

NORTH ZONE MONTHLY STATISTICS

AUGUST 1 to AUGUST 31st, 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	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	426	356	19.7%	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	1539	1376	11.8%	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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NORTH 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	36	35	2.9%	341	324	5.2%	169	145	16.6%
Duplex	9	7	28.6%	60	74	-18.9%	21	22	-4.5%
Mobile Homes	15	17	-11.8%	161	134	20.1%	45	44	2.3%
Recreational	10	5	100.0%	42	33	27.3%	30	6	400.0%
Residential	173	172	0.6%	1292	1260	2.5%	454	353	28.6%
Residential WF	4	9	-55.6%	42	39	7.7%	23	9	155.6%
3 & 4 Plex	1	1	100.0%	15	2	100.0%	3	1	100.0%
Timeshares	0	0	0.0%	0	0	0.0%	0	0	0.0%
Apartments	19	19	0.0%	197	150	31.3%	56	40	40.0%
Townhouses	32	31	3.2%	285	266	7.1%	102	53	92.5%
Total	299	296		2,435	2,282		903	673	
FARMS:	7	8	-12.5%	45	46	-2.2%	31	32	-3.1%
MULTI FAMILY:	6	1	500.0%	22	21	4.8%	15	6	150.0%
LOTS:									
Acreage	14	17	-17.6%	151	123	22.8%	121	70	72.9%
Acreage WF	3	0	100.0%	10	15	-33.3%	8	6	33.3%
Lots	60	17	252.9%	252	238	5.9%	167	109	53.2%
Lots WF	6	3	100.0%	26	29	-10.3%	20	27	-25.9%
Total	83	37		439	405		316	212	
I.C.& I.:									
Business	17	3	466.7%	102	67	52.2%	80	52	53.8%
Commercial	11	7	57.1%	56	63	-11.1%	51	48	6.3%
Land	3	0	100.0%	29	27	7.4%	26	26	0.0%
Leases	0	4	-100.0%	32	32	0.0%	25	25	0.0%
Total	31	14		219	189		182	151	
GRAND TOTALS	426	356	19.7%	3,160	2,943	7.4%	1447	1074	34.7%

