

NORTH ZONE MONTHLY STATISTICS

DECEMBER 1 to DECEMBER 31st, 2006

Zone Totals	Page 2
Quick Summary and Membership	Page 3
Listing Information	Page 4
Sales Information	Page 5
Residential Graphs	Page 6
Average and Median Price/Days to Sell	Page 7
Lot Graphs	Page 8
Residential Average Graphs	Page 9
Condo and Townhouse Average Graphs	Page 10
Inventory and Million Dollar Property Graphs	Page 11

Out of Board Area Statistics are 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 e&oe

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
CENTRAL ZONE TOTALS						
Units Listed	341	336	1.5%	9406	8855	6.2%
Units Sold	228	299	-23.7%	5459	6070	-10.1%
Sales Dollars	\$86,572,929	\$97,963,291	-11.6%	\$1,881,774,952	\$1,789,743,119	5.1%
List/Sell Ratio	94.29%	94.27%		94.47%	95.30%	
Days to Sell	123	120	2.6%	111	185	-40.3%
Active Listings	2549	1921	32.7%			
NORTH ZONE TOTALS						
Units Listed	146	177	-17.5%	4428	3935	12.5%
Units Sold	87	156	-44.2%	2545	2750	-7.5%
Sales Dollars	\$28,161,950	\$35,402,737	-20.5%	\$725,310,932	\$638,060,705	13.7%
List/Sell Ratio	93.24%	92.21%		93.91%	93.42%	
Days to Sell	168	137	22.7%	166	216	-23.5%
Active Listings	1320	917	43.9%			
SHUSWAP ZONE TOTALS						
Units Listed	58	84	-31.0%	2339	2190	6.8%
Units Sold	55	46	19.6%	1388	1530	-9.3%
Sales Dollars	\$11,879,773	\$7,472,988	59.0%	\$341,288,021	\$278,375,185	22.6%
List/Sell Ratio	94.47%	94.86%		93.30%	94.18%	
Days to Sell	125	135	-6.8%	164	220	-25.5%
Active Listings	738	670	10.1%			
GRAND TOTALS						
Units Listed	545	597	-8.7%	16173	14980	8.0%
Units Sold	370	501	-26.1%	9392	10350	-9.3%
Sales Dollars	\$126,614,652	\$140,839,016	-10.1%	\$2,948,373,905	\$2,706,179,009	8.9%
List/Sell Ratio	94.00%	93.78%		93.89%	94.30%	
Days to Sell	139	131	6.4%	147	207	-29.2%
Active Listings	4607	3508	31.3%			

e&oe

**NORTH OKANAGAN ZONE
QUICK SUMMARY
December 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>	
December-06	87	\$28,161,950	38	\$12,522,200	146	1,320	4.4
November-06	151	\$46,346,550	68	\$22,678,600	258	1,457	
December-05	156	\$35,402,737	68	\$19,347,937	177	917	

Monthly Ratio of Sales versus Inventory All Property Types **6.59%**

<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	2	1	104	1.92%	184
ACREAGE/HOUSE	6	4	98	6.12%	117
CONDO/APT	7	13	64	10.94%	76
CONDO/TWNHSE	10	32	98	10.20%	33
LOTS	9	35	292	3.08%	163
RESIDENTIAL	38	36	350	10.86%	100

Average House Price **\$329,532** Median House Price **\$296,000**

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>December 31/06</u>	<u>December 31/05</u>		
ALL ZONES	1091	1008	83	8.23%
CENTRAL ZONE	677	631	46	7.29%
NORTH ZONE	302	280	22	7.86%
SHUSWAP ZONE	112	97	15	15.46%

CURRENT

MANAGING BROKERS	86
SALES REPS	928
PROPERTY MGMNT	16
ASSOCIATE BROKERS	58
EXEMPTION MEMBER	3
TOTALS	1091

NORTH ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - DECEMBER 2006

	LISTINGS				INVENTORY				
	December 2006	December 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	December 2006	December 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	4	18	-77.8%	413	418	-1.2%	98	109	-10.1%
Duplex	0	7	-100.0%	79	94	-16.0%	6	19	-68.4%
Mobile Homes	7	9	-22.2%	205	181	13.3%	30	31	-3.2%
Recreational	4	2	100.0%	74	39	89.7%	37	5	640.0%
Residential	36	52	-30.8%	1723	1647	4.6%	350	264	32.6%
Residential WF	0	3	-100.0%	53	47	12.8%	14	9	55.6%
3 & 4 Plex	0	0	0.0%	22	5	340.0%	6	2	200.0%
Timeshares	0	0	0.0%	4	0	100.0%	4	0	100.0%
Apartments	13	6	116.7%	278	217	28.1%	64	40	60.0%
Townhouses	32	20	60.0%	412	345	19.4%	98	39	151.3%
Total	96	117		3,263	2,993		707	518	
FARMS:	1	3	-66.7%	73	54	35.2%	39	23	69.6%
MULTI FAMILY:	0	3	-100.0%	28	28	0.0%	11	7	57.1%
LOTS:									
Acreage	1	3	-66.7%	204	152	34.2%	104	58	79.3%
Acreage WF	0	0	0.0%	14	16	-12.5%	7	4	75.0%
Lots	35	32	9.4%	511	382	33.8%	279	145	92.4%
Lots WF	0	0	0.0%	32	32	0.0%	6	24	-75.0%
Total	36	35		761	582		396	231	
I.C.& I.:									
Business	2	4	-50.0%	124	94	31.9%	63	43	46.5%
Commercial	7	3	133.3%	75	91	-17.6%	45	44	2.3%
Land	3	8	-62.5%	55	47	17.0%	35	25	40.0%
Leases	1	4	-75.0%	49	46	6.5%	24	26	-7.7%
Total	13	19		303	278		167	138	
GRAND TOTALS	146	177	-17.5%	4,428	3,935	12.5%	1320	917	43.9%

