

NORTH ZONE MONTHLY STATISTICS

OCTOBER 1 to OCTOBER 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	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	112	147	-23.8%	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	119	167	-28.5%	112	159	-29.8%
Active Listings	5148	4043	27.3%			

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**NORTH 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	197	\$57,245,220	91	\$33,290,250	370	1,547	5.2
September-06	239	\$66,252,991	84	\$26,606,400	495	1,547	
October-05	193	\$50,503,285	92	\$25,410,233	226	1,040	

Monthly Ratio of Sales versus Inventory All Property Types 12.73%

<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	7	20	130	5.38%	381
ACREAGE/HOUSE	16	23	145	11.03%	99
CONDO/APT	15	25	54	27.78%	65
CONDO/TWNHSE	21	33	96	21.88%	61
LOTS	19	72	293	6.48%	486
RESIDENTIAL	91	140	463	19.65%	61

Average House Price **\$365,827** Median House Price **\$323,500**

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>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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NORTH 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	23	23	0.0%	390	374	4.3%	145	133	9.0%
Duplex	6	3	100.0%	73	81	-9.9%	21	12	75.0%
Mobile Homes	9	11	-18.2%	191	159	20.1%	42	34	23.5%
Recreational	4	1	300.0%	62	37	67.6%	44	5	780.0%
Residential	140	100	40.0%	1600	1499	6.7%	463	334	38.6%
Residential WF	5	1	400.0%	50	42	19.0%	25	9	177.8%
3 & 4 Plex	2	1	100.0%	19	5	280.0%	4	2	100.0%
Timeshares	0	0	0.0%	4	0	100.0%	4	0	0.0%
Apartments	25	19	31.6%	239	189	26.5%	54	45	20.0%
Townhouses	33	15	120.0%	350	303	15.5%	96	38	152.6%
Total	247	174		2,978	2,689		898	612	
FARMS:	6	3	100.0%	65	50	30.0%	36	25	44.0%
MULTI FAMILY:	2	1	100.0%	25	23	8.7%	13	8	62.5%
LOTS:									
Acreage	20	6	233.3%	197	140	40.7%	130	77	68.8%
Acreage WF	1	1	0.0%	11	16	-31.3%	7	5	40.0%
Lots	68	8	750.0%	461	286	61.2%	276	114	142.1%
Lots WF	3	0	100.0%	30	32	-6.3%	10	28	-64.3%
Total	92	15		699	474		423	224	
I.C. & I.:									
Business	5	16	-68.8%	112	86	30.2%	72	53	35.8%
Commercial	7	9	-22.2%	63	83	-24.1%	47	56	-16.1%
Land	8	3	166.7%	44	34	29.4%	33	35	-5.7%
Leases	3	5	-40.0%	40	39	2.6%	25	27	-7.4%
Total	23	33		259	242		177	171	
GRAND TOTALS	370	226	63.7%	4,026	3,478	15.8%	1547	1040	48.8%

