

NORTH ZONE MONTHLY STATISTICS

SEPTEMBER 1 to SEPTEMBER 31st, 2006

Zone Totals	Page 2
Quick Summary and Membership	Page 3
Listing Information	Page 4
Sales Information	Page 5
Residential Graphs	Page 6
Average and Median Price/Days to Sell	Page 7
Lot Graphs	Page 8
Residential Average Graphs	Page 9
Condo and Townhouse Average Graphs	Page 10
Inventory and Million Dollar Property Graphs	Page 11

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	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%			
NORTH ZONE TOTALS						
Units Listed	495	309	60.2%	3653	3252	12.3%
Units Sold	239	216	10.6%	2105	2238	-5.9%
Sales Dollars	\$66,252,991	\$55,190,752	20.0%	\$594,200,800	\$514,098,933	15.6%
List/Sell Ratio	96.84%	95.63%		94.72%	94.27%	
Days to Sell	161	261	-38.1%	183	231	-20.7%
Active Listings	1547	1082	43.0%			
SHUSWAP ZONE TOTALS						
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	91.77%	96.38%		93.49%	94.70%	
Days to Sell	137	162	-15.6%	170	209	-18.3%
Active Listings	938	869	7.9%			
GRAND TOTALS						
Units Listed	1490	1371	8.7%	13107	12343	6.2%
Units Sold	804	1026	-21.6%	7720	8399	-8.1%
Sales Dollars	\$258,249,381	\$317,564,216	-18.7%	\$2,417,384,896	\$2,176,181,928	11.1%
List/Sell Ratio	94.42%	96.51%		94.37%	94.62%	
Days to Sell	137	190	-28.0%	112	159	-29.8%
Active Listings	5098	4340	17.5%			

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NORTH 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	239	\$66,252,991	84	\$26,606,400	495	1,547	5.3
August-06	226	\$74,017,500	101	\$32,311,050	426	1,447	
September-05	216	\$55,190,752	95	\$25,375,148	309	1,082	

Monthly Ratio of Sales versus Inventory All Property Types 15.45%

<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	8	24	127	6.30%	149
ACREAGE/HOUSE	15	26	161	9.32%	89
CONDO/APT	11	17	53	20.75%	49
CONDO/TWNHSE	28	32	102	27.45%	72
LOTS	59	142	256	23.05%	44
RESIDENTIAL	84	170	478	17.57%	62
Average House Price	\$316,743		Median House Price		\$286,500

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>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%
CURRENT				
MANAGING BROKERS	86			
SALES REPS	903			
PROPERTY MGMNT	16			
ASSOCIATE BROKERS	61			
EXEMPTION MEMBER	3			
TOTALS	1069			

NORTH 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 %
RESIDENTIAL:									
Acreage/House	26	27	-3.7%	367	351	4.6%	161	149	8.1%
Duplex	6	4	50.0%	67	78	-14.1%	23	23	0.0%
Mobile Homes	20	14	42.9%	181	148	22.3%	49	46	6.5%
Recreational	16	3	433.3%	58	36	61.1%	42	6	600.0%
Residential	170	139	22.3%	1459	1399	4.3%	478	323	48.0%
Residential WF	3	2	50.0%	45	41	9.8%	23	15	53.3%
3 & 4 Plex	2	2	0.0%	17	4	100.0%	3	1	100.0%
Timeshares	4	0	100.0%	4	0	0.0%	0	0	0.0%
Apartments	17	20	-15.0%	214	170	25.9%	53	45	17.8%
Townhouses	32	22	45.5%	317	288	10.1%	102	54	88.9%
Total	296	233		2,729	2,515		934	662	
FARMS:	14	1	1300.0%	59	47	25.5%	39	31	25.8%
MULTI FAMILY:	1	1	0.0%	23	22	4.5%	14	6	133.3%
LOTS:									
Acreage	24	11	118.2%	175	134	30.6%	127	67	89.6%
Acreage WF	0	0	0.0%	10	15	-33.3%	8	11	-27.3%
Lots	141	40	252.5%	393	278	41.4%	232	122	90.2%
Lots WF	1	3	-66.7%	27	32	-15.6%	16	24	-33.3%
Total	166	54		605	459		383	224	
I.C. & I.:									
Business	5	3	66.7%	107	70	52.9%	76	57	33.3%
Commercial	1	11	-90.9%	57	74	-23.0%	44	47	-6.4%
Land	7	4	75.0%	36	31	16.1%	28	31	-9.7%
Leases	5	2	150.0%	37	34	8.8%	29	24	20.8%
Total	18	20		237	209		177	159	
GRAND TOTALS	495	309	60.2%	3,653	3,252	12.3%	1547	1082	43.0%

