

HOUSING NOW

Kelowna



Canada Mortgage and Housing Corporation

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First Quarter Housing Starts Down in 2007

The Kelowna area saw first quarter housing starts drop back sharply from the same three month period in 2006. Fewer condominium starts accounted for most of the decline.

This year's drop in multi-family starts has been due to supply, rather than demand side constraints. Demand for apartment condominiums remains strong and developers are working flat out to bring more new projects on stream.

Price and lifestyle are the key drivers. Resort and other types of lifestyle-oriented housing remain the fastest growing segment of the new condominium market. Retirees are also a big source of demand. With the price of both new and detached units up sharply, more first-time buyers are turning to the new townhouse and condominium markets. Absorption has moderated, reflecting, in part, both reduced supply and stronger competition from an increasingly well supplied resale market. The inventory of complete and unoccupied units.

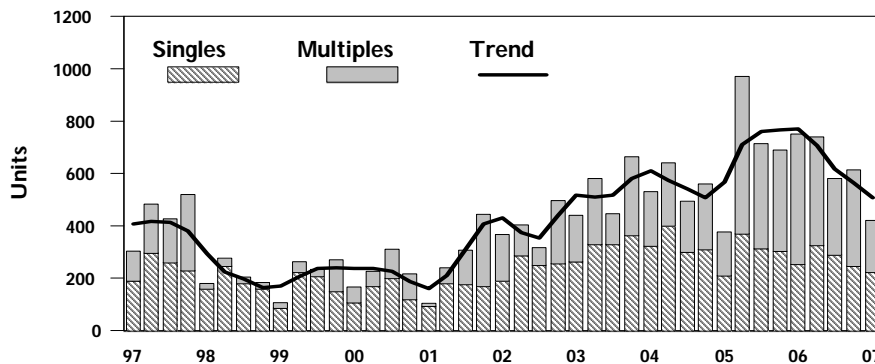
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Figure 1 **Housing Starts - Kelowna C.A.**
1997 - 2007



Source: CMHC.

New Homes cont..

is low and trending down, pointing to more opportunity for expansion. Pre-sale activity, though varying from project to project, has remained robust despite a more competitive market. Expect multi-family starts to pick up through the spring and summer months.

The Kelowna area has recorded fewer singles starts in 2007. Soaring new home prices and increased supply of resale singles listings have resulted in stronger competition from both the resale singles and new and resale multi-family sectors. Singles starts have followed lot supply, the focus of singles construction activity shifting to the Black Mountain, Glenmore and Shannon Lake areas and Lake Country. Quail Ridge, Dilworth Mountain and Gallaghers Canyon, long standing sources of lots, are now approaching build-out. The Upper Mission area continues to see high levels of singles construction activity. Absorption has maintained a steady pace. The inventory of new and unsold units, though higher than last year's near record lows, is trending back down. The move-up, move-down and retiree markets remain the focus of new singles demand.

The demand outlook remains positive. Kelowna's economy has continued to expand despite job losses in some sectors. Employment opportunity, has, in turn, fuelled in-migration. Regional amenities also remain a big draw, boosting population growth and demand for housing. Recently released Census data indicates the Central Okanagan's population grew by 9.8 per cent between 2001 and 2006, the fastest growing regional district in BC.

Resale Market Condo Sales Up

The Kelowna area resale market began 2007 on a strong note. First quarter sales, led by the apartment and townhouse condominium sectors were up sharply over last year. Singles sales recorded a much smaller increase. More homes are available for sale. Better supply and selection has, in turn, triggered an increase in sales activity.

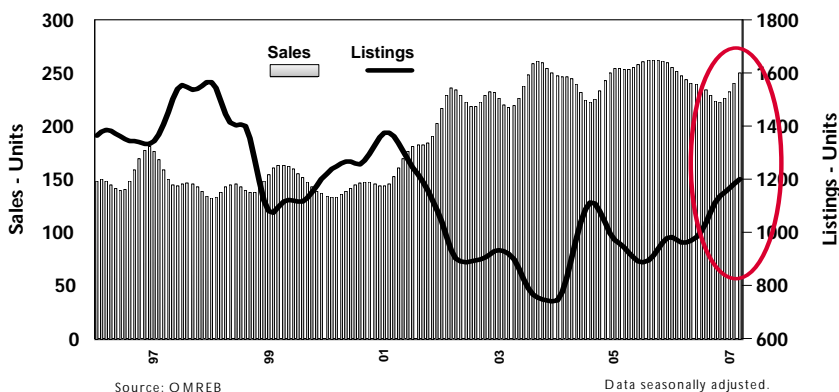
Singles sales surged ahead in March, reaching the highest monthly level since mid 2003. Monthly singles sales had trended down through most of 2006, declining in response to strong upward pressure on prices. Expect singles sales to ease back from March's near record pace as prices continue to rise, but remain at high levels in 2007. First quarter condominium and townhouse sales have recorded big year-over-year gains, increasing 16 and 21 per cent, respectively. Like the new home market, price, relative to the cost of detached housing and life-style have led to increased demand for *all* types of multi-family housing. Rising supply has facilitated this year's upswing in sales activity.

