

NORTH 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 nor will they be included in the Grand Totals

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

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	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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**NORTH 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	253	\$72,454,554	119	\$37,829,900	485	1,371	4.8
May-06	280	\$81,041,512	127	\$39,505,650	449	1,267	
June-05	296	\$69,002,335	130	\$31,306,351	370	1,042	

Monthly Ratio of Sales versus Inventory All Property Types 18.45%

<u>Category</u>	<u>Sales</u>	<u>New Listings</u>	<u>Current Inventory</u>	<u>Sell/Inv. Ratio</u>	<u>Days To Sell</u>
ACREAGE	5	18	111	4.50%	53
ACREAGE/HOUSE	24	57	184	13.04%	82
CONDO/APT	29	31	59	49.15%	35
CONDO/TWNHSE	17	45	105	16.19%	51
LOTS	26	61	175	14.86%	160
RESIDENTIAL	119	180	387	30.75%	50

Average House Price **\$317,898** Median House Price **\$307,500**
 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			

NORTH ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - JUNE 2006

	LISTINGS				INVENTORY				
	JUNE 2006	JUNE 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %	JUN 2006	JUN 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	57	39	46.2%	257	240	7.1%	184	144	27.8%
Duplex	12	11	9.1%	41	62	-33.9%	19	22	-13.6%
Mobile Homes	29	19	52.6%	125	107	16.8%	53	54	-1.9%
Recreational	5	1	400.0%	27	23	17.4%	25	7	257.1%
Residential	180	159	13.2%	953	929	2.6%	387	315	22.9%
Residential WF	7	5	40.0%	30	26	15.4%	22	20	10.0%
3 & 4 Plex	2	0	100.0%	13	0	100.0%	4	0	100.0%
Timeshares	0	0	0.0%	0	0	0.0%	0	0	0.0%
Apartments	31	12	158.3%	165	113	46.0%	59	36	63.9%
Townhouses	45	31	45.2%	218	202	7.9%	105	52	101.9%
Total	368	277		1,829	1,702		858	650	
FARMS:	4	7	-42.9%	27	32	-15.6%	32	34	-5.9%
MULTI FAMILY:	3	5	-40.0%	7	20	-65.0%	10	9	11.1%
LOTS:									
Acreage	18	24	-25.0%	107	96	11.5%	111	69	60.9%
Acreage WF	1	4	-75.0%	5	13	-61.5%	5	9	-44.4%
Lots	51	28	82.1%	180	182	-1.1%	156	113	38.1%
Lots WF	9	0	100.0%	18	5	260.0%	14	3	366.7%
Total	79	56		310	296		286	194	
I.C.& I.:									
Business	16	7	128.6%	75	53	41.5%	76	56	35.7%
Commercial	7	9	-22.2%	41	49	-16.3%	52	43	20.9%
Land	3	4	-25.0%	22	24	-8.3%	28	33	-15.2%
Leases	5	5	0.0%	29	24	20.8%	29	23	26.1%
Total	31	25		167	150		185	155	
GRAND TOTALS	485	370		2,340	2,200		1371	1042	31.6%