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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 - SEPTEMBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio		
	SEP	SEP	Incr %	YTD	YTD	Incr %	SEP	SEP	Incr %		SEP	SEP	Incr %		J-SP	J-SP
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	Decr %		2006	2005
RESIDENTIAL:																
Acreage/House	15	16	-6.3%	184	179	2.8%	\$6,341,500	\$5,987,100	5.9%	95.15%	95.15%	\$74,434,311	\$66,774,320	11.5%	96.26%	96.28%
Duplex	6	5	20.0%	48	66	-27.3%	\$1,160,000	\$973,400	19.2%	96.08%	96.02%	\$10,469,368	\$11,306,847	-7.4%	97.95%	97.16%
Mobile Homes	12	15	-20.0%	128	116	10.3%	\$1,203,700	\$809,700	48.7%	89.27%	91.99%	\$12,035,550	\$6,213,251	93.7%	94.04%	92.17%
Recreational	2	1	100.0%	12	11	9.1%	\$874,000	\$392,500	122.7%	99.37%	95.27%	\$4,001,400	\$2,097,400	90.8%	97.38%	94.52%
Residential	84	95	-11.6%	952	974	-2.3%	\$26,606,400	\$25,375,148	4.9%	96.90%	96.96%	\$290,764,162	\$237,677,802	22.3%	97.96%	97.56%
Residential WF	2	4	-50.0%	19	31	-38.7%	\$1,830,000	\$3,145,000	-41.8%	88.12%	96.21%	\$23,723,500	\$23,389,400	1.4%	94.94%	95.99%
3 & 4 Plex	0	0	0.0%	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	11	22	-50.0%	158	145	9.0%	\$1,606,800	\$2,454,100	-34.5%	98.13%	97.38%	\$28,398,520	\$18,185,940	56.2%	97.74%	102.03%
Townhouses	28	22	27.3%	228	299	-23.7%	\$6,621,023	\$3,756,930	76.2%	97.56%	97.34%	\$50,291,077	\$52,405,945	-4.0%	98.56%	98.24%
Total	160	180		1,742	1,823		\$46,243,423	\$42,893,878				\$496,255,137	\$418,242,655			
FARMS:	2	3	-33.3%	18	17	5.9%	\$1,125,000	\$4,689,000	-76.0%	103.03%	84.57%	\$15,740,900	\$14,020,100	12.3%	99.60%	91.89%
MULTI FAMILY:	2	0	100.0%	11	14	-21.4%	\$1,750,000	\$0	100.0%	97.58%	0.00%	\$5,533,200	\$5,684,700	-2.7%	96.79%	95.95%
LOTS:																
Acreage	8	7	14.3%	53	77	-31.2%	\$2,345,000	\$1,527,000	53.6%	92.42%	94.31%	\$16,008,400	\$21,591,458	-25.9%	95.44%	96.07%
Acreage WF	0	2	-100.0%	4	8	-50.0%	\$0	\$463,000	-100.0%	0.00%	91.80%	\$500,000	\$2,557,400	-80.4%	94.75%	94.10%
Lots	52	17	205.9%	201	217	-7.4%	\$7,535,559	\$1,780,994	323.1%	99.10%	97.62%	\$27,500,979	\$21,849,982	25.9%	97.50%	97.30%
Lots WF	7	1	100.0%	13	5	160.0%	\$3,260,000	\$740,000	340.5%	99.25%	99.33%	\$7,633,250	\$2,598,000	193.8%	98.63%	96.88%
Total	67	27		271	307		\$13,140,559	\$4,510,994				\$51,642,629	\$48,596,840			
I.C. & I.:																
Business	2	2	0.0%	23	14	64.3%	\$99,000	\$298,000	-66.8%	96.55%	95.24%	\$11,727,750	\$2,427,900	383.0%	86.00%	91.06%
Commercial	3	2	50.0%	25	33	-24.2%	\$1,250,000	\$1,810,000	-30.9%	86.79%	96.63%	\$9,492,500	\$11,656,900	-18.6%	89.56%	95.95%
Land	2	1	100.0%	6	21	-71.4%	\$2,645,000	\$950,000	178.4%	100.00%	105.56%	\$3,372,000	\$12,970,000	-74.0%	94.21%	89.21%
Leases	1	1	0.0%	9	9	0.0%	\$9	\$38,880	-100.0%	0.00%	0.00%	\$436,684	\$499,838	-12.6%	0.00%	0.00%
Total	8	6		63	77		\$3,994,009	\$3,096,880				\$25,028,934	\$27,554,638			
GRAND TOTALS	239	216	10.6%	2,105	2,238	-5.9%	\$66,252,991	\$55,190,752	20.0%	96.84%	95.63%	\$594,200,800	\$514,098,933	15.6%	94.72%	94.27%

