

# **CENTRAL ZONE MONTHLY STATISTICS**

**SEPTEMBER 1 to SEPTEMBER 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

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	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
<b>CENTRAL ZONE TOTALS</b>						
Units Listed	809	909	-11.0%	7471	7269	2.8%
Units Sold	443	637	-30.5%	4480	4914	-8.8%
Sales Dollars	\$160,061,591	\$227,986,357	-29.8%	\$1,538,318,548	\$1,437,166,623	7.0%
List/Sell Ratio	94.64%	97.53%		94.91%	94.90%	
Days to Sell	112	147	-23.8%	114	205	-44.7%
Active Listings	2613	2389	9.4%			
<b>NORTH ZONE TOTALS</b>						
Units Listed	495	309	60.2%	3653	3252	12.3%
Units Sold	242	216	12.0%	2105	2238	-5.9%
Sales Dollars	\$66,653,991	\$55,190,752	20.8%	\$594,200,800	\$514,098,933	15.6%
List/Sell Ratio	95.93%	95.63%		94.72%	94.27%	
Days to Sell	161	261	-38.1%	183	231	-20.7%
Active Listings	1547	1082	43.0%			
<b>SHUSWAP ZONE TOTALS</b>						
Units Listed	186	153	21.6%	1983	1822	8.8%
Units Sold	122	173	-29.5%	1135	1247	-9.0%
Sales Dollars	\$31,934,800	\$34,387,107	-7.1%	\$284,865,548	\$224,916,372	26.7%
List/Sell Ratio	91.32%	96.38%		93.49%	94.70%	
Days to Sell	135	162	-17.2%	170	209	-18.3%
Active Listings	938	869	7.9%			
<b>GRAND TOTALS</b>						
Units Listed	1490	1371	8.7%	13107	12343	6.2%
Units Sold	807	1026	-21.3%	7720	8399	-8.1%
Sales Dollars	\$258,650,381	\$317,564,216	-18.6%	\$2,417,384,896	\$2,176,181,928	11.1%
List/Sell Ratio	93.96%	96.51%		94.37%	94.62%	
Days to Sell	136	190	-28.4%	112	159	-29.8%
Active Listings	5098	4340	17.5%			

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# CENTRAL OKANAGAN ZONE

## QUICK SUMMARY

### September 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>	
September-06	443	\$160,061,591	206	\$86,363,804	809	2,613	3.9
August-06	511	\$191,954,274	241	\$102,249,030	868	2,508	
September-05	637	\$227,986,357	233	\$80,125,720	909	2,389	

**Monthly Ratio of Sales versus Inventory All Property Types 16.95%**

<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	72	150	440	16.36%	64
CONDO/TWNHSE	42	79	229	18.34%	52
LOTS	44	49	309	14.24%	96
RESIDENTIAL	206	351	905	22.76%	55

Average House Price **\$419,242**      Median House Price **\$388,000**  
 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>September 30/06</u>	<u>September 30/05</u>		
ALL ZONES	1069	975	94	9.64%
CENTRAL ZONE	667	605	62	10.25%
NORTH ZONE	293	274	19	6.93%
SHUSWAP ZONE	109	96	13	13.54%
<b>CURRENT</b>				
MANAGING BROKERS	86			
SALES REPS	903			
PROPERTY MGMNT	16			
ASSOCIATE BROKERS	61			
EXEMPTION MEMBER	3			
<b>TOTALS</b>	<b>1069</b>			

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CENTRAL ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION -SEPTEMBER 2006

	LISTINGS						INVENTORY		
	September 2006	September 2005	Incr % Decr %	JAN-SEP 2006	JAN-SEP 2005	Incr % Decr %	September 2006	September 2005	Incr % Decr %
<b>RESIDENTIAL:</b>									
Acreage/House	28	22	27.3%	201	201	0.0%	113	92	22.8%
Duplex	23	18	27.8%	221	198	11.6%	57	36	58.3%
Mobile Homes	34	38	-10.5%	403	380	6.1%	92	91	1.1%
Recreational	23	17	35.3%	118	90	31.1%	54	41	31.7%
Residential	351	360	-2.5%	3257	3246	0.3%	905	836	8.3%
Residential WF	6	10	-40.0%	99	98	1.0%	47	41	14.6%
3 & 4 Plex	4	2	100.0%	11	5	0.0%	6	4	100.0%
Timeshares	3	0	100.0%	6	9	-33.3%	8	11	-27.3%
Apartments	150	257	-41.6%	1303	1172	11.2%	440	347	26.8%
Townhouses	79	64	23.4%	730	715	2.1%	229	210	9.0%
<b>Total</b>	<b>701</b>	<b>788</b>		<b>6,349</b>	<b>6,114</b>		<b>1951</b>	<b>1709</b>	
<b>FARMS:</b>	9	9	0.0%	72	69	4.3%	56	44	27.3%
<b>MULTI FAMILY:</b>	2	3	-33.3%	26	25	4.0%	10	7	42.9%
<b>LOTS:</b>									
Acreage	6	10	-40.0%	82	114	-28.1%	59	72	-18.1%
Acreage WF	1	0	0.0%	22	7	214.3%	12	6	100.0%
Lots	41	50	-18.0%	503	547	-8.0%	229	252	-9.1%
Lots WF	1	0	100.0%	17	16	6.3%	9	8	12.5%
<b>Total</b>	<b>49</b>	<b>60</b>		<b>624</b>	<b>684</b>		<b>309</b>	<b>338</b>	
<b>I.C.&amp; I.:</b>									
Business	9	10	-10.0%	112	127	-11.8%	90	85	5.9%
Commercial	13	18	-27.8%	104	100	4.0%	42	52	-19.2%
Land	6	3	100.0%	40	33	21.2%	28	21	33.3%
Leases	20	18	11.1%	144	117	23.1%	127	133	-4.5%
<b>Total</b>	<b>48</b>	<b>49</b>		<b>400</b>	<b>377</b>		<b>287</b>	<b>291</b>	
<b>GRAND TOTALS</b>	<b>809</b>	<b>909</b>	<b>-11.0%</b>	<b>7,471</b>	<b>7,269</b>	<b>2.8%</b>	<b>2613</b>	<b>2389</b>	<b>9.4%</b>

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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 - SEPTEMBER 2006**