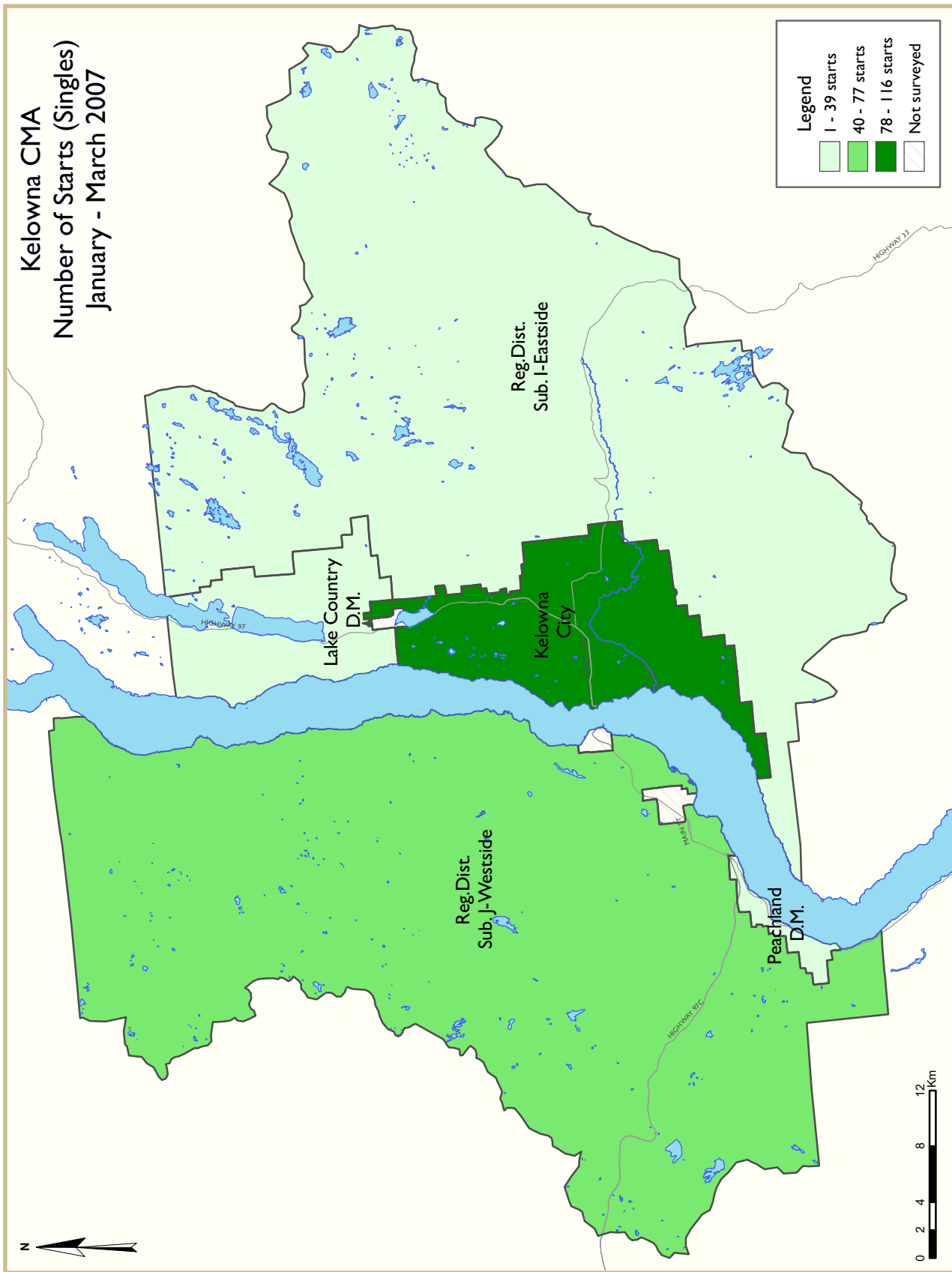
The supply of singles listings has trended up, steadily increasing as sales eased back through the second half of 2006. Also, expectations of big price gains have drawn more sellers into the market place. The resale multi-family sector is also better supplied, high levels of construction activity boosting the supply of both condominium and townhouse listings. The supply of condominium listings jumped to the highest level ever in March. Townhouse listings are also up. This sector remains less well supplied, due, in part, to growing demand for modestly priced family-oriented housing.

