

CENTRAL ZONE MONTHLY STATISTICS

NOVEMBER 1 to NOVEMBER 30, 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

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	747	570	31.1%	9068	8515	6.5%
Units Sold	341	450	-24.2%	5229	5771	-9.4%
Sales Dollars	\$112,856,616	\$134,971,652	-16.4%	\$1,794,492,023	\$1,691,779,828	6.1%
List/Sell Ratio	95.53%	95.24%		94.46%	95.29%	
Days to Sell	92	115	-19.6%	108	188	-42.7%
Active Listings	2803	2195	27.7%			
NORTH ZONE TOTALS						
Units Listed	258	277	-6.9%	4278	3755	13.9%
Units Sold	151	163	-7.4%	2457	2594	-5.3%
Sales Dollars	\$46,346,550	\$38,055,750	21.8%	\$697,011,082	\$602,657,968	15.7%
List/Sell Ratio	86.22%	85.86%		93.92%	93.80%	
Days to Sell	108	124	-13.4%	165	234	-29.5%
Active Listings	1457	1049	38.9%			
SHUSWAP ZONE TOTALS						
Units Listed	142	121	17.4%	2280	2106	8.3%
Units Sold	105	109	-3.7%	1331	1484	-10.3%
Sales Dollars	\$24,450,000	\$18,799,970	30.1%	\$329,227,748	\$270,902,197	21.5%
List/Sell Ratio	91.38%	94.95%		93.32%	94.45%	
Days to Sell	171	288	-40.6%	168	217	-22.7%
Active Listings	834	726	14.9%			
GRAND TOTALS						
Units Listed	1147	968	18.5%	15626	14376	8.7%
Units Sold	597	722	-17.3%	9017	9849	-8.4%
Sales Dollars	\$183,653,166	\$191,827,372	-4.3%	\$2,820,730,853	\$2,565,339,993	10.0%
List/Sell Ratio	91.04%	92.01%		93.90%	94.51%	
Days to Sell	124	176	-29.6%	112	159	-29.8%
Active Listings	5094	3970	28.3%			

e&oe

CENTRAL ZONE - COMPARATIVE ACTIVITY - SALES INFORMATION - NOVEMBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio		
	Nov	Nov	Incr %	YTD	YTD	Incr %	Nov	Nov	Incr %		Nov	Nov	JAN-Nov		JAN-Nov	Incr %
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
RESIDENTIAL:																
Acreage/House	4	6	-33.3%	96	100	-4.0%	\$1,568,900	\$4,316,500	-63.7%	101.04%	95.81%	\$66,037,819	\$59,399,967	11.2%	95.38%	95.14%
Duplex	17	8	112.5%	162	154	5.2%	\$5,532,460	\$1,867,500	196.2%	97.24%	98.91%	\$51,226,545	\$40,383,593	26.8%	97.47%	97.32%
Mobile Homes	24	27	-11.1%	345	337	2.4%	\$2,385,300	\$1,866,550	27.8%	93.20%	94.01%	\$27,197,054	\$20,548,399	32.4%	93.06%	97.95%
Recreational	3	6	-50.0%	27	42	-35.7%	\$1,229,000	\$2,075,400	-40.8%	92.31%	95.09%	\$9,637,200	\$11,988,950	-19.6%	94.22%	95.40%
Residential	148	212	-30.2%	2390	2632	-9.2%	\$61,567,431	\$73,834,705	-16.6%	97.92%	97.27%	\$959,761,582	\$866,205,147	10.8%	97.92%	97.62%
Residential WF	2	3	-33.3%	51	54	-5.6%	\$3,110,000	\$3,483,500	-10.7%	92.12%	89.86%	\$88,979,750	\$63,641,250	39.8%	93.19%	94.14%
3 & 4 Plex	2	0	100.0%	9	1	800.0%	\$505,000	\$0	100.0%	96.20%	0.00%	\$3,111,900	\$460,000	100.0%	97.15%	97.89%
Timeshares	0	1	-100.0%	1	3	-66.7%	\$0	\$2,500	-100.0%	0.00%	88.81%	\$8,000	\$12,500	-36.0%	88.89%	88.81%
Apartments	77	79	-2.5%	945	1023	-7.6%	\$18,194,575	\$16,055,350	13.3%	96.89%	97.55%	\$223,601,749	\$262,278,491	-14.7%	97.76%	97.94%
Townhouses	34	50	-32.0%	557	653	-14.7%	\$10,627,650	\$14,406,500	-26.2%	97.46%	98.13%	\$168,790,930	\$172,137,652	-1.9%	97.99%	97.95%
Total	311	392		4,583	4,999		\$104,720,316	\$117,908,505				\$1,598,352,529	\$1,497,055,949			
FARMS:	1	1	0.0%	16	20	-20.0%	\$725,100	\$1,200,000	-39.6%	103.73%	100.00%	\$15,822,500	\$16,907,200	-6.4%	91.50%	94.81%
MULTI FAMILY:	0	4	-100.0%	10	15	-33.3%	\$0	\$4,350,000	-100.0%	0.00%	93.31%	\$11,045,100	\$15,978,300	-30.9%	94.96%	95.51%
LOTS:																
Acreage	3	6	-50.0%	57	56	1.8%	\$1,174,000	\$1,889,500	-37.9%	95.62%	97.05%	\$35,737,229	\$26,297,520	35.9%	94.31%	95.12%
Acreage WF	0	0	0.0%	3	11	-72.7%	\$0	\$0	0.0%	0.00%	0.00%	\$3,920,000	\$8,147,000	-51.9%	94.75%	95.96%
Lots	12	23	-47.8%	376	471	-20.2%	\$2,742,500	\$4,316,350	-36.5%	96.94%	98.79%	\$62,771,916	\$65,004,168	-3.4%	96.64%	98.80%
Lots WF	0	0	0.0%	13	16	-18.8%	\$0	\$0	0.0%	0.00%	0.00%	\$14,317,400	\$7,769,400	84.3%	93.53%	97.59%
Total	15	29		449	554		\$3,916,500	\$6,205,850				\$116,746,545	\$107,218,088			
I.C. & I.:																
Business	3	3	0.0%	30	31	-3.2%	\$211,900	\$1,700,000	-87.5%	80.45%	86.43%	\$3,096,990	\$12,240,500	-74.7%	86.08%	83.56%
Commercial	6	6	0.0%	57	56	1.8%	\$2,933,490	\$1,887,900	55.4%	96.29%	95.15%	\$24,085,515	\$22,281,870	8.1%	95.10%	95.47%
Land	0	1	-100.0%	15	19	-21.1%	\$0	\$830,000	0.0%	0.00%	97.66%	\$16,384,500	\$12,516,000	30.9%	94.90%	93.49%
Leases	5	14	-64.3%	69	77	-10.4%	\$349,310	\$889,397	-60.7%	0.00%	0.00%	\$8,958,344	\$7,581,921	18.2%	0.00%	0.00%
Total	14	24		171	183		\$3,494,700	\$5,307,297				\$52,525,349	\$54,620,291			
GRAND TOTALS	341	450	-24.2%	5,229	5,771	-9.4%	\$112,856,616	\$134,971,652	-16.38%	95.53%	95.24%	\$1,794,492,023	\$1,691,779,828	7.94%	94.46%	95.29%