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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 - AUGUST 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio		SALES \$ VOLUME			List Sell Ratio	
	AUG	AUG	Incr %	YTD	YTD	Incr %	AUG	AUG	Incr %	AUG	AUG	JAN-AUG	JAN-AUG	Incr %	J-AG	J-AG
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
RESIDENTIAL:																
Acreage/House	24	17	41.2%	169	163	3.7%	\$9,375,800	\$8,651,100	8.4%	93.65%	96.81%	\$68,092,811	\$60,787,220	12.0%	96.36%	96.39%
Duplex	6	12	-50.0%	42	61	-31.1%	\$1,411,500	\$2,240,000	-37.0%	97.62%	98.41%	\$9,309,368	\$10,333,447	-9.9%	98.21%	97.26%
Mobile Homes	14	17	-17.6%	116	101	14.9%	\$1,369,450	\$1,056,600	29.6%	95.15%	92.30%	\$10,831,850	\$5,403,551	100.5%	94.53%	92.20%
Recreational	1	3	-66.7%	10	10	0.0%	\$253,000	\$821,500	-69.2%	84.36%	93.68%	\$3,127,400	\$1,704,900	83.4%	97.38%	94.45%
Residential	101	108	-6.5%	867	879	-1.4%	\$32,311,050	\$29,829,585	8.3%	97.12%	97.80%	\$263,708,762	\$212,302,654	24.2%	97.96%	97.60%
Residential WF	6	10	-40.0%	17	27	-37.0%	\$8,462,500	\$7,563,500	11.9%	95.60%	95.51%	\$21,893,500	\$20,244,400	8.1%	95.74%	95.96%
3 & 4 Plex	0	0	100.0%	13	0	100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$2,137,250	\$0	100.0%	96.82%	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	16	15	6.7%	146	123	18.7%	\$3,367,000	\$2,373,300	41.9%	98.04%	146.15%	\$26,676,720	\$15,731,840	69.6%	97.72%	102.86%
Townhouses	28	29	-3.4%	199	277	-28.2%	\$6,541,000	\$5,078,438	28.8%	98.56%	97.49%	\$43,407,547	\$48,649,015	-10.8%	98.67%	98.31%
Total	196	211		1,579	1,643		\$63,091,300	\$57,614,023				\$449,185,207	\$375,348,777			
FARMS:	2	1	100.0%	16	14	14.3%	\$2,339,000	\$588,000	297.8%	132.03%	98.41%	\$14,615,900	\$9,331,100	56.6%	99.17%	93.45%
MULTI FAMILY:	0	3	-100.0%	9	14	-35.7%	\$0	\$1,731,000	-100.0%	0.00%	91.87%	\$3,783,200	\$5,684,700	-33.4%	96.61%	95.95%
LOTS:																
Acreage	7	11	-36.4%	45	70	-35.7%	\$2,249,000	\$4,366,500	-48.5%	95.88%	96.20%	\$13,663,400	\$20,064,458	-31.9%	95.98%	96.27%
Acreage WF	0	1	-100.0%	4	6	-33.3%	\$0	\$631,000	-100.0%	88.69%	100.16%	\$500,000	\$2,094,400	-76.1%	98.04%	94.86%
Lots	14	20	-30.0%	149	200	-25.5%	\$1,835,850	\$2,170,900	-15.4%	101.35%	95.66%	\$19,915,420	\$20,068,988	-0.8%	96.95%	97.27%
Lots WF	0	0	0.0%	6	4	50.0%	\$0	\$0	0.0%	0.00%	0.00%	\$4,373,250	\$1,858,000	135.4%	97.91%	96.27%
Total	21	32		204	280		\$4,084,850	\$7,168,400				\$38,452,070	\$44,085,846			
I.C. & I.:																
Business	4	2	100.0%	21	12	75.0%	\$3,799,350	\$86,000	4317.8%	82.12%	91.26%	\$11,628,750	\$2,129,900	446.0%	84.99%	90.37%
Commercial	3	1	200.0%	22	31	-29.0%	\$703,000	\$2,500,000	-71.9%	85.97%	92.94%	\$8,242,500	\$9,846,900	-16.3%	89.94%	92.71%
Land	0	2	-100.0%	4	20	-80.0%	\$0	\$1,232,000	-100.0%	0.00%	87.00%	\$727,000	\$12,020,000	-94.0%	91.32%	88.39%
Leases	0	0	0.0%	8	8	0.0%	\$0	\$0	0.0%	0.00%	0.00%	\$436,676	\$460,958	-5.3%	0.00%	0.00%
Total	7	5		55	71		\$4,502,350	\$3,818,000				\$21,034,926	\$24,457,758			
GRAND TOTALS	226	252	-10.3%	1,863	2,022	-7.9%	\$74,017,500	\$70,919,423	4.4%	97.67%	94.19%	\$527,071,302	\$458,908,181	14.9%	94.55%	93.95%