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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 - 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 %	J-OC	J-OC
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
RESIDENTIAL:																
Acreage/House	16	23	-30.4%	200	202	-1.0%	\$5,739,620	\$9,539,000	-39.8%	93.93%	95.43%	\$79,132,931	\$76,313,320	3.7%	96.03%	96.19%
Duplex	5	5	0.0%	53	71	-25.4%	\$1,184,900	\$908,500	30.4%	96.14%	95.84%	\$11,654,268	\$12,215,347	-4.6%	97.78%	97.07%
Mobile Homes	13	13	0.0%	141	129	9.3%	\$1,001,500	\$796,225	25.8%	89.05%	90.74%	\$13,037,050	\$7,009,476	86.0%	93.58%	92.03%
Recreational	0	0	0.0%	12	11	9.1%	\$0	\$0	0.0%	0.00%	0.00%	\$4,001,400	\$2,097,400	90.8%	96.73%	94.52%
Residential	91	92	-1.1%	1045	1066	-2.0%	\$33,290,250	\$25,410,233	31.0%	97.46%	97.28%	\$324,568,412	\$263,088,035	23.4%	97.58%	97.53%
Residential WF	0	0	0.0%	19	31	-38.7%	\$0	\$0	0.0%	0.00%	92.71%	\$23,723,500	\$23,389,400	1.4%	94.94%	95.99%
3 & 4 Plex	1	0	100.0%	14	0	100.0%	\$430,000	\$0	100.0%	90.53%	0.00%	\$2,567,250	\$0	100.0%	96.37%	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	15	13	15.4%	173	158	9.5%	\$2,347,300	\$1,879,500	24.9%	97.62%	97.38%	\$30,745,820	\$20,065,440	53.2%	97.73%	101.59%
Townhouses	21	18	16.7%	249	317	-21.5%	\$5,263,150	\$3,044,000	72.9%	97.79%	97.34%	\$55,554,227	\$55,449,945	0.2%	98.50%	98.20%
Total	162	164		1,906	1,987		\$49,256,720	\$41,577,458				\$544,984,857	\$459,820,113			
FARMS:	1	2	-50.0%	19	19	0.0%	\$1,100,000	\$3,650,000	-69.9%	100.00%	95.96%	\$16,840,900	\$17,670,100	-4.7%	99.62%	92.32%
MULTI FAMILY:	1	0	100.0%	11	14	-21.4%	\$358,000	\$0	100.0%	91.82%	0.00%	\$4,541,200	\$5,684,700	-20.1%	96.30%	95.95%
LOTS:																
Acreage	7	5	40.0%	60	82	-26.8%	\$1,571,500	\$977,900	60.7%	94.37%	99.33%	\$17,579,900	\$22,569,358	-22.1%	95.31%	96.26%
Acreage WF	0	0	0.0%	4	8	-50.0%	\$0	\$0	0.0%	88.69%	0.00%	\$500,000	\$2,557,400	-80.4%	88.69%	94.10%
Lots	18	11	63.6%	218	228	-4.4%	\$2,784,000	\$1,407,800	97.8%	95.70%	96.93%	\$30,160,979	\$23,257,782	29.7%	97.34%	97.28%
Lots WF	1	0	100.0%	14	5	180.0%	\$43,000	\$0	100.0%	87.76%	0.00%	\$7,676,250	\$2,598,000	195.5%	97.85%	96.88%
Total	26	16		296	323		\$4,398,500	\$2,385,700				\$55,917,129	\$50,982,540			
I.C. & I.:																
Business	0	5	-100.0%	23	19	21.1%	\$0	\$1,121,900	-100.0%	0.00%	88.11%	\$11,727,750	\$3,549,800	230.4%	86.00%	90.29%
Commercial	3	5	-40.0%	28	38	-26.3%	\$1,107,500	\$1,732,000	-36.1%	91.67%	94.20%	\$10,600,000	\$13,388,900	-20.8%	89.79%	93.11%
Land	1	0	100.0%	7	21	-66.7%	\$350,000	\$0	100.0%	93.33%	0.00%	\$3,722,000	\$12,970,000	-71.3%	94.09%	89.21%
Leases	3	1	200.0%	12	10	20.0%	\$674,500	\$36,227	1761.9%	0.00%	0.00%	\$1,111,184	\$536,065	107.3%	0.00%	0.00%
Total	7	11		70	88		\$2,132,000	\$2,890,127				\$27,160,934	\$30,444,765			
GRAND TOTALS	197	193	2.1%	2,302	2,431	-5.3%	\$57,245,220	\$50,503,285	13.3%	92.92%	94.91%	\$649,445,020	\$564,602,218	15.0%	93.89%	93.93%

