

CENTRAL ZONE MONTHLY STATISTICS

AUGUST 1 to AUGUST 31, 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

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	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
CENTRAL ZONE TOTALS						
Units Listed	868	754	15.1%	6655	6360	4.6%
Units Sold	511	647	-21.0%	4037	4277	-5.6%
Sales Dollars	\$191,954,274	\$191,471,334	0.3%	\$1,378,467,022	\$1,209,180,266	14.0%
List/Sell Ratio	97.03%	95.94%		95.18%	97.59%	
Days to Sell	103	126	-18.2%	115	209	-45.0%
Active Listings	2508	2056	22.0%			
NORTH ZONE TOTALS						
Units Listed	409	356	14.9%	3160	2943	7.4%
Units Sold	226	252	-10.3%	1863	2022	-7.9%
Sales Dollars	\$74,017,500	\$70,919,423	4.4%	\$527,071,302	\$458,908,181	14.9%
List/Sell Ratio	97.67%	94.19%		94.55%	93.95%	
Days to Sell	142	252	-43.8%	172	229	-25.1%
Active Listings	1447	1074	34.7%			
SHUSWAP ZONE TOTALS						
Units Listed	245	266	-7.9%	1802	1669	8.0%
Units Sold	142	199	-28.6%	1012	1074	-5.8%
Sales Dollars	\$38,685,325	\$36,535,552	5.9%	\$252,690,748	\$190,529,265	32.6%
List/Sell Ratio	94.59%	95.71%		93.98%	94.35%	
Days to Sell	156	125	25.1%	176	213	-17.4%
Active Listings	966	844	14.5%			
GRAND TOTALS						
Units Listed	1522	1376	10.6%	11617	10972	5.9%
Units Sold	879	1098	-19.9%	6912	7373	-6.3%
Sales Dollars	\$304,657,098	\$298,926,309	1.9%	\$2,158,229,073	\$1,858,617,712	16.1%
List/Sell Ratio	96.43%	95.28%		94.57%	95.30%	
Days to Sell	134	168	-20.3%	112	159	-29.8%
Active Listings	4921	3974	23.8%			

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CENTRAL OKANAGAN ZONE

QUICK SUMMARY

August 31st 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>	
August-06	511	\$191,954,274	241	\$102,249,030	868	2,508	3.8
July-06	514	\$180,968,633	250	\$104,798,587	794	2,433	
August-05	647	\$191,471,334	279	\$91,640,534	754	2,056	

Monthly Ratio of Sales versus Inventory All Property Types 20.37%

<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	104	166	406	25.62%	78
CONDO/TWNHSE	46	91	222	20.72%	54
LOTS	39	64	308	12.66%	136
RESIDENTIAL	241	382	883	27.29%	56

Average House Price **\$424,270** Median House Price **\$377,500**
 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>August 31/06</u>	<u>August 31/05</u>		
ALL ZONES	1066	971	95	9.78%
CENTRAL ZONE	667	602	65	10.80%
NORTH ZONE	291	272	19	6.99%
SHUSWAP ZONE	108	97	11	11.34%
CURRENT				
MANAGING BROKERS	87			
SALES REPS	902			
PROPERTY MGMNT	15			
ASSOCIATE BROKERS	59			
EXEMPTION MEMBER	3			
TOTALS	1066			

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CENTRAL ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION -AUGUST 2006

	LISTINGS						INVENTORY		
	AUGUST 2006	AUGUST 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %	AUGUST 2006	AUGUST 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	16	21	-23.8%	172	179	-3.9%	103	92	12.0%
Duplex	18	17	5.9%	198	180	10.0%	51	40	27.5%
Mobile Homes	61	38	60.5%	369	342	7.9%	97	83	16.9%
Recreational	18	6	200.0%	95	73	30.1%	40	18	122.2%
Residential	382	344	11.0%	2906	2886	0.7%	883	704	25.4%
Residential WF	11	11	0.0%	91	88	3.4%	47	33	42.4%
3 & 4 Plex	0	2	100.0%	7	3	0.0%	2	2	100.0%
Timeshares	1	1	0.0%	3	9	-66.7%	5	12	-58.3%
Apartments	166	99	67.7%	1153	915	26.0%	406	285	42.5%
Townhouses	91	71	28.2%	653	651	0.3%	222	183	21.3%
Total	764	610		5,647	5,326		1856	1452	
FARMS:	6	6	0.0%	63	60	5.0%	52	43	20.9%
MULTI FAMILY:	4	2	100.0%	22	22	0.0%	10	1	900.0%
LOTS:									
Acreage	10	9	11.1%	76	104	-26.9%	62	62	0.0%
Acreage WF	5	0	0.0%	18	7	157.1%	10	4	150.0%
Lots	49	85	-42.4%	462	497	-7.0%	226	225	0.4%
Lots WF	0	5	-100.0%	16	16	0.0%	10	8	25.0%
Total	64	99		572	624		308	299	
I.C.& I.:									
Business	14	17	-17.6%	103	117	-12.0%	86	88	-2.3%
Commercial	5	2	150.0%	91	82	11.0%	58	34	70.6%
Land	6	8	-25.0%	33	30	10.0%	23	17	35.3%
Leases	16	10	60.0%	124	99	25.3%	115	122	-5.7%
Total	41	37		351	328		282	261	
GRAND TOTALS	879	754	16.6%	6,655	6,360	4.6%	2508	2056	22.0%