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio		
	Sept 2006	Sept 2005	Incr % Decr %	YTD 2006	YTD 2005	Incr % Decr %	Sept 2006	Sept 2005	Incr % Decr %		Sept 2006	Sept 2005	JAN-SEP 2006		JAN-SEP 2005	Incr % Decr %
	<b>RESIDENTIAL:</b>															
Acreage/House	5	8	-37.5%	82	87	-5.7%	\$5,268,000	\$4,112,067	28.1%	96.28%	95.18%	\$57,270,419	\$51,907,467	10.3%	94.90%	95.27%
Duplex	11	17	-35.3%	138	133	3.8%	\$3,790,300	\$4,682,900	-19.1%	97.60%	97.26%	\$43,647,085	\$34,956,218	24.9%	97.60%	97.34%
Mobile Homes	32	38	-15.8%	292	282	3.5%	\$2,464,750	\$2,799,400	-12.0%	93.47%	116.62%	\$22,632,704	\$16,970,549	33.4%	93.07%	98.68%
Recreational	4	5	-20.0%	22	34	-35.3%	\$2,191,500	\$1,650,900	32.7%	92.71%	98.19%	\$7,754,700	\$9,243,550	-16.1%	94.70%	95.18%
Residential	206	233	-11.6%	2070	2230	-7.2%	\$86,363,804	\$80,125,720	7.8%	97.95%	97.19%	\$824,863,179	\$728,027,970	13.3%	97.96%	97.65%
Residential WF	4	7	-42.9%	46	49	-6.1%	\$8,340,250	\$9,470,000	-11.9%	89.96%	95.62%	\$83,424,850	\$57,632,750	44.8%	93.12%	94.33%
3 & 4 Plex	1	0	100.0%	5	0	100.0%	\$184,900	\$0	100.0%	100.00%	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	72	201	-64.2%	795	888	-10.5%	\$18,990,700	\$90,824,950	-79.1%	97.18%	99.47%	\$188,424,325	\$233,099,524	-19.2%	97.90%	97.98%
Townhouses	42	57	-26.3%	463	554	-16.4%	\$14,093,000	\$14,425,400	-2.3%	97.88%	97.84%	\$139,535,650	\$144,119,805	-3.2%	98.03%	98.00%
<b>Total</b>	<b>377</b>	<b>566</b>		<b>3,913</b>	<b>4,258</b>		<b>\$141,687,204</b>	<b>\$208,091,337</b>				<b>\$1,369,642,812</b>	<b>\$1,275,963,333</b>			
<b>FARMS:</b>	1	3	-66.7%	13	19	-31.6%	\$840,000	\$2,256,000	-62.8%	96.00%	97.01%	\$11,897,400	\$15,707,200	-24.3%	95.42%	94.55%
<b>MULTI FAMILY:</b>	2	0	100.0%	9	11	-18.2%	\$2,137,000	\$0	100.0%	97.58%	0.00%	\$10,660,100	\$11,628,300	-8.3%	94.82%	96.30%
<b>LOTS:</b>																
Acreage	5	5	0.0%	49	48	2.1%	\$2,042,000	\$2,585,000	-21.0%	93.28%	94.28%	\$30,647,429	\$23,817,020	28.7%	94.36%	94.73%
Acreage WF	2	0	100.0%	1	9	-88.9%	\$1,470,000	\$0	0.0%	93.10%	0.00%	\$2,450,000	\$6,482,000	-62.2%	94.75%	96.07%
Lots	35	44	-20.5%	339	412	-17.7%	\$6,267,126	\$6,295,806	-0.5%	96.51%	97.47%	\$56,793,116	\$53,840,713	5.5%	96.80%	98.93%
Lots WF	2	2	0.0%	10	13	-23.1%	\$1,750,000	\$2,084,900	-16.1%	85.95%	97.14%	\$11,119,500	\$6,731,900	65.2%	93.19%	97.42%
<b>Total</b>	<b>44</b>	<b>51</b>		<b>399</b>	<b>482</b>		<b>\$11,529,126</b>	<b>\$10,965,706</b>				<b>\$101,010,045</b>	<b>\$90,871,633</b>			
<b>I.C. &amp; I.:</b>																
Business	2	5	-60.0%	23	26	-11.5%	\$99,000	\$3,505,000	-97.2%	96.55%	82.48%	\$2,785,200	\$9,240,500	-69.9%	84.18%	83.02%
Commercial	13	4	225.0%	48	46	4.3%	\$2,874,900	\$2,164,280	32.8%	96.87%	95.84%	\$18,965,025	\$17,901,970	5.9%	94.93%	95.00%
Land	1	2	-50.0%	15	17	-11.8%	\$550,000	\$598,000	0.0%	84.62%	101.36%	\$16,384,500	\$10,976,000	49.3%	94.90%	93.17%
Leases	3	6	-50.0%	60	55	9.1%	\$344,361	\$406,034	-15.2%	0.00%	0.00%	\$6,973,466	\$4,877,687	43.0%	0.00%	0.00%
<b>Total</b>	<b>19</b>	<b>17</b>		<b>146</b>	<b>144</b>		<b>\$3,868,261</b>	<b>\$6,673,314</b>				<b>\$45,108,191</b>	<b>\$42,996,157</b>			
<b>GRAND TOTALS</b>	<b>443</b>	<b>637</b>	<b>-30.5%</b>	<b>4,480</b>	<b>4,914</b>	<b>-8.8%</b>	<b>\$160,061,591</b>	<b>\$227,986,357</b>	<b>-29.79%</b>	<b>94.64%</b>	<b>97.53%</b>	<b>\$1,538,318,548</b>	<b>\$1,437,166,623</b>	<b>6.05%</b>	<b>94.91%</b>	<b>94.90%</b>

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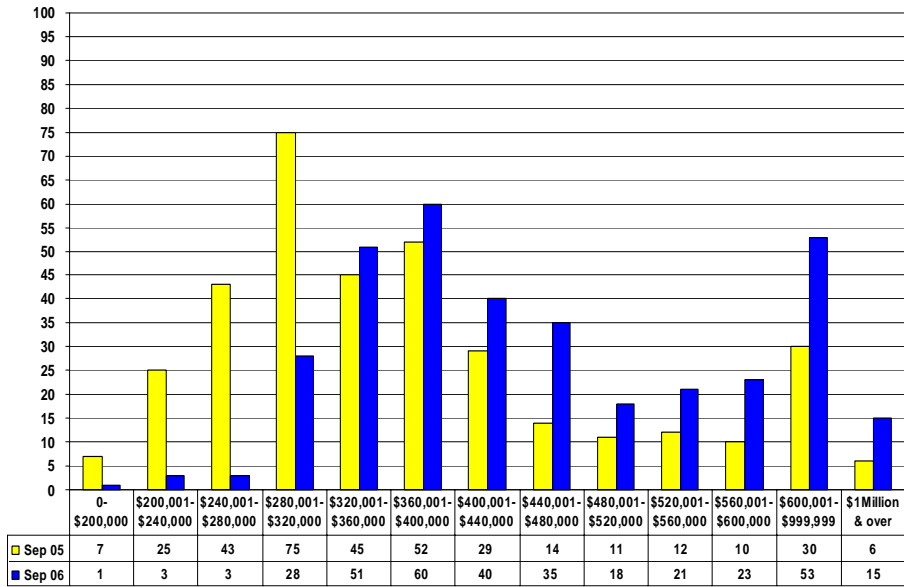
**CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - SEPTEMBER 2006**

