

# CENTRAL ZONE MONTHLY STATISTICS

**JULY 1 to JULY 31, 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

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
<b>CENTRAL ZONE TOTALS</b>						
Units Listed	794	735	8.0%	5771	5606	2.9%
Units Sold	514	525	-2.1%	3519	3630	-3.1%
Sales Dollars	\$180,968,633	\$155,792,345	16.2%	\$1,184,956,626	\$1,017,708,932	16.4%
List/Sell Ratio	95.29%	94.41%		95.06%	94.49%	
Days to Sell	103	104	-0.8%	117	217	-46.1%
Active Listings	2433	2276	6.9%			
<b>NORTH ZONE TOTALS</b>						
Units Listed	381	387	-1.6%	2728	2587	5.5%
Units Sold	240	247	-2.8%	1634	1770	-7.7%
Sales Dollars	\$69,183,890	\$56,285,848	22.9%	\$453,177,503	\$387,988,758	16.8%
List/Sell Ratio	95.13%	95.43%		91.91%	93.93%	
Days to Sell	170	160	6.0%	171	226	-24.5%
Active Listings	1379	1082	27.4%			
<b>SHUSWAP ZONE TOTALS</b>						
Units Listed	235	215	9.3%	1547	1403	10.3%
Units Sold	148	170	-12.9%	869	875	-0.7%
Sales Dollars	\$37,421,216	\$30,418,632	23.0%	\$214,430,523	\$153,993,713	39.2%
List/Sell Ratio	95.44%	91.92%		93.93%	93.97%	
Days to Sell	145	190	-23.7%	176	226	-22.2%
Active Listings	939	825	13.8%			
<b>GRAND TOTALS</b>						
Units Listed	1410	1337	5.5%	10046	9596	4.7%
Units Sold	902	942	-4.2%	6022	6275	-4.0%
Sales Dollars	\$287,573,739	\$242,496,825	18.6%	\$1,852,564,652	\$1,559,691,403	18.8%
List/Sell Ratio	95.29%	93.92%		93.63%	94.13%	
Days to Sell	139	151	-8.0%	112	159	-29.8%
Active Listings	4751	4183	13.6%			

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# CENTRAL OKANAGAN ZONE

## QUICK SUMMARY

### July 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>	
July-06	514	\$180,968,633	250	\$104,798,587	794	2,433	3.7
June-06	507	\$177,315,286	243	\$100,726,232	882	2,457	
July-05	525	\$155,792,345	265	\$88,068,654	735	2,276	

**Monthly Ratio of Sales versus Inventory All Property Types 21.13%**

<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	94	133	389	24.16%	66
CONDO/TWNHSE	51	80	198	25.76%	50
LOTS	42	76	315	13.33%	170
RESIDENTIAL	250	334	860	29.07%	53

**Average House Price \$391,961      Median House Price \$366,000**

The Average and Median Price are the Year to Date Figures

### MEMBERSHIP INFORMATION

	<u>TOTAL NUMBER OF MEMBERS</u> <u>July 31/06</u>	<u>TOTAL NUMBER OF MEMBERS</u> <u>July 31/05</u>	<u>CHANGE BY NUMBER</u>	<u>CHANGE BY %</u>
ALL ZONES	1061	960	101	10.52%
CENTRAL ZONE	663	594	69	11.62%
NORTH ZONE	291	271	20	7.38%
SHUSWAP ZONE	107	95	12	12.63%

**CURRENT**

MANAGING BROKERS	83
SALES REPS	899
PROPERTY MGMNT	15
ASSOCIATE BROKERS	61
EXEMPTION MEMBER	3

**TOTALS 1061**

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CENTRAL ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION -JULY 2006

	LISTINGS						INVENTORY		
	JULY 2006	JULY 2005	Incr % Decr %	JAN-JUL 2006	JAN-JUL 2005	Incr % Decr %	JULY 2006	JULY 2005	Incr % Decr %
<b>RESIDENTIAL:</b>									
Acreage/House	23	20	15.0%	157	158	-0.6%	98	95	3.2%
Duplex	15	23	-34.8%	182	163	11.7%	57	52	9.6%
Mobile Homes	50	48	4.2%	307	304	1.0%	97	101	-4.0%
Recreational	4	17	-76.5%	77	67	14.9%	38	14	171.4%
Residential	334	338	-1.2%	2525	2542	-0.7%	860	760	13.2%
Residential WF	13	13	0.0%	80	77	3.9%	48	36	33.3%
3 & 4 Plex	0	1	100.0%	7	1	0.0%	2	1	100.0%
Timeshares	0	1	-100.0%	2	8	-75.0%	4	11	-63.6%
Apartments	133	94	41.5%	985	816	20.7%	389	309	25.9%
Townhouses	80	74	8.1%	559	580	-3.6%	198	210	-5.7%
<b>Total</b>	<b>652</b>	<b>629</b>		<b>4,881</b>	<b>4,716</b>		<b>1791</b>	<b>1589</b>	
<b>FARMS:</b>	13	2	550.0%	57	54	5.6%	51	40	27.5%
<b>MULTI FAMILY:</b>	3	0	100.0%	18	20	-10.0%	9	4	125.0%
<b>LOTS:</b>									
Acreage	18	31	-41.9%	64	95	-32.6%	61	63	-3.2%
Acreage WF	0	1	0.0%	10	7	42.9%	3	8	-62.5%
Lots	56	40	40.0%	414	412	0.5%	237	290	-18.3%
Lots WF	2	2	0.0%	17	11	54.5%	14	11	27.3%
<b>Total</b>	<b>76</b>	<b>74</b>		<b>505</b>	<b>525</b>		<b>315</b>	<b>372</b>	
<b>I.C.&amp; I.:</b>									
Business	14	5	180.0%	89	100	-11.0%	77	85	-9.4%
Commercial	17	10	70.0%	86	80	7.5%	56	48	16.7%
Land	3	3	0.0%	27	22	22.7%	22	11	100.0%
Leases	16	12	33.3%	108	89	21.3%	112	127	-11.8%
<b>Total</b>	<b>50</b>	<b>30</b>		<b>310</b>	<b>291</b>		<b>267</b>	<b>271</b>	
<b>GRAND TOTALS</b>	<b>794</b>	<b>735</b>	<b>8.0%</b>	<b>5,771</b>	<b>5,606</b>	<b>2.9%</b>	<b>2433</b>	<b>2276</b>	<b>6.9%</b>

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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 - JULY 2006**