Prices continue to see across-the-board increases. The first quarter average resale house price was up 17 per cent over the same three month period in 2006. A better supplied, more competitive marketplace points to smaller price gains overall this year. Both townhouse and condominium prices have also continued to trend up. The average resale condominium price has seen a more modest uptick, reflecting both intense price competition from an increasingly well supplied market and product mix.

Figure 2

MLS Sales and Listings Kelowna C.A.





HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Kelowna CMA
March 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2007	90	0	0	2	14	29	6	0	141
March 2006	100	0	0	1	10	127	9	0	247
% Change	-10.0	n/a	n/a	100.0	40.0	-77.2	-33.3	n/a	-42.9
Year-to-date 2007	206	0	0	7	74	121	13	0	421
Year-to-date 2006	233	0	0	5	89	410	16	0	753
% Change	-11.6	n/a	n/a	40.0	-16.9	-70.5	-18.8	n/a	-44.1
UNDER CONSTRUCTION									
March 2007	764	0	0	28	431	1,871	43	25	3,162
March 2006	709	8	0	32	290	1,828	30	73	2,970
% Change	7.8	-100.0	n/a	-12.5	48.6	2.4	43.3	-65.8	6.5
COMPLETIONS									
March 2007	59	0	0	0	8	0	8	0	75
March 2006	75	6	0	8	29	13	8	89	228
% Change	-21.3	-100.0	n/a	-100.0	-72.4	-100.0	0.0	-100.0	-67.1
Year-to-date 2007	171	0	0	3	44	109	15	0	342
Year-to-date 2006	181	8	0	15	68	123	19	89	503
% Change	-5.5	-100.0	n/a	-80.0	-35.3	-11.4	-21.1	-100.0	-32.0
COMPLETED & NOT ABSORBED									
March 2007	62	3	0	2	14	40	0	0	121
March 2006	39	10	0	2	2	11	0	0	64
% Change	59.0	-70.0	n/a	0.0	**	**	n/a	n/a	89.1
ABSORBED									
March 2007	68	0	0	0	5	9	8	0	90
March 2006	71	5	0	7	18	55	8	11	175
% Change	-4.2	-100.0	n/a	-100.0	-72.2	-83.6	0.0	-100.0	-48.6
Year-to-date 2007	174	5	0	2	42	46	15	1	285
Year-to-date 2006	186	7	0	15	37	179	19	11	454
% Change	-6.5	-28.6	n/a	-86.7	13.5	-74.3	-21.1	-90.9	-37.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
March 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Kelowna City									
March 2007	43	0	0	0	2	29	6	0	80
March 2006	63	0	0	1	8	87	6	0	165
Lake Country D.M.									
March 2007	9	0	0	1	0	0	0	0	10
March 2006	17	0	0	0	0	0	0	0	17
Peachland D.M.									
March 2007	1	0	0	0	0	0	0	0	1
March 2006	2	0	0	0	0	0	0	0	2
Reg. Dist. Sub. J - Westside									
March 2007	36	0	0	0	12	0	0	0	48
March 2006	15	0	0	0	0	40	3	0	58
Reg. Dist. Sub. I - Eastside									
March 2007	1	0	0	1	0	0	0	0	2
March 2006	3	0	0	0	2	0	0	0	5
Kelowna CMA									
March 2007	90	0	0	2	14	29	6	0	141
March 2006	100	0	0	1	10	127	9	0	247
UNDER CONSTRUCTION									
Kelowna City									
March 2007	416	0	0	9	266	1,458	33	0	2,182
March 2006	429	4	0	28	226	1,593	21	48	2,349
Lake Country D.M.									
March 2007	94	0	0	5	38	232	1	25	395
March 2006	85	0	0	0	0	32	0	25	142
Peachland D.M.									
March 2007	11	0	0	0	56	39	0	0	106
March 2006	13	0	0	0	9	121	1	0	144
Reg. Dist. Sub. J - Westside									
March 2007	238	0	0	10	51	142	8	0	449
March 2006	160	4	0	3	39	82	8	0	296
Reg. Dist. Sub. I - Eastside									
March 2007	5	0	0	4	20	0	1	0	30
March 2006	22	0	0	1	16	0	0	0	39
Kelowna CMA									
March 2007	764	0	0	28	431	1,871	43	25	3,162
March 2006	709	8	0	32	290	1,828	30	73	2,970

