

CENTRAL ZONE MONTHLY STATISTICS

DECEMBER 1 to DECEMBER 31, 2006

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Out of Board Area Statistics are 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	341	336	1.5%	9406	8855	6.2%
Units Sold	228	299	-23.7%	5459	6070	-10.1%
Sales Dollars	\$86,572,929	\$97,963,291	-11.6%	\$1,881,774,952	\$1,789,743,119	5.1%
List/Sell Ratio	94.29%	94.27%		94.47%	95.30%	
Days to Sell	123	120	2.6%	111	185	-40.3%
Active Listings	2549	1921	32.7%			
NORTH ZONE TOTALS						
Units Listed	146	177	-17.5%	4428	3935	12.5%
Units Sold	87	156	-44.2%	2545	2750	-7.5%
Sales Dollars	\$28,161,950	\$35,402,737	-20.5%	\$725,310,932	\$638,060,705	13.7%
List/Sell Ratio	93.24%	92.21%		93.91%	93.42%	
Days to Sell	168	137	22.7%	166	216	-23.5%
Active Listings	1320	917	43.9%			
SHUSWAP ZONE TOTALS						
Units Listed	58	84	-31.0%	2339	2190	6.8%
Units Sold	55	46	19.6%	1388	1530	-9.3%
Sales Dollars	\$11,879,773	\$7,472,988	59.0%	\$341,288,021	\$278,375,185	22.6%
List/Sell Ratio	94.47%	94.86%		93.30%	94.18%	
Days to Sell	125	135	-6.8%	164	220	-25.5%
Active Listings	738	670	10.1%			
GRAND TOTALS						
Units Listed	545	597	-8.7%	16173	14980	8.0%
Units Sold	370	501	-26.1%	9392	10350	-9.3%
Sales Dollars	\$126,614,652	\$140,839,016	-10.1%	\$2,948,373,905	\$2,706,179,009	8.9%
List/Sell Ratio	94.00%	93.78%		93.89%	94.30%	
Days to Sell	139	131	6.4%	147	207	-29.2%
Active Listings	4607	3508	31.3%			

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CENTRAL OKANAGAN ZONE QUICK SUMMARY December 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>	
December-06	228	\$86,572,929	106	\$45,077,830	341	2,549	3.8
November-06	341	\$112,856,616	148	\$61,567,431	747	2,803	
December-05	299	\$97,963,291	134	\$47,620,937	336	1,921	

Monthly Ratio of Sales versus Inventory All Property Types 8.94%

<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	44	69	454	9.69%	97
CONDO/TWNHSE	32	33	212	15.09%	68
LOTS	11	38	386	2.85%	235
RESIDENTIAL	106	132	766	13.84%	66

Average House Price \$425,263 Median House Price \$379,500
The Average and Median Price are the Monthly Figures

MEMBERSHIP INFORMATION

	<u>TOTAL NUMBER OF MEMBERS</u> <u>December 31/06</u>	<u>TOTAL NUMBER OF MEMBERS</u> <u>December 31/05</u>	<u>CHANGE BY NUMBER</u>	<u>CHANGE BY %</u>
ALL ZONES	1091	1008	83	8.23%
CENTRAL ZONE	677	631	46	7.29%
NORTH ZONE	302	280	22	7.86%
SHUSWAP ZONE	112	97	15	15.46%
CURRENT				
MANAGING BROKERS	86			
SALES REPS	928			
PROPERTY MGMNT	16			
ASSOCIATE BROKERS	58			
EXEMPTION MEMBER	3			
TOTALS	1091			

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CENTRAL ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - DECEMBER 2006

	LISTINGS						INVENTORY		
	December 2006	December 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	December 2006	December 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	10	7	42.9%	252	240	5.0%	100	75	33.3%
Duplex	12	8	50.0%	275	240	14.6%	51	35	45.7%
Mobile Homes	21	18	16.7%	495	476	4.0%	80	79	1.3%
Recreational	3	6	-50.0%	142	111	27.9%	57	23	147.8%
Residential	132	124	6.5%	3988	3846	3.7%	766	577	32.8%
Residential WF	2	3	-33.3%	117	120	-2.5%	36	40	-10.0%
3 & 4 Plex	0	2	-100.0%	19	11	72.7%	5	4	25.0%
Timeshares	1	1	0.0%	9	10	-10.0%	8	7	14.3%
Apartments	69	69	0.0%	1653	1489	11.0%	454	354	28.2%
Townhouses	33	31	6.5%	933	889	4.9%	212	172	23.3%
Total	283	269		7,883	7,432		1769	1366	
FARMS:	2	3	-33.3%	92	86	7.0%	46	38	21.1%
MULTI FAMILY:	0	3	-100.0%	28	39	-28.2%	6	7	-14.3%
LOTS:									
Acreage	7	7	0.0%	108	139	-22.3%	54	58	-6.9%
Acreage WF	1	0	100.0%	21	8	162.5%	9	6	50.0%
Lots	28	20	40.0%	699	638	9.6%	314	201	56.2%
Lots WF	2	0	100.0%	21	20	5.0%	9	7	28.6%
Total	38	27		849	805		386	272	
I.C. & I.:									
Business	5	5	0.0%	141	159	-11.3%	73	65	12.3%
Commercial	3	2	50.0%	131	121	8.3%	51	44	15.9%
Land	0	2	-100.0%	89	44	102.3%	71	22	222.7%
Leases	10	25	-60.0%	193	169	14.2%	147	107	37.4%
Total	18	34		554	493		342	238	
GRAND TOTALS	341	336	1.5%	9,406	8,855	6.2%	2549	1921	32.7%

