

CENTRAL OKANAGAN DIVISION
MONTHLY STATISTICS

FOR

JULY 1 - 31, 2002

CENTRAL OKANAGAN DIVISION

STAT - O - GRAM

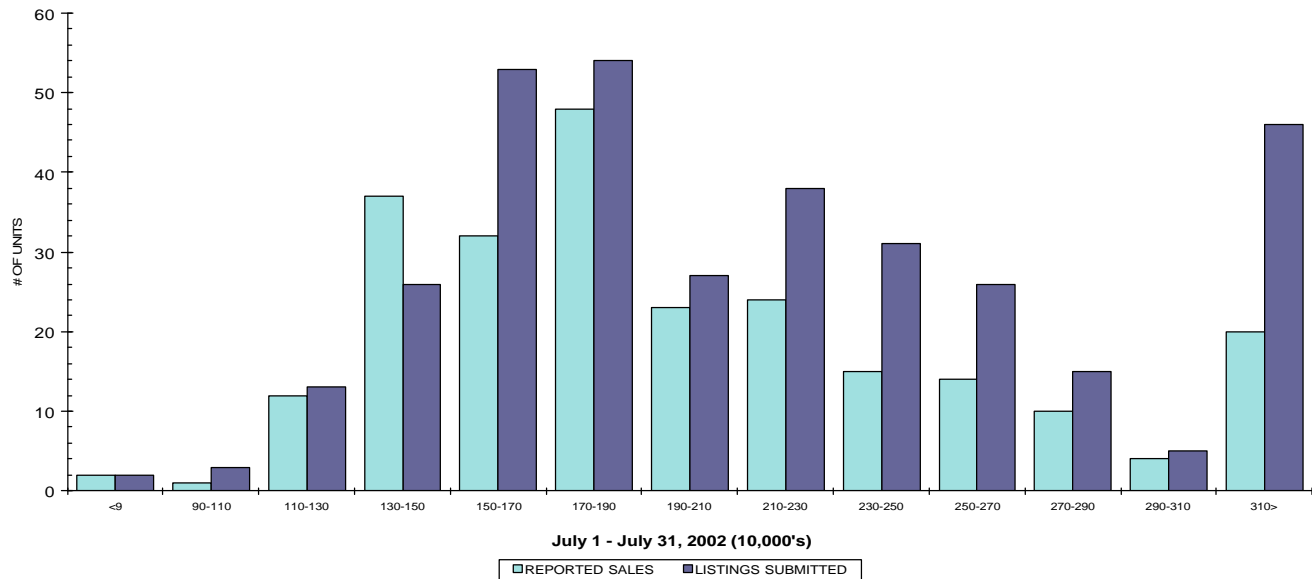
July 2002

QUICK SUMMARY

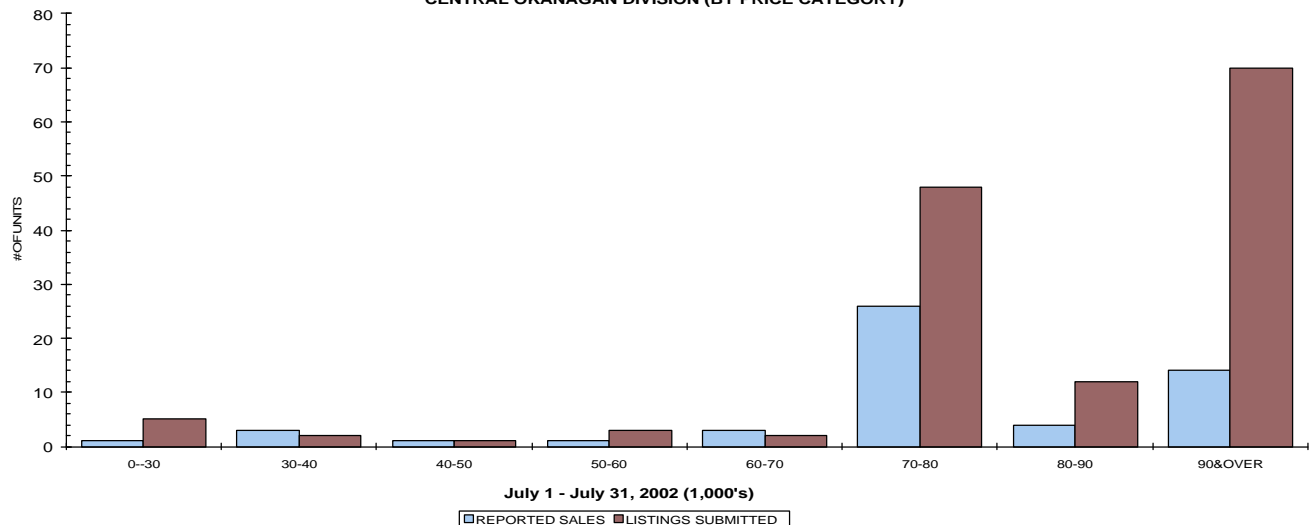
	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	\$ Value	# of Units	\$ Value	Listings Taken	Inventory
