

CENTRAL ZONE MONTHLY STATISTICS

OCTOBER 1 to OCTOBER 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 e&oe

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
CENTRAL ZONE TOTALS						
Units Listed	854	676	26.3%	8322	7945	4.7%
Units Sold	406	407	-0.2%	4887	5321	-8.2%
Sales Dollars	\$142,658,440	\$119,641,553	19.2%	\$1,681,564,556	\$1,556,808,176	8.0%
List/Sell Ratio	92.61%	94.91%		94.47%	95.01%	
Days to Sell	121	158	-23.2%	108	200	-46.0%
Active Listings	2720	2233	21.8%			
NORTH ZONE TOTALS						
Units Listed	370	226	63.7%	4026	3478	15.8%
Units Sold	197	193	2.1%	2302	2431	-5.3%
Sales Dollars	\$57,245,220	\$50,503,285	13.3%	\$649,445,020	\$564,602,218	15.0%
List/Sell Ratio	92.92%	94.91%		93.89%	93.93%	
Days to Sell	159	165	-3.6%	180	225	-20.0%
Active Listings	1547	1040	48.8%			
SHUSWAP ZONE TOTALS						
Units Listed	161	163	-1.2%	2141	1985	7.9%
Units Sold	88	128	-31.3%	1225	1375	-10.9%
Sales Dollars	\$19,714,300	\$27,185,855	-27.5%	\$304,761,248	\$252,102,227	20.9%
List/Sell Ratio	93.60%	91.77%		93.64%	94.38%	
Days to Sell	87	189	-54.1%	167	207	-19.3%
Active Listings	881	770	14.4%			
GRAND TOTALS						
Units Listed	1385	1065	30.0%	14489	13408	8.1%
Units Sold	691	728	-5.1%	8414	9127	-7.8%
Sales Dollars	\$219,617,960	\$197,330,693	11.3%	\$2,635,770,824	\$2,373,512,621	11.0%
List/Sell Ratio	93.04%	93.86%		94.00%	94.44%	
Days to Sell	122	171	-28.3%	112	159	-29.8%
Active Listings	5148	4043	27.3%			

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CENTRAL OKANAGAN ZONE

QUICK SUMMARY

October 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>	
October-06	406	\$142,658,440	176	\$74,533,902	854	2,720	4.0
September-06	443	\$160,061,591	206	\$86,363,804	809	2,613	
October-05	407	\$119,641,553	190	\$64,342,472	676	2,233	

Monthly Ratio of Sales versus Inventory All Property Types 14.93%

<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	142	467	15.42%	58
CONDO/TWNHSE	59	88	232	25.43%	72
LOTS	33	80	328	10.06%	115
RESIDENTIAL	176	359	935	18.82%	55

Average House Price \$423,488 Median House Price \$384,950
 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>October 31/06</u>	<u>October 31/05</u>		
ALL ZONES	1095	993	102	10.27%
CENTRAL ZONE	685	620	65	10.48%
NORTH ZONE	297	278	19	6.83%
SHUSWAP ZONE	113	95	18	18.95%
CURRENT				
MANAGING BROKERS	86			
SALES REPS	931			
PROPERTY MGMNT	16			
ASSOCIATE BROKERS	59			
EXEMPTION MEMBER	3			
TOTALS	1095			

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CENTRAL ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION -OCTOBER 2006

	LISTINGS						INVENTORY		
	October 2006	October 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %	October 2006	October 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	21	14	50.0%	223	215	3.7%	110	89	23.6%
Duplex	32	18	77.8%	253	216	17.1%	69	37	86.5%
Mobile Homes	40	42	-4.8%	443	422	5.0%	88	85	3.5%
Recreational	12	7	71.4%	130	97	34.0%	61	22	177.3%
Residential	359	263	36.5%	3617	3509	3.1%	935	740	26.4%
Residential WF	8	12	-33.3%	106	110	-3.6%	43	40	7.5%
3 & 4 Plex	2	3	-33.3%	14	8	75.0%	6	4	50.0%
Timeshares	1	0	100.0%	7	9	-22.2%	7	7	0.0%
Apartments	142	125	13.6%	1446	1297	11.5%	467	361	29.4%
Townhouses	88	77	14.3%	815	792	2.9%	232	197	17.8%
Total	705	561		7,054	6,675		2018	1582	
FARMS:	8	5	60.0%	80	74	8.1%	51	40	27.5%
MULTI FAMILY:	1	7	-85.7%	27	32	-15.6%	7	10	-30.0%
LOTS:									
Acreage	12	9	33.3%	94	123	-23.6%	61	69	-11.6%
Acreage WF	1	0	100.0%	19	7	171.4%	9	4	125.0%
Lots	67	52	28.8%	571	599	-4.7%	253	238	6.3%
Lots WF	0	4	-100.0%	17	20	-15.0%	5	8	-37.5%
Total	80	65		701	749		328	319	
I.C.& I.:									
Business	16	16	0.0%	128	143	-10.5%	90	86	4.7%
Commercial	15	3	400.0%	119	103	15.5%	52	44	18.2%
Land	11	6	83.3%	51	39	30.8%	36	22	63.6%
Leases	18	13	38.5%	162	130	24.6%	138	130	6.2%
Total	60	38		460	415		316	282	
GRAND TOTALS	854	676	26.3%	8,322	7,945	4.7%	2720	2233	21.8%

