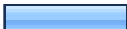









OMREB Monthly Buyers Survey - NOVEMBER 2013 SurveyMonkey

How would you best describe your most recent Buyer - property category? (Check one or more.)

		Response Percent	Response Count
First time buyer		18.2%	36
Moving from one property to an upgraded property		24.2%	48
Moving from a strata property to a single family home		3.5%	7
Moving from a single family home to a strata property		12.6%	25
Moving into a retirement home/senior's community		6.1%	12
Buying revenue property for investment purposes		7.6%	15
Buying recreational property		8.1%	16
Other		21.2%	42

If "Other", please specify (explain).

49

answered question	198
skipped question	9

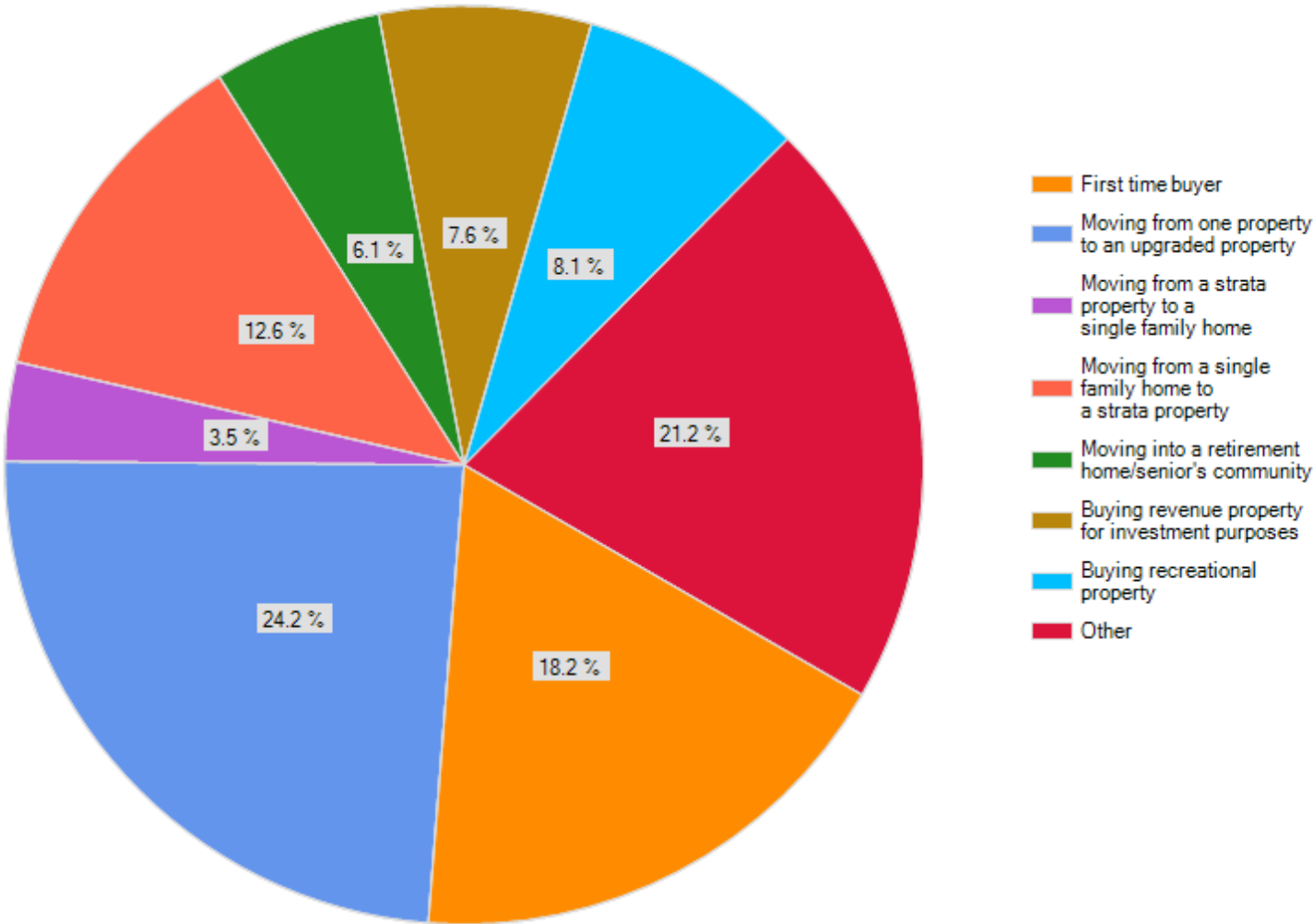
Q1. How would you best describe your most recent Buyer - property category? (Check one or more.)

