

CENTRAL OKANAGAN DIVISION

MONTHLY STATISTICS

FOR

February 1 - 28, 2002

CENTRAL OKANAGAN DIVISION

STAT - O - GRAM

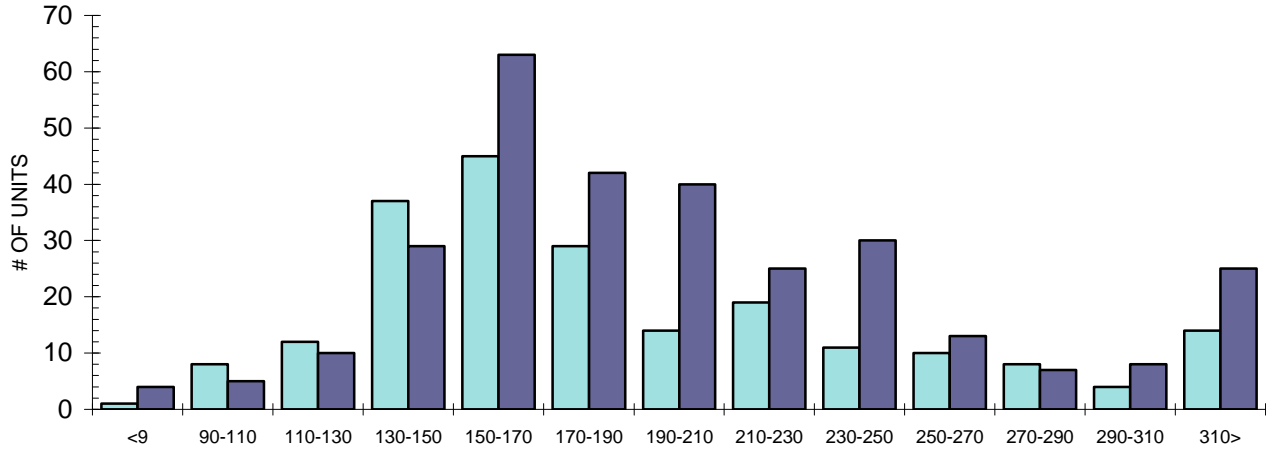
February 2002

QUICK SUMMARY

	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	\$ Value	# of Units	\$ Value	Listings Taken	Inventory
February 2002	408	\$69,676,931	213	\$41,392,237	661	2,792
January 2002	286	\$53,402,030	151	\$29,211,254	665	2,737
February 2001	233	\$43,405,450	132	\$24,362,389	557	3,311

The average number of listings-per-licensee is 6.5

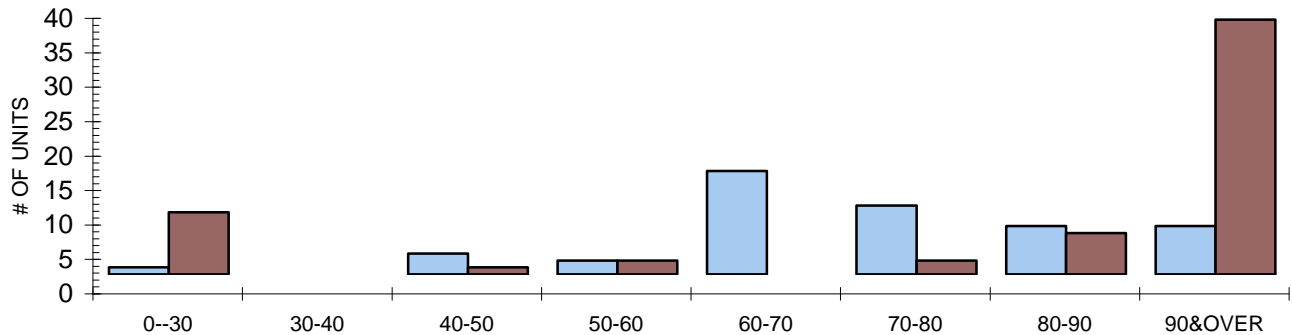
RESIDENTIAL LISTING & SALES ACTIVITY CENTRAL OKANAGAN DIVISION (BY PRICE CATEGORY)



FEBRUARY 1 - FEBRUARY 28, 2002 (10,000's)

