

# CENTRAL ZONE MONTHLY STATISTICS

**MAY 1 to May 31, 2006**

<b>Zone Totals</b>	<b>Page 2</b>
<b>Quick Summary and Membership</b>	<b>Page 3</b>
<b>Listing Information</b>	<b>Page 4</b>
<b>Sales Information</b>	<b>Page 5</b>
<b>Residential Graphs</b>	<b>Page 6</b>
<b>Average and Median Price/Days to Sell</b>	<b>Page 7</b>
<b>Lot Graphs</b>	<b>Page 8</b>
<b>Residential Average Graphs</b>	<b>Page 9</b>
<b>Condo and Townhouse Average Graphs</b>	<b>Page 10</b>
<b>Inventory and Million Dollar Property Graphs</b>	<b>Page 11</b>

This version of the Okanagan Mainline Real Estate Board Statistics was approved by the Directors - May 18, 2006

Out of Board Area Statistics will no longer be published

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
<b>CENTRAL ZONE TOTALS</b>						
Units Listed	892	829	7.6%	4089	4006	2.1%
Units Sold	542	560	-3.2%	2493	2502	-0.4%
Sales Dollars	\$184,533,823	\$163,261,680	13.0%	\$825,949,807	\$682,409,489	21.0%
List/Sell Ratio	94.00%	97.58%		95.09%	94.68%	
Days to Sell	92	655	-86.0%	116	269	-56.6%
Active Listings	2308	2354	-2.0%			
<b>NORTH ZONE TOTALS</b>						
Units Listed	449	395	13.7%	1866	1830	2.0%
Units Sold	280	270	3.7%	1137	1227	-7.3%
Sales Dollars	\$81,041,512	\$66,887,010	21.2%	\$310,168,264	\$262,700,575	18.1%
List/Sell Ratio	96.18%	95.26%		95.59%	94.88%	
Days to Sell	98	200	-51.0%	133	170	-21.5%
Active Listings	1267	1122	12.9%			
<b>SHUSWAP ZONE TOTALS</b>						
Units Listed	283	263	7.6%	1018	973	4.6%
Units Sold	174	165	5.5%	578	546	5.9%
Sales Dollars	\$45,924,000	\$31,327,628	46.6%	\$145,779,868	\$95,775,365	52.2%
List/Sell Ratio	91.47%	94.42%		93.42%	94.33%	
Days to Sell	199	175	13.4%	192	261	-26.3%
Active Listings	830	899	-7.7%			
<b>GRAND TOTALS</b>						
Units Listed	1624	1487	9.2%	6973	6809	2.4%
Units Sold	996	995	0.1%	4208	4275	-1.6%
Sales Dollars	\$311,499,335	\$261,476,318	19.1%	\$1,281,897,940	\$1,040,885,429	23.2%
List/Sell Ratio	93.88%	95.75%		94.70%	94.63%	
Days to Sell	97	258	-62.3%	111	175	-36.8%
Active Listings	4405	4375	0.7%			

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**CENTRAL ZONE - COMPARATIVE ACTIVITY - SALES INFORMATION - MAY 2006**