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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 - OCTOBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio		
	Oct	Oct	Incr %	YTD	YTD	Incr %	Oct	Oct	Incr %		Oct	Oct	JAN-OCT		JAN-OCT	Incr %
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
RESIDENTIAL:																
Acreage/House	10	7	42.9%	92	94	-2.1%	\$7,198,500	\$3,176,000	126.7%	97.07%	93.02%	\$64,468,919	\$55,083,467	17.0%	95.14%	95.10%
Duplex	6	13	-53.8%	144	146	-1.4%	\$1,827,000	\$3,559,875	-48.7%	95.21%	96.19%	\$45,474,085	\$38,516,093	18.1%	97.50%	97.23%
Mobile Homes	29	28	3.6%	321	310	3.5%	\$2,179,050	\$1,711,300	27.3%	92.79%	94.41%	\$24,811,754	\$18,681,849	32.8%	93.05%	98.30%
Recreational	2	2	0.0%	24	36	-33.3%	\$653,500	\$670,000	-2.5%	91.81%	89.30%	\$8,408,200	\$9,913,550	-15.2%	94.46%	95.45%
Residential	176	190	-7.4%	2244	2420	-7.3%	\$74,533,902	\$64,342,472	15.8%	97.41%	97.73%	\$898,889,650	\$792,370,442	13.4%	97.92%	97.65%
Residential WF	4	2	100.0%	49	51	-3.9%	\$4,294,900	\$2,525,000	70.1%	91.77%	95.84%	\$85,869,750	\$60,157,750	42.7%	93.23%	94.39%
3 & 4 Plex	2	1	100.0%	7	1	600.0%	\$517,000	\$460,000	12.4%	96.79%	97.89%	\$2,606,900	\$460,000	466.7%	97.42%	97.89%
Timeshares	1	1	0.0%	1	2	-50.0%	\$8,000	\$4,500	77.8%	88.89%	81.82%	\$8,000	\$10,000	-20.0%	88.89%	83.22%
Apartments	72	56	28.6%	868	944	-8.1%	\$16,820,850	\$13,123,617	28.2%	97.11%	97.79%	\$205,520,174	\$246,223,141	-16.5%	97.84%	97.97%
Townhouses	59	49	20.4%	522	603	-13.4%	\$18,363,280	\$13,611,347	34.9%	97.90%	97.23%	\$157,898,930	\$157,731,152	0.1%	98.02%	97.93%
Total	361	349		4,272	4,607		\$126,395,982	\$103,184,111				\$1,493,956,363	\$1,379,147,444			
FARMS:	1	0	100.0%	15	19	-21.1%	\$2,000,000	\$0	100.0%	51.28%	0.00%	\$15,097,400	\$15,707,200	-3.9%	90.69%	94.55%
MULTI FAMILY:	1	0	100.0%	10	11	-9.1%	\$385,000	\$0	100.0%	96.27%	0.00%	\$11,045,100	\$11,628,300	-5.0%	94.96%	96.30%
LOTS:																
Acreage	5	2	150.0%	54	50	8.0%	\$3,915,800	\$591,000	562.6%	93.00%	98.73%	\$34,563,229	\$24,408,020	41.6%	94.24%	94.89%
Acreage WF	0	2	-100.0%	3	11	-72.7%	\$0	\$1,665,000	-100.0%	0.00%	95.45%	\$3,920,000	\$8,147,000	-51.9%	94.75%	95.96%
Lots	26	36	-27.8%	365	448	-18.5%	\$4,631,300	\$6,847,105	-32.4%	94.42%	97.37%	\$61,424,416	\$60,687,818	1.2%	96.63%	98.80%
Lots WF	2	3	-33.3%	12	16	-25.0%	\$1,802,900	\$1,037,500	73.8%	95.32%	98.35%	\$12,922,400	\$7,769,400	66.3%	93.55%	97.59%
Total	33	43		434	525		\$10,350,000	\$10,140,605				\$112,830,045	\$101,012,238			
I.C. & I.:																
Business	4	2	100.0%	27	28	-3.6%	\$99,890	\$1,300,000	-92.3%	101.26%	86.27%	\$2,885,090	\$10,540,500	-72.6%	86.71%	83.26%
Commercial	2	4	-50.0%	50	50	0.0%	\$1,792,000	\$2,492,000	-28.1%	96.00%	101.46%	\$20,757,025	\$20,393,970	1.8%	94.97%	95.51%
Land	0	1	-100.0%	15	18	-16.7%	\$0	\$710,000	-100.0%	0.00%	94.67%	\$16,384,500	\$11,686,000	40.2%	94.90%	93.25%
Leases	4	8	-50.0%	64	63	1.6%	\$1,635,568	\$1,814,837	-9.9%	0.00%	0.00%	\$8,609,034	\$6,692,524	28.6%	0.00%	0.00%
Total	10	15		156	159		\$3,527,458	\$6,316,837				\$48,635,649	\$49,312,994			
GRAND TOTALS	406	407	-0.2%	4,887	5,321	-8.2%	\$142,658,440	\$119,641,553	19.24%	92.61%	94.91%	\$1,681,564,556	\$1,556,808,176	29.28%	94.47%	95.01%