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

NORTH 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	24	30	-20.0%	119	123	-3.3%	\$9,831,500	\$11,450,500	-14.1%	96.15%	96.79%	\$47,194,400	\$43,516,600	8.5%	96.82%	96.24%
Duplex	2	7	-71.4%	30	44	-31.8%	\$354,700	\$978,500	-63.8%	97.24%	97.18%	\$6,444,068	\$7,028,947	-8.3%	98.38%	97.14%
Mobile Homes	17	18	-5.6%	82	71	15.5%	\$1,810,100	\$989,400	82.9%	94.13%	93.20%	\$7,336,900	\$3,803,151	92.9%	94.42%	92.16%
Recreational	0	2	-100.0%	8	6	33.3%	\$0	\$252,000	-100.0%	0.00%	87.84%	\$2,514,400	\$808,500	211.0%	97.38%	93.90%
Residential	119	130	-8.5%	667	655	1.8%	\$37,829,900	\$31,306,351	20.8%	97.34%	97.47%	\$199,823,912	\$153,483,163	30.2%	97.70%	97.56%
Residential WF	1	1	0.0%	8	13	-38.5%	\$1,110,000	\$1,025,000	8.3%	88.80%	93.18%	\$10,073,000	\$10,718,000	-6.0%	94.70%	95.58%
3 & 4 Plex	1	0	100.0%	10	0	100.0%	\$141,000	\$0	100.0%	100.79%	0.00%	\$1,736,250	\$0	100.0%	96.76%	0.00%
Timeshares	0	0	0.0%	0	2	-100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$191,750	-100.0%	0.00%	96.01%
Apartments	29	14	107.1%	121	97	24.7%	\$4,779,700	\$1,975,800	141.9%	97.67%	97.01%	\$21,445,820	\$12,100,340	77.2%	97.59%	96.89%
Townhouses	17	32	-46.9%	136	217	-37.3%	\$4,045,700	\$5,638,080	-28.2%	98.50%	98.03%	\$28,608,047	\$37,755,177	-24.2%	98.72%	85.12%
Total	210	234		1,181	1,228		\$59,902,600	\$53,615,631				\$325,176,796	\$269,405,628			
FARMS:	2	3	-33.3%	12	13	-7.7%	\$1,825,000	\$1,535,000	18.9%	84.24%	89.74%	\$10,378,900	\$8,743,100	18.7%	94.28%	93.07%
MULTI FAMILY:	1	2	-50.0%	7	11	-36.4%	\$400,000	\$566,200	-29.4%	95.69%	98.32%	\$3,106,200	\$3,953,700	-21.4%	96.55%	97.06%
LOTS:																
Acreage	5	11	-54.5%	29	53	-45.3%	\$1,445,900	\$2,741,600	-47.3%	97.47%	95.17%	\$8,898,900	\$14,639,458	-39.2%	95.85%	96.49%
Acreage WF	0	0	0.0%	2	5	-60.0%	\$0	\$0	0.0%	0.00%	0.00%	\$350,000	\$1,463,400	-76.1%	77.38%	93.80%
Lots	23	30	-23.3%	110	153	-28.1%	\$4,223,895	\$3,648,928	15.8%	94.29%	96.70%	\$14,688,770	\$14,543,272	1.0%	96.21%	97.54%
Lots WF	3	0	100.0%	8	3	166.7%	\$2,025,250	\$0	100.0%	97.50%	0.00%	\$4,523,250	\$1,259,000	259.3%	98.43%	95.02%
Total	31	41		149	214		\$7,695,045	\$6,390,528				\$28,460,920	\$31,905,130			
I.C. & I.:																
Business	2	2	0.0%	16	10	60.0%	\$324,900	\$755,000	-57.0%	100.02%	91.19%	\$8,515,500	\$2,043,900	316.6%	85.04%	90.19%
Commercial	4	4	0.0%	17	26	-34.6%	\$1,810,000	\$743,000	143.6%	89.13%	89.78%	\$6,689,500	\$6,571,500	1.8%	89.88%	92.40%
Land	1	9	-88.9%	4	15	-73.3%	\$225,000	\$5,374,000	-95.8%	90.04%	90.32%	\$727,000	\$8,643,000	-91.6%	91.32%	87.81%
Leases	2	1	100.0%	6	6	0.0%	\$272,009	\$22,976	1083.9%	0.00%	0.00%	\$426,897	\$436,952	-2.3%	0.00%	0.00%
Total	9	16		43	57		\$2,631,909	\$6,894,976				\$16,358,897	\$17,695,352			
GRAND TOTALS	253	296	-14.5%	1,392	1,523	-8.6%	\$72,454,554	\$69,002,335	5.0%	93.55%	93.03%	\$383,481,713	\$331,702,910	15.6%	91.66%	93.71%

