

CENTRAL ZONE MONTHLY STATISTICS

JUNE 1 to JUNE 30, 2006

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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
CENTRAL ZONE TOTALS						
Units Listed	882	865	2.0%	4965	4871	1.9%
Units Sold	507	603	-15.9%	3002	3105	-3.3%
Sales Dollars	\$177,315,286	\$179,507,098	-1.2%	\$1,003,276,493	\$861,916,587	16.4%
List/Sell Ratio	94.25%	94.29%		95.07%	94.65%	
Days to Sell	102	122	-15.9%	117	232	-49.8%
Active Listings	2457	2273	8.1%			
NORTH ZONE TOTALS						
Units Listed	485	370	31.1%	2340	2200	6.4%
Units Sold	253	296	-14.5%	1392	1523	-8.6%
Sales Dollars	\$72,454,554	\$69,002,335	5.0%	\$383,481,713	\$331,702,910	15.6%
List/Sell Ratio	95.99%	94.13%		95.46%	94.11%	
Days to Sell	88	140	-37.2%	132	171	-22.7%
Active Listings	1371	1042	31.6%			
SHUSWAP ZONE TOTALS						
Units Listed	295	215	37.2%	1312	1188	10.4%
Units Sold	142	159	-10.7%	719	705	2.0%
Sales Dollars	\$33,017,039	\$27,799,716	18.8%	\$178,883,907	\$123,575,081	44.8%
List/Sell Ratio	90.20%	93.96%		93.31%	94.23%	
Days to Sell	174	188	-7.6%	197	232	-15.2%
Active Listings	930	899	3.4%			
GRAND TOTALS						
Units Listed	1662	1450	14.6%	8617	8259	4.3%
Units Sold	902	1058	-14.7%	5113	5333	-4.1%
Sales Dollars	\$282,786,879	\$276,309,149	2.3%	\$1,565,642,113	\$1,317,194,578	18.9%
List/Sell Ratio	93.48%	94.12%		94.62%	94.33%	
Days to Sell	91	112	-19.0%	112	159	-29.8%
Active Listings	4758	4214	12.9%			

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CENTRAL OKANAGAN ZONE

QUICK SUMMARY

June 30th 2006

	<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>	
June-06	507	\$177,315,286	243	\$100,726,232	882	2,457	3.7
May-06	542	\$184,533,823	254	\$100,640,334	792	2,366	
June-05	603	\$179,507,098	283	\$94,651,014	865	2,273	

Monthly Ratio of Sales versus Inventory All Property Types 20.63%

<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	89	123	403	22.08%	56
CONDO/TWNHSE	50	91	183	27.32%	51
LOTS	32	78	308	10.39%	188
RESIDENTIAL	243	386	880	27.61%	51

Average House Price \$414,511 Median House Price \$385,000
 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>June 30/06</u>	<u>June 30/05</u>		
ALL ZONES	1050	925	125	13.51%
CENTRAL ZONE	658	574	84	14.63%
NORTH ZONE	288	262	26	9.92%
SHUSWAP ZONE	106	89	17	19.10%

CURRENT

MANAGING BROKERS	82
SALES REPS	887
PROPERTY MGMNT	16
ASSOCIATE BROKERS	62
EXEMPTION MEMBER	3

TOTALS 1050

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CENTRAL ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION -JUNE 2006

	LISTINGS				INVENTORY				
	JUNE 2006	JUNE 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %	JUNE 2006	JUNE 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	29	33	-12.1%	134	138	-2.9%	99	102	-2.9%
Duplex	29	27	7.4%	166	140	18.6%	73	49	49.0%
Mobile Homes	40	45	-11.1%	256	256	0.0%	90	102	-11.8%
Recreational	26	6	333.3%	73	50	46.0%	51	13	292.3%
Residential	386	414	-6.8%	2192	2204	-0.5%	880	780	12.8%
Residential WF	13	13	0.0%	67	64	4.7%	49	44	11.4%
3 & 4 Plex	1	0	100.0%	7	0	0.0%	4	0	100.0%
Timeshares	0	1	-100.0%	2	7	-71.4%	4	12	-66.7%
Apartments	123	109	12.8%	851	722	17.9%	403	329	22.5%
Townhouses	91	99	-8.1%	479	506	-5.3%	183	209	-12.4%
Total	738	747		4,227	4,087		1836	1640	
FARMS:	16	10	60.0%	44	52	-15.4%	46	43	7.0%
MULTI FAMILY:	3	3	0.0%	4	20	-80.0%	6	6	0.0%
LOTS:									
Acreage	7	8	-12.5%	46	64	-28.1%	52	43	20.9%
Acreage WF	0	0	0.0%	10	6	66.7%	5	6	-16.7%
Lots	68	55	23.6%	357	372	-4.0%	236	251	-6.0%
Lots WF	3	3	0.0%	17	9	88.9%	15	13	15.4%
Total	78	66		430	451		308	313	
I.C.& I.:									
Business	12	19	-36.8%	75	95	-21.1%	88	85	3.5%
Commercial	17	4	325.0%	69	70	-1.4%	45	47	-4.3%
Land	7	5	40.0%	24	19	26.3%	23	12	91.7%
Leases	11	11	0.0%	92	77	19.5%	105	127	-17.3%
Total	47	39		260	261		261	271	
GRAND TOTALS	882	865		4,965	4,871		2457	2273	