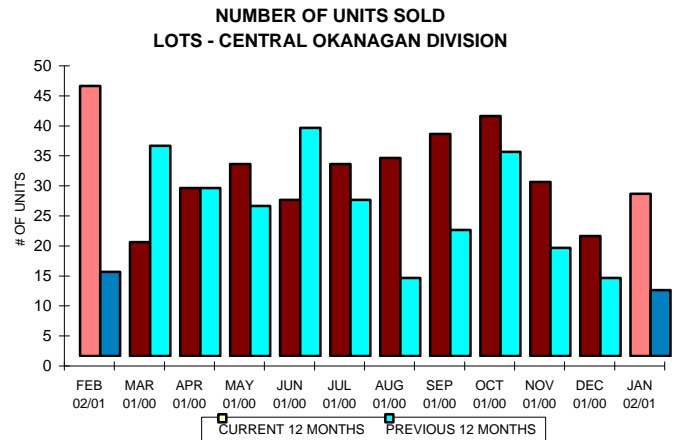
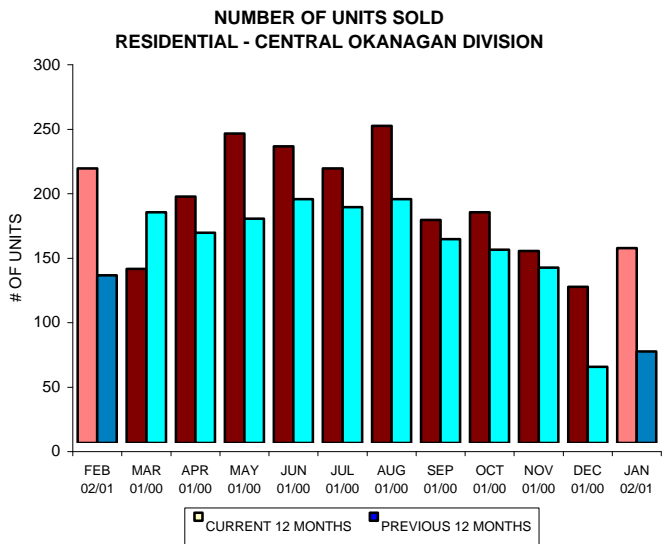
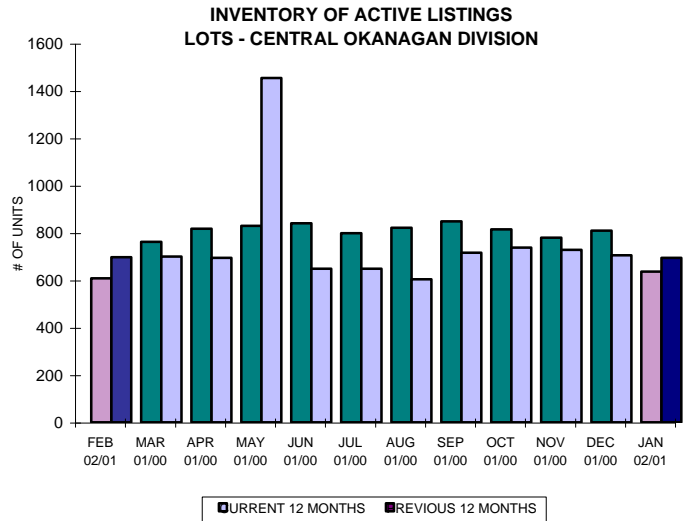
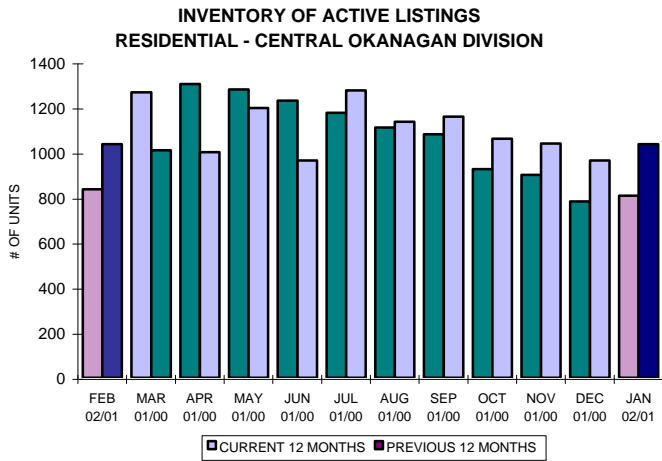
REPORTED SALES LISTINGS SUBMITTED

