

NORTH ZONE MONTHLY STATISTICS

MAY 1 to May 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 nor will they be included in the Grand Totals

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

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	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
CENTRAL ZONE TOTALS						
Units Listed	892	829	7.6%	4089	4006	2.1%
Units Sold	542	560	-3.2%	2493	2502	-0.4%
Sales Dollars	\$184,533,823	\$163,261,680	13.0%	\$825,949,807	\$682,409,489	21.0%
List/Sell Ratio	94.00%	97.58%		95.09%	94.68%	
Days to Sell	92	655	-86.0%	116	269	-56.6%
Active Listings	2308	2354	-2.0%			
NORTH ZONE TOTALS						
Units Listed	449	395	13.7%	1866	1830	2.0%
Units Sold	280	270	3.7%	1137	1227	-7.3%
Sales Dollars	\$81,041,512	\$66,887,010	21.2%	\$310,168,264	\$262,700,575	18.1%
List/Sell Ratio	96.18%	95.26%		95.59%	94.88%	
Days to Sell	98	200	-51.0%	133	170	-21.5%
Active Listings	1267	1122	12.9%			
SHUSWAP ZONE TOTALS						
Units Listed	283	263	7.6%	1018	973	4.6%
Units Sold	174	165	5.5%	578	546	5.9%
Sales Dollars	\$45,924,000	\$31,327,628	46.6%	\$145,779,868	\$95,775,365	52.2%
List/Sell Ratio	91.47%	94.42%		93.42%	94.33%	
Days to Sell	199	175	13.4%	192	261	-26.3%
Active Listings	830	899	-7.7%			
GRAND TOTALS						
Units Listed	1624	1487	9.2%	6973	6809	2.4%
Units Sold	996	995	0.1%	4208	4275	-1.6%
Sales Dollars	\$311,499,335	\$261,476,318	19.1%	\$1,281,897,940	\$1,040,885,429	23.2%
List/Sell Ratio	93.88%	95.75%		94.70%	94.63%	
Days to Sell	97	258	-62.3%	111	175	-36.8%
Active Listings	4405	4375	0.7%			

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**NORTH OKANAGAN ZONE
QUICK SUMMARY
May 31st, 2006**

	<u>TOTAL SALES VOLUME</u>		<u>RESIDENTIAL SALES</u>		<u>TOTAL LISTINGS</u>	
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>
May-06	280	\$81,041,512	127	\$39,505,650	449	1,267
April-06	261	\$73,097,094	123	\$38,014,035	407	1,199
May-05	270	\$66,887,010	112	\$28,087,844	395	1,122

Average Number of Listings per Sales Representative is: 4.4

<u>Category</u>	<u>Sales</u>	<u>New Listings</u>	<u>Current Inventory</u>	<u>Sell/Inv. Ratio</u>	<u>Days To Sell</u>
ACREAGE	7	23	99	7.07%	45
ACREAGE/HOUSE	27	56	170	15.88%	73
CONDO/APT	23	20	59	38.98%	64
CONDO/TWNHSE	28	63	82	34.15%	38
LOTS	31	41	173	17.92%	198
RESIDENTIAL	127	183	360	35.28%	57

Average House Price **\$311,068** Median House Price **\$294,000**
The Average and Median Price are the Monthly Figures

MEMBERSHIP INFORMATION

	<u>TOTAL NUMBER OF MEMBERS</u>	<u>TOTAL NUMBER OF MEMBERS</u>	<u>CHANGE BY NUMBER</u>	<u>CHANGE BY %</u>
	<u>May 31/06</u>	<u>May 31/05</u>		
ALL ZONES	1042	925	117	12.65%
CENTRAL ZONE	651	574	77	13.41%
NORTH ZONE	286	262	24	9.16%
SHUSWAP ZONE	105	89	16	17.98%
CURRENT				
MANAGING BROKERS	81			
SALES REPS	880			
PROPERTY MGMNT	16			
ASSOCIATE BROKERS	63			
EXEMPTION MEMBER	2			
TOTALS	1042			