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

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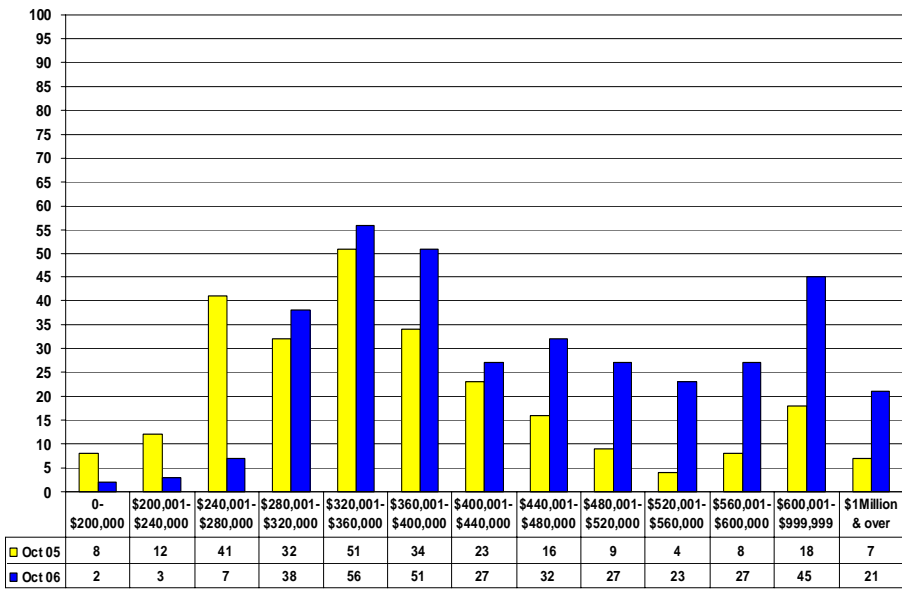
CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - OCTOBER 2006

	AVERAGE PRICE INFORMATION						MEDIAN PRICE INFORMATION						NUMBER DAYS TO SELL					
	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$719,850	\$453,714	58.7%	\$700,749	\$585,994	19.6%	\$709,750	\$465,000	52.6%	\$606,159	\$496,250	22.1%	45	95	-52.7%	94	135	-30.1%
Duplex	\$304,500	\$273,837	11.2%	\$315,792	\$263,809	19.7%	\$301,300	\$260,000	15.9%	\$268,250	\$217,500	23.3%	82	42	95.2%	50	42	19.2%
Mobile Homes	\$75,140	\$61,118	22.9%	\$77,295	\$60,264	28.3%	\$64,000	\$65,500	-2.3%	\$73,000	\$51,000	43.1%	42	77	-45.3%	53	66	-20.4%
Recreational	\$326,750	\$335,000	-2.5%	\$350,342	\$275,376	27.2%	\$326,750	\$335,000	-2.5%	\$323,750	\$243,500	33.0%	9	51	-83.3%	129	99	29.9%
Residential	\$423,488	\$338,645	25.1%	\$400,575	\$327,426	22.3%	\$384,950	\$323,500	19.0%	\$370,000	\$305,000	21.3%	55	62	-11.3%	55	61	-10.3%
Residential WF	\$1,073,725	\$1,262,500	-15.0%	\$1,752,444	\$1,179,564	48.6%	\$892,500	\$1,262,500	-29.3%	\$1,545,000	\$1,065,000	45.1%	119	120	-1.0%	94	96	-2.6%
3 & 4 Plex	\$258,500	\$460,000	-43.8%	\$372,414	\$0	100.0%	\$258,500	\$460,000	-43.8%	\$340,000	\$460,000	100.0%	68	52	29.8%	68	52	100.0%
Timeshares	\$8,000	\$4,500	77.8%	\$8,000	\$5,000	60.0%	\$8,000	\$4,500	77.8%	\$8,000	\$5,500	45.5%	30	557	-94.6%	30	435	-93.1%
Apartments	\$233,623	\$234,350	-0.3%	\$236,774	\$260,830	-9.2%	\$215,500	\$191,950	12.3%	\$214,950	\$203,900	5.4%	58	50	15.7%	74	149	-50.2%
Townhouses	\$311,242	\$277,783	12.0%	\$302,488	\$261,577	15.6%	\$276,800	\$236,050	17.3%	\$274,700	\$239,000	14.9%	72	67	7.1%	56	72	-21.9%
Total																		
FARMS:	\$2,000,000	\$0	100.0%	\$1,006,493	\$826,695	21.7%	\$2,000,000	\$0	100.0%	\$762,500	\$633,750	20.3%	192	0	100.0%	126	171	-26.3%
MULTI FAMILY:	\$385,000	\$0	100.0%	\$1,104,510	\$1,057,118	4.5%	\$385,000	\$0	100.0%	\$960,000	\$587,000	63.5%	47	0	100.0%	57	79	-27.6%
LOTS:																		
Acreage	\$783,160	\$295,500	165.0%	\$640,060	\$488,160	31.1%	\$528,000	\$295,500	78.7%	\$400,000	\$364,000	9.9%	89	410	-78.4%	146	141	3.3%
Acreage WF	\$0	\$832,500	-100.0%	\$1,306,667	\$740,636	76.4%	\$0	\$832,500	-100.0%	\$775,000	\$640,000	21.1%	0	398	-100.0%	81	242	-66.5%
Lots	\$178,127	\$190,197	-6.3%	\$168,286	\$135,464	24.2%	\$149,000	\$152,450	-2.3%	\$141,400	\$124,000	14.0%	159	166	-4.2%	250	317	-21.2%
Lots WF	\$901,450	\$345,833	160.7%	\$1,076,867	\$485,588	121.8%	\$901,450	\$315,000	186.2%	\$1,081,000	\$398,750	171.1%	98	24	308.3%	111	155	-28.7%
Total																		
I.C. & I.:																		
Business	\$24,973	\$650,000	-96.2%	\$106,855	\$376,446	-71.6%	\$23,445	\$650,000	-96.4%	\$65,000	\$84,500	-23.1%	193	82	135.1%	173	179	-3.2%
Commercial	\$896,000	\$623,000	43.8%	\$415,141	\$407,879	1.8%	\$1,792,000	\$507,000	253.5%	\$233,000	\$285,000	-18.2%	535	289	84.9%	113	904	-87.5%
Land	\$0	\$710,000	-100.0%	\$1,092,300	\$649,222	68.2%	\$0	\$710,000	-100.0%	\$950,000	\$510,500	86.1%	0	36	-100.0%	168	363	-53.7%
Leases	\$408,892	\$226,855	80.2%	\$134,516	\$106,231	26.6%	\$254,300	\$81,339	212.6%	\$75,928	\$63,742	19.1%	294	265	10.8%	234	242	-3.5%
Total																		
													121	158		108	200	

