

CENTRAL ZONE MONTHLY STATISTICS

FOR

August 1st - 31st, 2005

August Statistics Run September 7, 2005 9:15 a.m.

**A New Property Type has been Added - Multi Family Triplex/Fourplex
This is different from Multi Tenant 5 Plus Units
Triplex and Fourplex Are entered under Residential**

CENTRAL OKANAGAN ZONE

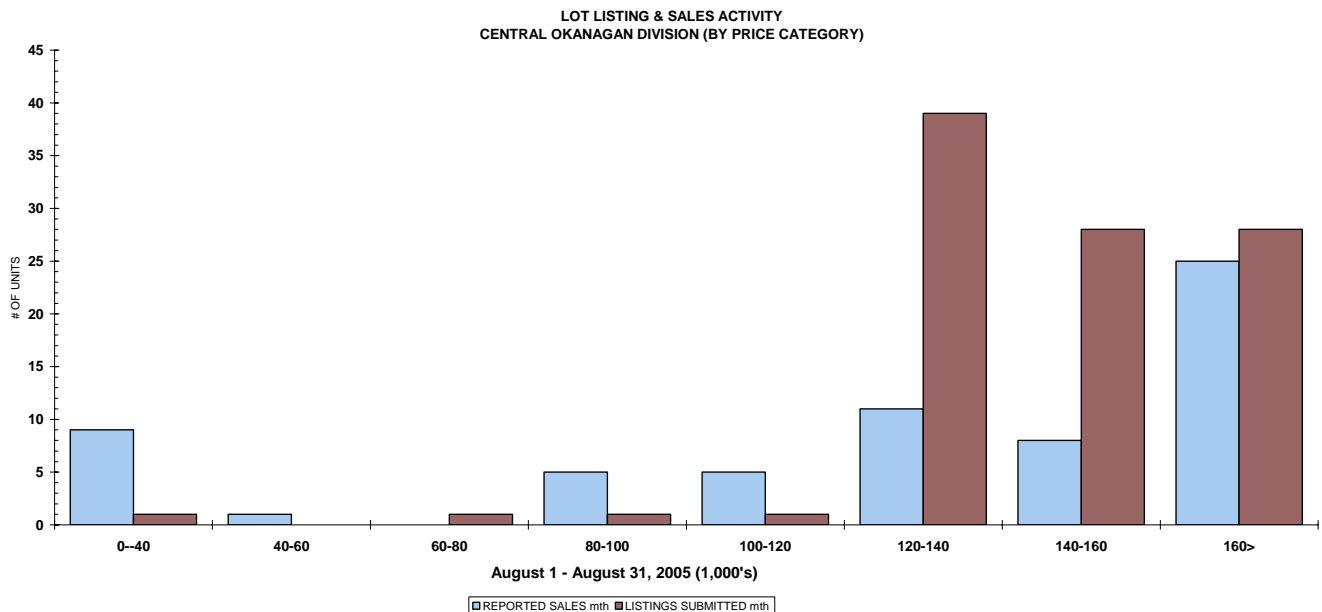
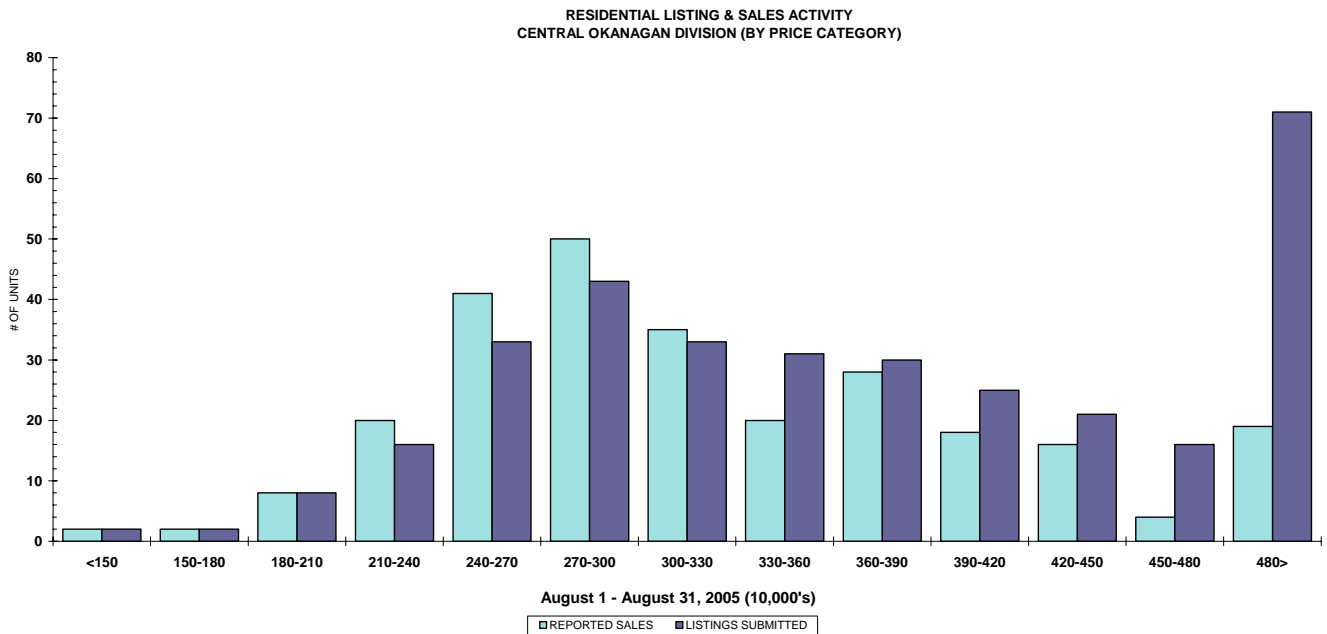
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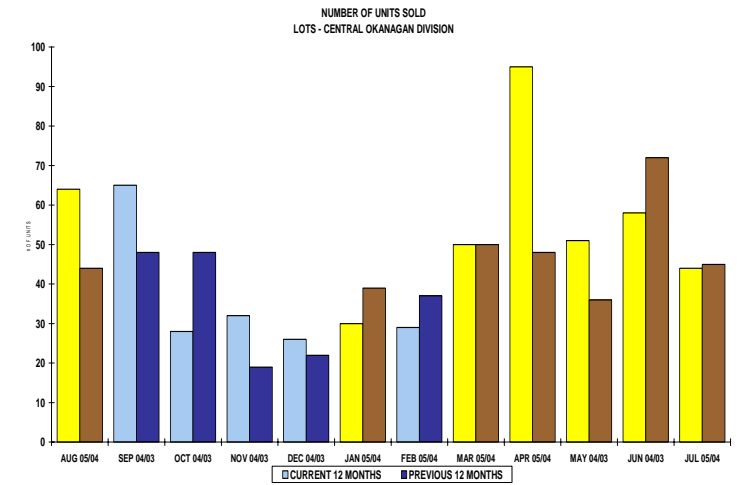
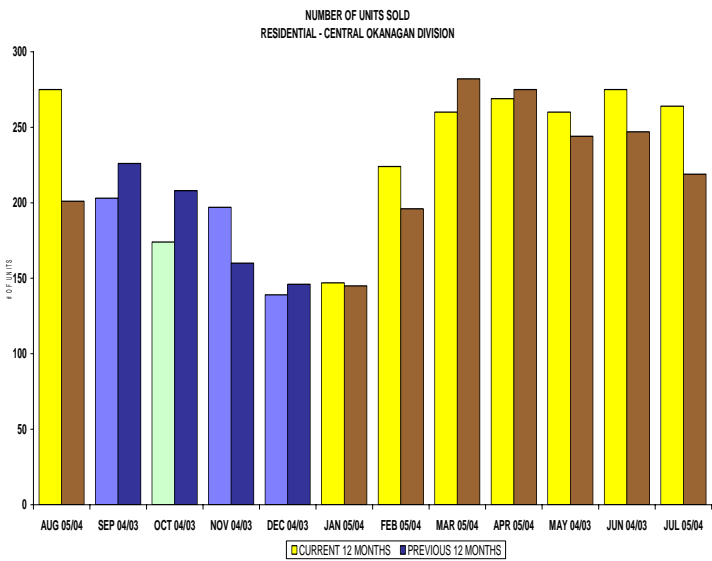
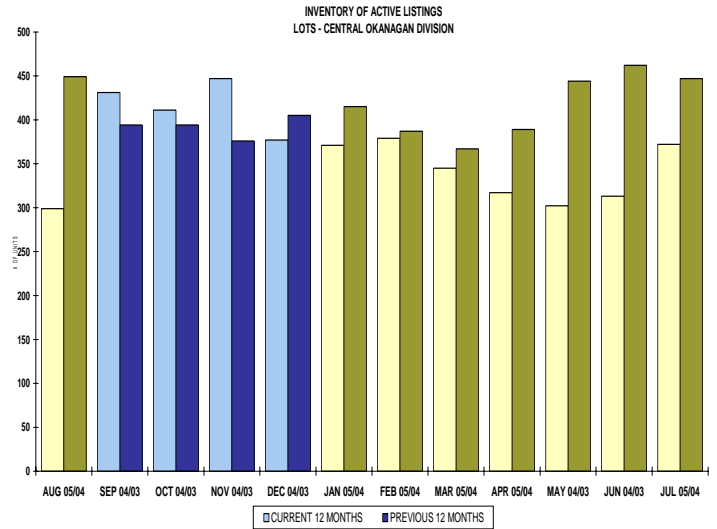
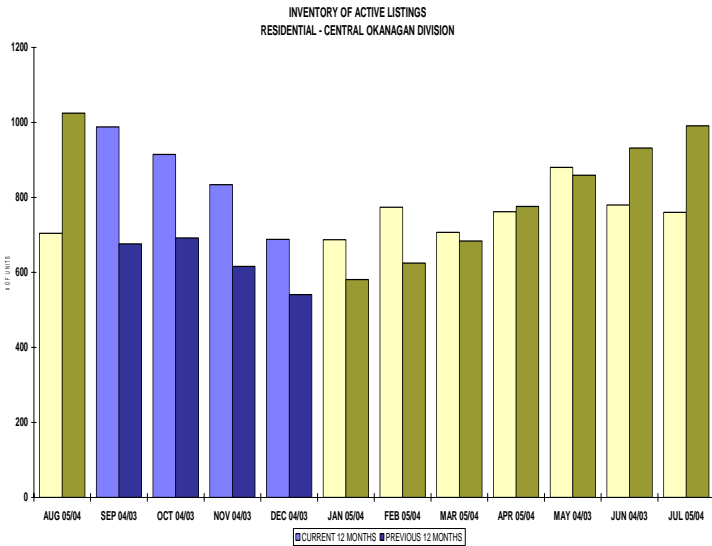
AUGUST 2005

