	10.5%
Sales Dollars	\$1,213,650	\$2,746,500	-55.8%	\$3,904,552	\$6,447,000	-39.4%
List/Sell Ratio	97.83%	95.43%		95.95%	92.07%	4.2%
Days to Sell	23	129	-82.0%	121	134	-10.0%
Active Listings	90	112	-19.6%			
GRAND TOTALS						
Units Listed	1432	1580	-9.4%	5397	5382	0.3%
Units Sold	903	1042	-13.3%	3218	3299	-2.5%
Sales Dollars	\$291,686,148	\$265,069,920	10.0%	\$974,114,020	\$785,856,111	24.0%
List/Sell Ratio	95.59%	95.16%		94.87%	93.92%	1.0%
Days to Sell	86	206	-58.1%	141	186	-24.2%
Active Listings	4492	4272	5.1%			

CENTRAL OKANAGAN ZONE QUICK SUMMARY April 30th, 2006

	<u>TOTAL SALES VOLUME</u>		<u>RESIDENTIAL SALES</u>		<u>TOTAL LISTINGS</u>	
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>
April-06	507	\$185,284,103	233	\$97,471,839	792	2,366
March-06	569	\$190,453,849	259	\$96,891,545	899	2,281
April-05	600	\$167,785,777	270	\$86,467,471	910	2,268

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

<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	81	139	447	18.12%	65
CONDO/TWNHSE	58	94	204	28.43%	44
LOTS	50	56	291	17.18%	100
RESIDENTIAL	233	342	760	30.66%	53

Average House Price **\$381,151** Median House Price **\$350,000**
The Average and Median Price are the Year to Date Figures

MEMBERSHIP INFORMATION

	<u>TOTAL NUMBER OF MEMBERS</u> <u>April 30/06</u>	<u>TOTAL NUMBER OF MEMBERS</u> <u>April 30/05</u>	<u>CHANGE BY NUMBER</u>	<u>CHANGE BY %</u>
ALL ZONES	1031	925	106	11.46%
CENTRAL ZONE	646	574	72	12.54%
NORTH ZONE	281	262	19	7.25%
SHUSWAP ZONE	104	89	15	16.85%