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 - August 2006

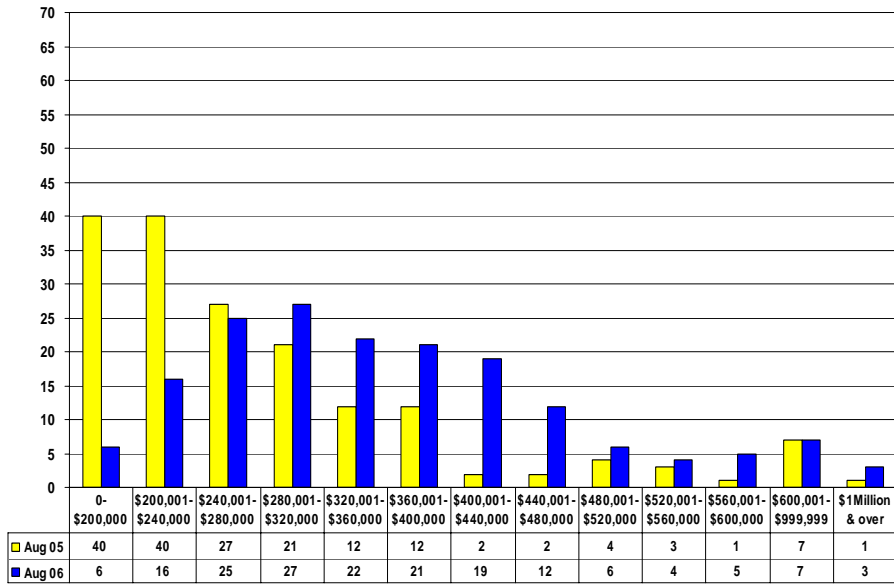
	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$390,658	\$508,888	-23.2%	\$402,916	\$372,928	8.0%	\$362,450	\$356,000	1.8%	\$379,000	\$345,500	9.7%	118	86	37.0%	98	101	-2.9%
Duplex	\$235,250	\$186,667	26.0%	\$221,652	\$169,401	30.8%	\$225,000	\$168,000	33.9%	\$201,500	\$147,000	37.1%	39	68	-42.9%	69	54	27.8%
Mobile Homes	\$97,818	\$62,153	57.4%	\$93,378	\$53,501	74.5%	\$77,125	\$42,000	83.6%	\$67,250	\$39,150	71.8%	63	87	-27.3%	68	107	-36.9%
Recreational	\$253,000	\$273,833	-7.6%	\$312,740	\$170,490	83.4%	\$253,000	\$359,000	-29.5%	\$332,450	\$126,000	163.8%	214	86	148.8%	112	100	11.7%
Residential	\$319,911	\$276,200	15.8%	\$304,162	\$241,527	25.9%	\$290,000	\$239,500	21.1%	\$285,000	\$226,000	26.1%	55	51	7.3%	57	58	-2.1%
Residential WF	\$1,410,417	\$756,350	86.5%	\$1,287,853	\$749,793	71.8%	\$1,420,000	\$799,250	77.7%	\$1,130,000	\$750,000	50.7%	113	79	43.5%	89	109	-18.7%
3 & 4 Plex	\$0	\$0	0.0%	\$164,404	\$0	100.0%	\$131,000	\$0	100.0%	\$141,000	\$0	100.0%	55	0	100.0%	68	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	\$210,438	\$158,220	33.0%	\$182,717	\$127,901	42.9%	\$185,000	\$112,000	65.2%	\$158,500	\$107,500	47.4%	55	70	-21.7%	45	64	-29.3%
Townhouses	\$233,607	\$175,119	33.4%	\$218,128	\$175,628	24.2%	\$222,250	\$168,000	32.3%	\$205,000	\$158,994	28.9%	78	59	32.4%	50	77	-35.0%
Total																		
FARMS:	\$1,169,500	\$588,000	98.9%	\$913,494	\$666,507	37.1%	\$1,169,500	\$588,000	98.9%	\$837,000	\$500,000	67.4%	107	174	-38.8%	161	245	-34.5%
MULTI FAMILY:	\$0	\$577,000	-100.0%	\$420,356	\$406,050	3.5%	\$0	\$277,500	-100.0%	\$385,000	\$272,750	41.2%	0	119	-100.0%	137	103	32.9%
LOTS:																		
Acreage	\$321,286	\$396,955	-19.1%	\$303,631	\$286,635	5.9%	\$280,000	\$303,000	-7.6%	\$230,000	\$163,552	40.6%	61	180	-66.1%	121	212	-43.0%
Acreage WF	\$0	\$631,000	-100.0%	\$125,000	\$349,067	-64.2%	\$0	\$631,000	-100.0%	\$117,500	\$357,500	-67.1%	0	34	-100.0%	236	42	461.3%
Lots	\$131,132	\$108,545	20.8%	\$133,661	\$100,345	33.2%	\$122,450	\$98,950	23.7%	\$120,000	\$82,500	45.5%	229	171	33.7%	180	176	2.3%
Lots WF	\$0	\$0	0.0%	\$728,875	\$464,500	56.9%	\$0	\$0	0.0%	\$859,500	\$572,000	50.3%	0	0	100.0%	111	204	-45.8%
Total																		
I.C. & I.:																		
Business	\$949,838	\$43,000	2108.9%	\$553,750	\$177,492	212.0%	\$41,925	\$43,000	-2.5%	\$150,000	\$64,750	131.7%	85	575	-85.3%	194	292	-33.5%
Commercial	\$234,333	\$2,500,000	-90.6%	\$374,659	\$317,642	18.0%	\$265,000	\$2,500,000	-89.4%	\$285,000	\$245,000	16.3%	228	693	-67.1%	228	248	-8.0%
Land	\$0	\$616,000	-100.0%	\$181,750	\$601,000	-69.8%	\$0	\$616,000	-100.0%	\$181,000	\$432,500	-58.2%	0	70	-100.0%	180	360	-50.1%
Leases	\$0	\$0	0.0%	\$54,584	\$57,620	-5.3%	\$0	\$0	0.0%	\$5,285	\$26,950	-80.4%	0	0	0.0%	171	410	-58.4%
Total																		
													142	252		172	229	

