

NORTH ZONE MONTHLY STATISTICS

NOVEMBER 1 to NOVEMBER 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 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%			

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**NORTH OKANAGAN ZONE
QUICK SUMMARY
November 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>	
November-06	151	\$46,346,550	68	\$22,678,600	258	1,457	4.8
October-06	197	\$57,245,220	91	\$33,290,250	370	1,547	
November-05	163	\$38,055,750	70	\$18,405,600	277	1,049	

Monthly Ratio of Sales versus Inventory All Property Types **10.36%**

<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	3	8	116	2.59%	66
ACREAGE/HOUSE	12	18	125	9.60%	207
CONDO/APT	15	23	61	24.59%	71
CONDO/TWNHSE	18	29	96	18.75%	50
LOTS	5	17	271	1.85%	122
RESIDENTIAL	68	94	428	15.89%	67

Average House Price **\$333,509** Median House Price **\$315,000**

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>
	November 30/06	November 30/05		
ALL ZONES	1096	1008	88	8.73%
CENTRAL ZONE	682	631	51	8.08%
NORTH ZONE	302	280	22	7.86%
SHUSWAP ZONE	112	97	15	15.46%

CURRENT

MANAGING BROKERS	86
SALES REPS	933
PROPERTY MGMNT	16
ASSOCIATE BROKERS	58
EXEMPTION MEMBER	3
TOTALS	1096

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NORTH ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - NOVEMBER 2006

	LISTINGS				INVENTORY				
	November 2006	November 2005	Incr % Decr %	JAN-NOV 2006	JAN-NOV 2005	Incr % Decr %	November 2006	November 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	18	23	-21.7%	410	397	3.3%	125	123	1.6%
Duplex	6	6	0.0%	79	87	-9.2%	11	13	-15.4%
Mobile Homes	8	13	-38.5%	198	172	15.1%	35	36	-2.8%
Recreational	9	0	100.0%	71	37	91.9%	36	5	620.0%
Residential	94	96	-2.1%	1690	1595	6.0%	428	319	34.2%
Residential WF	3	2	50.0%	53	44	20.5%	22	6	266.7%
3 & 4 Plex	2	0	100.0%	22	5	100.0%	7	2	250.0%
Timeshares	0	0	0.0%	4	0	0.0%	4	0	100.0%
Apartments	23	22	4.5%	264	211	25.1%	61	42	45.2%
Townhouses	29	22	31.8%	380	325	16.9%	96	54	77.8%
Total	192	184		3,171	2,873		825	600	
FARMS:	7	1	600.0%	72	51	41.2%	40	24	66.7%
MULTI FAMILY:	3	2	50.0%	28	25	12.0%	16	5	220.0%
LOTS:									
Acreage	8	9	-11.1%	202	149	35.6%	116	70	65.7%
Acreage WF	0	0	0.0%	11	16	-31.3%	7	4	75.0%
Lots	16	64	-75.0%	473	350	35.1%	253	156	62.2%
Lots WF	1	0	100.0%	31	32	-3.1%	11	28	-60.7%
Total	25	73		717	547		387	258	
I.C. & I.:									
Business	9	4	125.0%	122	90	35.6%	77	51	51.0%
Commercial	6	5	20.0%	68	88	-22.7%	45	50	-10.0%
Land	8	5	60.0%	52	39	33.3%	37	35	5.7%
Leases	8	3	166.7%	48	42	14.3%	30	26	15.4%
Total	31	17		290	259		189	162	
GRAND TOTALS	258	277	-6.9%	4,278	3,755	13.9%	1457	1049	38.9%