e&oe

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

NORTH ZONE - COMPARATIVE ACTIVITY - SALES INFORMATION - DECEMBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio		SALES \$ VOLUME			List Sell Ratio	
	DEC	DEC	Incr %	YTD	YTD	Incr %	DEC	DEC	Incr %	DEC	DEC	JAN-DEC	JAN-DEC	Incr %	J-DC	J-DC
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %	2006	2005	2006	2005	Decr %	2006	2005
RESIDENTIAL:																
Acreage/House	6	13	-53.8%	219	227	-3.5%	\$3,827,000	\$4,473,900	-14.5%	89.94%	94.22%	\$91,130,931	\$85,222,720	6.9%	95.88%	96.08%
Duplex	2	2	0.0%	62	75	-17.3%	\$322,000	\$337,000	-4.5%	94.70%	94.97%	\$13,497,168	\$12,929,347	4.4%	97.83%	96.98%
Mobile Homes	6	5	20.0%	157	144	9.0%	\$587,400	\$259,400	126.4%	92.91%	93.53%	\$14,405,000	\$7,841,376	83.7%	93.54%	92.05%
Recreational	2	0	100.0%	17	11	54.5%	\$1,330,000	\$0	100.0%	93.81%	0.00%	\$6,645,400	\$2,097,400	216.8%	96.62%	94.52%
Residential	38	68	-44.1%	1152	1204	-4.3%	\$12,522,200	\$19,347,937	-35.3%	97.26%	97.62%	\$360,054,212	\$300,841,572	19.7%	97.49%	97.54%
Residential WF	1	0	100.0%	22	33	-33.3%	\$1,287,500	\$0	100.0%	90.67%	0.00%	\$26,020,000	\$25,609,400	1.6%	95.16%	95.89%
3 & 4 Plex	1	0	100.0%	15	0	100.0%	\$605,000	\$0	100.0%	93.22%	0.00%	\$3,172,250	\$0	100.0%	96.16%	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	7	9	-22.2%	196	192	2.1%	\$1,161,200	\$1,280,500	-9.3%	97.15%	96.50%	\$34,882,670	\$24,715,140	41.1%	97.77%	100.82%
Townhouses	10	11	-9.1%	278	347	-19.9%	\$2,479,250	\$1,942,500	27.6%	97.37%	97.99%	\$62,718,327	\$60,758,045	3.2%	98.36%	98.11%
Total	73	108		2,118	2,235		\$24,121,550	\$27,641,237				\$612,525,957	\$520,206,750			
FARMS:	0	0	0.0%	20	19	5.3%	\$0	\$0	0.0%	0.00%	0.00%	\$17,268,900	\$17,670,100	-2.3%	99.62%	92.32%
MULTI FAMILY:	1	2	-50.0%	12	17	-29.4%	\$460,000	\$462,500	-0.5%	94.07%	94.85%	\$5,001,200	\$6,462,200	-22.6%	96.12%	95.98%
LOTS:																
Acreage	2	4	-50.0%	62	91	-31.9%	\$720,000	\$2,301,000	-68.7%	95.87%	95.88%	\$18,414,900	\$26,072,858	-29.4%	95.14%	96.07%
Acreage WF	0	0	0.0%	7	8	-12.5%	\$0	\$0	0.0%	0.00%	0.00%	\$1,000,000	\$2,557,400	-60.9%	92.70%	94.10%
Lots	8	37	-78.4%	230	276	-16.7%	\$1,295,400	\$4,279,500	-69.7%	94.20%	97.99%	\$32,010,179	\$29,614,632	8.1%	97.29%	97.44%
Lots WF	1	1	0.0%	17	6	183.3%	\$295,000	\$41,000	619.5%	100.00%	85.40%	\$8,206,250	\$2,639,000	211.0%	97.41%	94.43%
Total	11	42		316	381		\$2,310,400	\$6,621,500				\$59,631,329	\$60,883,890			
I.C. & I.:																
Business	1	1	0.0%	25	21	19.0%	\$395,000	\$270,000	46.3%	87.78%	98.22%	\$12,150,350	\$3,825,800	217.6%	84.88%	88.06%
Commercial	1	1	0.0%	33	42	-21.4%	\$875,000	\$280,000	212.5%	87.50%	85.11%	\$13,500,000	\$14,578,900	-7.4%	89.74%	92.94%
Land	0	2	-100.0%	8	25	-68.0%	\$0	\$127,500	-100.0%	0.00%	88.04%	\$4,122,000	\$13,897,000	-70.3%	92.33%	89.43%
Leases	0	0	0.0%	13	10	30.0%	\$0	\$0	0.0%	0.00%	0.00%	\$1,111,196	\$536,065	107.3%	0.00%	0.00%
Total	2	4		79	98		\$1,270,000	\$677,500				\$30,883,546	\$32,837,765			
GRAND TOTALS	87	156	-44.2%	2,545	2,750	-7.5%	\$28,161,950	\$35,402,737	-20.5%	93.24%	92.21%	\$725,310,932	\$638,060,705	13.7%	93.91%	93.42%

