



OMREB MONTHLY BUYERS SURVEY
5 Month and 9 Month Averages

2011 AVERAGE – January through May:

On average during the first 5 months of 2011, home buyers have been coming from:

- within the OMREB Board area (60.3%)
- Alberta (13.84%); other areas of BC (8.10%)
- Lower Mainland/Vancouver Island (8.08%)
- Eastern Canada/Maritimes (3.86%)
- Saskatchewan/Manitoba (2.94%)
- outside Canada (1.88%).

On average, so far this year:

- move-up buyers accounted for 28.86% of the purchasers
- first-time buyers comprised 19.8%.

9-MONTH AVERAGE - September 2010 through May 2011:

On average, over the last quarter of 2010 and first quarter of 2011, home buyers have been coming from:

- within the OMREB Board area (59.09%)
- Alberta (14.42%)
- Lower Mainland/Vancouver Island (10.56%)
- other areas of BC (7.97%)
- Eastern Canada/Maritimes (2.98%)
- Saskatchewan/Manitoba (2.67%)
- outside Canada (1.88%).
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On average over the last 9 months:

- move-up buyers accounted for 25.97% of the purchasers
- first-time buyers comprised 11.12%.

Summary of Highlights for OMREB Monthly Buyers Survey: Second Quarter 2011

April & May, 2011

BUYER PROFILE – Highlights	APRIL 2011	MAY 2011
<i>Best describe your most recent Buyer (moving to/from property type)</i>	Moving Up – 27.7% Single Family Res to Strata – 14.9% First Time Buyer – 10.6% Revenue Property Investor – 6.4% Recreation Property – 6.4% Retirement Community – 6.4% Strata to Single Family – 5.3%	Moving Up – 27.4% First Time Buyer – 19.2% Single Family Res to Strata – 9.6% Revenue Property Investor – 7.5% Strata to Single Family – 6.2% Retirement Community – 5.5% Recreation Property – 2.7 %
<i>Describe the Buyer (family dynamic):</i>	Two parent family/children–32.3% Empty Nesters/Retired – 24.2% Couple without children – 17.2% Single Female – 13.1% Single Male –10.1% Single Parent with children – 5.1%	Two parent family/children– 29.6% Empty Nesters/Retired – 23.2% Couple without children – 21.2% Single Female – 13.9% Single Male – 9.9% Single Parent with children – 4.6%
<i>How did Buyer finance purchase?</i>	Conventional Mortgage (>20% down) – 54.2% All Cash – 34.4% High Ratio Mortgage (<20% down) – 13.5% Rental Income to Qualify – 1%	Conventional Mortgage (>20% down) – 60% All Cash – 26% High Ratio Mortgage (<20% down) – 14.7% Rental Income to Qualify – 0.7%
<i>Where did Buyer move from?</i>	From within Board Area – 54.5% From Alberta – 21.2% From Lower Mainland/Island–12.1% From Other Areas in BC – 5.1% From E Canada/Maritimes – 5.1% From Sask/Man – 2.0% From Outside Canada – 0%	From within Board Area – 53.6% From Alberta – 19.2% From Other Areas in BC – 11.9% From Lower Mainland/Island – 6.6% From E Canada/Maritimes – 4% From Sask/Man – 3.3% From Outside Canada – 1.3%
<i>In what area was property purchased?</i>	Kelowna/West Kelowna – 56% Vernon/Coldstream –13% Central OK (outside K/WK) – 10% Shuswap/Revelstoke (outside SA) – 10% Salmon Arm – 6% North OK (outside V/CS) – 5%	Kelowna/West Kelowna – 49.7% Vernon/Coldstream – 25.2% Central OK (outside K/WK) – 9.3% Shuswap/Revelstoke (outside SA) – 6% North OK (outside V/CS) – 6% Salmon Arm – 4%