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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 - AUGUST 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio		
	AUG	AUG	Incr %	YTD	YTD	Incr %	AUG	AUG	Incr %		AUG	JUL	JAN-AUG		JAN-AUG	Incr %
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
RESIDENTIAL:																
Acreage/House	4	10	-60.0%	77	79	-2.5%	\$1,877,500	\$6,901,400	-72.8%	96.27%	91.59%	\$52,002,419	\$47,795,400	8.8%	94.81%	95.28%
Duplex	11	19	-42.1%	127	116	9.5%	\$3,844,900	\$5,361,475	-28.3%	97.78%	97.62%	\$39,856,785	\$30,273,318	31.7%	97.60%	97.35%
Mobile Homes	43	51	-15.7%	260	244	6.6%	\$3,359,800	\$3,497,550	-3.9%	93.48%	93.67%	\$20,167,954	\$14,171,149	42.3%	93.03%	95.89%
Recreational	2	3	-33.3%	18	29	-37.9%	\$423,000	\$452,000	-6.4%	97.24%	94.93%	\$5,563,200	\$7,592,650	-26.7%	95.14%	95.40%
Residential	241	279	-13.6%	1862	1997	-6.8%	\$102,249,030	\$91,640,534	11.6%	97.68%	97.83%	\$737,624,831	\$647,902,250	13.8%	97.96%	97.70%
Residential WF	6	9	-33.3%	42	42	0.0%	\$16,334,000	\$11,686,250	39.8%	93.38%	92.50%	\$75,084,600	\$48,162,750	55.9%	93.42%	94.11%
3 & 4 Plex	0	0	0.0%	5	0	100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$2,089,900	\$0	100.0%	97.67%	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	104	107	-2.8%	721	687	4.9%	\$26,055,450	\$24,009,420	8.5%	97.51%	97.50%	\$168,925,725	\$142,274,574	18.7%	97.97%	146.15%
Townhouses	46	86	-46.5%	421	497	-15.3%	\$15,406,500	\$22,399,950	-31.2%	97.88%	98.08%	\$125,507,150	\$129,694,405	-3.2%	98.05%	97.49%
Total	457	564		3,533	3,692		\$169,550,180	\$165,948,579				\$1,226,822,564	\$1,067,871,996			
FARMS:	0	2	-100.0%	12	16	-25.0%	\$0	\$3,875,000	-100.0%	132.03%	93.39%	\$11,057,400	\$13,451,200	-17.8%	95.37%	94.11%
MULTI FAMILY:	3	2	50.0%	7	11	-36.4%	\$5,032,500	\$6,000,000	-16.1%	93.43%	97.69%	\$8,523,100	\$11,628,300	-26.7%	94.03%	96.30%
LOTS:																
Acreage	6	6	0.0%	44	43	2.3%	\$3,252,000	\$2,225,000	46.2%	96.80%	97.13%	\$28,605,429	\$21,232,020	34.7%	94.49%	94.78%
Acreage WF	1	2	-50.0%	1	9	-88.9%	\$2,450,000	\$1,662,000	0.0%	98.04%	93.38%	\$2,450,000	\$6,482,000	-62.2%	98.04%	96.07%
Lots	32	55	-41.8%	303	368	-17.7%	\$4,946,294	\$6,960,406	-28.9%	96.41%	110.27%	\$50,378,990	\$47,544,907	6.0%	96.85%	95.66%
Lots WF	0	6	-100.0%	8	11	-27.3%	\$0	\$2,710,000	-100.0%	0.00%	97.91%	\$9,369,500	\$4,647,000	101.6%	95.01%	97.47%
Total	39	69		356	431		\$10,648,294	\$13,557,406				\$90,803,919	\$79,905,927			
I.C. & I.:																
Business	3	1	200.0%	23	21	9.5%	\$189,000	\$60,000	215.0%	76.18%	85.84%	\$2,785,200	\$5,735,500	-51.4%	84.18%	91.26%
Commercial	1	3	-66.7%	34	42	-19.0%	\$1,510,000	\$587,000	157.2%	91.79%	93.64%	\$15,991,235	\$15,737,690	1.6%	94.04%	94.92%
Land	4	1	300.0%	14	15	-6.7%	\$4,771,000	\$450,000	0.0%	96.52%	98.04%	\$15,834,500	\$10,378,000	52.6%	95.64%	92.08%
Leases	4	5	-20.0%	58	49	18.4%	\$253,300	\$993,349	-74.5%	0.00%	0.00%	\$6,649,105	\$4,471,653	48.7%	0.00%	0.00%
Total	12	10		129	127		\$6,723,300	\$2,090,349				\$41,260,040	\$36,322,843			
GRAND TOTALS	511	647	-21.0%	4,037	4,277	-5.6%	\$191,954,274	\$191,471,334	0.25%	97.03%	95.94%	\$1,378,467,022	\$1,209,180,266	11.42%	95.18%	97.59%

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

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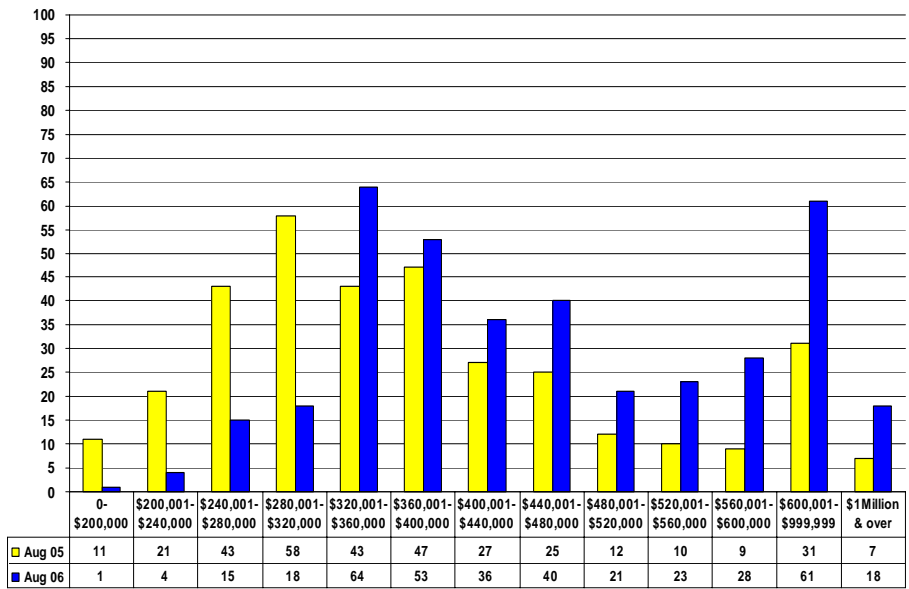
CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - AUGUST 2006