July 2002	451	\$92,176,595	243	\$50,988,875	736	2,830
June 2002	432	\$81,439,619	234	\$49,268,651	702	2,890
July 2001	345	\$58,501,850	213	\$40,291,771	727	3,542

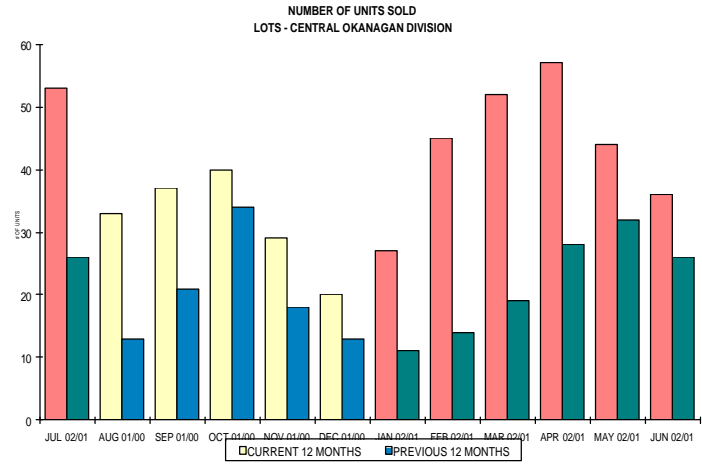
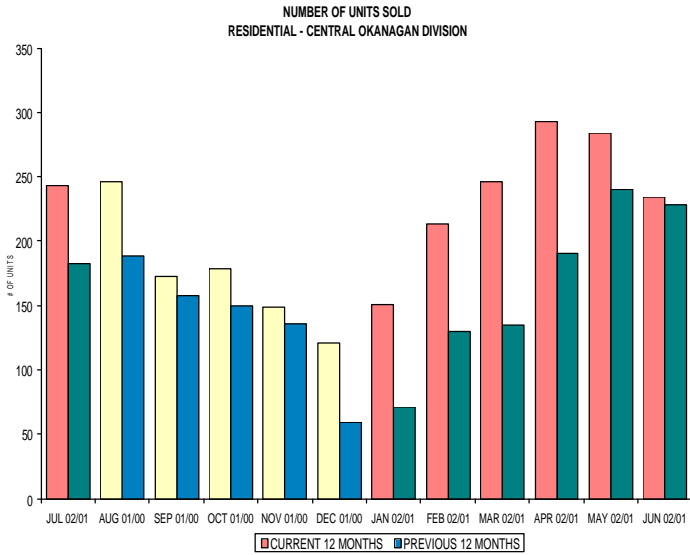
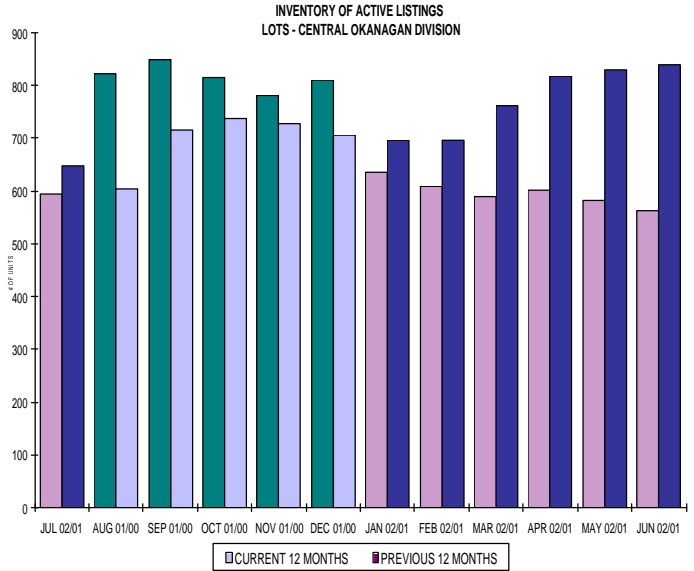
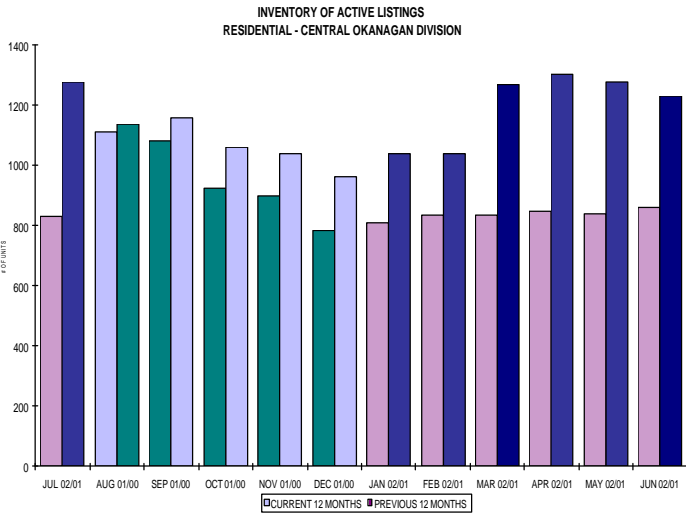
The average number of listings-per-licensee is 6.4