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 - September 2006

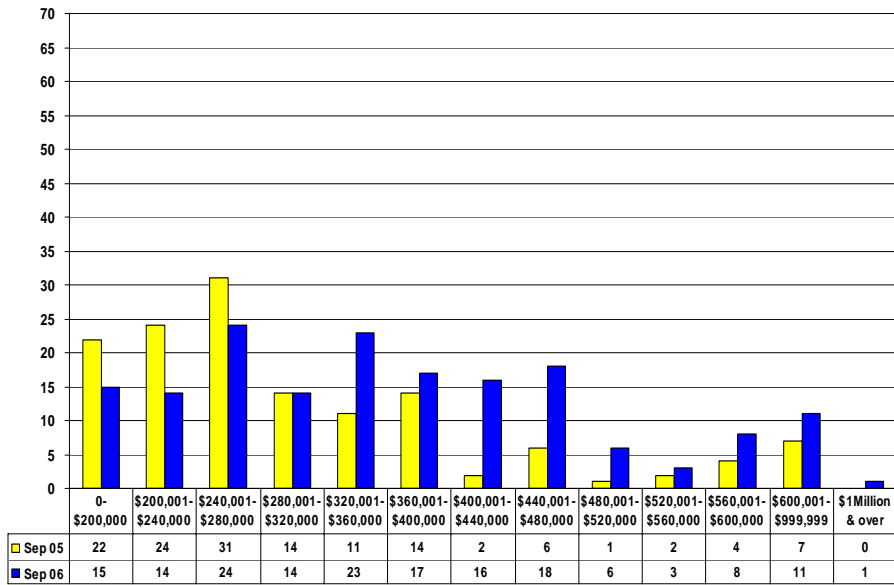
	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	SEP 2006	SEP 2005	Incr % Decr %	JAN-SEP 2006	JAN-SEP 2005	Incr % Decr %	SEP 2006	SEP 2005	Incr % Decr %	JAN-SEP 2006	JAN-SEP 2005	Incr % Decr %	SEP 2006	SEP 2005	Incr % Decr %	JAN-SEP 2006	JAN-SEP 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$422,767	\$374,194	13.0%	\$404,534	\$373,041	8.4%	\$383,500	\$358,450	7.0%	\$379,500	\$346,750	9.4%	89	117	-23.6%	97	102	-4.5%
Duplex	\$193,333	\$194,680	-0.7%	\$218,112	\$171,316	27.3%	\$176,000	\$169,900	3.6%	\$198,750	\$151,250	31.4%	48	33	43.9%	66	52	27.5%
Mobile Homes	\$100,308	\$53,980	85.8%	\$94,028	\$53,563	75.5%	\$64,500	\$42,000	53.6%	\$66,000	\$39,750	66.0%	90	84	7.0%	70	104	-33.0%
Recreational	\$437,000	\$392,500	11.3%	\$333,450	\$190,673	74.9%	\$437,000	\$392,500	11.3%	\$334,950	\$130,000	157.7%	230	301	-23.8%	131	118	11.3%
Residential	\$316,743	\$267,107	18.6%	\$305,425	\$244,022	25.2%	\$286,500	\$242,500	18.1%	\$285,000	\$228,000	25.0%	62	73	-14.9%	57	54	6.1%
Residential WF	\$915,000	\$786,250	16.4%	\$1,248,605	\$754,497	65.5%	\$915,000	\$770,000	18.8%	\$1,130,000	\$750,000	50.7%	53	72	-27.1%	85	104	-18.4%
3 & 4 Plex	\$0	\$0	0.0%	\$164,404	\$0	100.0%	\$0	\$0	0.0%	\$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	\$146,073	\$111,550	30.9%	\$179,737	\$125,420	43.3%	\$146,000	\$98,450	48.3%	\$156,000	\$107,000	45.8%	49	64	-23.2%	47	64	-27.1%
Townhouses	\$236,465	\$170,770	38.5%	\$220,575	\$175,271	25.8%	\$237,450	\$157,500	50.8%	\$206,500	\$158,994	29.9%	72	45	59.6%	53	75	-29.6%
Total																		
FARMS:	\$562,500	\$1,563,000	-64.0%	\$874,494	\$824,712	6.0%	\$562,500	\$1,100,000	-48.9%	\$746,500	\$540,000	38.2%	105	117	-10.3%	154	222	-30.5%
MULTI FAMILY:	\$875,000	\$0	100.0%	\$503,018	\$406,050	23.9%	\$875,000	\$0	100.0%	\$400,000	\$272,750	46.7%	31	0	100.0%	118	103	14.2%
LOTS:																		
Acreage	\$293,125	\$218,143	34.4%	\$302,045	\$280,409	7.7%	\$217,500	\$194,000	12.1%	\$225,000	\$163,552	37.6%	149	253	-41.2%	125	216	-42.1%
Acreage WF	\$0	\$231,500	-100.0%	\$125,000	\$319,675	-60.9%	\$0	\$231,500	-100.0%	\$117,500	\$310,000	-62.1%	0	152	-100.0%	236	70	236.8%
Lots	\$144,915	\$104,764	38.3%	\$136,821	\$100,691	35.9%	\$140,000	\$104,900	33.5%	\$125,000	\$85,000	47.1%	27	354	-92.3%	141	190	-26.0%
Lots WF	\$465,714	\$0	100.0%	\$587,173	\$519,600	13.0%	\$600,000	\$740,000	-18.9%	\$629,000	\$599,000	5.0%	62	330	100.0%	84	229	-63.1%
Total																		
I.C. & I.:																		
Business	\$49,500	\$149,000	-66.8%	\$509,902	\$173,421	194.0%	\$49,500	\$149,000	-66.8%	\$150,000	\$64,750	131.7%	38	145	-73.8%	194	271	-28.3%
Commercial	\$416,667	\$905,000	-54.0%	\$379,700	\$353,239	7.5%	\$225,000	\$905,000	-75.1%	\$275,000	\$247,500	11.1%	112	312	-64.0%	214	252	-15.0%
Land	\$1,322,500	\$950,000	39.2%	\$562,000	\$617,619	-9.0%	\$1,322,500	\$950,000	39.2%	\$212,500	\$465,000	-54.3%	805	467	72.4%	388	365	6.3%
Leases	\$9	\$38,880	-100.0%	\$48,520	\$55,538	-12.6%	\$136,005	\$38,880	249.8%	\$800	\$29,900	-97.3%	124	216	-42.8%	176	389	-54.7%
Total																		
													161	261		183	231	