NORTH ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION -MAY 2006

	LISTINGS						INVENTORY		
	MAY 2006	MAY 2005	Incr % Decr %	JAN-MAY 2006	JAN-MAY 2005	Incr % Decr %	MAY 2006	MAY 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	56	35	60.0%	201	201	0.0%	170	158	7.6%
Duplex	6	8	-25.0%	28	51	-45.1%	11	23	-52.2%
Mobile Homes	15	23	-34.8%	96	88	9.1%	47	61	-23.0%
Recreational	1	8	-87.5%	21	22	-4.5%	20	7	185.7%
Residential	183	178	2.8%	775	770	0.6%	360	363	-0.8%
Residential WF	6	5	20.0%	23	21	9.5%	20	14	42.9%
3 & 4 Plex	3	0	100.0%	11	0	100.0%	7	0	100.0%
Timeshares	0	0	0.0%	0	0	0.0%	0	0	0.0%
Apartments	20	22	-9.1%	134	101	32.7%	59	46	28.3%
Townhouses	63	37	70.3%	176	171	2.9%	82	49	67.3%
Total	353	316		1,465	1,425		776	721	
FARMS:	7	5	40.0%	25	25	0.0%	33	30	10.0%
MULTI FAMILY:	0	6	-100.0%	9	15	-40.0%	9	7	28.6%
LOTS:									
Acreage	23	19	21.1%	90	72	25.0%	99	66	50.0%
Acreage WF	1	3	-66.7%	4	9	-55.6%	6	6	0.0%
Lots	35	22	59.1%	129	154	-16.2%	140	115	21.7%
Lots WF	5	1	400.0%	9	5	80.0%	27	4	575.0%
Total	64	45		232	240		272	191	
I.C.& I.:									
Business	13	6	116.7%	59	46	28.3%	67	66	1.5%
Commercial	4	9	-55.6%	33	40	-17.5%	52	48	8.3%
Land	2	5	-60.0%	19	20	-5.0%	30	34	-11.8%
Leases	6	3	100.0%	24	19	26.3%	28	25	12.0%
Total	25	23		135	125		177	173	
GRAND TOTALS	449	395		1,866	1,830		1267	1122	12.9%

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

NORTH ZONE - COMPARATIVE ACTIVITY - SALES INFORMATION - MAY 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio				
	MAY	MAY	Incr %	YTD	YTD	Incr %	MAY	MAY	Incr %		MAY	MAY	JAN-MAY		JAN-MAY	Incr %	J-M	J-M
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	2006		2005	Decr %	2006	2005
RESIDENTIAL:																		
Acreage/House	27	28	-3.6%	95	93	2.2%	\$11,782,100	\$9,971,700	18.2%	96.99%	96.00%	\$37,362,900	\$32,066,100	16.5%	96.98%	96.06%		
Duplex	8	10	-20.0%	28	37	-24.3%	\$1,965,500	\$1,679,800	17.0%	98.47%	97.79%	\$6,089,368	\$6,050,447	0.6%	98.47%	97.13%		
Mobile Homes	10	12	-16.7%	65	53	22.6%	\$724,750	\$455,801	59.0%	93.99%	92.78%	\$5,526,800	\$2,813,751	96.4%	94.49%	91.81%		
Recreational	3	0	100.0%	8	4	100.0%	\$763,000	\$0	100.0%	98.07%	0.00%	\$2,514,400	\$556,500	351.8%	97.38%	96.93%		
Residential	127	112	13.4%	548	525	4.4%	\$39,505,650	\$28,087,844	40.7%	97.78%	98.28%	\$161,994,012	\$122,176,812	32.6%	97.77%	97.59%		