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

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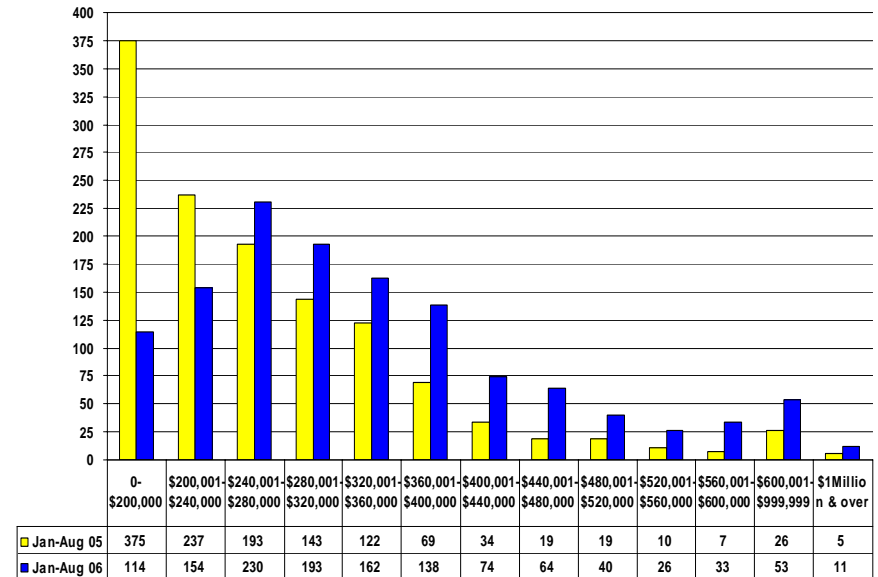
North Zone - Single Family Residential August 2006
 Monthly Listings By Price Range - Single Family Dwellings Only

■ Aug 05 ■ Aug 06



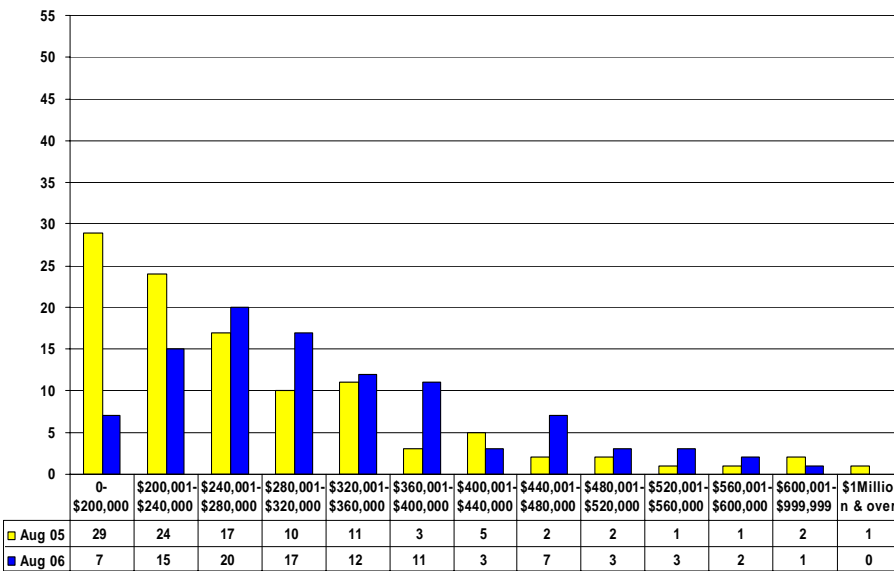
North Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-Aug 05 ■ Jan-Aug 06

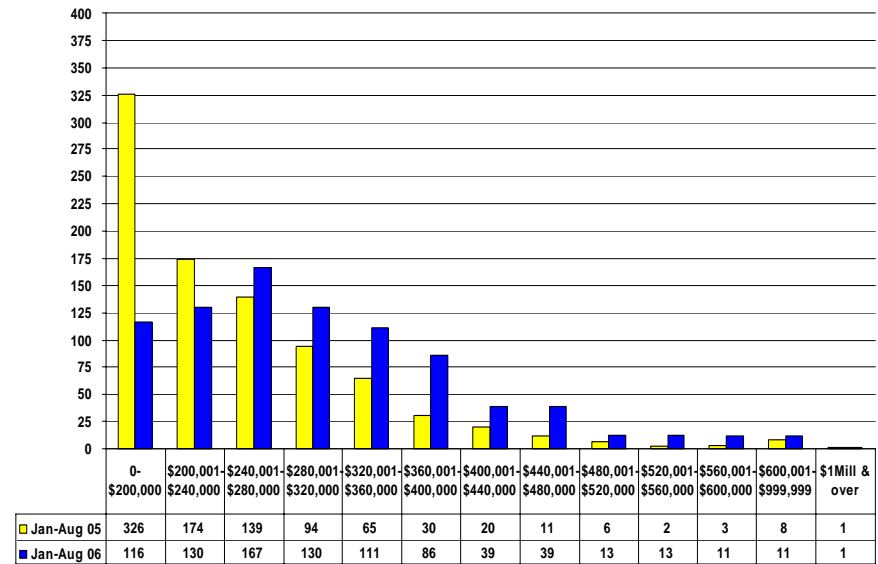


North Zone - Single Family Residential August 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