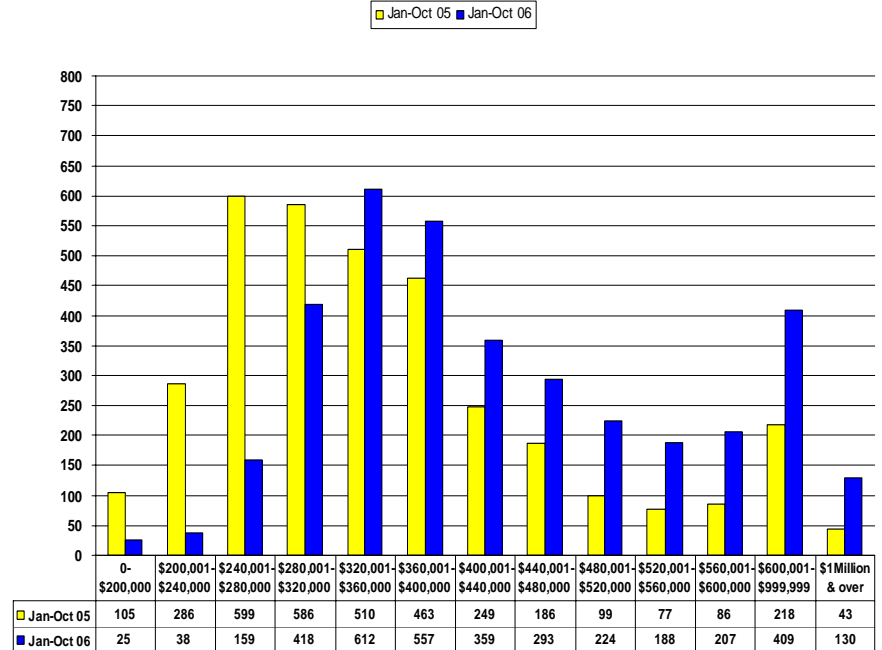
Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

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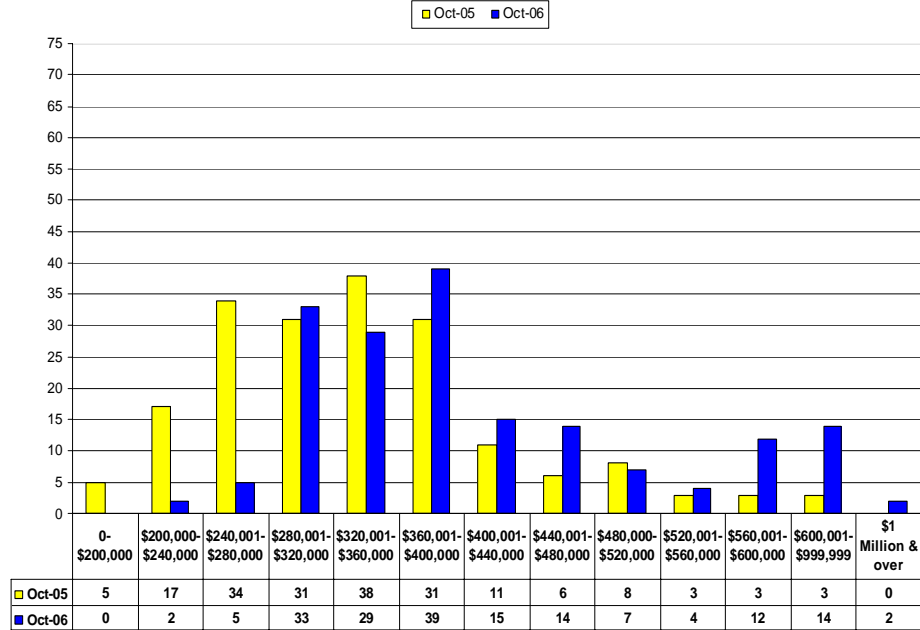
Central Zone - Single Family Residential October 2006
 Monthly Listings By Price Range - Single Family Dwellings Only