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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 - NOVEMBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio			
	NOV 2006	NOV 2005	Incr % Decr %	YTD 2006	YTD 2005	Incr % Decr %	NOV 2006	NOV 2005	Incr % Decr %		NOV 2006	NOV 2005	Incr % Decr %		JAN-NOV 2006	JAN-NOV 2005	Incr % Decr %
	RESIDENTIAL:																
Acreage/House	12	12	0.0%	213	214	-0.5%	\$7,591,000	\$4,435,500	71.1%	96.10%	94.22%	\$87,303,931	\$80,748,820	8.1%	96.05%	96.08%	
Duplex	7	2	250.0%	60	73	-17.8%	\$1,520,900	\$377,000	303.4%	99.15%	95.88%	\$13,175,168	\$12,592,347	4.6%	97.94%	97.04%	
Mobile Homes	11	10	10.0%	151	139	8.6%	\$818,550	\$572,500	43.0%	92.57%	91.54%	\$13,817,600	\$7,581,976	82.2%	93.56%	91.99%	
Recreational	3	0	100.0%	15	11	36.4%	\$1,314,000	\$0	100.0%	98.04%	0.00%	\$5,315,400	\$2,097,400	153.4%	96.99%	94.52%	
Residential	68	70	-2.9%	1114	1136	-1.9%	\$22,678,600	\$18,405,600	23.2%	96.27%	97.62%	\$347,532,012	\$281,493,635	23.5%	97.50%	97.54%	
Residential WF	2	2	0.0%	21	33	-36.4%	\$1,009,000	\$2,220,000	-54.5%	99.48%	94.77%	\$24,732,500	\$25,609,400	-3.4%	95.37%	95.89%	
3 & 4 Plex	0	0	0.0%	14	0	100.0%	\$0	\$0	0.0%	0.00%	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%	95.74%	
Apartments	15	25	-40.0%	189	183	3.3%	\$2,725,650	\$3,369,200	-19.1%	98.51%	97.47%	\$33,721,470	\$23,434,640	43.9%	97.79%	101.03%	
Townhouses	18	19	-5.3%	268	336	-20.2%	\$4,530,350	\$3,365,600	34.6%	97.27%	96.81%	\$60,227,077	\$58,815,545	2.4%	98.40%	98.12%	
Total	136	140		2,045	2,127		\$42,188,050	\$32,745,400				\$588,392,407	\$492,565,513				
FARMS:	1	0	100.0%	20	19	5.3%	\$428,000	\$0	100.0%	99.56%	0.00%	\$17,268,900	\$17,670,100	-2.3%	99.62%	92.32%	
MULTI FAMILY:	0	1	-100.0%	11	15	-26.7%	\$0	\$315,000	-100.0%	0.00%	98.75%	\$4,541,200	\$5,999,700	-24.3%	96.30%	96.13%	
LOTS:																	
Acreage	3	5	-40.0%	60	87	-31.0%	\$615,000	\$1,202,500	-48.9%	94.04%	95.38%	\$17,694,900	\$23,771,858	-25.6%	95.11%	96.21%	
Acreage WF	0	0	0.0%	7	8	-12.5%	\$0	\$0	0.0%	0.00%	0.00%	\$1,000,000	\$2,557,400	-60.9%	92.70%	94.10%	
Lots	5	11	-54.5%	221	239	-7.5%	\$662,900	\$2,077,350	-68.1%	97.44%	98.98%	\$30,588,879	\$25,335,132	20.7%	97.39%	98.36%	
Lots WF	0	0	0.0%	16	5	220.0%	\$0	\$0	0.0%	0.00%	0.00%	\$7,911,250	\$2,598,000	204.5%	97.24%	96.88%	
Total	8	16		304	339		\$1,277,900	\$3,279,850				\$57,195,029	\$54,262,390				
I.C. & I.:																	
Business	1	1	0.0%	24	20	20.0%	\$27,600	\$6,000	360.0%	56.33%	35.50%	\$11,755,350	\$3,555,800	230.6%	84.76%	87.55%	
Commercial	4	3	33.3%	32	41	-22.0%	\$2,025,000	\$910,000	122.5%	89.94%	93.43%	\$12,625,000	\$14,298,900	-11.7%	89.81%	93.13%	
Land	1	2	-50.0%	8	23	-65.2%	\$400,000	\$799,500	-50.0%	80.00%	93.10%	\$4,122,000	\$13,769,500	-70.1%	92.33%	89.55%	
Leases	0	0	0.0%	13	10	30.0%	\$0	\$0	0.0%	0.00%	0.00%	\$1,111,196	\$536,065	107.3%	0.00%	0.00%	
Total	6	6		77	94		\$2,452,600	\$1,715,500				\$29,613,546	\$32,160,265				
GRAND TOTALS	151	163	-7.4%	2,457	2,594	-5.3%	\$46,346,550	\$38,055,750	21.8%	86.22%	85.86%	\$697,011,082	\$602,657,968	15.7%	93.92%	93.80%	