	AVERAGE PRICE INFORMATION						MEDIAN PRICE INFORMATION						NUMBER DAYS TO SELL					
	SEPT 2006	SEPT 2005	Incr % Decr %	JAN-SEP 2006	JAN-SEP 2005	Incr % Decr %	SEPT 2006	SEPT 2005	Incr % Decr %	JAN-SEP 2006	JAN-SEP 2005	Incr % Decr %	SEP 2006	SEP 2005	Incr % Decr %	JAN-SEP 2006	JAN-SEP 2005	Incr % Decr %
<b>RESIDENTIAL:</b>																		
Acreage/House	\$1,053,600	\$514,008	105.0%	\$698,420	\$596,638	17.1%	\$795,000	\$512,000	55.3%	\$599,000	\$500,000	19.8%	157	89	76.2%	100	139	-27.7%
Duplex	\$344,573	\$275,465	25.1%	\$316,283	\$262,829	20.3%	\$327,900	\$255,000	28.6%	\$267,750	\$212,000	26.3%	74	45	65.5%	49	42	15.9%
Mobile Homes	\$77,023	\$73,668	4.6%	\$77,509	\$60,179	28.8%	\$76,500	\$58,550	30.7%	\$73,000	\$50,000	46.0%	45	50	-10.5%	54	65	-17.6%
Recreational	\$547,875	\$330,180	65.9%	\$352,486	\$271,869	29.7%	\$359,000	\$295,000	21.7%	\$323,750	\$243,500	33.0%	55	100	-45.0%	140	101	38.2%
Residential	\$419,242	\$343,887	21.9%	\$398,485	\$326,470	22.1%	\$388,000	\$317,500	22.2%	\$369,978	\$299,900	23.4%	55	60	-7.6%	55	55	-0.6%
Residential WF	\$2,085,063	\$1,352,857	54.1%	\$1,813,584	\$1,176,179	54.2%	\$1,877,500	\$967,000	94.2%	\$1,522,500	\$984,000	54.7%	111	127	-12.8%	98	95	3.0%
3 & 4 Plex	\$184,900	\$0	100.0%	\$417,980	\$0	100.0%	\$184,900	\$0	100.0%	\$400,000	\$0	100.0%	104	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	\$263,760	\$451,865	-41.6%	\$237,012	\$262,499	-9.7%	\$231,000	\$399,900	-42.2%	\$214,450	\$205,000	4.6%	64	409	-84.4%	76	156	-51.4%
Townhouses	\$335,548	\$253,077	32.6%	\$301,373	\$260,144	15.8%	\$278,450	\$239,900	16.1%	\$272,500	\$239,450	13.8%	52	64	-18.7%	54	73	-25.7%
<b>Total</b>																		
<b>FARMS:</b>	\$840,000	\$752,000	11.7%	\$915,185	\$826,695	10.7%	\$840,000	\$764,000	9.9%	\$750,000	\$633,750	18.3%	100	156	-35.9%	110	171	-35.7%
<b>MULTI FAMILY:</b>	\$1,068,500	\$0	100.0%	\$1,184,456	\$1,057,118	12.0%	\$1,068,500	\$0	100.0%	\$995,000	\$587,000	69.5%	43	0	100.0%	58	79	-26.2%
<b>LOTS:</b>																		
Acreage	\$408,400	\$517,000	-21.0%	\$625,458	\$496,188	26.1%	\$310,000	\$370,000	-16.2%	\$400,000	\$367,500	8.8%	48	347	-86.1%	151	129	17.4%
Acreage WF	\$735,000	\$0	100.0%	\$2,450,000	\$720,222	240.2%	\$735,000	\$0	100.0%	\$775,000	\$535,000	44.9%	122	0	100.0%	0	207	-100.0%
Lots	\$179,061	\$143,087	25.1%	\$167,531	\$130,681	28.2%	\$174,000	\$135,603	28.3%	\$140,906	\$122,722	14.8%	103	151	-31.7%	257	330	-22.2%
Lots WF	\$875,000	\$1,042,450	-16.1%	\$1,111,950	\$517,838	114.7%	\$875,000	\$1,042,450	-16.1%	\$1,081,000	\$415,000	160.5%	109	124	-12.1%	113	185	-38.9%
<b>Total</b>																		
<b>I.C. &amp; I.:</b>																		
Business	\$49,500	\$701,000	-92.9%	\$121,096	\$355,404	-65.9%	\$49,500	\$775,000	-93.6%	\$70,000	\$84,500	-17.2%	38	184	-79.3%	170	186	-8.6%
Commercial	\$221,146	\$541,070	-59.1%	\$395,105	\$389,173	1.5%	\$169,000	\$428,640	-60.6%	\$233,000	\$278,545	-16.4%	118	126	-6.2%	96	957	-90.0%
Land	\$550,000	\$299,000	83.9%	\$1,092,300	\$645,647	69.2%	\$550,000	\$299,000	83.9%	\$950,000	\$500,000	90.0%	360	20	1700.0%	168	382	-56.0%
Leases	\$114,787	\$67,672	69.6%	\$116,224	\$88,685	31.1%	\$36,923	\$53,767	-31.3%	\$69,391	\$53,950	28.6%	372	302	23.3%	230	239	-3.9%
<b>Total</b>																		
													112	147		114	205	