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

e&oe

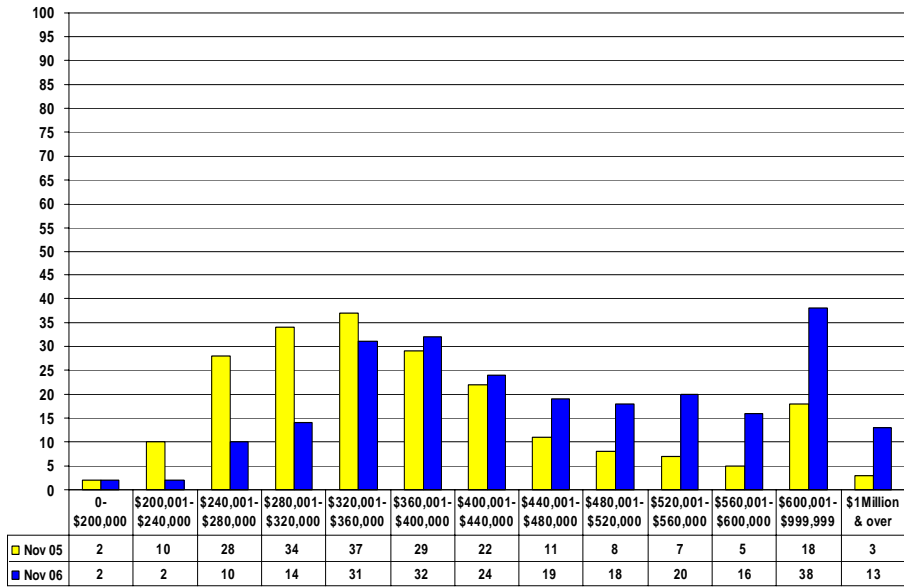
CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - NOVEMBER 2006

	AVERAGE PRICE INFORMATION						MEDIAN PRICE INFORMATION						NUMBER DAYS TO SELL					
	Nov 2006	Nov 2005	Incr % Decr %	JAN-NOV 2006	JAN-NOV 2005	Incr % Decr %	Nov 2006	Nov 2005	Incr % Decr %	JAN-NOV 2006	JAN-NOV 2005	Incr % Decr %	Nov 2006	Nov 2005	Incr % Decr %	JN-NV 2006	JN-NV 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$392,225	\$719,417	-45.5%	\$687,894	\$594,000	15.8%	\$362,450	\$519,750	-30.3%	\$599,000	\$496,250	20.7%	21	104	-80.3%	91	134	-31.8%
Duplex	\$325,439	\$233,438	39.4%	\$316,213	\$262,231	20.6%	\$286,000	\$213,500	34.0%	\$272,250	\$217,500	25.2%	51	21	141.5%	50	41	21.7%
Mobile Homes	\$99,388	\$69,131	43.8%	\$78,832	\$60,974	29.3%	\$101,000	\$60,000	68.3%	\$74,000	\$52,000	42.3%	42	56	-24.7%	52	65	-20.3%
Recreational	\$409,667	\$345,900	18.4%	\$356,933	\$285,451	25.0%	\$435,000	\$434,950	0.0%	\$325,000	\$265,000	22.6%	222	122	82.2%	139	102	36.3%
Residential	\$415,996	\$348,277	19.4%	\$401,574	\$329,105	22.0%	\$372,000	\$324,525	14.6%	\$370,000	\$306,500	20.7%	60	63	-5.0%	55	61	-9.7%
Residential WF	\$1,555,000	\$1,161,167	33.9%	\$1,744,701	\$1,178,542	48.0%	\$1,555,000	\$986,000	57.7%	\$1,545,000	\$1,025,500	50.7%	124	221	-44.1%	95	103	-8.1%
3 & 4 Plex	\$252,500	\$0	100.0%	\$345,767	\$0	100.0%	\$252,500	\$0	100.0%	\$315,000	\$460,000	100.0%	136	0	100.0%	83	52	100.0%
Timeshares	\$0	\$2,500	-100.0%	\$8,000	\$4,167	92.0%	\$0	\$2,500	-100.0%	\$8,000	\$4,500	77.8%	0	63	-100.0%	30	311	-90.4%
Apartments	\$236,293	\$203,232	16.3%	\$236,616	\$256,382	-7.7%	\$220,000	\$195,000	12.8%	\$215,000	\$203,000	5.9%	72	69	5.0%	74	143	-48.1%
Townhouses	\$312,578	\$288,130	8.5%	\$303,036	\$263,610	15.0%	\$299,000	\$265,000	12.8%	\$275,000	\$239,900	14.6%	44	51	-13.5%	55	70	-20.9%
Total																		
FARMS:	\$725,100	\$0	100.0%	\$988,906	\$845,360	17.0%	\$725,100	\$1,200,000	-39.6%	\$756,250	\$635,000	19.1%	36	152	-76.3%	120	170	-29.2%
MULTI FAMILY:	\$0	\$1,087,500	-100.0%	\$1,104,510	\$1,065,220	3.7%	\$0	\$852,500	-100.0%	\$960,000	\$825,000	16.4%	0	36	-100.0%	57	68	-15.9%
LOTS:																		
Acreage	\$391,333	\$314,917	24.3%	\$626,969	\$469,599	33.5%	\$316,500	\$248,500	27.4%	\$400,000	\$343,000	16.6%	55	184	-70.1%	141	145	-2.9%
Acreage WF	\$0	\$0	0.0%	\$1,306,667	\$740,636	76.4%	\$0	\$0	0.0%	\$775,000	\$640,000	21.1%	0	0	0.0%	81	242	-66.5%
Lots	\$228,542	\$187,667	21.8%	\$166,947	\$138,013	21.0%	\$229,500	\$175,000	31.1%	\$141,700	\$124,900	13.5%	158	124	27.1%	247	308	-19.8%
Lots WF	\$0	\$0	0.0%	\$1,101,338	\$485,588	126.8%	\$0	\$0	0.0%	\$1,082,000	\$398,750	171.3%	0	0	0.0%	114	154	-26.2%
Total																		
I.C. & I.:																		
Business	\$70,633	\$566,667	-87.5%	\$103,233	\$394,855	-73.9%	\$85,000	\$435,000	-80.5%	\$65,000	\$95,000	-31.6%	155	143	8.4%	172	175	-2.0%
Commercial	\$488,915	\$314,650	55.4%	\$422,553	\$397,891	6.2%	\$194,300	\$316,250	-38.6%	\$231,600	\$295,000	-21.5%	93	211	-56.0%	110	829	-86.7%
Land	\$0	\$830,000	-100.0%	\$1,092,300	\$658,737	65.8%	\$0	\$830,000	-100.0%	\$950,000	\$521,000	82.3%	0	68	-100.0%	168	347	-51.5%
Leases	\$69,862	\$63,528	10.0%	\$129,831	\$98,467	31.9%	\$85,800	\$51,572	66.4%	\$78,100	\$52,474	48.8%	116	262	-55.6%	225	245	-8.1%
Total																		
													92	115		108	188	