QUICK SUMMARY

	TOTAL SALES VOLUME		Residential Single Family SALES		TOTAL LISTINGS	
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>
August 2005	618	\$183,339,984	275	\$90,554,034	733	2,037
July 2005	521	\$154,294,845	264	\$87,844,654	720	2,276
August 2004	468	\$125,638,509	201	\$60,314,427	797	2,879

The Central Zone has **602** Members. The average number of listings-per-licensee is 3.4





CENTRAL OKANAGAN ZONE

August 2005

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
CONDO/APT	104	100	285	36.49%	97
CONDO/TWNHSE	85	69	183	46.45%	61
LOTS	64	99	299	21.40%	109
RESIDENTIAL	275	344	704	39.06%	56

AVERAGE HOUSE PRICE \$329,287

MEDIAN HOUSE PRICE \$308,000

Lots Include: Acreage, Acreage Waterfront, Lots and Lots Waterfront

COMPARATIVE ACTIVITY BY ZONE

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE

ZONE CO TOTALS

Units Listed	750	812	-7.6%	6321	6539	-3.3%
Units Sold	631	470	34.3%	4252	3810	11.6%
Sales Dollars	\$187,202,284	\$126,225,509	48.3%	\$1,202,897,466	\$950,869,091	26.5%
List/Sell Ratio	94.53%	95.53%		95.82%	96.00%	-0.2%
Days to Sell	78	86	-9.3%	74	82	-9.8%
Active Listings	2056	2879	-28.6%			