Summary of Highlights for OMREB Monthly Buyers Survey: First Quarter 2011

January through March, 2011

BUYER PROFILE – Highlights	JANUARY 2011	FEBRUARY 2011	MARCH 2011
<i>Best describe your most recent Buyer (moving to/from property type)</i>	Moving Up –31.7% First Time Buyer – 27% Single Family Res to Strata – 7.9% Revenue Property Investor – 4.8% Recreation Property – 3.2% Strata to Single Family – 3.2% Retirement Community – 1.6%	First Time Buyer –31.9% Moving Up – 24.2% Single Family Res to Strata – 9.9% Revenue Property Investor – 9.9% Strata to Single Family – 6.6% Retirement Community – 4.4% Recreation Property – 0%	Moving Up – 25.6% First Time Buyer –18.9% Single Family Res to Strata – 13.3% Revenue Property Investor – 11.1% Strata to Single Family – 5.6% Recreation Property – 5.6% Retirement Community – 2.2%
<i>Describe the Buyer (family dynamic):</i>	Two parent family/children – 29.9% Couple without children – 19.4% Single Female – 17.9% Single Male – 13.4% Empty Nesters/Retired – 11.9% Single Parent with children – 3%	Two parent family/children –26.4% Couple without children – 25.3% Single Female – 16.5% Empty Nesters/Retired – 16.5% Single Parent with children – 7.7% Single Male – 6.6%	Couple without children – 25.8% Empty Nesters/Retired – 25.8% Two parent family/children – 22.5% Single Male –13.5% Single Parent with children – 6.7% Single Female – 6.7%
<i>How did Buyer finance purchase?</i>	Conventional Mortgage (>20% down) – 53.8% High Ratio Mortgage (<20% down) – 27.7% All Cash – 18.5% Rental Income to Qualify – 0%	Conventional Mortgage (>20% down) – 55.8% High Ratio Mortgage (<20% down) – 31.6% All Cash – 11.6% Rental Income to Qualify – 3.2%	Conventional Mortgage (>20% down) – 45.3% All Cash – 37.2% High Ratio Mortgage (<20% down) – 16.3% Rental Income to Qualify – 2.3%
<i>Where did Buyer move from?</i>	From within Board Area – 64.2% From Lower Mainland/Island – 13.4% From Alberta – 9% From Other Areas in BC – 6% From Sask/Man – 4.5% From E Canada/Maritimes –1.5 % From Outside Canada – 1.5%	From within Board Area – 69.9% From Lower Mainland/Island – 8.6% From Other Areas in BC – 8.6% From Alberta – 6.5% From E Canada/Maritimes – 4.3 % From Outside Canada – 2.2% From Sask/Man – 0%	From within Board Area – 57.8% From Alberta –13.3% From Other Areas in BC – 8.9% From Lower Mainland/Island – 6.7% From E Canada/Maritimes – 4.4 % From Sask/Man – 4.4% From Outside Canada – 4.4%
<i>In what area was property purchased?</i>	Kelowna/West Kelowna – 56.7% Central OK (outside K/WK) – 13.4% Vernon/Coldstream – 10.4% North OK (outside V/CS) – 9% Salmon Arm – 9% Shuswap/Revelstoke(outside SA)– 1.5%	Kelowna/West Kelowna – 64.2% Vernon/Coldstream –20% Central OK (outside K/WK) – 6.3% North OK (outside V/CS) – 4.2% Salmon Arm – 4.2% Shuswap/Revelstoke (outside SA) – 1.1%	Kelowna/West Kelowna – 47.8% Vernon/Coldstream –14.4% Shuswap/Revelstoke (outside SA) – 12.2% North OK (outside V/CS) – 10% Central OK (outside K/WK) – 7.8% Salmon Arm – 7.8%