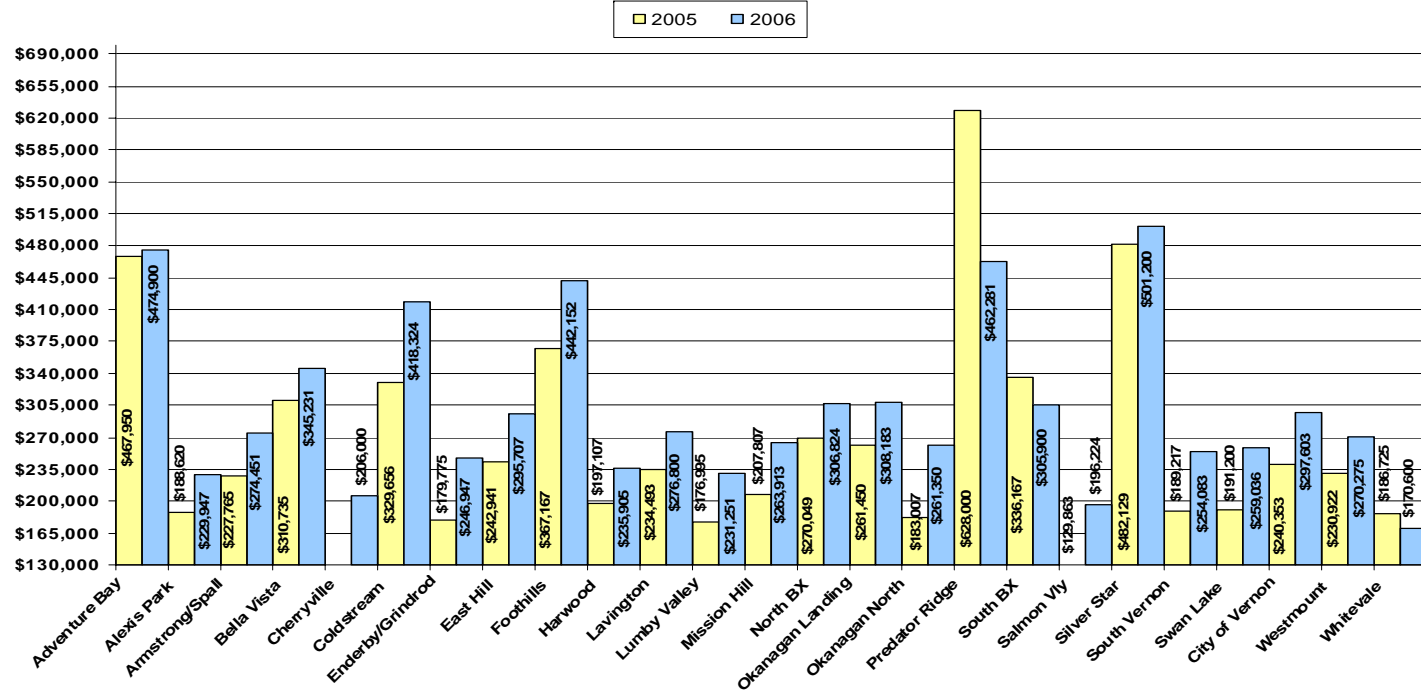
■ Aug 05 ■ Aug 06



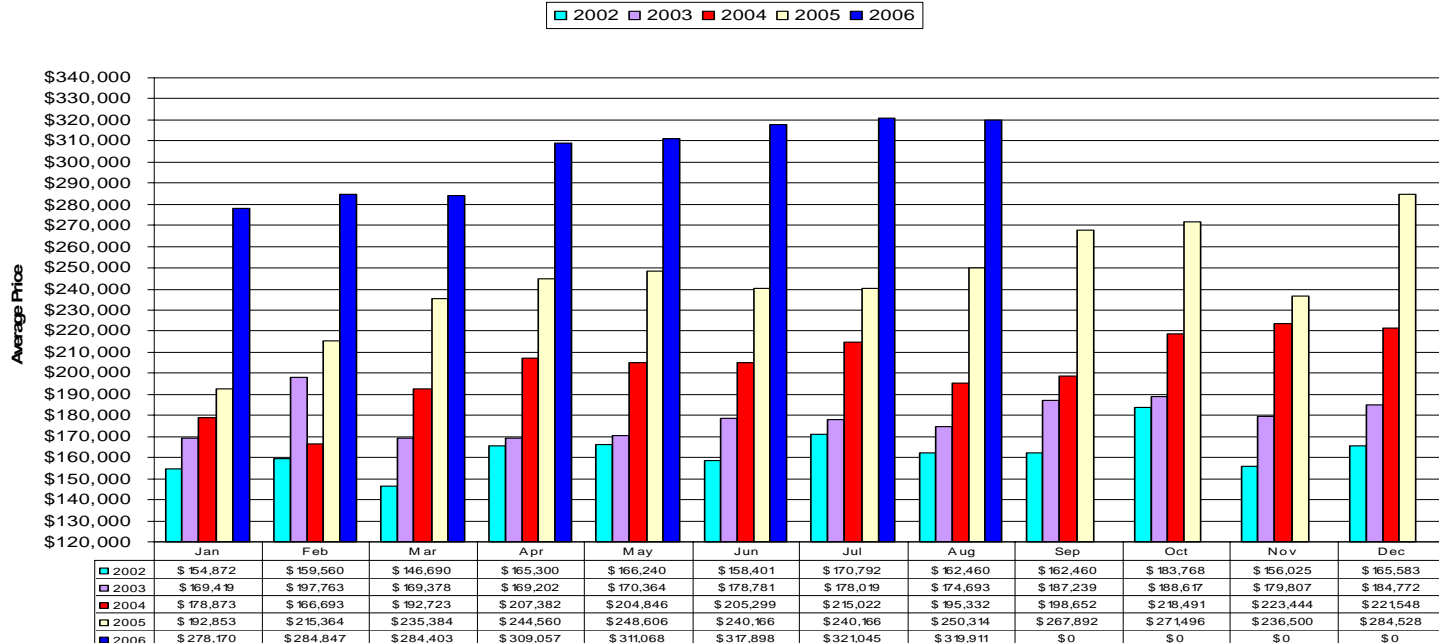
North Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only