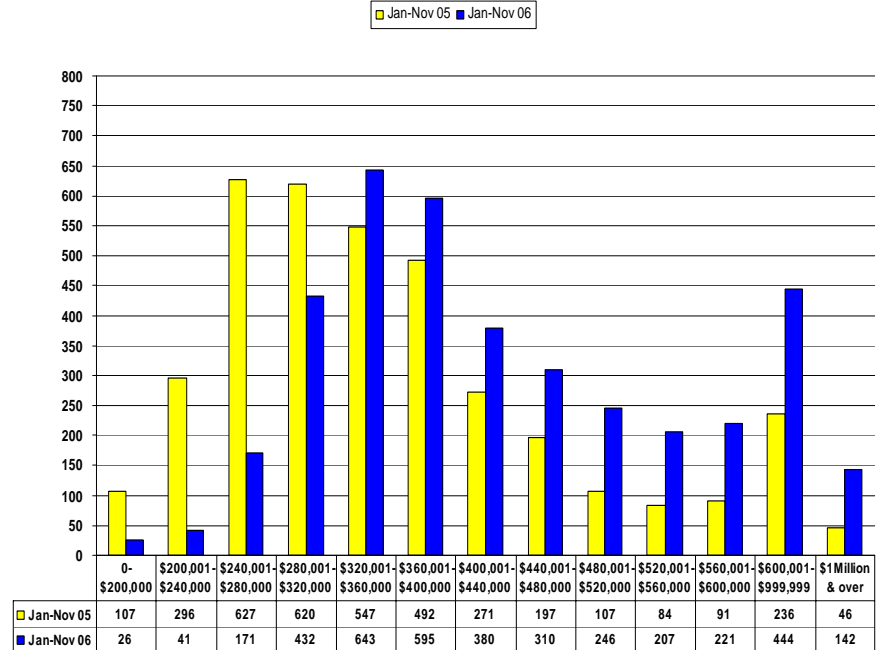
Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

e&oe

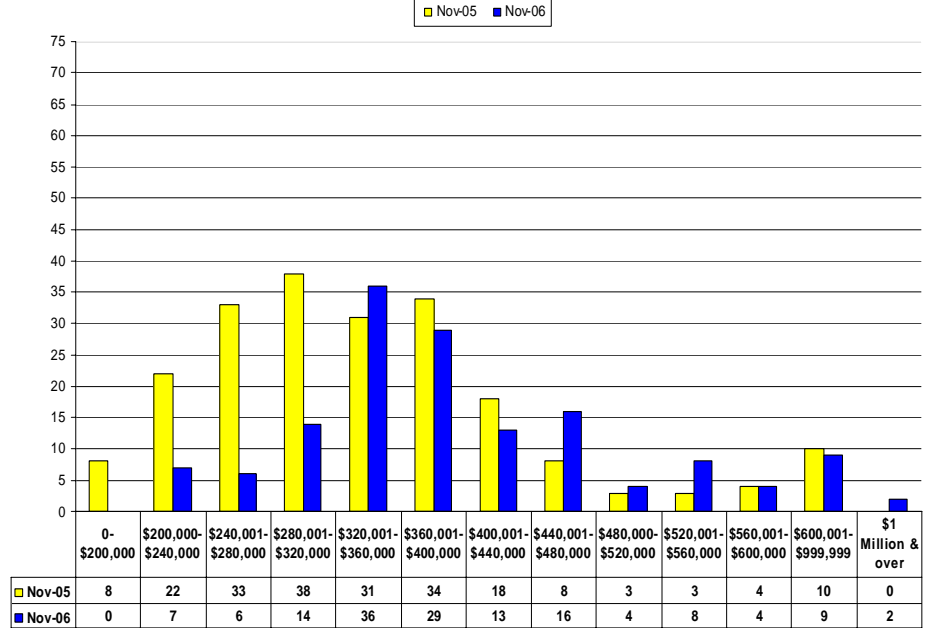
Central Zone - Single Family Residential November 2006
Monthly Listings By Price Range - Single Family Dwellings Only