CURRENT

MANAGING BROKERS	82
SALES REPS	868
PROPERTY MGMNT	17
ASSOCIATE BROKERS	63
EXEMPTION MEMBER	1
TOTALS	1031

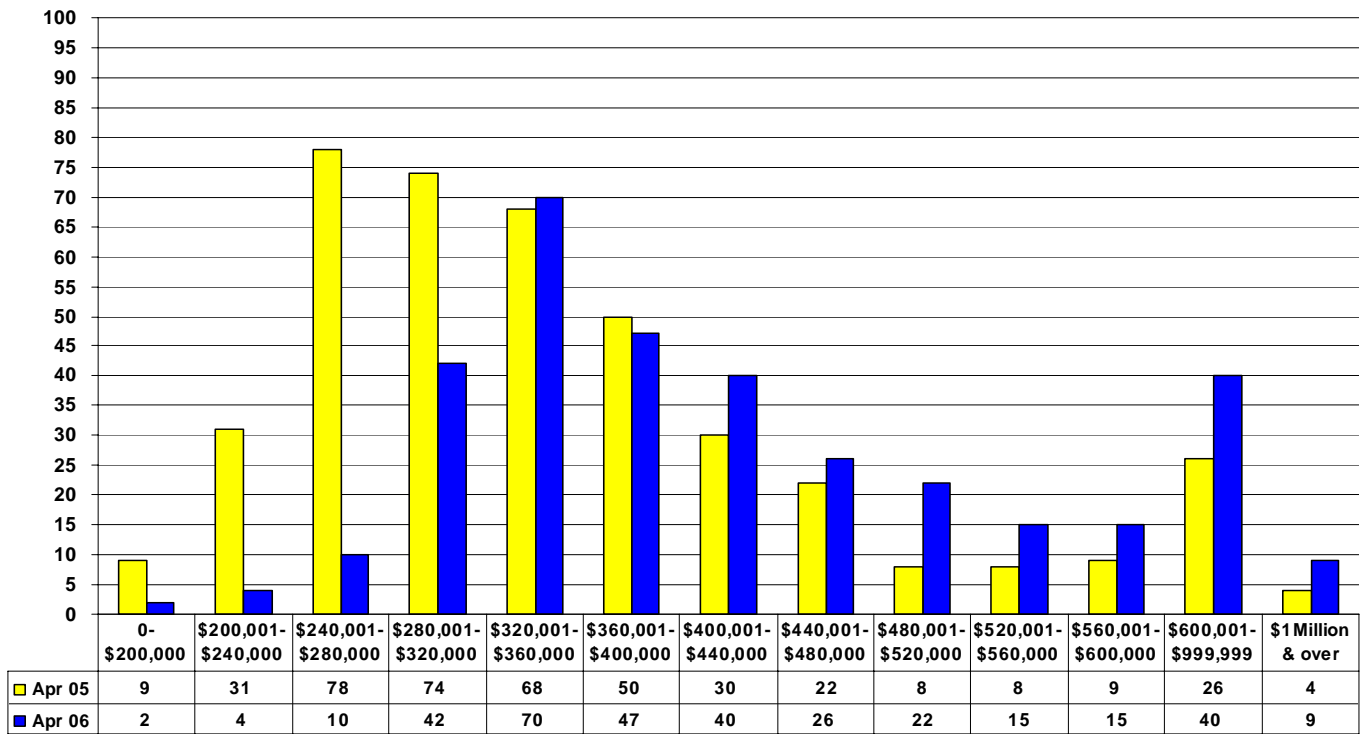
	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	% + or -	THIS YEAR	LAST YEAR	% + or -
Acreage						
Units Listed	14	8	75.0%	29	42	-31.0%
Units Sold	7	11	-36.4%	27	18	50.0%
Sales Dollars	\$2,775,500	\$3,336,000	-16.8%	\$16,740,400	\$5,319,000	214.7%
List/Sell \$ Ratio	96.06%	93.40%		93.93%	93.75%	
Days to Sell	150	125	20.0%	178	129	38.0%
Active Inventory	46	36	27.8%			
Average Price	\$396,500	\$303,273	30.7%	\$620,015	\$295,500	109.8%
Median Price	\$240,000	\$250,000	-4.0%	\$400,000	\$263,000	52.1%
Acreage with House						
Units Listed	26	22	18.2%	84	77	9.1%
Units Sold	13	11	18.2%	42	40	5.0%
Sales Dollars	\$7,705,900	\$6,464,000	19.2%	\$27,148,800	\$21,564,500	25.9%
List/Sell \$ Ratio	95.34%	95.90%		95.54%	95.37%	
Days to Sell	80	95	-15.8%	110	177	-37.9%
Active Inventory	92	77	19.5%			
Average Price	\$592,762	\$587,636	0.9%	\$646,400	\$539,113	19.9%
Median Price	\$635,000	\$415,000	53.0%	\$587,500	\$447,500	31.3%
Acreage (Waterfront)						
Units Listed	3	2	50.0%	8	5	60.0%
Units Sold	0	1	-100.0%	0	4	-100.0%
Sales Dollars	\$0	\$400,000	-100.0%	\$0	\$2,100,000	-100.0%
List/Sell \$ Ratio	0.00%	93.24%		0.00%	97.68%	
Days to Sell	0	211	-100.0%	0	253	-100.0%
Active Inventory	5	9	-44.4%			
Average Price	\$0	\$400,000	-100.0%	\$0	\$525,000	-100.0%
Median Price	\$0	\$400,000	-100.0%	\$0	\$520,000	-100.0%
Business						
Units Listed	16	21	-23.8%	53	57	-7.0%
Units Sold	2	1	100.0%	9	8	12.5%
Sales Dollars	\$155,000	\$3,600,000	-95.7%	\$907,400	\$4,626,500	-80.4%
List/Sell \$ Ratio	86.38%	91.14%		89.72%	81.49%	
Days to Sell	43	98	-56.1%	112	178	-37.1%
Active Inventory	85	79	7.6%			
Average Price	\$77,500	\$3,600,000	-97.8%	\$100,822	\$578,313	-82.6%
Median Price	\$77,500	\$360,000	-78.5%	\$70,000	\$94,500	-25.9%
Condo (Townhouse)						
Units Listed	94	102	-7.8%	320	318	0.6%
Units Sold	58	63	-7.9%	215	211	1.9%
Sales Dollars	\$17,320,280	\$15,858,944	9.2%	\$60,974,519	\$52,658,452	15.8%
List/Sell \$ Ratio	97.72%	98.04%		98.08%	98.50%	
Days to Sell	44	66	-33.3%	63	76	-17.1%
Active Inventory	204	215	-5.1%			
Average Price	\$298,626	\$251,729	18.6%	\$283,602	\$249,566	13.6%
Median Price	\$260,200	\$239,950	8.4%	\$260,000	\$237,900	9.3%
Condo (Apt)						
Units Listed	139	105	32.4%	573	467	22.7%
Units Sold	81	92	-12.0%	331	312	6.1%
Sales Dollars	\$19,570,626	\$19,507,071	0.3%	\$74,908,864	\$64,609,096	15.9%
List/Sell \$ Ratio	97.56%	97.34%		98.07%	97.65%	
Days to Sell	65	82	-20.7%	94	80	17.5%
Active Inventory	447	375	19.2%			
Average Price	\$241,613	\$212,033	14.0%	\$226,311	\$207,080	9.3%
Median Price	\$198,000	\$187,200	5.8%	\$197,000	\$178,000	10.7%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	24	21	14.3%	96	86	11.6%
Units Sold	15	18	-16.7%	60	59	1.7%
Sales Dollars	\$4,910,630	\$5,032,000	-2.4%	\$17,973,030	\$14,598,043	23.1%
List/Sell \$ Ratio	97.99%	97.24%		97.87%	97.29%	
Days to Sell	52	31	67.7%	42	41	2.4%
Active Inventory	53	37	43.2%			
Average Price	\$327,375	\$279,556	17.1%	\$299,551	\$247,424	21.1%
Median Price	\$258,500	\$214,500	20.5%	\$248,950	\$197,000	26.4%
Farms						
Units Listed	8	10	-20.0%	23	33	-30.3%
Units Sold	2	1	100.0%	8	8	0.0%
Sales Dollars	\$2,987,500	\$455,000	556.6%	\$7,167,400	\$4,504,300	59.1%
List/Sell \$ Ratio	91.62%	95.79%		94.39%	94.23%	
Days to Sell	266	113	135.4%	133	232	-42.7%
Active Inventory	40	38	5.3%			
Average Price	\$1,493,750	\$455,000	228.3%	\$895,925	\$563,038	59.1%
Median Price	\$1,493,750	\$455,000	228.3%	\$756,250	\$556,000	36.0%
IC&I						
Units Listed	13	27	-51.9%	47	52	-9.6%
Units Sold	5	2	150.0%	17	16	6.3%
Sales Dollars	\$2,865,400	\$202,400	1315.7%	\$8,930,385	\$4,657,200	91.8%
List/Sell \$ Ratio	88.52%	97.00%		91.36%	95.26%	
Days to Sell	99	92	7.6%	93	96	-3.1%
Active Inventory	58	51	13.7%			
Average Price	\$573,080	\$101,200	466.3%	\$525,317	\$291,075	80.5%
Median Price	\$225,400	\$101,200	122.7%	\$299,000	\$275,000	8.7%
IC&I Land						
Units Listed	1	3	-66.7%	15	13	15.4%
Units Sold	5	3	66.7%	9	12	-25.0%
Sales Dollars	\$5,380,000	\$3,021,000	78.1%	\$10,188,500	\$8,458,000	20.5%
List/Sell \$ Ratio	95.98%	95.00%		95.64%	91.68%	
Days to Sell	102	373	-72.7%	199	394	-49.5%
Active Inventory	25	12	108.3%			
Average Price	\$1,076,000	\$1,007,000	6.9%	\$1,132,056	\$704,833	60.6%
Median Price	\$950,000	\$521,000	82.3%	\$950,000	\$533,000	78.2%
Lots						
Units Listed	33	90	-63.3%	230	274	-16.1%
Units Sold	40	82	-51.2%	168	185	-9.2%
Sales Dollars	\$7,269,700	\$10,852,900	-33.0%	\$29,117,752	\$24,980,433	16.6%
List/Sell \$ Ratio	96.79%	98.26%		97.37%	97.37%	
Days to Sell	106	132	-19.7%	360	573	-37.2%
Active Inventory	228	265	-14.0%			
Average Price	\$181,743	\$132,352	37.3%	\$173,320	\$135,029	28.4%
Median Price	\$134,900	\$120,450	12.0%	\$135,950	\$121,000	12.4%
Leases						
Units Listed	16	15	6.7%	67	58	15.5%
Units Sold	7	9	-22.2%	37	26	42.3%
Sales Dollars	\$375,728	\$342,441	9.7%	\$4,833,953	\$2,023,505	138.9%
Days to Sell	218	201	8.5%	218	208	4.8%
Active Inventory	113	138	-18.1%			
Average Price	\$53,675	\$38,049	41.1%	\$130,647	\$77,827	67.9%
Median Price	\$28,750	\$38,190	-24.7%	\$88,542	\$48,815	81.4%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	6	2	200.0%	11	3	266.7%
Units Sold	3	0	100.0%	4	2	100.0%
Sales Dollars	\$4,849,000	\$0	100.0%	\$5,073,500	\$512,000	890.9%
List/Sell \$ Ratio	96.03%	0.00%		97.02%	95.59%	
Days to Sell	43	0	100.0%	34	159	-78.6%
Active Inventory	12	7	71.4%			
Average Price	\$1,616,333	\$0	100.0%	\$1,268,375	\$256,000	395.5%
Median Price	\$1,950,000	\$0	100.0%	\$1,424,500	\$256,000	456.4%
Multi-Family (5 Units and up)						
Units Listed	1	3	-66.7%	8	11	-27.3%
Units Sold	2	2	0.0%	3	4	-25.0%
Sales Dollars	\$1,920,000	\$1,687,300	13.8%	\$3,096,000	\$2,417,300	28.1%
List/Sell \$ Ratio	92.58%	93.21%		93.08%	95.09%	
Days to Sell	71	74	-4.1%	69	92	-25.0%
Active Inventory	5	7	-28.6%			
Average Price	\$960,000	\$843,650	13.8%	\$1,032,000	\$604,325	70.8%
Median Price	\$960,000	\$843,650	13.8%	\$995,000	\$446,150	123.0%
Multi Plex (Triplex/Fourplex)						
Units Listed	0	0	0.0%	3	0	100.0%
Units Sold	1	0	100.0%	2	0	100.0%
Sales Dollars	\$605,000	\$0	100.0%	\$1,005,000	\$0	100.0%
List/Sell \$ Ratio	93.22%	0.00%		96.62%	0.00%	
Days to Sell	22	0	100.0%	31	0	100.0%
Active Inventory	4	0	100.0%			
Average Price	\$605,000	\$0	100.0%	\$502,500	\$0	100.0%
Median Price	\$605,000	\$0	100.0%	\$502,500	\$0	100.0%
Mobile Homes						
Units Listed	42	48	-12.5%	171	169	1.2%
Units Sold	28	23	21.7%	111	99	12.1%
Sales Dollars	\$2,336,000	\$1,249,400	87.0%	\$7,883,616	\$5,217,749	51.1%
List/Sell \$ Ratio	93.72%	91.66%		92.65%	91.25%	
Days to Sell	50	67	-25.4%	53	68	-22.1%
Active Inventory	101	103	-1.9%			
Average Price	\$83,429	\$54,322	53.6%	\$71,024	\$52,705	34.8%
Median Price	\$77,500	\$60,000	29.2%	\$65,000	\$42,500	52.9%
Recreational Properties						
Units Listed	6	3	100.0%	43	38	13.2%
Units Sold	1	5	-80.0%	11	19	-42.1%
Sales Dollars	\$505,000	\$1,622,850	-68.9%	\$3,800,900	\$5,148,650	-26.2%
List/Sell \$ Ratio	96.21%	95.17%		94.88%	95.30%	
Days to Sell	73	172	-57.6%	191	93	105.4%
Active Inventory	47	10	370.0%			
Average Price	\$505,000	\$324,570	55.6%	\$345,536	\$270,982	27.5%
Median Price	\$505,000	\$232,000	117.7%	\$332,500	\$275,000	20.9%
Residential						
Units Listed	342	417	-18.0%	1381	1435	-3.8%
Units Sold	233	270	-13.7%	865	907	-4.6%
Sales Dollars	\$97,471,839	\$86,467,471	12.7%	\$329,695,628	\$281,920,581	16.9%
List/Sell \$ Ratio	101.78%	97.71%		99.04%	97.70%	
Days to Sell	53	54	-1.9%	57	64	-10.9%
Active Inventory	760	762	-0.3%			
Average Price	\$418,334	\$320,250	30.6%	\$381,151	\$310,828	22.6%
Median Price	\$376,000	\$297,250	26.5%	\$350,000	\$290,000	20.7%