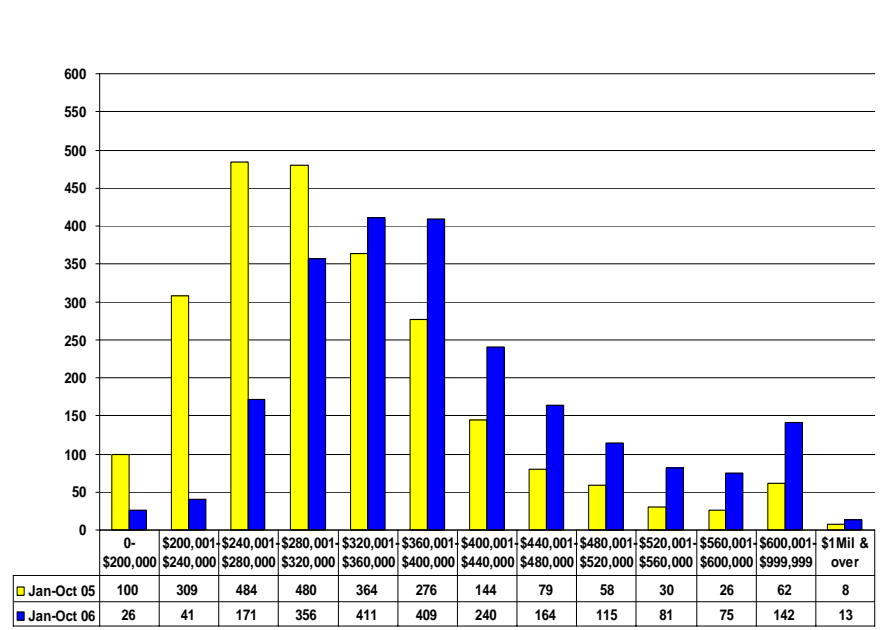
Central Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