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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 - DECEMBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio		SALES \$ VOLUME			List Sell Ratio	
	Dec	Dec	Incr %	YTD	YTD	Incr %	Dec	Dec	Incr %	Dec	Dec	JAN-Dec	JAN-Dec	Incr %	J-DC	J-DC
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
RESIDENTIAL:																
Acreage/House	4	7	-42.9%	100	107	-6.5%	\$3,020,700	\$3,834,500	-21.2%	97.75%	94.42%	\$69,058,519	\$63,234,467	9.2%	95.48%	95.10%
Duplex	4	8	-50.0%	166	162	2.5%	\$1,177,000	\$2,633,500	-55.3%	96.69%	97.34%	\$52,403,545	\$43,017,093	21.8%	97.45%	97.32%
Mobile Homes	10	17	-41.2%	355	354	0.3%	\$764,300	\$1,133,400	-32.6%	94.27%	92.02%	\$27,961,354	\$21,681,799	29.0%	93.09%	98.30%
Recreational	1	0	100.0%	28	42	-33.3%	\$850,000	\$0	100.0%	100.00%	0.00%	\$10,487,200	\$11,988,950	-12.5%	94.42%	95.40%
Residential	106	134	-20.9%	2497	2766	-9.7%	\$45,077,830	\$47,620,937	-5.3%	96.78%	97.27%	\$1,005,129,412	\$913,826,084	10.0%	97.87%	97.67%
Residential WF	2	3	-33.3%	53	57	-7.0%	\$3,370,000	\$10,475,000	-67.8%	90.25%	94.55%	\$92,349,750	\$74,116,250	24.6%	93.07%	94.16%
3 & 4 Plex	1	0	100.0%	10	1	900.0%	\$499,000	\$0	100.0%	90.73%	0.00%	\$3,610,900	\$460,000	685.0%	96.51%	97.89%
Timeshares	1	0	100.0%	2	3	-33.3%	\$8,000	\$0	100.0%	88.89%	0.00%	\$16,000	\$12,500	28.0%	88.89%	88.81%
Apartments	44	53	-17.0%	990	1076	-8.0%	\$10,430,677	\$10,994,367	-5.1%	97.48%	95.99%	\$234,452,426	\$273,272,858	-14.2%	97.75%	97.84%
Townhouses	32	35	-8.6%	589	688	-14.4%	\$11,309,400	\$11,067,550	2.2%	96.61%	97.87%	\$180,100,330	\$183,205,202	-1.7%	97.92%	97.94%
Total	205	257		4,790	5,256		\$76,506,907	\$87,759,254				\$1,675,569,436	\$1,584,815,203			
FARMS:	2	0	100.0%	18	20	-10.0%	\$1,875,000	\$0	100.0%	98.77%	0.00%	\$17,697,500	\$16,907,200	4.7%	92.31%	94.81%
MULTI FAMILY:	0	3	-100.0%	10	18	-44.4%	\$0	\$2,577,000	-100.0%	0.00%	97.37%	\$11,045,100	\$18,555,300	-40.5%	94.96%	95.82%
LOTS:																
Acreage	3	3	0.0%	60	59	1.7%	\$1,290,000	\$1,015,000	27.1%	93.25%	97.05%	\$37,027,229	\$27,312,520	35.6%	94.26%	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	8	23	-65.2%	384	494	-22.3%	\$1,144,000	\$3,335,786	-65.7%	92.76%	95.96%	\$63,915,916	\$68,339,954	-6.5%	96.56%	98.67%
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	11	26		460	580		\$2,434,000	\$4,350,786				\$119,180,545	\$111,568,874			
I.C. & I.:																
Business	2	1	100.0%	32	32	0.0%	\$1,285,000	\$30,000	4183.3%	82.52%	75.19%	\$4,381,990	\$12,270,500	-64.3%	85.86%	83.30%
Commercial	5	6	-16.7%	62	62	0.0%	\$4,204,955	\$2,397,325	75.4%	97.60%	96.23%	\$28,290,470	\$24,679,195	14.6%	95.30%	95.55%
Land	0	0	0.0%	15	19	-21.1%	\$0	\$0	0.0%	0.00%	0.00%	\$16,384,500	\$12,516,000	30.9%	94.90%	93.49%
Leases	3	6	-50.0%	72	83	-13.3%	\$267,067	\$848,926	-68.5%	0.00%	0.00%	\$9,225,411	\$8,430,847	9.4%	0.00%	0.00%
Total	10	13		181	196		\$5,757,022	\$3,276,251				\$58,282,371	\$57,896,542			
GRAND TOTALS	228	299	-23.7%	5,459	6,070	-10.1%	\$86,572,929	\$97,963,291	-11.63%	94.29%	94.27%	\$1,881,774,952	\$1,789,743,119	39.78%	94.47%	95.30%

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

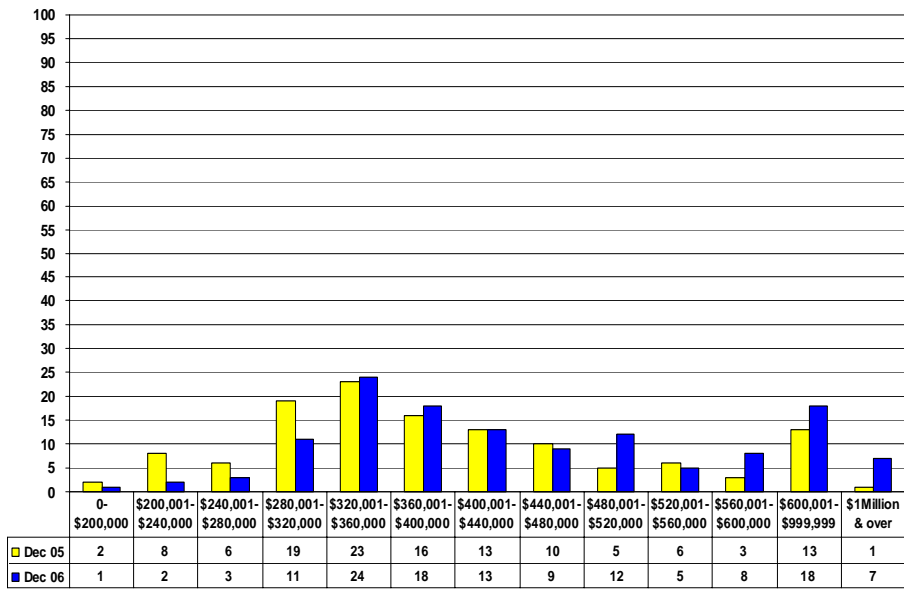
CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - DECEMBER 2006