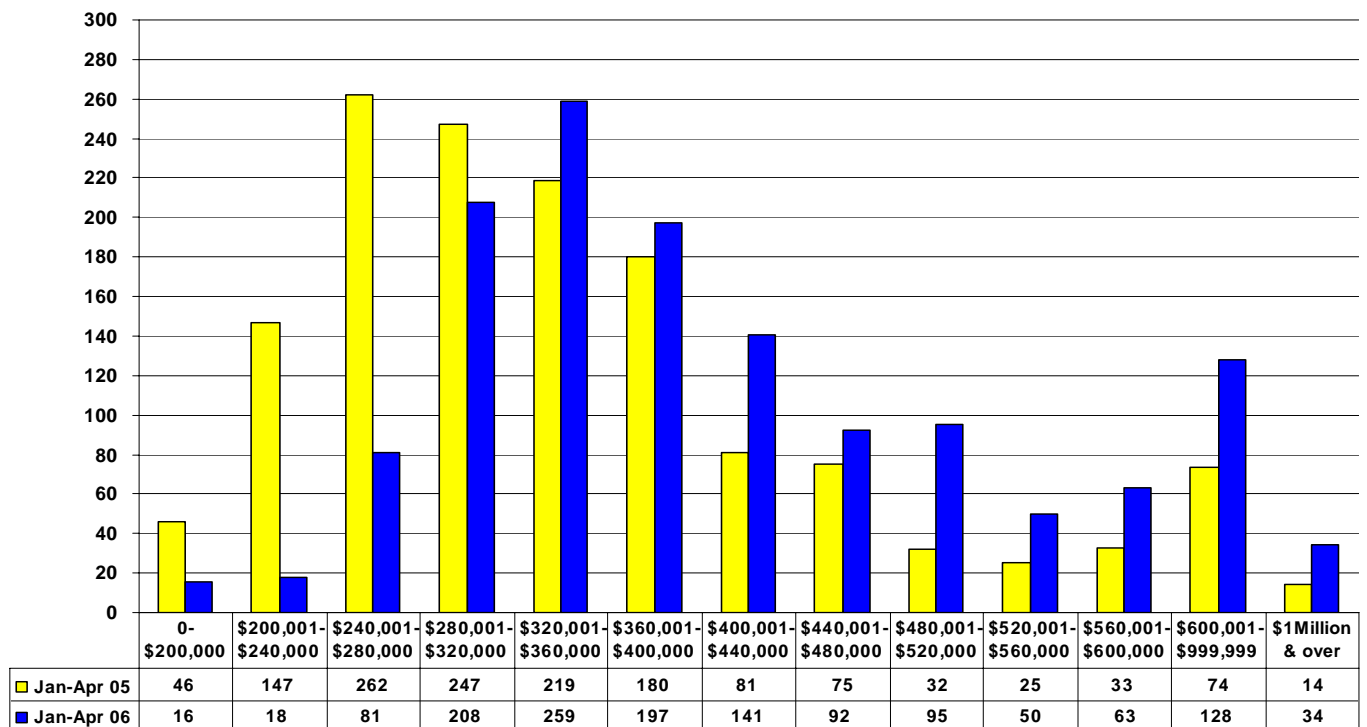
	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	7	11	-36.4%	33	35	-5.7%
Units Sold	4	6	-33.3%	22	11	100.0%
Sales Dollars	\$6,281,000	\$7,687,000	-18.3%	\$33,539,600	\$13,827,000	142.6%
List/Sell \$ Ratio	95.33%	96.49%		93.94%	95.35%	
Days to Sell	112	54	107.4%	94	100	-6.0%
Active Inventory	34	37	-8.1%			
Average Price	\$1,570,250	\$1,281,167	22.6%	\$1,524,527	\$1,257,000	21.3%
Median Price	\$1,466,000	\$1,127,000	30.1%	\$1,487,500	\$1,200,000	24.0%
Timeshares						
Units Listed	1	0	100.0%	2	4	-50.0%
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	7	10	-30.0%			
Average Price	\$0	\$0	0.0%	\$0	\$5,500	-100.0%
Median Price	\$0	\$0	0.0%	\$0	\$5,500	-100.0%
CENTRAL OKANAGAN - TOTALS						
Units Listed	792	910	-13.0%	3197	3177	0.6%
Units Sold	507	600	-15.5%	1941	1942	-0.1%
Sales Dollars	\$185,284,103	\$167,785,777	10.4%	\$642,985,247	\$519,147,809	23.9%
List/Sell Ratio	94.87%	95.41%		95.25%	94.18%	
Days to Sell	92	124	-25.9%	118	175	
Active Inventory	2366	2268	4.3%			