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio		SALES \$ VOLUME			List Sell Ratio	
	JUL	JUL	Incr %	YTD	YTD	Incr %	JUL	JUL	Incr %	JUL	JUL	JAN-JUL	JAN-JUL	Incr %	J-JL	J-JL
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
<b>RESIDENTIAL:</b>																
Acreage/House	10	13	-23.1%	74	69	7.2%	\$6,172,319	\$8,549,500	-27.8%	94.64%	92.94%	\$50,784,919	\$40,894,000	24.2%	94.77%	95.81%
Duplex	18	10	80.0%	116	97	19.6%	\$5,850,955	\$3,091,900	89.2%	96.98%	96.77%	\$36,011,885	\$24,911,843	44.6%	97.59%	97.29%
Mobile Homes	33	30	10.0%	215	193	11.4%	\$3,075,450	\$1,405,000	118.9%	94.25%	93.43%	\$16,677,654	\$10,673,599	56.3%	92.93%	97.03%
Recreational	0	2	-100.0%	16	26	-38.5%	\$0	\$201,000	-100.0%	0.00%	94.61%	\$5,140,200	\$7,140,650	-28.0%	94.87%	95.52%
Residential	250	265	-5.7%	1616	1718	-5.9%	\$104,798,587	\$88,068,654	19.0%	97.62%	97.74%	\$633,409,679	\$556,261,716	13.9%	98.01%	97.65%
Residential WF	4	5	-20.0%	36	33	9.1%	\$5,248,000	\$4,865,000	7.9%	90.00%	97.31%	\$58,750,600	\$36,476,500	61.1%	93.42%	94.06%
3 & 4 Plex	1	0	100.0%	5	0	100.0%	\$184,900	\$0	100.0%	100.00%	0.00%	\$2,089,900	\$0	100.0%	97.67%	0.00%
Timeshares	0	0	0.0%	0	1	-100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$5,500	-100.0%	0.00%	84.62%
Apartments	94	87	8.0%	615	580	6.0%	\$23,321,308	\$17,379,450	34.2%	98.11%	97.45%	\$142,284,775	\$118,265,154	20.3%	98.05%	95.56%
Townhouses	51	52	-1.9%	375	411	-8.8%	\$15,583,500	\$15,693,730	-0.7%	97.67%	96.37%	\$110,100,650	\$107,294,455	2.6%	98.08%	98.00%
<b>Total</b>	<b>461</b>	<b>464</b>		<b>3,068</b>	<b>3,128</b>		<b>\$164,235,019</b>	<b>\$139,254,234</b>				<b>\$1,055,250,262</b>	<b>\$901,923,417</b>			
<b>FARMS:</b>	2	3	-33.3%	12	14	-14.3%	\$1,295,000	\$3,074,000	-57.9%	98.51%	90.64%	\$11,057,400	\$9,576,200	15.5%	95.37%	94.21%
<b>MULTI FAMILY:</b>	0	1	-100.0%	4	9	-55.6%	\$0	\$625,000	-100.0%	0.00%	98.81%	\$3,490,600	\$5,628,300	-38.0%	94.48%	95.99%
<b>LOTS:</b>																
Acreage	4	5	-20.0%	37	37	0.0%	\$3,825,029	\$3,971,000	-3.7%	93.52%	92.94%	\$24,103,429	\$19,007,020	26.8%	94.16%	94.40%
Acreage WF	0	0	0.0%	0	7	-100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$4,820,000	-100.0%	0.00%	96.84%
Lots	36	38	-5.3%	273	313	-12.8%	\$6,278,750	\$5,450,068	15.2%	96.80%	96.11%	\$47,148,696	\$40,584,501	16.2%	96.89%	97.14%
Lots WF	2	1	100.0%	8	5	60.0%	\$2,681,000	\$345,000	677.1%	92.25%	98.85%	\$9,369,500	\$1,937,000	383.7%	95.01%	96.94%
<b>Total</b>	<b>42</b>	<b>44</b>		<b>318</b>	<b>362</b>		<b>\$12,784,779</b>	<b>\$9,766,068</b>				<b>\$80,621,625</b>	<b>\$66,348,521</b>			
<b>I.C. &amp; I.:</b>																
Business	5	1	400.0%	20	20	0.0%	\$1,278,800	\$50,000	2457.6%	92.63%	76.92%	\$2,596,200	\$5,675,500	-54.3%	85.38%	83.02%
Commercial	2	7	-71.4%	33	39	-15.4%	\$1,310,000	\$2,464,900	-46.9%	94.32%	95.24%	\$14,481,235	\$15,150,690	-4.4%	94.11%	95.01%
Land	0	0	0.0%	10	14	-28.6%	\$0	\$0	0.0%	92.11%	0.00%	\$11,063,500	\$9,928,000	11.4%	95.29%	91.65%
Leases	2	5	-60.0%	54	44	22.7%	\$65,035	\$558,143	-88.3%	0.00%	0.00%	\$6,395,805	\$3,478,304	83.9%	0.00%	0.00%
<b>Total</b>	<b>9</b>	<b>13</b>		<b>117</b>	<b>117</b>		<b>\$2,653,835</b>	<b>\$3,073,043</b>				<b>\$34,536,740</b>	<b>\$34,232,494</b>			
<b>GRAND TOTALS</b>	<b>514</b>	<b>525</b>	<b>-2.1%</b>	<b>3,519</b>	<b>3,630</b>	<b>-3.1%</b>	<b>\$180,968,633</b>	<b>\$155,792,345</b>	<b>16.16%</b>	<b>95.29%</b>	<b>94.41%</b>	<b>\$1,184,956,626</b>	<b>\$1,017,708,932</b>	<b>26.78%</b>	<b>95.06%</b>	<b>94.49%</b>

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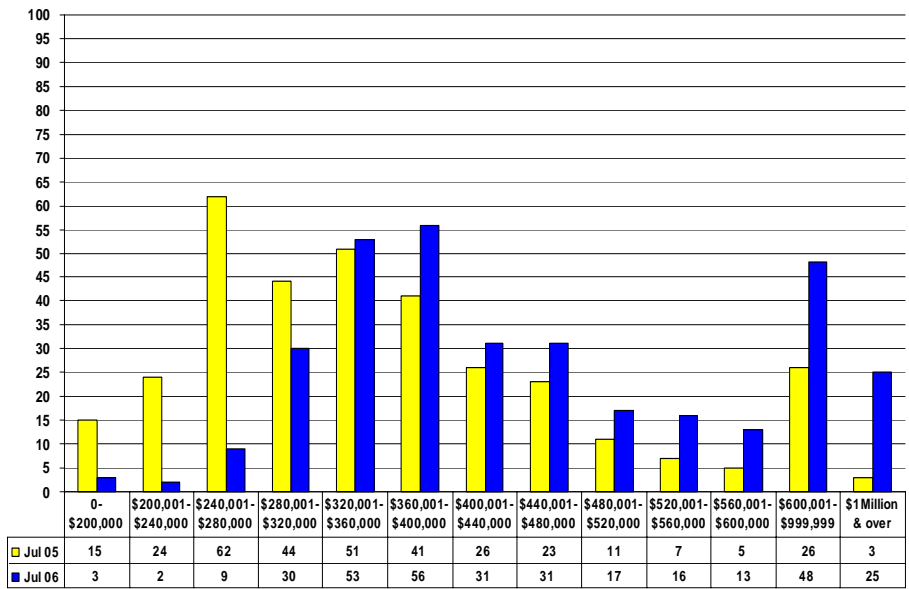
**CENTRAL ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - JULY 2006**