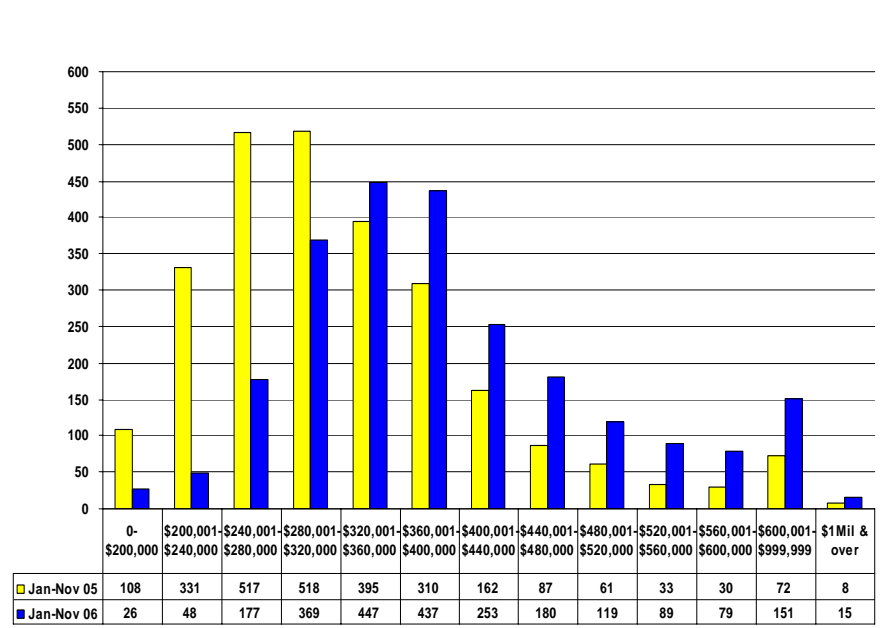
Central Zone - Single Family Residential 2005 vs 2006
Listings Taken By Price Range - Single Family Dwellings Only