Residential WF	2	5	-60.0%	7	12	-41.7%	\$3,575,000	\$5,100,000	-29.9%	92.14%	96.62%	\$8,963,000	\$9,693,000	-7.5%	95.54%	95.78%		
3 & 4 Plex	1	0	100.0%	9	0	100.0%	\$173,000	\$0	100.0%	98.86%	0.00%	\$1,595,250	\$0	100.0%	96.31%	0.00%		
Timeshares	0	0	0.0%	0	2	-100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$191,750	-100.0%	0.00%	96.01%		
Apartments	23	19	21.1%	91	83	9.6%	\$5,063,400	\$2,273,800	122.7%	97.26%	97.61%	\$16,521,120	\$10,124,540	63.2%	97.58%	96.87%		
Townhouses	28	27	3.7%	120	185	-35.1%	\$5,821,882	\$4,481,099	29.9%	99.89%	98.28%	\$24,813,453	\$32,117,097	-22.7%	98.84%	98.53%		
Total	229	213		971	994		\$69,374,282	\$52,050,044				\$265,380,302	\$215,789,997					
FARMS:	3	6	-50.0%	10	10	0.0%	\$1,903,000	\$4,615,000	-58.8%	96.09%	93.36%	\$8,553,900	\$7,208,100	18.7%	96.28%	94.07%		
MULTI FAMILY:	0	3	-100.0%	5	9	-44.4%	\$0	\$1,611,000	-100.0%	0.00%	97.16%	\$2,156,200	\$3,387,500	-36.3%	97.73%	96.78%		
LOTS:																		
Acreage	7	11	-36.4%	23	42	-45.2%	\$2,370,000	\$1,797,000	31.9%	90.89%	90.96%	\$7,038,000	\$11,897,858	-40.8%	95.46%	96.84%		
Acreage WF	0	3	-100.0%	2	5	-60.0%	\$0	\$854,900	-100.0%	0.00%	96.07%	\$350,000	\$1,463,400	-76.1%	97.23%	93.80%		
Lots	28	20	40.0%	87	123	-29.3%	\$3,752,850	\$2,254,865	66.4%	95.85%	96.39%	\$10,464,875	\$10,894,344	-3.9%	96.72%	97.74%		
Lots WF	3	3	0.0%	5	3	66.7%	\$949,000	\$1,259,000	-24.6%	100.00%	95.02%	\$2,498,000	\$1,259,000	98.4%	98.99%	95.02%		
Total	38	37		117	173		\$7,071,850	\$6,165,765				\$20,350,875	\$25,514,602					
I.C. & I.:																		
Business	3	2	50.0%	14	8	75.0%	\$1,182,000	\$193,500	510.9%	90.66%	90.64%	\$8,190,600	\$1,288,900	535.5%	82.90%	89.94%		
Commercial	4	6	-33.3%	13	22	-40.9%	\$1,355,500	\$1,752,500	-22.7%	95.71%	94.13%	\$4,879,500	\$5,828,500	-16.3%	90.11%	92.88%		
Land	0	1	-100.0%	3	6	-50.0%	\$0	\$465,000	-100.0%	0.00%	93.00%	\$502,000	\$3,269,000	-84.6%	91.75%	84.05%		
Leases	3	2	50.0%	4	5	-20.0%	\$154,880	\$34,201	352.9%	0.00%	0.00%	\$154,887	\$413,976	-62.6%	0.00%	0.00%		
Total	10	11		34	41		\$2,692,380	\$2,445,201				\$13,726,987	\$10,800,376					
GRAND TOTALS	280	270	3.7%	1,137	1,227	-7.3%	\$81,041,512	\$66,887,010	21.2%	96.18%	95.26%	\$310,168,264	\$262,700,575	18.1%	95.59%	94.88%		