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 - NOVEMBER 2006

	AVG SALE PRICE						MEDIAN PRICE						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 %	JAN-NOV 2006	JAN-NOV 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$632,583	\$369,625	71.1%	\$409,878	\$377,331	8.6%	\$554,000	\$333,000	66.4%	\$383,500	\$345,000	11.2%	207	148	39.6%	104	110	-5.7%
Duplex	\$217,271	\$188,500	15.3%	\$219,586	\$172,498	27.3%	\$182,500	\$188,500	-3.2%	\$198,700	\$155,000	28.2%	38	49	-23.3%	62	61	0.9%
Mobile Homes	\$74,414	\$57,250	30.0%	\$91,507	\$54,547	67.8%	\$55,000	\$50,000	10.0%	\$65,000	\$42,000	54.8%	110	62	78.2%	74	98	-24.7%
Recreational	\$438,000	\$0	100.0%	\$354,360	\$190,673	85.8%	\$430,000	\$0	100.0%	\$360,000	\$130,000	176.9%	93	0	100.0%	124	118	4.9%
Residential	\$333,509	\$262,937	26.8%	\$311,968	\$247,794	25.9%	\$315,000	\$238,500	32.1%	\$289,450	\$230,900	25.4%	67	72	-7.5%	58	61	-4.1%
Residential WF	\$504,500	\$1,110,000	-54.5%	\$1,177,738	\$776,042	51.8%	\$504,500	\$840,000	-39.9%	\$1,110,000	\$757,000	46.6%	130	66	97.0%	89	101	-11.7%
3 & 4 Plex	\$0	\$0	0.0%	\$183,375	\$0	100.0%	\$0	\$0	0.0%	\$143,000	\$0	100.0%	0	0	0.0%	81	0	100.0%
Timeshares	\$0	\$0	0.0%	\$0	\$95,875	-100.0%	\$0	\$0	0.0%	\$0	\$95,875	-100.0%	0	0	0.0%	0	46	-100.0%
Apartments	\$181,710	\$134,768	34.8%	\$178,420	\$128,058	39.3%	\$178,000	\$120,000	48.3%	\$156,000	\$113,500	37.4%	71	127	-43.7%	50	72	-30.5%
Townhouses	\$251,686	\$177,137	42.1%	\$224,728	\$175,046	28.4%	\$251,500	\$186,500	34.9%	\$210,000	\$159,250	31.9%	50	46	8.3%	53	72	-26.1%
Total																		
FARMS:	\$428,000	\$0	100.0%	\$863,445	\$930,005	-7.2%	\$428,000	\$0	100.0%	\$746,500	\$588,000	27.0%	65	0	100.0%	144	210	-31.6%
MULTI FAMILY:	\$0	\$315,000	-100.0%	\$412,836	\$399,980	3.2%	\$0	\$315,000	-100.0%	\$385,000	\$277,500	38.7%	0	17	-100.0%	122	97	25.8%
LOTS:																		
Acreage	\$205,000	\$240,500	-14.8%	\$294,915	\$273,240	7.9%	\$190,000	\$182,500	4.1%	\$225,000	\$163,552	37.6%	66	91	-27.8%	153	209	-26.6%
Acreage WF	\$0	\$0	0.0%	\$142,857	\$319,675	-55.3%	\$0	\$0	0.0%	\$165,000	\$310,000	-46.8%	0	0	0.0%	143	70	104.3%
Lots	\$132,580	\$188,850	-29.8%	\$138,411	\$106,005	30.6%	\$155,000	\$118,000	31.4%	\$125,900	\$85,900	46.6%	122	143	-14.5%	143	188	-24.2%
Lots WF	\$0	\$0	0.0%	\$494,453	\$519,600	-4.8%	\$0	\$0	0.0%	\$600,000	\$599,000	0.2%	0	0	0.0%	88	229	-61.6%
Total																		
I.C. & I.:																		
Business	\$27,600	\$6,000	360.0%	\$489,806	\$177,790	175.5%	\$27,600	\$6,000	360.0%	\$69,950	\$73,250	-4.5%	126	56	125.0%	162	253	-35.9%
Commercial	\$506,250	\$303,333	66.9%	\$394,531	\$348,754	13.1%	\$440,000	\$275,000	60.0%	\$299,000	\$247,500	20.8%	218	314	-30.7%	212	360	-41.0%
Land	\$400,000	\$399,750	0.1%	\$515,250	\$598,674	-13.9%	\$400,000	\$399,750	0.1%	\$287,500	\$465,000	-38.2%	49	0	100.0%	310	365	-15.1%
Leases	\$0	\$0	0.0%	\$85,477	\$53,607	59.5%	\$0	\$0	0.0%	\$9,770	\$32,050	-69.5%	0	0	0.0%	175	362	-51.6%
Total																		
													108	124		165	234	

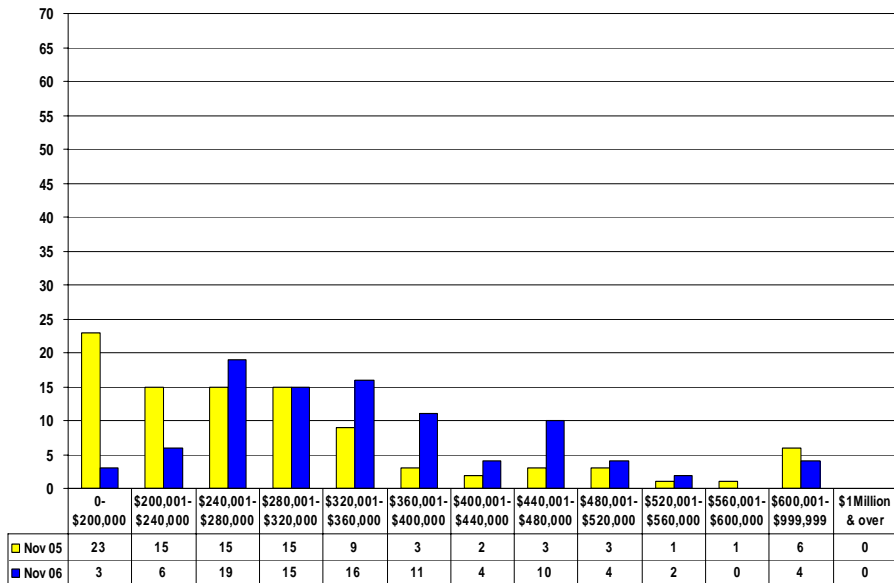
Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