1	Relocation to BC From Single Family to single family approx same value!	Dec 15, 2013 4:06 PM
2	Moved to Salmon Arm for work	Dec 15, 2013 10:56 AM
3	Investing in land	Dec 15, 2013 10:53 AM
4	down size	Dec 14, 2013 11:07 AM
5	Renting to single family	Dec 13, 2013 5:12 PM
6	moving from acreage into town	Dec 13, 2013 4:23 PM
7	daughter is a student	Dec 13, 2013 4:21 PM
8	Moving for Job relocation	Dec 13, 2013 4:06 PM
9	Building Lot, House Builder	Dec 13, 2013 10:33 AM
10	Lateral move, condo in Vancouver to condo in Lk. Country	Dec 11, 2013 8:23 PM
11	Down-sizing	Dec 11, 2013 5:40 PM
12	Buyer building a spec home	Dec 11, 2013 1:41 PM
13	From an Acreage to a single family home	Dec 11, 2013 10:18 AM
14	Moving from Westside Property to Kelowna side property, similar sized strata.	Dec 11, 2013 10:14 AM
15	downsizing	Dec 11, 2013 9:37 AM
16	moving from Alberta transfer	Dec 10, 2013 6:09 PM
17	transferred from Norht Vancouver	Dec 10, 2013 6:06 PM
18	Somthing smaller	Dec 10, 2013 3:14 PM
19	Renter buying a home but not a first time homebuyer.	Dec 10, 2013 3:07 PM
20	Moving from a rental to a mobile	Dec 10, 2013 2:29 PM
21	Farm to Small Acerage	Dec 10, 2013 2:07 PM
22	Moving from another town	Dec 10, 2013 2:06 PM
23	Moving from lower mainland to Vernon	Dec 10, 2013 1:17 PM
24	Moving from strata to strata closer in town	Dec 10, 2013 1:14 PM
25	Downgrading	Dec 10, 2013 11:15 AM
26	Buying a home early for retirement in a year or 2	Dec 10, 2013 11:10 AM
27	reloction to same type of home	Dec 10, 2013 9:58 AM

Q1. How would you best describe your most recent Buyer - property category? (Check one or more.)






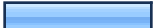

28	moving from a single family home closer to Vernon	Dec 10, 2013 9:48 AM
29	Buying comparable to last owned home	Dec 10, 2013 9:13 AM
30	Moving from a rental to a single family home	Dec 10, 2013 9:05 AM
31	Moving from one property to an equal property	Dec 10, 2013 9:00 AM
32	Buying property to build retirement home.	Dec 10, 2013 12:16 AM
33	re locating to kelowna	Dec 9, 2013 10:52 PM
34	Moving from rental to owning. Not first time homeowner	Dec 9, 2013 8:40 PM
35	Purchasing second home for retirement	Dec 9, 2013 8:38 PM
36	Buying property for family member	Dec 9, 2013 8:17 PM
37	Moving from renting to owning a strata property	Dec 9, 2013 5:34 PM
38	Moving from single family home to mobile home	Dec 9, 2013 5:02 PM
39	moving from one property to another - similar price but better location	Dec 9, 2013 5:00 PM
40	Purchased older home to demolish to build new house on lot	Dec 9, 2013 4:57 PM
41	Was renting and bought a mobile home	Dec 9, 2013 4:56 PM
42	lateral move	Dec 9, 2013 4:41 PM
43	Seasoned property owners purchasing for a family member to live in	Dec 9, 2013 4:40 PM
44	Bought now for future retirement home.	Dec 9, 2013 4:40 PM
45	Bought building lot to build a rental home	Dec 9, 2013 4:38 PM
46	Bought a fixer upper to flip	Dec 9, 2013 4:38 PM
47	Bought a retirement home in Anglemont	Dec 9, 2013 4:36 PM
48	Got flooded out in Alberta bought a bare lot and putting a Modular home on it.	Dec 9, 2013 4:34 PM
49	Moving from a rental to a house. Not a first time owner.	Dec 9, 2013 4:32 PM

How would you best describe your most recent Buyer - property category? (Check one or more.)