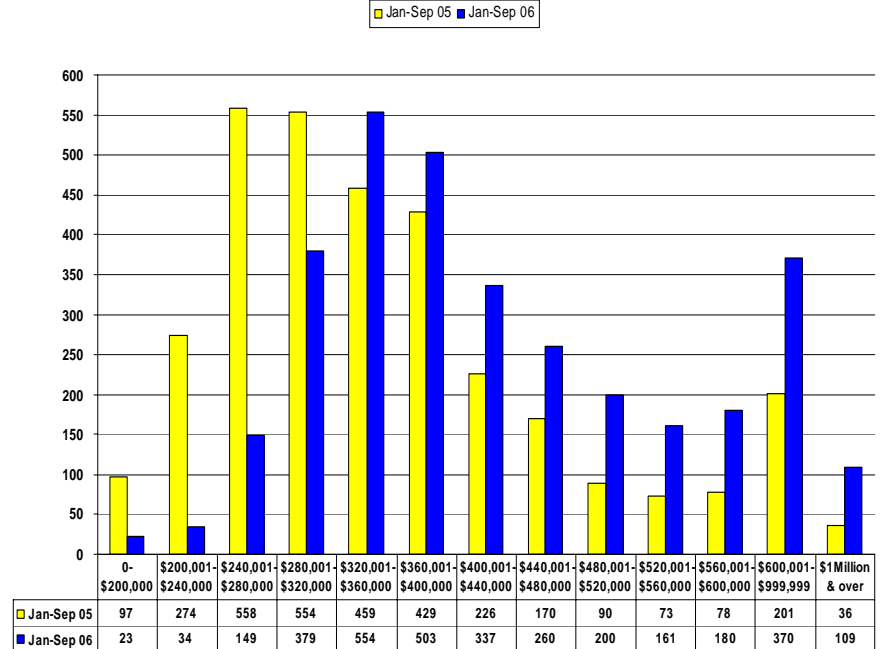
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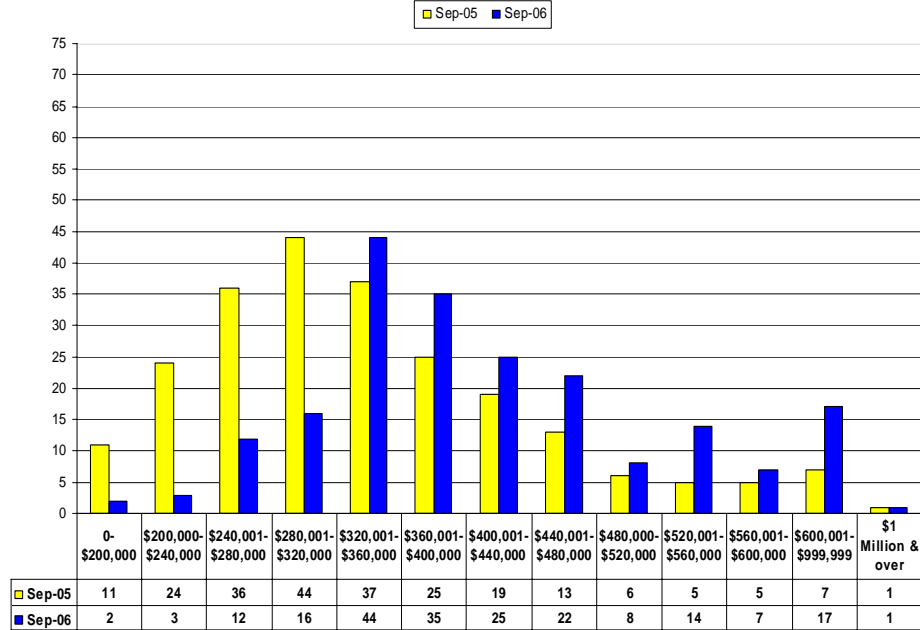
**Central Zone - Single Family Residential September 2006**  
Monthly Listings By Price Range - Single Family Dwellings Only



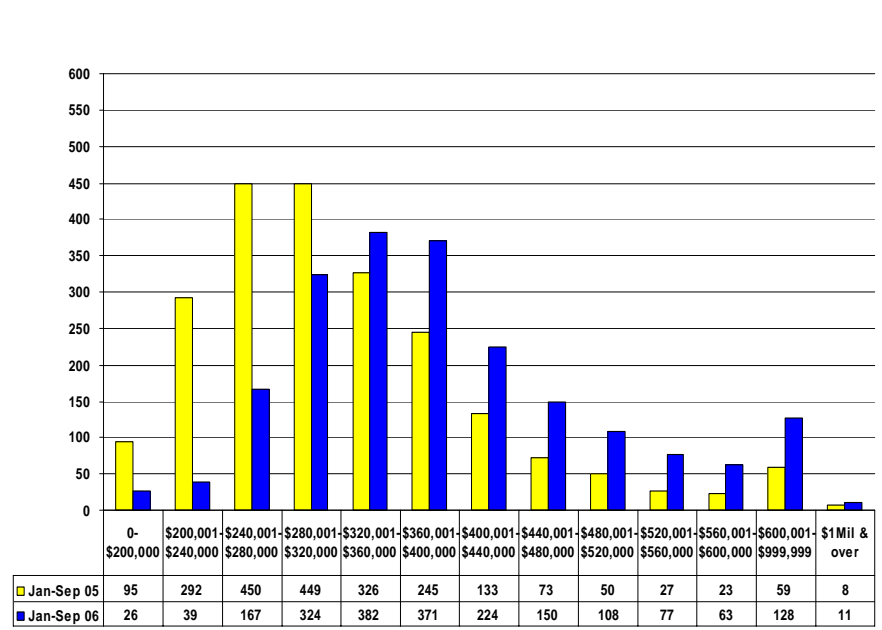
**Central Zone - Single Family Residential 2005 vs 2006**  
Listings Taken By Price Range - Single Family Dwellings Only