	AVERAGE PRICE INFORMATION						MEDIAN PRICE INFORMATION						NUMBER DAYS TO SELL					
	JUL 2006	JUL 2005	Incr % Decr %	JAN-JUL 2006	JAN-JUL 2005	Incr % Decr %	JUL 2006	JUL 2005	Incr % Decr %	JAN-JUL 2006	JAN-JUL 2005	Incr % Decr %	JUL 2006	JUL 2005	Incr % Decr %	JAN-JUL 2006	JAN-JUL 2005	Incr % Decr %
<b>RESIDENTIAL:</b>																		
Acreage/House	\$617,232	\$657,654	-6.1%	\$686,283	\$592,667	15.8%	\$560,000	\$549,500	1.9%	\$606,159	\$481,250	26.0%	107	91	17.1%	98	143	-31.8%
Duplex	\$325,053	\$309,190	5.1%	\$310,447	\$256,823	20.9%	\$265,000	\$200,000	32.5%	\$265,850	\$204,000	30.3%	45	45	-0.7%	45	42	7.8%
Mobile Homes	\$93,195	\$46,833	99.0%	\$77,570	\$55,304	40.3%	\$85,000	\$52,450	62.1%	\$73,000	\$46,000	58.7%	52	58	-10.8%	53	66	-19.0%
Recreational	\$0	\$100,500	-100.0%	\$321,263	\$274,640	17.0%	\$0	\$95,500	-100.0%	\$323,750	\$282,500	14.6%	0	120	-100.0%	157	97	62.0%
Residential	\$419,194	\$332,335	26.1%	\$391,961	\$323,784	21.1%	\$388,500	\$313,000	24.1%	\$366,000	\$298,000	22.8%	53	62	-14.2%	55	61	-10.5%
Residential WF	\$1,312,000	\$973,000	34.8%	\$1,631,961	\$1,105,348	47.6%	\$1,454,000	\$1,075,000	35.3%	\$1,522,500	\$957,000	59.1%	88	60	46.3%	98	82	19.3%
3 & 4 Plex	\$184,900	\$0	100.0%	\$417,980	\$0	100.0%	\$184,900	\$0	100.0%	\$400,000	\$0	100.0%	104	0	100.0%	68	0	100.0%
Timeshares	\$0	\$0	0.0%	\$0	\$5,500	-100.0%	\$0	\$0	0.0%	\$0	\$5,500	-100.0%	0	0	0.0%	0	313	-100.0%
Apartments	\$248,099	\$199,764	24.2%	\$231,357	\$203,905	13.5%	\$217,500	\$200,000	8.7%	\$206,500	\$179,000	15.4%	66	81	-18.1%	77	79	-2.6%
Townhouses	\$305,559	\$301,803	1.2%	\$293,602	\$261,057	12.5%	\$315,000	\$234,900	34.1%	\$265,000	\$235,900	12.3%	50	78	-36.3%	57	77	-26.6%
<b>Total</b>																		
<b>FARMS:</b>	\$647,500	\$1,024,667	-36.8%	\$921,450	\$684,014	34.7%	\$647,500	\$400,000	61.9%	\$735,000	\$577,950	27.2%	58	45	28.9%	111	184	-39.8%
<b>MULTI FAMILY:</b>	\$0	\$625,000	-100.0%	\$872,650	\$625,367	39.5%	\$0	\$407,000	-100.0%	\$960,000	\$446,150	115.2%	0	25	-100.0%	64	80	-20.0%
<b>LOTS:</b>																		
Acreage	\$956,257	\$794,200	20.4%	\$651,444	\$513,703	26.8%	\$422,500	\$505,950	-16.5%	\$400,000	\$342,500	16.8%	130	146	-11.0%	173	107	61.3%
Acreage WF	\$0	\$0	0.0%	\$0	\$688,571	-100.0%	\$0	\$535,000	-100.0%	\$0	\$535,000	-100.0%	0	0	0.0%	0	244	-100.0%
Lots	\$174,410	\$143,423	21.6%	\$172,706	\$129,663	33.2%	\$151,405	\$109,900	37.8%	\$139,900	\$119,900	16.7%	137	95	44.2%	289	395	-26.9%
Lots WF	\$0	\$345,000	-100.0%	\$1,171,188	\$387,400	202.3%	\$1,340,500	\$540,000	148.2%	\$1,081,000	\$36,000	2902.8%	243	374	-35.0%	114	216	-47.2%
<b>Total</b>																		
<b>I.C. &amp; I.:</b>																		
Business	\$255,760	\$50,000	411.5%	\$129,810	\$283,775	-54.3%	\$87,000	\$52,500	65.7%	\$75,000	\$94,000	-20.2%	123	168	-27.0%	154	193	-20.4%
Commercial	\$655,000	\$352,129	86.0%	\$438,825	\$388,479	13.0%	\$655,000	\$290,000	125.9%	\$260,000	\$283,545	-8.3%	97	62	55.6%	89	1093	-91.9%
Land	\$0	\$0	0.0%	\$1,106,350	\$709,143	56.0%	\$0	\$1,200,000	-100.0%	\$912,500	\$533,000	71.2%	0	0	0.0%	189	459	-58.9%
Leases	\$32,518	\$111,629	-70.9%	\$118,441	\$79,052	49.8%	\$43,200	\$55,875	-22.7%	\$69,391	\$48,875	42.0%	191	148	29.1%	221	198	11.5%
<b>Total</b>																		
													103	104		117	217	