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio		SALES \$ VOLUME			List Sell Ratio	
	MAY	MAY	Incr %	YTD	YTD	Incr %	MAY	MAY	Incr %	MAY	MAY	JAN-MAY	JAN-MAY	Incr %	J-M	J-M
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
<b>RESIDENTIAL:</b>																
Acreage/House	6	8	-25.0%	48	48	0.0%	\$5,555,400	\$4,244,000	30.9%	95.75%	97.02%	\$32,704,200	\$25,808,500	26.7%	95.57%	95.65%
Duplex	18	15	20.0%	78	74	5.4%	\$5,504,400	\$4,333,000	27.0%	97.25%	97.40%	\$23,477,430	\$18,931,043	24.0%	97.72%	97.31%
Mobile Homes	39	34	14.7%	150	133	12.8%	\$2,881,300	\$2,141,650	34.5%	92.82%	117.86%	\$10,764,916	\$7,359,399	46.3%	92.70%	98.05%
Recreational	1	3	-66.7%	12	22	-45.5%	\$150,000	\$1,600,000	-90.6%	93.81%	103.84%	\$3,950,900	\$6,748,650	-41.5%	94.79%	96.47%
Residential	254	263	-3.4%	1120	1170	-4.3%	\$100,640,334	\$91,621,467	9.8%	98.23%	97.44%	\$426,930,960	\$373,542,048	14.3%	98.07%	97.64%
Residential WF	6	8	-25.0%	28	19	47.4%	\$10,313,000	\$7,191,500	43.4%	93.21%	95.08%	\$43,852,600	\$21,018,500	108.6%	93.78%	95.24%
3 & 4 Plex	1	0	100.0%	3	0	100.0%	\$560,000	\$0	100.0%	95.08%	0.00%	\$1,565,000	\$0	100.0%	96.11%	0.00%
Timeshares	0	0	0.0%	0	1	-100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$5,500	-100.0%	0.00%	84.62%
Apartments	95	83	14.5%	431	395	9.1%	\$21,772,453	\$15,634,950	39.3%	98.03%	97.68%	\$97,608,316	\$80,244,046	21.6%	97.99%	97.66%
Townhouses	57	73	-21.9%	274	284	-3.5%	\$18,572,500	\$18,249,423	1.8%	98.08%	98.04%	\$80,146,519	\$70,907,875	13.0%	98.08%	98.39%
<b>Total</b>	<b>477</b>	<b>487</b>		<b>2,144</b>	<b>2,146</b>		<b>\$165,949,387</b>	<b>\$145,015,990</b>				<b>\$721,000,842</b>	<b>\$604,565,561</b>			
<b>FARMS:</b>	2	2	0.0%	10	10	0.0%	\$2,595,000	\$1,597,900	62.4%	96.14%	100.00%	\$9,762,400	\$6,102,200	60.0%	94.74%	95.28%
<b>MULTI FAMILY:</b>	1	2	-50.0%	4	6	-33.3%	\$394,600	\$1,772,000	-77.7%	98.67%	95.40%	\$3,490,600	\$4,189,300	-16.7%	94.48%	95.19%
<b>LOTS:</b>																
Acreage	3	8	-62.5%	30	26	15.4%	\$2,573,000	\$4,920,120	-47.7%	95.99%	96.88%	\$19,313,400	\$10,239,120	88.6%	94.13%	94.71%
Acreage WF	0	2	-100.0%	0	6	-100.0%	\$0	\$2,185,000	-100.0%	0.00%	93.59%	\$0	\$4,285,000	-100.0%	94.48%	96.31%
Lots	39	41	-4.9%	208	226	-8.0%	\$6,755,638	\$3,940,400	71.4%	94.11%	96.63%	\$36,164,390	\$28,920,833	25.0%	96.78%	97.23%
Lots WF	2	0	100.0%	6	2	200.0%	\$2,280,000	\$0	100.0%	95.00%	0.00%	\$7,353,500	\$512,000	1336.2%	96.35%	95.59%
<b>Total</b>	<b>44</b>	<b>51</b>		<b>244</b>	<b>260</b>		<b>\$11,608,638</b>	<b>\$11,045,520</b>				<b>\$62,831,290</b>	<b>\$43,956,953</b>			
<b>I.C. &amp; I.:</b>																
Business	1	5	-80.0%	10	13	-23.1%	\$80,000	\$612,000	-86.9%	67.34%	80.58%	\$987,400	\$5,238,500	-81.2%	87.48%	81.14%
Commercial	9	5	80.0%	26	21	23.8%	\$2,267,550	\$2,491,000	-9.0%	96.32%	96.71%	\$11,197,935	\$7,148,200	56.7%	93.08%	95.60%
Land	1	1	0.0%	10	13	-23.1%	\$875,000	\$270,000	224.1%	92.11%	97.12%	\$11,063,500	\$8,728,000	26.8%	95.29%	92.10%
Leases	7	7	0.0%	45	33	36.4%	\$763,648	\$457,270	67.0%	0.00%	0.00%	\$5,615,841	\$2,480,775	126.4%	0.00%	0.00%
<b>Total</b>	<b>18</b>	<b>18</b>		<b>91</b>	<b>80</b>		<b>\$3,986,198</b>	<b>\$3,830,270</b>				<b>\$28,864,676</b>	<b>\$23,595,475</b>			
<b>GRAND TOTALS</b>	<b>542</b>	<b>560</b>	<b>-3.2%</b>	<b>2,493</b>	<b>2,502</b>	<b>-0.4%</b>	<b>\$184,533,823</b>	<b>\$163,261,680</b>	<b>13.0%</b>			<b>\$825,949,807</b>	<b>\$682,409,489</b>	<b>21.0%</b>		