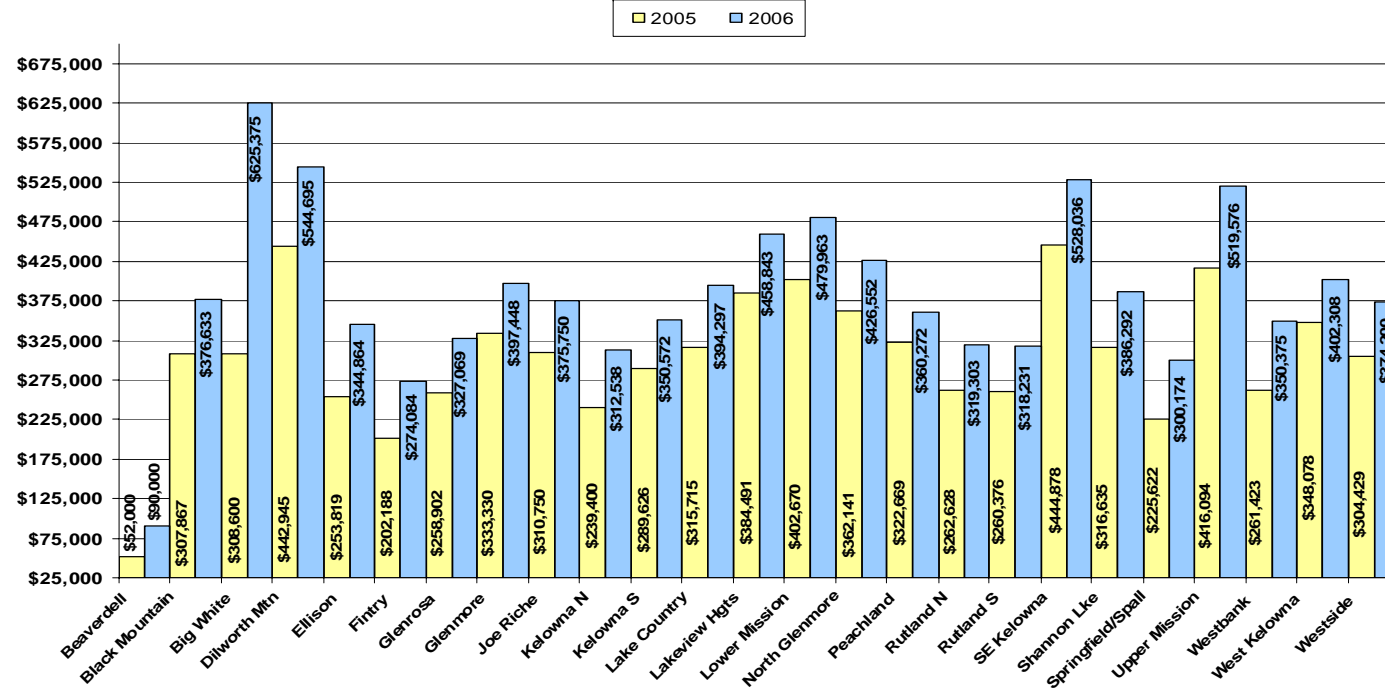
**Central Zone - Single Family Residential September 2006**  
Monthly Sales by Price Range - Single Family Dwellings Only



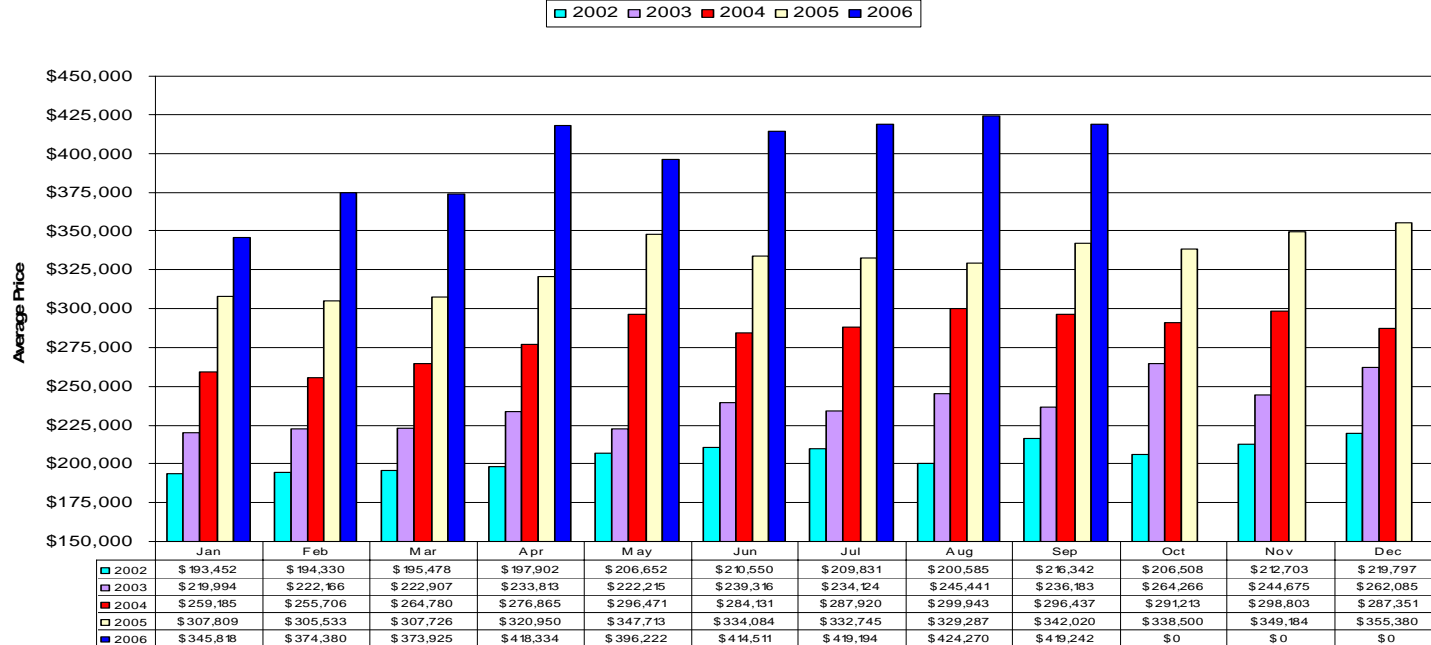
**Central Zone - Single Family Residential 2005 vs 2006**  
Number of Solds by Price Range - Single Family Dwellings Only