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

e&oe

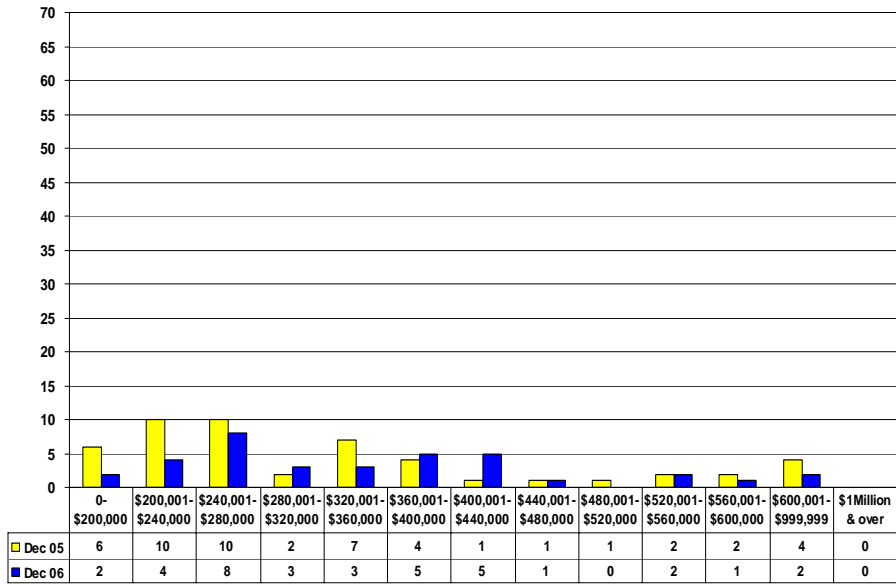
NORTH ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - DECEMBER 2006

	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	DEC 2006	DEC 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	DEC 2006	DEC 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	DEC ###	DEC ###	Incr % Decr %	JN-DC 2006	JN-DC 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$637,833	\$344,146	85.3%	\$416,123	\$375,430	10.8%	\$670,000	\$315,000	112.7%	\$385,000	\$342,500	12.4%	117	112	4.0%	104	110	-5.4%
Duplex	\$161,000	\$168,500	-4.5%	\$217,696	\$172,391	26.3%	\$161,000	\$168,500	-4.5%	\$197,250	\$157,000	25.6%	24	105	-77.6%	60	62	-2.7%
Mobile Homes	\$97,900	\$51,880	88.7%	\$91,752	\$54,454	68.5%	\$86,750	\$59,000	47.0%	\$65,000	\$42,000	54.8%	76	29	161.5%	74	95	-22.2%
Recreational	\$665,000	\$0	100.0%	\$390,906	\$190,673	105.0%	\$665,000	\$0	100.0%	\$374,000	\$130,000	187.7%	56	0	100.0%	116	118	-1.9%
Residential	\$329,532	\$284,528	15.8%	\$312,547	\$249,868	25.1%	\$296,000	\$238,500	24.1%	\$290,000	\$230,900	25.6%	100	72	38.7%	60	61	-1.9%
Residential WF	\$1,287,500	\$0	100.0%	\$1,182,727	\$776,042	52.4%	\$1,287,500	\$0	100.0%	\$1,120,000	\$757,000	48.0%	67	0	100.0%	88	101	-12.7%
3 & 4 Plex	\$605,000	\$0	100.0%	\$211,483	\$0	100.0%	\$605,000	\$0	0.0%	\$145,000	\$0	100.0%	31	0	0.0%	77	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	\$165,886	\$142,278	16.6%	\$177,973	\$128,725	38.3%	\$134,900	\$125,000	7.9%	\$156,000	\$113,700	37.2%	76	68	11.3%	51	72	-29.2%
Townhouses	\$247,925	\$176,591	40.4%	\$225,605	\$175,095	28.8%	\$238,250	\$184,800	28.9%	\$211,000	\$159,900	32.0%	33	64	-48.1%	52	72	-27.3%
Total																		
FARMS:	\$0	\$0	0.0%	\$863,445	\$930,005	-7.2%	\$0	\$0	0.0%	\$746,500	\$588,000	27.0%	0	0	100.0%	144	210	-31.6%
MULTI FAMILY:	\$460,000	\$231,250	98.9%	\$416,767	\$380,129	9.6%	\$460,000	\$231,500	98.7%	\$392,500	\$277,500	41.4%	121	107	13.1%	122	99	23.2%
LOTS:																		
Acreage	\$360,000	\$575,250	-37.4%	\$297,015	\$286,515	3.7%	\$360,000	\$182,500	97.3%	\$227,500	\$163,552	39.1%	184	91	101.6%	154	207	-25.4%
Acreage WF	\$0	\$0	0.0%	\$142,857	\$319,675	-55.3%	\$0	\$0	0.0%	\$165,000	\$310,000	-46.8%	0	0	0.0%	143	70	104.3%
Lots	\$161,925	\$115,662	40.0%	\$139,175	\$107,299	29.7%	\$160,000	\$115,000	39.1%	\$126,700	\$91,000	39.2%	205	46	344.6%	144	169	-14.6%
Lots WF	\$295,000	\$0	100.0%	\$482,721	\$439,833	9.8%	\$295,000	\$41,000	619.5%	\$600,000	\$572,000	4.9%	120	146	0.0%	88	215	-59.1%
Total																		
I.C. & I.:																		
Business	\$395,000	\$270,000	46.3%	\$486,014	\$182,181	166.8%	\$395,000	\$270,000	46.3%	\$74,900	\$81,500	-8.1%	246	86	186.0%	165	245	-32.5%
Commercial	\$875,000	\$280,000	212.5%	\$409,091	\$347,117	17.9%	\$875,000	\$280,000	212.5%	\$303,000	\$255,500	18.6%	134	259	-48.3%	210	238	-11.8%
Land	\$0	\$63,750	-100.0%	\$515,250	\$555,880	-7.3%	\$0	\$63,750	-100.0%	\$287,500	\$400,000	-28.1%	0	224	-100.0%	310	349	-11.2%
Leases	\$0	\$0	0.0%	\$85,477	\$53,607	59.5%	\$0	\$0	0.0%	\$9,770	\$32,050	-69.5%	0	0	0.0%	175	362	-51.6%
Total																		
													168	137		166	216	