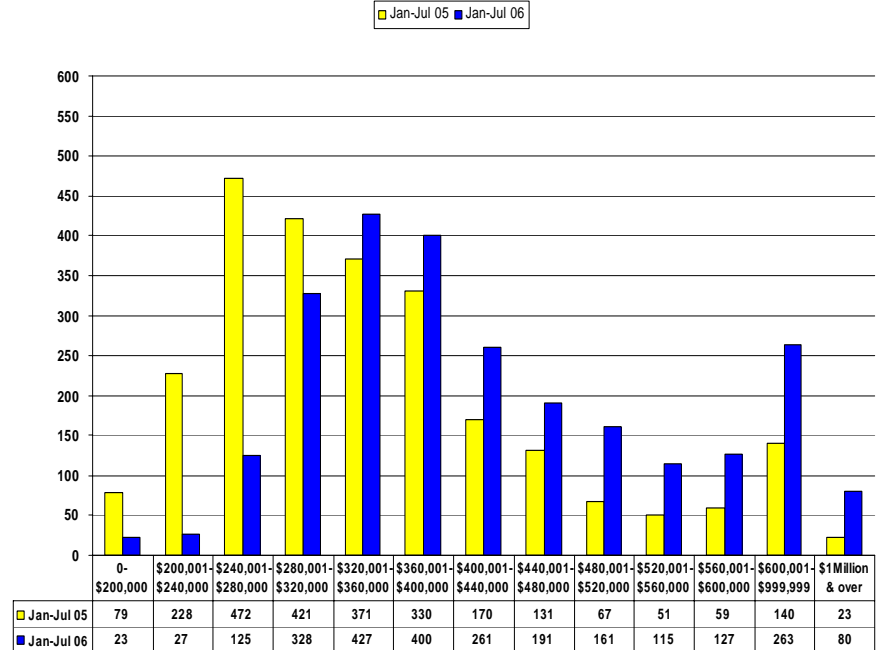
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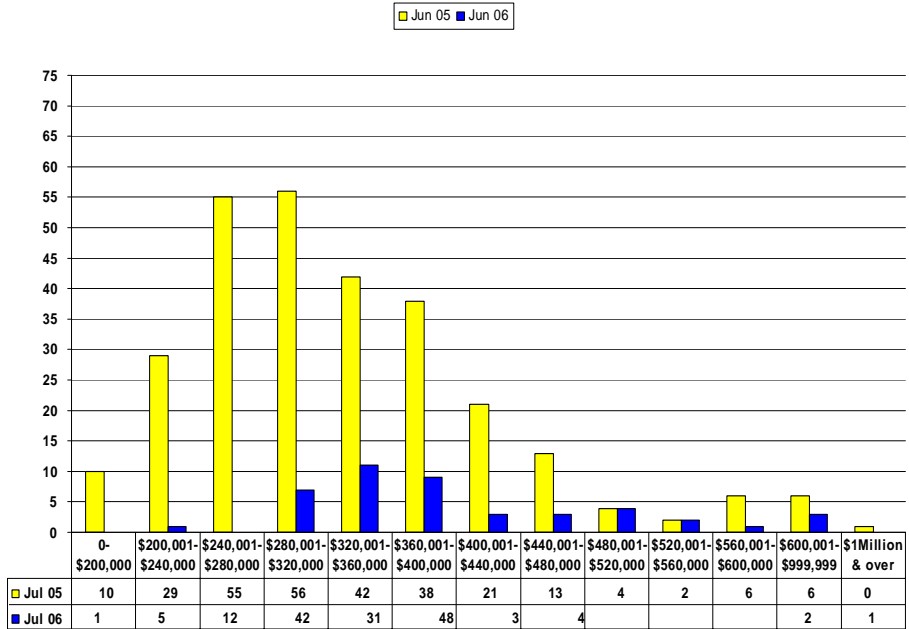
**Central Zone - Single Family Residential July 2006**  
 Monthly Listings By Price Range - Single Family Dwellings Only



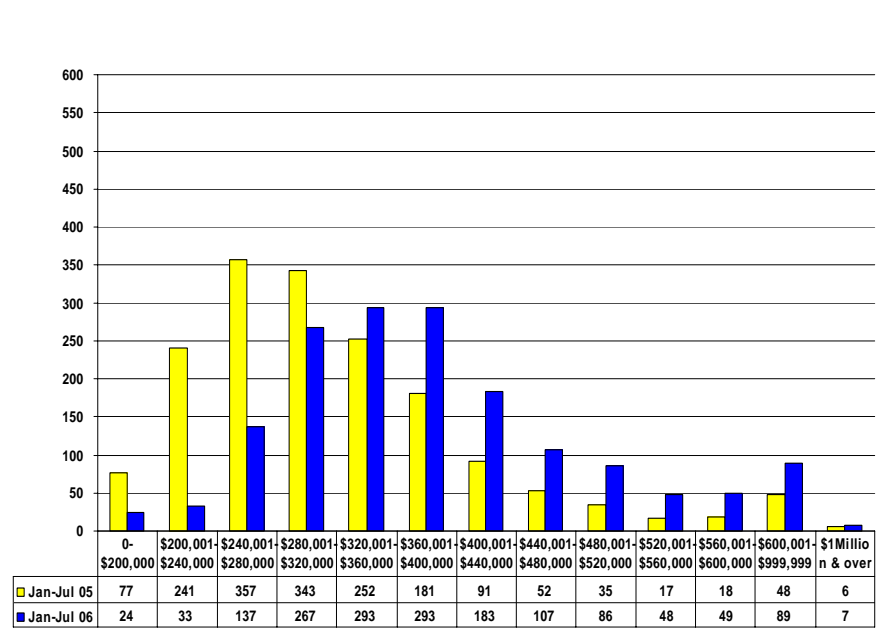
**Central Zone - Single Family Residential 2005 vs 2006**  
 Listings Taken By Price Range - Single Family Dwellings Only