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North Zone - Single Family Residential November 2006

Monthly Listings By Price Range - Single Family Dwellings Only

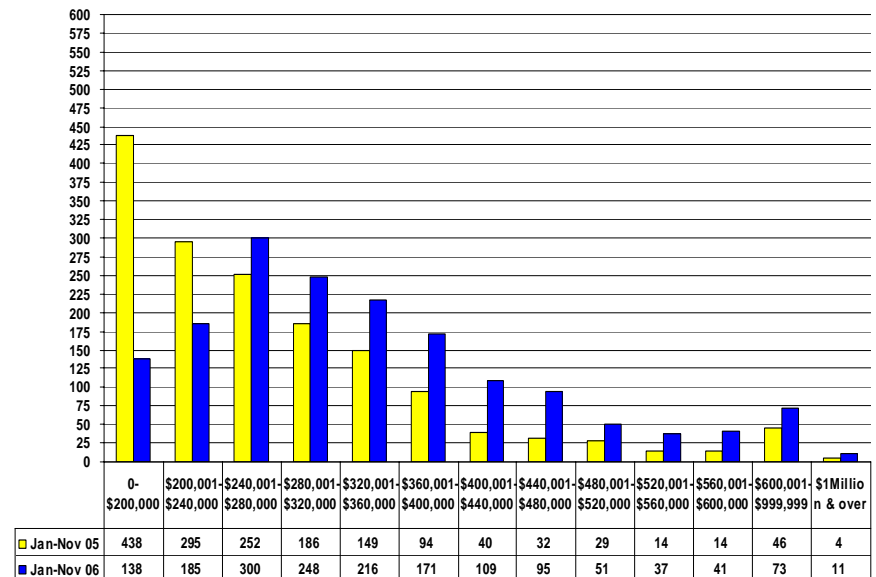
■ Nov 05 ■ Nov 06



North Zone - Single Family Residential 2005 vs 2006

Listings Taken By Price Range - Single Family Dwellings Only

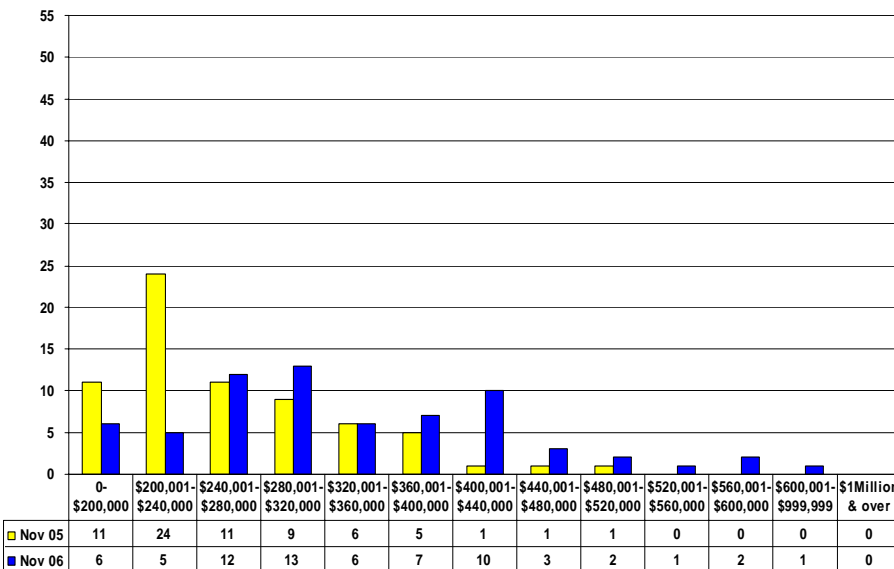
■ Jan-Nov 05 ■ Jan-Nov 06



North Zone - Single Family Residential November 2006

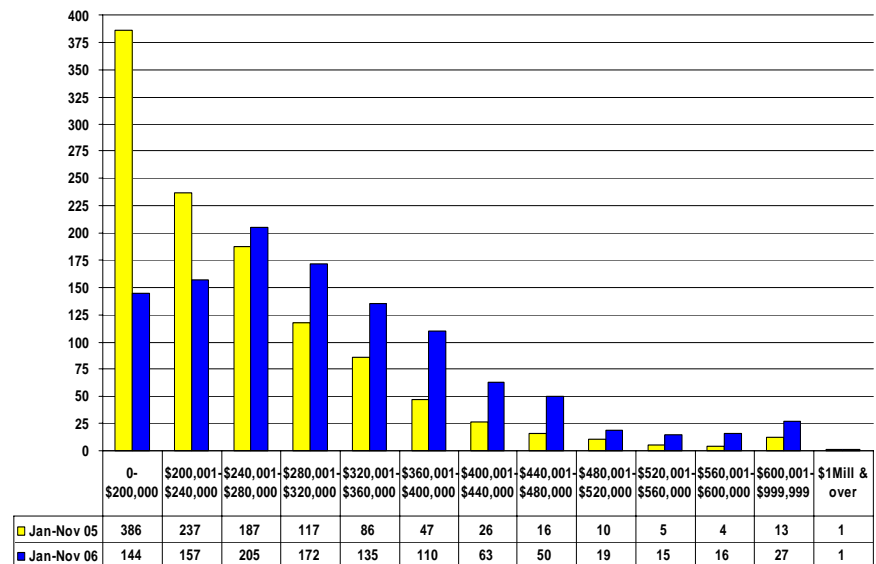
Monthly Sales by Price Range - Single Family Dwellings Only