	AVERAGE PRICE INFORMATION						MEDIAN PRICE INFORMATION						NUMBER DAYS TO SELL					
	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$469,375	\$690,140	-32.0%	\$675,356	\$605,005	11.6%	\$453,750	\$537,500	-15.6%	\$590,000	\$492,500	19.8%	65	153	-57.5%	97	144	-32.8%
Duplex	\$349,536	\$282,183	23.9%	\$313,833	\$260,977	20.3%	\$287,000	\$260,000	10.4%	\$266,900	\$209,500	27.4%	59	41	42.8%	46	42	10.6%
Mobile Homes	\$78,135	\$68,579	13.9%	\$77,569	\$58,078	33.6%	\$65,000	\$59,000	10.2%	\$72,250	\$49,000	47.4%	61	72	-15.2%	55	67	-18.5%
Recreational	\$211,500	\$150,667	40.4%	\$309,067	\$261,816	18.0%	\$211,500	\$95,500	121.5%	\$323,750	\$282,500	14.6%	168	138	21.4%	158	102	55.2%
Residential	\$424,270	\$328,461	29.2%	\$396,147	\$324,438	22.1%	\$377,500	\$308,250	22.5%	\$367,750	\$301,000	22.2%	56	57	-2.1%	55	60	-9.0%
Residential WF	\$2,722,333	\$1,298,472	109.7%	\$1,787,729	\$1,146,732	55.9%	\$1,972,000	\$1,320,000	49.4%	\$1,522,500	\$1,024,500	48.6%	51	117	-56.4%	98	89	9.9%
3 & 4 Plex	\$0	\$0	0.0%	\$417,980	\$0	100.0%	\$0	\$0	0.0%	\$400,000	\$0	100.0%	0	0	100.0%	68	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	\$250,533	\$224,387	11.7%	\$234,294	\$207,095	13.1%	\$235,450	\$202,500	16.3%	\$210,000	\$184,000	14.1%	78	99	-21.4%	77	82	-6.2%
Townhouses	\$334,924	\$260,465	28.6%	\$298,117	\$260,955	14.2%	\$322,500	\$250,000	29.0%	\$270,000	\$239,000	13.0%	37	60	-38.1%	54	74	-26.5%
Total																		
FARMS:	\$0	\$1,937,500	-100.0%	\$921,450	\$840,700	9.6%	\$0	\$1,937,500	-100.0%	\$735,000	\$632,500	16.2%	0	92	-100.0%	111	173	-35.9%
MULTI FAMILY:	\$1,677,500	\$3,000,000	-44.1%	\$1,217,586	\$1,057,118	15.2%	\$1,100,000	\$3,000,000	-63.3%	\$995,000	\$587,000	69.5%	61	74	-17.6%	63	79	-20.6%
LOTS:																		
Acreage	\$542,000	\$370,833	46.2%	\$650,123	\$493,768	31.7%	\$511,250	\$360,000	42.0%	\$400,000	\$365,000	9.6%	125	84	48.4%	163	104	56.9%
Acreage WF	\$2,450,000	\$831,000	194.8%	\$2,450,000	\$720,222	240.2%	\$2,450,000	\$831,000	194.8%	\$2,450,000	\$535,000	357.9%	0	79	-100.0%	0	207	-100.0%
Lots	\$154,572	\$126,553	22.1%	\$166,267	\$129,198	28.7%	\$139,900	\$134,900	3.7%	\$139,900	\$120,450	16.1%	147	105	40.0%	275	352	-21.8%
Lots WF	\$0	\$451,667	-100.0%	\$1,171,188	\$422,455	177.2%	\$0	\$402,000	-100.0%	\$1,081,000	\$390,000	177.2%	0	180	-100.0%	114	196	-41.8%
Total																		
I.C. & I.:																		
Business	\$63,000	\$60,000	5.0%	\$121,096	\$273,119	-55.7%	\$60,000	\$60,000	0.0%	\$70,000	\$65,000	7.7%	278	56	397.0%	170	187	-9.1%
Commercial	\$1,510,000	\$195,667	671.7%	\$470,330	\$374,707	25.5%	\$1,510,000	\$210,000	619.0%	\$260,000	\$278,545	-6.7%	54	298	-81.9%	88	1036	-91.6%
Land	\$1,192,750	\$450,000	165.1%	\$1,131,036	\$691,867	63.5%	\$1,205,000	\$450,000	167.8%	\$950,000	\$521,000	82.3%	69	38	82.2%	155	430	-64.1%
Leases	\$63,325	\$198,670	-68.1%	\$114,640	\$91,258	25.6%	\$58,000	\$67,665	-14.3%	\$69,391	\$53,950	28.6%	237	522	-54.6%	222	231	-3.9%
Total																		
													103	126		115	209	

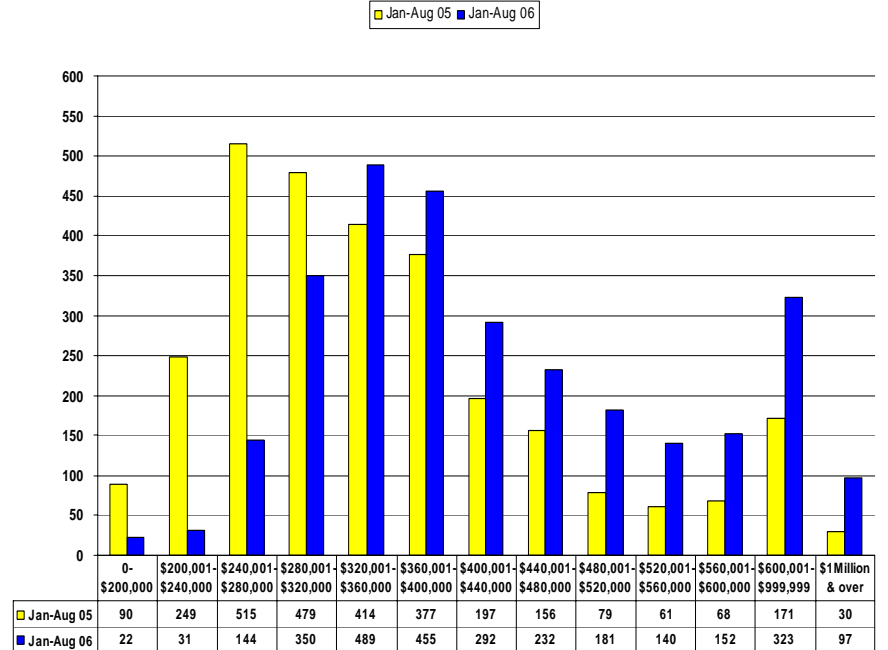
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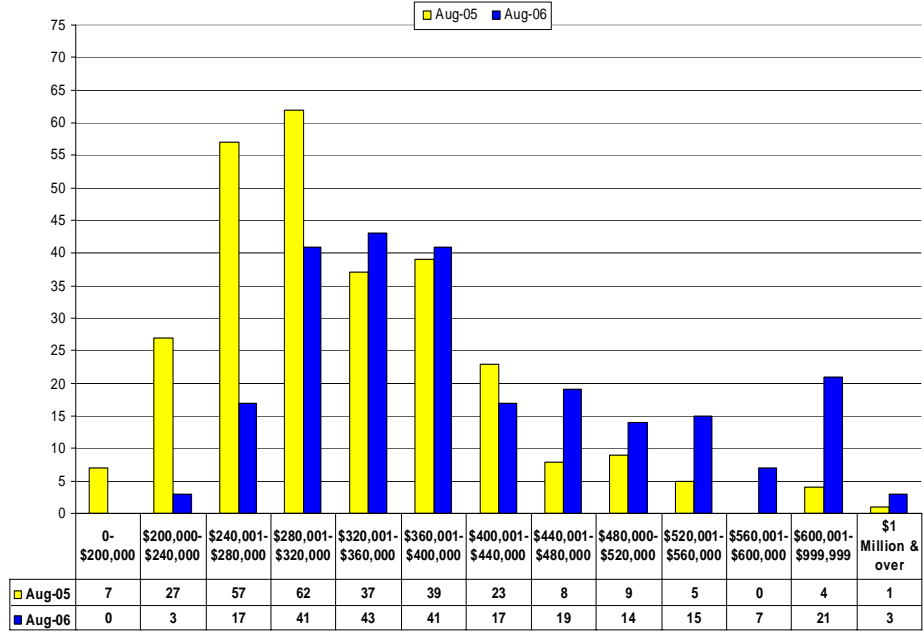
Central Zone - Single Family Residential August 2006
 Monthly Listings By Price Range - Single Family Dwellings Only