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

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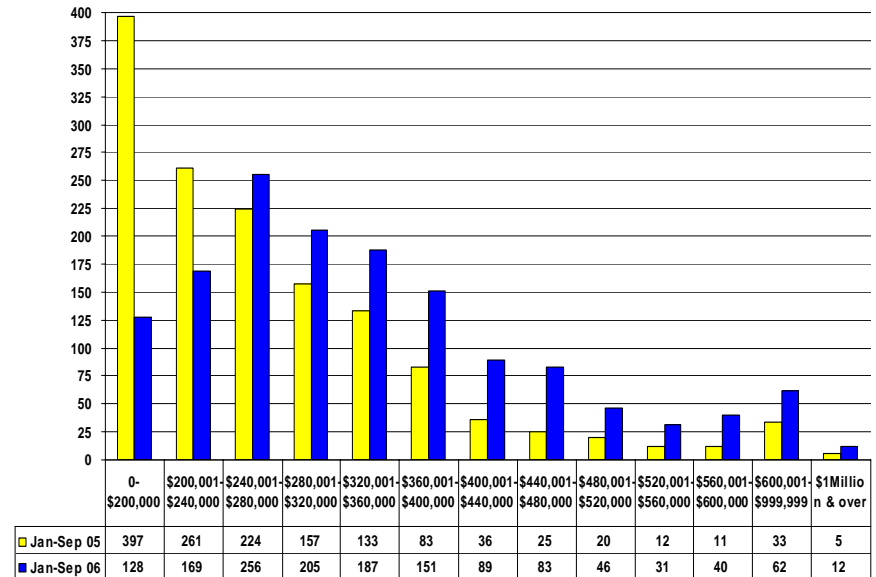
North Zone - Single Family Residential September 2006
 Monthly Listings By Price Range - Single Family Dwellings Only

■ Sep 05 ■ Sep 06



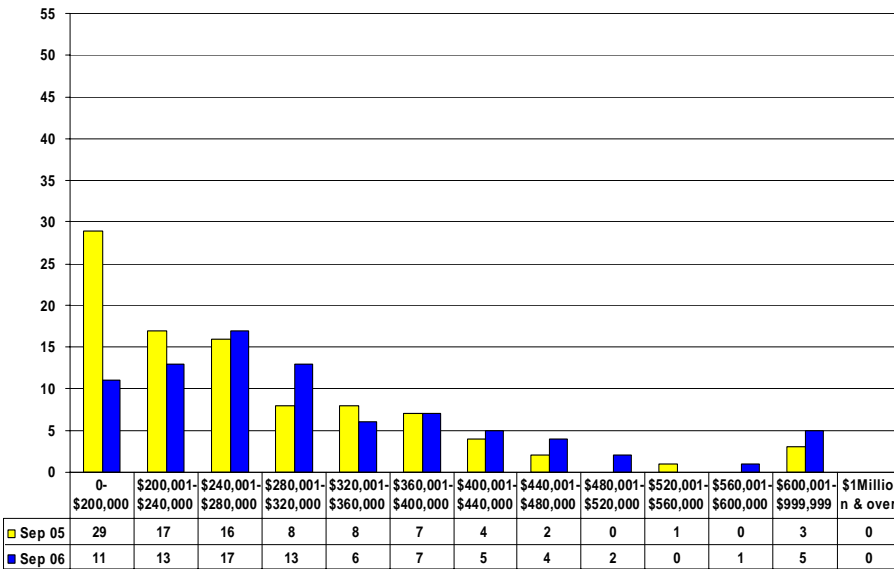
North Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-Sep 05 ■ Jan-Sep 06