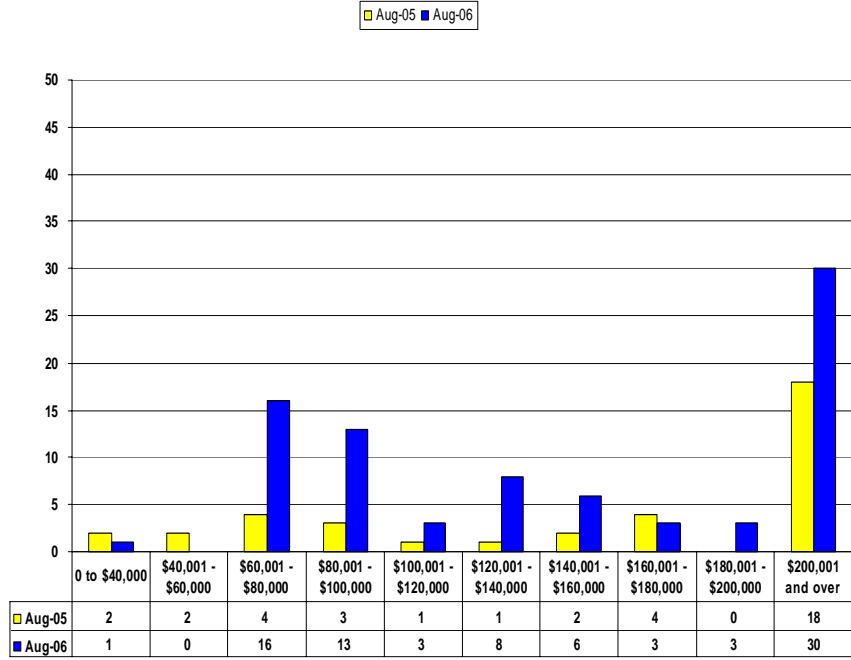
North Zone Residential Sub Area Average Prices - 2005 vs 2006 (January to August)
Residential Single Family Only