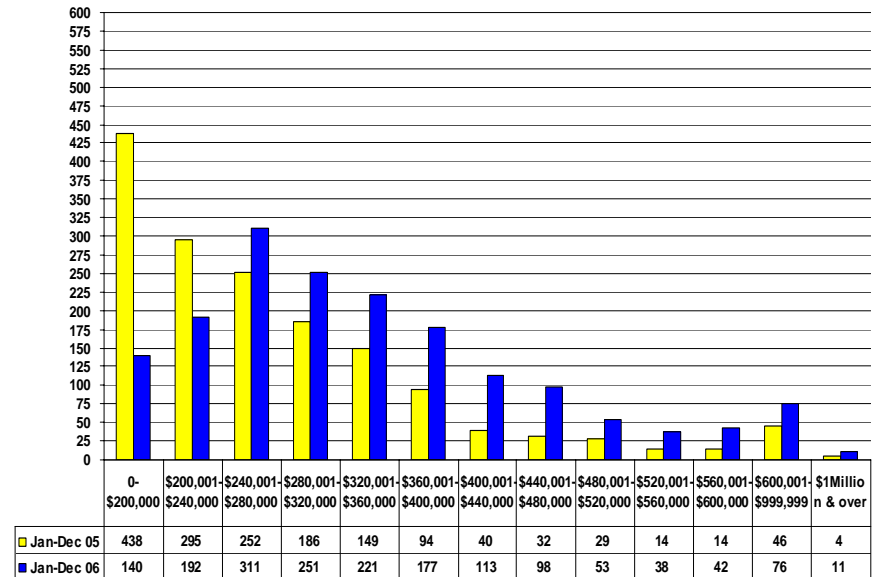
Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

e&oe

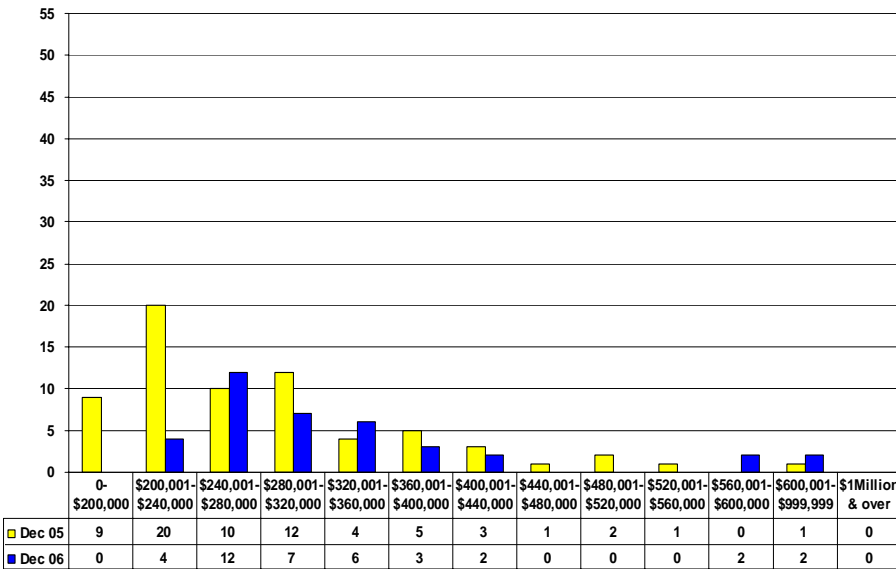
North Zone - Single Family Residential December 2006
 Monthly Listings By Price Range - Single Family Dwellings Only