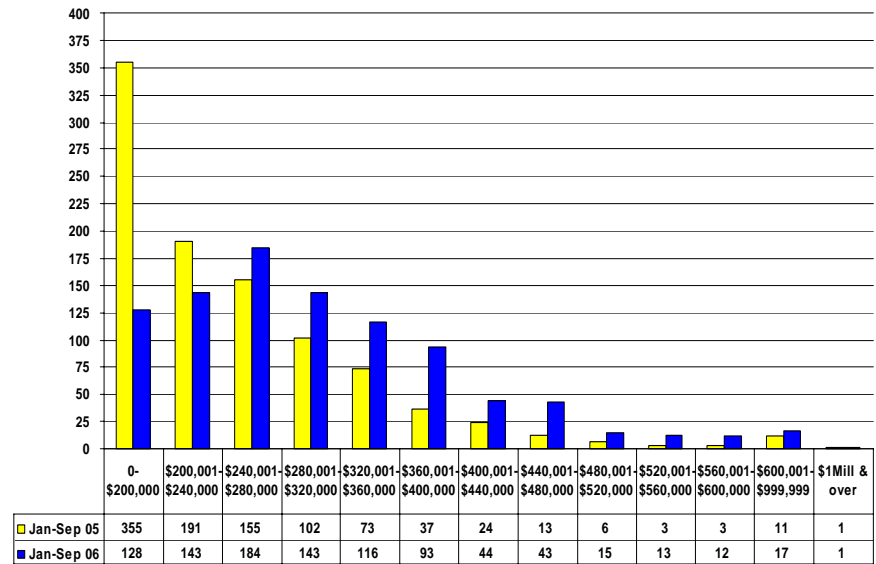


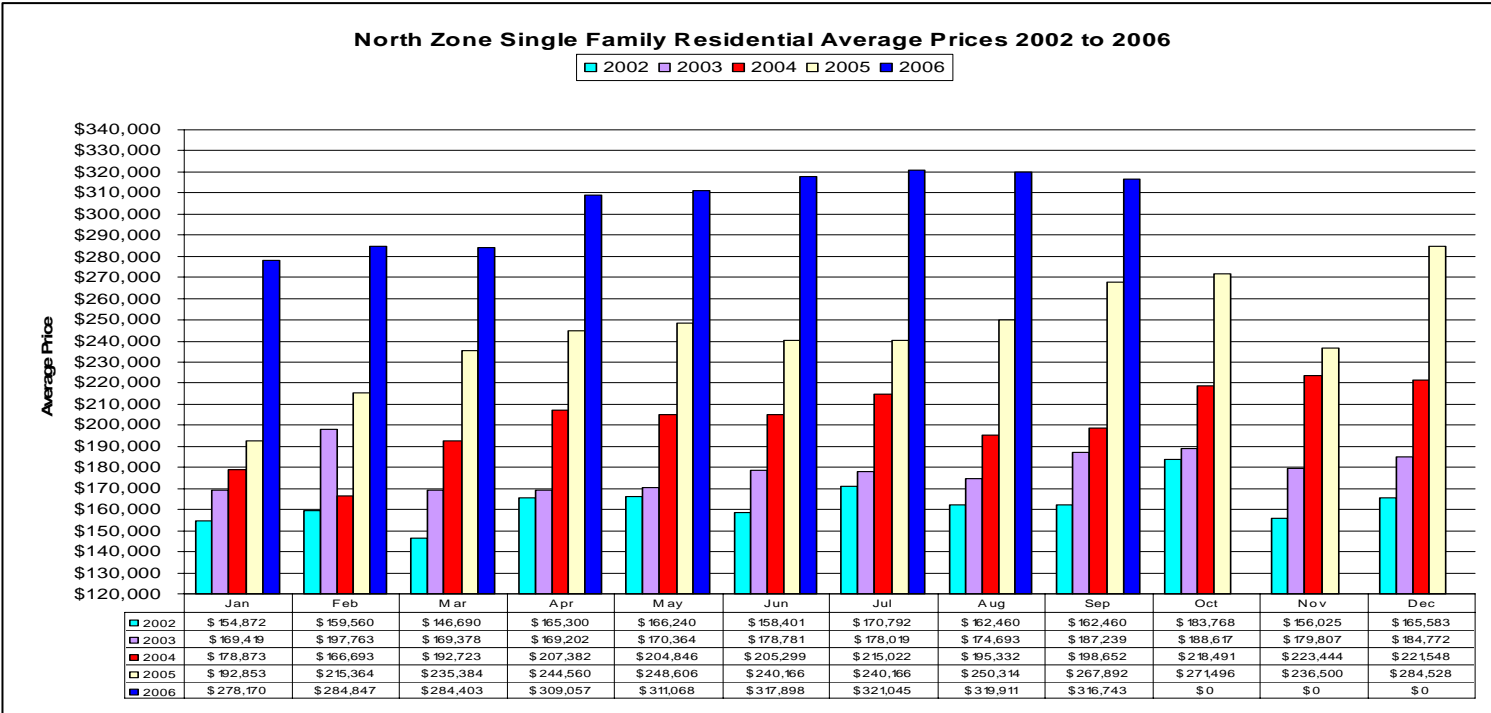
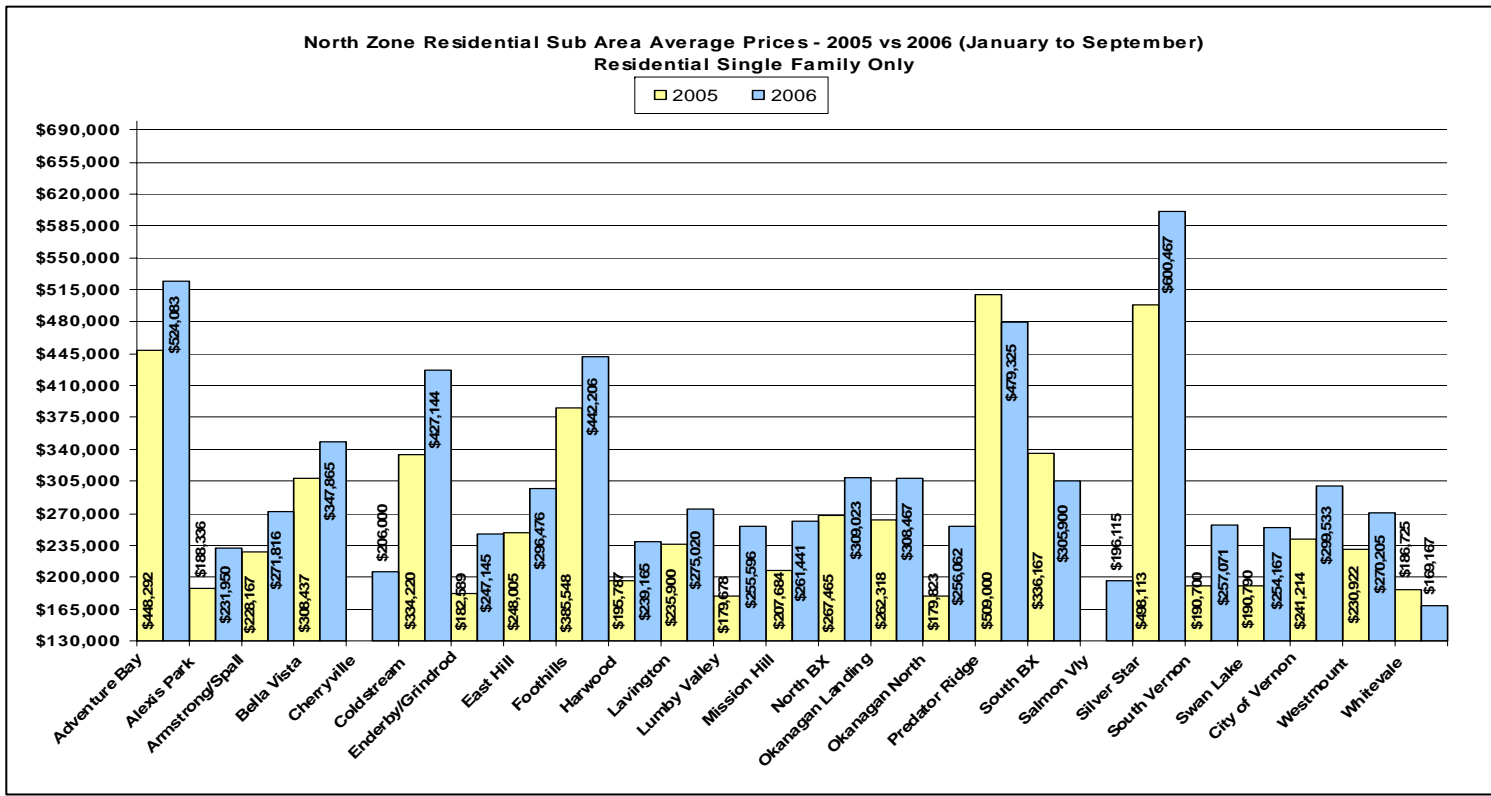
North Zone - Single Family Residential September 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