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

CENTRAL ZONE - COMPARATIVE ACTIVITY - SALES INFORMATION - JUNE 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio			
	JUN	JUN	Incr %	YTD	YTD	Incr %	JUN	JUN	Incr %		JUN	JUN	JAN-JUN	JAN-JUN	Incr %	J-JN	J-JN
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	2006	2005	Decr %	2006	2005
RESIDENTIAL:																	
Acreage/House	16	8	100.0%	64	56	14.3%	\$11,908,400	\$6,536,000	82.2%	92.47%	96.44%	\$44,612,600	\$32,344,500	37.9%	94.79%	95.76%	
Duplex	20	13	53.8%	98	87	12.6%	\$6,683,500	\$2,888,900	131.4%	97.60%	97.59%	\$30,160,930	\$21,819,943	38.2%	97.70%	97.35%	
Mobile Homes	32	30	6.7%	182	163	11.7%	\$2,837,288	\$1,909,200	48.6%	92.68%	92.52%	\$13,602,204	\$9,268,599	46.8%	92.69%	97.03%	
Recreational	4	2	100.0%	16	24	-33.3%	\$1,189,300	\$191,000	522.7%	95.13%	85.16%	\$5,140,200	\$6,939,650	-25.9%	94.87%	95.52%	
Residential	243	283	-14.1%	1367	1453	-5.9%	\$100,726,232	\$94,651,014	6.4%	98.15%	97.70%	\$528,976,092	\$468,193,062	13.0%	98.09%	97.65%	
Residential WF	4	9	-55.6%	32	28	14.3%	\$9,650,000	\$10,593,000	-8.9%	94.34%	91.58%	\$53,502,600	\$31,611,500	69.3%	93.85%	94.06%	
3 & 4 Plex	1	0	100.0%	4	0	100.0%	\$340,000	\$0	100.0%	100.03%	0.00%	\$1,905,000	\$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	89	98	-9.2%	520	493	5.5%	\$20,824,750	\$20,641,658	0.9%	97.29%	97.24%	\$118,433,066	\$100,885,704	17.4%	97.87%	97.58%	
Townhouses	50	75	-33.3%	324	359	-9.7%	\$14,458,531	\$20,692,850	-30.1%	98.51%	97.66%	\$94,605,050	\$91,600,725	3.3%	98.15%	98.24%	
Total	459	518		2,607	2,664		\$168,618,001	\$158,103,622				\$890,937,743	\$762,669,183				
FARMS:	0	1	-100.0%	10	11	-9.1%	\$0	\$400,000	-100.0%	0.00%	93.13%	\$9,762,400	\$6,502,200	50.1%	94.74%	95.10%	
MULTI FAMILY:	0	2	-100.0%	4	8	-50.0%	\$0	\$814,000	-100.0%	0.00%	96.99%	\$3,490,600	\$5,003,300	-30.2%	94.48%	95.64%	
LOTS:																	
Acreage	3	6	-50.0%	33	32	3.1%	\$965,000	\$4,796,900	-79.9%	95.32%	94.27%	\$20,278,400	\$15,036,020	34.9%	94.24%	94.63%	
Acreage WF	0	1	-100.0%	0	7	-100.0%	\$0	\$535,000	-100.0%	0.00%	100.00%	\$0	\$4,820,000	-100.0%	0.00%	96.84%	
Lots	29	49	-40.8%	236	275	-14.2%	\$4,774,056	\$6,213,600	-23.2%	97.32%	97.51%	\$40,830,946	\$35,134,433	16.2%	96.91%	97.28%	
Lots WF	0	2	-100.0%	5	4	25.0%	\$0	\$1,080,000	-100.0%	0.00%	97.34%	\$6,153,500	\$1,592,000	286.5%	95.62%	96.46%	
Total	32	58		274	318		\$5,739,056	\$12,625,500				\$67,262,846	\$56,582,453				
I.C. & I.:																	
Business	4	6	-33.3%	14	19	-26.3%	\$270,000	\$387,000	-30.2%	69.51%	88.11%	\$1,257,400	\$5,625,500	-77.6%	82.35%	83.34%	
Commercial	5	11	-54.5%	31	32	-3.1%	\$1,973,300	\$5,537,590	-64.4%	99.40%	93.75%	\$13,171,235	\$12,685,790	3.8%	94.10%	94.97%	
Land	0	1	-100.0%	10	14	-28.6%	\$0	\$1,200,000	-100.0%	92.11%	85.90%	\$11,063,500	\$9,928,000	11.4%	95.29%	91.65%	
Leases	7	6	16.7%	52	39	33.3%	\$714,929	\$439,386	62.7%	0.00%	0.00%	\$6,330,770	\$2,920,161	116.8%	0.00%	0.00%	
Total	16	24		107	104		\$2,958,229	\$7,563,976				\$31,822,905	\$31,159,451				
GRAND TOTALS	507	603	-15.9%	3,002	3,105	-3.3%	\$177,315,286	\$179,507,098	-1.2%	90.73%	94.11%	\$1,003,276,493	\$861,916,587	16.4%	93.47%	93.99%	

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

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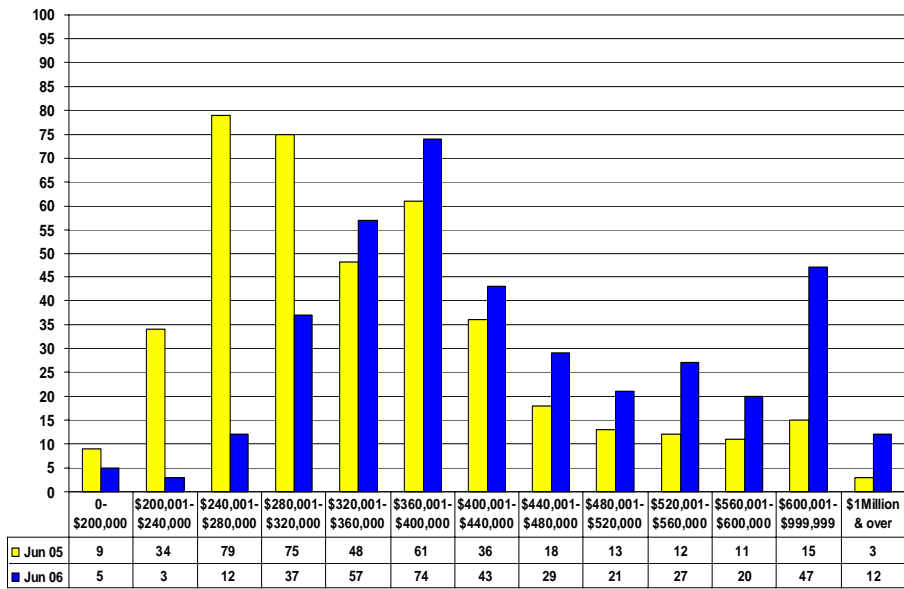
CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - JUNE 2006