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

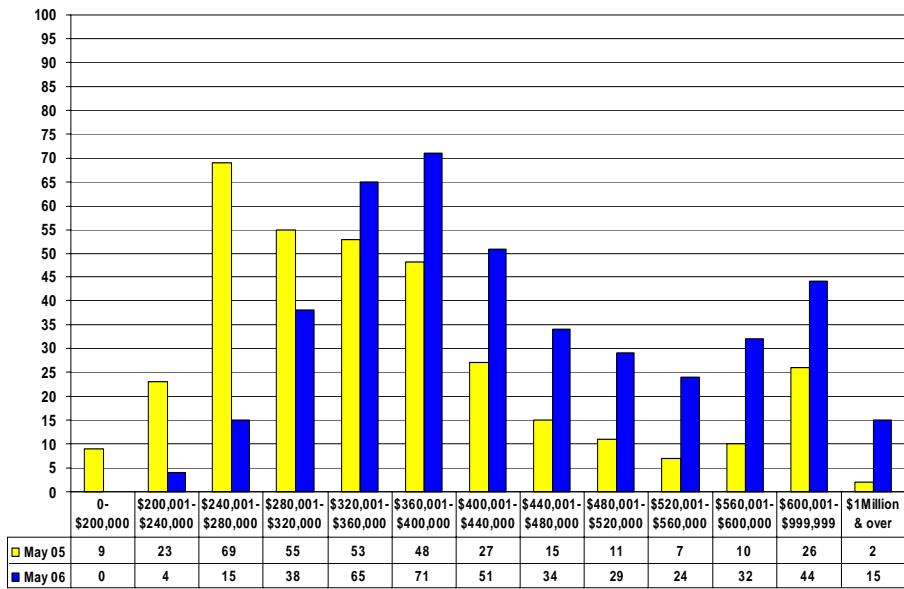
**CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - MAY 2006**