OMREB Monthly Buyers Survey - NOVEMBER 2013 SurveyMonkey

Please describe the Buyer - demographic/family status. (Check one or more.)

		Response Percent	Response Count
Single male		13.6%	28
Single female		12.1%	25
Couple without children		26.7%	55
Two parent family with children		22.3%	46
Single parent with children		1.5%	3
Empty nesters or retired		21.8%	45
Other		3.4%	7

If "Other", please specify.

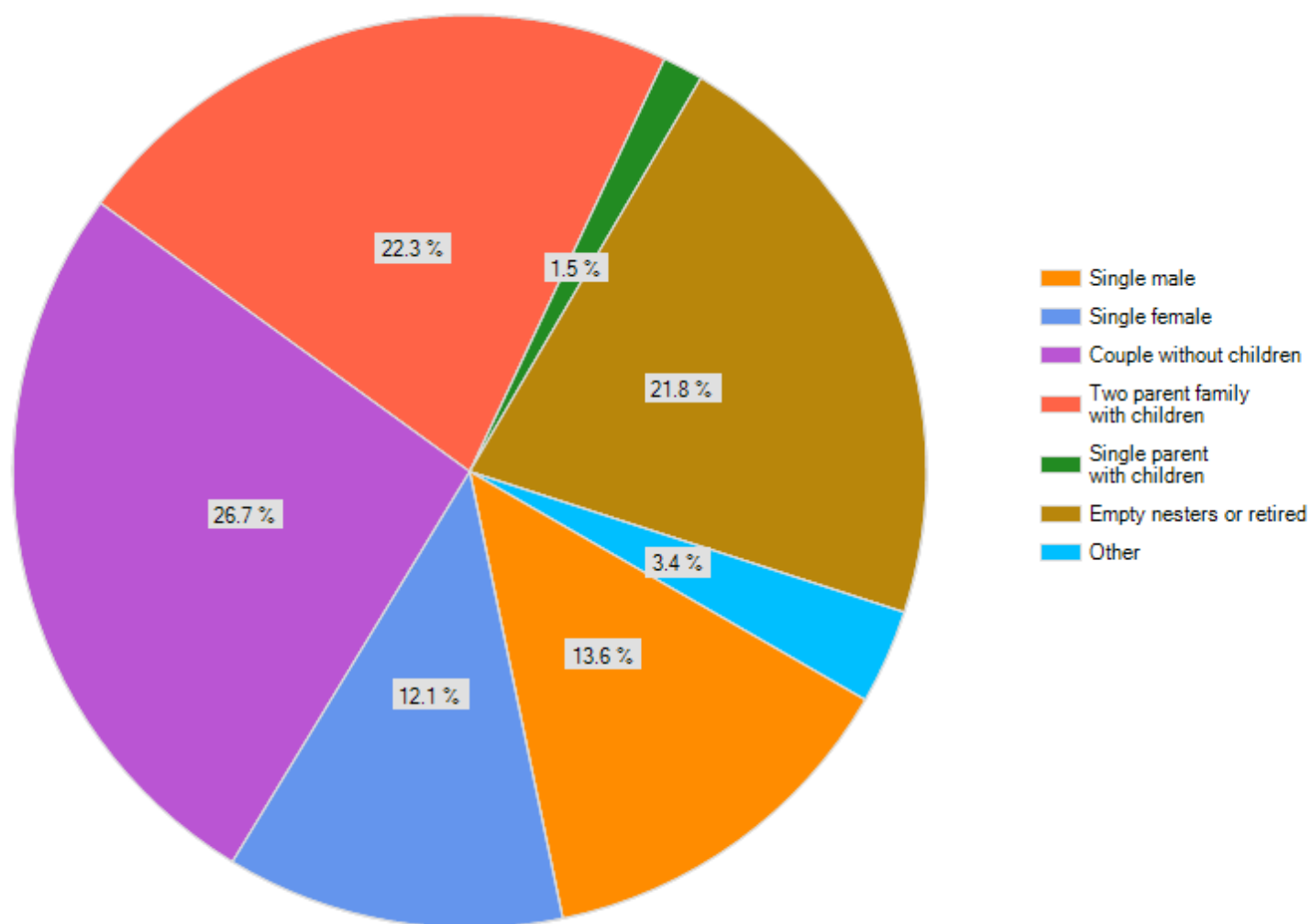
8

answered question	206
skipped question	1

Q2. Please describe the Buyer - demographic/family status. (Check one or more.)





1	Married woman, still working	Dec 15, 2013 10:53 AM
2	Couple with children who have left home	Dec 13, 2013 4:21 PM
3	Contractor	Dec 13, 2013 10:33 AM
4	parents plus adult children with children	Dec 11, 2013 2:08 PM
5	Widowed with insurance funds	Dec 10, 2013 9:08 AM
6	holding company	Dec 9, 2013 10:38 PM
7	Brother and sister	Dec 9, 2013 5:09 PM
8	two couples	Dec 9, 2013 5:01 PM

Please describe the Buyer - demographic/family status. (Check one or more.)

