

Summary of Highlights for OMREB Monthly Buyers Survey

Results for Aug 2014 (3rd Quarter)

BUYER PROFILE – Highlights	JULY 2014	AUGUST 2014
<i>Best describe your most recent Buyer (moving to/from property type)</i>	Moving Up – 29.2% First Time Buyer – 14.9% Single Family Res to Strata – 12.9% Recreation Property – 10.2% Revenue Property Investor – 9.2% Retirement Community – 6.8% Strata to Single Family – 4.1%	Moving Up – 25.4% First Time Buyer – 17.3% Single Family Res to Strata – 13.7% Recreation Property – 11.2% Revenue Property Investor – 9.0% Retirement Community – 6.5% Strata to Single Family – 4.0%
<i>Describe the Buyer (family dynamic):</i>	Couple without children – 26.7% Two Parent family/children – 24.7% Empty Nesters/Retired – 23.0% Single Female – 13.0% Single Male – 9.7% Single Parent with children – 2.7%	Couple without children – 25.4% Two Parent family/children – 25.0% Empty Nesters/Retired – 20.2% Single Female – 13.5% Single Male – 13.2% Single Parent with children – 4.1%
<i>How did Buyer finance purchase?</i>	Conventional Mortgage (>20% down) – 46.2% All Cash – 21.0% High Ratio (<20% down) – 32.6% Rental Income to Qualify – 1.0%	Conventional Mortgage (>20% down) – 52.3% All Cash – 30.3% High Ratio (<20% down) – 17.4% Rental Income to Qualify – 0%
<i>Where did Buyer move from?</i>	From within Board Area – 50.3% From Alberta – 22.7% From Other Areas BC – 11.7% From Lower Mainland/Island – 7.3% From Sask/Man – 3.6% From Outside Canada – 2.3% From E Canada/Maritimes – 1.3% From NWT/Yukon – 0.7%	From within Board Area – 50.1% From Alberta – 22.6% From Other Areas BC – 9.8% From Lower Mainland/Island – 5.2% From Sask/Man – 4.9% From E Canada/Maritimes – 4.5% From Outside Canada – 2.1% From NWT/Yukon – 0.7%
<i>In what area was property purchased?</i>	Kelowna/West Kelowna – 54.2% Vernon/Coldstream – 19.1% Shuswap/Rev (outside SA) – 10.3% North OK (outside V/CS) – 6.7% Salmon Arm – 4.7% Central OK (outside K/WK) – 5.0%	Kelowna/West Kelowna – 54.0% Vernon/Coldstream – 14.4% North OK (outside V/CS) – 10.2% Central OK (outside K/WK) – 8.8% Shuswap/Rev (outside SA) – 7.4% Salmon Arm – 5.2%

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Summary of Highlights for OMREB Monthly Buyers Survey

Results for June 2014 (2nd Quarter)

BUYER PROFILE – Highlights	APRIL 2014	MAY 2014	JUNE 2014
Best describe your most recent Buyer (moving to/from property type)	Moving Up – 28.7% First Time Buyer – 21.1% Single Family Res to Strata – 10.6% Recreation Property – 9.9% Revenue Property Investor – 9.6% Retirement Community – 6.3% Strata to Single Family – 3.6%	Moving Up – 28.6% First Time Buyer – 18.5% Single Family Res to Strata – 15.2% Revenue Property Investor – 7.4% Recreation Property – 6.4% Strata to Single Family – 5.1% Retirement Community – 4.4%	Moving Up – 30.9% First Time Buyer – 20.7% Single Family Res to Strata – 13.0% Revenue Property Investor – 9.3% Retirement Community – 5.3% Recreation Property – 4.3% Strata to Single Family – 2.8%
Describe the Buyer (family dynamic):	Two Parent family/children – 27.8% Couple without children – 24.0% Empty Nesters/Retired – 19.2% Single Male – 12.0% Single Female – 11.4% Single Parent with children – 3.5%	Couple without children – 24.5% Two Parent family/children – 21.9% Empty Nesters/Retired – 21.5% Single Female – 17.9% Single Male – 10.6% Single Parent with children – 3.6%	Two Parent family/children – 28.4% Couple without children – 24.9% Empty Nesters/Retired – 21.3% Single Female – 11.9% Single Male – 9.9% Single Parent with children – 2.7%
How did Buyer finance purchase?	Conventional Mortgage (>20% down) – 50.5% All Cash – 28.7% High Ratio (<20% down) – 20.8% Rental Income to Qualify – 0%	Conventional Mortgage (>20% down) – 56.4% All Cash – 28.3% High Ratio (<20% down) – 15.2% Rental Income to Qualify – 0%	Conventional Mortgage (>20% down) – 49.9% All Cash – 29.3% High Ratio (<20% down) – 20.5% Rental Income to Qualify – 0.3%
Where did Buyer move from?	From within Board Area – 51.1% From Alberta – 20.2% From Other Areas BC – 10.1% From Lower Mainland/Island – 9.8% From Sask/Man – 4.1% From E Canada/Maritimes – 3.1% From Outside Canada – 1.6% From NWT/Yukon – 0%	From within Board Area – 57.7% From Alberta – 16.3% From Lower Mainland/Island – 9.7% From Other Areas BC – 7.3% From Sask/Man – 4.3% From E Canada/Maritimes – 3.7% From Outside Canada – 1.0% From NWT/Yukon – 0%	From within Board Area – 57.9% From Alberta – 18.2% From Lower Mainland/Island – 9.8% From Other Areas BC – 8.6% From E Canada/Maritimes – 2.1% From Outside Canada – 1.8% From Sask/Man – 1.2% From NWT/Yukon – 0.3%
In what area was property purchased?	Kelowna/West Kelowna – 53.8% Vernon/Coldstream – 12.0% Shuswap/Rev (outside SA) – 9.5% North OK (outside V/CS) – 8.9% Central OK (outside K/WK) – 8.9% Salmon Arm – 6.9%	Kelowna/West Kelowna – 51.0% Vernon/Coldstream – 16.1% Central OK (outside K/WK) – 10.4% North OK (outside V/CS) – 10.4% Salmon Arm – 7.1% Shuswap/Rev (outside SA) – 5.0%	Kelowna/West Kelowna – 51.9% Vernon/Coldstream – 21.3% Salmon Arm – 7.5% Central OK (outside K/WK) – 6.9% North OK (outside V/CS) – 6.3% Shuswap/Rev (outside SA) – 6.0%