	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	MAY 2006	MAY 2005	Incr % Decr %	JAN-MAY 2006	JAN-MAY 2005	Incr % Decr %	MAY 2006	MAY 2005	Incr % Decr %	JAN-MAY 2006	JAN-MAY 2005	Incr % Decr %	MAY 2006	MAY 2005	Incr % Decr %	JAN-MAY 2006	JAN-MAY 2005	Incr % Decr %
<b>RESIDENTIAL:</b>																		
Acreage/House	\$925,900	\$530,500	74.5%	\$681,338	\$537,677	26.7%	\$848,950	\$532,500	59.4%	\$590,000	\$462,500	27.6%	36	98	-62.9%	101	164	-38.7%
Duplex	\$305,800	\$288,867	5.9%	\$300,993	\$255,825	17.7%	\$271,750	\$235,000	15.6%	\$257,250	\$207,500	24.0%	44	45	-2.7%	43	42	1.5%
Mobile Homes	\$73,879	\$62,990	17.3%	\$71,766	\$55,334	29.7%	\$70,000	\$41,000	70.7%	\$66,183	\$42,500	55.7%	50	61	-17.9%	52	66	-20.5%
Recreational	\$150,000	\$533,333	-71.9%	\$329,242	\$306,757	7.3%	\$150,000	\$560,000	-73.2%	\$328,750	\$292,500	12.4%	11	158	-93.0%	176	102	73.0%
Residential	\$396,222	\$348,371	13.7%	\$381,188	\$319,267	19.4%	\$377,500	\$315,000	19.8%	\$356,750	\$293,400	21.6%	50	59	-15.3%	56	62	-10.3%
Residential WF	\$1,718,833	\$898,938	91.2%	\$1,566,164	\$1,106,237	41.6%	\$1,360,000	\$685,000	98.5%	\$1,487,500	\$930,000	59.9%	75	56	34.2%	90	81	10.8%
3 & 4 Plex	\$560,000	\$0	100.0%	\$521,667	\$0	100.0%	\$560,000	\$0	100.0%	\$560,000	\$0	100.0%	139	0	100.0%	67	0	100.0%
Timeshares	\$0	\$0	0.0%	#DIV/0!	\$5,500	0.0%	\$0	\$0	0.0%	\$0	\$5,500	-100.0%	0	0	0.0%	0	313	-100.0%
Apartments	\$229,184	\$188,373	21.7%	\$226,469	\$203,149	11.5%	\$217,500	\$167,900	29.5%	\$201,000	\$177,000	13.6%	49	81	-40.1%	84	80	4.6%
Townhouses	\$325,833	\$249,992	30.3%	\$292,506	\$249,676	17.2%	\$296,000	\$233,500	26.8%	\$262,750	\$235,900	11.4%	45	75	-39.8%	59	77	-23.7%
<b>Total</b>																		
<b>FARMS:</b>	\$1,297,500	\$798,950	62.4%	\$976,240	\$610,220	60.0%	\$1,297,500	\$798,750	62.4%	\$756,250	\$599,900	26.1%	74	230	-68.0%	121	232	-47.7%
<b>MULTI FAMILY:</b>	\$394,600	\$886,000	-55.5%	\$872,650	\$698,217	25.0%	\$394,600	\$886,000	-55.5%	\$960,000	\$517,150	85.6%	50	90	-44.4%	64	91	-29.7%
<b>LOTS:</b>																		
Acreage	\$857,667	\$615,015	39.5%	\$643,780	\$393,812	63.5%	\$650,000	\$325,000	100.0%	\$400,000	\$297,500	34.5%	206	24	759.7%	181	96	88.4%
Acreage WF	\$0	\$1,092,500	-100.0%	\$0	\$714,167	-100.0%	\$0	\$1,092,500	-100.0%	\$0	\$537,500	-100.0%	0	134	-100.0%	0	213	-100.0%
Lots	\$173,221	\$96,107	80.2%	\$173,867	\$127,968	35.9%	\$130,553	\$109,900	18.8%	\$135,450	\$119,900	13.0%	180	199	-9.7%	325	506	-35.8%
Lots WF	\$1,140,000	\$0	100.0%	\$1,225,583	\$256,000	378.7%	\$1,140,000	\$0	100.0%	\$1,140,000	\$256,000	345.3%	136	0	100.0%	68	159	-57.4%
<b>Total</b>																		
<b>I.C. &amp; I.:</b>																		
Business	\$80,000	\$122,400	-34.6%	\$98,740	\$402,962	-75.5%	\$80,000	\$100,000	-20.0%	\$75,000	\$95,000	-21.1%	33	265	-87.5%	104	211	-50.8%
Commercial	\$251,950	\$498,200	-49.4%	\$430,690	\$340,390	26.5%	\$205,000	\$264,500	-22.5%	\$257,500	\$264,500	-2.6%	88	7786	-98.9%	91	1927	-95.3%
Land	\$875,000	\$270,000	224.1%	\$1,106,350	\$671,385	64.8%	\$875,000	\$270,000	224.1%	\$912,500	\$521,000	75.1%	96	1635	-94.1%	189	490	-61.5%
Leases	\$109,093	\$65,324	67.0%	\$124,796	\$75,175	66.0%	\$73,756	\$63,000	17.1%	\$78,100	\$48,875	59.8%	293	143	104.9%	227	192	18.4%
<b>Total</b>																		
													92	655		116	269	