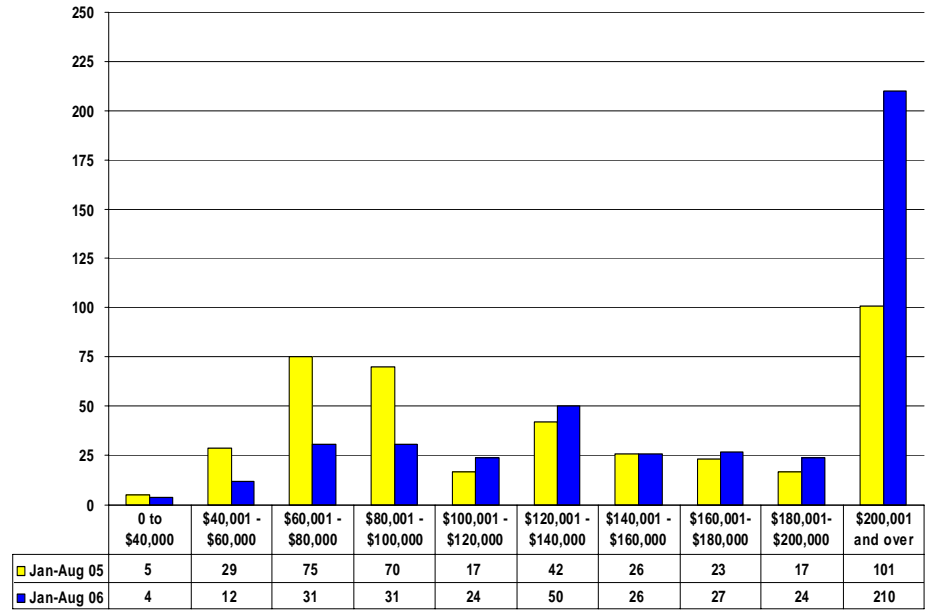
North Zone Single Family Residential Average Prices 2002 to 2006



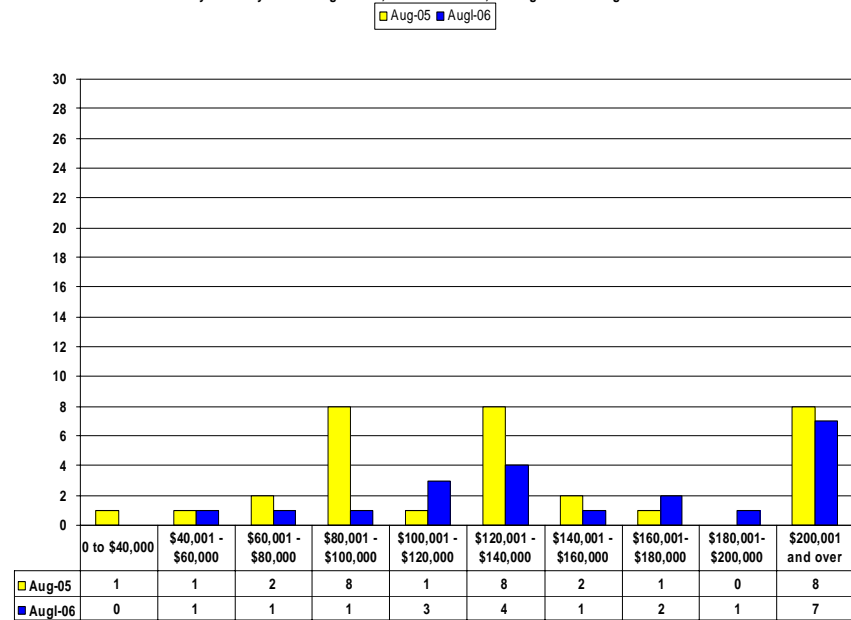
North Zone - August 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



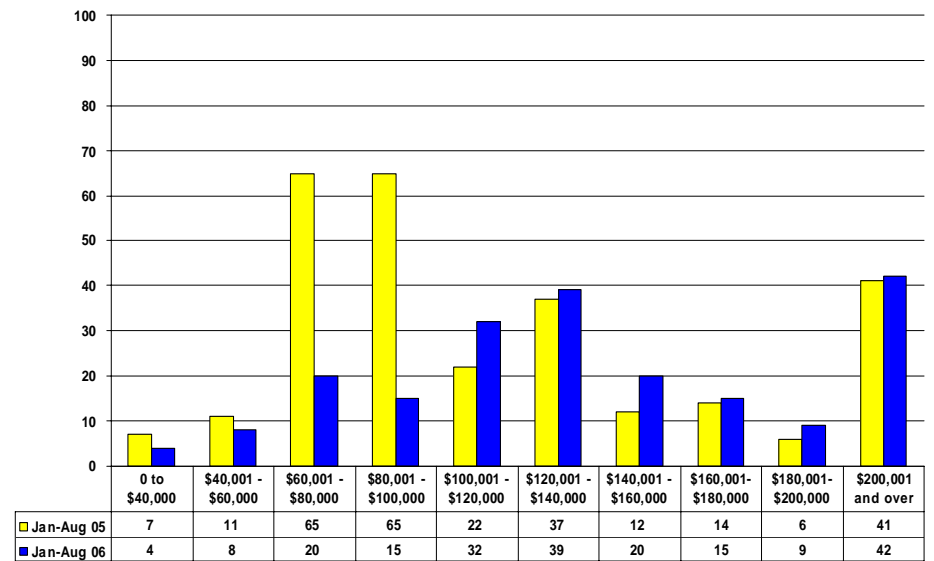
North Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