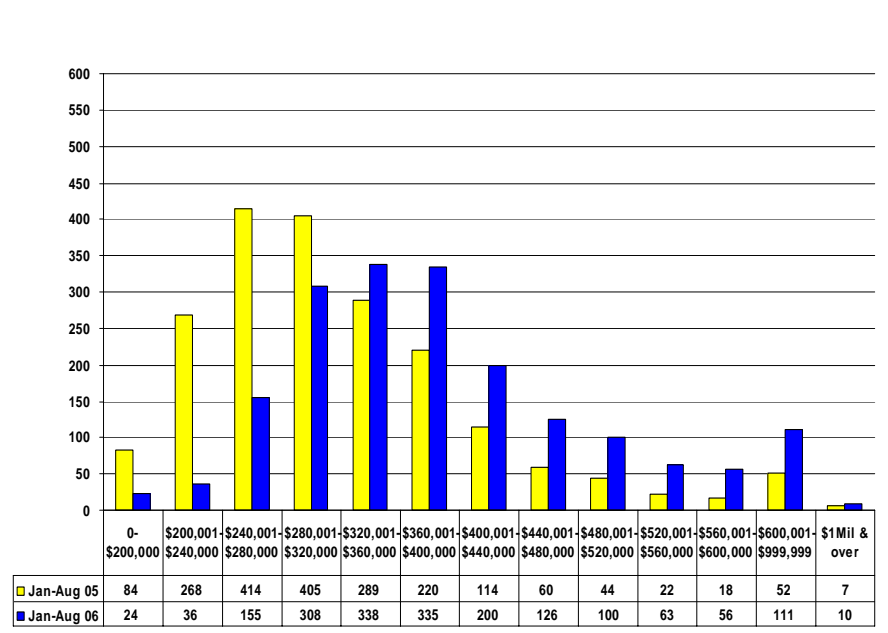
Central Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