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 - OCTOBER 2006

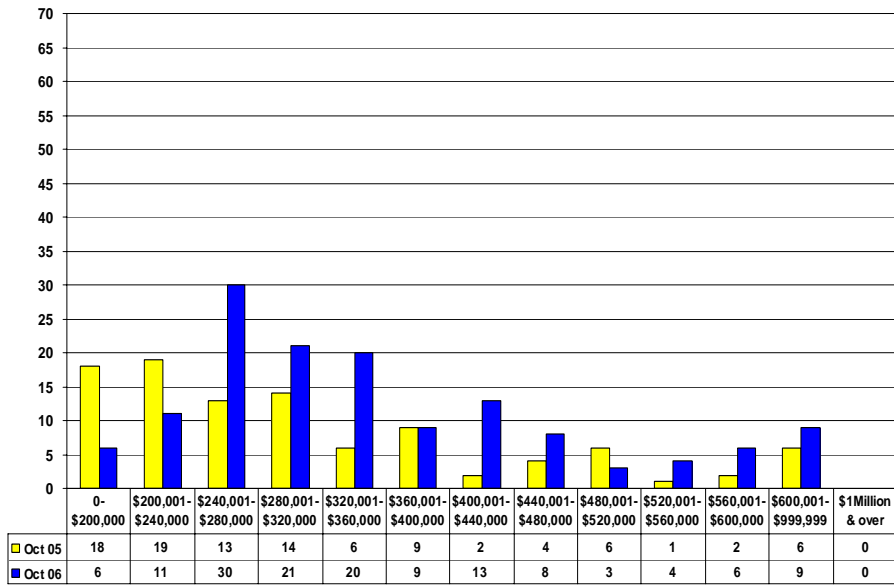
	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$358,726	\$414,739	-13.5%	\$395,665	\$377,789	4.7%	\$336,250	\$334,000	0.7%	\$378,000	\$345,000	9.6%	99	149	-33.6%	98	107	-8.7%
Duplex	\$236,980	\$181,700	30.4%	\$219,892	\$172,047	27.8%	\$198,900	\$175,000	13.7%	\$198,900	\$152,500	30.4%	49	176	-72.0%	65	61	6.1%
Mobile Homes	\$77,038	\$61,248	25.8%	\$92,461	\$54,337	70.2%	\$39,000	\$54,000	-27.8%	\$65,000	\$41,000	58.5%	90	68	32.5%	72	100	-28.5%
Recreational	\$0	\$0	0.0%	\$333,450	\$190,673	74.9%	\$0	\$0	0.0%	\$334,950	\$130,000	157.7%	0	0	0.0%	131	118	11.3%
Residential	\$365,827	\$276,198	32.5%	\$310,592	\$246,799	25.8%	\$323,500	\$244,500	32.3%	\$288,500	\$229,950	25.5%	61	69	-11.2%	58	60	-3.7%
Residential WF	\$0	\$0	0.0%	\$1,248,605	\$754,497	65.5%	\$0	\$825,000	-100.0%	\$1,130,000	\$750,000	50.7%	0	143	-100.0%	85	104	-18.4%
3 & 4 Plex	\$430,000	\$0	100.0%	\$183,375	\$0	100.0%	\$430,000	\$0	100.0%	\$143,000	\$0	100.0%	238	0	100.0%	81	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	\$156,487	\$144,577	8.2%	\$177,722	\$126,996	39.9%	\$145,900	\$110,000	32.6%	\$152,500	\$108,250	40.9%	65	53	23.0%	48	63	-23.4%
Townhouses	\$250,626	\$169,111	48.2%	\$223,109	\$174,921	27.5%	\$243,900	\$169,750	43.7%	\$210,000	\$159,000	32.1%	61	57	7.4%	54	74	-27.7%
Total																		
FARMS:	\$1,100,000	\$1,825,000	-39.7%	\$886,363	\$930,005	-4.7%	\$1,100,000	\$1,825,000	-39.7%	\$825,000	\$588,000	40.3%	29	108	-73.1%	148	210	-29.6%
MULTI FAMILY:	\$358,000	\$0	100.0%	\$412,836	\$406,050	1.7%	\$358,000	\$0	100.0%	\$385,000	\$272,750	41.2%	77	0	100.0%	122	103	18.3%
LOTS:																		
Acreage	\$224,500	\$195,580	14.8%	\$292,998	\$275,236	6.5%	\$200,000	\$150,000	33.3%	\$222,000	\$163,551	35.7%	381	180	111.4%	155	213	-27.3%
Acreage WF	\$0	\$0	0.0%	\$125,000	\$319,675	-60.9%	\$0	\$0	0.0%	\$117,500	\$310,000	-62.1%	0	0	0.0%	236	70	236.8%
Lots	\$154,667	\$127,982	20.9%	\$138,353	\$102,008	35.6%	\$132,250	\$120,000	10.2%	\$125,450	\$85,500	46.7%	163	176	-7.7%	143	190	-24.9%
Lots WF	\$43,000	\$0	100.0%	\$548,304	\$519,600	5.5%	\$43,000	\$0	100.0%	\$614,500	\$599,000	2.6%	80	0	100.0%	84	229	-63.3%
Total																		
I.C. & I.:																		
Business	\$0	\$224,380	-100.0%	\$509,902	\$186,832	172.9%	\$23,445	\$209,000	-88.8%	\$74,900	\$81,500	-8.1%	193	244	-21.0%	164	264	-38.0%
Commercial	\$369,167	\$346,400	6.6%	\$378,571	\$352,339	7.4%	\$447,500	\$233,000	92.1%	\$285,000	\$246,250	15.7%	189	162	16.9%	212	240	-11.8%
Land	\$350,000	\$0	100.0%	\$531,714	\$617,619	-13.9%	\$350,000	\$0	100.0%	\$225,000	\$465,000	-51.6%	101	0	100.0%	347	365	-4.9%
Leases	\$224,833	\$36,227	520.6%	\$92,599	\$53,607	72.7%	\$237,500	\$36,227	555.6%	\$24,325	\$32,050	-24.1%	221	121	82.4%	187	362	-48.3%
Total																		
													159	165		180	225	