	AVERAGE PRICE INFORMATION						MEDIAN PRICE INFORMATION						NUMBER DAYS TO SELL					
	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$744,275	\$817,000	-8.9%	\$697,072	\$577,580	20.7%	\$719,500	\$549,500	30.9%	\$625,000	\$481,250	29.9%	83	100	-16.9%	96	155	-38.0%
Duplex	\$334,175	\$222,223	50.4%	\$307,765	\$250,804	22.7%	\$297,500	\$200,000	48.8%	\$266,000	\$204,000	30.4%	56	39	44.1%	45	42	8.1%
Mobile Homes	\$88,665	\$63,640	39.3%	\$74,737	\$56,863	31.4%	\$87,000	\$52,450	65.9%	\$69,000	\$46,000	50.0%	60	72	-16.9%	54	67	-19.8%
Recreational	\$297,325	\$95,500	211.3%	\$321,263	\$289,152	11.1%	\$143,000	\$95,500	49.7%	\$323,750	\$282,500	14.6%	100	23	332.6%	157	96	63.7%
Residential	\$414,511	\$334,456	23.9%	\$386,961	\$322,225	20.1%	\$385,000	\$313,000	23.0%	\$363,000	\$298,000	21.8%	51	55	-7.3%	55	61	-10.1%
Residential WF	\$2,412,500	\$1,177,000	105.0%	\$1,671,956	\$1,128,982	48.1%	\$1,987,500	\$1,075,000	84.9%	\$1,522,500	\$957,000	59.1%	132	94	40.7%	95	85	11.8%
3 & 4 Plex	\$340,000	\$0	100.0%	\$476,250	\$0	100.0%	\$340,000	\$0	100.0%	\$480,000	\$0	100.0%	34	0	100.0%	59	0	100.0%
Timeshares	\$0	\$0	0.0%	\$0	\$5,500	-100.0%	\$0	\$0	0.0%	\$0	\$5,500	-100.0%	0	0	0.0%	0	313	-100.0%
Apartments	\$233,986	\$210,629	11.1%	\$227,756	\$204,636	11.3%	\$205,000	\$200,000	2.5%	\$201,000	\$179,000	12.3%	56	74	-24.4%	79	79	-0.1%
Townhouses	\$289,171	\$275,905	4.8%	\$291,991	\$255,155	14.4%	\$272,000	\$234,900	15.8%	\$264,750	\$235,900	12.2%	51	74	-30.4%	58	77	-25.2%
Total																		
FARMS:	\$0	\$400,000	-100.0%	\$976,240	\$591,109	65.2%	\$0	\$400,000	-100.0%	\$756,250	\$577,950	30.9%	0	79	-100.0%	121	219	-44.6%
MULTI FAMILY:	\$0	\$407,000	-100.0%	\$872,650	\$625,413	39.5%	\$0	\$407,000	-100.0%	\$960,000	\$446,150	115.2%	0	76	-100.0%	64	87	-26.4%
LOTS:																		
Acreage	\$321,667	\$799,483	-59.8%	\$614,497	\$469,876	30.8%	\$355,000	\$505,950	-29.8%	\$400,000	\$342,500	16.8%	147	122	20.2%	178	101	76.0%
Acreage WF	\$0	\$535,000	-100.0%	\$0	\$688,571	-100.0%	\$0	\$535,000	-100.0%	\$0	\$535,000	-100.0%	0	430	-100.0%	0	244	-100.0%
Lots	\$164,623	\$126,808	29.8%	\$173,012	\$127,762	35.4%	\$144,525	\$109,900	31.5%	\$136,950	\$119,900	14.2%	222	117	89.6%	313	436	-28.2%
Lots WF	\$0	\$540,000	-100.0%	\$1,230,700	\$398,000	209.2%	\$0	\$540,000	-100.0%	\$1,080,000	\$36,000	2900.0%	0	195	-100.0%	73	177	-58.9%
Total																		
I.C. & I.:																		
Business	\$67,500	\$64,500	4.7%	\$89,814	\$296,079	-69.7%	\$70,000	\$52,500	33.3%	\$75,000	\$94,000	-20.2%	298	159	87.3%	159	195	-18.4%
Commercial	\$394,660	\$503,417	-21.6%	\$424,879	\$396,431	7.2%	\$231,000	\$290,000	-20.3%	\$255,000	\$283,545	-10.1%	72	158	-54.6%	88	1319	-93.3%
Land	\$0	\$1,200,000	-100.0%	\$1,106,350	\$709,143	56.0%	\$0	\$1,200,000	-100.0%	\$912,500	\$533,000	71.2%	0	48	-100.0%	189	459	-58.9%
Leases	\$102,133	\$73,231	39.5%	\$121,746	\$74,876	62.6%	\$43,200	\$55,875	-22.7%	\$75,928	\$48,875	55.4%	191	272	-29.8%	222	205	8.5%
Total																		
													102	122		117	232	

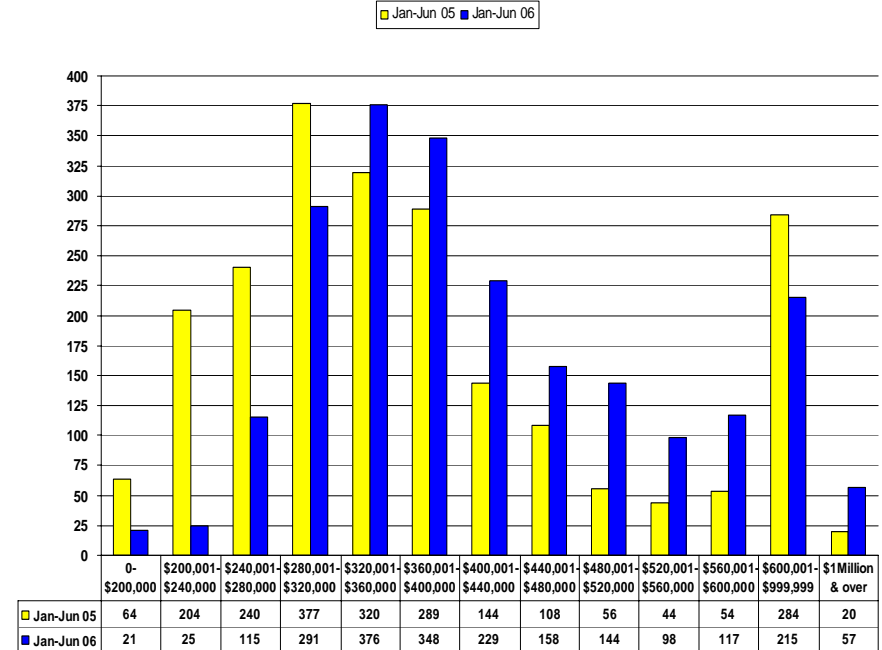
Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