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Summary of Highlights for OMREB Monthly Buyers Survey

Results for March 2014 (1st Quarter)

BUYER PROFILE – Highlights	JANUARY 2014	FEBRUARY 2014	MARCH 2014
<i>Best describe your most recent Buyer (moving to/from property type)</i>	Moving Up – 26.4% First Time Buyer – 20.8% Single Family Res to Strata – 14.4% Recreation Property – 8.0% Revenue Property Investor – 6.4% Strata to Single Family – 6.4% Retirement Community – 4.0%	First Time Buyer – 27.7% Moving Up – 27.7% Single Family Res to Strata – 10.9% Revenue Property Investor – 6.7% Recreation Property – 5.9% Strata to Single Family – 5.0% Retirement Community – 3.4%	Moving Up – 24.7% First Time Buyer – 22.3% Single Family Res to Strata – 11.6% Recreation Property – 7.4% Revenue Property Investor – 7.0% Retirement Community – 4.2% Strata to Single Family – 2.8%
<i>Describe the Buyer (family dynamic):</i>	Empty Nesters/Retired – 23.7% Two Parent family/children – 20.7% Couple without children – 19.3% Single Female – 17.0% Single Male – 14.1% Single Parent with children – 6.7%	Two Parent family/children – 31.7% Couple without children – 24.2% Empty Nesters/Retired – 17.5% Single Male – 14.2% Single Female – 6.7% Single Parent with children – 5.0%	Couple without children – 28.6% Empty Nesters/Retired – 21.4% Two Parent family/children – 20.0% Single Male – 13.6% Single Female – 10.9% Single Parent with children – 4.1%
<i>How did Buyer finance purchase?</i>	Conventional Mortgage (>20% down) – 58.1% All Cash – 27.2% High Ratio (<20% down) – 14.7% Rental Income to Qualify – 0%	Conventional Mortgage (>20% down) – 50.8% All Cash – 26.2% High Ratio (<20% down) – 22.1% Rental Income to Qualify – 2.5%	Conventional Mortgage (>20% down) – 52.5% All Cash – 28.3% High Ratio (<20% down) – 19.6% Rental Income to Qualify – 0%
<i>Where did Buyer move from?</i>	From within Board Area – 60.3% From Alberta – 13.2% From Other Areas BC – 11.0% From Lower Mainland/Island – 6.8% From Sask/Man – 4.4% From E Canada/Maritimes – 2.2% From Outside Canada – 1.5% From NWT/Yukon – 0.7%	From within Board Area – 59.8% From Alberta – 18.0% From Other Areas BC – 8.2% From Lower Mainland/Island – 7.4% From Outside Canada – 4.1% From E Canada/Maritimes – 1.6% From Sask/Man – 0.8% From NWT/Yukon – 0%	From within Board Area – 50.5% From Alberta – 17.1% From Other Areas BC – 13.6% From Lower Mainland/Island – 11.3% From Outside Canada – 3.2% From Sask/Man – 2.7% From E Canada/Maritimes – 2.3% From NWT/Yukon – 0%
<i>In what area was property purchased?</i>	Kelowna/West Kelowna – 51.9% Vernon/Coldstream – 23.0% Central OK (outside K/WK) – 6.7% North OK (outside V/CS) – 6.7% Shuswap/Rev (outside SA) – 6.7% Salmon Arm – 5.2%	Kelowna/West Kelowna – 60.7% Vernon/Coldstream – 13.1% North OK (outside V/CS) – 8.2% Central OK (outside K/WK) – 6.6% Shuswap/Rev (outside SA) – 6.6% Salmon Arm – 4.9%	Kelowna/West Kelowna – 54.8% Vernon/Coldstream – 18.6% North OK (outside V/CS) – 8.6% Central OK (outside K/WK) – 6.3% Shuswap/Rev (outside SA) – 5.9% Salmon Arm – 5.9%