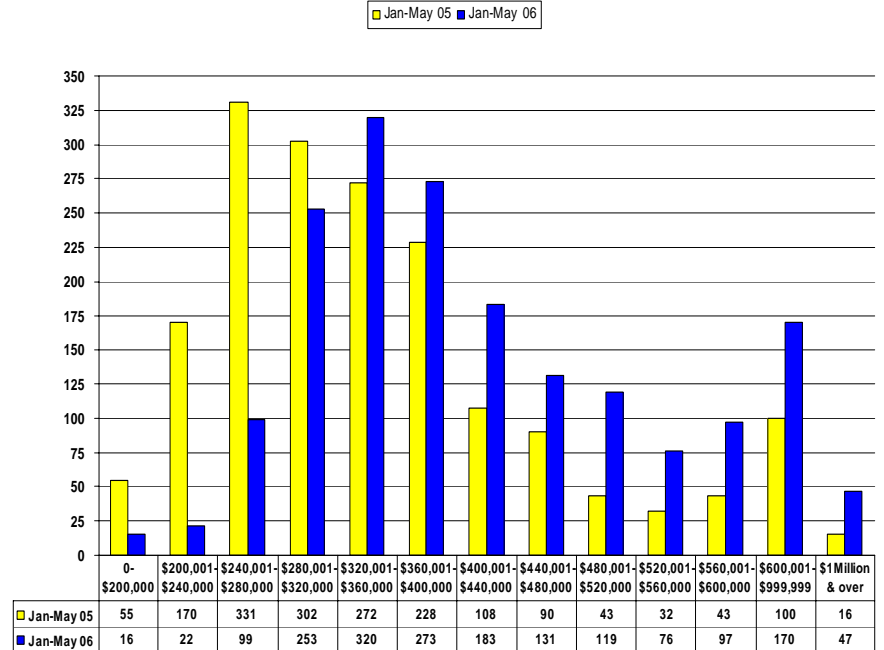
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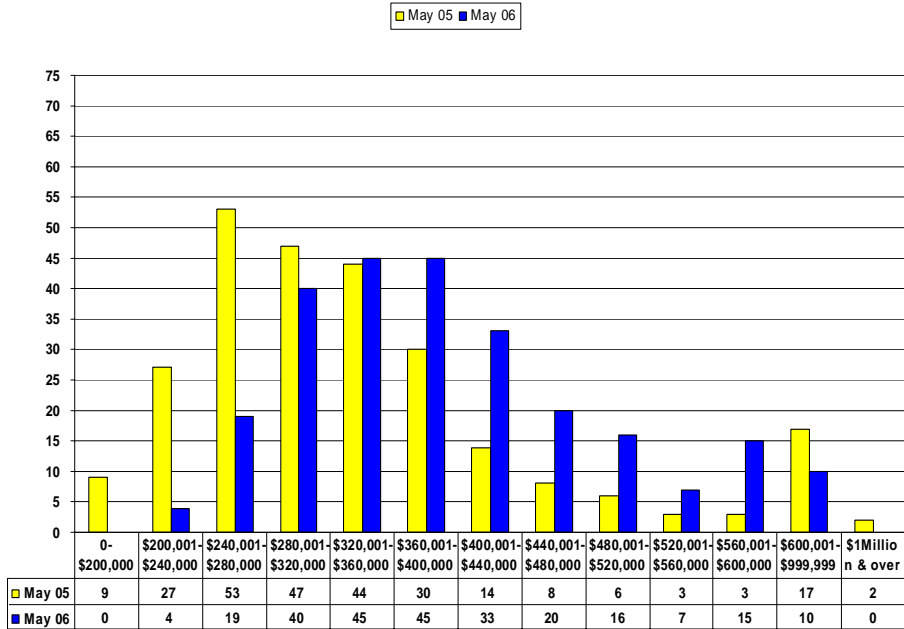
**Central Zone - Single Family Residential May 2006**  
Monthly Listings By Price Range - Single Family Dwellings Only



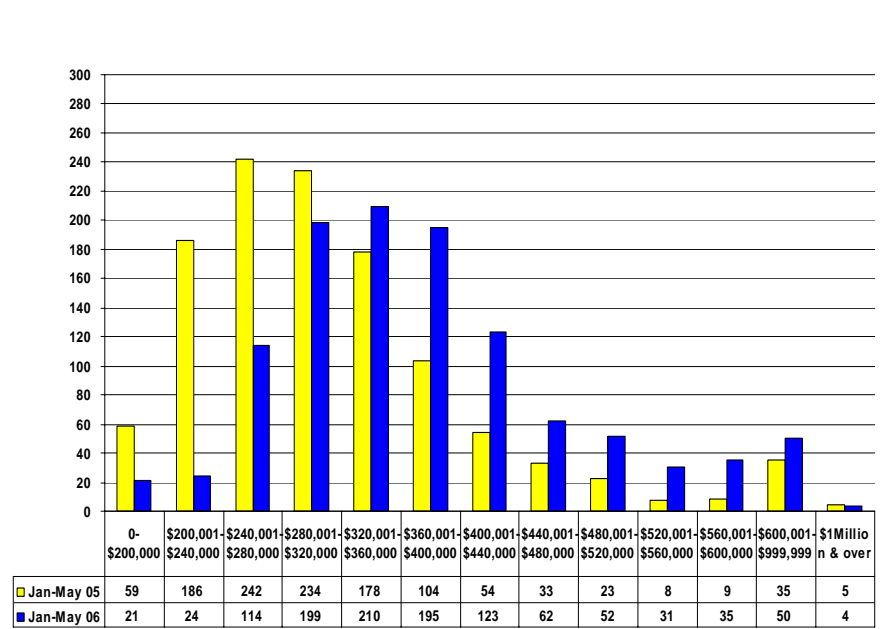
**Central Zone - Single Family Residential 2005 vs 2006**  
Listings Taken By Price Range - Single Family Dwellings Only

