

CENTRAL OKANAGAN DIVISION

MONTHLY STATISTICS

FOR

April 1 - 30, 2002

CENTRAL OKANAGAN DIVISION

STAT - O - GRAM

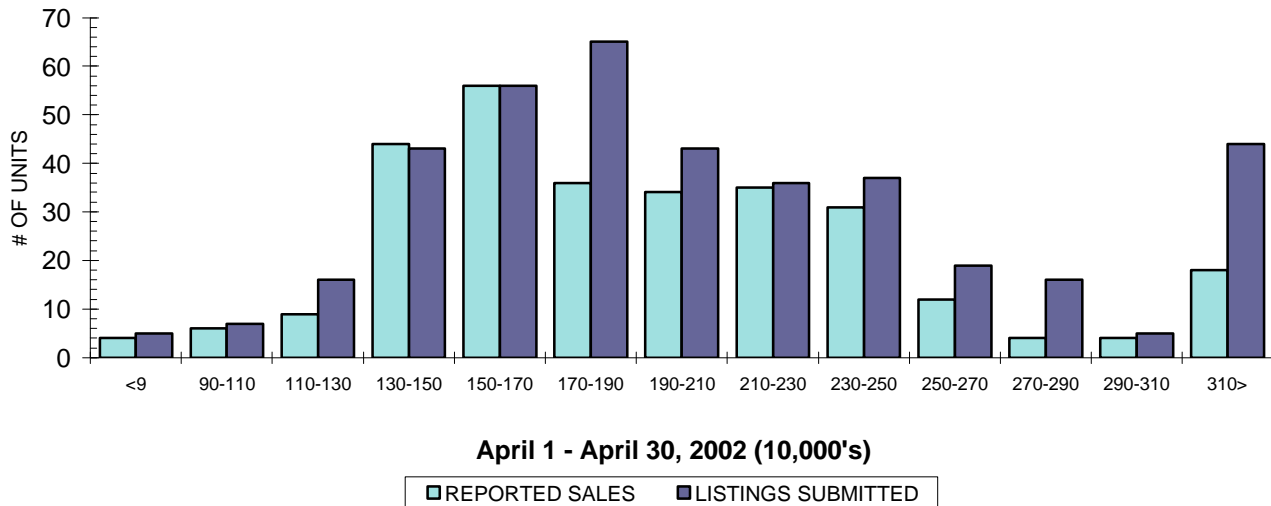
April 2002

QUICK SUMMARY

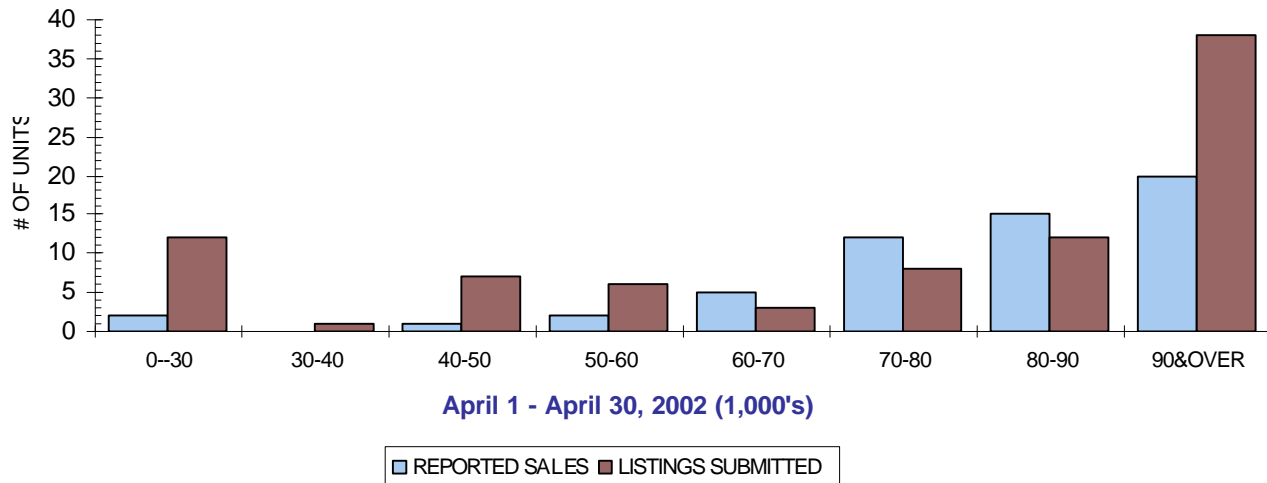
	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>
April 2002	526	\$112,999,148	293	\$57,985,426	785	2,795
March 2002	460	\$78,171,509	246	\$48,087,587	659	2,766
April 2001	338	\$57,015,105	191	\$36,696,810	743	3,695