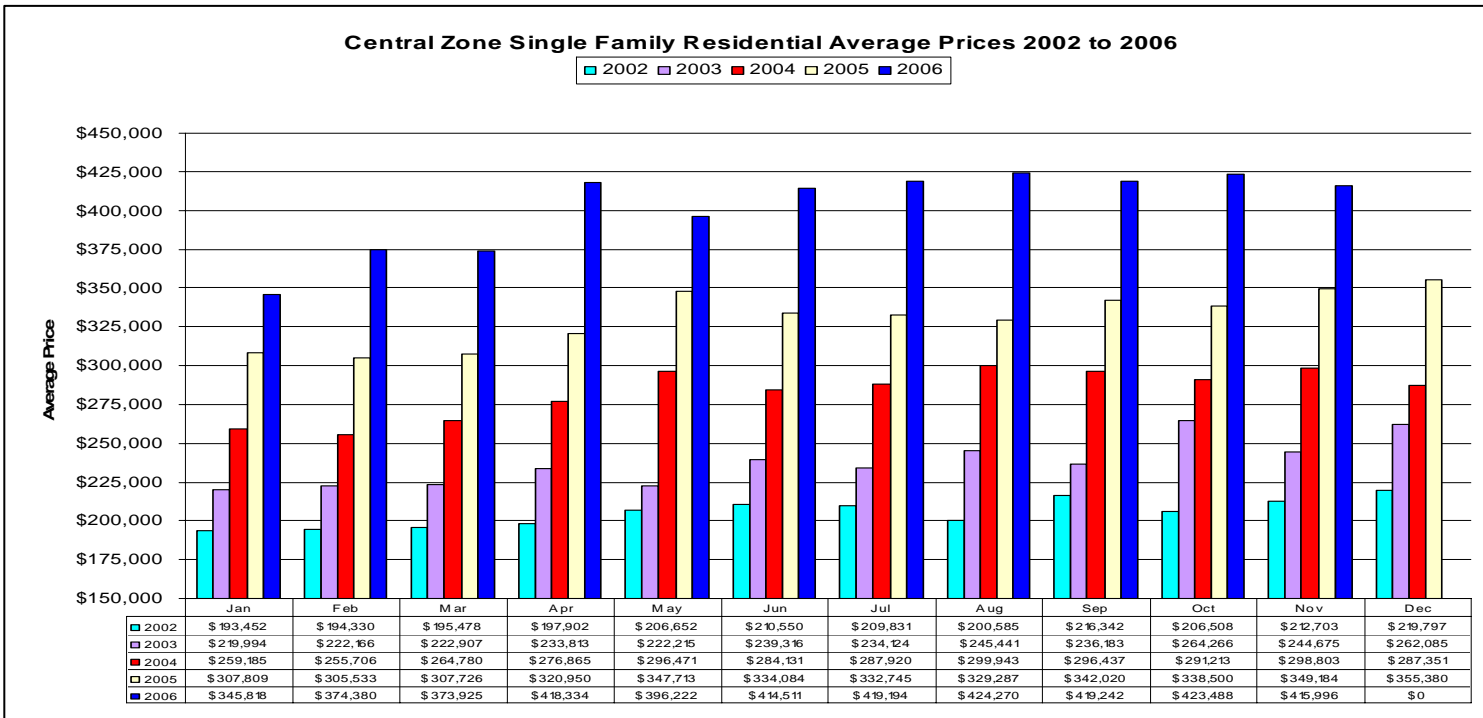
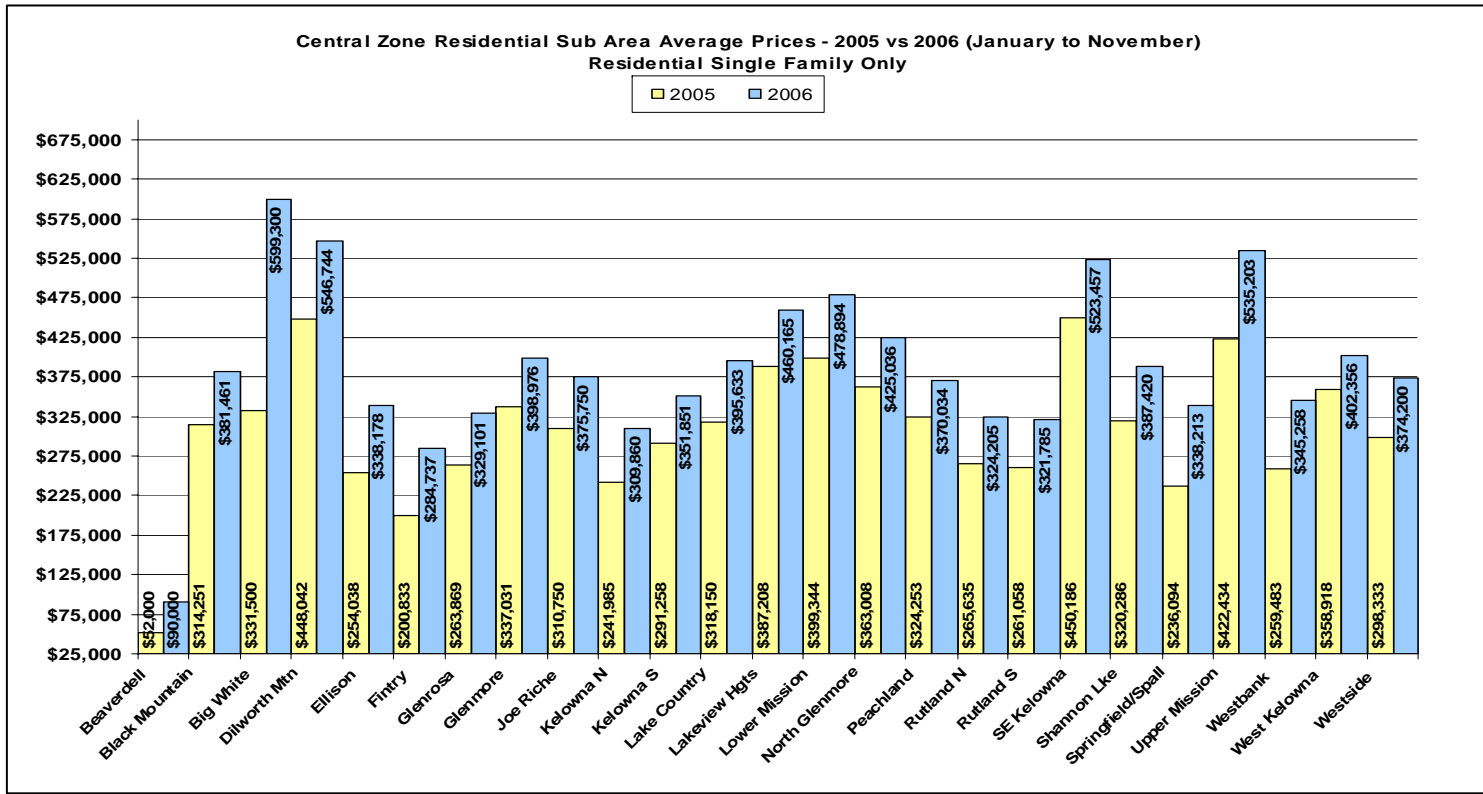


Central Zone - Single Family Residential November 2006
Monthly Sales by Price Range - Single Family Dwellings Only

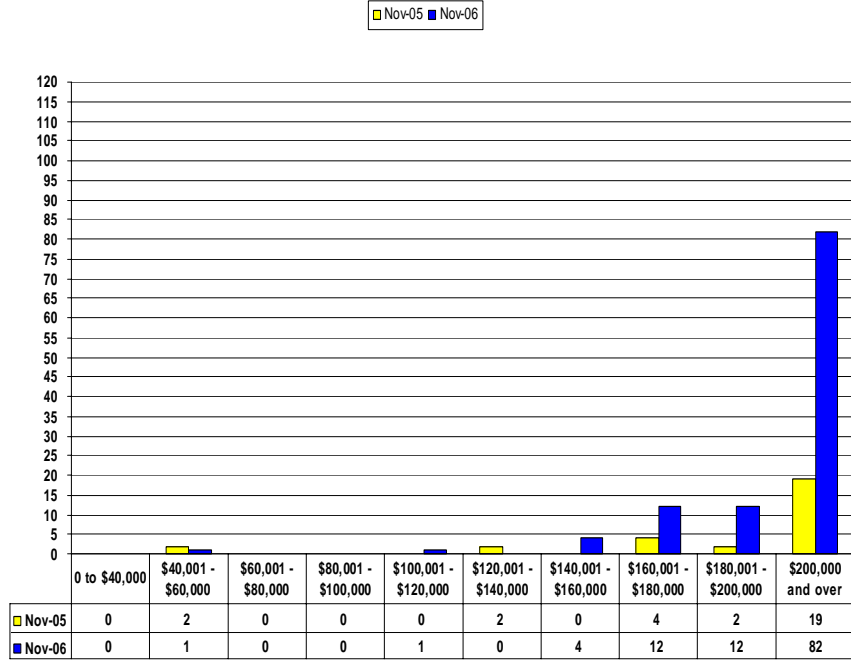


Central Zone - Single Family Residential 2005 vs 2006
Number of Solds by Price Range - Single Family Dwellings Only