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

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

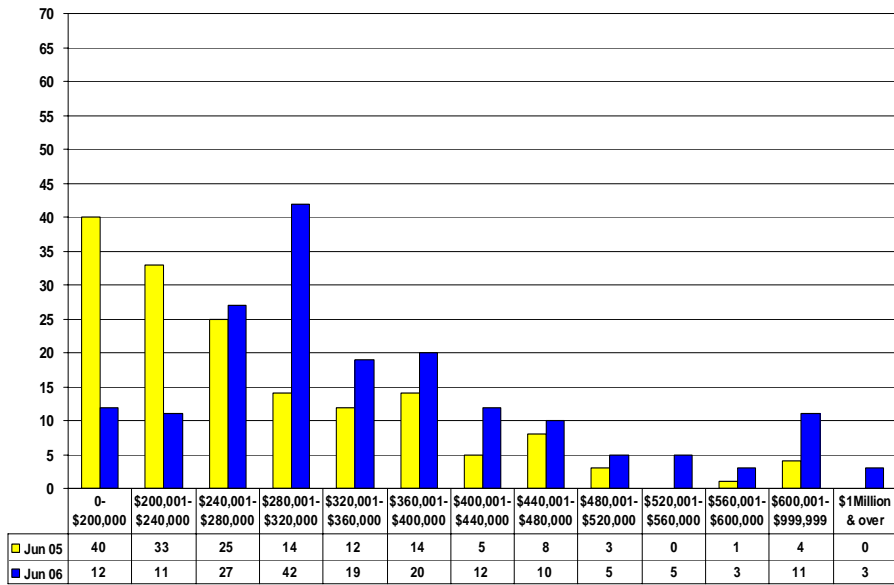
	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$409,646	\$381,683	7.3%	\$383,694	\$353,793	8.5%	\$384,000	\$348,500	10.2%	\$385,000	\$340,000	13.2%	82	116	-29.2%	91	104	-12.3%
Duplex	\$177,350	\$139,786	26.9%	\$214,802	\$159,749	34.5%	\$177,350	\$136,000	30.4%	\$197,250	\$144,950	36.1%	14	72	-80.6%	80	50	59.7%
Mobile Homes	\$106,476	\$54,967	93.7%	\$89,474	\$53,566	67.0%	\$102,900	\$32,750	214.2%	\$61,450	\$37,500	63.9%	60	79	-23.5%	67	110	-39.4%
Recreational	\$0	\$126,000	-100.0%	\$314,300	\$134,750	133.2%	\$0	\$126,000	-100.0%	\$332,450	\$126,000	163.8%	0	76	-100.0%	98	122	-20.0%
Residential	\$317,898	\$240,818	32.0%	\$299,586	\$234,325	27.9%	\$307,500	\$228,950	34.3%	\$279,900	\$221,000	26.7%	50	54	-7.1%	57	60	-4.5%
Residential WF	\$1,110,000	\$1,025,000	8.3%	\$1,259,125	\$824,462	52.7%	\$1,110,000	\$1,025,000	8.3%	\$1,044,500	\$685,000	52.5%	132	7	1785.7%	84	133	-36.9%
3 & 4 Plex	\$141,000	\$0	100.0%	\$173,625	\$0	100.0%	\$141,000	\$0	100.0%	\$154,000	\$0	100.0%	8	0	100.0%	72	0	100.0%
Timeshares	\$0	\$0	0.0%	\$0	\$95,875	0.0%	\$0	\$0	0.0%	\$0	\$95,875	-100.0%	0	0	0.0%	0	64	-100.0%
Apartments	\$164,817	\$141,129	16.8%	\$177,238	\$124,746	42.1%	\$159,000	\$153,500	3.6%	\$148,500	\$107,000	38.8%	35	33	5.9%	45	63	-28.9%
Townhouses	\$237,982	\$176,190	35.1%	\$210,353	\$173,987	20.9%	\$206,500	\$155,565	32.7%	\$199,500	\$158,010	26.3%	51	61	-16.4%	46	85	-46.1%
Total																		
FARMS:	\$912,500	\$511,667	78.3%	\$864,908	\$672,546	28.6%	\$912,500	\$380,000	140.1%	\$715,000	\$460,000	55.4%	199	216	-8.1%	171	242	-29.5%
MULTI FAMILY:	\$400,000	\$283,100	41.3%	\$443,743	\$359,427	23.5%	\$400,000	\$283,100	41.3%	\$400,000	\$268,000	49.3%	13	35	-62.9%	156	99	58.0%
LOTS:																		
Acreage	\$289,180	\$249,236	16.0%	\$306,859	\$276,216	11.1%	\$335,000	\$155,000	116.1%	\$230,000	\$163,552	40.6%	53	118	-54.9%	135	232	-41.6%
Acreage WF	\$0	\$0	0.0%	\$175,000	\$292,680	-40.2%	\$0	\$0	0.0%	\$175,000	\$330,000	-47.0%	0	0	0.0%	166	44	276.1%
Lots	\$183,648	\$121,631	51.0%	\$133,534	\$95,054	40.5%	\$125,000	\$105,500	18.5%	\$118,750	\$82,500	43.9%	102	169	-39.5%	170	163	4.4%
Lots WF	\$675,083	\$0	100.0%	\$565,406	\$419,667	34.7%	\$975,000	\$0	100.0%	\$714,000	\$545,000	31.0%	10	0	100.0%	160	230	-30.7%
Total																		
I.C. & I.:																		
Business	\$162,450	\$377,500	-57.0%	\$532,219	\$204,390	160.4%	\$162,450	\$377,500	-57.0%	\$160,000	\$85,700	86.7%	107	294	-63.6%	195	235	-16.8%
Commercial	\$452,500	\$185,750	143.6%	\$393,500	\$252,750	55.7%	\$417,500	\$181,500	130.0%	\$275,000	\$246,250	11.7%	268	218	23.1%	218	242	-9.9%
Land	\$225,000	\$597,111	-62.3%	\$181,750	\$576,200	-68.5%	\$225,000	\$400,000	-43.8%	\$181,000	\$400,000	-54.8%	250	556	-55.0%	180	428	-58.1%
Leases	\$136,005	\$22,976	491.9%	\$71,149	\$72,825	-2.3%	\$136,005	\$22,976	491.9%	\$19,840	\$32,050	-38.1%	124	135	-8.5%	170	535	-68.3%
Total																		
													88	140		132	171	