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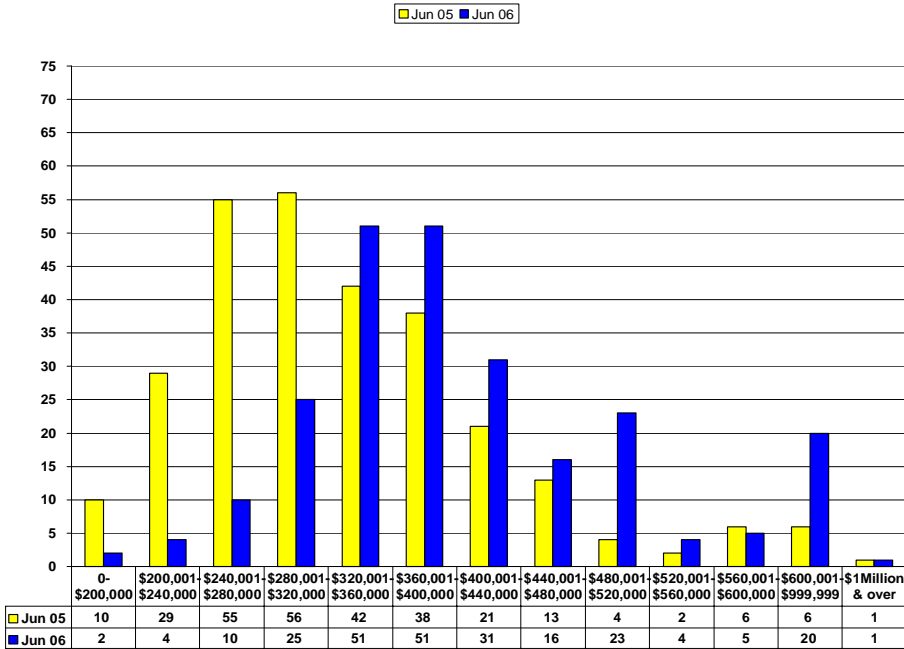
Central Zone - Single Family Residential June 2006
 Monthly Listings By Price Range - Single Family Dwellings Only



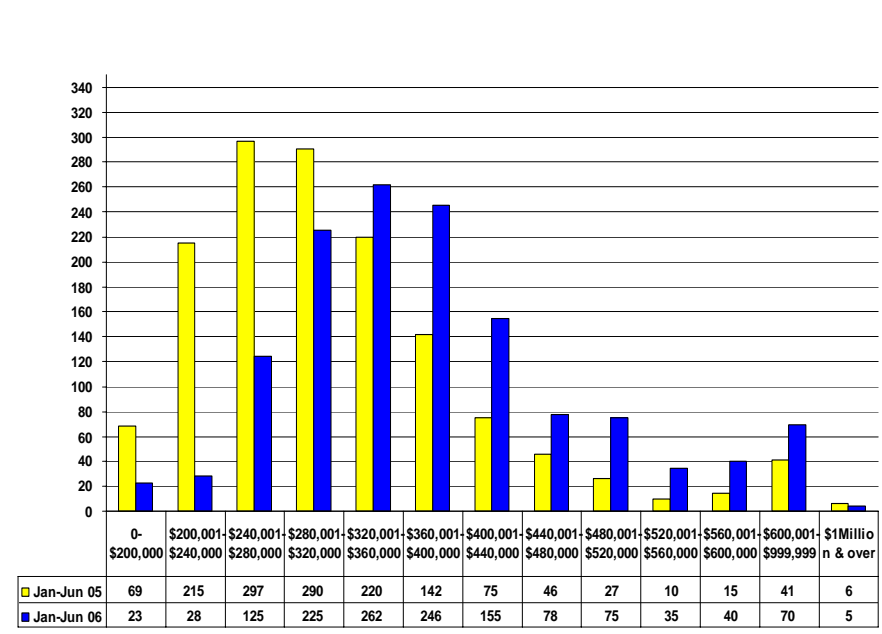
Central Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