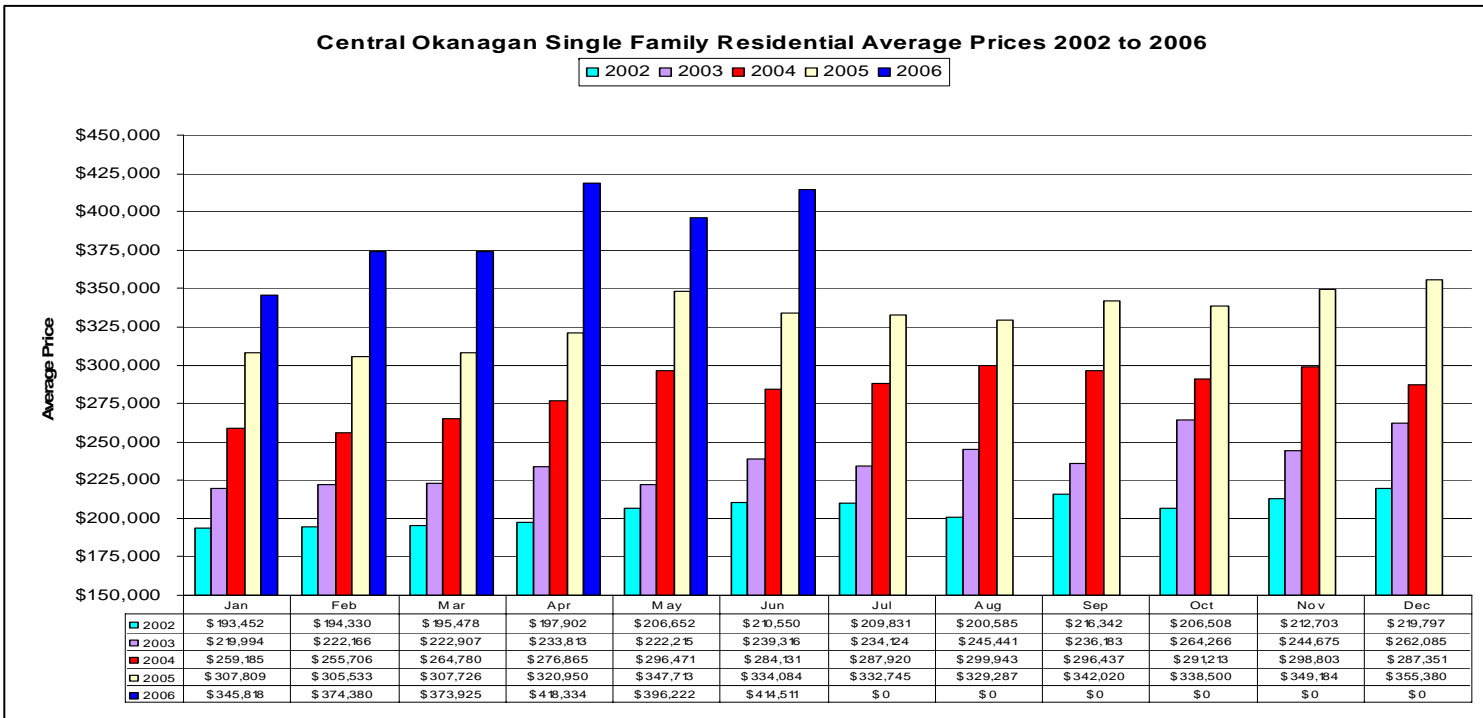
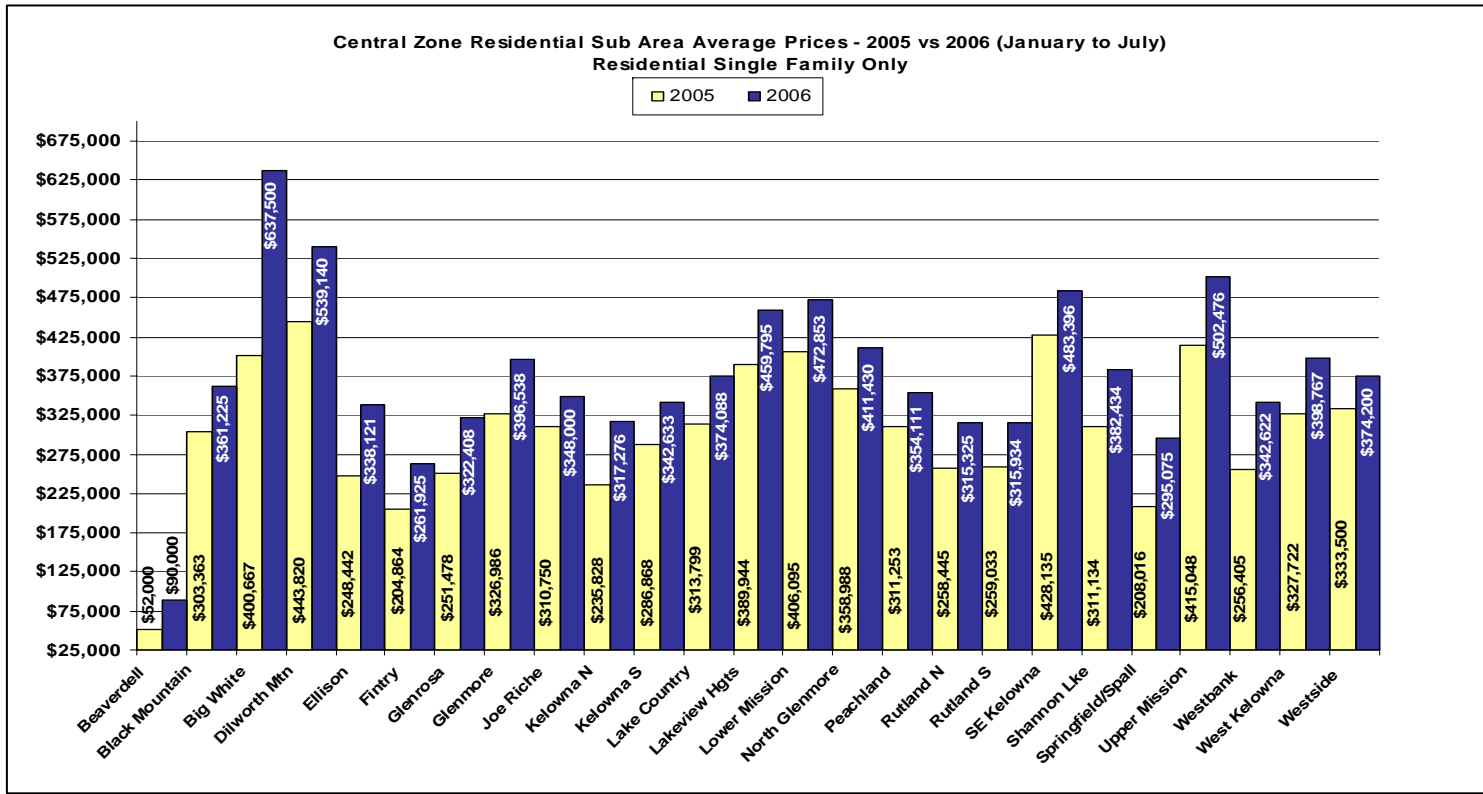


**Central Zone - Single Family Residential July 2006**  
 Monthly Sales by Price Range - Single Family Dwellings Only

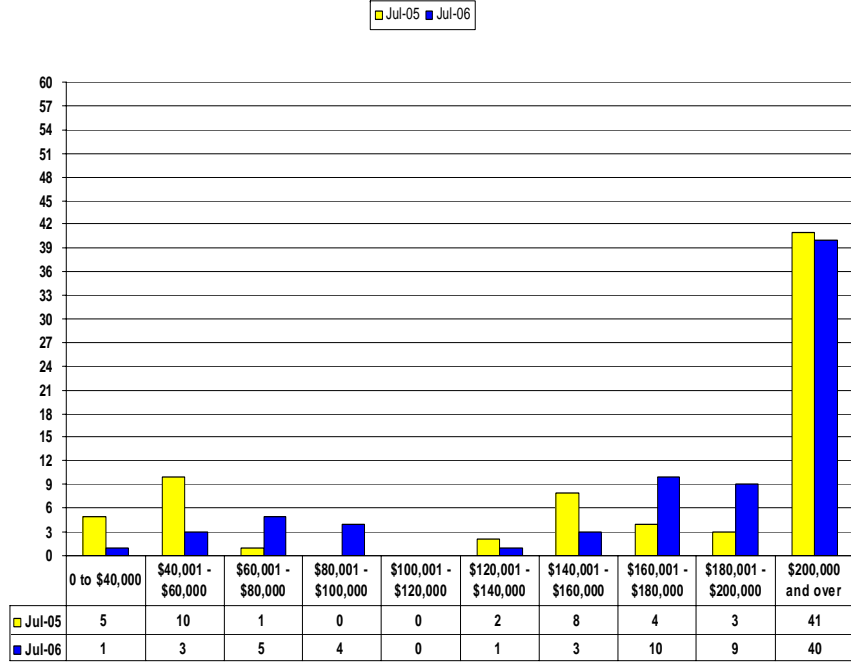


**Central Zone - Single Family Residential 2005 vs 2006**  
 Number of Solds by Price Range - Single Family Dwellings Only