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



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





CENTRAL OKANAGAN DIVISION

July 2002

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
CONDO/APT	35	60	321	10.90%	81
CONDO/TWNHSE	30	31	111	27.03%	73
LOTS	53	143	595	8.91%	160
RESIDENTIAL	243	341	831	29.24%	61

AVERAGE HOUSE PRICE \$209,831

MEDIAN HOUSE PRICE \$187,000

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

**COMPARATIVE ACTIVITY BY ZONE AS AT
July 31, 2002**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	736	719	2.4%	5081	4920	3.3%
Units Sold	451	347	30.0%	3093	2113	46.4%
Sales Dollars	\$92,176,595	\$60,497,726	52.4%	\$564,587,382	\$355,111,085	59.0%
List/Sell Ratio	95.69	94.09		95.13	93.60	
Days to Sell	82	106	-22.6%	98	113	-13.3%
Active Listings	2830					
ZONE NO TOTALS						
Units Listed	353	321	10.0%	2349	2349	0.0%
Units Sold	177	162	9.3%	1124	932	20.6%
Sales Dollars	\$30,871,637	\$21,244,534	45.3%	\$175,847,714	\$133,350,013	31.9%
List/Sell Ratio	93.61	91.14		92.64	90.56	
Days to Sell	154	168	-8.3%	160	164	-2.4%
Active Listings	2053					
ZONE SH TOTALS						
Units Listed	205	257	-20.2%	1357	1526	-11.1%
Units Sold	109	89	22.5%	507	434	16.8%
Sales Dollars	\$13,853,200	\$12,128,151	14.2%	\$68,871,517	\$59,199,536	16.3%
List/Sell Ratio	91.72	90.13		90.2	88.76	
Days to Sell	245	187	31.0%	220	220	0.0%
Active Listings	1721					
ZONE OB TOTALS						
Units Listed	15	25	-40.0%	140	114	22.8%
Units Sold	4	2	100.0%	16	14	14.3%
Sales Dollars	\$567,850	\$595,000	-4.6%	\$3,801,551	\$5,057,000	-24.8%
List/Sell Ratio	90.59	81.61		88.81	84.39	
Days to Sell	201	104	93.3%	158	126	25.4%
Active Listings	138					
GRAND TOTALS						
Units Listed	1309	1322	-1.0%	8927	8909	0.2%
Units Sold	741	600	23.5%	4740	3493	35.7%
Sales Dollars	\$137,469,282	\$94,465,411	45.5%	\$813,108,164	\$552,717,634	47.1%
List/Sell Ratio	94.26	91.40		93.77	91.51	
Days to Sell	111	140	-20.7%	125	144	-13.2%
Active Listings	6742					