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



FEBRUARY 1 - FEBRUARY 28, 2001 (1,000's)

REPORTED SALES LISTINGS SUBMITTED



CENTRAL OKANAGAN DIVISION

February 2002

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
CONDO/APT	61	65	241	25.31%	115
CONDO/TWNHSE	34	57	159	21.38%	68
LOTS	45	57	608	7.40%	246
RESIDENTIAL	213	301	836	25.48%	83

AVERAGE HOUSE PRICE \$194,330

MEDIAN HOUSE PRICE \$172,287

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

**COMPARATIVE ACTIVITY BY ZONE AS AT
February 28, 2002**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	661	550	20.2%	1324	1174	12.8%
Units Sold	408	230	77.4%	693	369	87.8%
Sales Dollars	69676931	42736650	63.0%	121578961	62677106	94.0%
Price Ratio	94.35	93.40		94	92.82	
Days to Sell	110	113	-2.7%	116	122	-4.9%
Active Listings	2792	3148	-11.3%			
ZONE NO TOTALS						
Units Listed	263	285	-7.7%	551	536	2.8%
Units Sold	133	85	56.5%	226	148	52.7%
Sales Dollars	19776621	10524423	87.9%	33132221	20023674	65.5%
Price Ratio	92.70	89.81		93.06	89.92	
Days to Sell	149	182	-18.1%	161	181	-11.0%
Active Listings	1968	1873	5.1%			
ZONE SH TOTALS						
Units Listed	146	169	-13.6%	291	288	1.0%
Units Sold	39	40	-2.5%	77	71	8.5%
Sales Dollars	5736211	5081600	12.9%	12305361	9618235	27.9%
Price Ratio	89.16	88.72		89.87	88.91	
Days to Sell	197	198	-0.5%	222	198	12.1%
Active Listings	1586	1581	0.3%			
ZONE OB TOTALS						
Units Listed	35	20	75.0%	51	39	30.8%
Units Sold	2	1	100.0%	2	3	-33.3%
Sales Dollars	1021000	300000	240.3%	1021000	1640000	-37.7%
Price Ratio	93.35	0		93.35	89.24	
Days to Sell	103	0	100.0%	103	194	-46.9%
Active Listings	146	117	24.8%			
GRAND TOTALS						
Units Listed	1105	1024	7.9%	2217	2037	8.8%
Units Sold	582	356	63.5%	998	591	68.9%
Sales Dollars	96210763	58642673	64.1%	168037543	93959015	78.8%
Price Ratio	93.62	92.01		93.46	91.59	
Days to Sell	125	139	-10.1%	134	146	-8.2%
Active Listings	6492	6719	-3.4%			

LICENSEES
January 31, 2002

	TOTAL NUMBER OF LICENSEES	TOTAL NUMBER OF LICENSEES	CHANGE BY NUMBER	CHANGE BY %
	February 28/02	February 28/01		
ALL DIVISIONS	665	669	-4	-0.60%
CENTRAL OK DIV.	424	424	0	0.00%
NORTH OK DIV.	175	174	1	0.57%
SHUSWAP DIV.	67	71	-4	-5.63%
CURRENT MEMBERSHIP				
AGENT LICENSEES	74			
SALESPERSONS	523			
PROPERTY MANAGEMENT	9			
9:15 LICENCEE MEMBER	57			
EXEMPTION MEMBER	2			
TOTALS	665			