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

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NORTH ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - MAY 2006

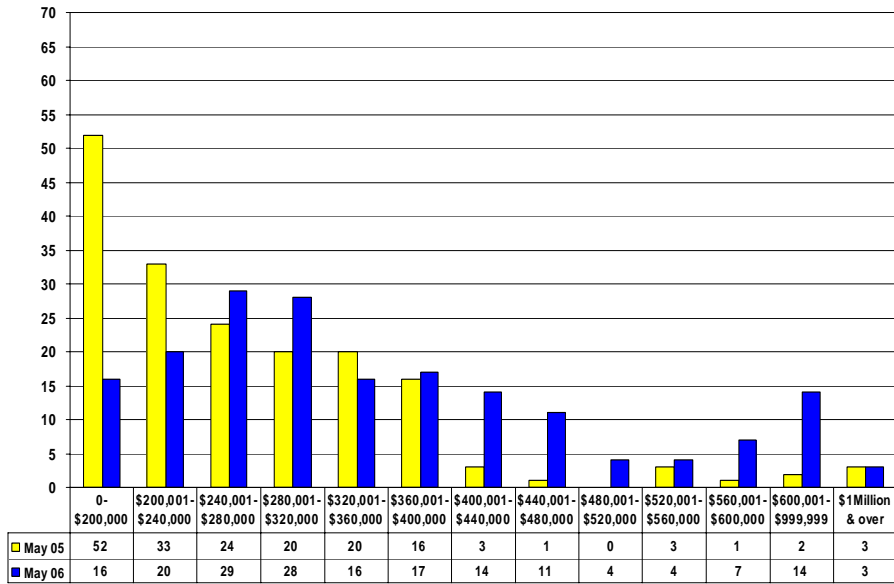
	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	MAY 2006	MAY 2005	Incr % Decr %	JAN-MAY 2006	JAN-MAY 2005	Incr % Decr %	MAY 2006	MAY 2005	Incr % Decr %	JAN-MAY 2006	JAN-MAY 2005	Incr % Decr %	MAY 2006	MAY 2005	Incr % Decr %	JAN-MAY 2006	JAN-MAY 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$436,374	\$356,132	22.5%	\$401,752	\$344,797	16.5%	\$421,000	\$350,000	20.3%	\$385,000	\$335,000	14.9%	73	81	-9.4%	94	100	-6.5%
Duplex	\$245,688	\$167,980	46.3%	\$217,477	\$163,526	33.0%	\$255,000	\$143,000	78.3%	\$201,250	\$152,000	32.4%	42	34	23.5%	85	46	83.8%
Mobile Homes	\$72,475	\$37,983	90.8%	\$85,028	\$53,090	60.2%	\$57,500	\$36,200	58.8%	\$60,000	\$38,900	54.2%	44	158	-72.4%	68	120	-43.1%
Recreational	\$254,333	\$0	100.0%	\$314,300	\$139,125	125.9%	\$245,000	\$0	100.0%	\$332,450	\$131,500	152.8%	66	0	100.0%	98	145	-32.7%
Residential	\$311,068	\$250,784	24.0%	\$295,610	\$232,718	27.0%	\$294,000	\$236,000	24.6%	\$275,000	\$218,500	25.9%	57	54	5.7%	59	62	-5.0%
Residential WF	\$1,787,500	\$1,020,000	75.2%	\$1,280,429	\$807,750	58.5%	\$1,787,500	\$685,000	160.9%	\$979,000	\$685,000	42.9%	158	109	45.0%	77	144	-46.5%
3 & 4 Plex	\$173,000	\$0	100.0%	\$177,250	\$0	100.0%	\$173,000	\$0	100.0%	\$167,000	\$0	100.0%	11	0	100.0%	80	0	100.0%
Timeshares	\$0	\$0	0.0%	\$0	\$95,875	-100.0%	\$0	\$0	0.0%	\$0	\$95,875	-100.0%	0	0	0.0%	0	64	-100.0%
Apartments	\$220,148	\$119,674	84.0%	\$181,551	\$121,982	48.8%	\$162,000	\$107,000	51.4%	\$148,500	\$104,000	42.8%	64	81	-21.3%	48	68	-29.1%
Townhouses	\$207,924	\$165,967	25.3%	\$206,779	\$173,606	19.1%	\$204,500	\$159,000	28.6%	\$199,500	\$158,994	25.5%	38	81	-53.1%	45	89	-49.7%
Total																		
FARMS:	\$634,333	\$769,167	-17.5%	\$855,390	\$720,810	18.7%	\$475,000	\$717,500	-33.8%	\$601,450	\$500,000	20.3%	121	167	-27.7%	165	246	-32.9%
MULTI FAMILY:	\$0	\$537,000	-100.0%	\$431,240	\$376,389	14.6%	\$0	\$580,000	-100.0%	\$328,000	\$268,000	22.4%	0	52	-100.0%	183	113	61.9%
LOTS:																		
Acreage	\$338,571	\$163,364	107.3%	\$306,000	\$283,282	8.0%	\$185,000	\$115,000	60.9%	\$185,000	\$163,552	13.1%	45	144	-68.9%	149	262	-43.3%
Acreage WF	\$0	\$284,967	-100.0%	\$175,000	\$292,680	-40.2%	\$0	\$330,000	-100.0%	\$0	\$330,000	-100.0%	0	42	-100.0%	184	44	318.2%
Lots	\$134,030	\$112,743	18.9%	\$120,286	\$88,572	35.8%	\$116,250	\$117,500	-1.1%	\$115,000	\$77,500	48.4%	178	330	-46.1%	188	161	16.9%
Lots WF	\$316,333	\$419,667	-24.6%	\$499,600	\$419,667	19.0%	\$75,000	\$545,000	-86.2%	\$629,000	\$545,000	15.4%	218	230	-5.4%	249	230	8.3%
Total																		
I.C. & I.:																		
Business	\$394,000	\$96,750	307.2%	\$585,043	\$161,113	263.1%	\$192,000	\$96,750	98.4%	\$160,000	\$85,700	86.7%	107	291	-63.2%	208	220	-5.5%
Commercial	\$338,875	\$292,083	16.0%	\$375,346	\$264,932	41.7%	\$255,250	\$236,750	7.8%	\$259,000	\$270,000	-4.1%	187	246	-24.0%	203	246	-17.6%
Land	\$0	\$465,000	-100.0%	\$167,333	\$544,833	-69.3%	\$0	\$465,000	-100.0%	\$162,000	\$363,750	-55.5%	0	120	-100.0%	156	236	-33.9%
Leases	\$51,627	\$17,101	201.9%	\$38,722	\$82,795	-53.2%	\$38,880	\$17,101	127.4%	\$19,840	\$34,200	-42.0%	160	1178	-86.4%	193	614	-68.6%
Total																		
													98	200		133	170	