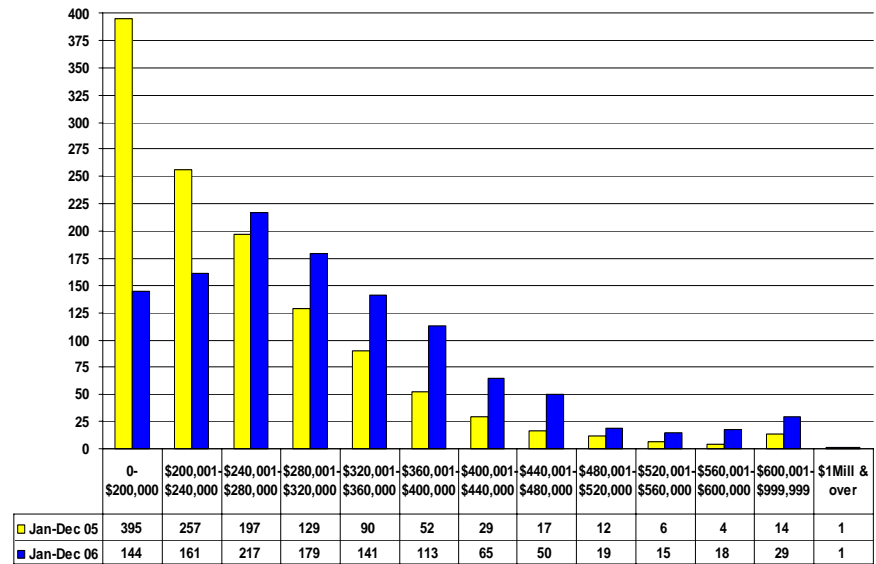
North Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