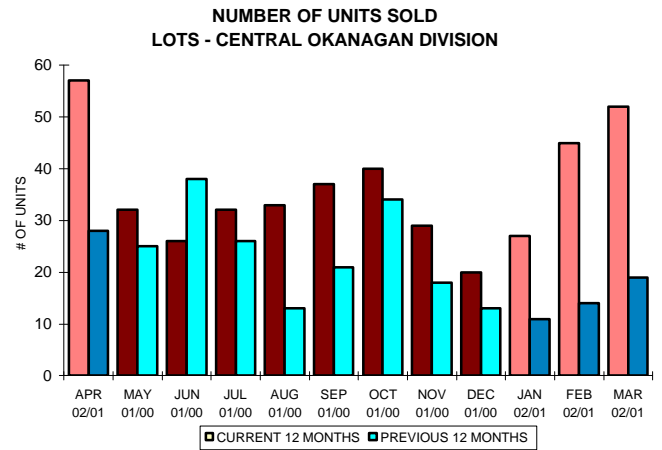
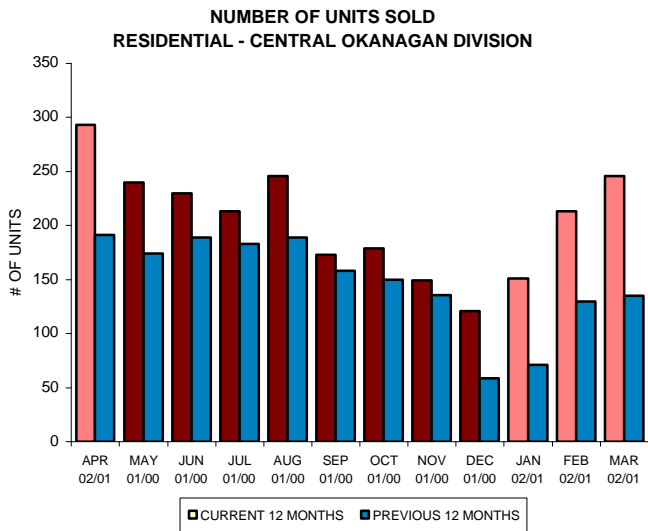
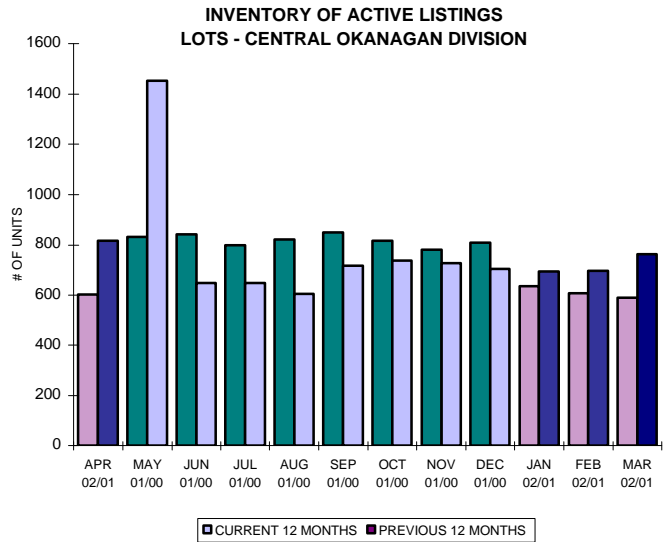
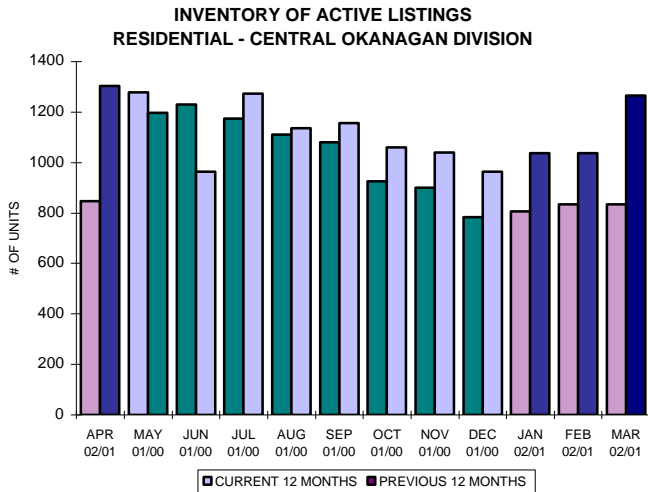
The average number of listings-per-licensee is 6.6