	AVERAGE PRICE INFORMATION						MEDIAN PRICE INFORMATION						NUMBER DAYS TO SELL					
	Dec 2006	Dec 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	Dec 2006	Dec 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	Dec 2006	Dec 2005	Incr % Decr %	JN-DC 2006	JN-DC 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$755,175	\$547,786	37.9%	\$690,585	\$590,976	16.9%	\$626,850	\$420,000	49.3%	\$599,000	\$492,500	21.6%	108	118	-8.5%	92	133	-30.8%
Duplex	\$294,250	\$329,188	-10.6%	\$315,684	\$265,538	18.9%	\$281,000	\$370,500	-24.2%	\$272,750	\$220,750	23.6%	43	59	-28.0%	50	42	18.3%
Mobile Homes	\$76,430	\$66,671	14.6%	\$78,764	\$61,248	28.6%	\$84,000	\$64,000	31.3%	\$74,000	\$52,000	42.3%	42	51	-17.6%	52	65	-20.7%
Recreational	\$850,000	\$0	100.0%	\$374,543	\$285,451	31.2%	\$850,000	\$0	100.0%	\$328,750	\$265,000	24.1%	26	0	100.0%	135	102	32.4%
Residential	\$425,263	\$355,380	19.7%	\$402,535	\$330,378	21.8%	\$379,500	\$324,525	16.9%	\$370,000	\$306,500	20.7%	66	63	5.4%	56	64	-13.2%
Residential WF	\$1,685,000	\$3,491,667	-51.7%	\$1,742,448	\$1,300,285	34.0%	\$1,685,000	\$2,550,000	-33.9%	\$1,075,000	\$1,025,500	4.8%	25	117	-78.6%	92	103	-10.6%
3 & 4 Plex	\$499,000	\$0	100.0%	\$361,090	\$0	100.0%	\$499,000	\$0	100.0%	\$327,500	\$460,000	-28.8%	53	0	100.0%	80	52	53.5%
Timeshares	\$8,000	\$0	100.0%	\$8,000	\$4,167	92.0%	\$8,000	\$0	100.0%	\$8,000	\$4,500	77.8%	85	0	100.0%	58	311	-81.5%
Apartments	\$237,061	\$207,441	14.3%	\$236,821	\$253,971	-6.8%	\$222,500	\$207,000	7.5%	\$215,000	\$204,000	5.4%	97	79	22.8%	75	140	-46.1%
Townhouses	\$353,419	\$316,216	11.8%	\$305,773	\$266,287	14.8%	\$284,950	\$285,000	0.0%	\$275,000	\$240,000	14.6%	68	73	-7.0%	56	70	-19.9%
Total																		
FARMS:	\$937,500	\$0	100.0%	\$983,194	\$845,360	16.3%	\$937,500	\$0	100.0%	\$801,250	\$635,000	26.2%	310	0	100.0%	141	170	-16.8%
MULTI FAMILY:	\$0	\$859,000	-100.0%	\$1,104,510	\$1,030,850	7.1%	\$0	\$880,000	-100.0%	\$960,000	\$825,000	16.4%	0	104	-100.0%	57	74	-22.7%
LOTS:																		
Acreage	\$430,000	\$338,333	27.1%	\$617,120	\$462,924	33.3%	\$480,000	\$248,500	93.2%	\$400,000	\$343,000	16.6%	344	184	87.0%	151	145	4.1%
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	\$143,000	\$145,034	-1.4%	\$166,448	\$138,340	20.3%	\$155,000	\$128,708	20.4%	\$142,000	\$124,900	13.7%	126	216	-41.6%	245	303	-19.3%
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	155	-26.7%
Total																		
I.C. & I.:																		
Business	\$642,500	\$30,000	2041.7%	\$136,937	\$383,453	-64.3%	\$642,500	\$30,000	2041.7%	\$65,000	\$94,500	-31.2%	108	87	23.6%	168	173	-3.2%
Commercial	\$840,991	\$399,554	110.5%	\$456,298	\$398,052	14.6%	\$879,955	\$416,000	111.5%	\$240,000	\$304,750	-21.2%	110	167	-34.4%	110	765	-85.6%
Land	\$0	\$0	0.0%	\$1,092,300	\$658,737	65.8%	\$0	\$0	0.0%	\$950,000	\$521,000	82.3%	0	0	0.0%	168	347	-51.5%
Leases	\$89,022	\$141,488	-37.1%	\$128,131	\$101,576	26.1%	\$75,240	\$91,865	-18.1%	\$76,670	\$53,440	43.5%	366	247	48.2%	231	246	-6.1%
Total																		
													123	120		111	185	

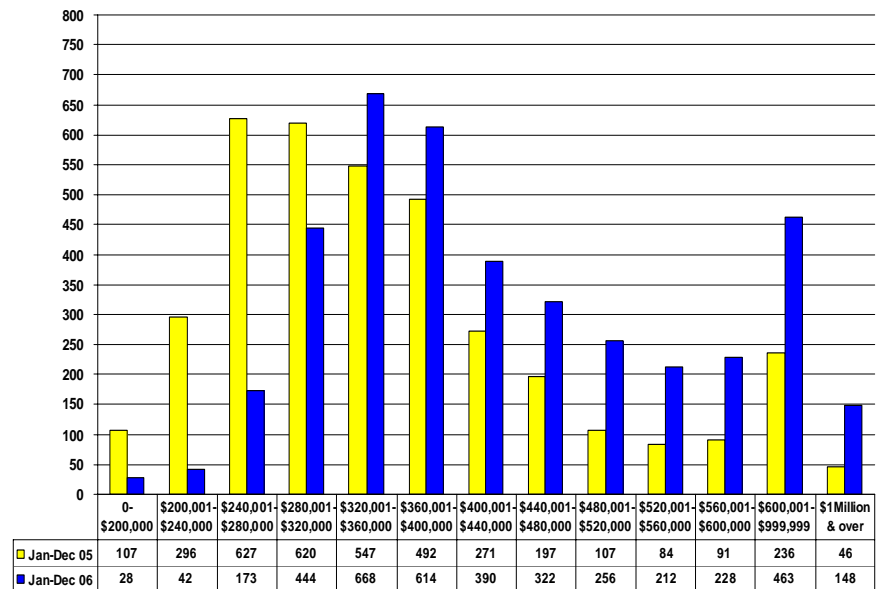
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Central Zone - Single Family Residential - December 2006
 Monthly Listings By Price Range - Single Family Dwellings Only