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

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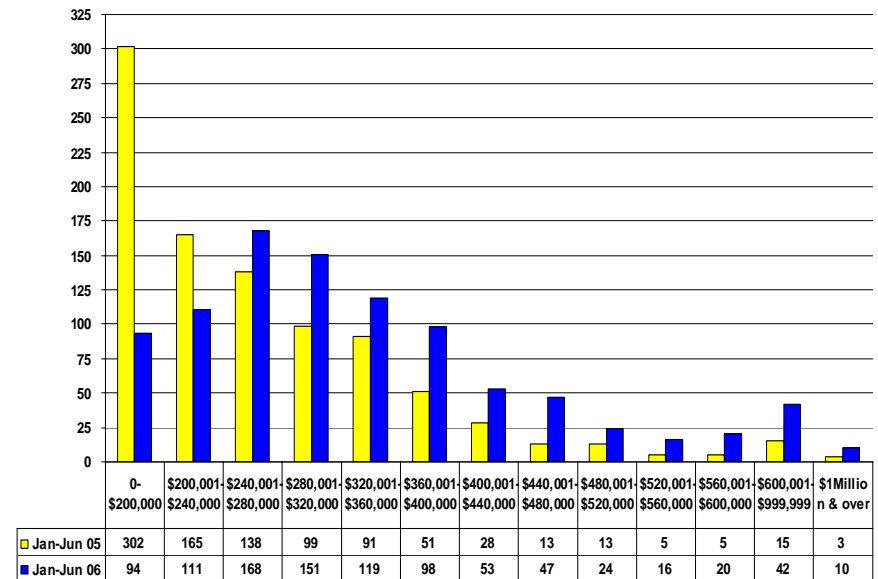
North Zone - Single Family Residential June 2006
 Monthly Listings By Price Range - Single Family Dwellings Only