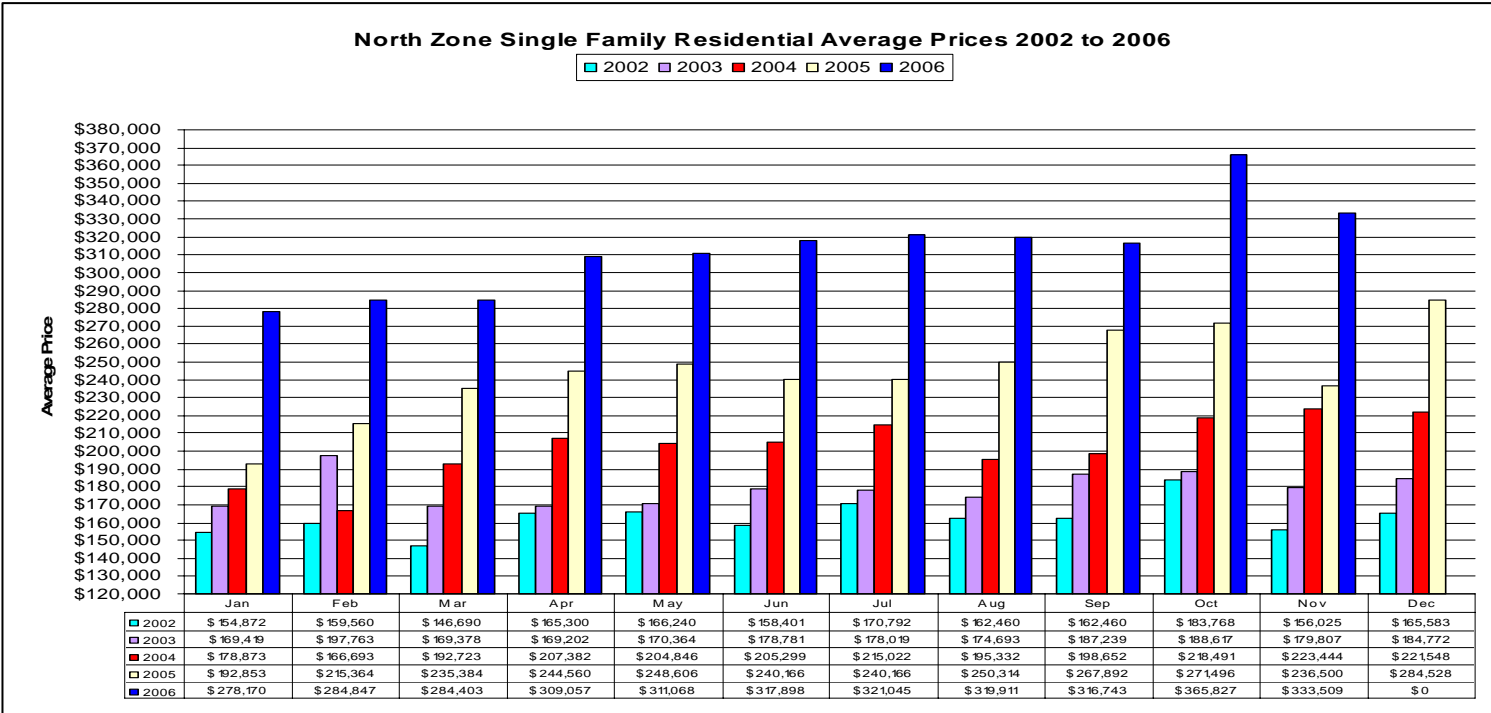
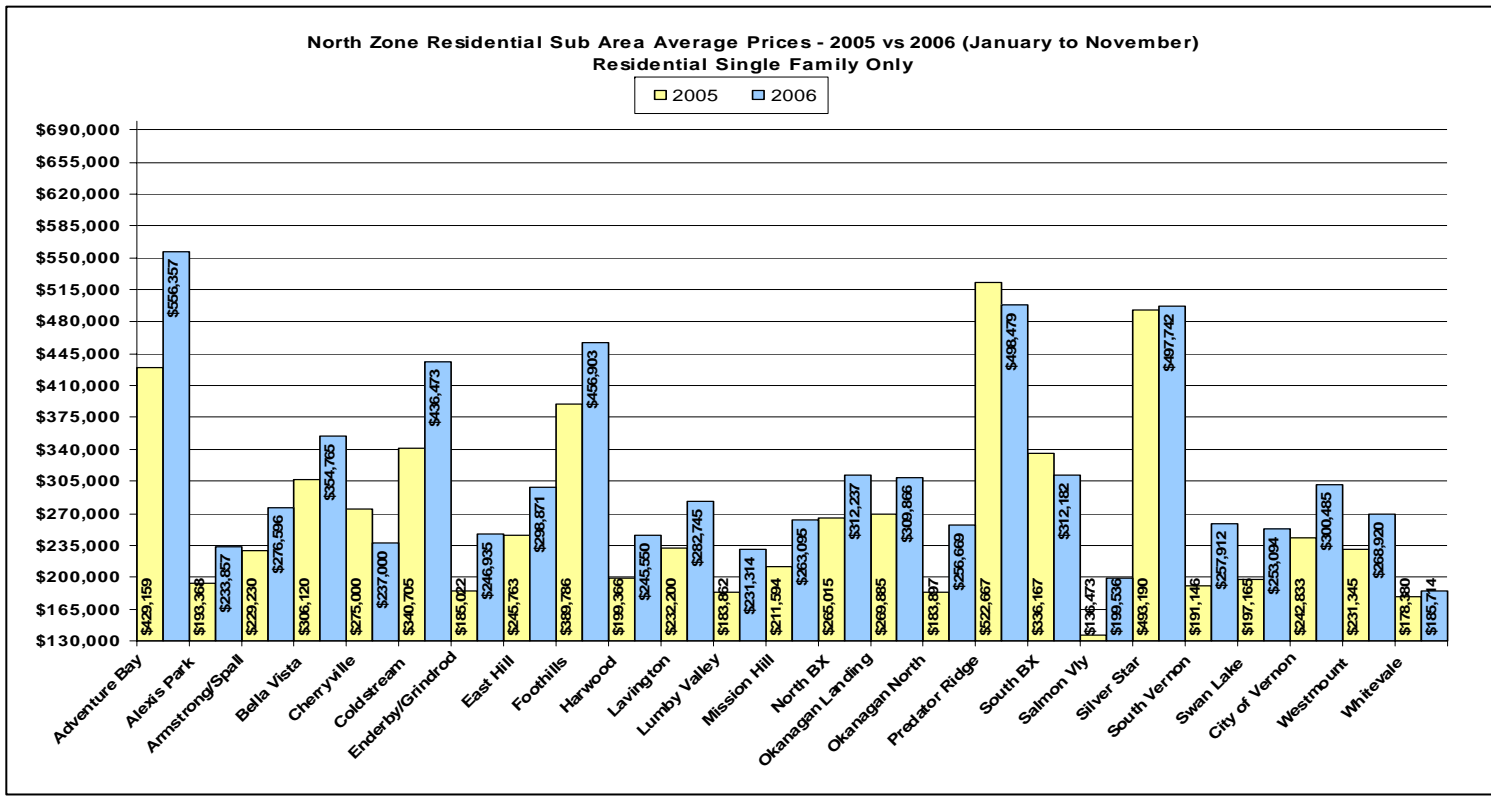
■ Nov 05 ■ Nov 06