LICENSEES
June 30, 2002

	TOTAL NUMBER OF LICENSEES July 31/02	TOTAL NUMBER OF LICENSEES July 31/01	CHANGE BY NUMBER	CHANGE BY %
ALL DIVISIONS	691	677	14	2.07%
CENTRAL OK DIV.	439	422	17	4.03%
NORTH OK DIV.	185	184	1	0.54%
SHUSWAP DIV.	67	71	-4	-5.63%
CURRENT MEMBERSHIP				
AGENT LICENSEES	73			
SALESPERSONS	551			
PROPERTY MANAGEMENT	9			
9:15 LICENCEE MEMBER	58			
EXEMPTION MEMBER	0			
TOTALS	691			

COMPARATIVE ACTIVITY BY PROPERTY TYPE

July 31, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage							
	UNITS LISTED	25	17	47.1%	137	97	41.2%
	UNITS SOLD	2	1	100.0%	22	18	22.2%
	SALES DOLLARS	\$796,358	\$140,000	468.8%	\$5,476,058	\$3,981,000	37.6%
	LIST/SELL RATIO	84.09	93.39		87.23	95.30	
	DAYS TO SELL	127	110	15.5%	243	252	-3.6%
	ACTIVE INVENTORY	146					
	AVERAGE PRICE	\$398,179	\$140,000	184.4%	\$248,912	\$221,167	12.5%
	MEDIAN PRICE	\$398,179	\$140,000	184.4%	\$155,000	\$162,000	-4.3%
Acreage with House							
	UNITS LISTED	40	31	29.0%	218	194	12.4%
	UNITS SOLD	16	4	300.0%	77	40	92.5%
	SALES DOLLARS	\$6,570,000	\$1,022,900	542.3%	\$29,868,000	\$11,517,100	159.3%
	LIST/SELL RATIO	93.81	86.3		94.02	90.85	
	DAYS TO SELL	125	205	-39.0%	131	135	-3.0%
	ACTIVE INVENTORY	172					
	AVERAGE PRICE	\$410,625	\$255,725	60.6%	\$387,896	\$287,928	34.7%
	MEDIAN PRICE	\$362,000	\$218,950	65.3%	\$320,000	\$270,000	18.5%
Acreage (Waterfront)							
	UNITS LISTED	2	2	0.0%	11	17	-35.3%
	UNITS SOLD	0	0	0.0%	1	2	-50.0%
	SALES DOLLARS	\$0	\$0	0.0%	\$270,000	\$2,320,000	-88.4%
	LIST/SELL RATIO	0.00	0.00		79.64	90.09	
	DAYS TO SELL	0	0	0.0%	259	174	48.9%
	ACTIVE INVENTORY	18					
	AVERAGE PRICE	\$0	\$0	0.0%	\$270,000	\$1,160,000	-76.7%
	MEDIAN PRICE	\$0	\$0	0.0%	\$270,000	\$1,160,000	-76.7%
Business							
	UNITS LISTED	19	24	-20.8%	134	144	-6.9%
	UNITS SOLD	2	3	-33.3%	18	18	0.0%
	SALES DOLLARS	\$3,875,000	\$2,065,000	87.7%	\$6,791,500	\$4,282,900	58.6%
	LIST/SELL RATIO	69.11	89.86		74.83	74.69	
	DAYS TO SELL	161	235	-31.5%	184	160	15.0%
	ACTIVE INVENTORY	124					
	AVERAGE PRICE	\$1,937,500	\$688,333	181.5%	\$377,306	\$237,939	58.6%
	MEDIAN PRICE	\$1,937,500	\$255,000	659.8%	\$91,500	\$78,750	16.2%
Condo (Townhouse)							
	UNITS LISTED	31	43	-27.9%	304	308	-1.3%
	UNITS SOLD	30	25	20.0%	244	163	49.7%
	SALES DOLLARS	\$4,708,800	\$3,520,300	33.8%	\$39,315,007	\$22,725,118	73.0%
	LIST/SELL RATIO	96.35	95.70		96.37	94.28	
	DAYS TO SELL	73	101	-27.7%	74	98	-24.5%
	ACTIVE INVENTORY	111					
	AVERAGE PRICE	\$156,960	\$140,812	11.5%	\$161,127	\$139,418	15.6%
	MEDIAN PRICE	\$138,500	\$136,000	1.8%	\$146,950	\$133,250	10.3%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