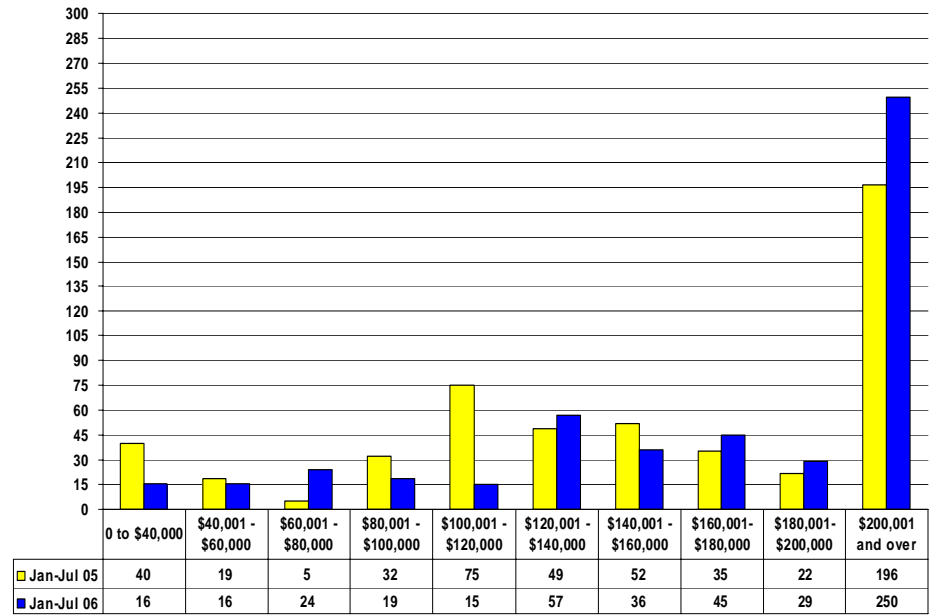




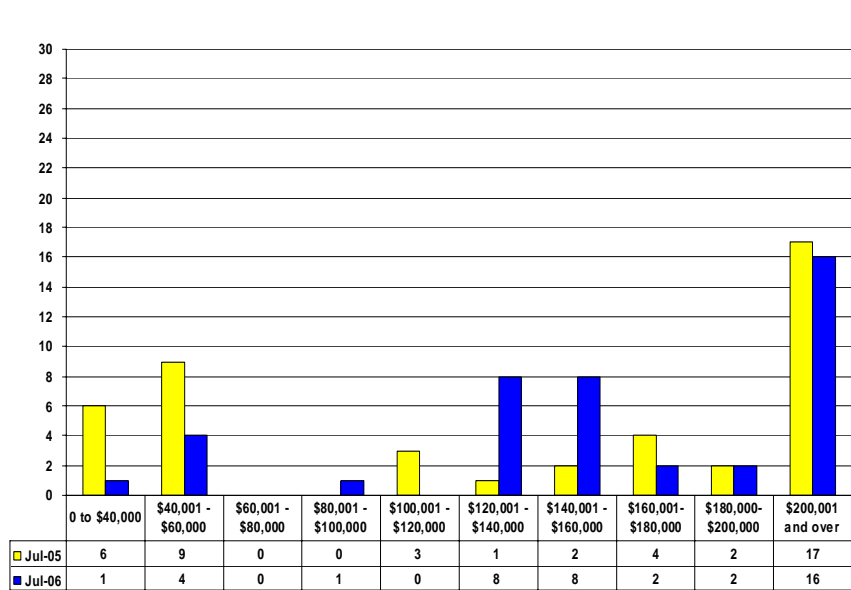
**Central Zone - July 2006**  
 Monthly Listing Comparison By Price Range -  
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



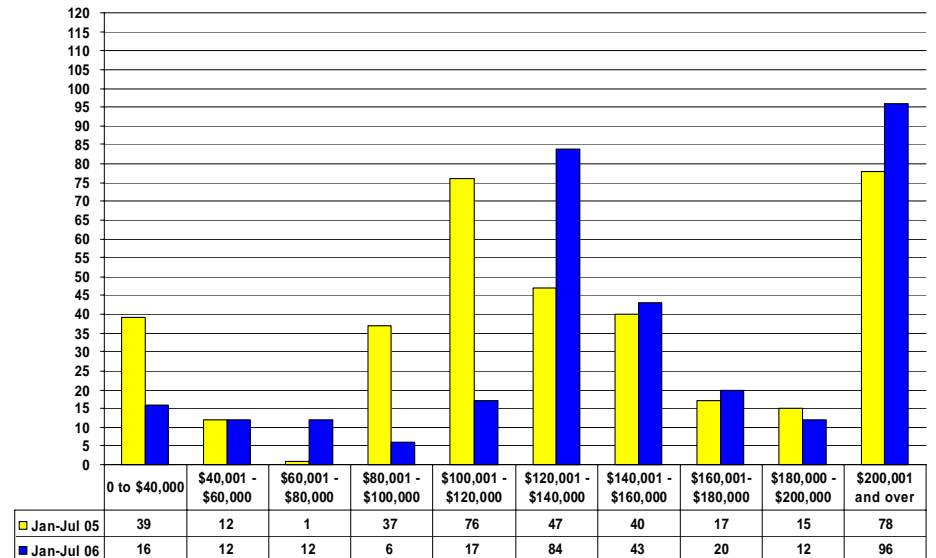
**Central Zone - Lots 2005 vs 2006**  
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