Central Zone - Single Family Residential April 2006
Monthly Listings By Price Range - Single Family Dwellings Only



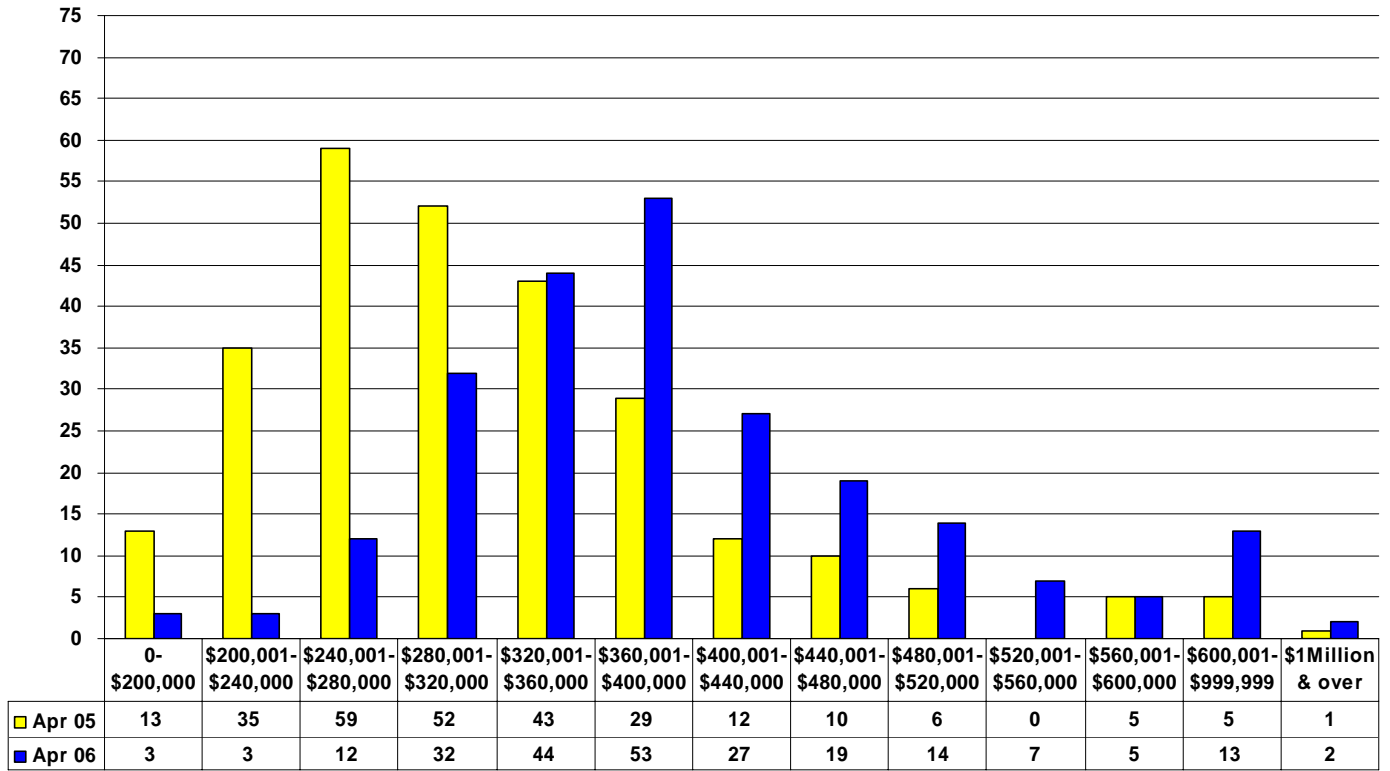
Central Zone - Single Family Residential 2005 vs 2006
Listings Taken By Price Range - Single Family Dwellings Only