RESIDENTIAL LISTING & SALES ACTIVITY CENTRAL OKANAGAN DIVISION (BY PRICE CATEGORY)



LOT LISTING & SALES ACTIVITY CENTRAL OKANAGAN DIVISION (BY PRICE CATEGORY)





CENTRAL OKANAGAN DIVISION

April 2002

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
CONDO/APT	56	80	224	25.00%	66
CONDO/TWNHSE	45	48	145	31.03%	84
LOTS	57	87	602	9.47%	165
RESIDENTIAL	293	393	848	34.55%	65

AVERAGE HOUSE PRICE \$197,902

MEDIAN HOUSE PRICE \$187,000

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

**COMPARATIVE ACTIVITY BY ZONE AS AT
April 30, 2002**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	785	737	6.5%	2764	2767	-0.1%
Units Sold	526	335	57.0%	1688	984	71.5%
Sales Dollars	112999148	56308337	100.7%	314427650	158895977	97.9%
List/Sell Ratio	95.43	92.35		94.57	92.62	
Days to Sell	90	110	-18.2%	106	117	-9.4%
Active Listings	2795	3148	-11.2%			
ZONE NO TOTALS						
Units Listed	392	366	7.1%	1229	1331	-7.7%
Units Sold	212	153	38.6%	575	410	40.2%
Sales Dollars	32875199	21816796	50.7%	84156220	56465234	49.0%
List/Sell Ratio	91.74	90.73		92.57	90.27	
Days to Sell	159	158	0.6%	160	171	-6.4%
Active Listings	2011	1873	7.4%			
ZONE SH TOTALS						
Units Listed	214	309	-30.7%	676	798	-15.3%
Units Sold	79	60	31.7%	205	184	11.4%
Sales Dollars	10567727	7163450	47.5%	29214758	25521335	14.5%
List/Sell Ratio	90.77	88.39		90.23	88.68	
Days to Sell	177	263	-32.7%	204	226	-9.7%
Active Listings	1685	1569	7.4%			
ZONE OB TOTALS						
Units Listed	19	8	137.5%	86	70	22.9%
Units Sold	0	4	-100.0%	3	8	-62.5%
Sales Dollars	0	1380000	-100.0%	1236000	3115000	-60.3%
List/Sell Ratio	74.39	73.64		87.03	85.34	
Days to Sell	140	106	100.0%	115	165	-30.3%
Active Listings	163	117	39.3%			
GRAND TOTALS						
Units Listed	1410	1420	-0.7%	4755	4966	-4.2%
Units Sold	817	552	48.0%	2471	1586	55.8%
Sales Dollars	156442074	86668583	80.5%	429034628	243997546	75.8%
List/Sell Ratio	94.26	91.40		93.77	91.51	
Days to Sell	111	140	-20.7%	125	144	-13.2%
Active Listings	6654	6707	-0.8%			

LICENSEES
April 30, 2002

	TOTAL NUMBER OF LICENSEES	TOTAL NUMBER OF LICENSEES	CHANGE BY NUMBER	CHANGE BY %
	April 30/02	April 30/01		
ALL DIVISIONS	667	671	-4	-0.60%
CENTRAL OK DIV.	421	420	1	0.24%
NORTH OK DIV.	179	180	-1	-0.56%
SHUSWAP DIV.	68	71	-3	-4.23%
CURRENT MEMBERSHIP				
AGENT LICENSEES	73			
SALESPERSONS	527			
PROPERTY MANAGEMENT	9			
9:15 LICENCEE MEMBER	57			
EXEMPTION MEMBER	2			
TOTALS	668			