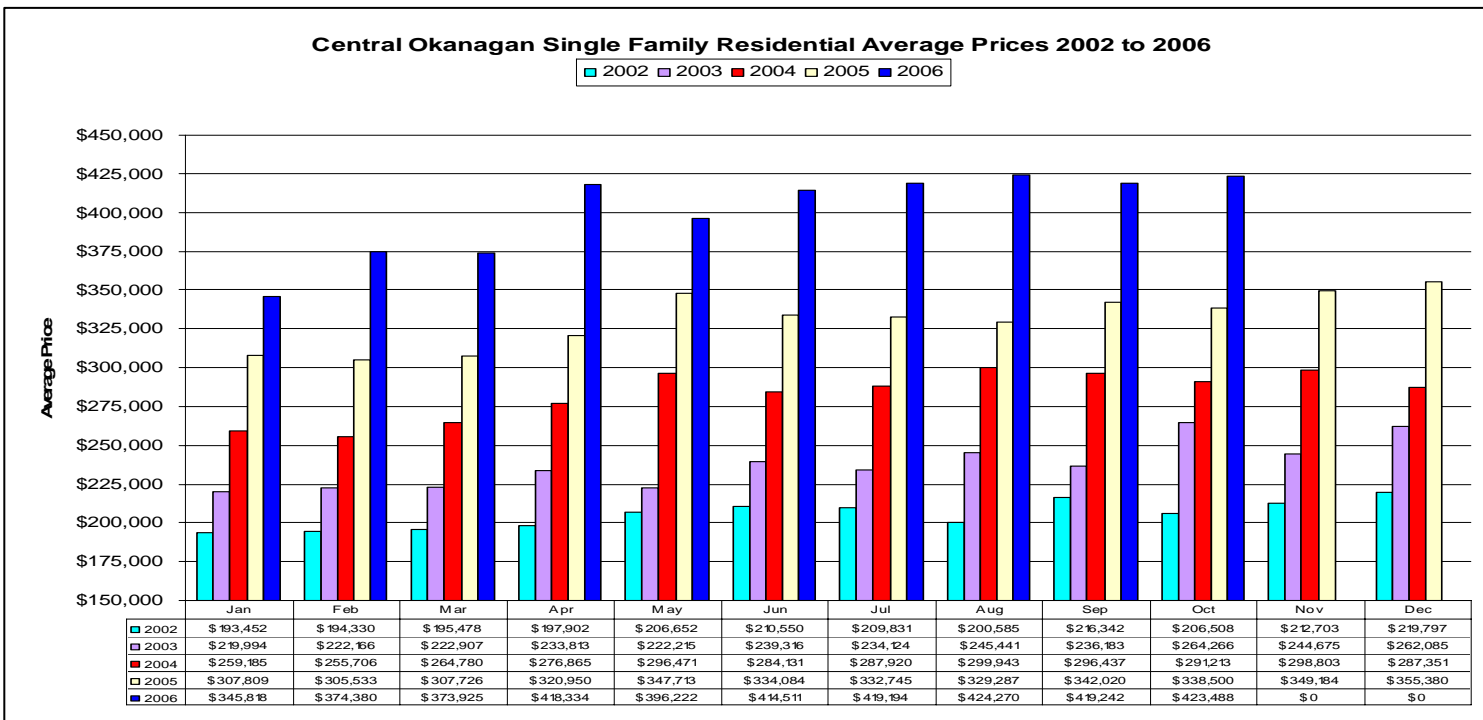
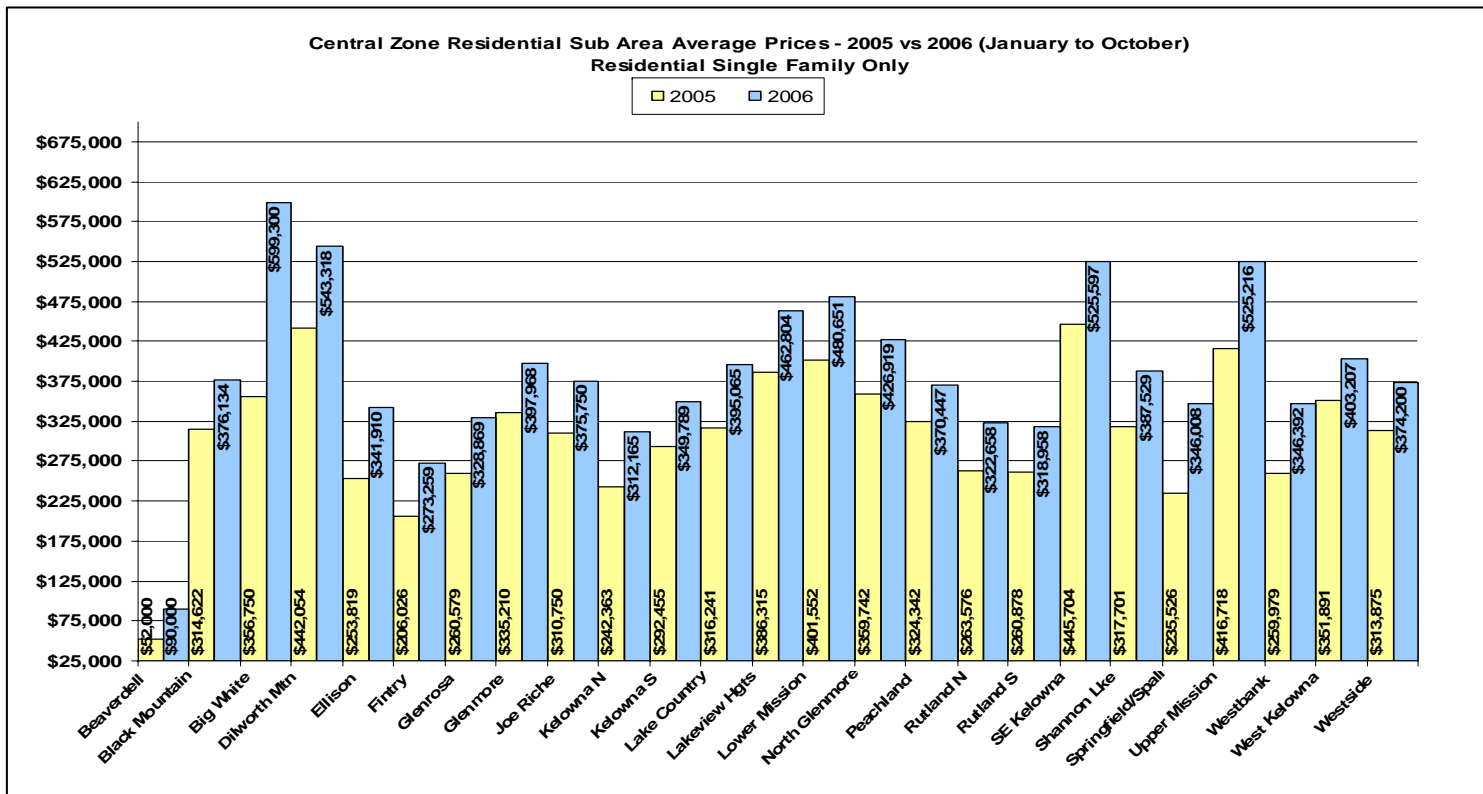