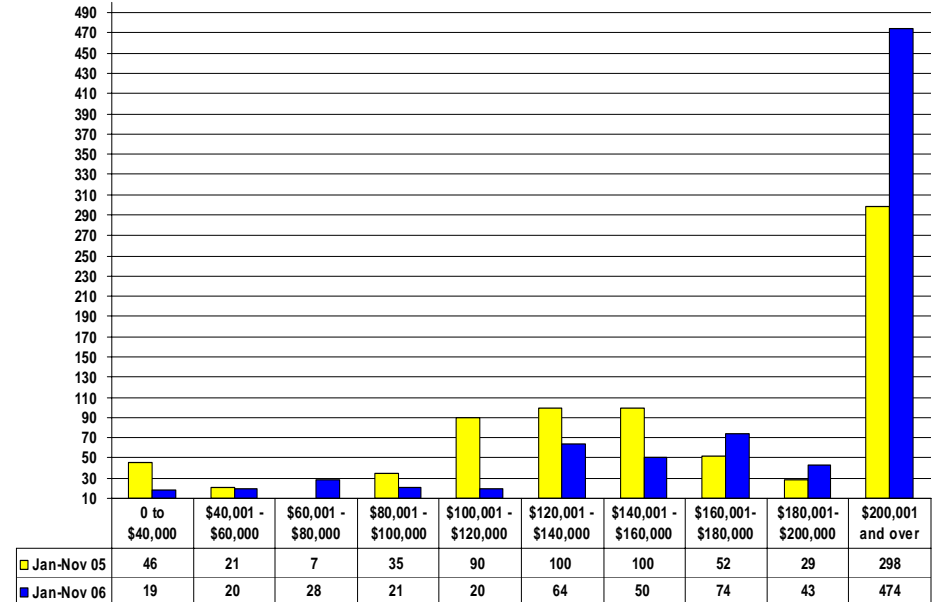




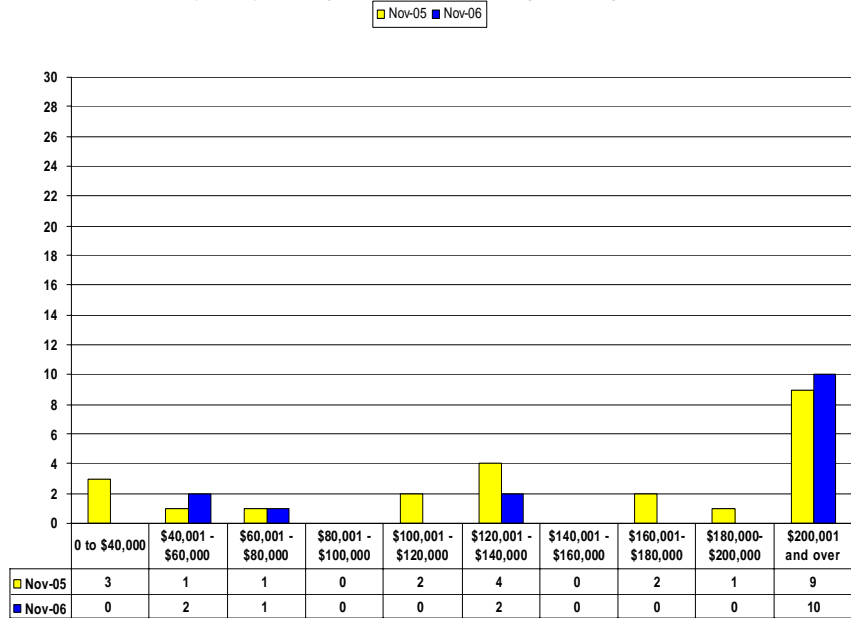
Central Zone - November 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



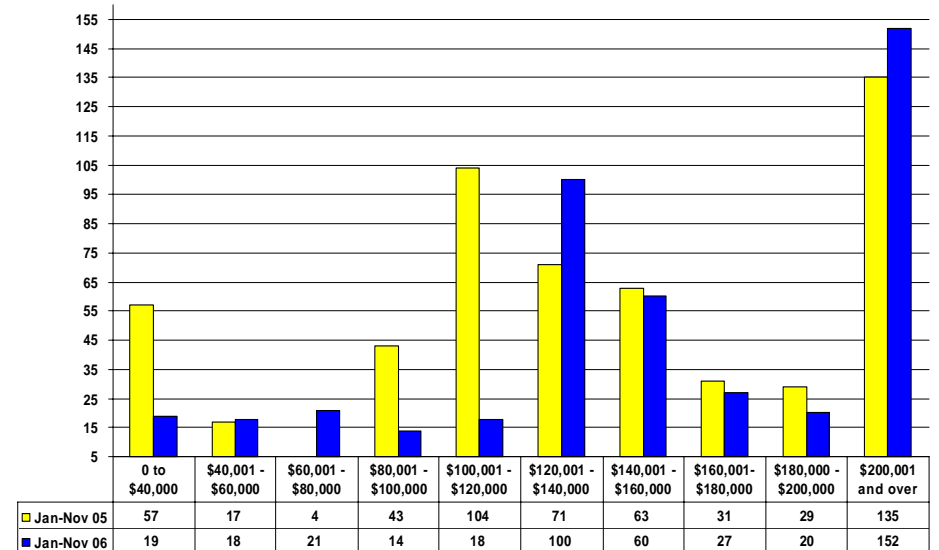
Central Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