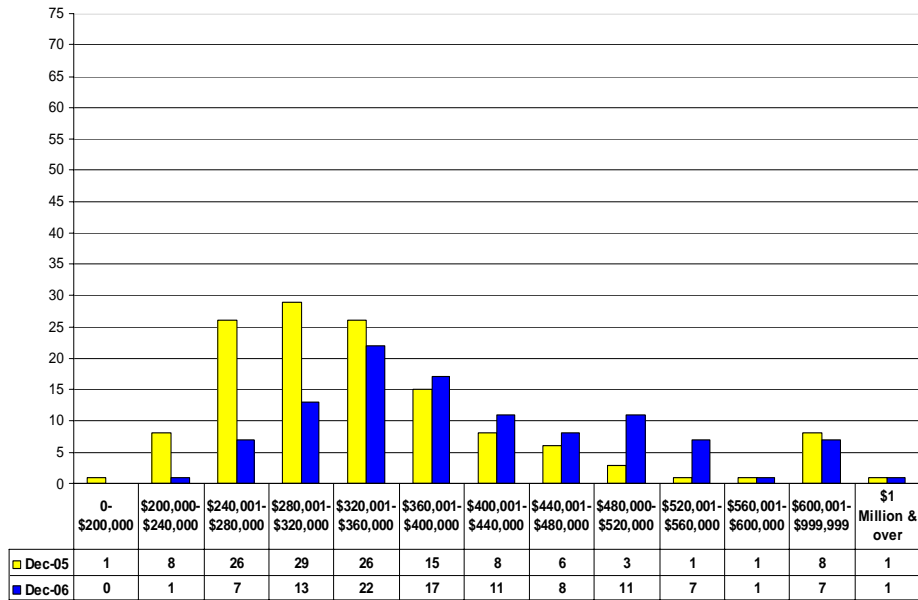


Central Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

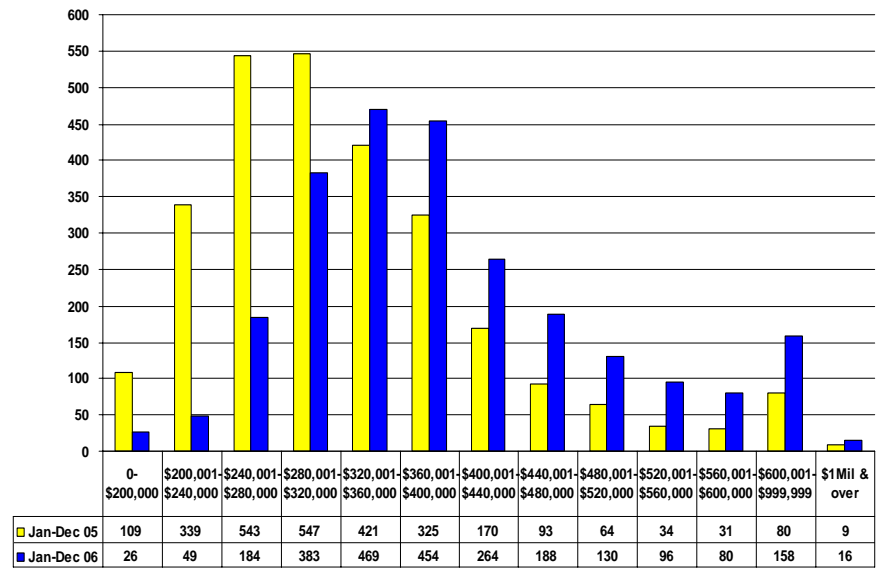