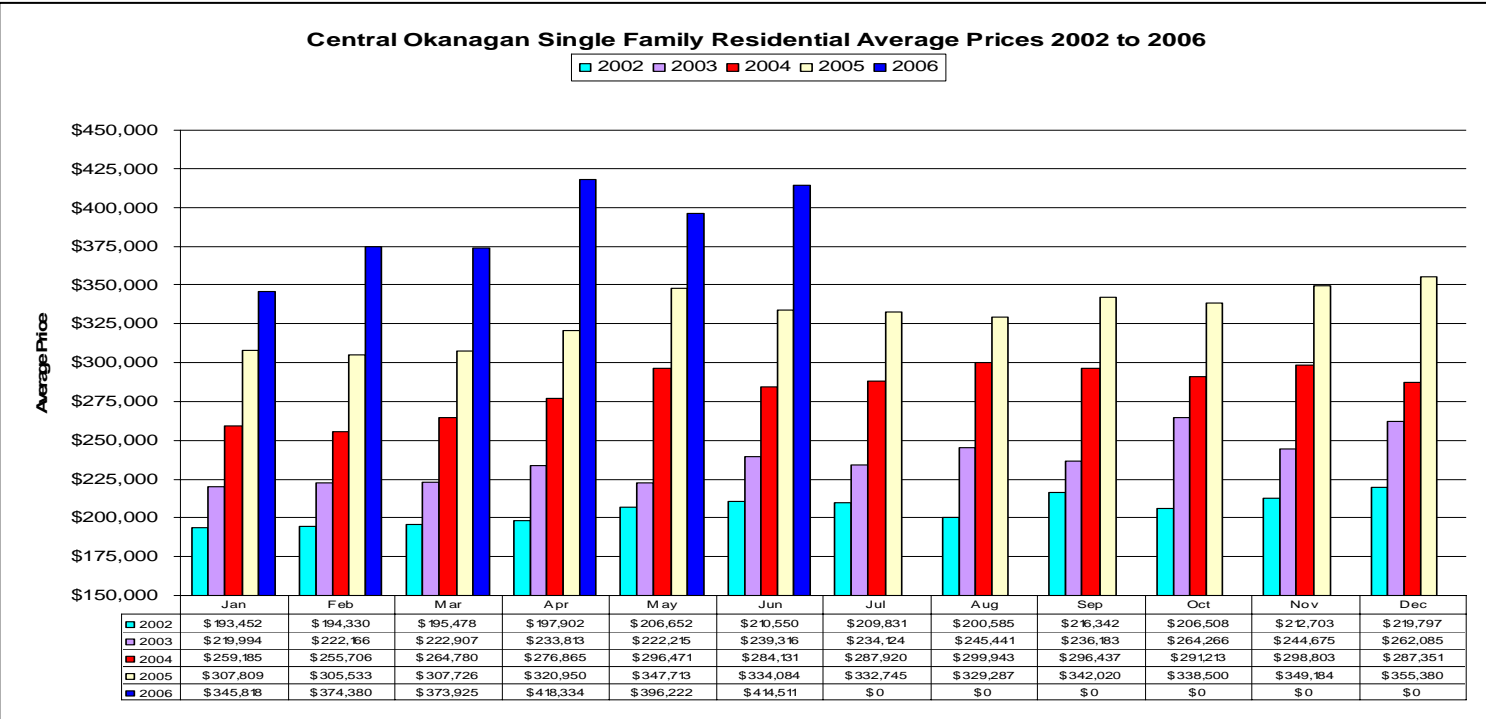
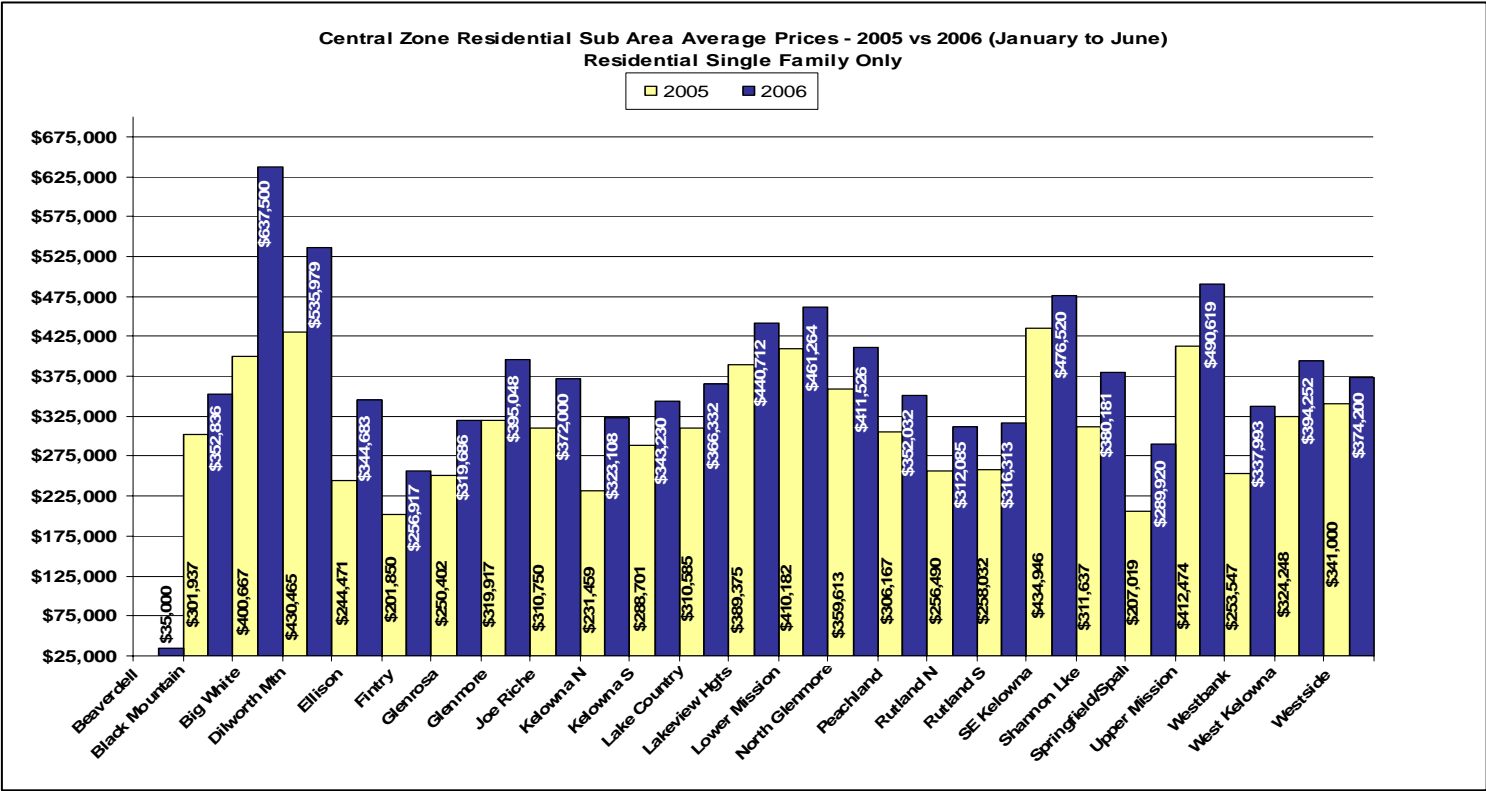


Central Zone - Single Family Residential June 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