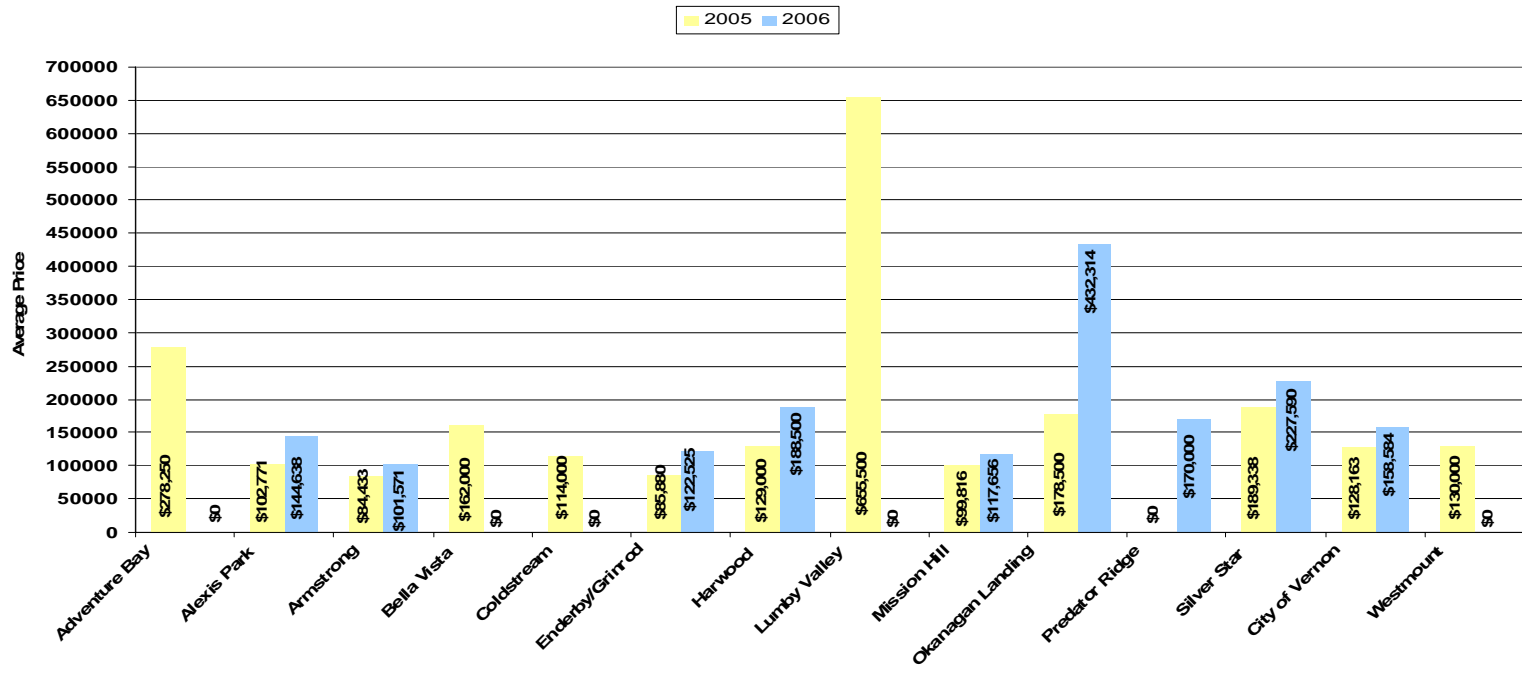
North Zone - August 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



North Zone Condo Sub Area Average Price - 2005 vs 2006 (January to August)



North Zone Townhouse Sub Area Average Price - 2006 vs 2005 (January to August)