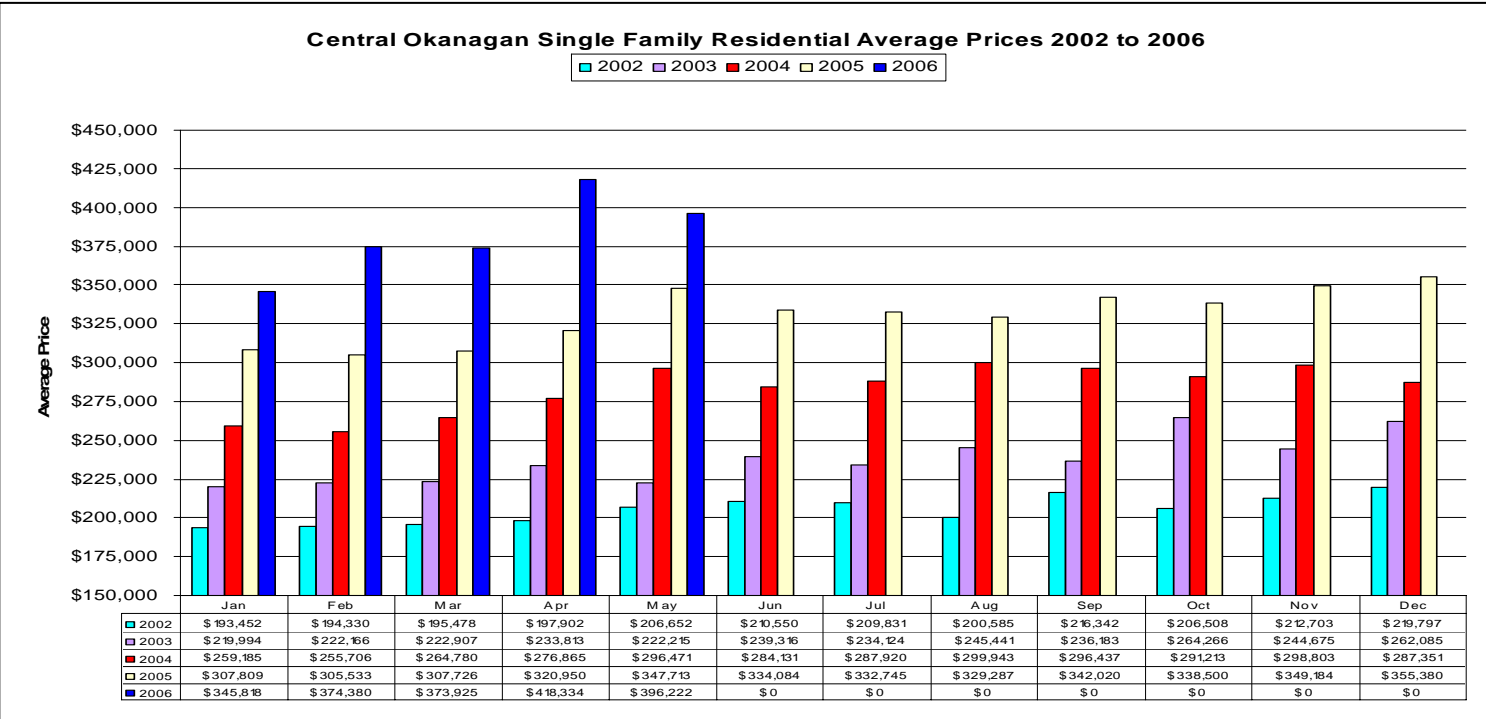
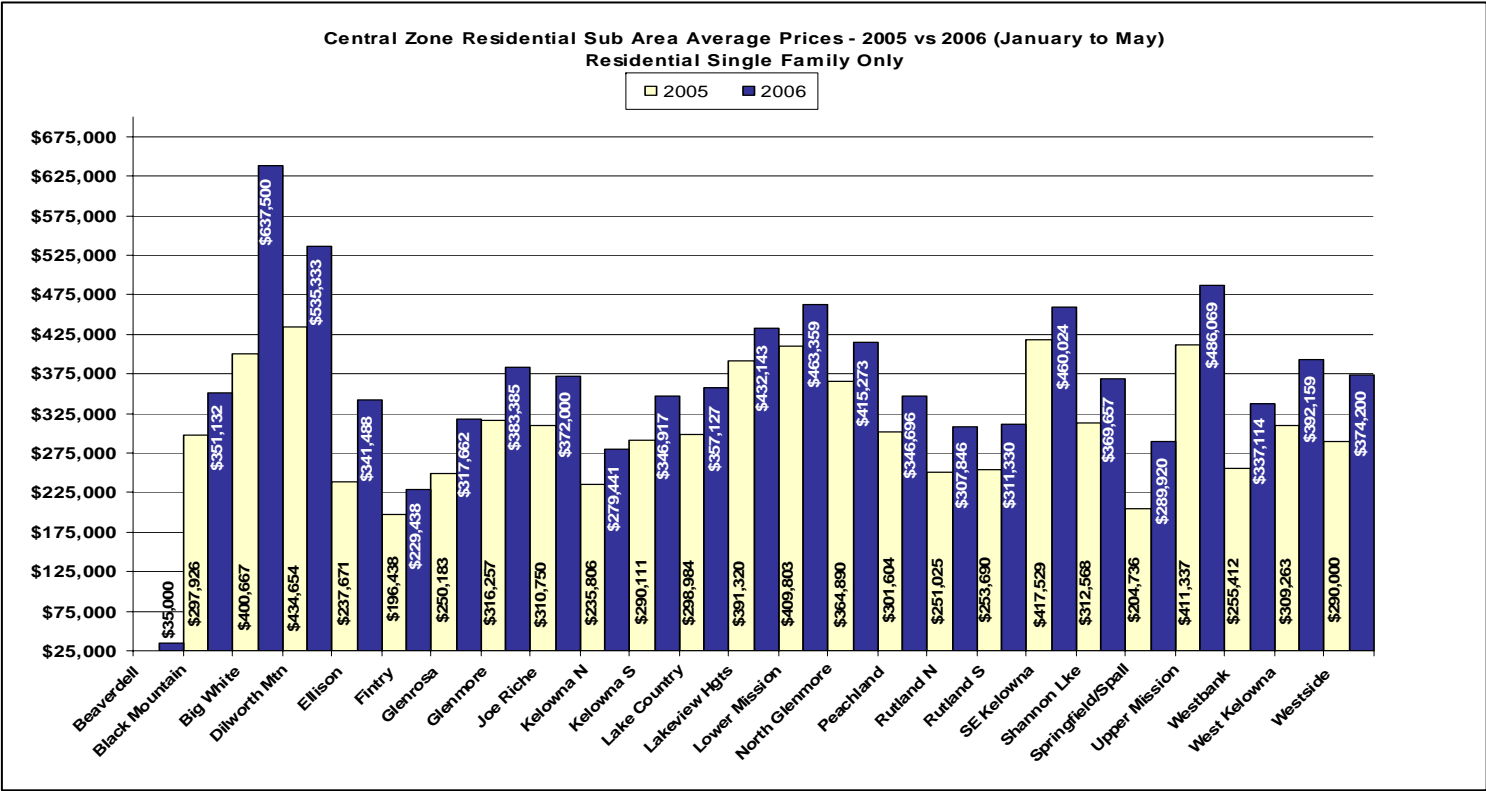