July 31, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Condo (Apt)							
	UNITS LISTED	60	56	7.1%	629	491	28.1%
	UNITS SOLD	35	32	9.4%	388	292	32.9%
	SALES DOLLARS	\$3,570,750	\$4,381,150	-18.5%	\$45,091,067	\$29,957,550	50.5%
	LIST/SELL RATIO	95.07	93.79		95.03	92.93	
	DAYS TO SELL	81	120	-32.5%	83	121	-31.4%
	ACTIVE INVENTORY	321					
	AVERAGE PRICE	\$102,021	\$136,911	-25.5%	\$116,214	\$102,594	13.3%
	MEDIAN PRICE	\$86,900	\$122,250	-28.9%	\$105,500	\$89,500	17.9%
Duplex							
	UNITS LISTED	13	18	-27.8%	120	131	-8.4%
	UNITS SOLD	14	5	180.0%	86	50	72.0%
	SALES DOLLARS	\$2,109,000	\$627,000	236.4%	\$13,588,331	\$7,566,550	79.6%
	LIST/SELL RATIO	95.35	94.53		94.83	94.94	
	DAYS TO SELL	92	81	13.6%	97	91	6.6%
	ACTIVE INVENTORY	49					
	AVERAGE PRICE	\$150,643	\$125,400	20.1%	\$158,004	\$151,331	4.4%
	MEDIAN PRICE	\$148,000	\$128,900	14.8%	\$150,500	\$140,750	6.9%
Farms							
	UNITS LISTED	11	9	22.2%	61	68	-10.3%
	UNITS SOLD	2	3	-33.3%	15	9	66.7%
	SALES DOLLARS	\$995,000	\$1,340,000	-25.7%	\$7,988,000	\$3,036,000	163.1%
	LIST/SELL RATIO	82.63	86.98		89.18	89.36	
	DAYS TO SELL	84	245	-65.7%	201	192	4.7%
	ACTIVE INVENTORY	72					
	AVERAGE PRICE	\$497,500	\$446,667	11.4%	\$532,533	\$337,333	57.9%
	MEDIAN PRICE	\$497,500	\$450,000	10.6%	\$400,000	\$305,000	31.1%
IC&I							
	UNITS LISTED	8	6	33.3%	64	62	3.2%
	UNITS SOLD	4	0	100.0%	26	10	160.0%
	SALES DOLLARS	\$2,653,000	\$0	100.0%	\$14,656,000	\$5,741,000	155.3%
	LIST/SELL RATIO	91.38	0.00		87.10	87.77	
	DAYS TO SELL	220	0	100.0%	205	142	44.4%
	ACTIVE INVENTORY	60					
	AVERAGE PRICE	\$663,250	\$0	0.0%	\$563,692	\$574,100	-1.8%
	MEDIAN PRICE	\$277,500	\$0	0.0%	\$317,500	\$310,000	2.4%
IC&I Land							
	UNITS LISTED	4	4	0.0%	55	62	-11.3%
	UNITS SOLD	1	2	-50.0%	5	9	-44.4%
	SALES DOLLARS	\$875,000	\$445,000	96.6%	\$4,957,000	\$5,510,000	-10.0%
	LIST/SELL RATIO	74.46	89.76		88.63	81.10	
	DAYS TO SELL	0	59	-100.0%	70	397	-82.4%
	ACTIVE INVENTORY	74					
	AVERAGE PRICE	\$875,000	\$222,500	293.3%	\$991,400	\$612,222	61.9%
	MEDIAN PRICE	\$875,000	\$222,500	293.3%	\$875,000	\$349,000	150.7%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