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

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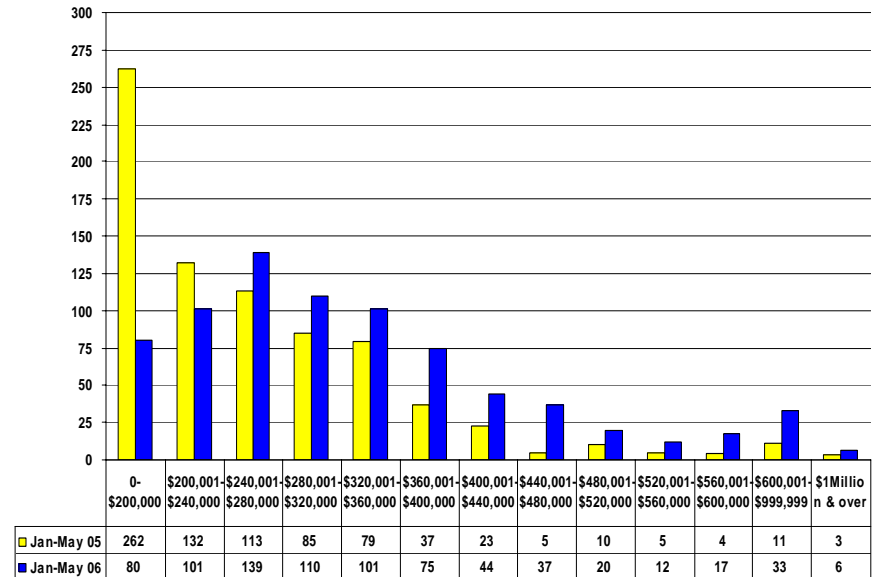
North Zone - Single Family Residential May 2006
 Monthly Listings By Price Range - Single Family Dwellings Only

■ May 05 ■ May 06



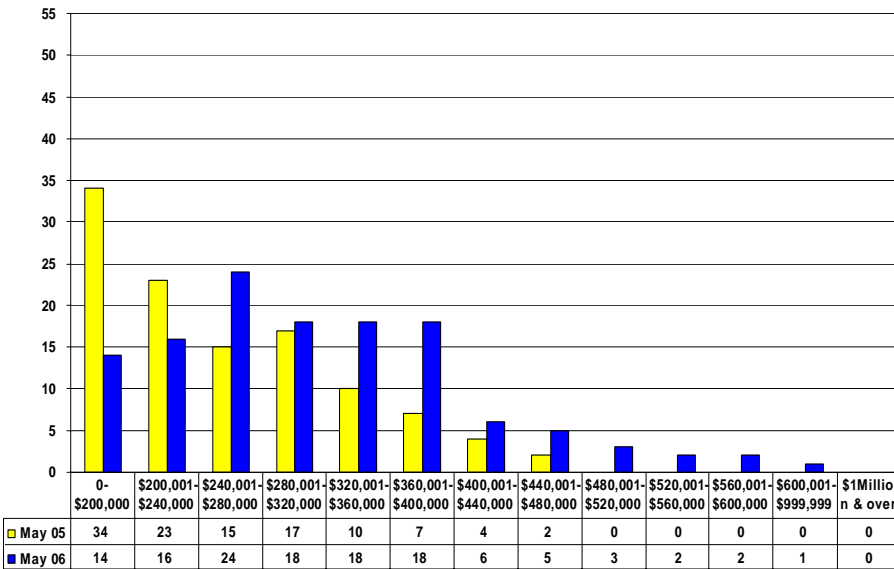
North Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-May 05 ■ Jan-May 06