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

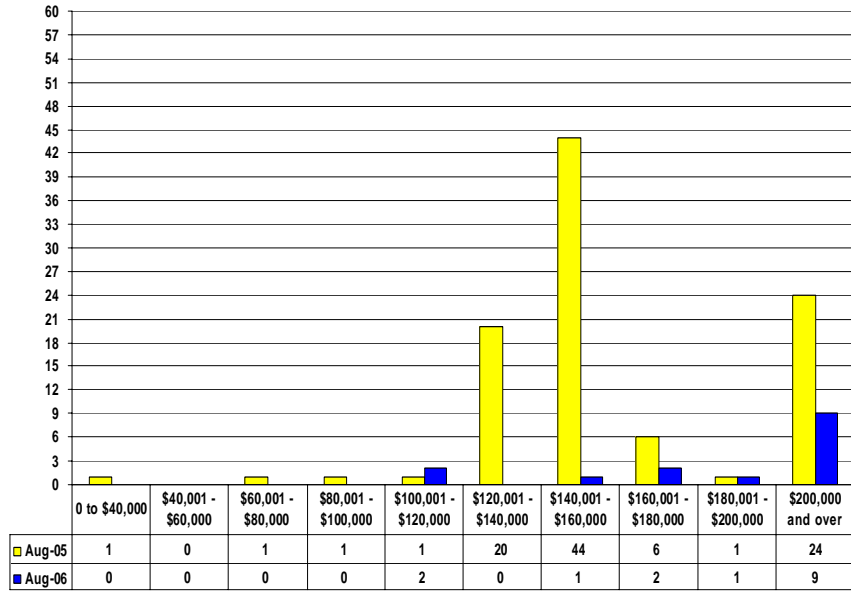


Central Okanagan Single Family Residential Average Prices 2002 to 2006

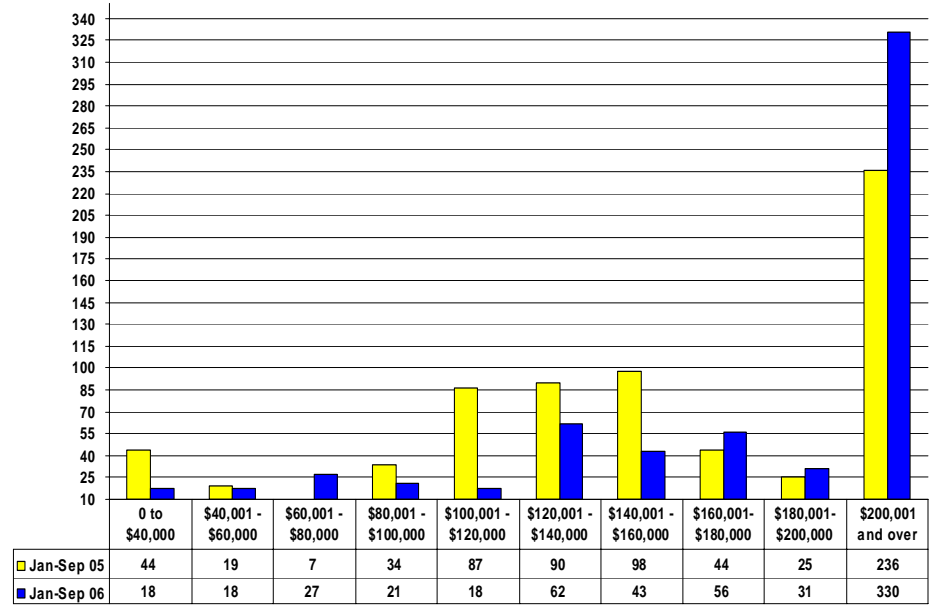


**Central Zone - August 2006**  
 Monthly Listing Comparison By Price Range -  
 Lots, Lots Waterfront, Acreage and Acreage Waterfront