COMPARATIVE ACTIVITY BY PROPERTY TYPE

April 30, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage							
	UNITS LISTED	20	11	81.8%	69	47	46.8%
	UNITS SOLD	3	4	-25.0%	9	9	0.0%
	SALES DOLLARS	443500	694500	-36.1%	1503000	1590000	-5.5%
	LIST/SELL RATIO	81.17	108.34		83.03	97.70	
	DAYS TO SELL	224	259	-13.5%	243	217	12.0%
	ACTIVE INVENTORY	125	108	15.7%			
	AVERAGE PRICE	\$147,833	\$173,625	-14.9%	\$167,000	\$176,667	-5.5%
	MEDIAN PRICE	\$145,500	\$112,250	29.6%	\$145,500	\$171,000	-14.9%
Acreage with House							
	UNITS LISTED	37	23	60.9%	100	99	1.0%
	UNITS SOLD	18	3	500.0%	38	18	111.1%
	SALES DOLLARS	6451100	773500	734.0%	13058800	5498500	137.5%
	LIST/SELL RATIO	92.5	101.02		92.68	93.11	
	DAYS TO SELL	169	182	-7.1%	146	94	55.3%
	ACTIVE INVENTORY	141	125	12.8%			
	AVERAGE PRICE	\$358,394	\$257,833	39.0%	\$343,653	\$305,472	12.5%
	MEDIAN PRICE	\$282,500	\$270,000	4.6%	\$290,000	\$301,250	-3.7%
Acreage (Waterfront)							
	UNITS LISTED	2	4	-50.0%	4	9	-55.6%
	UNITS SOLD	0	0	0.0%	1	1	0.0%
	SALES DOLLARS	0	0	0.0%	270000	270000	0.0%
	LIST/SELL RATIO	0.00	0.00		79.64	98.18	
	DAYS TO SELL	0	0	0.0%	259	26	896.2%
	ACTIVE INVENTORY	15	9	66.7%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$270,000	\$270,000	0.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$270,000	\$270,000	0.0%
Business							
	UNITS LISTED	20	14	42.9%	74	77	-3.9%
	UNITS SOLD	4	5	-20.0%	9	10	-10.0%
	SALES DOLLARS	506500	1505000	-66.3%	1816500	1735500	4.7%
	LIST/SELL RATIO	85.47	76.94		72.31	72.06	
	DAYS TO SELL	159	146	8.9%	191	143	33.6%
	ACTIVE INVENTORY	110	125	-12.0%			
	AVERAGE PRICE	\$126,625	\$301,000	-57.9%	\$201,833	\$173,550	16.3%
	MEDIAN PRICE	\$44,500	\$75,000	-40.7%	\$60,000	\$49,500	21.2%
Condo (Townhouse)							
	UNITS LISTED	48	46	4.3%	182	177	2.8%
	UNITS SOLD	45	27	66.7%	145	76	90.8%
	SALES DOLLARS	7441500	3642668	104.3%	22335907	10448818	113.8%
	LIST/SELL RATIO	96.28	94.04		96.39	93.28	
	DAYS TO SELL	84	66	27.3%	78	97	-19.6%
	ACTIVE INVENTORY	145	171	-15.2%			
	AVERAGE PRICE	\$165,367	\$134,914	22.6%	\$154,041	\$137,484	12.0%
	MEDIAN PRICE	\$153,000	\$128,000	19.5%	\$145,000	\$126,500	14.6%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