■ Jun 05 ■ Jun 06



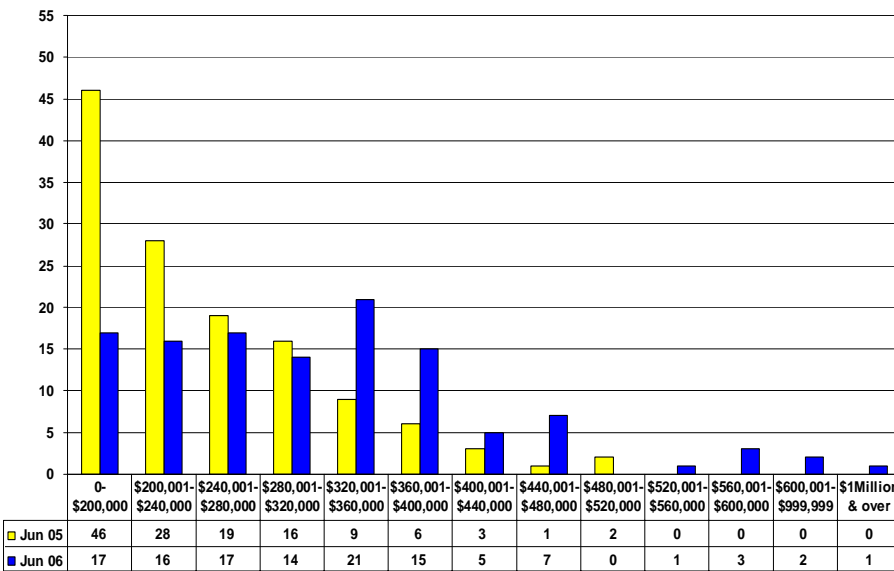
North Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-Jun 05 ■ Jan-Jun 06