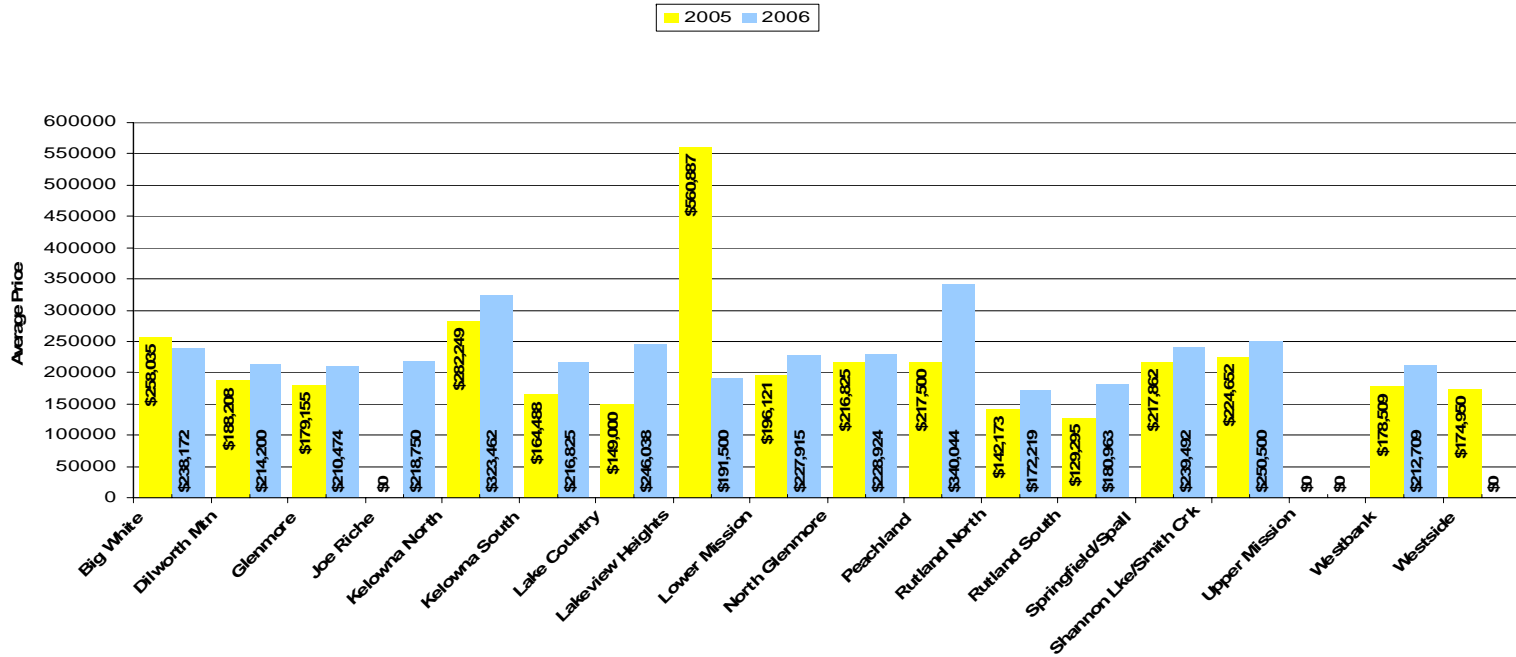
Central Zone - November 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



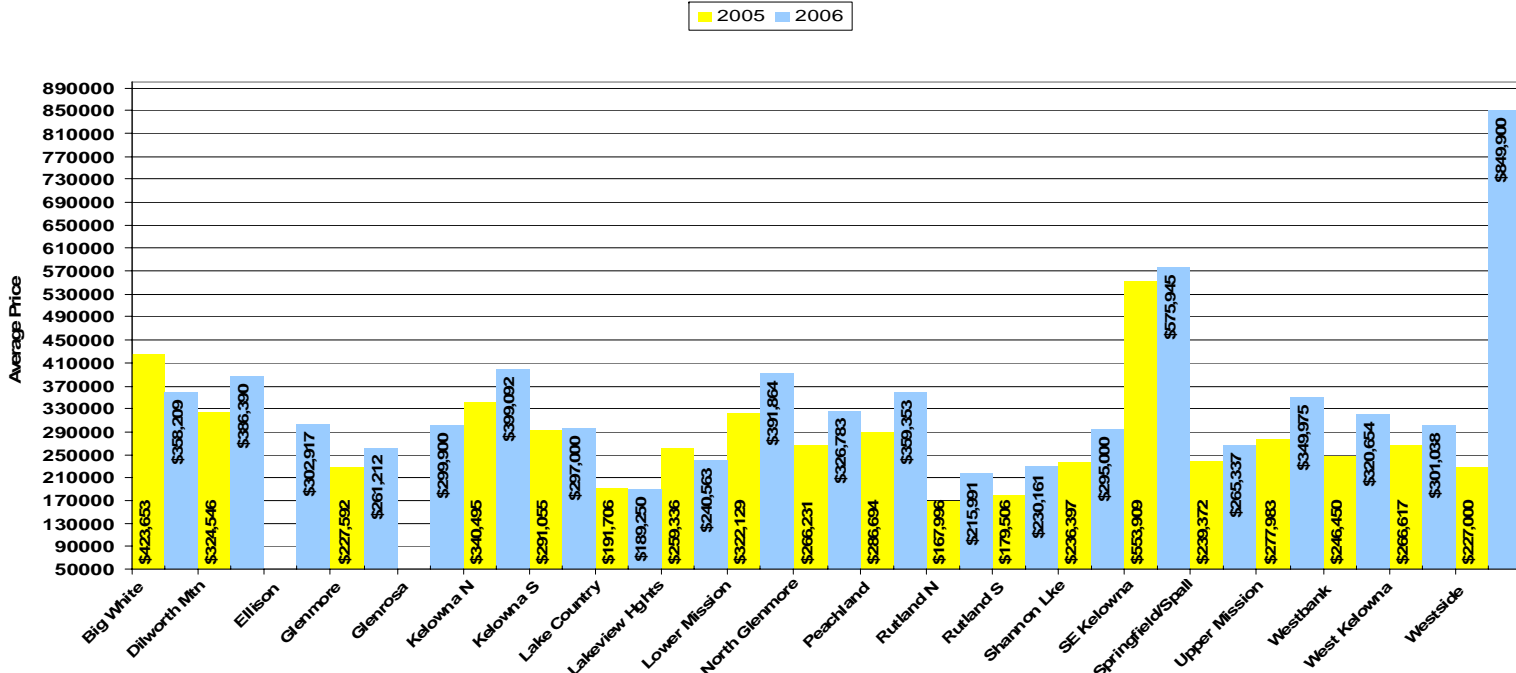
Central Zone - Lots 2005 vs 2006
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