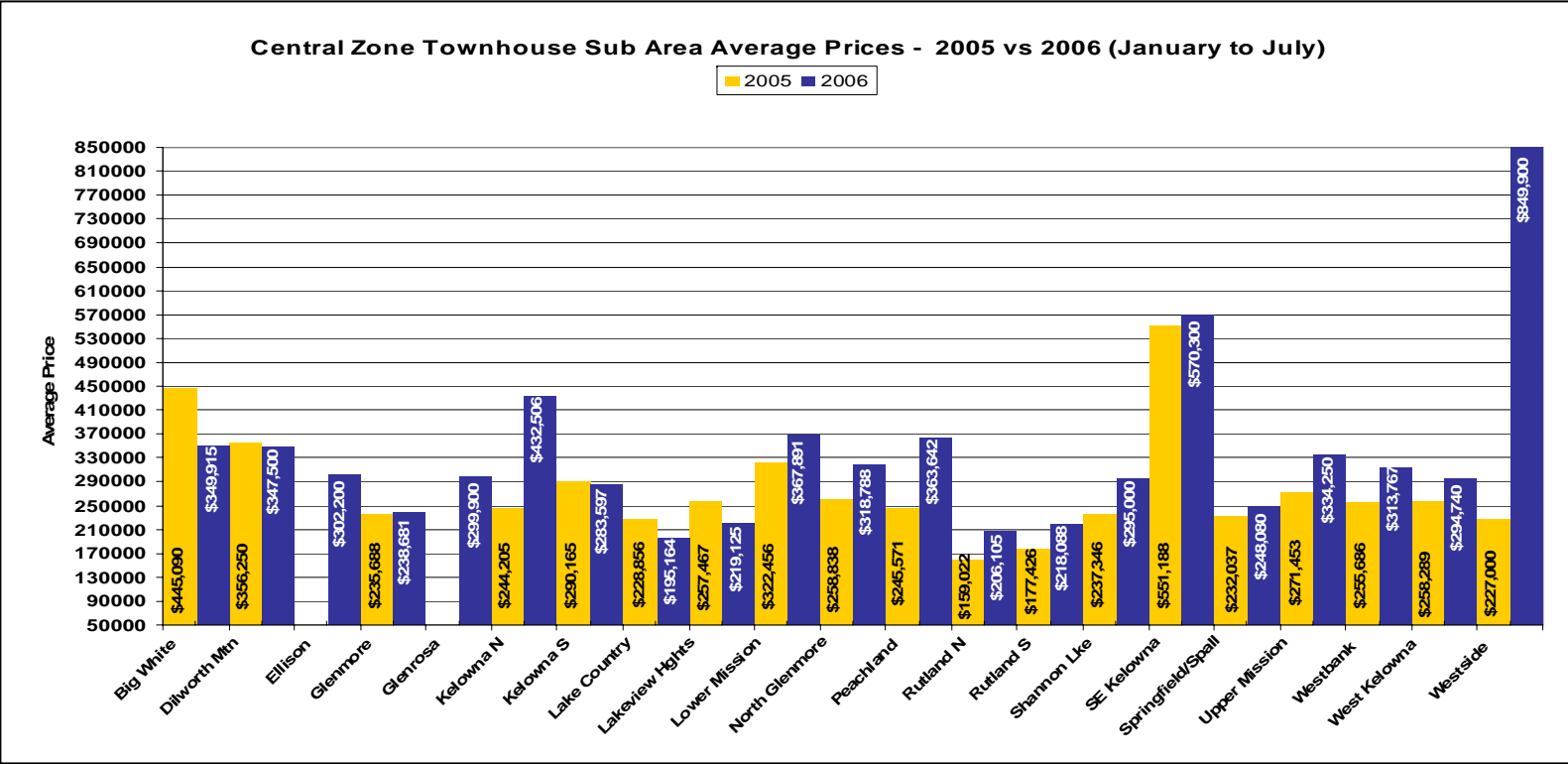
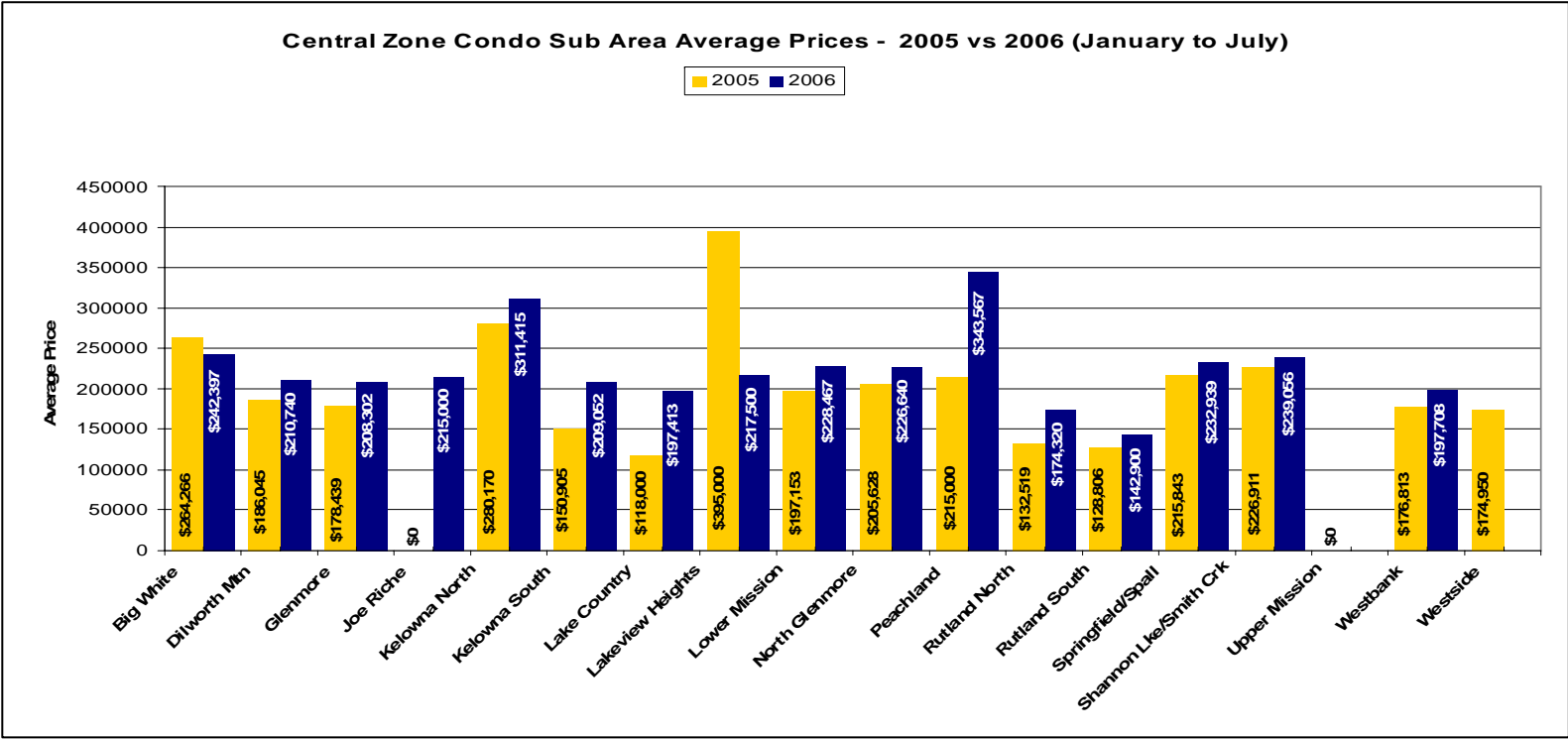