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

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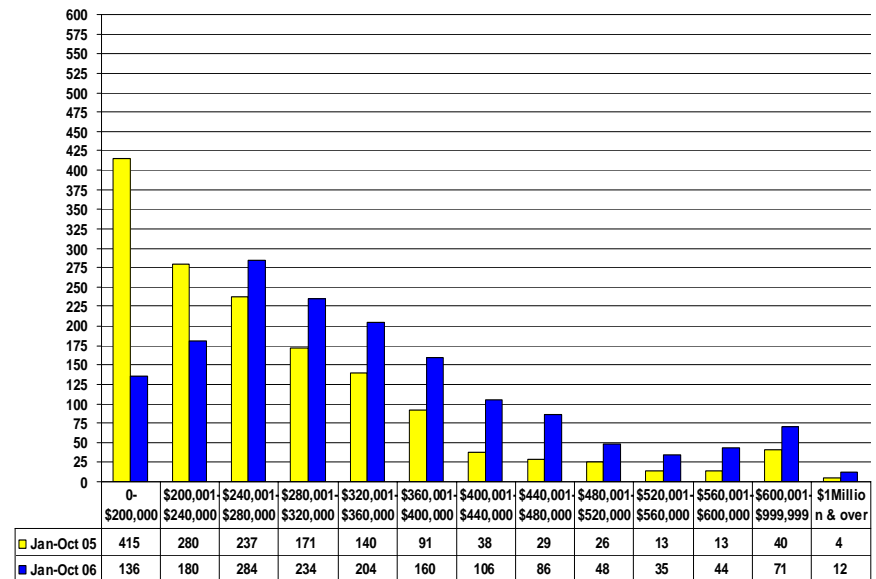
North Zone - Single Family Residential October 2006
 Monthly Listings By Price Range - Single Family Dwellings Only

■ Oct 05 ■ Oct 06



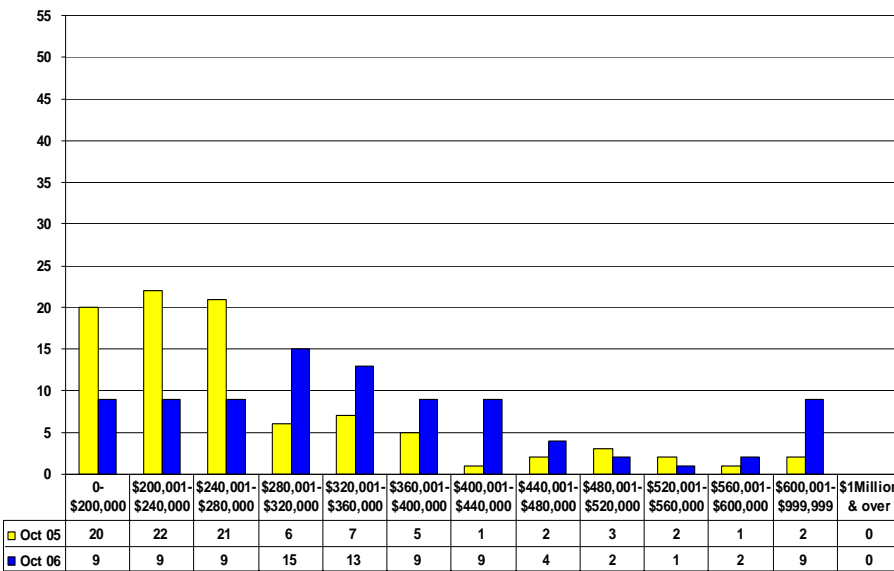
North Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-Oct 05 ■ Jan-Oct 06