Central Zone - Single Family Residential October 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

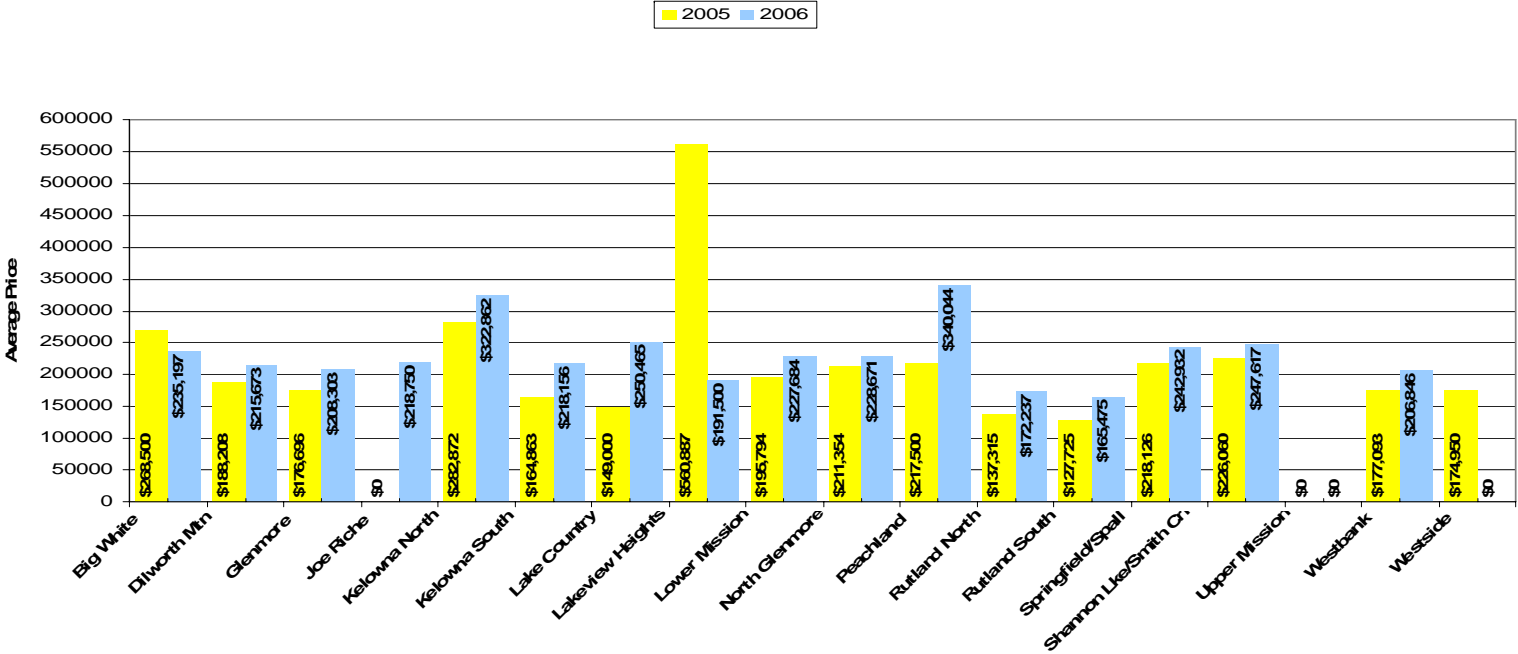


Central Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only

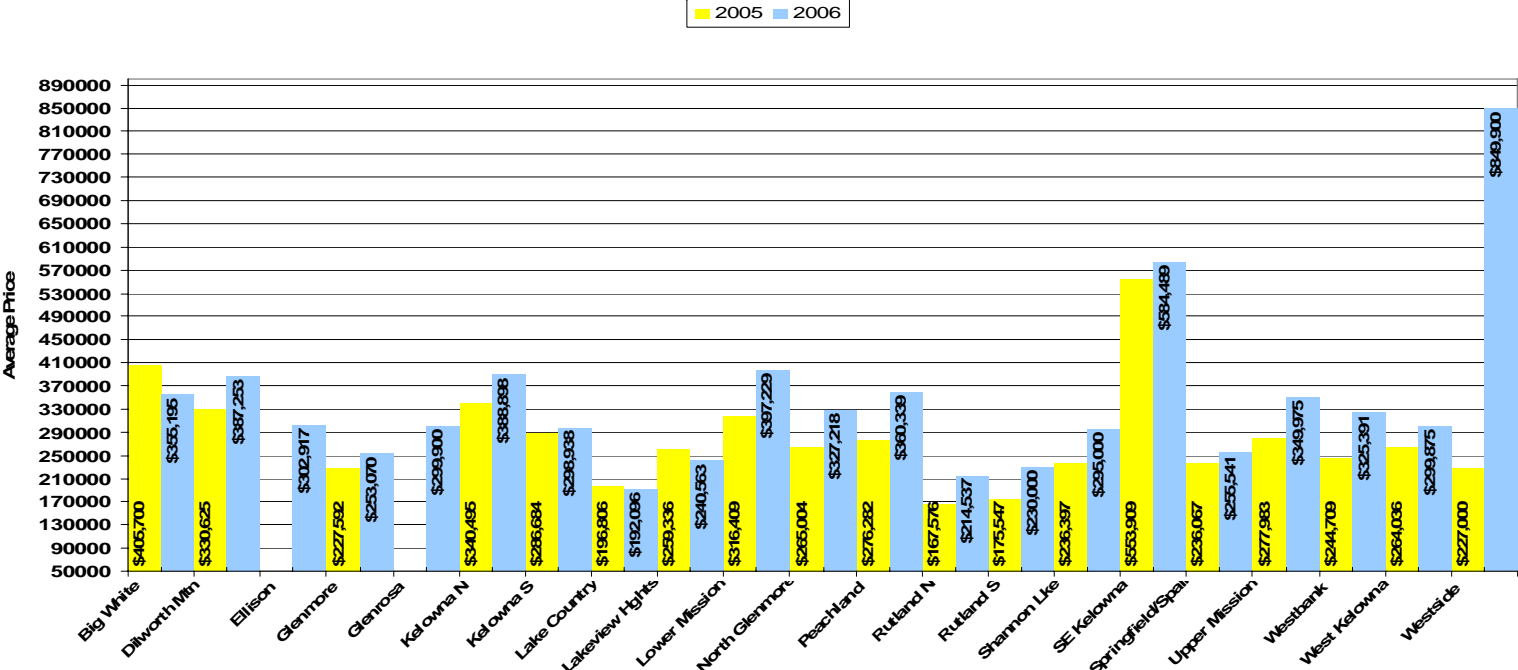




Central Zone Condo Sub Area Average Prices - 2005 vs 2006 (January to October)

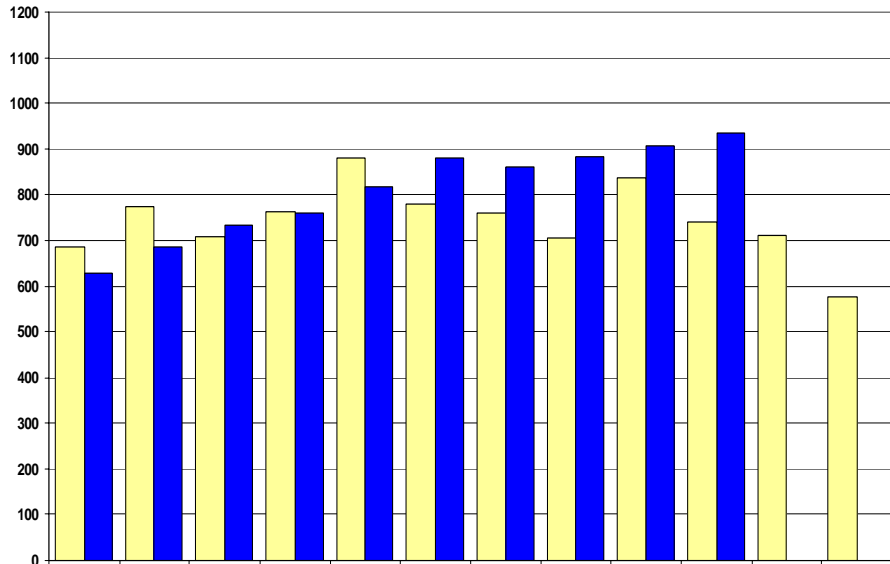


Central Zone Townhouse Sub Area Average Prices - 2005 vs 2006 (January to October)