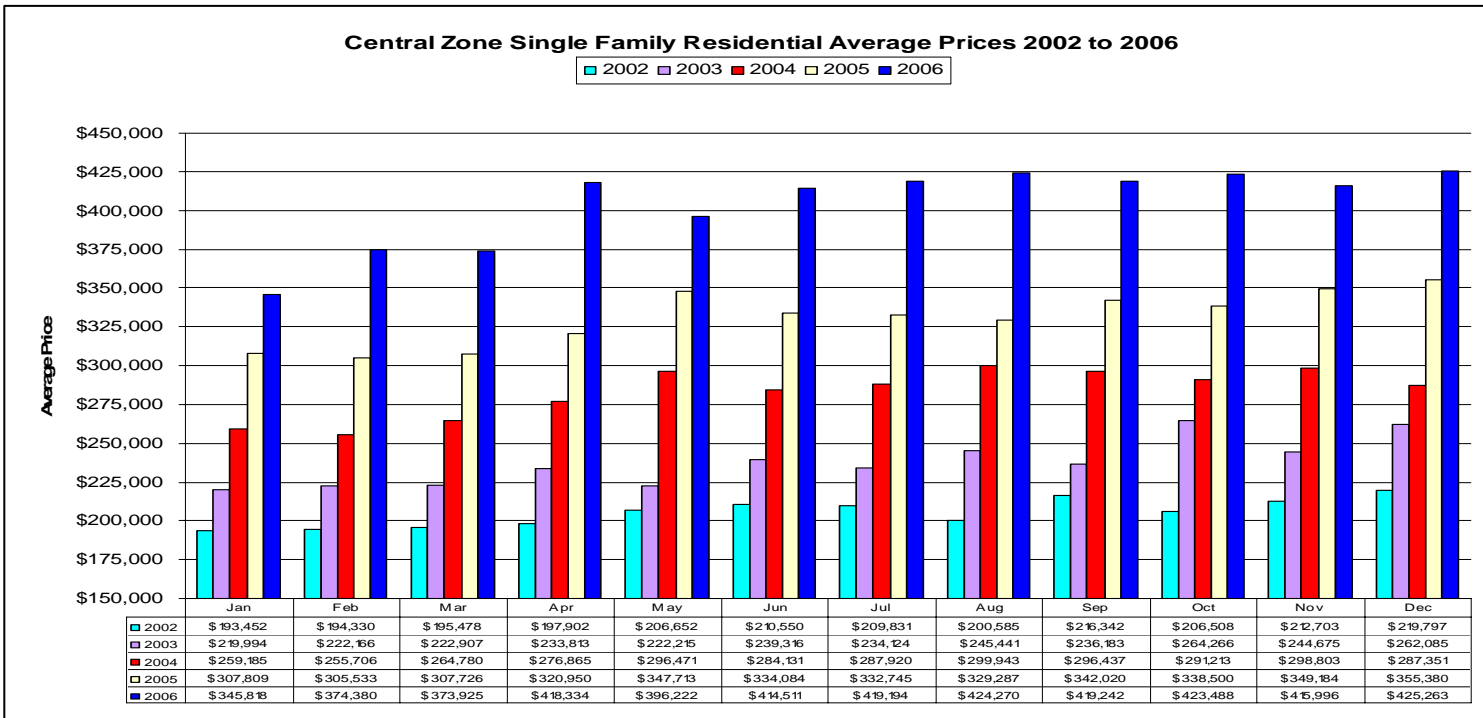
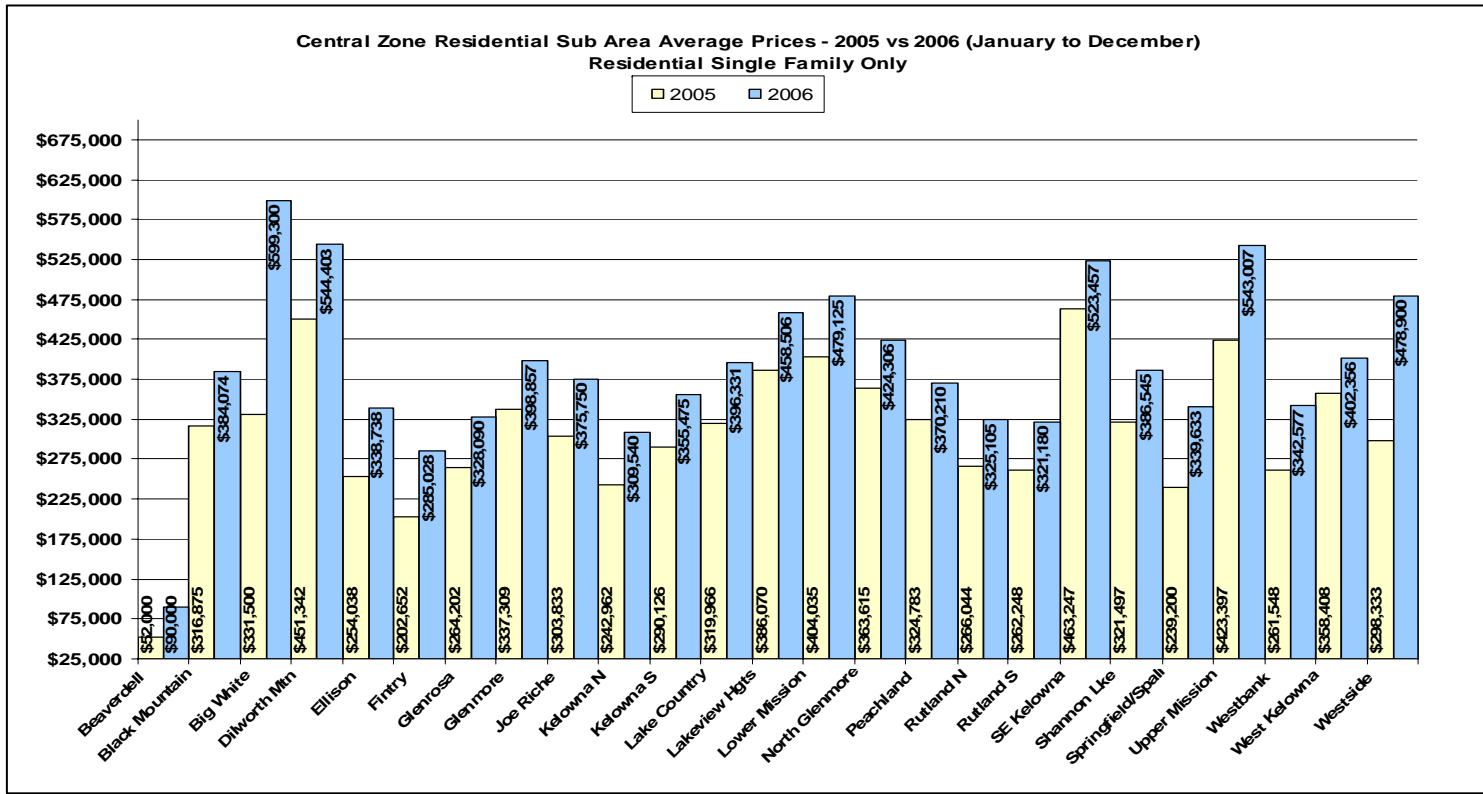
Central Zone - Single Family Residential - December 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