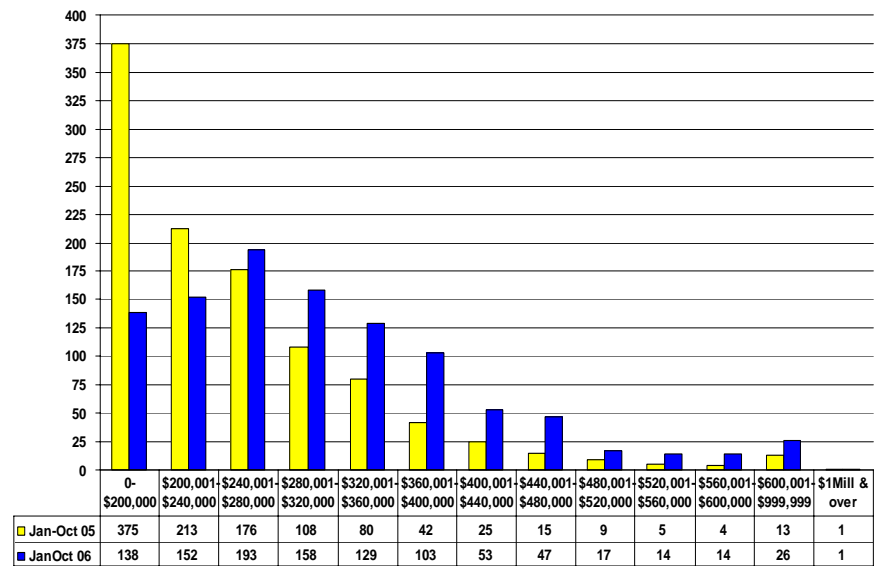


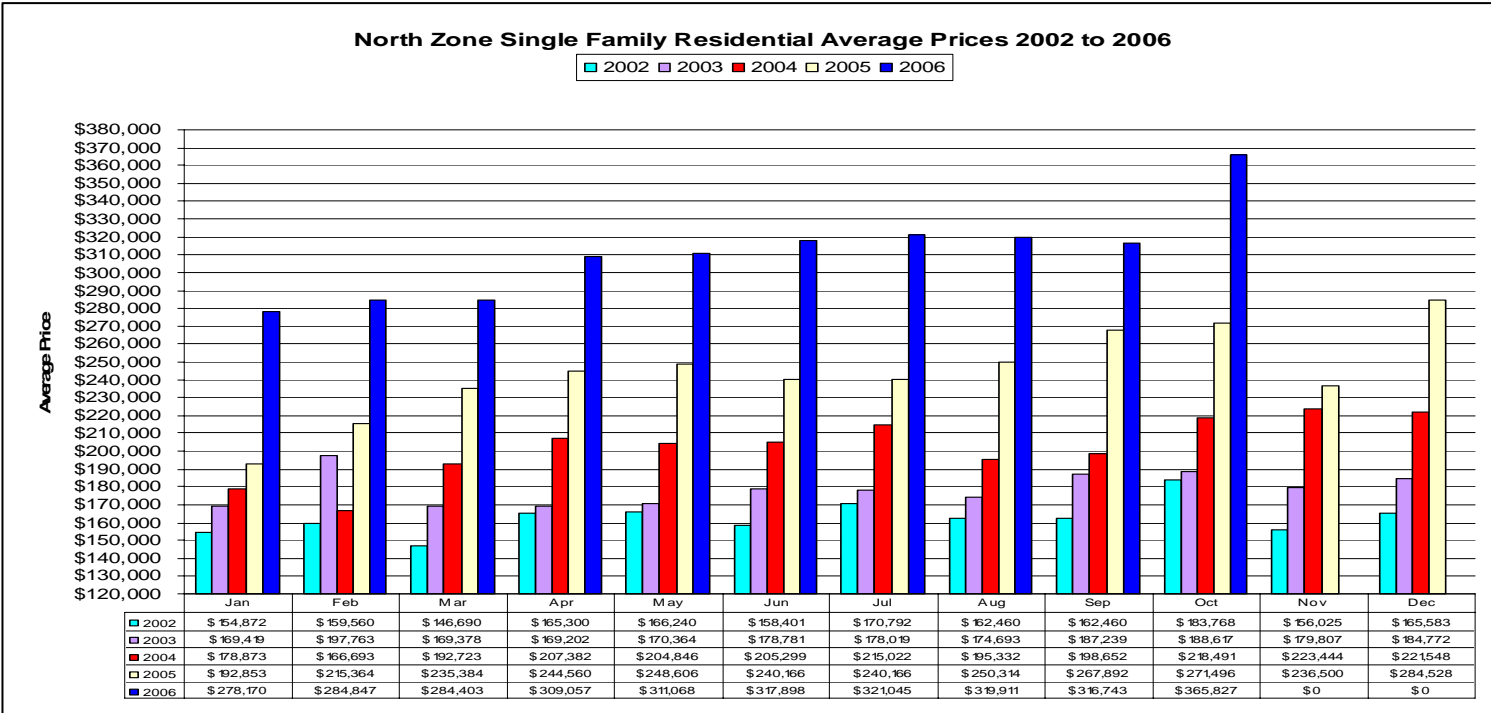
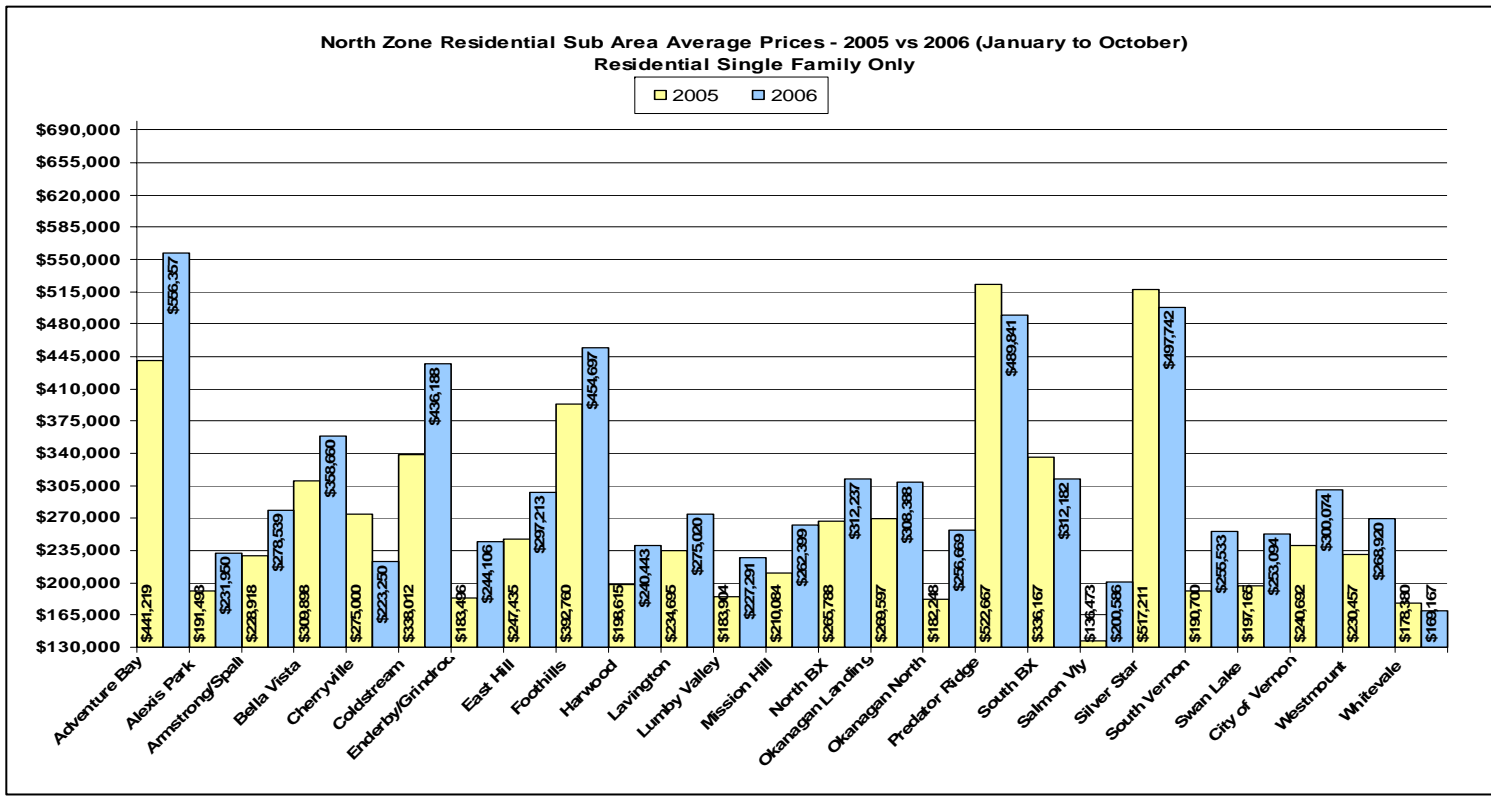
North Zone - Single Family Residential October 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