Jan-Apr 05 Jan-Apr 06

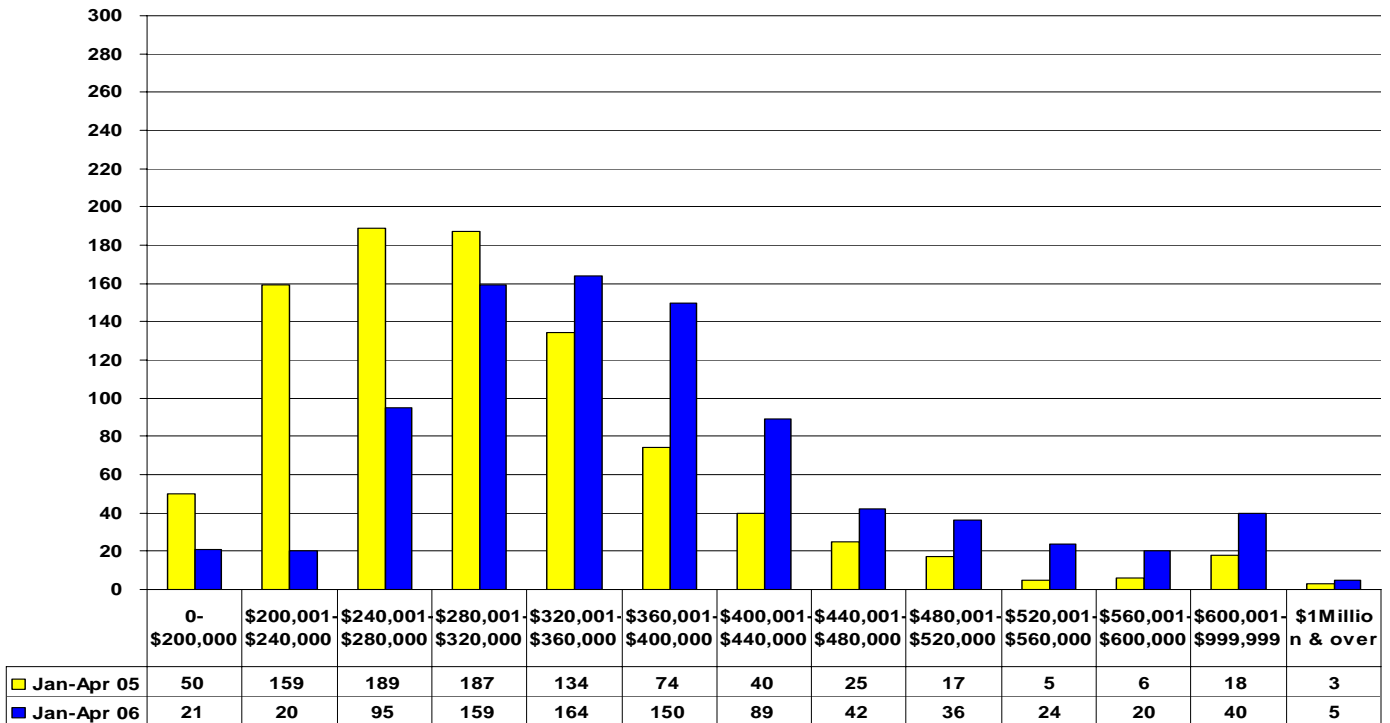


Central Zone - Single Family Residential April 2006
Monthly Sales by Price Range - Single Family Dwellings Only