April 30, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Condo (Apt)							
	UNITS LISTED	80	63	27.0%	285	303	-5.9%
	UNITS SOLD	56	43	30.2%	219	178	23.0%
	SALES DOLLARS	6230450	5132300	21.4%	24148217	17255600	39.9%
	LIST/SELL RATIO	95.32	95.61		94.18	93.04	
	DAYS TO SELL	66	140	-52.9%	99	114	-13.2%
	ACTIVE INVENTORY	224	339	-33.9%			
	AVERAGE PRICE	\$111,258	\$119,356	-6.8%	\$110,266	\$96,942	13.7%
	MEDIAN PRICE	\$106,000	\$112,000	-5.4%	\$100,000	\$81,250	23.1%
Duplex							
	UNITS LISTED	17	24	-29.2%	72	83	-13.3%
	UNITS SOLD	10	8	25.0%	48	26	84.6%
	SALES DOLLARS	1556864	1433000	8.6%	7618831	4062500	87.5%
	LIST/SELL RATIO	94.70	95.82		94.90	94.86	
	DAYS TO SELL	94	52	80.8%	92	99	-7.1%
	ACTIVE INVENTORY	65	73	-11.0%			
	AVERAGE PRICE	\$155,686	\$179,125	-13.1%	\$158,726	\$156,250	1.6%
	MEDIAN PRICE	\$147,000	\$151,000	-2.6%	\$148,500	\$145,250	2.2%
Farms							
	UNITS LISTED	9	6	50.0%	29	37	-21.6%
	UNITS SOLD	1	1	0.0%	7	3	133.3%
	SALES DOLLARS	400000	465000	-14.0%	2658000	865000	207.3%
	LIST/SELL RATIO	94.11	93.18		89.10	93.51	
	DAYS TO SELL	28	246	-88.6%	309	181	70.7%
	ACTIVE INVENTORY	71	63	12.7%			
	AVERAGE PRICE	\$400,000	\$465,000	-14.0%	\$379,714	\$288,333	31.7%
	MEDIAN PRICE	\$400,000	\$465,000	-14.0%	\$400,000	\$235,000	70.2%
IC&I							
	UNITS LISTED	6	10	-40.0%	39	35	11.4%
	UNITS SOLD	3	1	200.0%	12	2	500.0%
	SALES DOLLARS	3149000	365000	762.7%	9719000	2565000	278.9%
	LIST/SELL RATIO	82.46	91.47		90.41	90.63	
	DAYS TO SELL	189	23	721.7%	187	93	101.1%
	ACTIVE INVENTORY	72	44	63.6%			
	AVERAGE PRICE	\$1,049,667	\$365,000	187.6%	\$809,917	\$1,282,500	-36.8%
	MEDIAN PRICE	\$835,000	\$365,000	128.8%	\$840,000	\$1,282,500	-34.5%
IC&I Land							
	UNITS LISTED	4	8	-50.0%	37	40	-7.5%
	UNITS SOLD	0	1	-100.0%	3	4	-25.0%
	SALES DOLLARS	0	1350000	-100.0%	3785000	2445000	54.8%
	LIST/SELL RATIO	0.00	75.00		89.57	81.15	
	DAYS TO SELL	0	145	-100.0%	77	457	-83.2%
	ACTIVE INVENTORY	79	65	21.5%			
	AVERAGE PRICE	\$0	\$1,350,000	-100.0%	\$1,261,667	\$611,250	106.4%
	MEDIAN PRICE	\$0	\$1,350,000	-100.0%	\$1,310,000	\$417,500	213.8%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

April 30, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots							
	UNITS LISTED	60	99	-39.4%	206	274	-24.8%
	UNITS SOLD	52	23	126.1%	167	57	193.0%
	SALES DOLLARS	4990389	1723800	189.5%	14503999	4404980	229.3%
	LIST/SELL RATIO	100.52	88.47		96.67	87.96	
	DAYS TO SELL	232	211	10.0%	226	244	-7.4%
	ACTIVE INVENTORY	451	563	-19.9%			
	AVERAGE PRICE	\$95,969	\$74,948	28.0%	\$86,850	\$77,280	12.4%
	MEDIAN PRICE	\$86,500	\$70,000	23.6%	\$79,500	\$79,900	-0.5%
Leases							
	UNITS LISTED	11	22	-50.0%	77	66	16.7%
	UNITS SOLD	7	7	0.0%	16	17	-5.9%
	SALES DOLLARS	17885919	177309	9987.4%	18284442	748496	2342.8%
	LIST/SELL RATIO	0.00	450.00		100.00	275.00	
	DAYS TO SELL	376	185	103.2%	230	196	17.3%
	ACTIVE INVENTORY	141	132	6.8%			
	AVERAGE PRICE	\$2,555,131	\$25,330	9987.4%	\$1,142,778	\$44,029	2495.5%
	MEDIAN PRICE	\$56,196	\$27,600	103.6%	\$48,446	\$35,200	37.6%
Lots (Waterfront)							
	UNITS LISTED	5	4	25.0%	9	10	-10.0%
	UNITS SOLD	2	0	100.0%	4	0	100.0%
	SALES DOLLARS	61500	0	100.0%	487500	0	100.0%
	LIST/SELL RATIO	80.32	0.00		86.00	0.00	100.0%
	DAYS TO SELL	40	0	100.0%	198	0	100.0%
	ACTIVE INVENTORY	11	15	-26.7%			
	AVERAGE PRICE	\$30,750	\$0	100.0%	\$121,875	\$0	100.0%
	MEDIAN PRICE	\$30,750	\$0	100.0%	\$86,750	\$0	100.0%
Multi-Family							
	UNITS LISTED	4	2	100.0%	20	10	100.0%
	UNITS SOLD	2	0	100.0%	9	2	350.0%
	SALES DOLLARS	537500	0	100.0%	2877500	2270000	26.8%
	LIST/SELL RATIO	82.41	0.00		92.03	88.79	
	DAYS TO SELL	155	0	100.0%	111	566	-80.4%
	ACTIVE INVENTORY	20	16	25.0%			
	AVERAGE PRICE	\$268,750	\$0	100.0%	\$319,722	\$1,135,000	-71.8%
	MEDIAN PRICE	\$268,750	\$0	100.0%	\$227,500	\$1,135,000	-80.0%
Mobile Homes							
	UNITS LISTED	61	48	27.1%	219	162	35.2%
	UNITS SOLD	22	17	29.4%	73	44	65.9%
	SALES DOLLARS	721500	601050	20.0%	2577404	1552650	66.0%
	LIST/SELL RATIO	81.57	82.53		84.15	82.65	
	DAYS TO SELL	100	150	-33.3%	104	133	-21.8%
	ACTIVE INVENTORY	238	201	18.4%			
	AVERAGE PRICE	\$32,795	\$35,356	-7.2%	\$35,307	\$35,288	0.1%
	MEDIAN PRICE	\$26,450	\$28,500	-7.2%	\$29,900	\$26,500	12.8%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