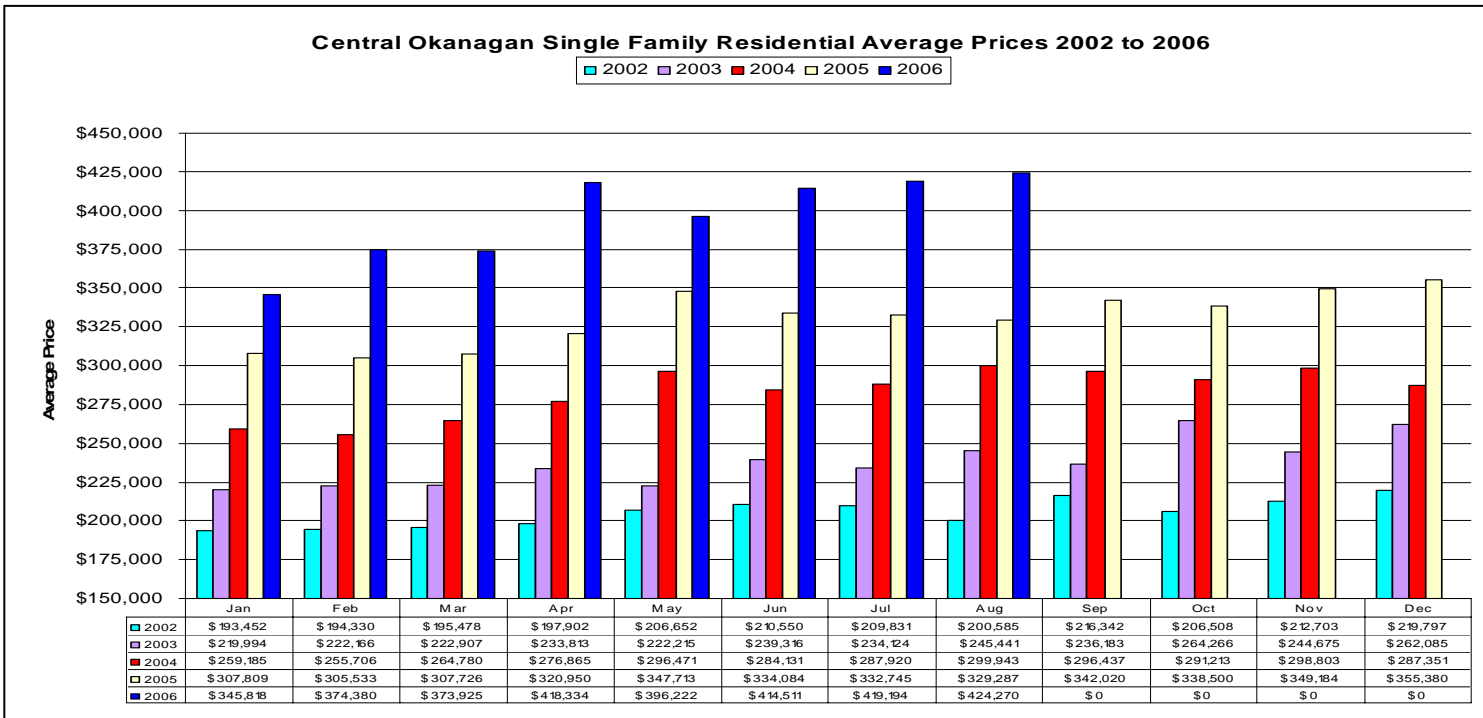
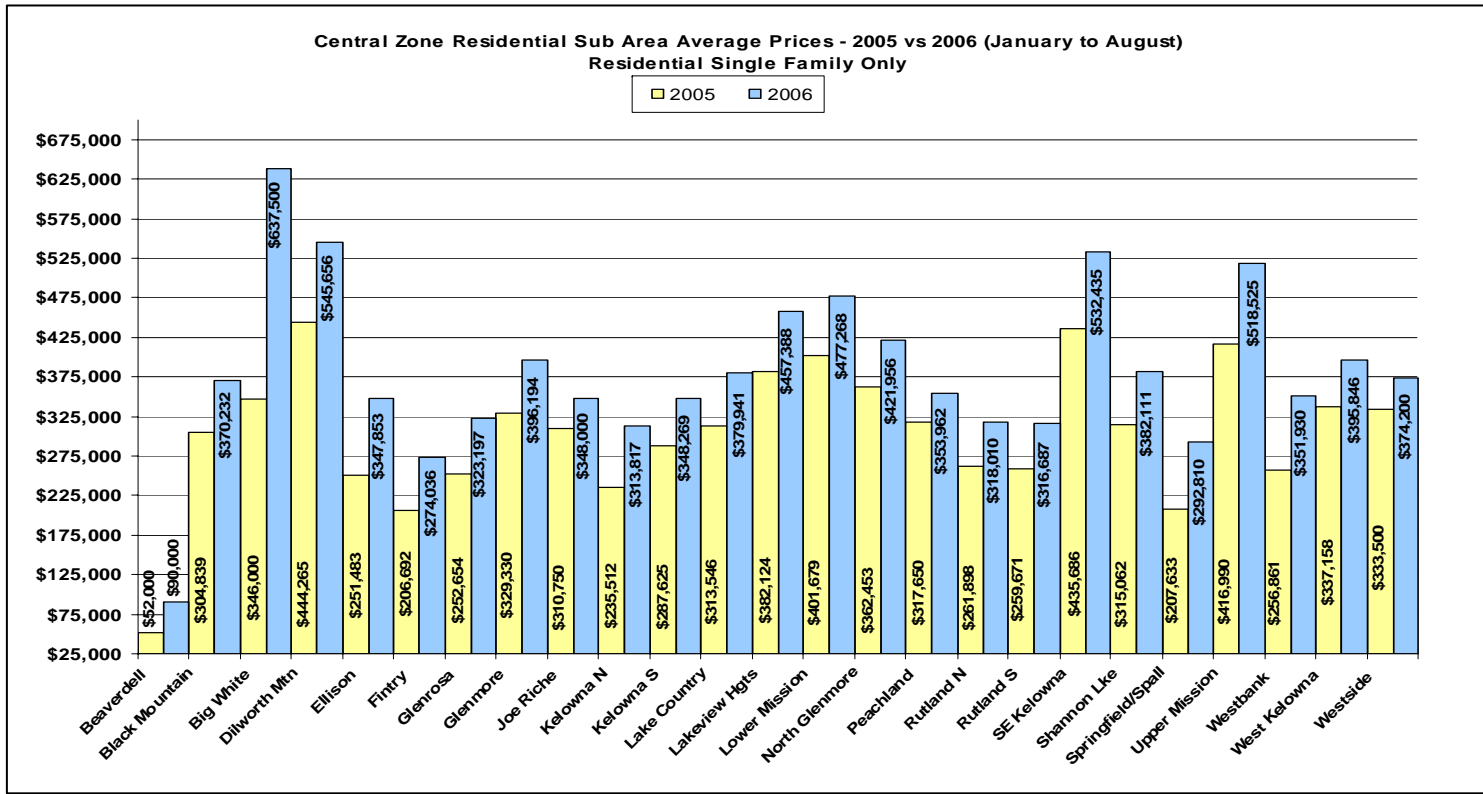


Central Zone - Single Family Residential August 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