ZONE NO TOTALS

Units Listed	350	367	-4.6%	2919	2930	-0.4%
Units Sold	247	235	5.1%	2012	1942	3.6%
Sales Dollars	\$71,850,923	\$41,437,061	73.4%	\$457,746,431	\$358,990,994	27.5%
List/Sell Ratio	94.11%	94.61%		95.84%	94.37%	1.6%
Days to Sell	119	159	-25.2%	116	158	-26.6%
Active Listings	1074	1496	-28.2%			

ZONE SH TOTALS

Units Listed	265	177	49.7%	1616	1496	8.0%
Units Sold	193	160	20.6%	1063	975	9.0%
Sales Dollars	\$35,372,682	\$26,261,990	34.7%	\$188,367,096	\$160,392,302	17.4%
List/Sell Ratio	91.47%	91.73%		92.70%	91.86%	0.9%
Days to Sell	228	221	3.2%	197	230	-14.3%
Active Listings	844	1124	-24.9%			

ZONE OB TOTALS

Units Listed	9	15	-40.0%	125	113	10.6%
Units Sold	7	3	100.0%	42	38	10.5%
Sales Dollars	\$1,790,700	\$1,004,000	100.0%	\$14,579,000	\$16,476,047	-11.5%
List/Sell Ratio	93.98%	95.14%		95.44%	94.98%	0.5%
Days to Sell	110	107	2.8%	203	199	2.0%
Active Listings	106	135	-21.5%			

GRAND TOTALS

Units Listed	1374	1371	0.2%	10981	11078	-0.9%
Units Sold	1078	868	24.2%	7369	6765	8.9%
Sales Dollars	\$296,216,589	\$194,928,560	52.0%	\$1,863,589,993	\$1,486,728,434	25.3%
List/Sell Ratio	96.15%	94.81%		96.02%	95.00%	1.1%
Days to Sell	89	132	-32.6%	105	126	-16.7%
Active Listings	4080	5634	-27.6%			

LICENSEES

	TOTAL NUMBER OF LICENSEES August 31/05	TOTAL NUMBER OF LICENSEES August 31/04	CHANGE BY NUMBER	CHANGE BY %
ALL DIVISIONS	971	884	87	9.84%
CENTRAL OK DIV.	554	550	4	0.73%
NORTH OK DIV.	272	249	23	9.24%
SHUSWAP DIV.	97	85	12	14.12%