■ Aug-05 ■ Aug-06

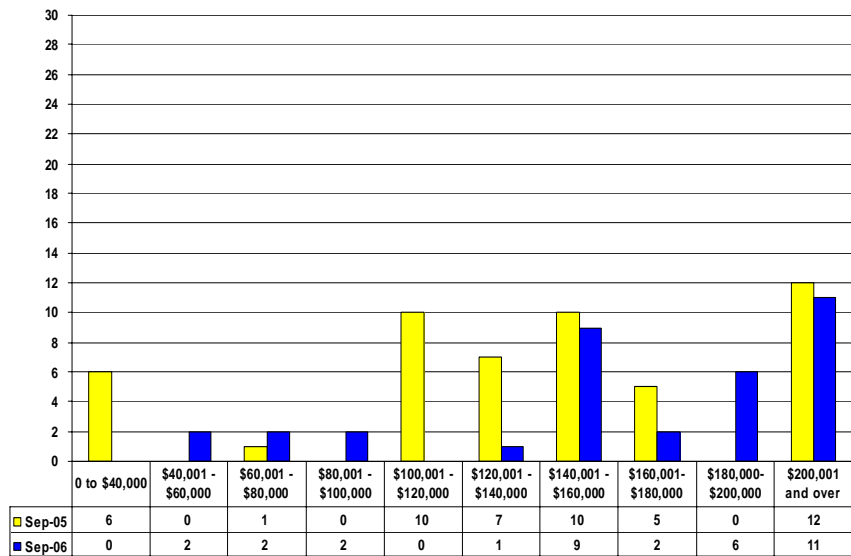


**Central Zone - Lots 2005 vs 2006**  
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

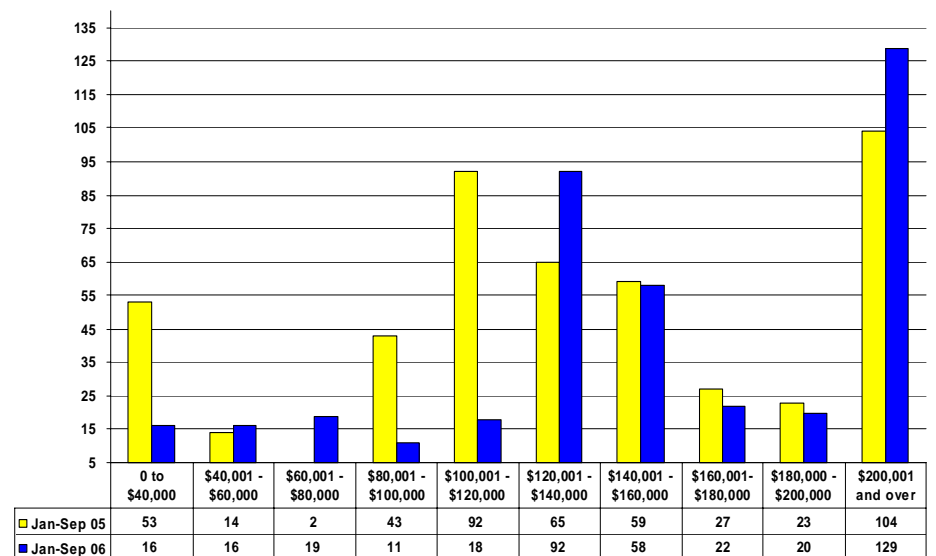


**Central Zone - September 2006**  
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

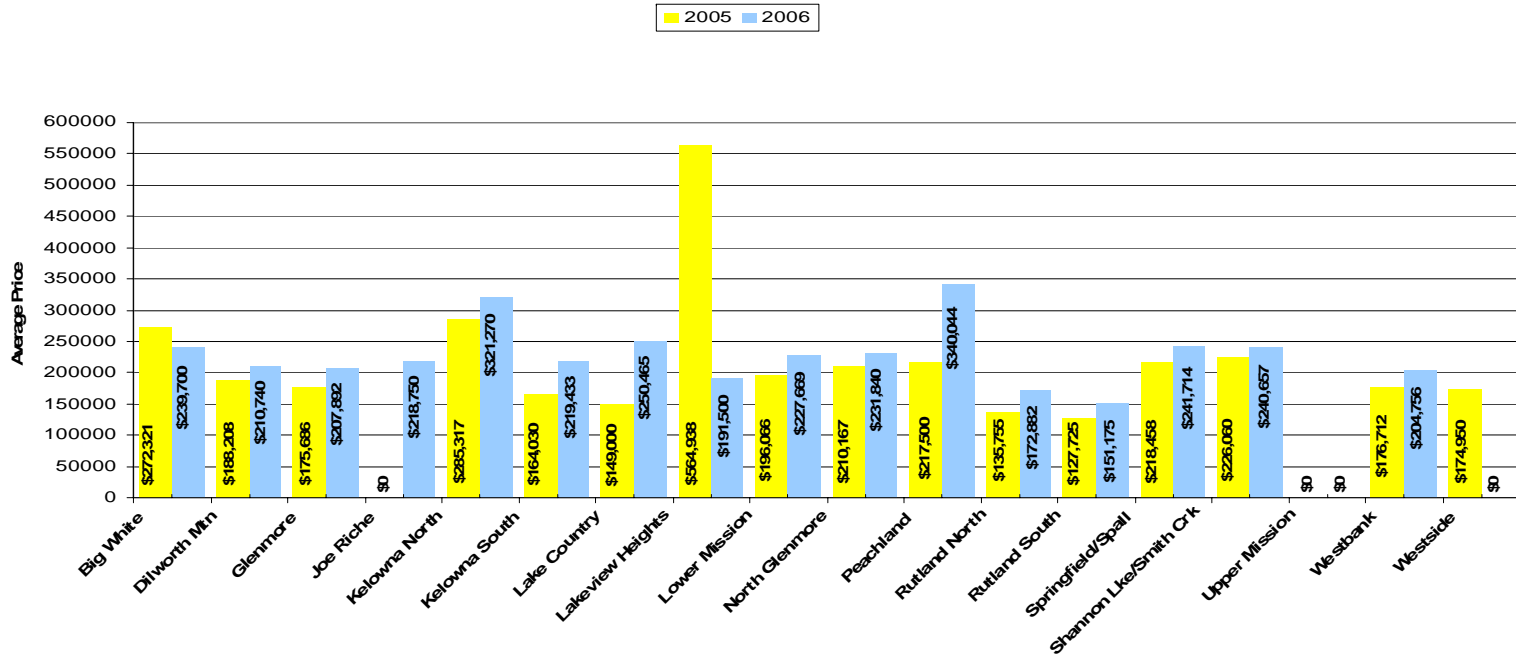
■ Sep-05 ■ Sep-06



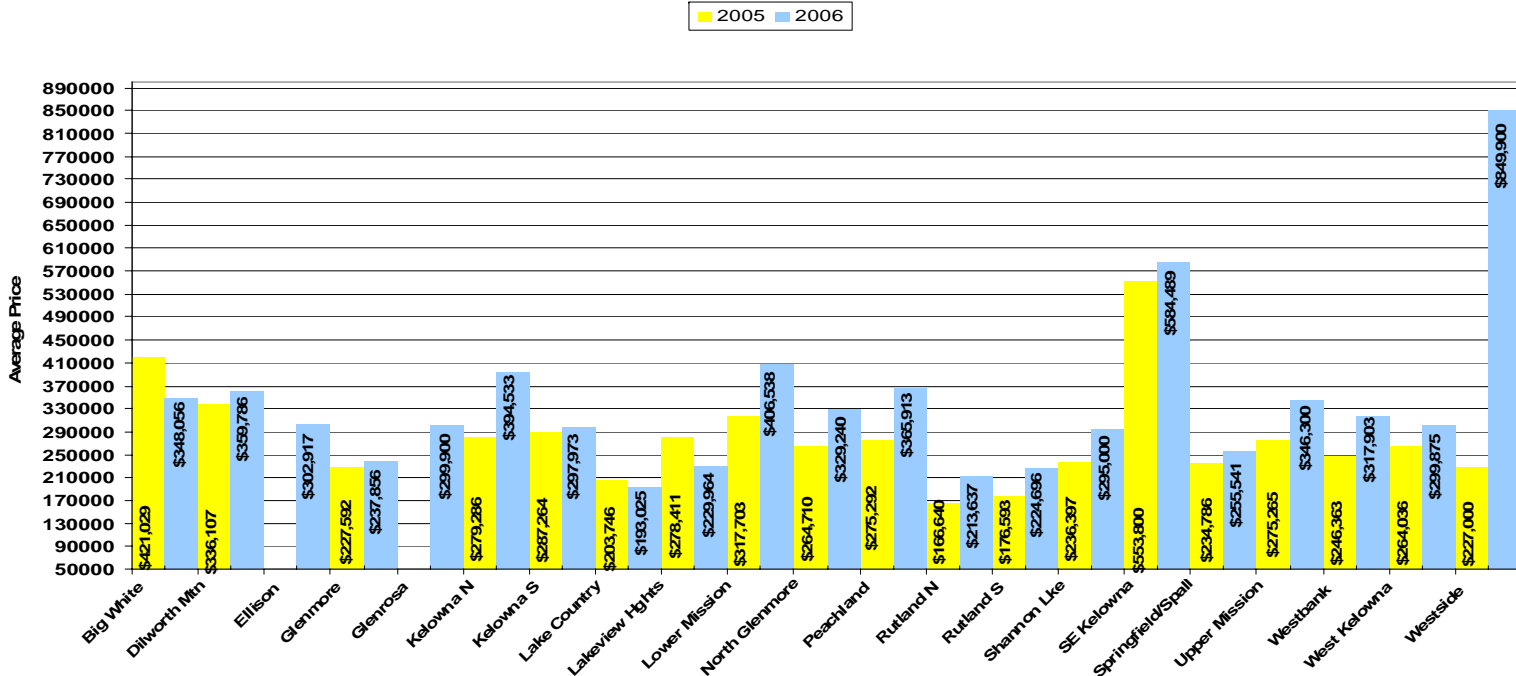
**Central Zone - Lots 2005 vs 2006**  
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



Central Zone Condo Sub Area Average Prices - 2005 vs 2006 (January to September)