July 31, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots							
	UNITS LISTED	113	85	32.9%	392	488	-19.7%
	UNITS SOLD	49	27	81.5%	282	131	115.3%
	SALES DOLLARS	\$4,260,100	\$2,560,515	66.4%	\$24,136,204	\$10,712,843	125.3%
	LIST/SELL RATIO	97.17	91.33		96.59	89.74	
	DAYS TO SELL	128	223	-42.6%	212	252	-15.9%
	ACTIVE INVENTORY	415					
	AVERAGE PRICE	\$86,941	\$94,834	-8.3%	\$85,589	\$81,777	4.7%
	MEDIAN PRICE	\$79,900	\$92,000	-13.2%	\$79,900	\$80,000	-0.1%
Leases							
	UNITS LISTED	16	14	14.3%	139	109	27.5%
	UNITS SOLD	2	3	-33.3%	30	28	7.1%
	SALES DOLLARS	\$188,912	\$327,848	-42.4%	\$1,452,537	\$3,220,588	-54.9%
	LIST/SELL RATIO	0.00	0.00		100.00	275.00	
	DAYS TO SELL	81	355	-77.2%	238	234	1.7%
	ACTIVE INVENTORY	151					
	AVERAGE PRICE	\$94,456	\$109,283	-13.6%	\$48,418	\$115,021	-57.9%
	MEDIAN PRICE	\$94,456	\$59,918	57.6%	\$41,436	\$36,775	12.7%
Lots (Waterfront)							
	UNITS LISTED	3	0	100.0%	19	11	72.7%
	UNITS SOLD	2	1	100.0%	8	1	700.0%
	SALES DOLLARS	\$555,000	\$575,000	-3.5%	\$1,201,500	\$575,000	109.0%
	LIST/SELL RATIO	94.19	96.63		90.17	96.63	100.0%
	DAYS TO SELL	224	183	100.0%	184	183	100.0%
	ACTIVE INVENTORY	16					
	AVERAGE PRICE	\$277,500	\$575,000	100.0%	\$150,188	\$575,000	100.0%
	MEDIAN PRICE	\$277,500	\$575,000	100.0%	\$106,000	\$575,000	100.0%
Multi-Family							
	UNITS LISTED	2	6	-66.7%	28	23	21.7%
	UNITS SOLD	1	1	0.0%	14	4	250.0%
	SALES DOLLARS	\$342,000	\$176,000	94.3%	\$4,529,000	\$2,706,000	67.4%
	LIST/SELL RATIO	95.02	80.00		92.74	87.62	
	DAYS TO SELL	25	256	-90.2%	104	352	-70.5%
	ACTIVE INVENTORY	18					
	AVERAGE PRICE	\$342,000	\$176,000	94.3%	\$323,500	\$676,500	-52.2%
	MEDIAN PRICE	\$342,000	\$176,000	94.3%	\$283,000	\$340,000	-16.8%
Mobile Homes							
	UNITS LISTED	40	56	-28.6%	374	348	7.5%
	UNITS SOLD	37	20	85.0%	175	108	62.0%
	SALES DOLLARS	\$1,350,300	\$783,300	72.4%	\$6,060,804	\$3,953,250	53.3%
	LIST/SELL RATIO	83.19	74.47		84.51	82.84	
	DAYS TO SELL	113	125	-9.6%	101	116	-12.9%
	ACTIVE INVENTORY	207					
	AVERAGE PRICE	\$36,495	\$39,165	-6.8%	\$34,633	\$36,604	-5.4%
	MEDIAN PRICE	\$27,800	\$23,500	18.3%	\$28,000	\$28,250	-0.9%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