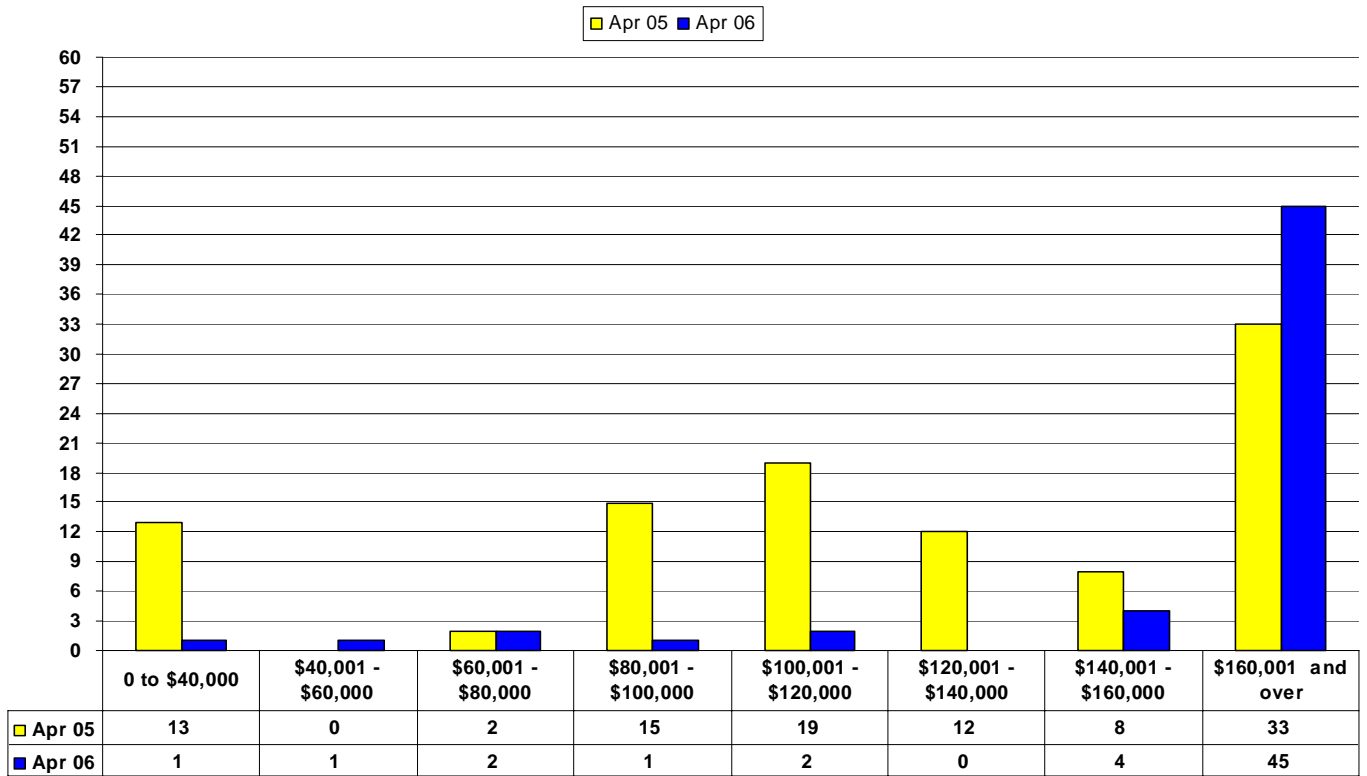
■ Apr 05 ■ Apr 06



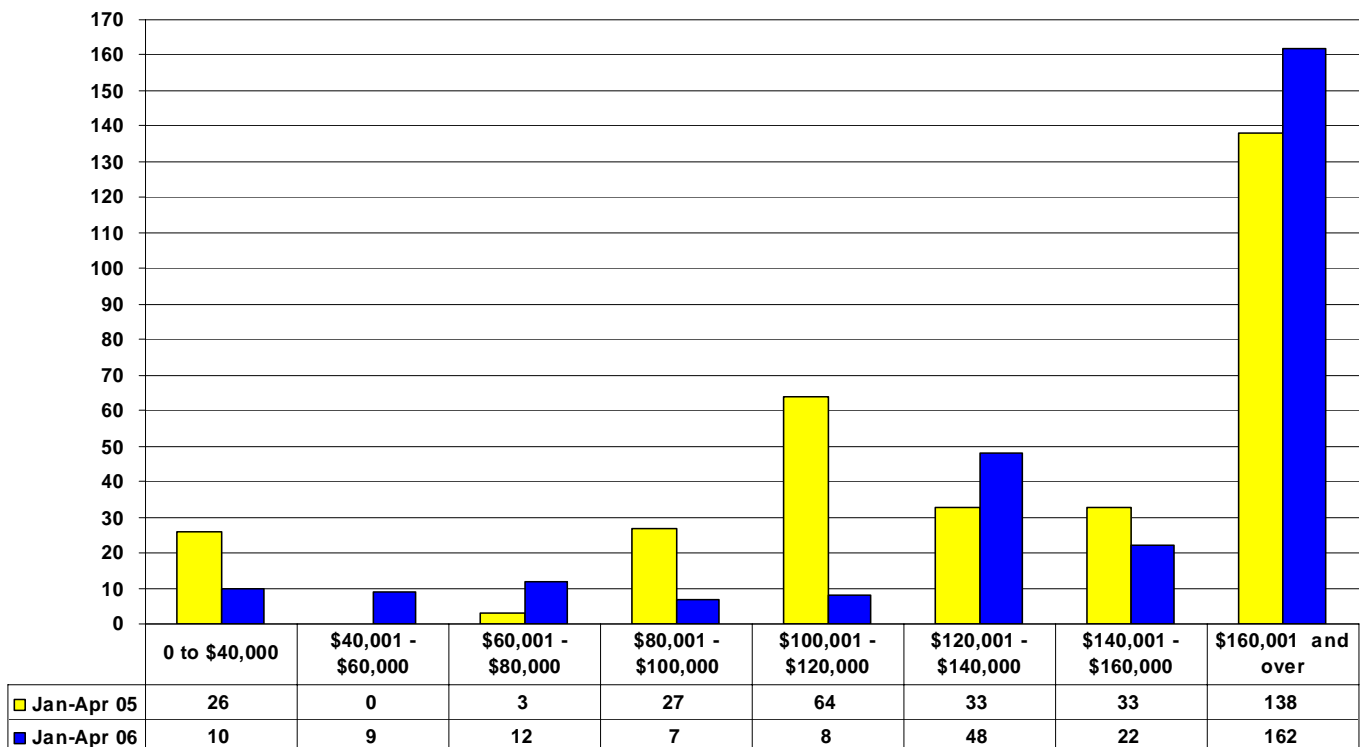
Central Zone - Single Family Residential 2005 vs 2006
Number of Solds by Price Range - Single Family Dwellings Only



Central Zone - April 2006
Monthly Listing Comparison By Price Range -
Lots, Lots Waterfront, Acreage and Acreage Waterfront



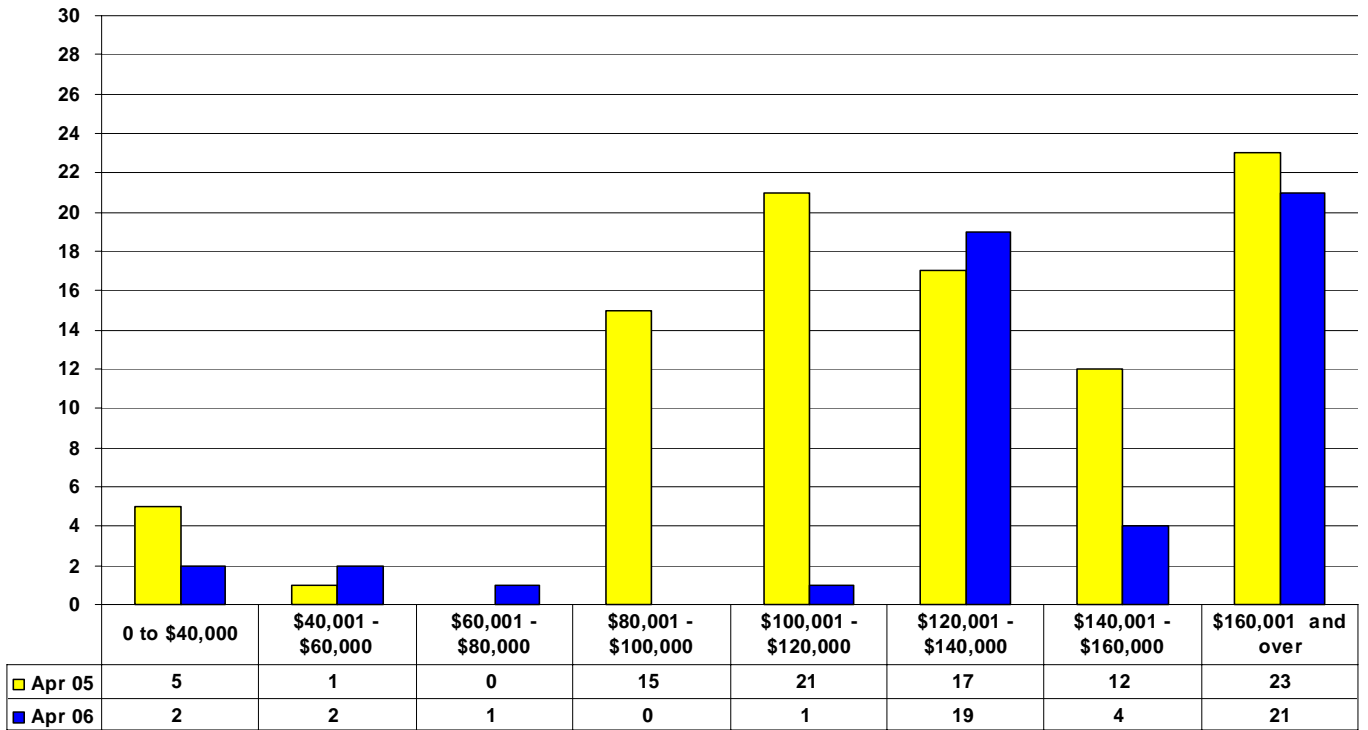
Central Zone - Lots 2005 vs 2006
Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