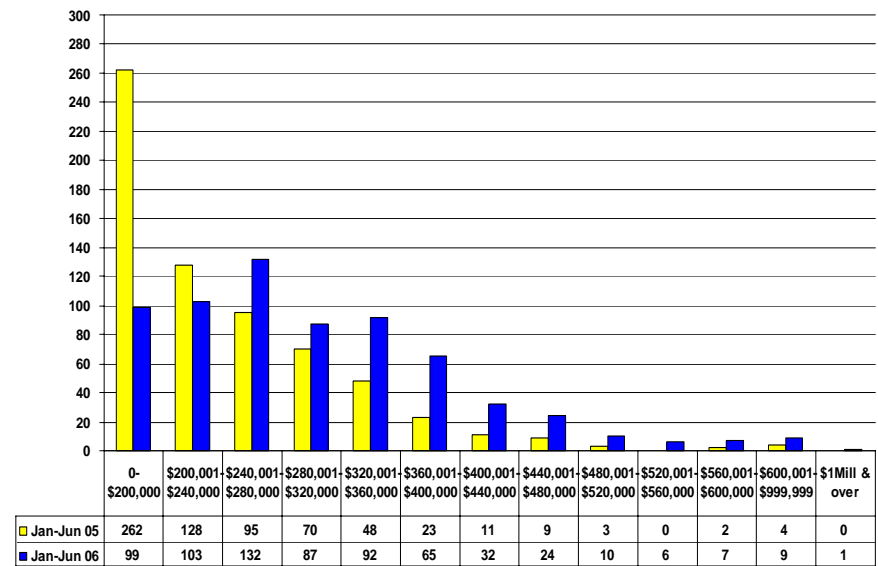


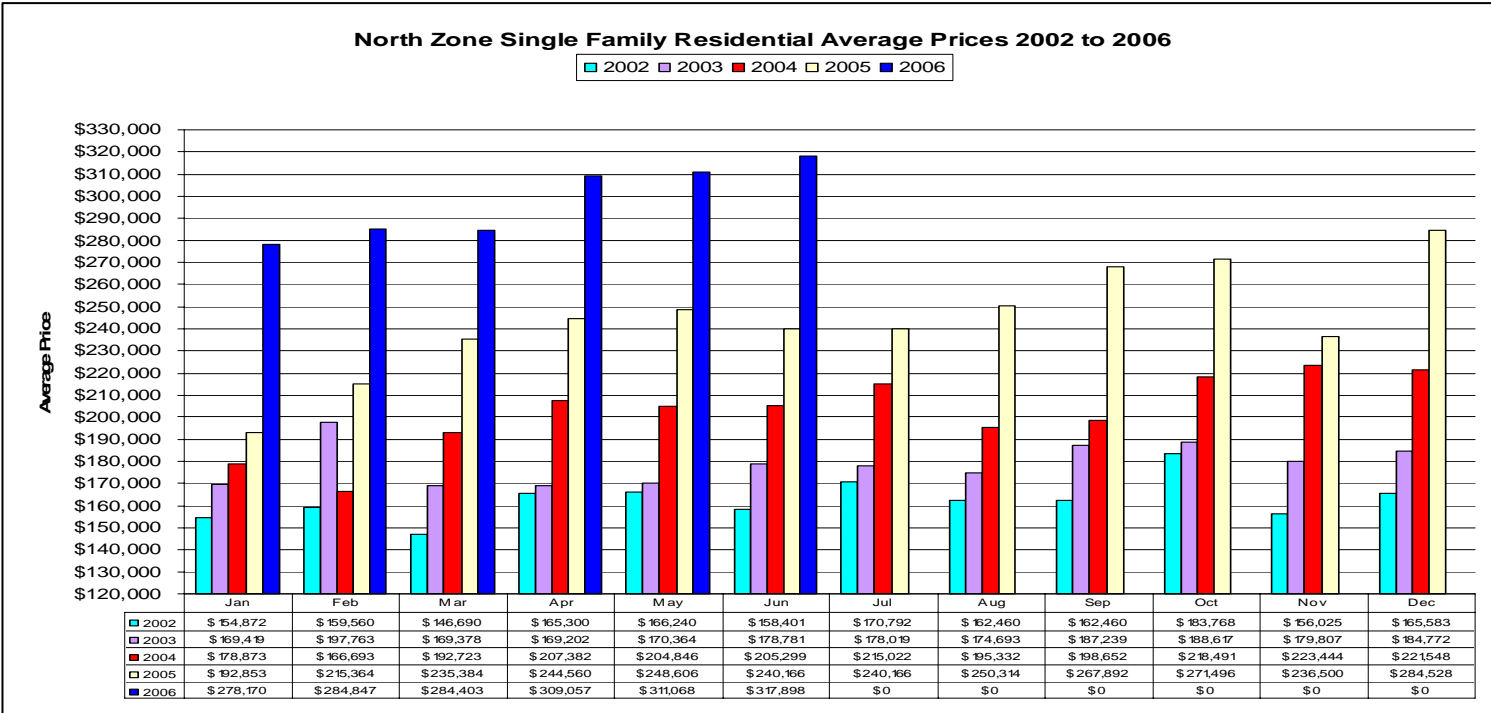
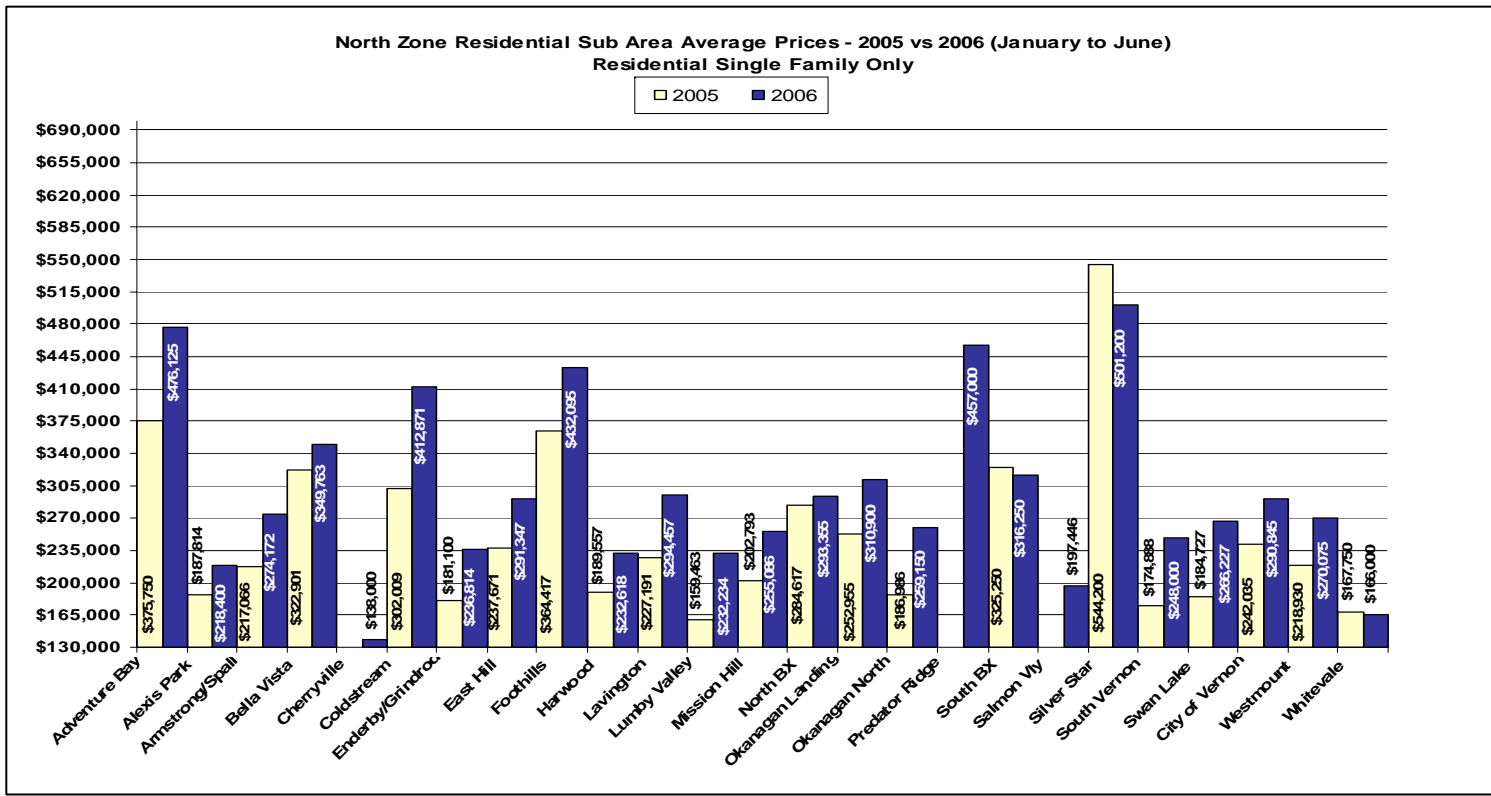
North Zone - Single Family Residential June 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