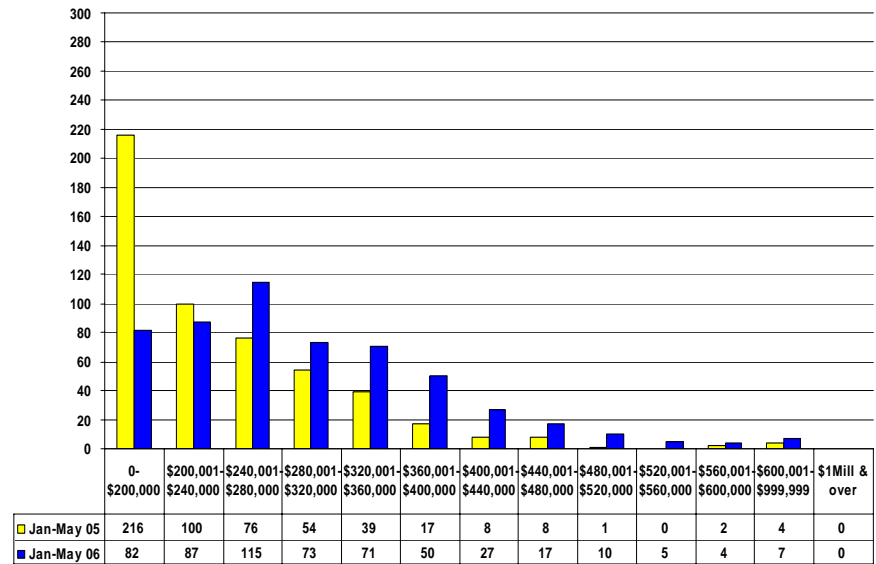


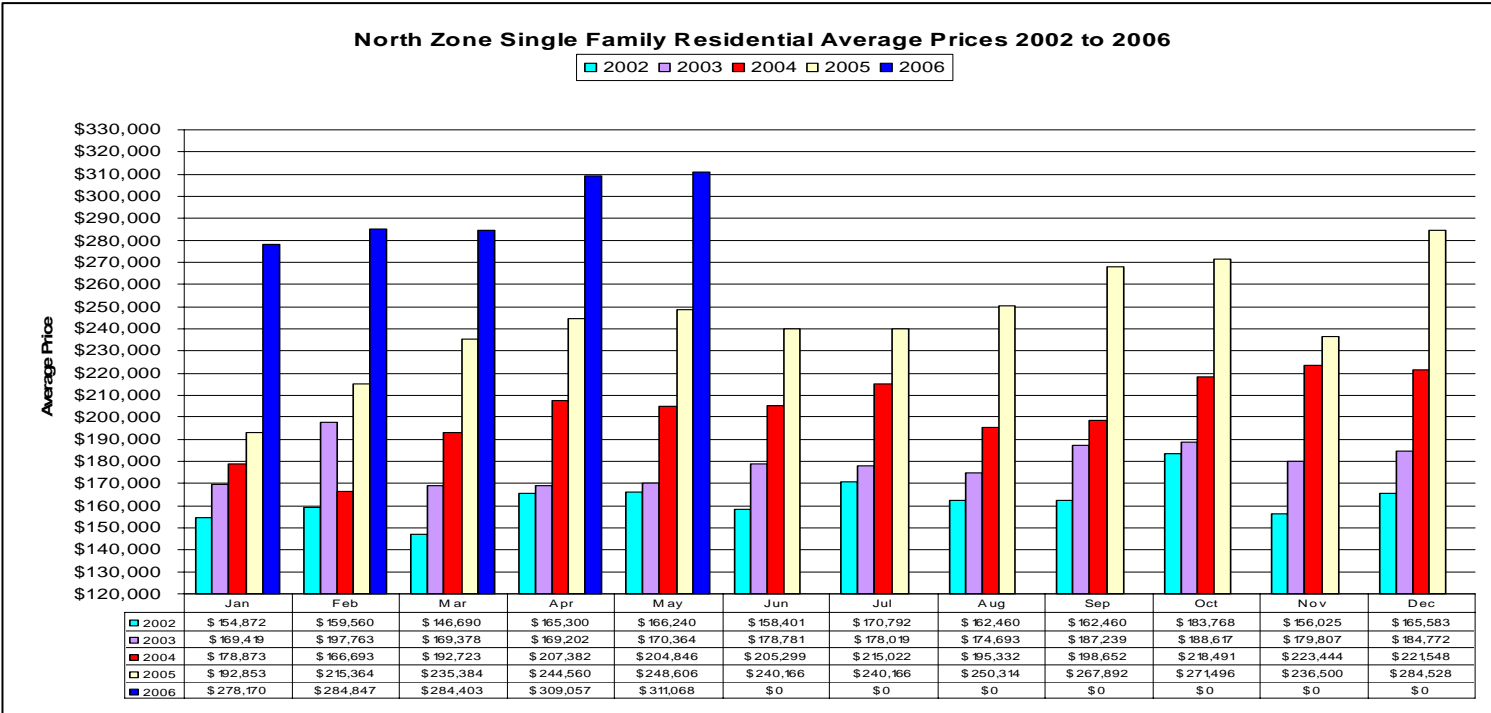
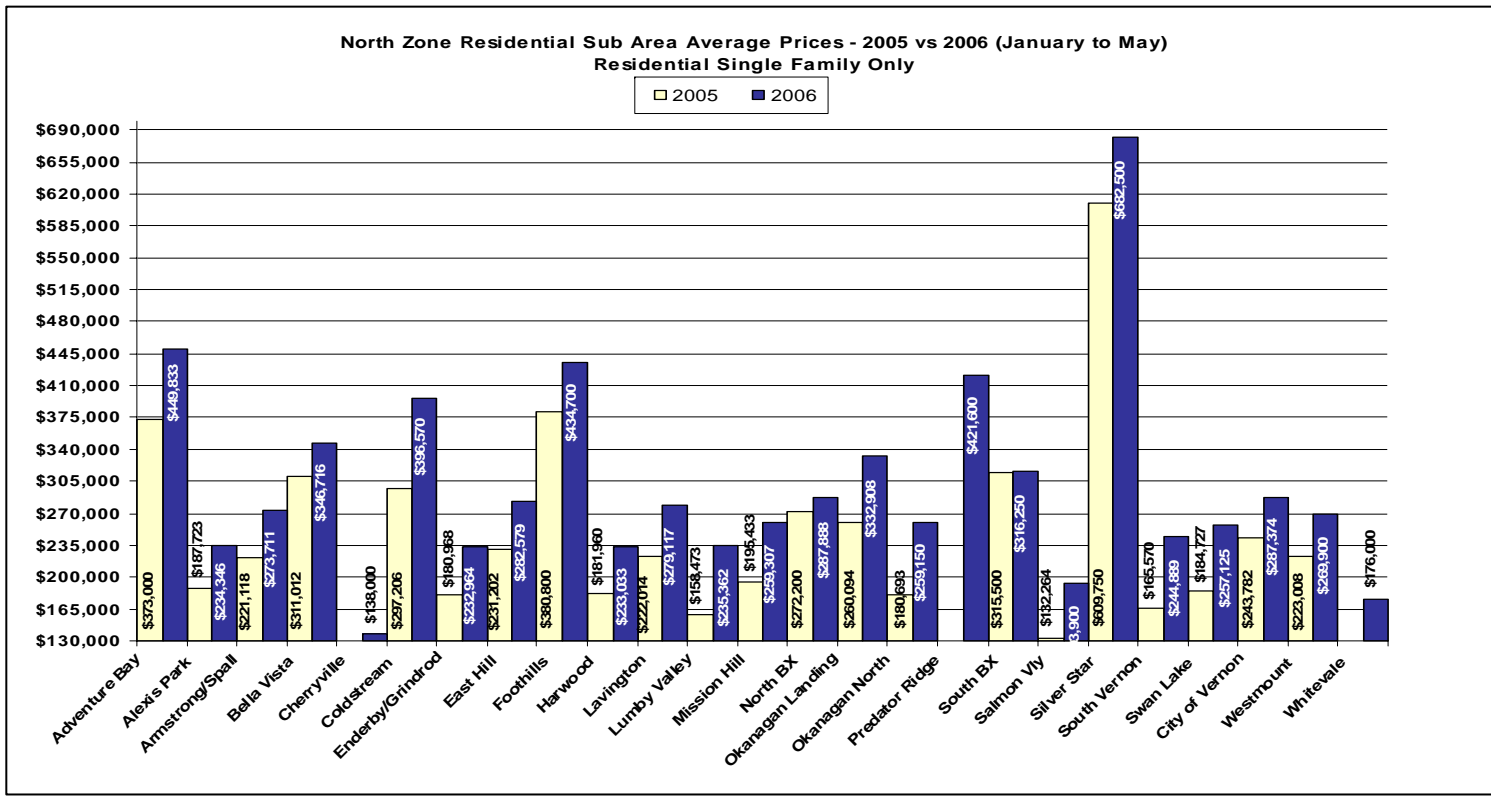
North Zone - Single Family Residential May 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