■ Oct 05 ■ Oct 06

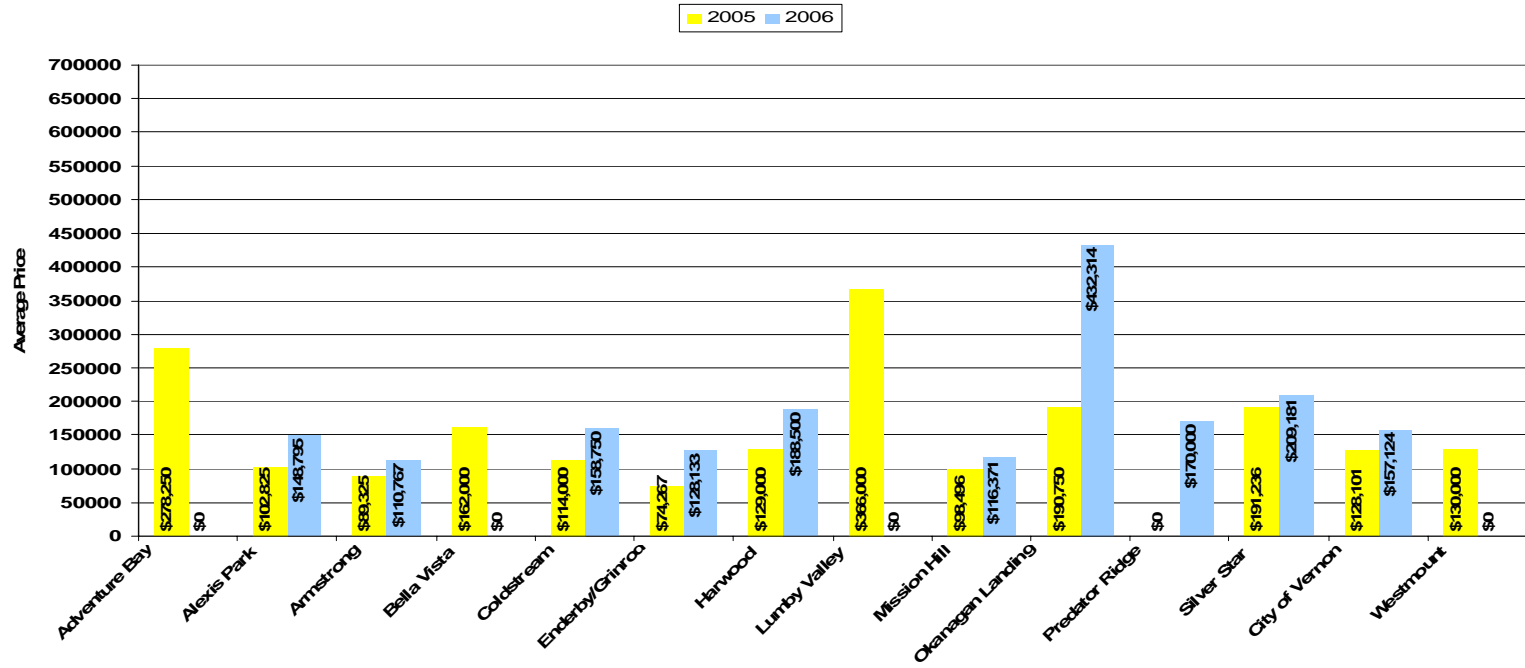


North Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only





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



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