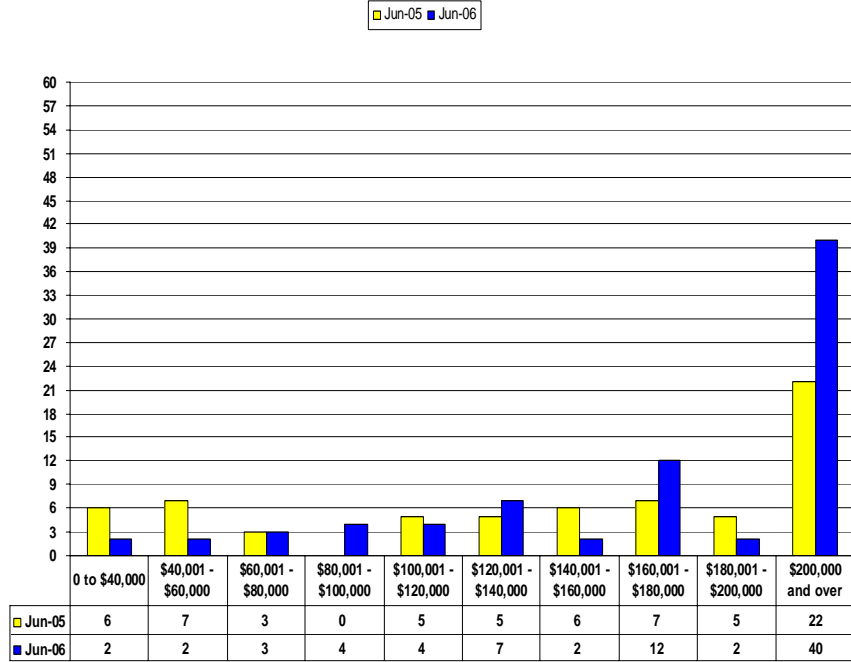


Central Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only

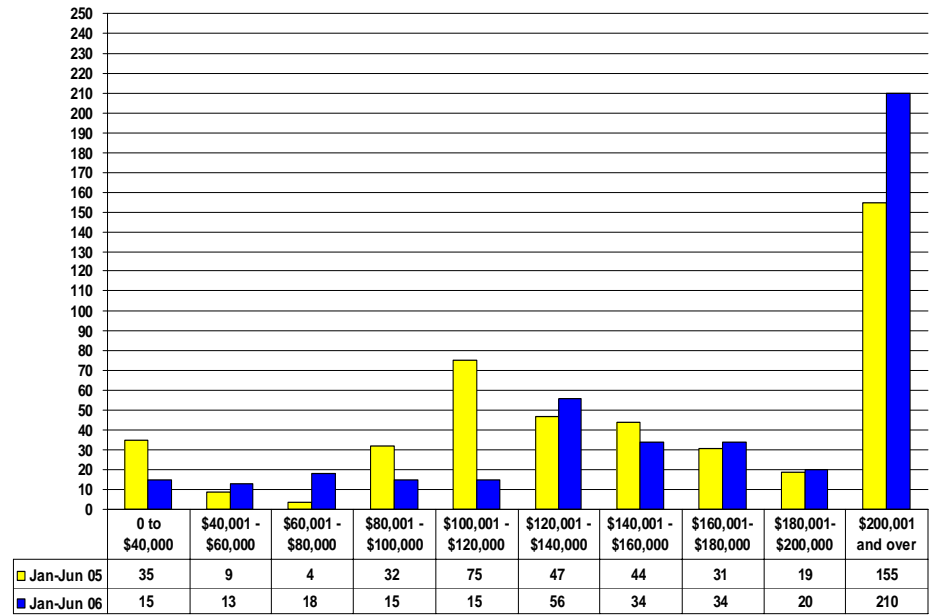




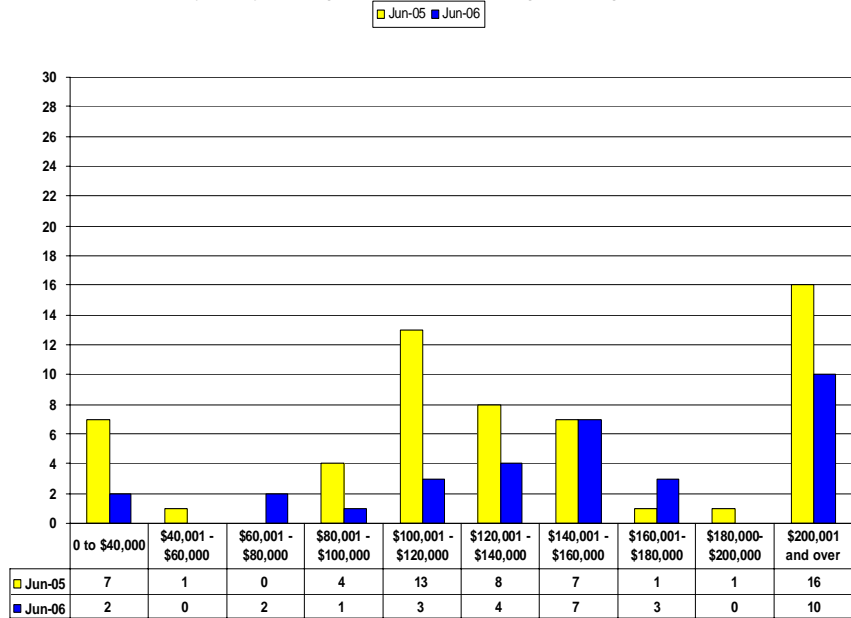
Central Zone - June 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



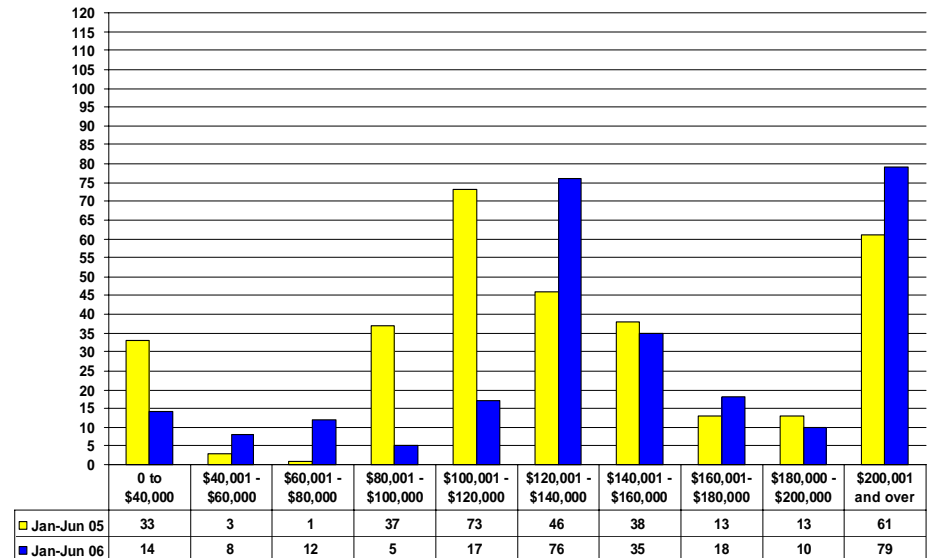
Central Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