■ Sep 05 ■ Sep 06



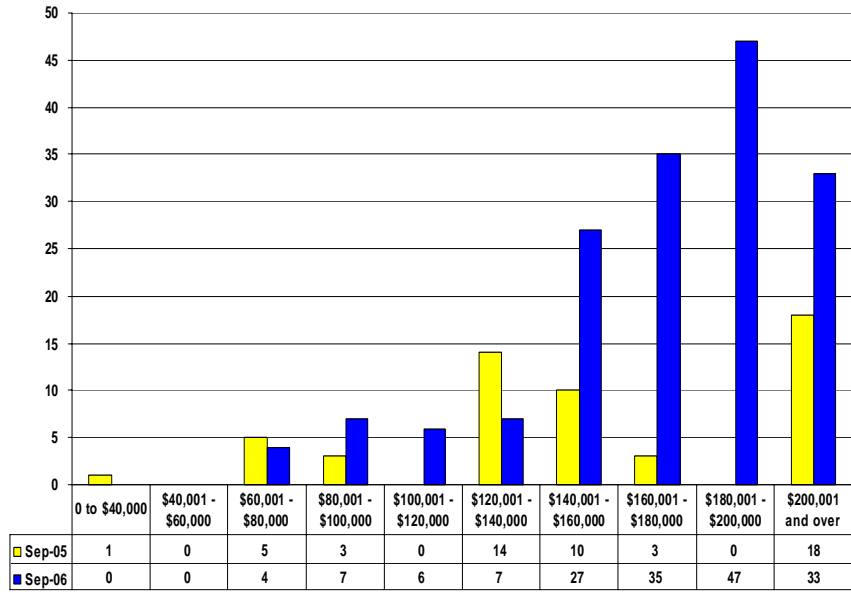
North Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only