**Central Zone - Single Family Residential May 2006**  
Monthly Sales by Price Range - Single Family Dwellings Only

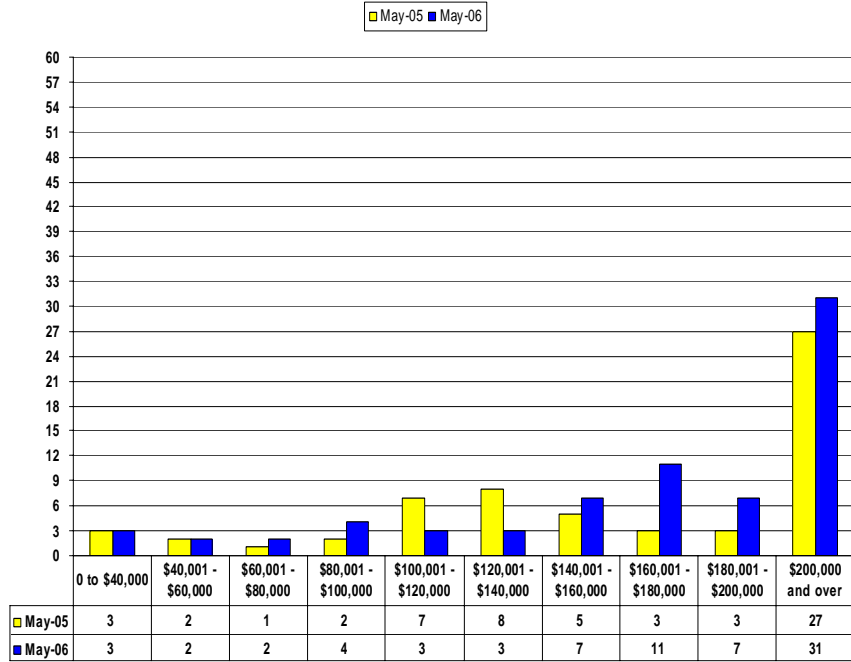


**Central Zone - Single Family Residential 2005 vs 2006**  
Number of Solds by Price Range - Single Family Dwellings Only