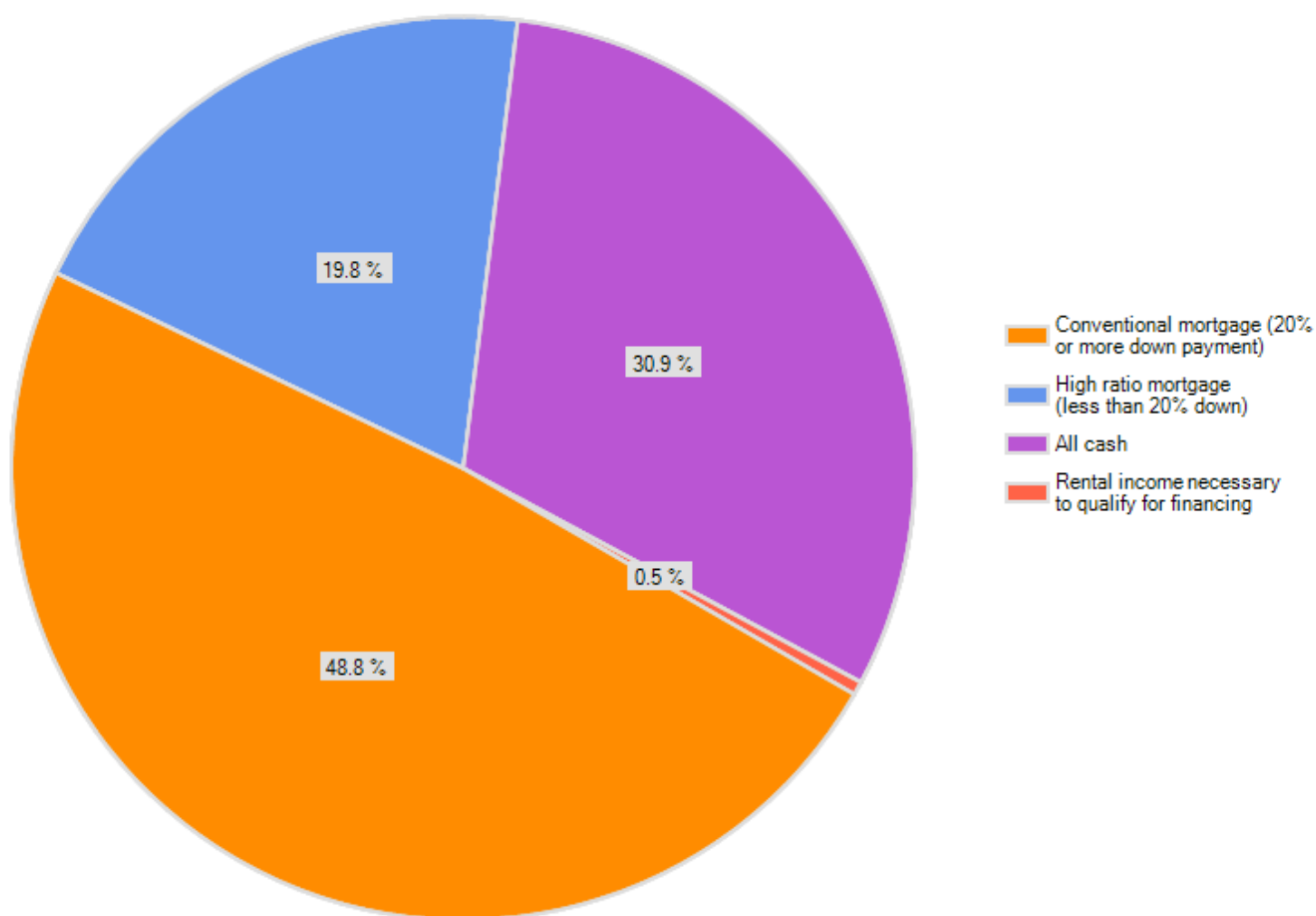


OMREB Monthly Buyers Survey - NOVEMBER 2013 SurveyMonkey

How did the Buyer finance the purchase? (Select one or more answers.)








		Response Percent	Response Count
Conventional mortgage (20% or more down payment)		48.8%	101
High ratio mortgage (less than 20% down)		19.8%	41
All cash		30.9%	64
Rental income necessary to qualify for financing		0.5%	1
answered question			207
skipped question			0

How did the Buyer finance the purchase? (Select one or more answers.)