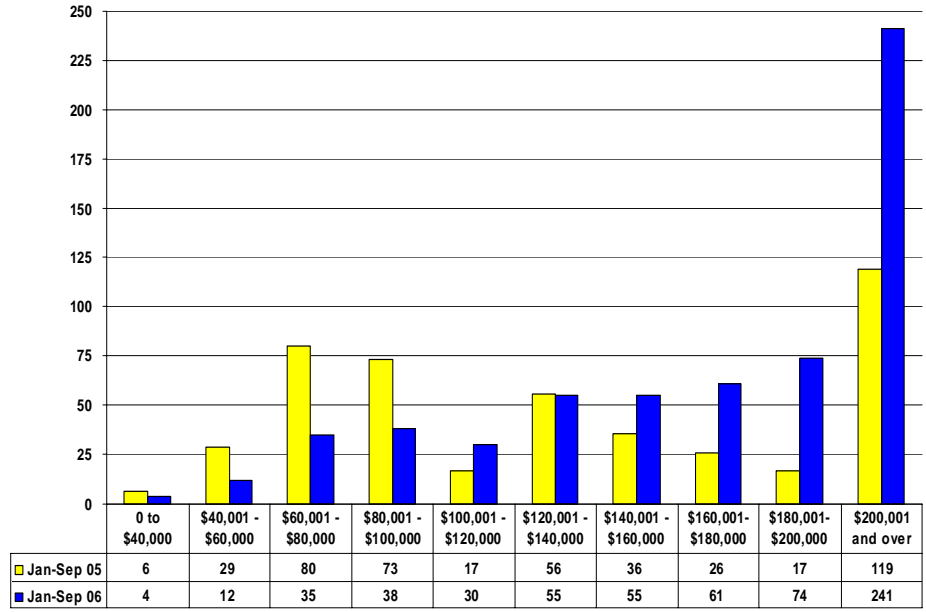


North Zone - September 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront

■ Sep-05 ■ Sep-06

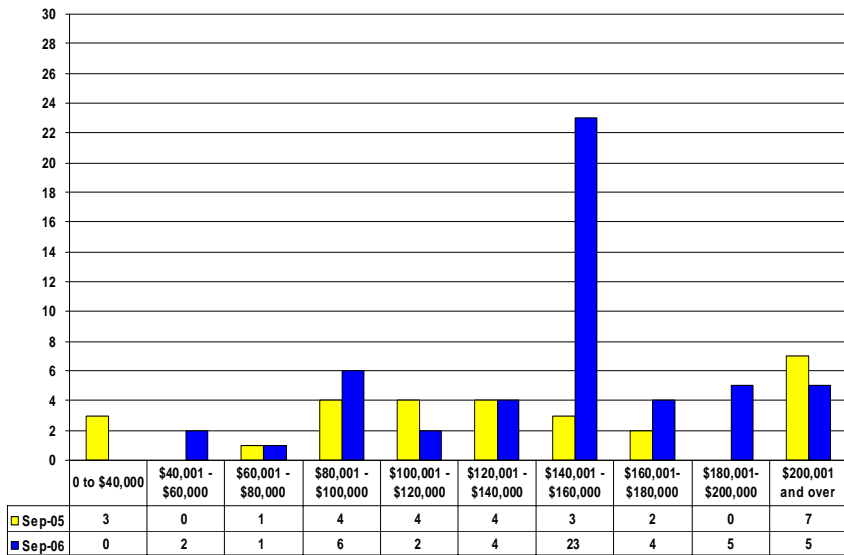


North Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

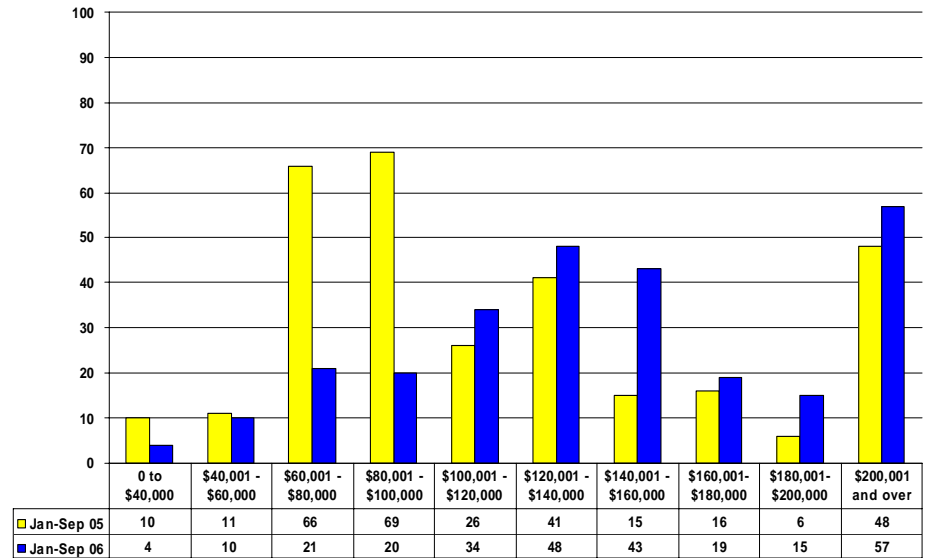


North Zone - September 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

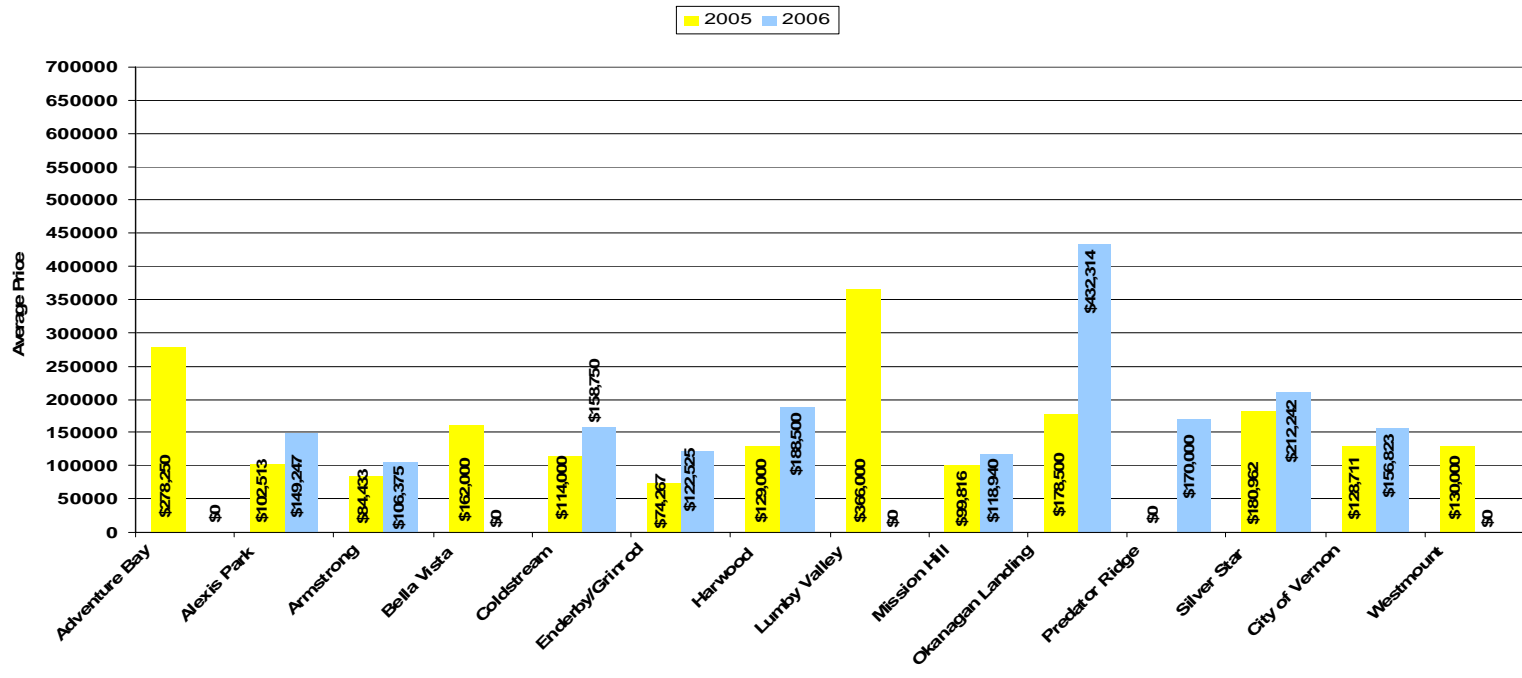
■ Sep-05 ■ Sep-06



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 September)



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