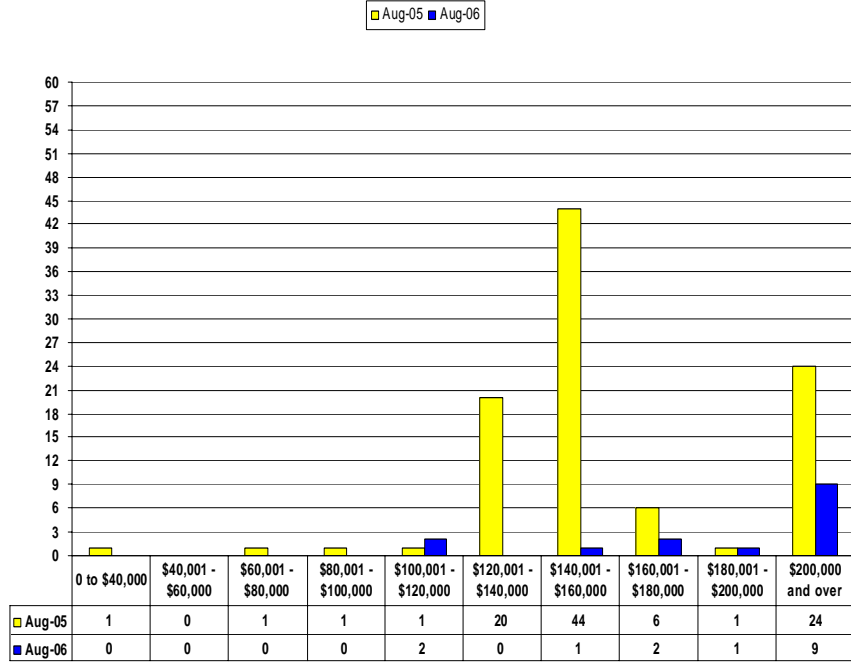


Central Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only

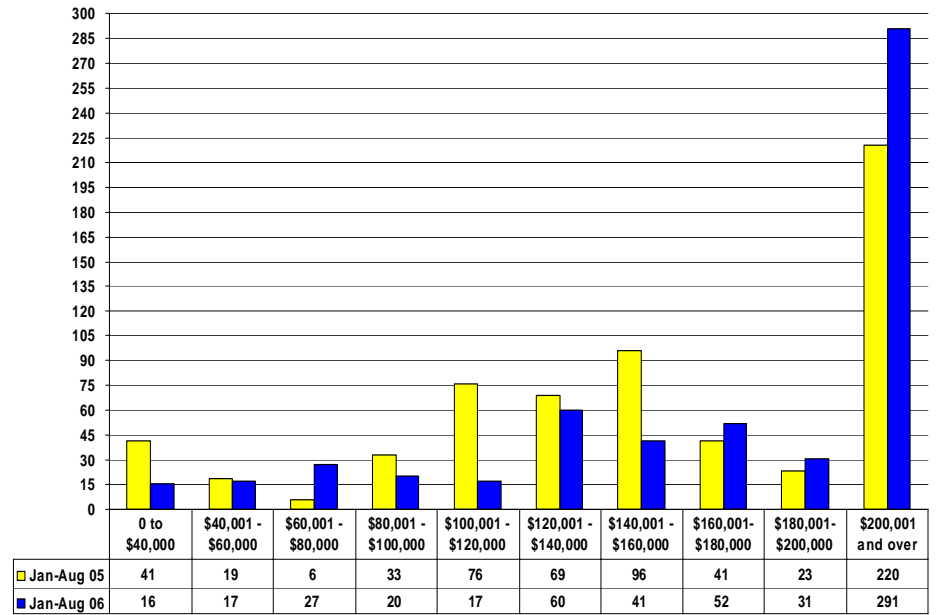




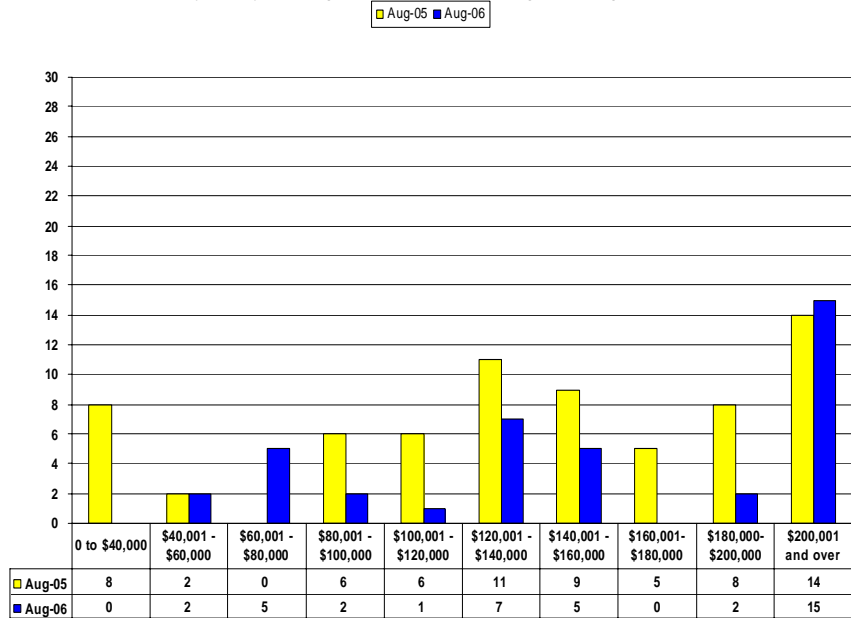
Central Zone - August 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



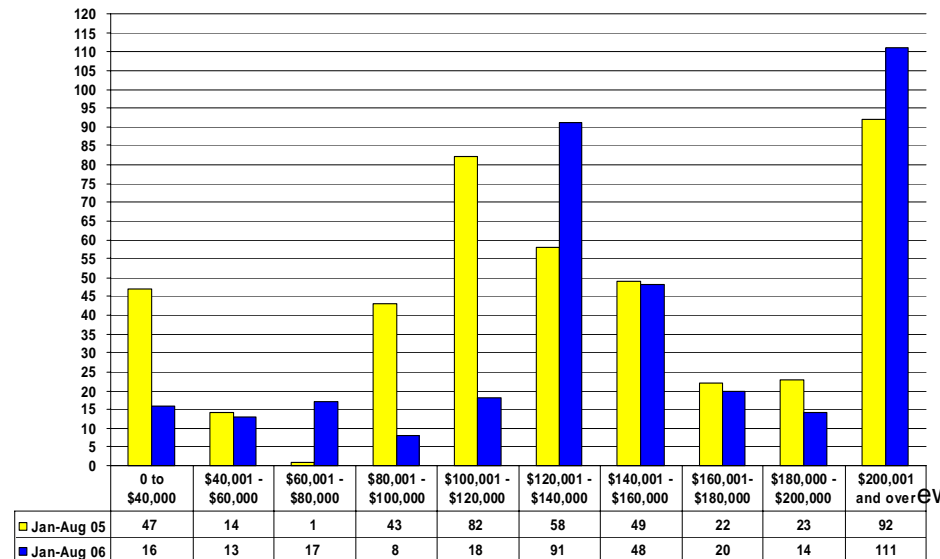
Central Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