COMPARATIVE ACTIVITY BY PROPERTY TYPE

February 28, 2002
CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage							
	UNITS LISTED	16	9	77.8%	39	19	105.3%
	UNITS SOLD	0	1	-100.0%	2	2	0.0%
	SALES DOLLARS	0	207000	-100.0%	411500	292000	40.9%
	PRICE RATIO	0.00	86.28		70.79	86.50	
	DAYS TO SELL	0	336	-100.0%	567	182	211.5%
	ACTIVE INVENTORY	111	108	2.8%			
	AVERAGE PRICE	\$0	\$207,000	-100.0%	\$205,750	\$146,000	40.9%
	MEDIAN PRICE	\$0	\$207,000	-100.0%	\$205,750	\$146,000	40.9%
Acreage with House							
	UNITS LISTED	19	21	-9.5%	41	39	5.1%
	UNITS SOLD	7	10	-30.0%	8	12	-33.3%
	SALES DOLLARS	2465700	3264000	-24.5%	2591700	3811000	-32.0%
	PRICE RATIO	93.07	90.63		93.67	91.1	
	DAYS TO SELL	155	103	50.5%	138	91	51.6%
	ACTIVE INVENTORY	144	125	15.2%			
	AVERAGE PRICE	\$352,243	\$326,400	7.9%	\$323,963	\$317,583	2.0%
	MEDIAN PRICE	\$339,000	\$301,250	12.5%	\$294,500	\$301,250	-2.2%
Acreage (Waterfront)							
	UNITS LISTED	1	1	0.0%	1	3	-66.7%
	UNITS SOLD	1	0	100.0%	1	1	0.0%
	SALES DOLLARS	270000	0	100.0%	270000	270000	0.0%
	PRICE RATIO	79.64	0.00		79.64	98.18	
	DAYS TO SELL	259	0	100.0%	259	26	896.2%
	ACTIVE INVENTORY	14	9	55.6%			
	AVERAGE PRICE	\$270,000	\$0	100.0%	\$270,000	\$270,000	0.0%
	MEDIAN PRICE	\$270,000	\$0	100.0%	\$270,000	\$270,000	0.0%
Business							
	UNITS LISTED	19	19	0.0%	41	42	-2.4%
	UNITS SOLD	2	1	100.0%	5	2	150.0%
	SALES DOLLARS	120000	57000	110.5%	1310000	156500	737.1%
	PRICE RATIO	43.42	0.00		61.79	77.13	
	DAYS TO SELL	99	161	-38.5%	216	238	-9.2%
	ACTIVE INVENTORY	105	125	-16.0%			
	AVERAGE PRICE	\$60,000	\$57,000	5.3%	\$262,000	\$78,250	234.8%
	MEDIAN PRICE	\$60,000	\$57,000	5.3%	\$90,000	\$78,250	15.0%
Condo (Townhouse)							
	UNITS LISTED	57	38	50.0%	94	76	23.7%
	UNITS SOLD	34	15	126.7%	60	30	100.0%
	SALES DOLLARS	4613935	2274300	102.9%	7841435	4124200	90.1%
	PRICE RATIO	97.13	93.01		96.61	92.46	
	DAYS TO SELL	68	73	-6.8%	77	110	-30.0%
	ACTIVE INVENTORY	159	171	-7.0%			
	AVERAGE PRICE	\$135,704	\$151,620	-10.5%	\$130,691	\$137,473	-4.9%
	MEDIAN PRICE	\$137,500	\$121,000	13.6%	\$129,000	\$120,000	7.5%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