■ May 05 ■ May 06

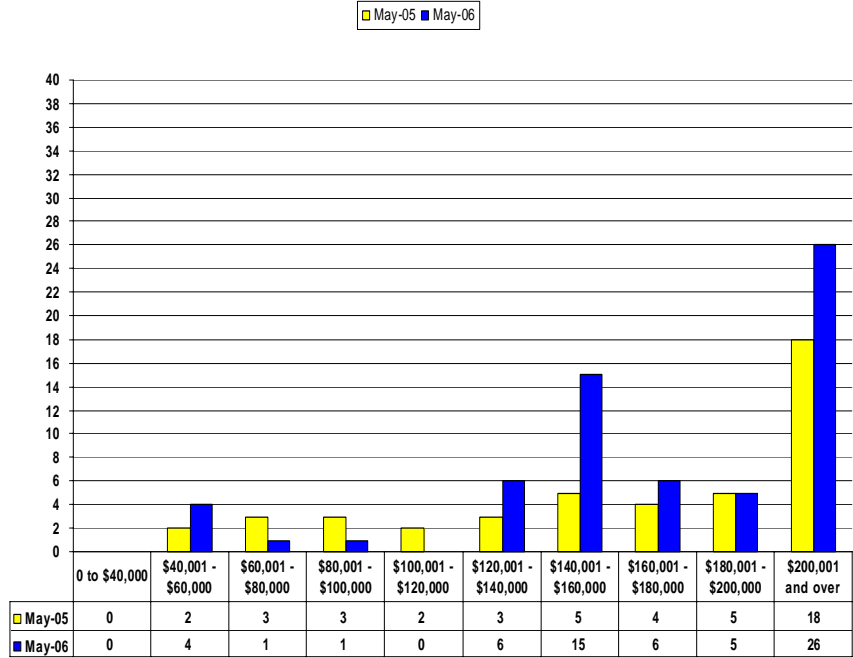


North Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only

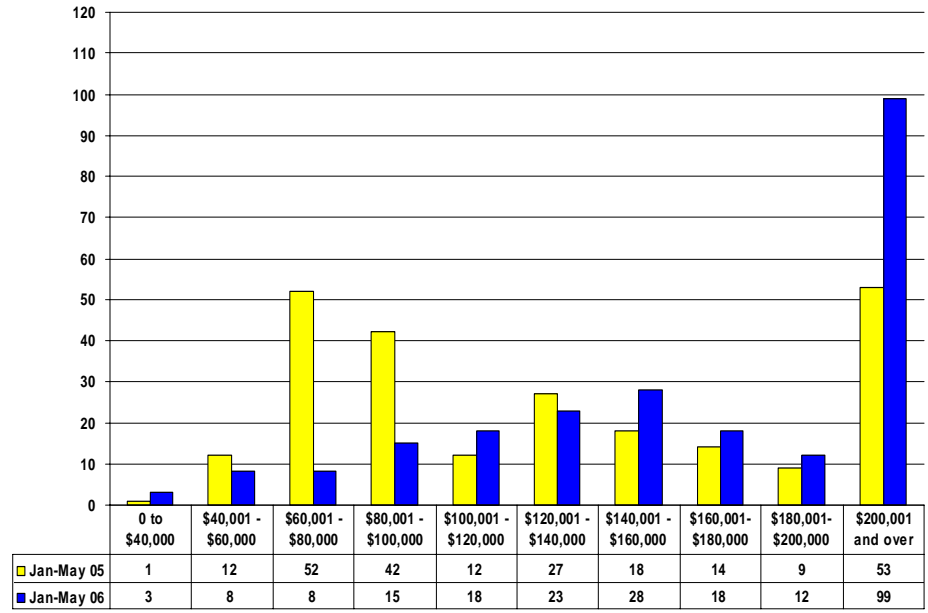




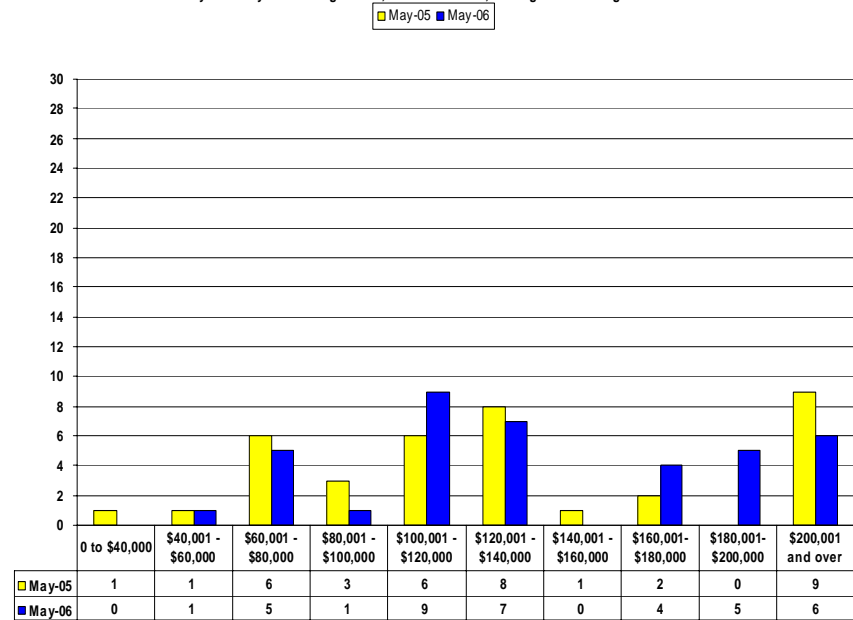
North Zone - May 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



North Zone - May 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



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