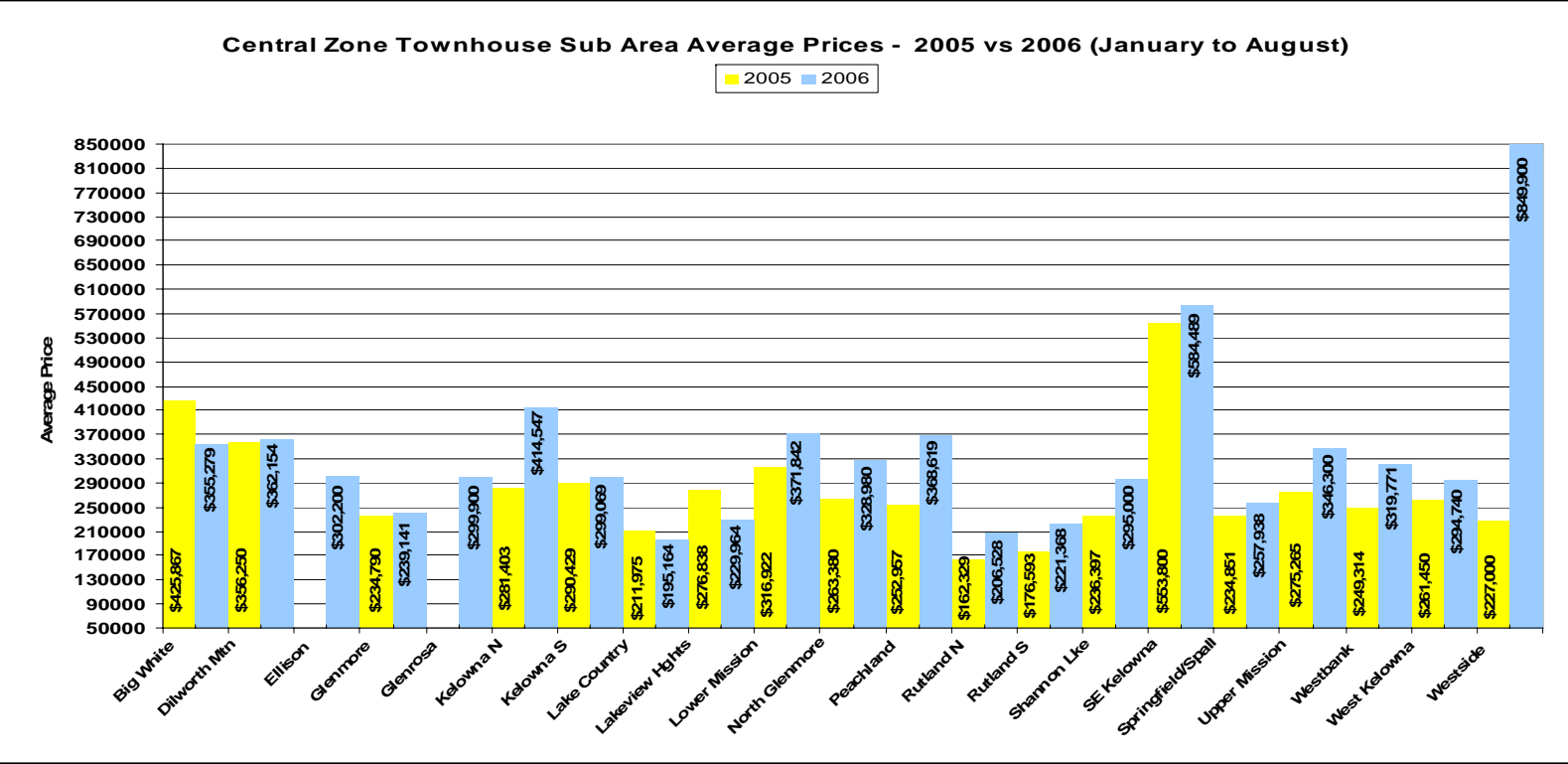
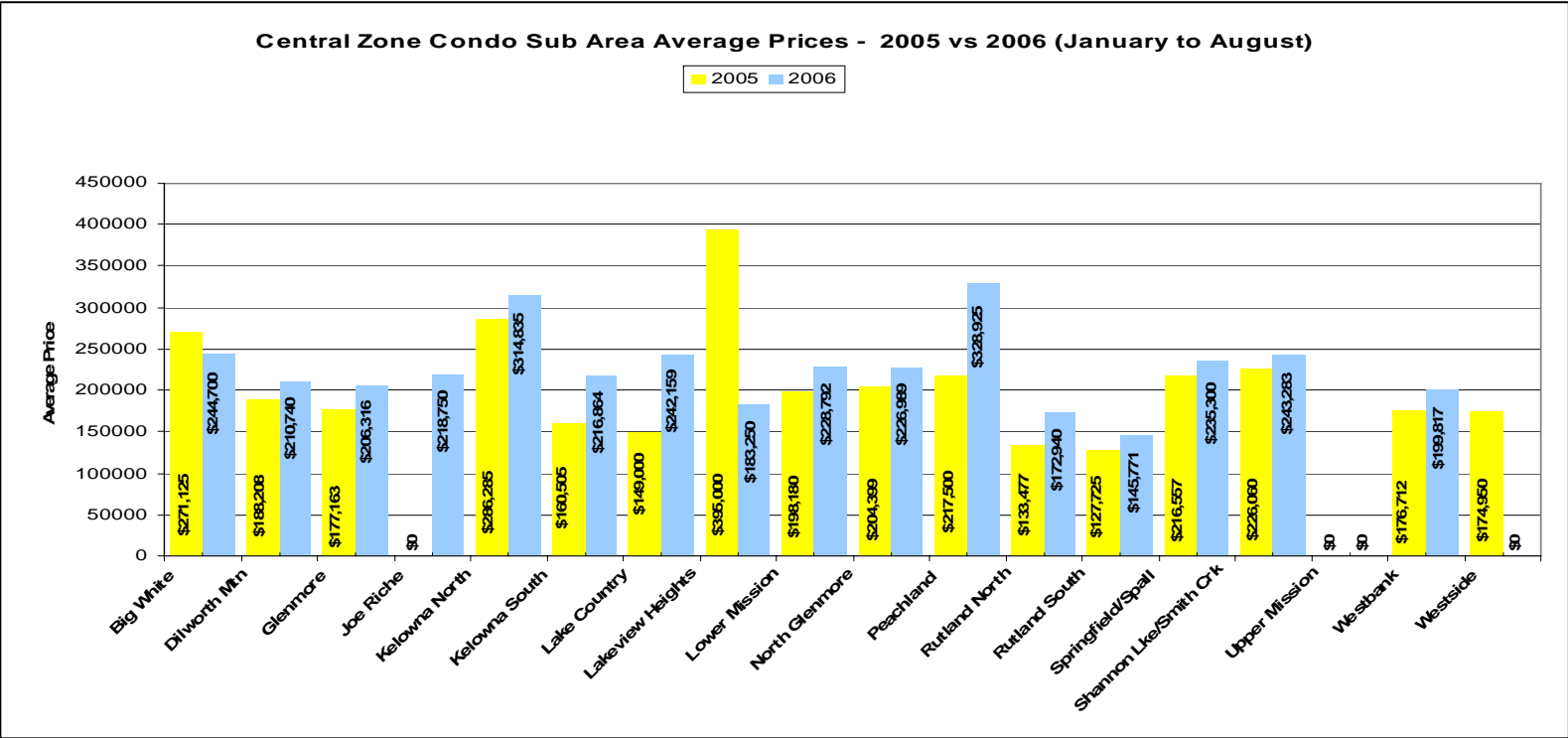