North Zone - Single Family Residential 2005 vs 2006

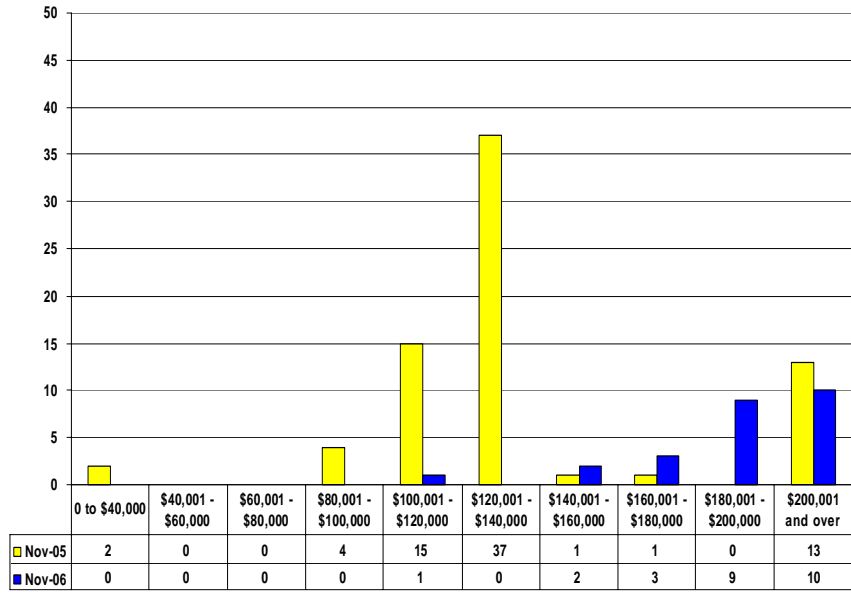
Number of Solds by Price Range - Single Family Dwellings Only