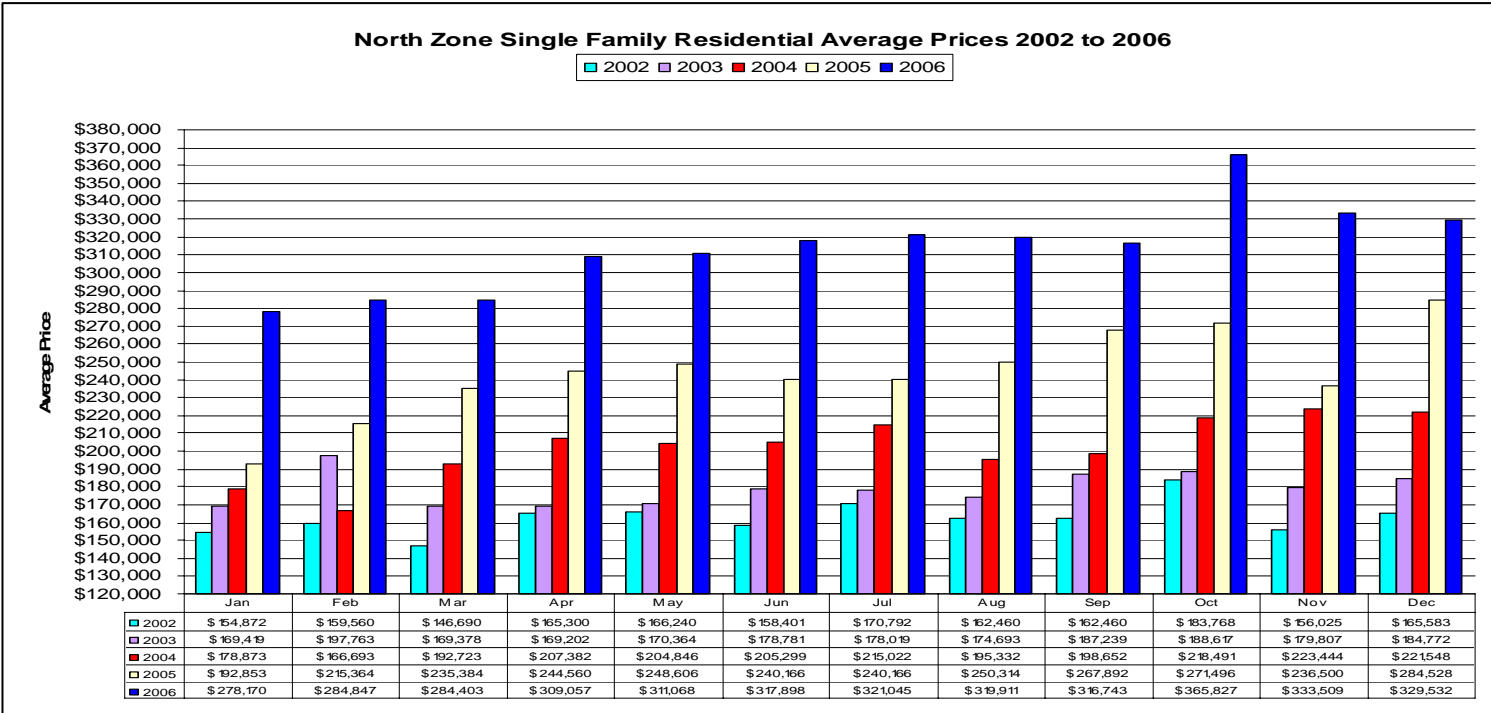
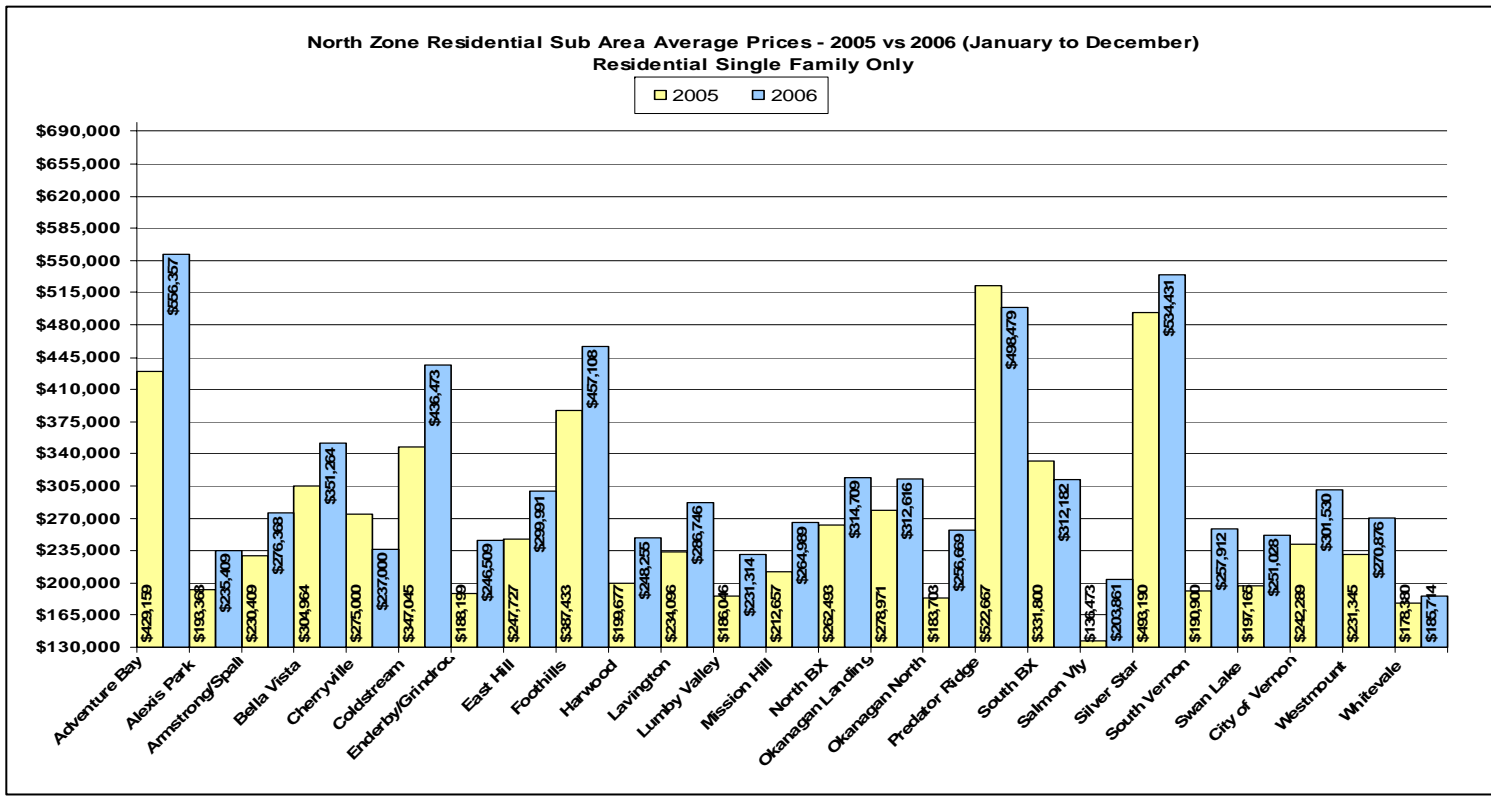


North Zone - Single Family Residential - December 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