Central Zone - August 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



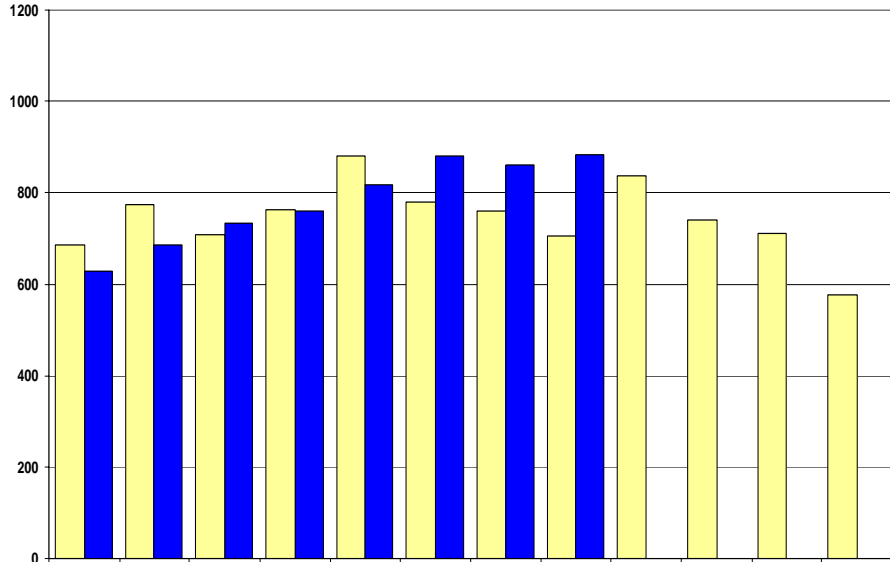
Central Zone - Lots 2005 vs 2006
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront





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

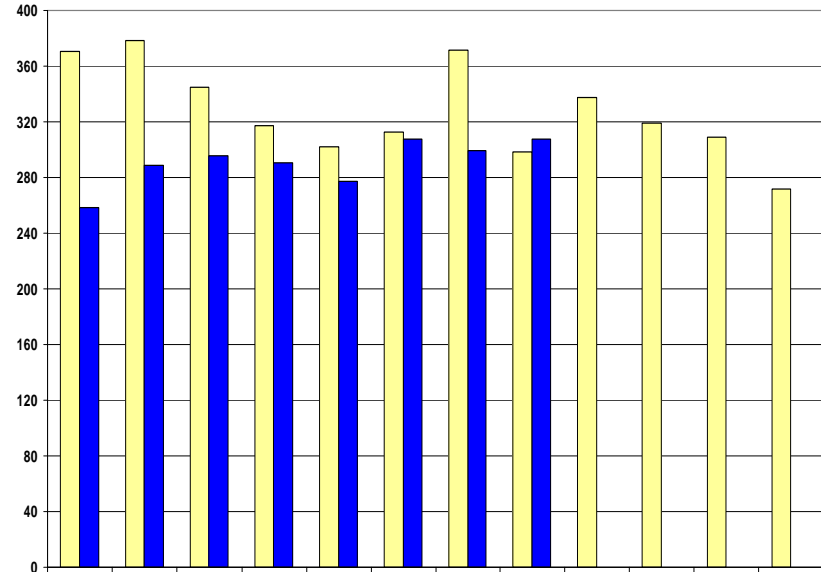
2005 2006



2005	687	774	707	762	880	780	760	704	836	740	712	577
2006	630	685	733	760	816	880	860	883	0	0	0	0

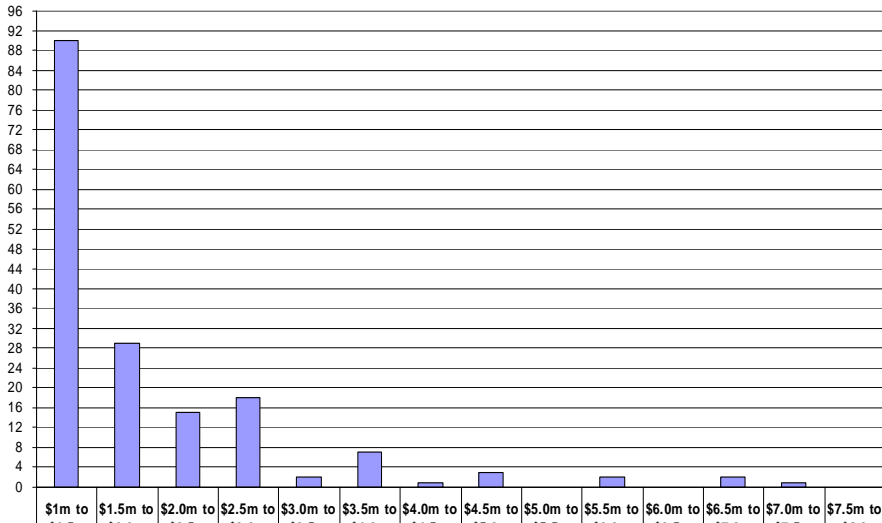
Inventory of Active Listings 2005 vs 2006
Lots - Central Zone

2005 2006



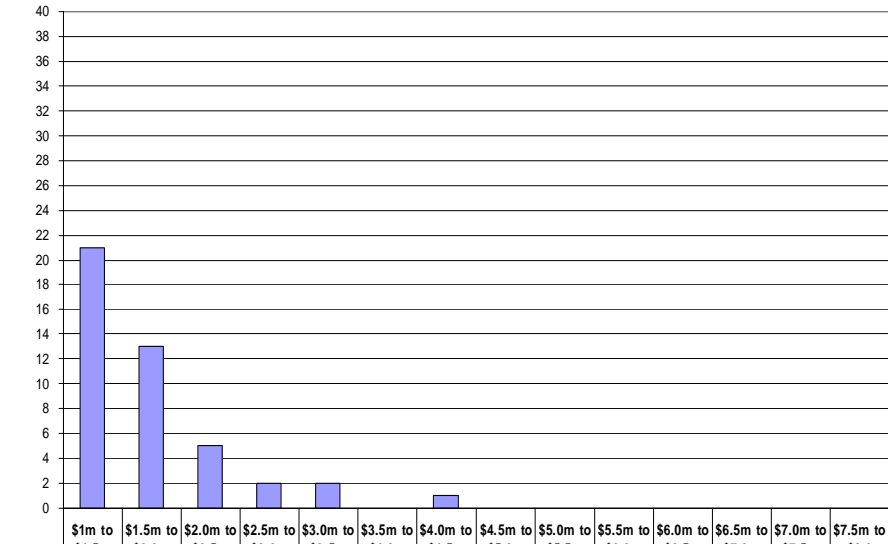
2005	371	379	345	317	302	313	372	299	338	319	309	272
2006	259	289	296	291	277	308	300	308	0	0	0	0

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



Actives	90	29	15	18	2	7	1	3	0	2	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	21	13	5	2	2	0	1	0	0	0	0	0	0	0
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