Summary of Highlights for the First Four OMREB Monthly Buyers Surveys

September, October, November & December, 2010

BUYER PROFILE - Highlights	SEPTEMBER 2010	OCTOBER 2010	NOVEMBER 2010	DECEMBER 2010
Best describe your most recent Buyer (moving to/from property type):	First Time Buyer – 29.5% Moving Up – 17% Single Family Res to Strata – 10.2% Revenue Property Investor – 9.1% Recreation Property – 6.8% Strata to Single Family – 6.8% Retirement Community – 3.4%	Moving Up – 23.1% First Time Buyer – 21.3% Single Family Res to Strata – 12% Revenue Property Investor – 10.2% Strata to Single Family – 9.3% Retirement Community – 8.3% Recreation Property – 5.6%	First Time Buyer – 27.9% Moving Up – 24.4% Single Family Res to Strata – 12.8% Revenue Property Investor – 5.8% Recreation Property – 4.7% Strata to Single Family – 3.5% Retirement Community – 3.5%	Moving Up – 25% First Time Buyer – 21.4% Single Family Res to Strata – 8.9% Recreation Property – 8.9% Revenue Property Investor – 7.1% Strata to Single Family – 5.4% Retirement Community – 3.6%
Describe the Buyer (family dynamic):	Couple without children – 27.2% Two parent family with children – 23.9% Empty Nesters/Retired – 17.4% Single Female – 15.2% Single Male – 13%	Couple without children – 30% Empty Nesters/Retired – 24.5% Two parent family with children – 23.6% Single Male – 14.5% Single Female – 12.7%	Two parent family with children – 28.4% Couple without children – 20.5% Empty Nesters/Retired – 18.2% Single Male – 15.9% Single Female – 14.8%	Couple without children – 25% Two parent family with children – 21.4% Single Female – 16.1% Empty Nesters/Retired – 14.3% Single Male – 14.3%
How did Buyer finance purchase?	Conventional Mortgage (20% or more down) – 57.8% All Cash – 22.2% High Ratio Mortgage (<20% down) – 22.2% Used Rental Income to Qualify – 0%	Conventional Mortgage (20% or more down) – 48.2% All Cash – 33.6% High Ratio Mortgage (<20% down) – 21.8% Used Rental Income to Qualify – 2.7%	Conventional Mortgage (20% or more down) – 59.8% High Ratio Mortgage (<20% down) – 21.8% All Cash – 18.4% Used Rental Income to Qualify – 2.3%	Conventional Mortgage (20% or more down) – 55.4% High Ratio Mortgage (<20% down) – 23.2% All Cash – 19.6% Used Rental Income to Qualify – 3.6%
Where did Buyer move from?	From within OMREB Board area – 59.8% From Alberta – 15.2% From Lower Mainland/Van Island – 12% From Other Areas in BC – 9.8% From Outside Canada – 2.2 % From Saskatchewan/Manitoba – 1.1% From Eastern Canada/Maritimes – 0%	From within OMREB Board area – 57.3% From Lower Mainland/Van Island – 14.5% From Alberta – 13.6% From Other Areas in BC – 7.3% From Eastern Canada/Maritimes – 3.6 % From Saskatchewan/Manitoba – 2.7% From Outside Canada – 0.9 %	From within OMREB Board area – 57.1% From Lower Mainland/Van Island – 17.6% From Alberta – 13.2% From Other Areas in BC – 8.8 % From Eastern Canada/Maritimes – 2.2% From Saskatchewan/Manitoba – 1.1% From Outside Canada – 0%	From within OMREB Board area – 56.1% From Alberta – 14% From Lower Mainland/Van Island – 10.5% From Saskatchewan/Manitoba – 7% From Other Areas in BC – 5.3% From Outside Canada – 5.3% From Eastern Canada/Maritimes – 1.8 %
In what area was property purchased?	Kelowna/West Kelowna – 49.8% Vernon/Coldstream – 20.7% Central OK (outside K/WK) – 13% North OK (outside V/CS) – 9.8% Salmon Arm – 5.4% Shuswap/Revelstoke (outside SA) – 3.3%	Kelowna/West Kelowna – 54.5% Vernon/Coldstream – 17.3% Central OK (outside K/WK) – 8.2% Salmon Arm – 8.2% North OK (outside V/CS) – 7.3% Shuswap/Revelstoke (outside SA) – 4.5%	Kelowna/West Kelowna – 48.4% Shuswap/Revelstoke (outside SA) – 13.2% Vernon/Coldstream – 12.1% Central OK (outside K/WK) – 11 % Salmon Arm – 7.7% North OK (outside V/CS) – 7.7%	Kelowna/West Kelowna – 50.9% Vernon/Coldstream – 22.8% Central OK (outside K/WK) – 14% Salmon Arm – 5.3% North OK (outside V/CS) – 3.5% Shuswap/Revelstoke (outside SA) – 3.5%