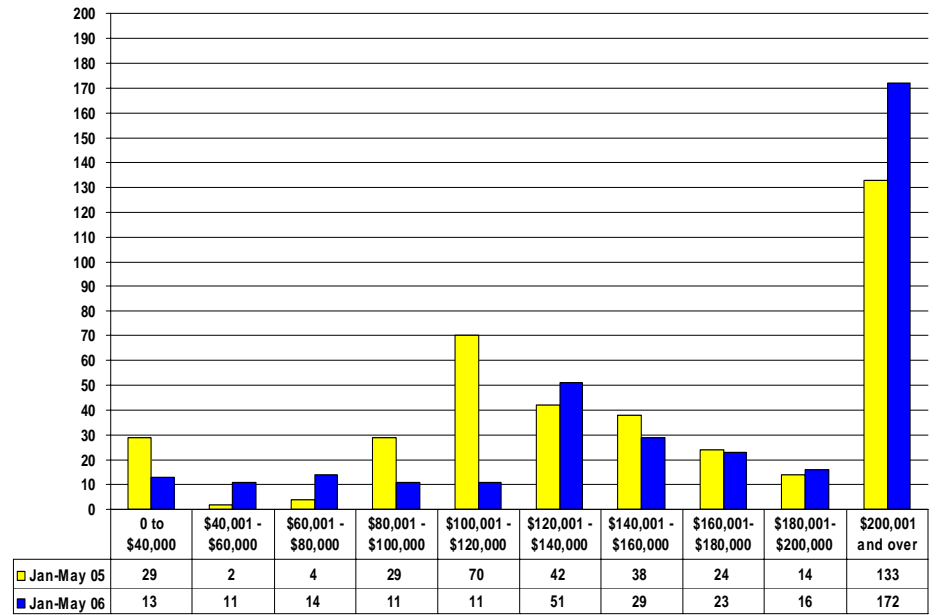




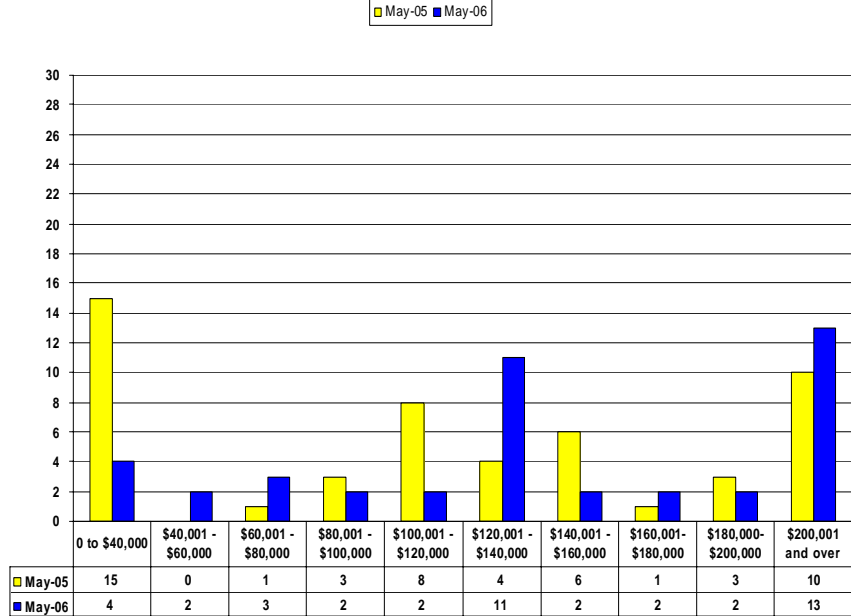
**Central Zone - May 2006**  
 Monthly Listing Comparison By Price Range -  
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



**Central Zone - May 2006**  
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



**Central Zone - Lots 2005 vs 2006**  
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