Central Zone - April 2006

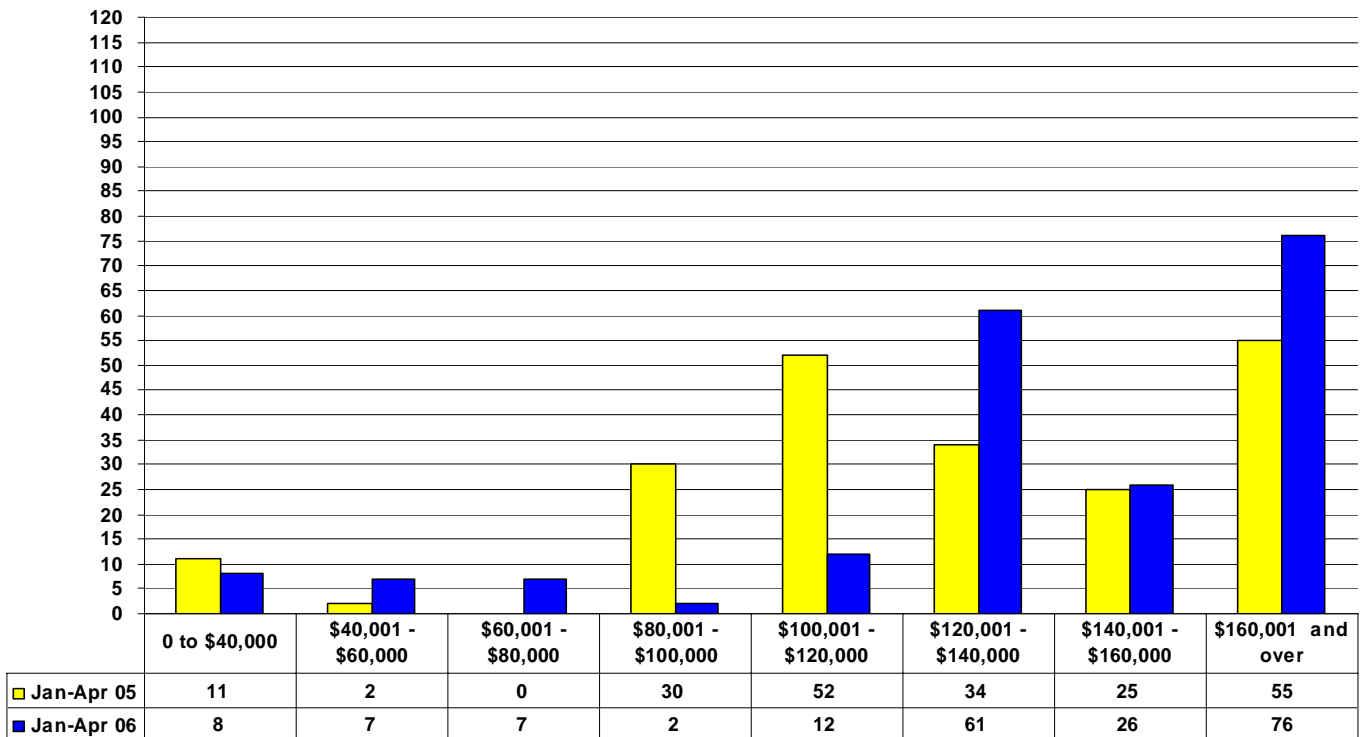
Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