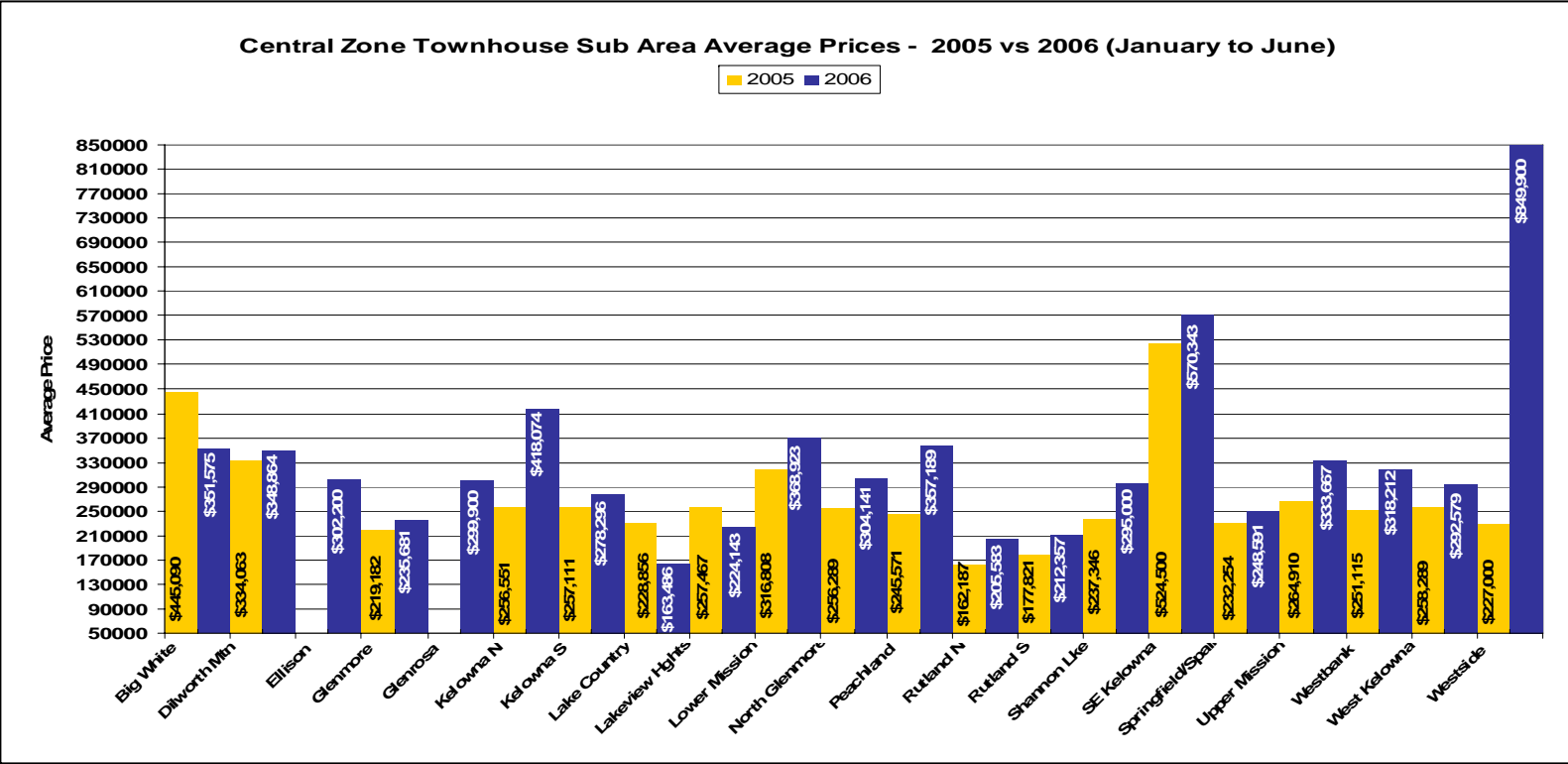
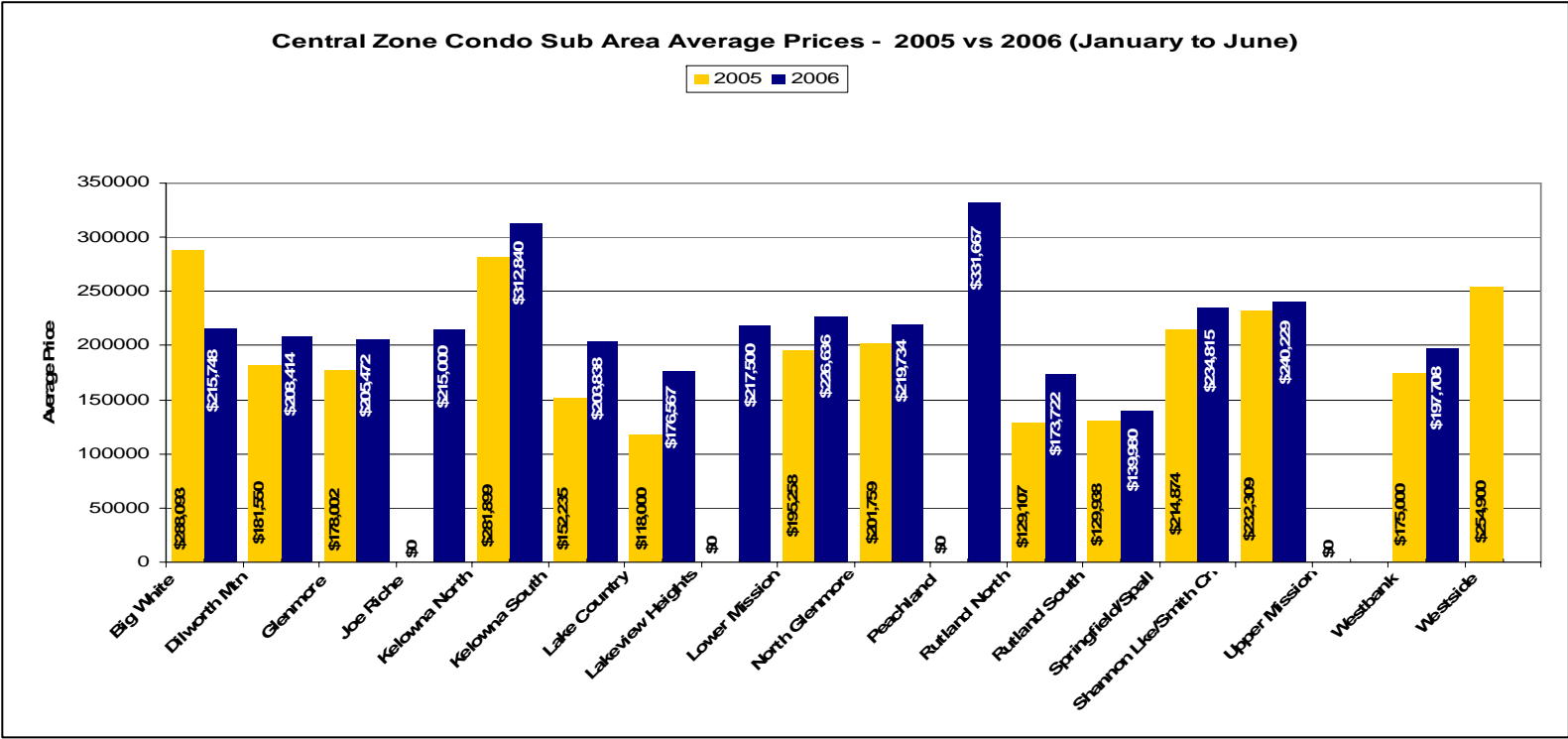