February 28, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Condo (Apt)							
	UNITS LISTED	65	54	20.4%	143	130	10.0%
	UNITS SOLD	61	43	41.9%	100	61	63.9%
	SALES DOLLARS	6558950	4679350	40.2%	10721017	6116375	75.3%
	PRICE RATIO	93.77	93.3		92.94	92.46	
	DAYS TO SELL	115	150	-23.3%	133	138	-3.6%
	ACTIVE INVENTORY	241	339	-28.9%			
	AVERAGE PRICE	\$107,524	\$108,822	-1.2%	\$107,210	\$100,268	6.9%
	MEDIAN PRICE	\$103,000	\$94,000	9.6%	\$97,500	\$88,000	10.8%
Duplex							
	UNITS LISTED	21	16	31.3%	32	35	-8.6%
	UNITS SOLD	12	4	200.0%	25	9	177.8%
	SALES DOLLARS	1833232	628500	191.7%	3740467	1381500	170.8%
	PRICE RATIO	95.67	95.04		94.33	93.23	
	DAYS TO SELL	63	47	34.0%	99	133	-25.6%
	ACTIVE INVENTORY	58	73	-20.5%			
	AVERAGE PRICE	\$152,769	\$157,125	-2.8%	\$149,619	\$153,500	-2.5%
	MEDIAN PRICE	\$148,500	\$154,250	-3.7%	\$151,000	\$143,500	5.2%
Farms							
	UNITS LISTED	2	8	-75.0%	7	15	-53.3%
	UNITS SOLD	3	1	200.0%	4	1	300.0%
	SALES DOLLARS	988000	165000	498.8%	1283000	165000	677.6%
	PRICE RATIO	91.03	100.00		89.37	100.00	
	DAYS TO SELL	353	269	31.2%	340	269	26.4%
	ACTIVE INVENTORY	60	63	-4.8%			
	AVERAGE PRICE	\$329,333	\$165,000	99.6%	\$320,750	\$165,000	94.4%
	MEDIAN PRICE	\$375,000	\$165,000	127.3%	\$335,000	\$165,000	103.0%
IC&I							
	UNITS LISTED	11	6	83.3%	21	13	61.5%
	UNITS SOLD	3	1	200.0%	8	1	700.0%
	SALES DOLLARS	1010000	2200000	-54.1%	6345000	2200000	188.4%
	PRICE RATIO	95.16	89.79		93.83	89.79	
	DAYS TO SELL	216	164	31.7%	207	164	26.2%
	ACTIVE INVENTORY	70	44	59.1%			
	AVERAGE PRICE	\$336,667	\$2,200,000	-84.7%	\$793,125	\$2,200,000	-63.9%
	MEDIAN PRICE	\$330,000	\$2,200,000	-85.0%	\$847,500	\$2,200,000	-61.5%
IC&I Land							
	UNITS LISTED	20	14	42.9%	26	23	13.0%
	UNITS SOLD	1	2	-50.0%	2	2	0.0%
	SALES DOLLARS	2000000	780000	156.4%	3310000	780000	324.4%
	PRICE RATIO	90.90	77.79		86.38	77.79	
	DAYS TO SELL	145	592	-75.5%	94	592	-84.1%
	ACTIVE INVENTORY	87	65	33.8%			
	AVERAGE PRICE	\$2,000,000	\$390,000	412.8%	\$1,655,000	\$390,000	324.4%
	MEDIAN PRICE	\$2,000,000	\$390,000	412.8%	\$1,655,000	\$390,000	324.4%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

February 28, 2002
CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots							
	UNITS LISTED	38	31	22.6%	99	101	-2.0%
	UNITS SOLD	44	9	388.9%	68	18	277.8%
	SALES DOLLARS	3363110	859100	291.5%	5317310	1338800	297.2%
	PRICE RATIO	94.30	90.59		93.39	87.86	
	DAYS TO SELL	234	204	14.7%	235	210	11.9%
	ACTIVE INVENTORY	474	563	-15.8%			
	AVERAGE PRICE	\$76,434	\$95,456	-19.9%	\$78,196	\$74,378	5.1%
	MEDIAN PRICE	\$73,900	\$85,000	-13.1%	\$73,900	\$81,450	-9.3%
Leases							
	UNITS LISTED	17	21	-19.0%	40	32	25.0%
	UNITS SOLD	4	2	100.0%	6	6	0.0%
	SALES DOLLARS	169517	225311	-24.8%	230091	290307	-20.7%
	PRICE RATIO	100.00	0.00		100.00	100.00	
	DAYS TO SELL	94	67	40.3%	107	154	-30.5%
	ACTIVE INVENTORY	135	132	2.3%			
	AVERAGE PRICE	\$42,379	\$112,656	-62.4%	\$38,349	\$48,385	-20.7%
	MEDIAN PRICE	\$43,175	\$112,656	-61.7%	\$37,400	\$31,748	17.8%
Lots (Waterfront)							
	UNITS LISTED	2	0	100.0%	3	2	50.0%
	UNITS SOLD	0	0	0.0%	1	0	100.0%
	SALES DOLLARS	0	0	0.0%	300000	0	100.0%
	PRICE RATIO	0.00	0.00	0.0%	85.71	0.00	100.0%
	DAYS TO SELL	0	0	0.0%	97	0	100.0%
	ACTIVE INVENTORY	9	15	-40.0%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$300,000	\$0	100.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$300,000	\$0	100.0%
Multi-Family							
	UNITS LISTED	8	1	700.0%	12	3	300.0%
	UNITS SOLD	2	1	100.0%	2	2	0.0%
	SALES DOLLARS	566000	1850000	-69.4%	566000	2270000	-75.1%
	PRICE RATIO	96.72	93.43		96.72	88.79	
	DAYS TO SELL	143	139	2.9%	143	566	-74.7%
	ACTIVE INVENTORY	24	16	50.0%			#DIV/0!
	AVERAGE PRICE	\$283,000	\$1,850,000	-84.7%	\$283,000	\$1,135,000	-75.1%
	MEDIAN PRICE	\$283,000	\$1,850,000	-84.7%	\$283,000	\$1,135,000	-75.1%
Mobile Homes							
	UNITS LISTED	55	28	96.4%	111	69	60.9%
	UNITS SOLD	16	6	166.7%	28	17	64.7%
	SALES DOLLARS	534250	108300	393.3%	1045950	502200	108.3%
	PRICE RATIO	82.77	70.69		85.22	80.34	
	DAYS TO SELL	119	169	-29.6%	117	141	-17.0%
	ACTIVE INVENTORY	222	201	10.4%			
	AVERAGE PRICE	\$33,391	\$18,050	85.0%	\$37,355	\$29,541	26.5%
	MEDIAN PRICE	\$26,750	\$13,950	91.8%	\$31,500	\$18,500	70.3%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