CURRENT MEMBERSHIP

AGENT LICENSEES	81
SALESPERSONS	819
PROPERTY MANAGEMENT	10
9:15 LICENCEE MEMBER	60
EXEMPTION MEMBER	1

TOTALS **971**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	% + or -	THIS YEAR	LAST YEAR	% + or -
Acreage						
Units Listed	9	13	-30.8%	103	97	6.2%
Units Sold	6	7	-14.3%	42	58	-27.6%
Sales Dollars	\$2,225,000	\$3,944,500	-43.6%	\$19,732,020	\$16,300,250	21.1%
List/Sell \$ Ratio	97.12%	100.23%		93.77%	94.21%	
Days to Sell	85	78	9.0%	106	219	-51.6%
Active Inventory	62	71	-12.7%			
Average Price	\$370,833	\$563,500	-34.2%	\$469,810	\$281,039	67.2%
Median Price	\$360,000	\$375,000	-4.0%	\$364,000	\$214,950	69.3%
Acreage with House						
Units Listed	21	23	-8.7%	180	202	-10.9%
Units Sold	10	8	25.0%	79	93	-15.1%
Sales Dollars	\$6,896,400	\$2,688,535	156.5%	\$47,790,400	\$43,857,555	9.0%
List/Sell \$ Ratio	88.67%	92.56%		93.42%	93.86%	
Days to Sell	151	64	135.9%	144	104	38.5%
Active Inventory	92	128	-28.1%			
Average Price	\$689,640	\$336,067	105.2%	\$604,942	\$471,587	28.3%
Median Price	\$537,500	\$322,000	66.9%	\$492,500	\$380,000	29.6%
Acreage (Waterfront)						
Units Listed	0	0	0.0%	7	10	100.0%
Units Sold	2	0	100.0%	9	3	200.0%
Sales Dollars	\$1,662,000	\$0	100.0%	\$6,482,000	\$4,010,000	61.6%
List/Sell \$ Ratio	93.37%	0.00%		96.06%	94.60%	
Days to Sell	80	0	100.0%	208	225	-7.6%
Active Inventory	4	11	-63.6%			
Average Price	\$831,000	\$0	100.0%	\$720,222	\$1,336,667	-46.1%
Median Price	\$831,000	\$0	100.0%	\$535,000	\$400,000	33.8%
Business						
Units Listed	17	11	54.5%	117	106	10.4%
Units Sold	1	6	-83.3%	21	28	-25.0%
Sales Dollars	\$60,000	\$364,900	-83.6%	\$5,735,500	\$11,115,200	-48.4%
List/Sell \$ Ratio	85.83%	80.28%		81.51%	81.15%	
Days to Sell	57	150	-62.0%	187	183	2.2%
Active Inventory	88	83	6.0%			
Average Price	\$60,000	\$60,817	-1.3%	\$273,119	\$396,971	-31.2%
Median Price	\$60,000	\$54,450	10.2%	\$65,000	\$49,200	32.1%
Condo (Townhouse)						
Units Listed	69	99	-30.3%	645	850	-24.1%
Units Sold	85	54	57.4%	496	376	31.9%
Sales Dollars	\$22,210,950	\$12,410,484	79.0%	\$129,145,404	\$83,876,847	54.0%
List/Sell \$ Ratio	97.23%	97.57%		97.79%	97.62%	
Days to Sell	61	59	3.4%	74	57	29.8%
Active Inventory	183	217	-15.7%			
Average Price	\$261,305	\$229,824	13.7%	\$260,374	\$223,077	16.7%
Median Price	\$250,000	\$199,500	25.3%	\$239,000	\$195,250	22.4%
Condo (Apt)						
Units Listed	100	127	-21.3%	914	926	-1.3%
Units Sold	104	78	33.3%	684	584	17.1%
Sales Dollars	\$23,164,520	\$14,324,697	61.7%	\$141,429,674	\$116,384,324	21.5%
List/Sell \$ Ratio	96.65%	97.79%		96.98%	97.99%	
Days to Sell	97	53	83.0%	82	55	49.1%
Active Inventory	285	367	-22.3%			
Average Price	\$222,736	\$183,650	21.3%	\$206,769	\$199,288	3.8%
Median Price	\$200,250	\$162,700	23.1%	\$183,750	\$159,950	14.9%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	17	22	-22.7%	181	169	7.1%
Units Sold	19	13	46.2%	115	107	7.5%
Sales Dollars	\$5,361,475	\$3,016,500	77.7%	\$30,027,318	\$25,729,550	16.7%
List/Sell \$ Ratio	95.75%	94.59%		96.37%	96.72%	
Days to Sell	41	58	-29.3%	45	42	7.1%
Active Inventory	40	56	-28.6%			
Average Price	\$282,183	\$232,038	21.6%	\$261,107	\$240,463	8.6%
Median Price	\$260,000	\$201,000	29.4%	\$209,000	\$200,000	4.5%
Farms						
Units Listed	7	7	0.0%	63	52	21.2%