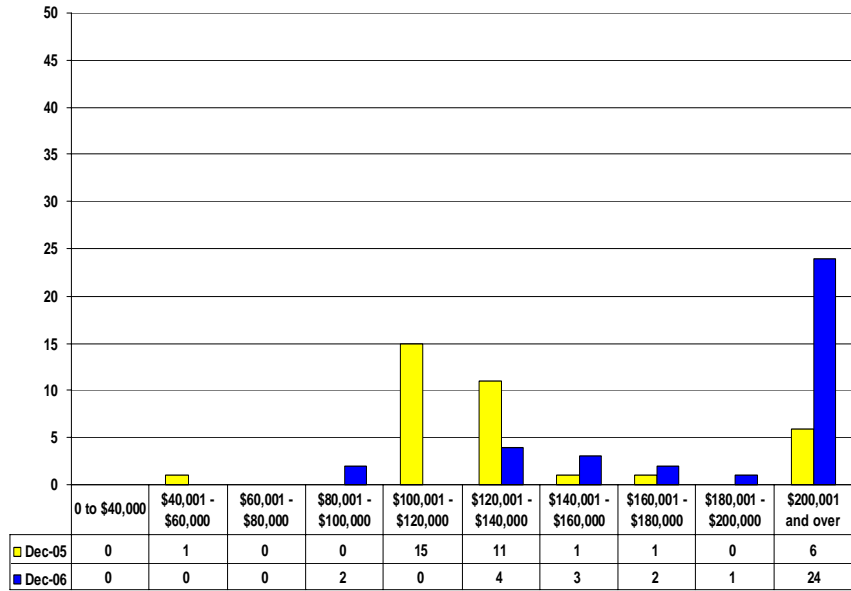


North Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only

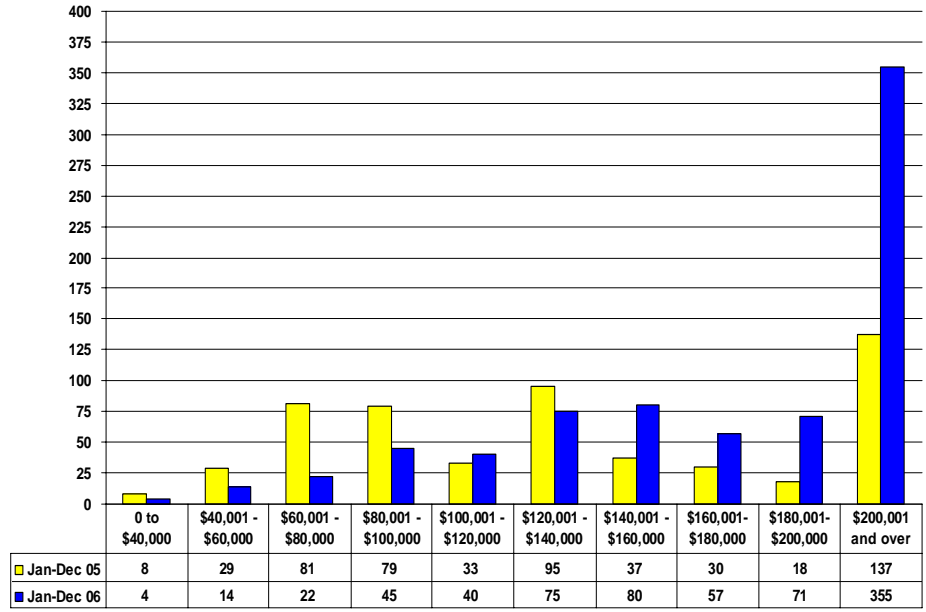




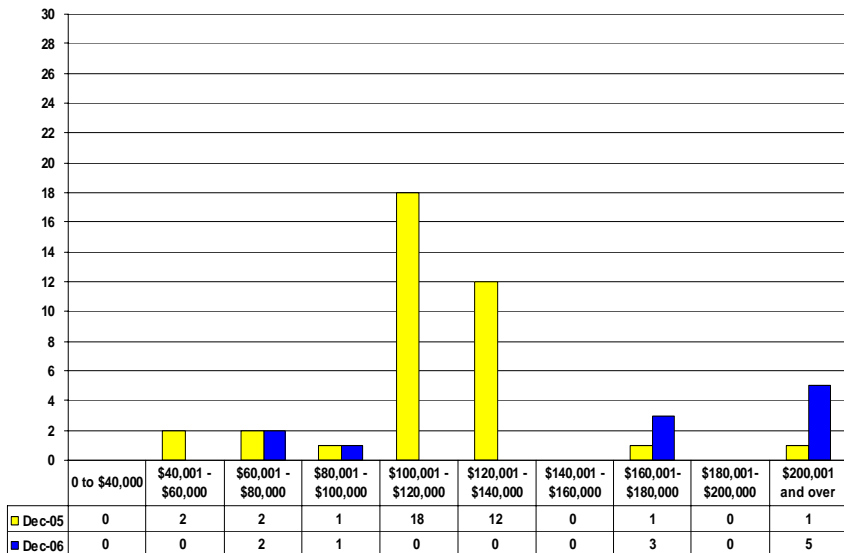
North Zone - December 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