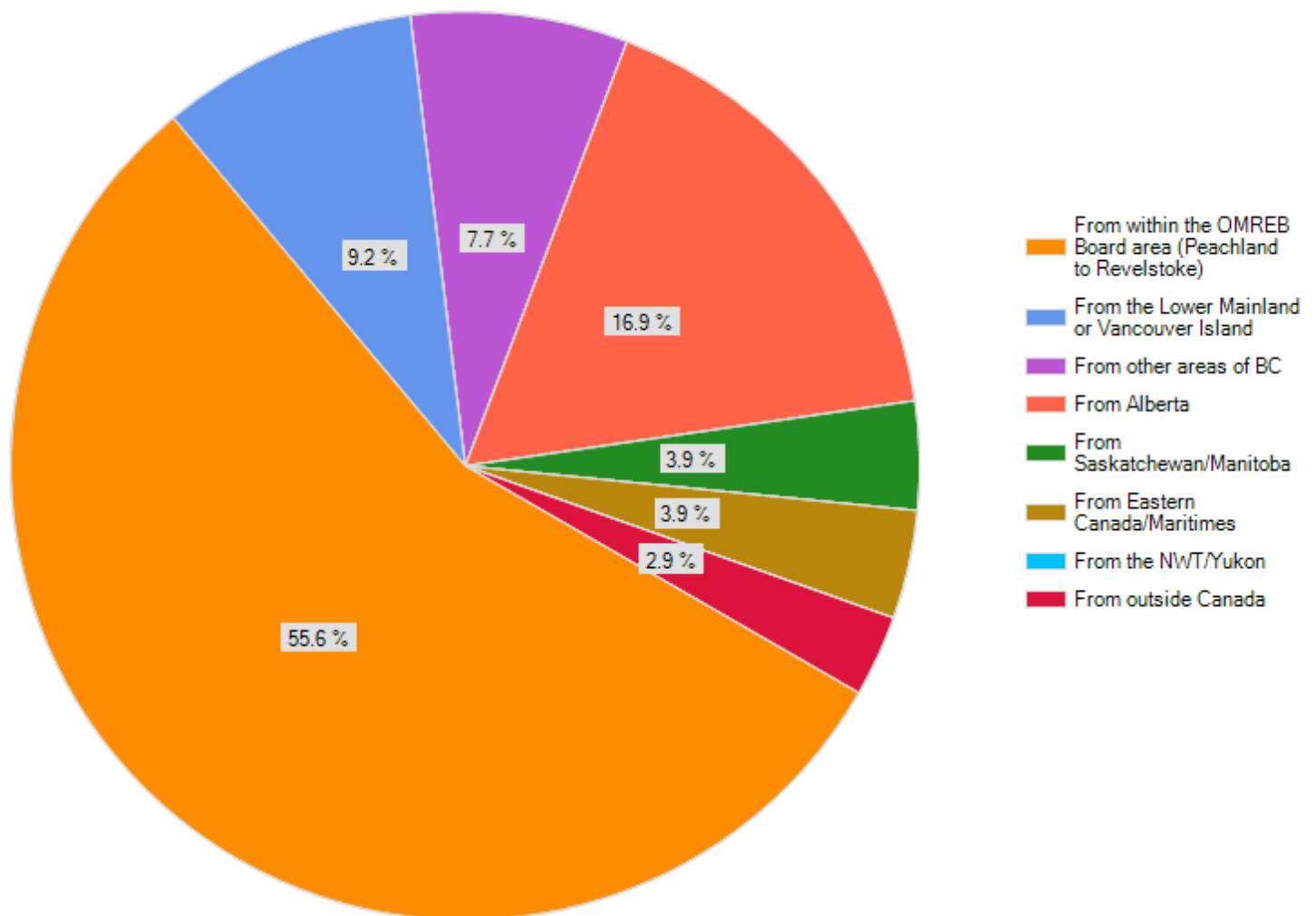


OMREB Monthly Buyers Survey - NOVEMBER 2013 SurveyMonkey

Where did the Buyer move from? If an Investor, choose where he/she is from even if not actually making a move. (Select one answer.)







		Response Percent	Response Count
From within the OMREB Board area (Peachland to Revelstoke)		55.6%	115
From the Lower Mainland or Vancouver Island		9.2%	19
From other areas of BC		7.7%	16
From Alberta		16.9%	35
From Saskatchewan/Manitoba		3.9%	8
From Eastern Canada/Maritimes		3.9%	8
From the NWT/Yukon		0.0%	0
From outside Canada		2.9%	6
answered question			207
skipped question			0

Where did the Buyer move from? If an Investor, choose where he/she is from even if not actually making a move. (Select one answer.)