July 31, 2002

CENTRAL OKANAGAN

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential							
	UNITS LISTED	341	339	0.6%	2342	2296	2.0%
	UNITS SOLD	243	214	13.6%	1665	1202	38.5%
	SALES DOLLARS	\$50,988,875	\$40,520,547	25.8%	\$335,761,874	\$225,922,120	48.6%
	LIST/SELL RATIO	95.85	95.55		96.21	95.29	
	DAYS TO SELL	61	86	-29.1%	68	87	-21.8%
	ACTIVE INVENTORY	831					
	AVERAGE PRICE	\$209,831	\$189,348	10.8%	\$201,659	\$187,955	7.3%
	MEDIAN PRICE	\$187,000	\$176,500	5.9%	\$185,000	\$174,900	5.8%
Residential (Waterfront)							
	UNITS LISTED	8	9	-11.1%	54	71	-23.9%
	UNITS SOLD	11	6	83.3%	37	28	32.1%
	SALES DOLLARS	\$8,338,500	\$2,013,166	314.2%	\$23,444,500	\$11,384,066	105.9%
	LIST/SELL RATIO	94.73	94.61		91.93	92.65	
	DAYS TO SELL	182	63	188.9%	154	148	4.1%
	ACTIVE INVENTORY	45					
	AVERAGE PRICE	\$758,045	\$335,528	125.9%	\$633,635	\$406,574	55.8%
	MEDIAN PRICE	\$750,000	\$342,000	119.3%	\$580,000	\$374,500	54.9%
CENTRAL OKANAGAN - TOTALS							
	UNITS LISTED	736	719	2.4%	5081	4920	3.3%
	UNITS SOLD	451	347	30.0%	3093	2113	46.4%
	SALES DOLLARS	\$92,176,595	\$60,497,726	52.4%	\$564,587,382	\$355,111,085	59.0%
	LIST/SELL RATIO	95.69	94.09		95.13	93.6	
	DAYS TO SELL	82	106	-22.6%	98	113	-13.3%
	ACTIVE INVENTORY	2830					

RESIDENTIAL LISTING / SALES ANALYSIS

July 31, 2002

CENTRAL OKANAGAN

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 90000	2	19	2	15
90001 to 110000	3	33	1	33
110001 to 130000	13	90	12	78
130001 to 150000	26	241	37	235
150001 to 170000	53	381	32	293
170001 to 190000	54	333	48	250
190001 to 210000	27	211	23	167
210001 to 230000	38	239	24	175
230001 to 250000	31	209	15	139
250001 to 270000	26	127	14	78
270001 to 290000	15	99	10	62
290001 to 310000	5	58	4	28
310001 and over	46	295	20	110
	339	2335	242	1663

LOT LISTING / SALES ANALYSIS

July 31, 2002

CENTRAL OKANAGAN

	Mthly Listings	YTD Listings		Mthly Sales		YTD Sales
Range	Total	Total		Total		Total
0 to 30000	5	46		1		17
30001 to 40000	2	10		3		5
40001 to 50000	1	18		1		11
50001 to 60000	3	26		1		16
60001 to 70000	2	27		3		42
70001 to 80000	48	79		26		72
80001 to 90000	12	61		4		47
90001 and over	70	292		14		103
	143	559		53		313