Units Sold	3	4	-25.0%	19	20	-5.0%
Sales Dollars	\$4,450,000	\$2,130,000	108.9%	\$15,466,200	\$15,579,400	-0.7%
List/Sell \$ Ratio	83.68%	95.51%		91.32%	92.88%	
Days to Sell	118	116	1.7%	179	242	-26.0%
Active Inventory	43	44	-2.3%			
Average Price	\$1,483,333	\$532,500	178.6%	\$814,011	\$778,970	4.5%
Median Price	\$825,000	\$455,000	81.3%	\$832,500	\$487,500	70.8%
IC&I						
Units Listed	2	2	0.0%	82	61	34.4%
Units Sold	3	2	100.0%	42	26	61.5%
Sales Dollars	\$587,000	\$661,500	-11.3%	\$15,737,690	\$14,035,442	12.1%
List/Sell \$ Ratio	95.70%	85.32%		94.80%	95.06%	
Days to Sell	298	332	-10.2%	124	216	-42.6%
Active Inventory	34	62	-45.2%			
Average Price	\$195,667	\$330,750	-40.8%	\$374,707	\$539,825	-30.6%
Median Price	\$210,000	\$330,750	-36.5%	\$278,545	\$428,000	-34.9%
IC&I Land						
Units Listed	8	3	166.7%	30	22	36.4%
Units Sold	1	0	100.0%	15	16	-6.3%
Sales Dollars	\$450,000	\$0	100.0%	\$10,378,000	\$8,490,675	22.2%
List/Sell \$ Ratio	98.03%	0.00%		89.46%	91.24%	
Days to Sell	39	0	100.0%	431	384	12.2%
Active Inventory	17	28	-39.3%			
Average Price	\$450,000	\$0	100.0%	\$691,867	\$530,667	30.4%
Median Price	\$450,000	\$0	100.0%	\$521,000	\$488,838	6.6%
Lots						
Units Listed	85	55	54.5%	498	521	-4.4%
Units Sold	50	36	38.9%	364	321	13.4%
Sales Dollars	\$6,275,906	\$4,273,800	46.8%	\$48,360,407	\$37,722,354	28.2%
List/Sell \$ Ratio	94.70%	92.14%		96.64%	95.28%	
Days to Sell	92	188	-51.1%	142	162	-12.3%
Active Inventory	225	361	-37.7%			
Average Price	\$125,518	\$118,717	5.7%	\$132,858	\$117,515	13.1%
Median Price	\$133,203	\$126,400	5.4%	\$120,450	\$99,000	21.7%
Leases						
Units Listed	10	16	-37.5%	99	149	-33.6%
Units Sold	5	3	66.7%	49	38	28.9%
Sales Dollars	\$993,349	\$76,416	1199.9%	\$4,471,654	\$2,849,709	56.9%
Days to Sell	523	174	200.6%	232	190	22.1%
Active Inventory	122	194	-37.1%			
Average Price	\$198,670	\$25,472	680.0%	\$91,258	\$74,992	21.7%
Median Price	\$67,665	\$13,796	390.5%	\$53,950	\$36,141	49.3%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	5	1	400.0%	16	12	33.3%
Units Sold	6	2	200.0%	11	8	37.5%
Sales Dollars	\$2,710,000	\$1,070,000	153.3%	\$4,647,000	\$4,758,100	-2.3%
List/Sell \$ Ratio	97.90%	96.60%		96.11%	94.08%	
Days to Sell	180	74	143.2%	197	94	109.6%
Active Inventory	8	6	33.3%			
Average Price	\$451,667	\$535,000	-15.6%	\$422,455	\$594,763	-29.0%
Median Price	\$402,500	\$535,000	-24.8%	\$390,000	\$522,500	-25.4%
Multi-Family (5 Units and up)						
Units Listed	2	7	-100.0%	22	24	-8.3%
Units Sold	2	2	100.0%	11	10	10.0%
Sales Dollars	\$6,000,000	\$1,995,000	200.8%	\$11,628,300	\$4,914,000	136.6%
List/Sell \$ Ratio	97.69%	96.24%		96.30%	95.05%	
Days to Sell	75	38	100.0%	80	94	-14.9%
Active Inventory	1	14	-92.9%			
Average Price	\$3,000,000	\$997,500	200.8%	\$1,057,118	\$491,400	115.1%
Median Price	\$3,000,000	\$997,500	200.8%	\$587,000	\$430,000	36.5%
Multi Plex (Triplex/Fourplex)						
Units Listed	2	0	100.0%	2	0	100.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$0	0.0%
List/Sell \$ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	2	0	0.0%			
Average Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Median Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Mobile Homes						
Units Listed	38	34	11.8%	341	353	-3.4%