■ Jun 05 ■ Jun 06

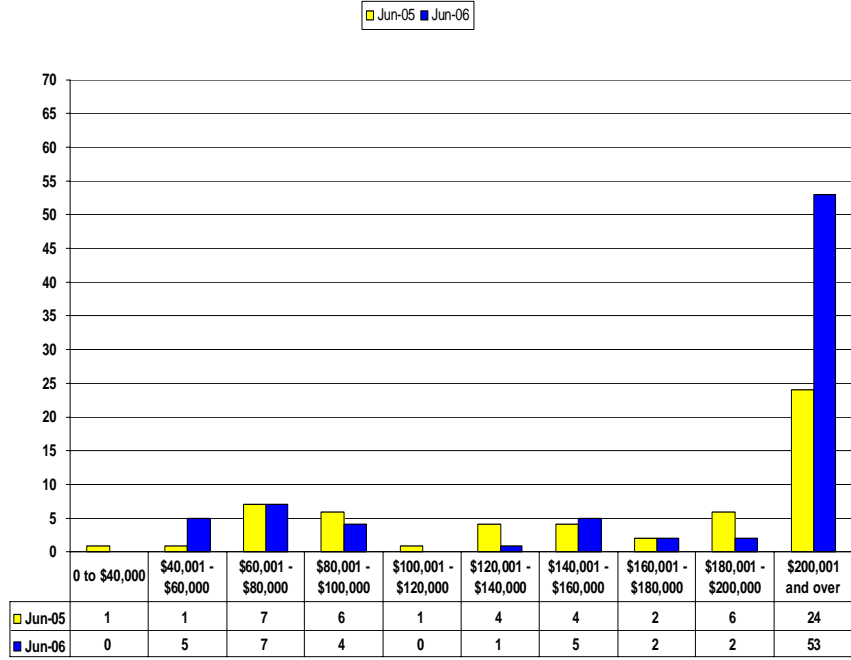


North Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only

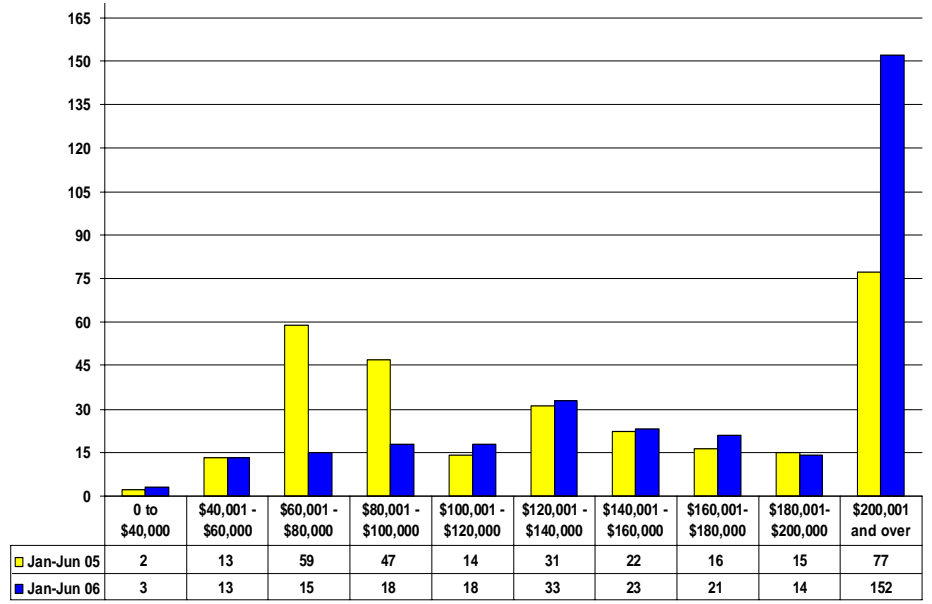




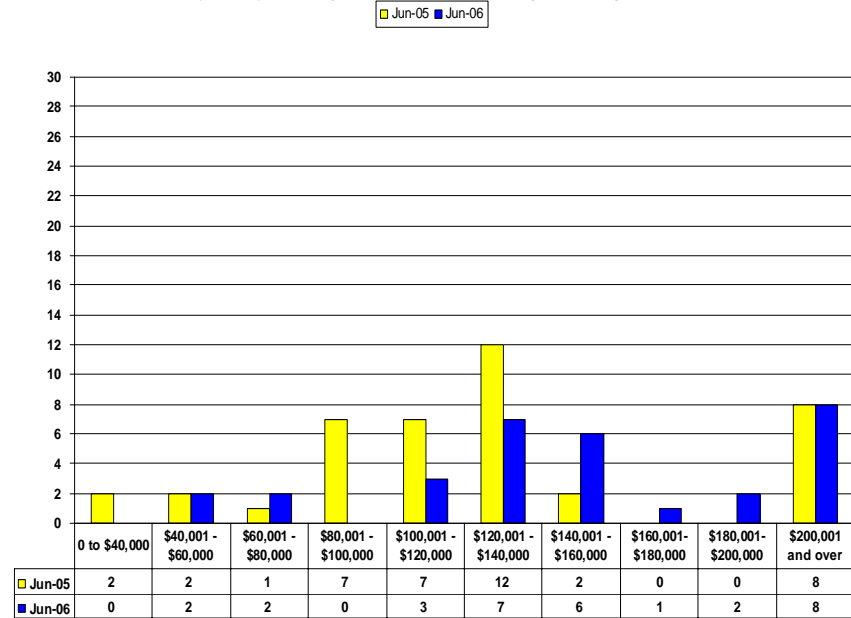
North Zone - June 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



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



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