■ Apr 05 ■ Apr 06

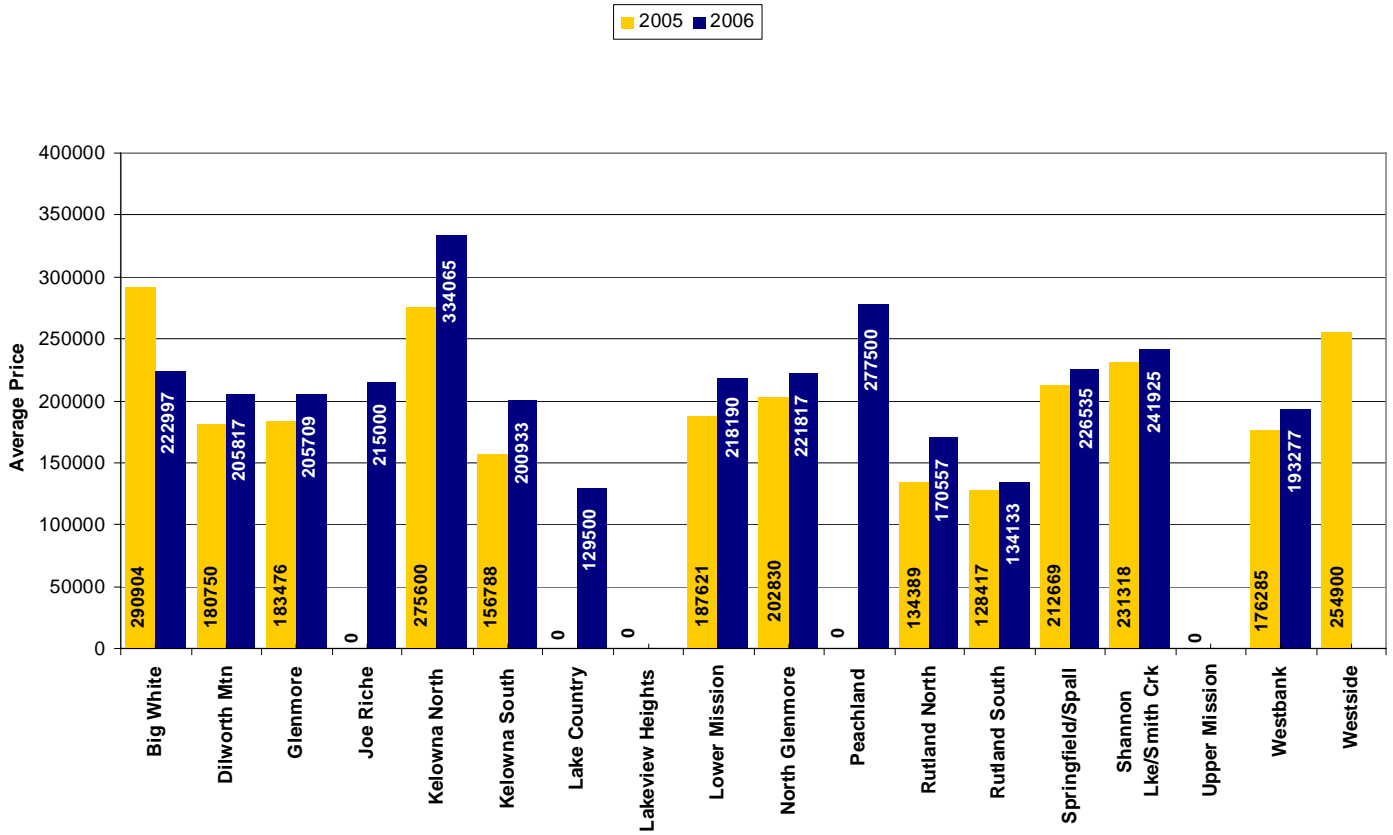


Central Zone - Lots 2005 vs 2006

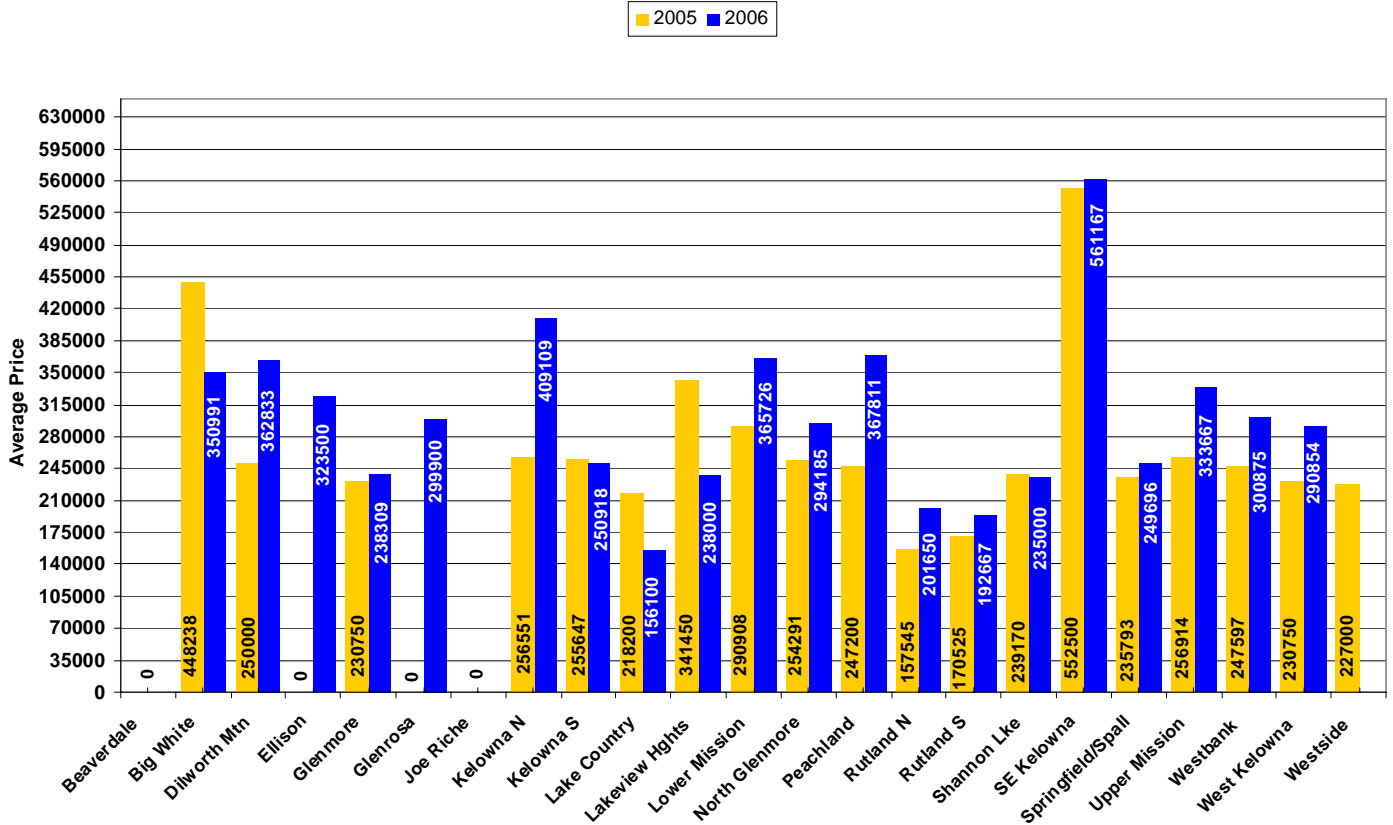
Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



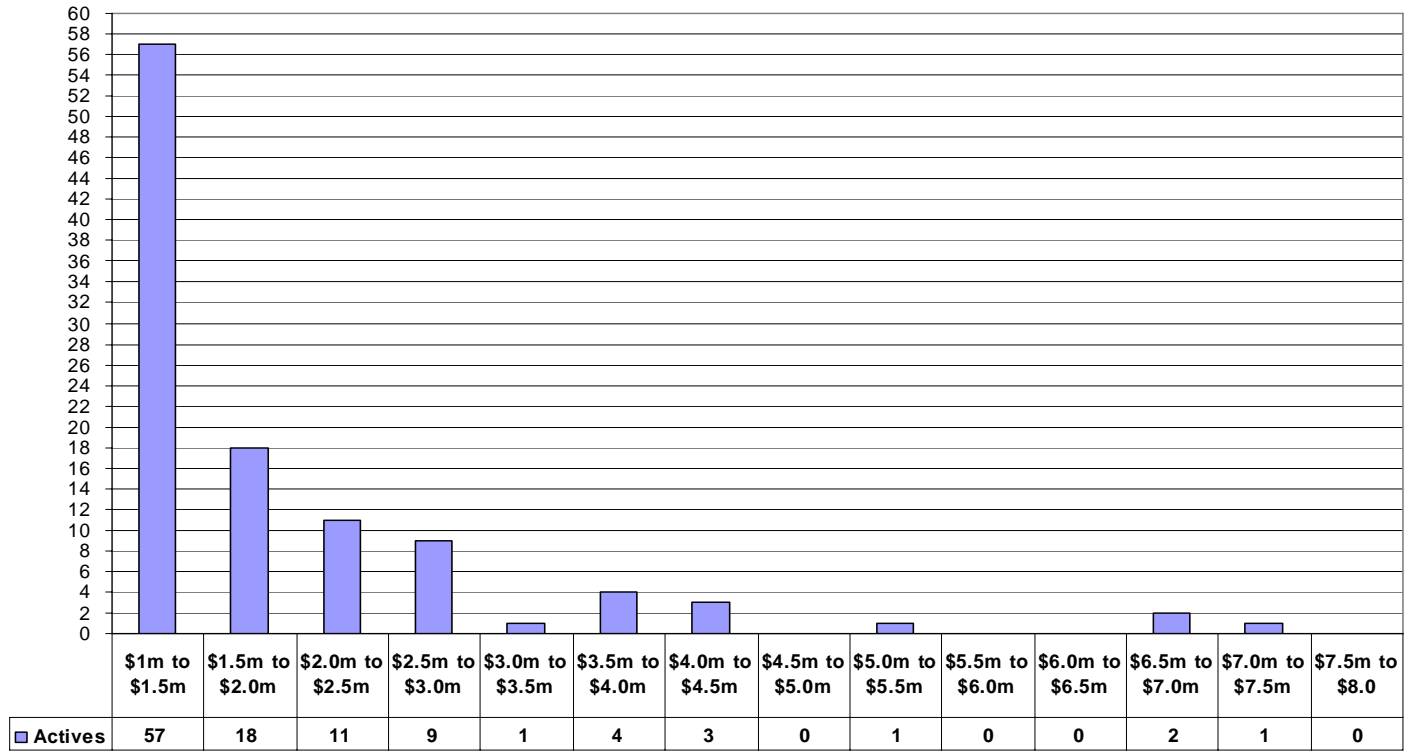
Central Zone Condo Sub Area Average Prices - 2005 vs 2006



Central Zone Townhouse Sub Area Average Prices - 2005 vs 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)