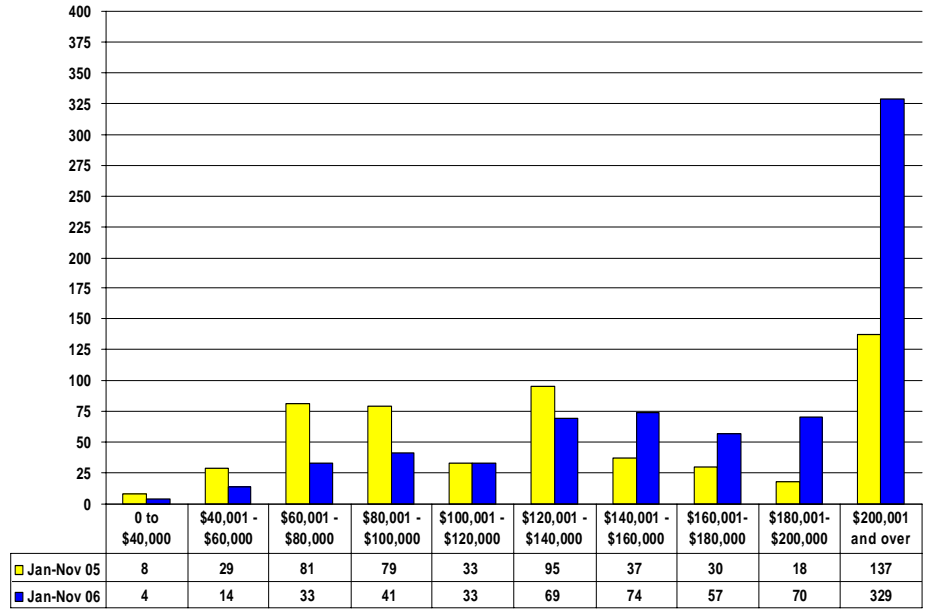


North Zone - November 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront

■ Nov-05 ■ Nov-06

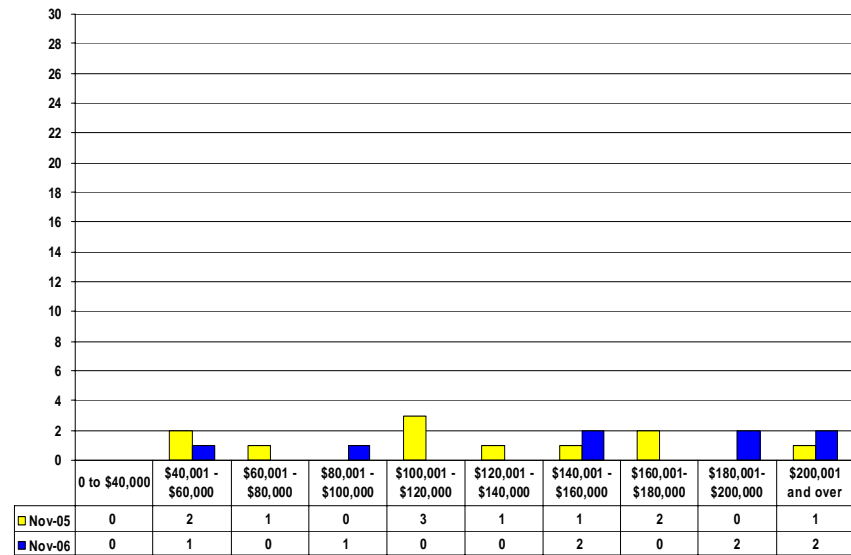


North Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

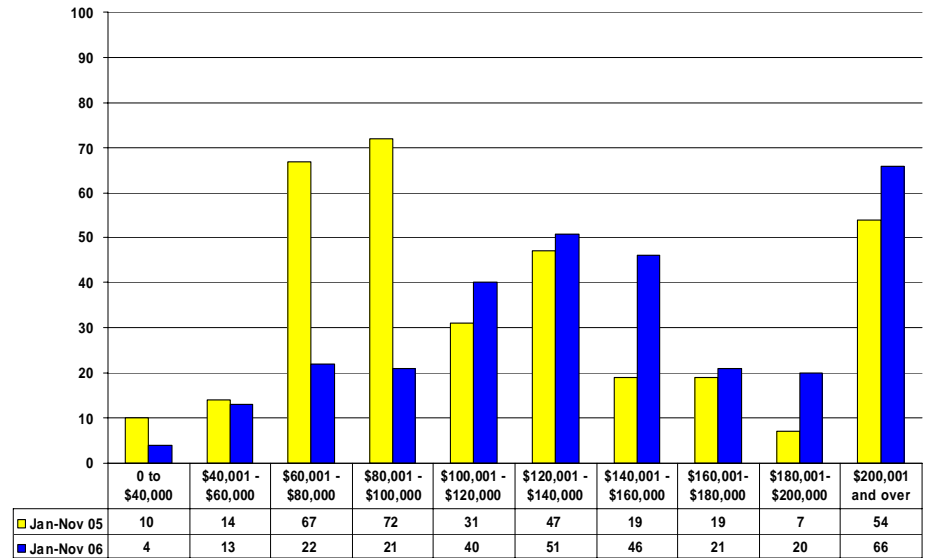