Central Zone - June 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



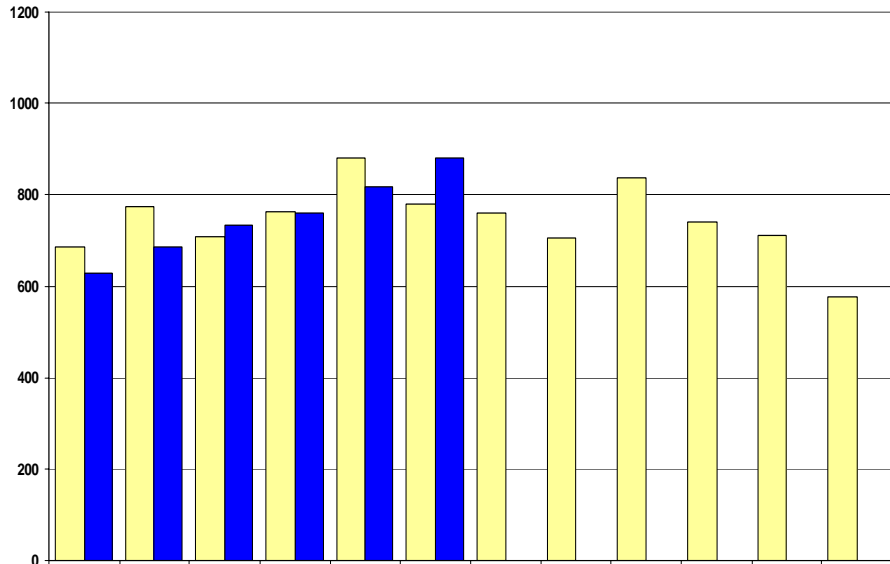
Central Zone - Lots 2005 vs 2006
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront





Inventory of Active Listings 2005 vs 2006
Single Family Residential - Central Zone

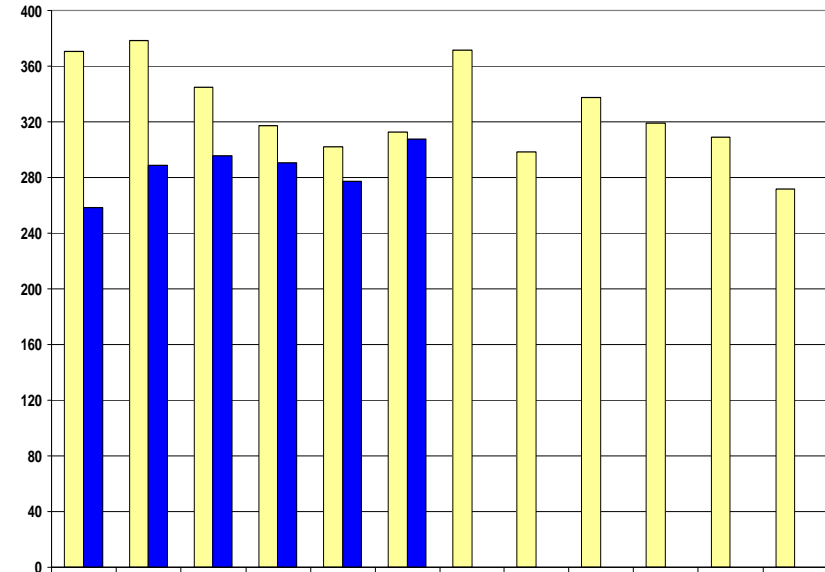
2005 2006



	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	760	816	880	0	0	0	0	0	0

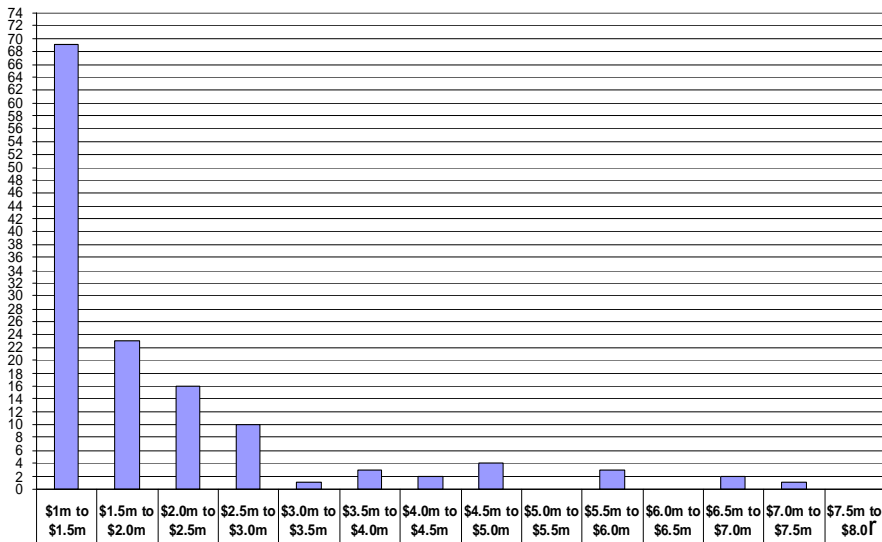
Inventory of Active Listings 2005 vs 2006
Lots - Central Zone

2005 2006



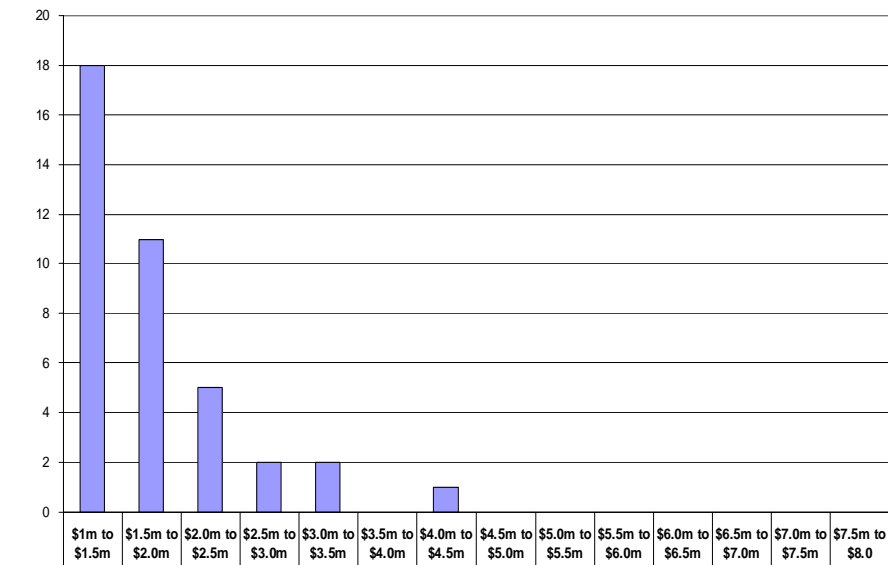
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005	371	379	345	317	302	313	372	299	338	319	309	272
2006	259	289	296	291	277	308	0	0	0	0	0	0

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



Actives	69	23	16	10	1	3	2	4	0	3	0	2	1	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	18	11	5	2	2	0	1	0	0	0	0	0	0	0
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