■ Dec-05 ■ Dec-06

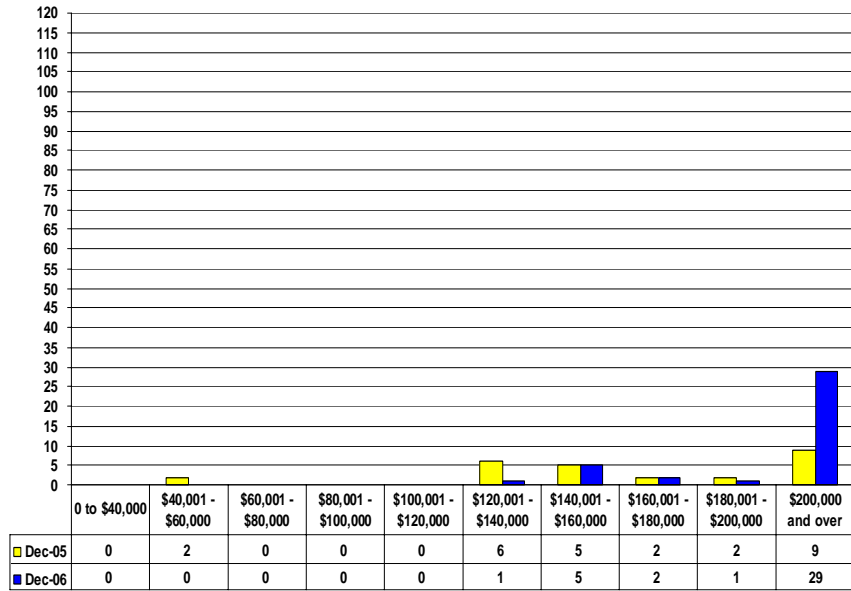


Central Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only

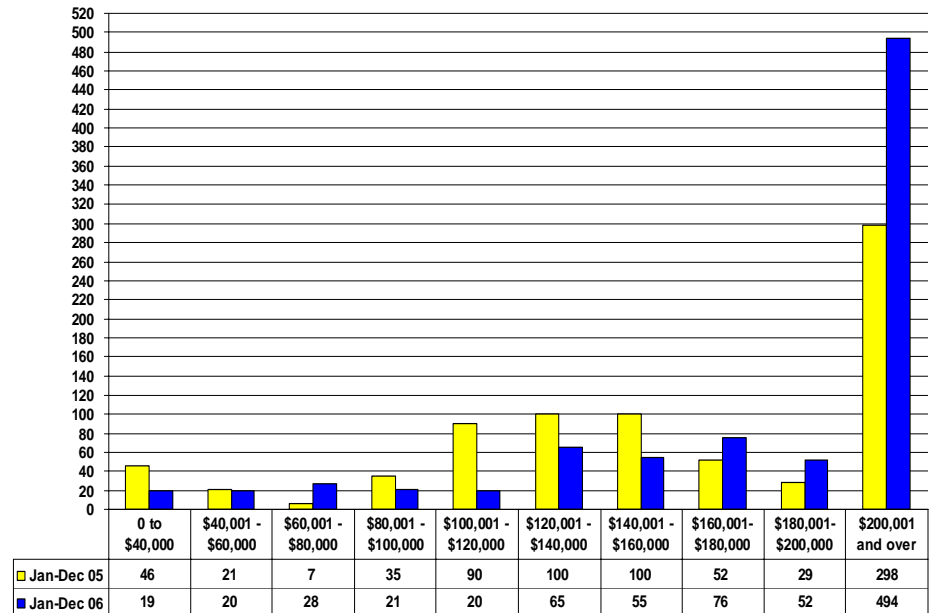




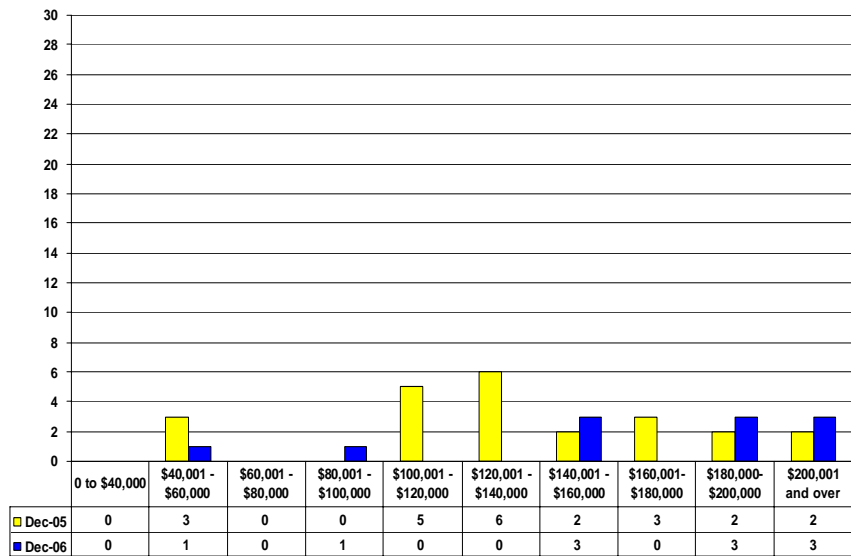
Central Zone - December 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



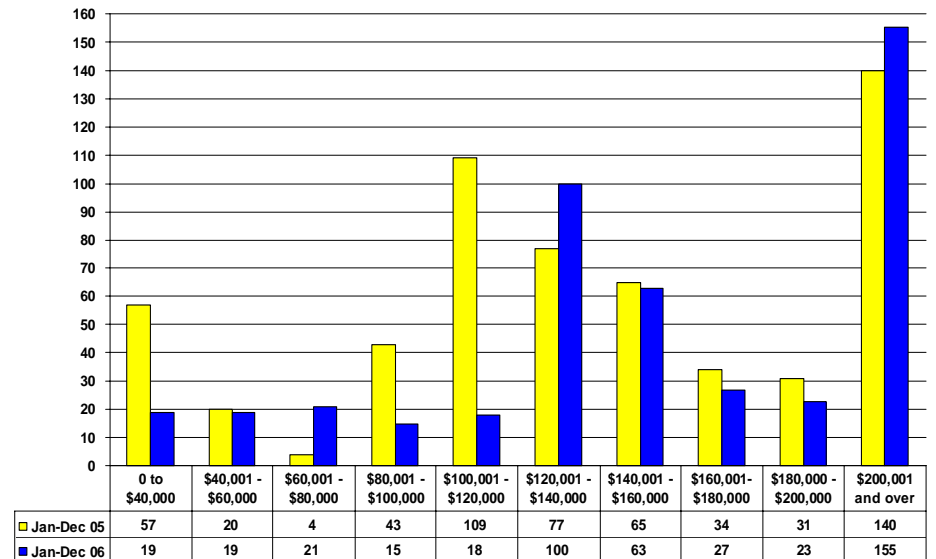
Central Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