April 30, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential							
	UNITS LISTED	393	344	14.2%	1316	1294	1.7%
	UNITS SOLD	293	189	55.0%	908	524	73.3%
	SALES DOLLARS	57985426	36133810	60.5%	177483550	98227033	80.7%
	LIST/SELL RATIO	96.73	95.24		96.23	95.09	
	DAYS TO SELL	65	86	-24.4%	75	93	-19.4%
	ACTIVE INVENTORY	848	1037	-18.2%			
	AVERAGE PRICE	\$197,902	\$191,184	3.5%	\$195,466	\$187,456	4.3%
	MEDIAN PRICE	\$187,000	\$175,000	6.9%	\$182,000	\$171,500	6.1%
Residential (Waterfront)							
	UNITS LISTED	8	9	-11.1%	26	44	-40.9%
	UNITS SOLD	8	6	33.3%	20	13	53.8%
	SALES DOLLARS	4638000	2311400	100.7%	11300000	4956900	128.0%
	LIST/SELL RATIO	87.22	91.19		88.24	91.16	
	DAYS TO SELL	145	256	-43.4%	149	192	-22.4%
	ACTIVE INVENTORY	39	62	-37.1%			
	AVERAGE PRICE	\$579,750	\$385,233	50.5%	\$565,000	\$381,300	48.2%
	MEDIAN PRICE	\$586,500	\$422,500	38.8%	\$568,000	\$351,000	61.8%
CENTRAL OKANAGAN - TOTALS							
	UNITS LISTED	785	737	6.5%	2764	2767	-0.1%
	UNITS SOLD	526	335	57.0%	1688	984	71.5%
	SALES DOLLARS	112999148	56308337	100.7%	314427650	158895977	97.9%
	LIST/SELL RATIO	95.43	92.35		94.57	92.62	
	DAYS TO SELL	90	110	-18.2%	125	138	-9.4%
	ACTIVE INVENTORY	2795	3148	-11.2%			

RESIDENTIAL LISTING / SALES ANALYSIS

April 30, 2002

CENTRAL OKANAGAN

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 90000	5	11	4	8
90001 to 110000	7	21	6	24
110001 to 130000	16	55	9	50
130001 to 150000	43	149	44	133
150001 to 170000	56	225	56	170
170001 to 190000	65	189	36	123
190001 to 210000	43	130	34	96
210001 to 230000	36	121	35	96
230001 to 250000	37	119	31	74
250001 to 270000	19	72	12	39
270001 to 290000	16	46	4	29
290001 to 310000	5	31	4	15
310001 and over	44	145	18	50
	392	1314	293	907

LOT LISTING / SALES ANALYSIS

April 30, 2002

CENTRAL OKANAGAN

	Mthly Listings	YTD Listings		Mthly Sales		YTD Sales
Range	Total	Total		Total		Total
0 to 30000	12	36		2		9
30001 to 40000	1	3		0		1
40001 to 50000	7	14		1		6
50001 to 60000	6	17		2		10
60001 to 70000	3	20		5		31
70001 to 80000	8	19		12		35
80001 to 90000	12	38		15		33
90001 and over	38	141		20		56
	87	288		57		181