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

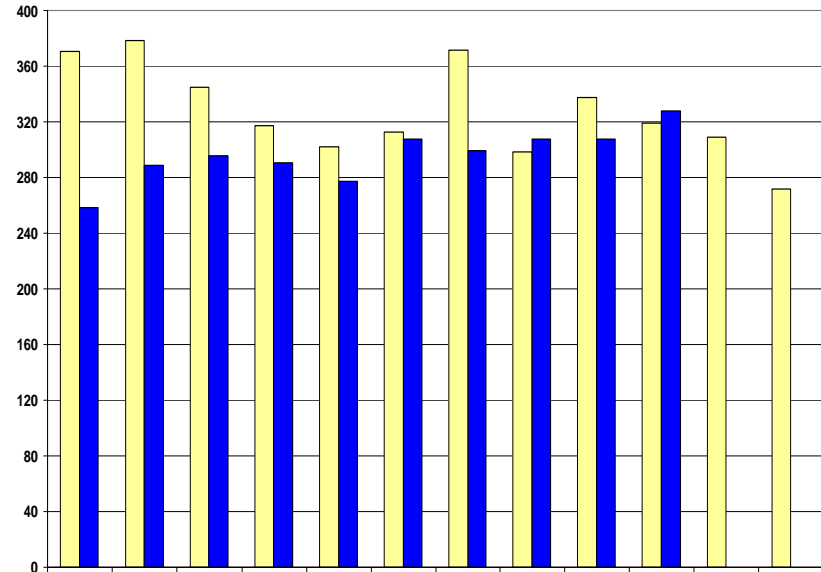
2005 2006



2005	687	774	707	762	880	780	760	704	836	740	712	577
2006	630	685	733	760	816	880	860	883	908	935	0	0

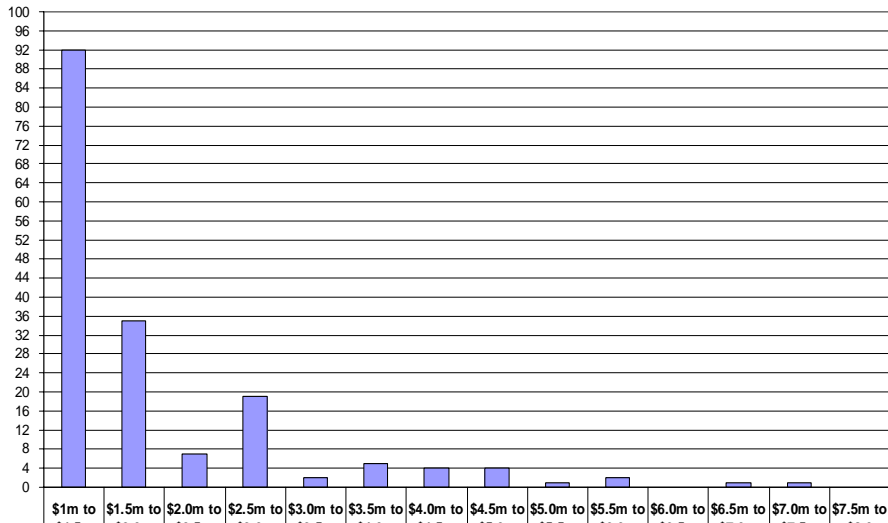
Inventory of Active Listings 2005 vs 2006
Lots - Central Zone

2005 2006



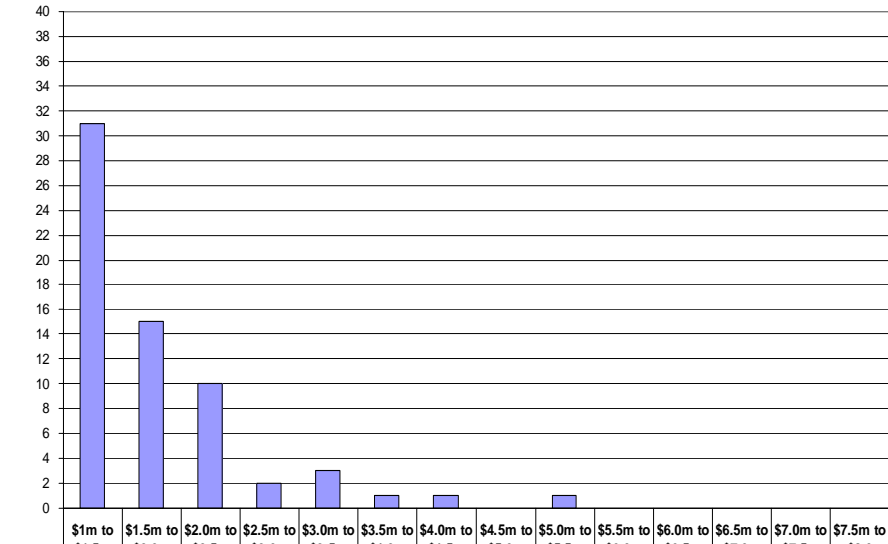
2005	371	379	345	317	302	313	372	299	338	319	309	272
2006	259	289	296	291	277	308	300	308	308	328	0	0

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



Actives	92	35	7	19	2	5	4	4	1	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	31	15	10	2	3	1	1	0	1	0	0	0	0	0
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