North Zone - November 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

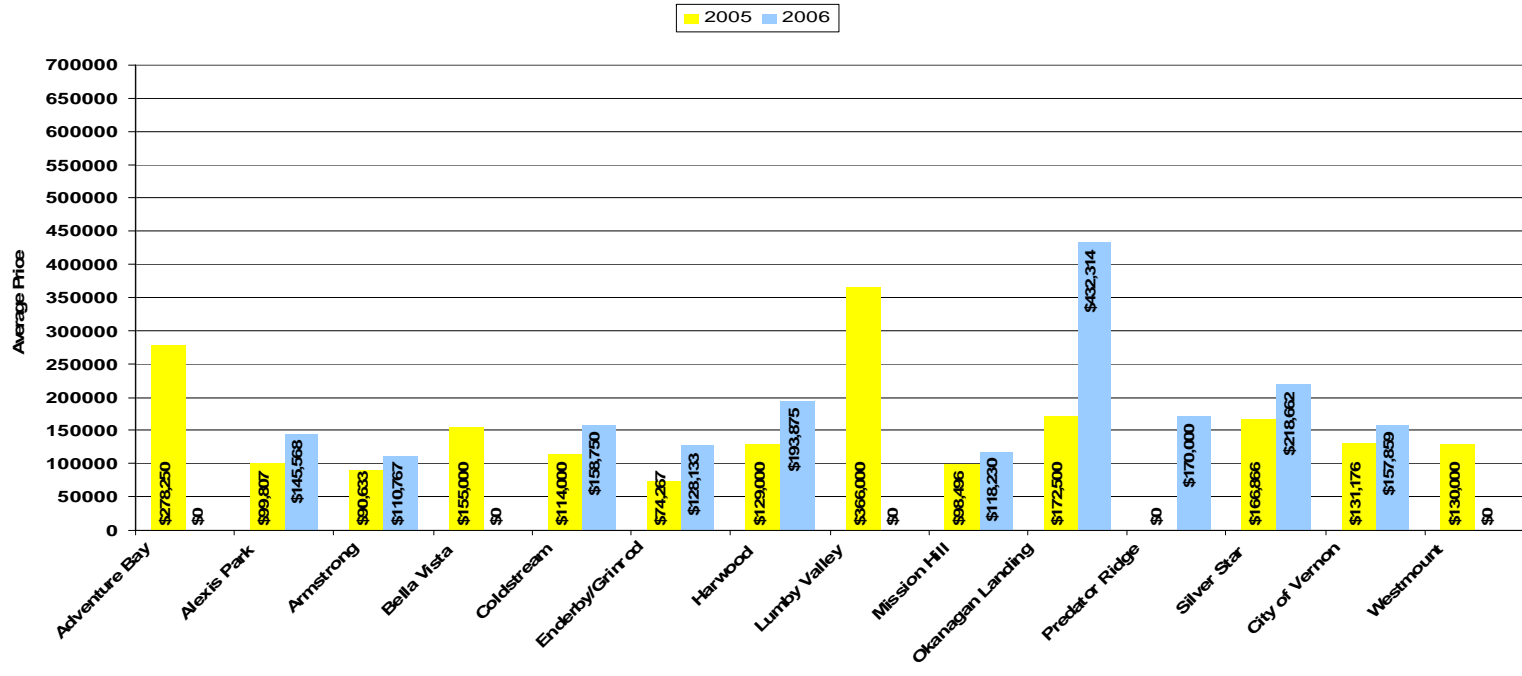
■ Nov-05 ■ Nov-06



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 November)



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