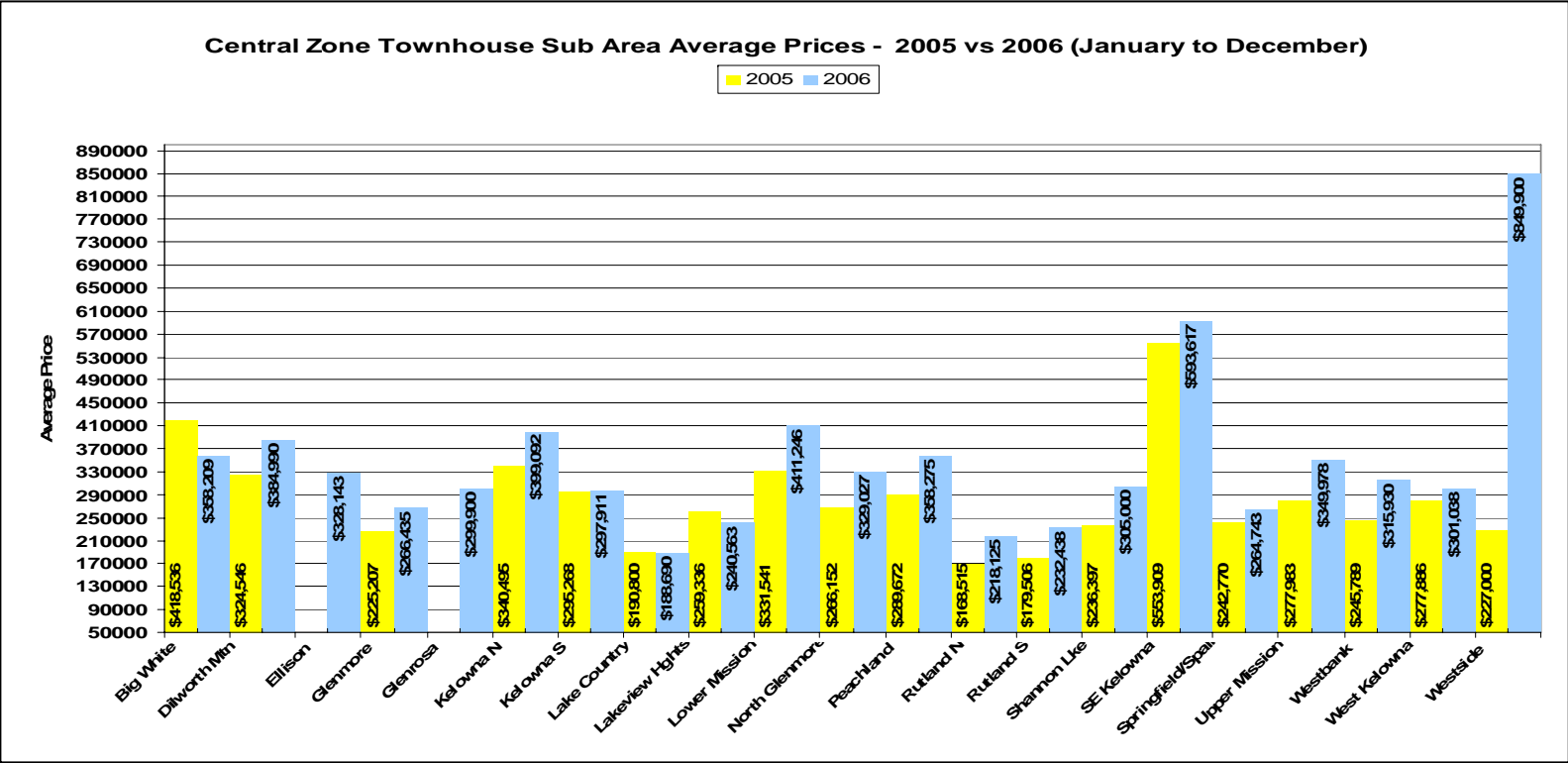
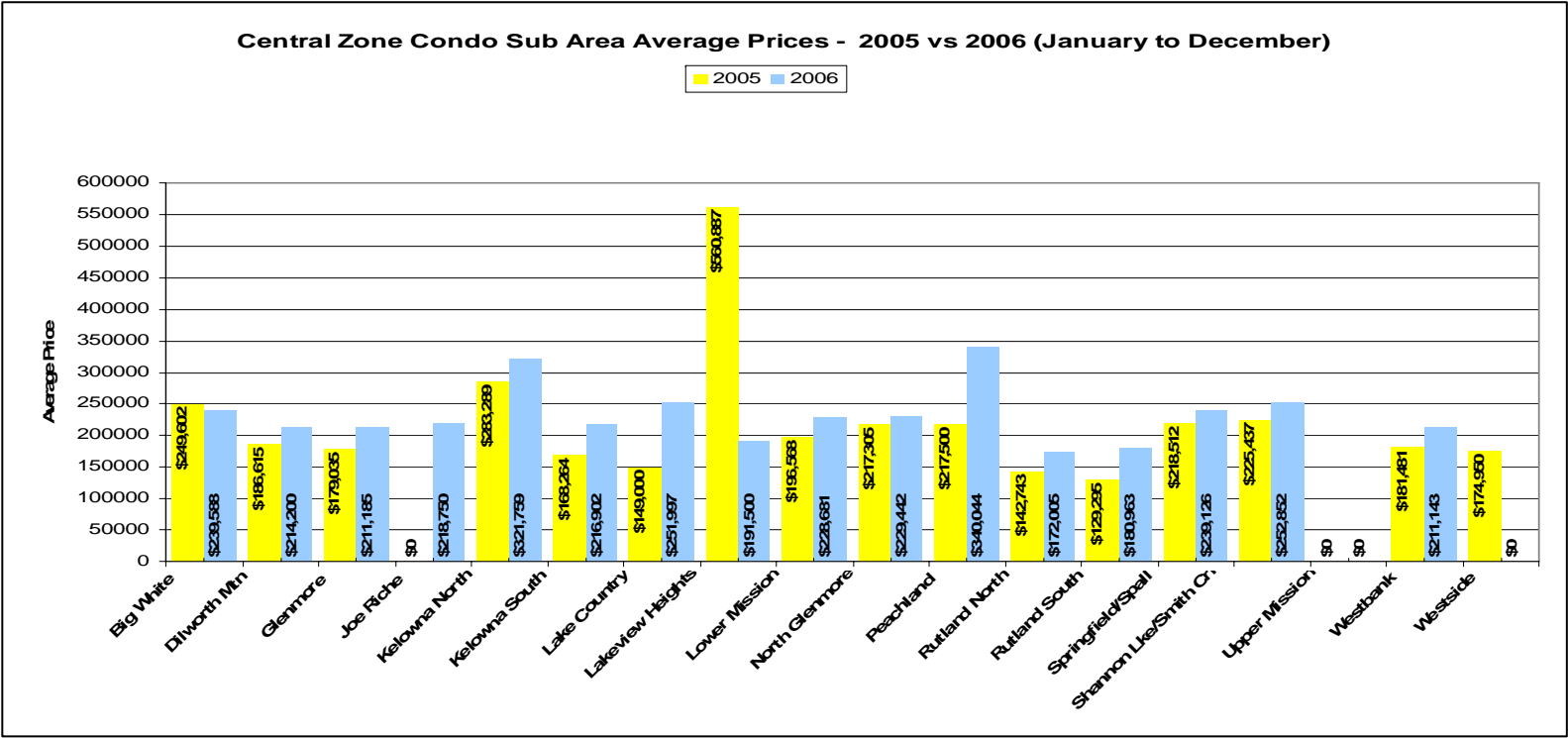