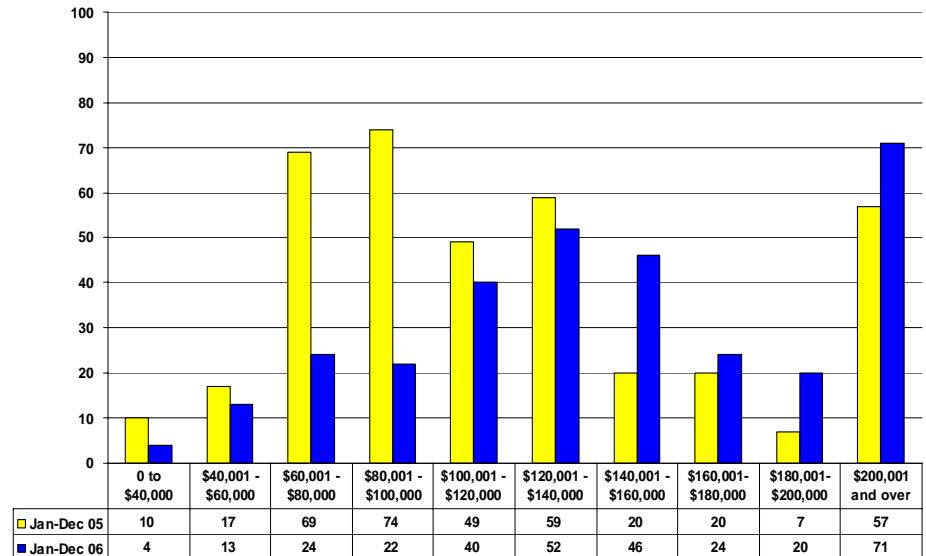
North Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



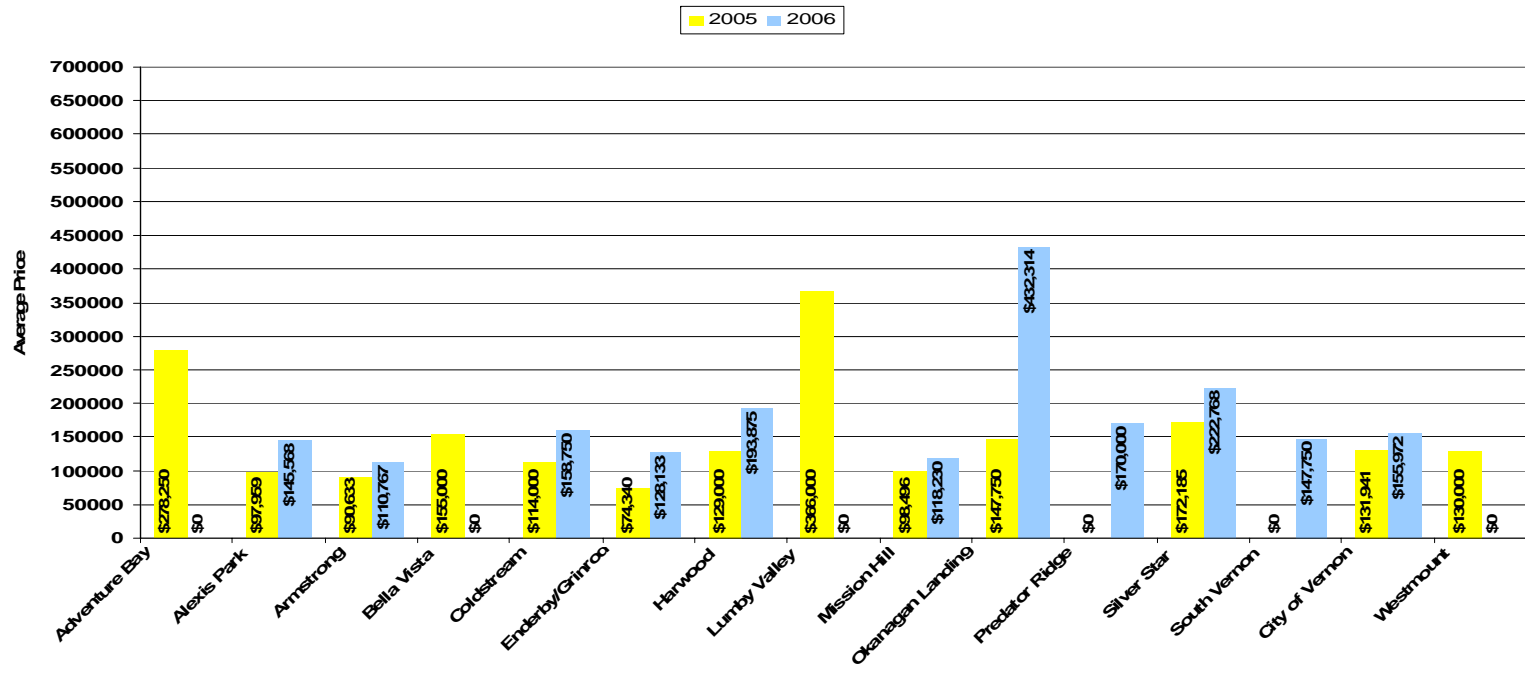
North Zone - December 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



North Zone Condo Sub Area Average Price - 2005 vs 2006 (January to December)



North Zone Townhouse Sub Area Average Price - 2006 vs 2005 (January to December)