**Central Zone - July 2006**  
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



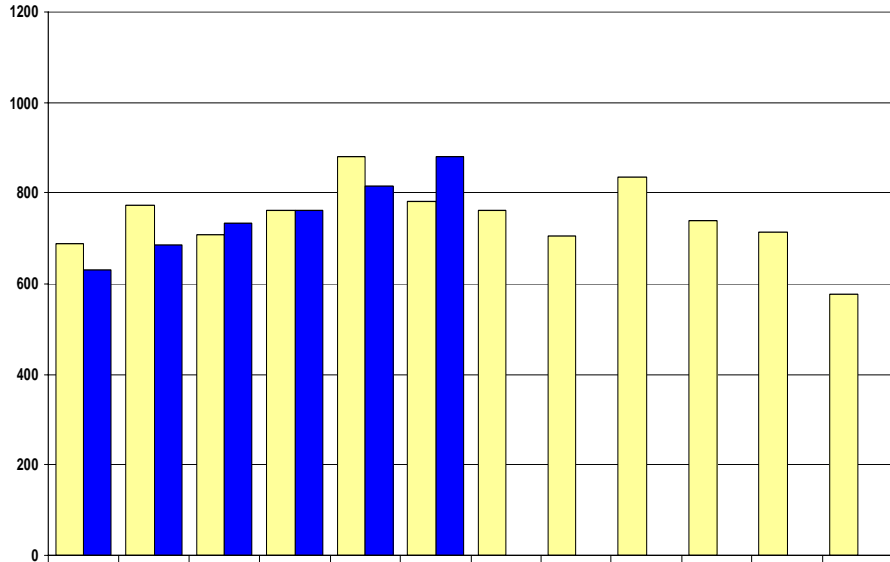
**Central Zone - Lots 2005 vs 2006**  
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront





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

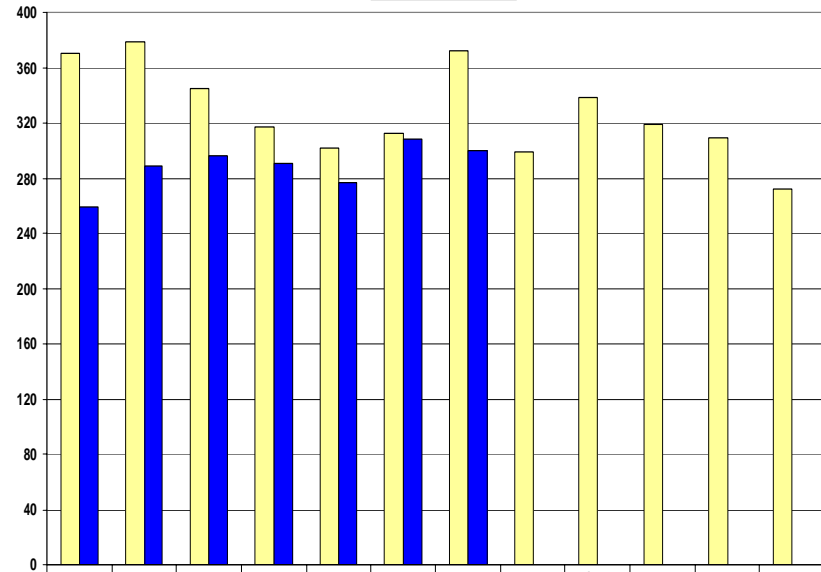
2005 2006



2005	687	774	707	762	880	780	760	704	836	740	712	577
2006	630	685	733	760	816	880	0	0	0	0	0	0

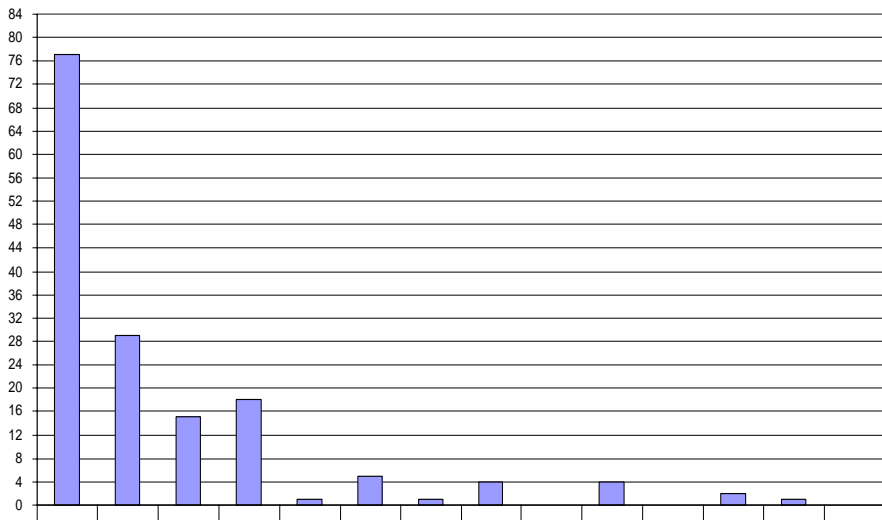
Inventory of Active Listings 2005 vs 2006  
Lots - Central Zone

2005 2006



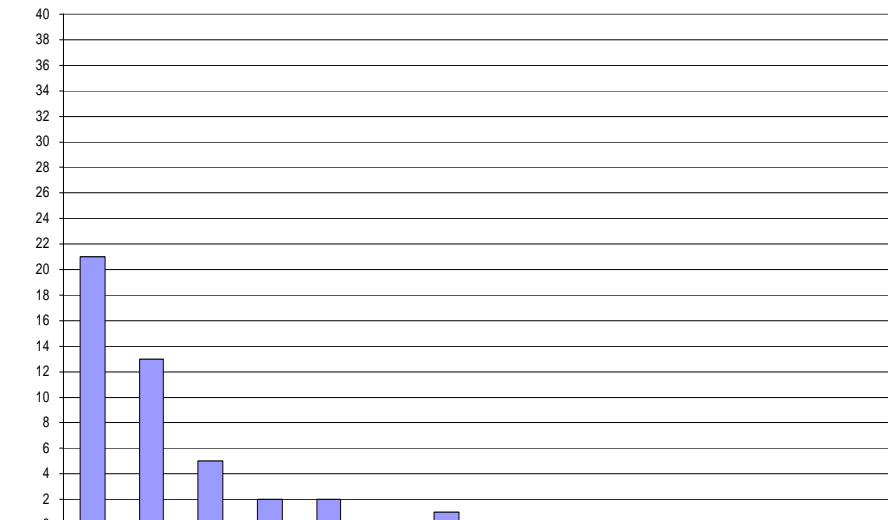
2005	371	379	345	317	302	313	372	299	338	319	309	272
2006	259	289	296	291	277	308	300	0	0	0	0	0

Central Zone - Million Dollar Active Residential Properties  
(Includes Residential Single Family, Single Family With Acreage, Single Family Bare Land Strata and Waterfront)



Actives	77	29	15	18	1	5	1	4	0	4	0	2	1	0
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Central Zone - Million Dollar Residential Sales  
(Includes Residential Single Family, Single Family With Acreage and Single Family Bare Land Strata)



Solds	21	13	5	2	2	0	1	0	0	0	0	0	0	0
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