Units Sold	49	40	22.5%	243	254	-4.3%
Sales Dollars	\$3,299,650	\$1,907,850	73.0%	\$14,971,249	\$13,090,069	14.4%
List/Sell \$ Ratio	90.08%	90.15%		89.82%	90.68%	
Days to Sell	72	75	-4.0%	69	68	1.5%
Active Inventory	83	116	-28.4%			
Average Price	\$67,340	\$47,696	41.2%	\$61,610	\$52,130	18.2%
Median Price	\$57,000	\$39,500	44.3%	\$49,000	\$42,325	15.8%
Recreational Properties						
Units Listed	4	12	-66.7%	44	42	4.8%
Units Sold	2	3	-33.3%	16	14	14.3%
Sales Dollars	\$312,000	\$447,400	-30.3%	\$3,381,800	\$2,853,300	18.5%
List/Sell \$ Ratio	91.39%	93.11%		92.60%	93.04%	
Days to Sell	159	101	57.4%	84	145	-42.1%
Active Inventory	18	29	-37.9%			
Average Price	\$156,000	\$149,133	4.6%	\$211,363	\$203,807	3.7%
Median Price	\$156,000	\$54,500	186.2%	\$135,500	\$144,000	-5.9%
Residential						
Units Listed	344	368	-6.5%	2886	2855	1.1%
Units Sold	275	201	36.8%	1994	1822	9.4%
Sales Dollars	\$90,554,034	\$60,314,427	50.1%	\$647,040,850	\$508,630,816	27.2%
List/Sell \$ Ratio	96.64%	96.26%		96.69%	96.75%	
Days to Sell	56	56	0.0%	61	50	22.0%
Active Inventory	704	1025	-31.3%			
Average Price	\$329,287	\$300,072	9.7%	\$324,494	\$279,161	16.2%
Median Price	\$308,000	\$288,325	6.8%	\$300,000	\$260,000	15.4%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	9	12	-25.0%	83	74	12.2%
Units Sold	8	11	-27.3%	41	32	28.1%
Sales Dollars	\$9,990,000	\$16,599,500	-39.8%	\$46,466,500	\$36,671,500	26.7%
List/Sell \$ Ratio	93.41%	95.93%		93.41%	94.50%	
Days to Sell	126	190	-33.7%	91	140	-35.0%
Active Inventory	33	44	-25.0%			
Average Price	\$1,248,750	\$1,509,045	-17.2%	\$1,133,329	\$1,145,984	-1.1%
Median Price	\$1,192,500	\$1,040,000	14.7%	\$984,000	\$947,500	3.9%
Timeshares						
Units Listed	1	0	100.0%	8	14	-42.9%
Units Sold	0	0	0.0%	1	0	0.0%
Sales Dollars	\$0	\$0	0.0%	\$5,500	\$0	100.0%
List/Sell \$ Ratio	0.00%	0.00%		84.61%	0.00%	
Days to Sell	0	0	0.0%	47	0	100.0%
Active Inventory	12	23	100.0%			
Average Price	\$0	\$0	0.0%	\$5,500	\$0	100.0%
Median Price	\$0	\$0	0.0%	\$5,500	\$0	100.0%
CENTRAL OKANAGAN - TOTALS						
Units Listed	750	812	-7.6%	6321	6539	-3.3%
Units Sold	631	470	34.3%	4252	3810	11.6%
Sales Dollars	\$187,202,284	\$126,225,509	48.3%	\$1,202,897,466	\$950,869,091	26.5%
List/Sell Ratio	94.53%	95.53%		95.82%	96.00%	
Days to Sell	78	86	-9.3%	74	82	-9.8%
Active Inventory	2056	2879	-28.6%			

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 150000	2	19	2	16
150001 to 180000	2	33	2	37
180001 to 210000	8	64	8	75
210001 to 240000	16	212	20	230
240001 to 270000	33	398	41	307
270001 to 300000	43	385	50	313
300001 to 330000	33	314	35	267
330001 to 360000	31	271	20	177
360001 to 390000	30	266	28	160
390001 to 420000	25	188	18	108
420001 to 450000	21	177	16	73
450001 to 480000	16	86	4	36
480001 and over	71	407	19	136
Totals	331	2820	263	1935

Central Division Lot Listing/Sales Analysis

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 40000	1	44	9	50
40001 to 60000	0	16	1	11
60001 to 80000	1	6	0	3
80001 to 100000	1	36	5	43
100001 to 120000	1	80	5	78
120001 to 140000	39	80	11	64
140001 to 160000	28	81	8	42
160001 and over	28	281	25	135
Totals	99	624	64	426

Central Zone Residential Sub Area Average Prices - June to August 2005
Residential Single Family Only

■ Jun
 ■ Jul
 ▲ Aug