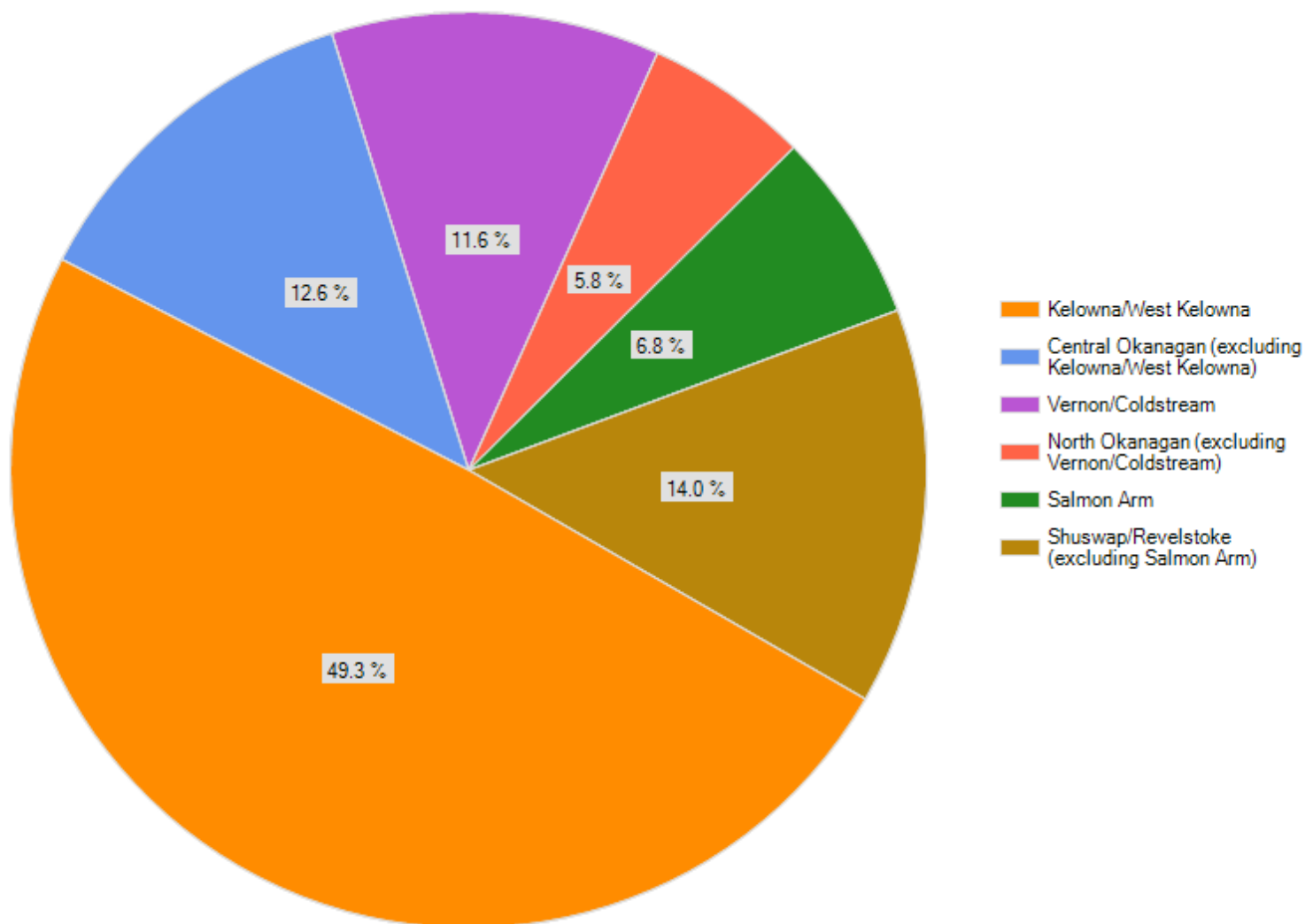


OMREB Monthly Buyers Survey - NOVEMBER 2013 SurveyMonkey

In what area was the property purchased? (Select one answer.)

		Response Percent	Response Count
Kelowna/West Kelowna		49.3%	102
Central Okanagan (excluding Kelowna/West Kelowna)		12.6%	26
Vernon/Coldstream		11.6%	24
North Okanagan (excluding Vernon/Coldstream)		5.8%	12
Salmon Arm		6.8%	14
Shuswap/Revelstoke (excluding Salmon Arm)		14.0%	29
answered question			207
skipped question			0

In what area was the property purchased? (Select one answer.)



OMREB Monthly Buyers Survey - NOVEMBER 2013 SurveyMonkey

Please add your comments here (optional):

Response
Count

13

answered question

13

skipped question

194

Q6. Please add your comments here (optional):

1	Buying First Nation Property	Dec 15, 2013 4:06 PM
2	Peachland	Dec 10, 2013 6:09 PM
3	Peachland	Dec 10, 2013 6:06 PM
4	These were long term renters (13 years)in Kelowna but had owned property before moving to our area.	Dec 10, 2013 3:07 PM
5	Retired couple moved from Coldstream into Harwood area closer in town and by family.	Dec 10, 2013 1:14 PM
6	From England	Dec 9, 2013 8:55 PM
7	Buyer down sizing... wanted to be close to shopping	Dec 9, 2013 6:00 PM
8	Big White Ski Resort Condo Purchase	Dec 9, 2013 5:39 PM
9	UBCO student, parents financing instead of renting.	Dec 9, 2013 5:18 PM
10	Couple are not married but cohabiting with child (hers)	Dec 9, 2013 4:57 PM
11	Buying family consists of two parents and two adult children.	Dec 9, 2013 4:45 PM
12	The couple who bought live in Kelowna but the family member who will be living in the home is relocating here fromToronto.	Dec 9, 2013 4:40 PM
13	Merry Christmas OMREB!	Dec 9, 2013 4:37 PM