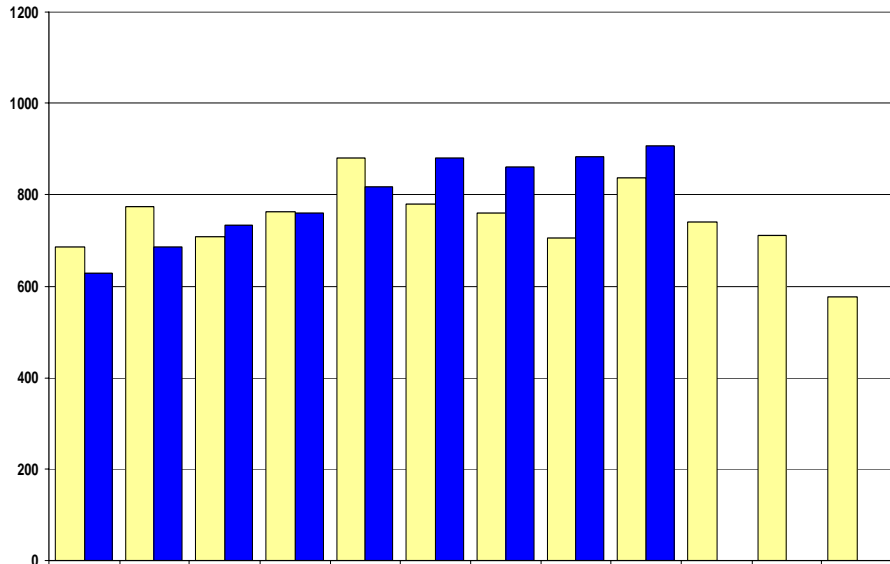


Central Zone Townhouse Sub Area Average Prices - 2005 vs 2006 (January to September)



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

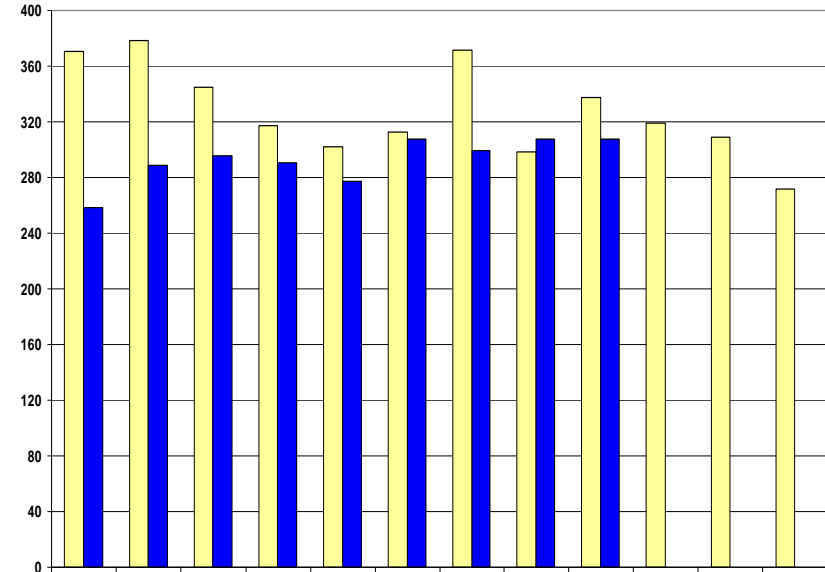
2005 2006



2005	687	774	707	762	880	780	760	704	836	740	712	577
2006	630	685	733	760	816	880	860	883	908	0	0	0

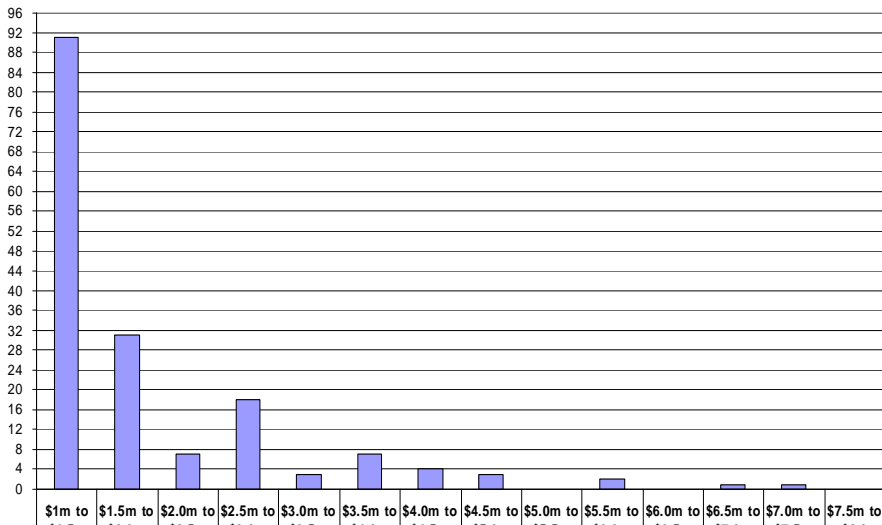
Inventory of Active Listings 2005 vs 2006  
Lots - Central Zone

2005 2006



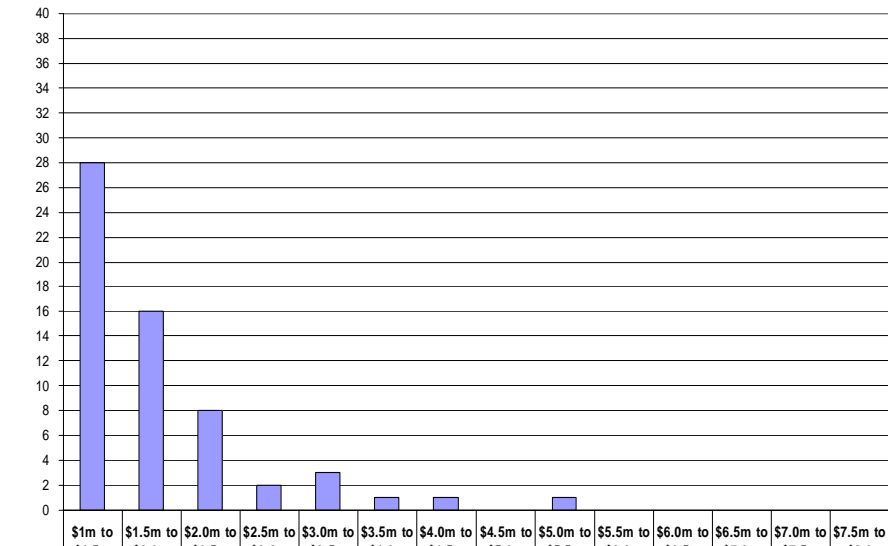
2005	371	379	345	317	302	313	372	299	338	319	309	272
2006	259	289	296	291	277	308	300	308	308	0	0	0

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



Actives	91	31	7	18	3	7	4	3	0	2	0	1	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	28	16	8	2	3	1	1	0	1	0	0	0	0	0
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