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

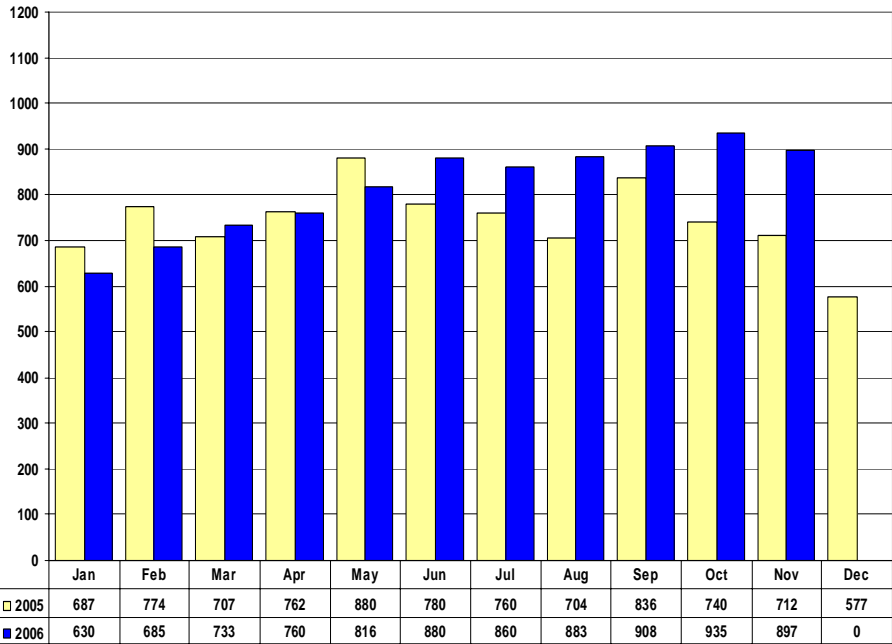


Central Zone Townhouse Sub Area Average Prices - 2005 vs 2006 (January to November)



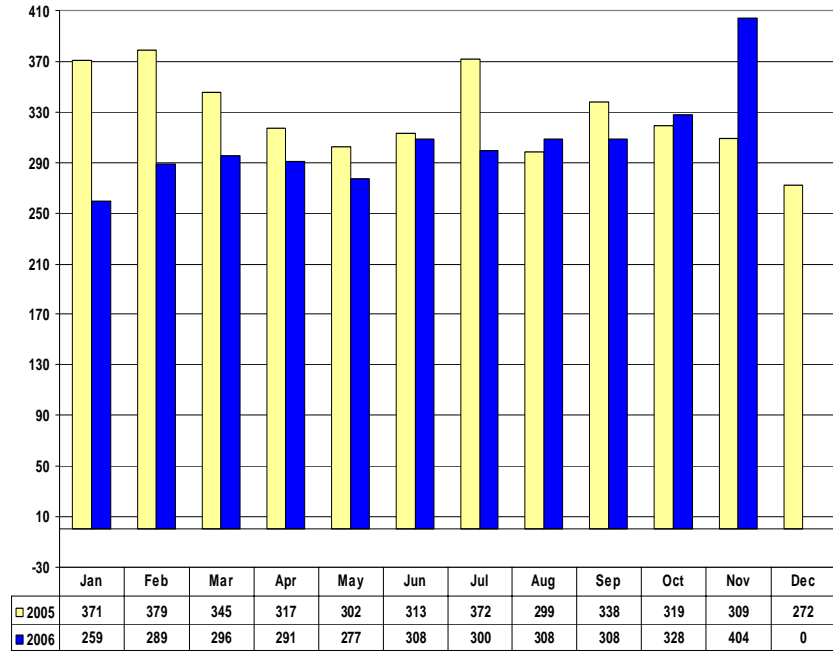
Inventory of Active Listings 2005 vs 2006
Single Family Residential - Central Zone

2005 2006

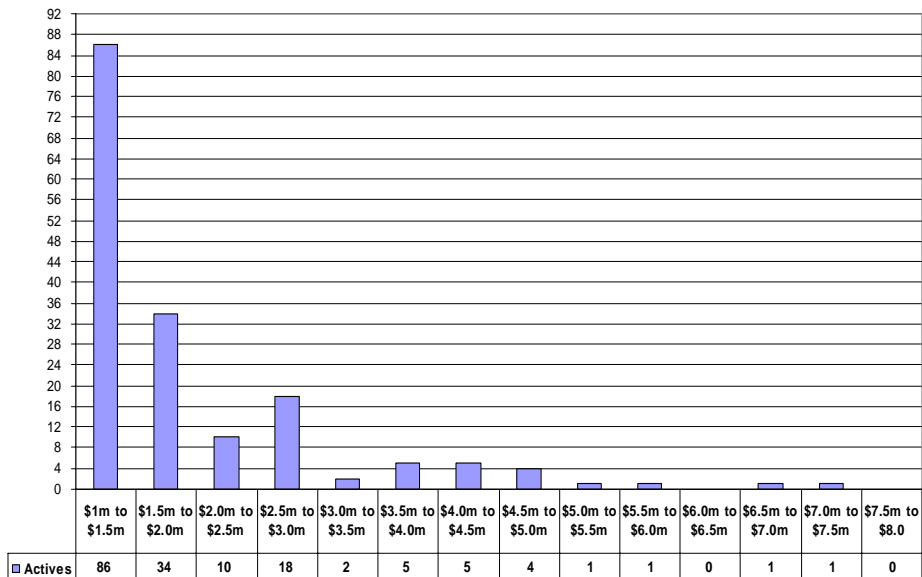


Inventory of Active Listings 2005 vs 2006
Lots - Central Zone

2005 2006



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



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