Central Zone - December 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



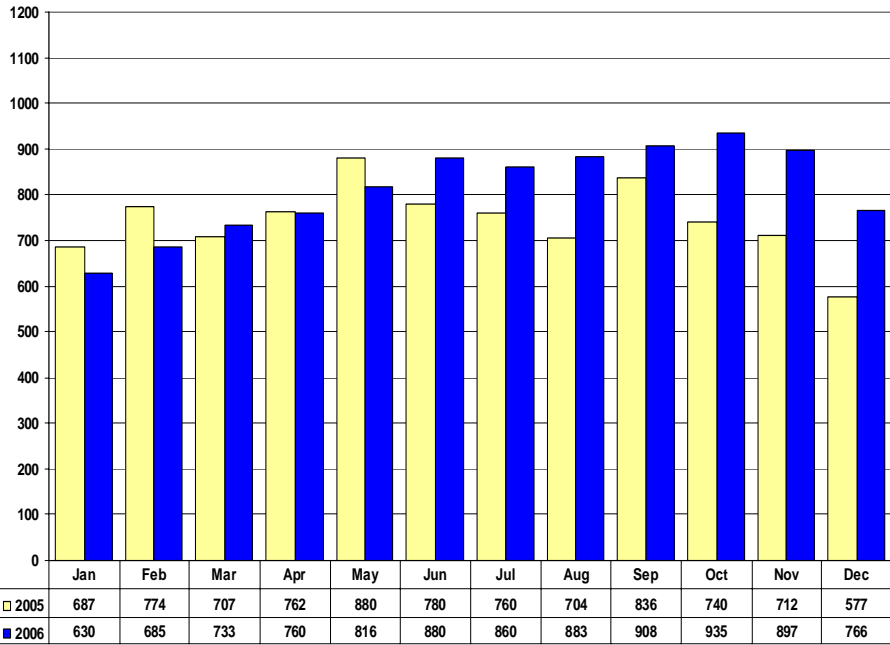
Central Zone - Lots 2005 vs 2006
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront





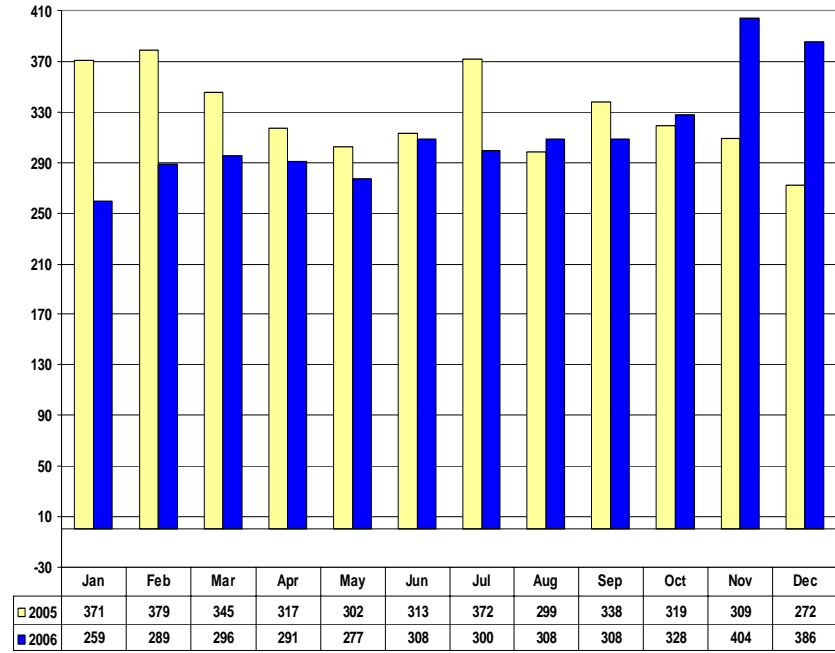
Inventory of Active Listings 2005 vs 2006
Single Family Residential - Central Zone

2005 2006

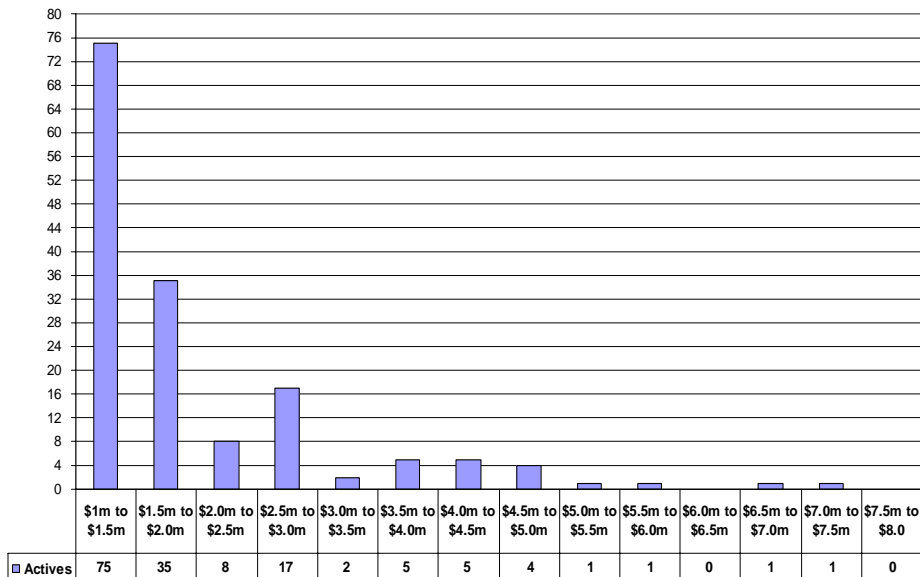


Inventory of Active Listings 2005 vs 2006
Lots - Central Zone

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)