February 28, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential							
	UNITS LISTED	301	275	9.5%	604	553	9.2%
	UNITS SOLD	213	130	63.8%	364	200	82.0%
	SALES DOLLARS	41392237	23732289	74.4%	70603491	36921724	91.2%
	PRICE RATIO	95.71	95.36		95.52	94.92	
	DAYS TO SELL	83	86	-3.5%	87	97	-10.3%
	ACTIVE INVENTORY	836	1037	-19.4%			
	AVERAGE PRICE	\$194,330	\$182,556	6.4%	\$193,966	\$184,609	5.1%
	MEDIAN PRICE	\$172,287	\$165,250	4.3%	\$177,000	\$165,000	7.3%
Residential (Waterfront)							
	UNITS LISTED	9	8	12.5%	10	19	-47.4%
	UNITS SOLD	5	4	25.0%	9	5	80.0%
	SALES DOLLARS	3792000	1706500	122.2%	5692000	2057500	176.6%
	PRICE RATIO	88.66	89.14		89.39	89.83	
	DAYS TO SELL	118	160	-26.3%	170	177	-4.0%
	ACTIVE INVENTORY	43	62	-30.6%			
	AVERAGE PRICE	\$758,400	\$426,625	77.8%	\$632,444	\$411,500	53.7%
	MEDIAN PRICE	\$812,000	\$477,500	70.1%	\$598,000	\$351,000	70.4%
CENTRAL OKANAGAN - TOTALS							
	UNITS LISTED	661	550	20.2%	1324	1174	12.8%
	UNITS SOLD	408	230	77.4%	693	369	87.8%
	SALES DOLLARS	69676931	42736650	63.0%	121578961	62677106	94.0%
	PRICE RATIO	94.35	93.4		94	92.82	
	DAYS TO SELL	110	113	-2.7%	125	138	-9.4%
	ACTIVE INVENTORY	2792	3148	-11.3%			

RESIDENTIAL LISTING / SALES ANALYSIS

February 28, 2002
CENTRAL OKANAGAN

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 90000	4	5	1	2
90001 to 110000	5	9	8	12
110001 to 130000	10	26	12	22
130001 to 150000	29	70	37	61
150001 to 170000	63	112	45	67
170001 to 190000	42	72	29	49
190001 to 210000	40	67	14	30
210001 to 230000	25	53	19	39
230001 to 250000	30	50	11	24
250001 to 270000	13	38	10	18
270001 to 290000	7	19	8	13
290001 to 310000	8	14	4	5
310001 and over	25	68	14	21
	301	603	212	363

LOT LISTING / SALES ANALYSIS

February 28, 2002

CENTRAL OKANAGAN

	Mthly Listings	YTD Listings		Mthly Sales		YTD Sales
Range	Total	Total		Total		Total
0 to 30000	9	15		1		4
30001 to 40000	0	0		0		0
40001 to 50000	1	7		3		4
50001 to 60000	2	11		2		4
60001 to 70000	0	14		15		19
70001 to 80000	2	9		10		15
80001 to 90000	6	10		7		9
90001 and over	37	76		7		17
	57	142		45		72