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
March 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Kelowna City									
March 2007	40	0	0	0	6	0	7	0	53
March 2006	49	6	0	8	20	0	4	89	176
Lake Country D.M.									
March 2007	2	0	0	0	0	0	0	0	2
March 2006	16	0	0	0	3	0	3	0	22
Peachland D.M.									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	4	0	0	0	0	13	0	0	17
Reg. Dist. Sub. J - Westside									
March 2007	9	0	0	0	0	0	1	0	10
March 2006	5	0	0	0	2	0	1	0	8
Reg. Dist. Sub. I - Eastside									
March 2007	8	0	0	0	2	0	0	0	10
March 2006	1	0	0	0	4	0	0	0	5
Kelowna CMA									
March 2007	59	0	0	0	8	0	8	0	75
March 2006	75	6	0	8	29	13	8	89	228
COMPLETED & NOT ABSORBED									
Kelowna City									
March 2007	42	1	0	1	11	36	0	0	91
March 2006	26	6	0	2	1	8	0	0	43
Lake Country D.M.									
March 2007	5	0	0	0	0	0	0	0	5
March 2006	4	0	0	0	1	0	0	0	5
Peachland D.M.									
March 2007	0	0	0	0	3	0	0	0	3
March 2006	0	0	0	0	0	3	0	0	3
Reg. Dist. Sub. J - Westside									
March 2007	15	0	0	1	0	4	0	0	20
March 2006	9	1	0	0	0	0	0	0	10
Reg. Dist. Sub. I - Eastside									
March 2007	0	2	0	0	0	0	0	0	2
March 2006	0	3	0	0	0	0	0	0	3
Kelowna CMA									
March 2007	62	3	0	2	14	40	0	0	121
March 2006	39	10	0	2	2	11	0	0	64

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 2: Starts by Submarket and by Dwelling Type
March 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Black Mountain	13	11	0	0	0	0	0	0	13	11	18.2
Dilworth Mountain	2	3	0	4	0	0	0	0	2	7	-71.4
Ellison/Joe Rich	2	3	0	2	0	0	0	0	2	5	-60.0
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	2	0	0	0	0	0	0	0	2	0	n/a
Kelowna Core Area	4	6	0	0	0	0	0	87	4	93	-95.7
Lake Country	10	17	0	0	0	0	0	0	10	17	-41.2
Lakeview Heights	9	9	0	0	0	0	0	40	9	49	-81.6
Lower Mission	1	1	0	0	0	0	0	0	1	1	0.0
North Glenmore	6	16	2	2	0	0	0	0	8	18	-55.6
Peachland	1	2	0	0	0	0	0	0	1	2	-50.0
Rutland	6	3	0	2	0	0	29	0	35	5	**
Southeast Kelowna	2	4	0	0	0	0	0	0	2	4	-50.0
Shannon Lake	10	6	0	0	4	0	0	0	14	6	133.3
Upper Mission	13	26	0	0	0	0	0	0	13	26	-50.0
Westbank	6	1	0	0	8	0	0	0	14	1	**
West Kelowna	10	2	0	0	0	0	0	0	10	2	**
Westside	0	0	0	0	0	0	0	0	0	0	n/a
Kelowna CMA	98	110	2	10	12	0	29	127	141	247	-42.9

**Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Black Mountain	22	24	0	0	0	0	0	0	22	24	-8.3
Dilworth Mountain	7	5	0	10	0	0	0	0	7	15	-53.3
Ellison/Joe Rich	2	5	2	6	0	0	0	0	4	11	-63.6
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	2	2	0	0	0	4	0	149	2	155	-98.7
Kelowna Core Area	10	17	0	8	0	0	0	96	10	121	-91.7
Lake Country	31	42	0	0	38	0	0	0	69	42	64.3
Lakeview Heights	12	16	0	0	0	0	0	40	12	56	-78.6
Lower Mission	5	2	0	0	0	35	0	0	5	37	-86.5
North Glenmore	15	24	2	6	0	0	36	80	53	110	-51.8
Peachland	1	5	8	2	0	0	0	0	9	7	28.6
Rutland	7	10	0	4	0	12	29	45	36	71	-49.3
Southeast Kelowna	4	7	0	0	0	0	0	0	4	7	-42.9
Shannon Lake	20	16	4	0	4	0	0	0	28	16	75.0
Upper Mission	44	61	0	0	0	0	0	0	44	61	-27.9
Westbank	27	3	2	2	12	0	56	0	97	5	**
West Kelowna	13	12	2	0	0	0	0	0	15	12	25.0
Westside	0	3	0	0	0	0	0	0	0	3	-100.0
Kelowna CMA	226	254	20	38	54	51	121	410	421	753	-44.1

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
March 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Black Mountain	3	6	0	0	0	0	0	0	3	6	-50.0
Dilworth Mountain	1	2	0	0	0	0	0	0	1	2	-50.0
Ellison/Joe Rich	8	1	2	4	0	0	0	0	10	5	100.0
Glenrosa	0	1	0	0	0	0	0	0	0	1	-100.0
Glenmore	2	1	0	2	0	0	0	0	2	3	-33.3
Kelowna Core Area	7	11	0	0	0	0	0	0	7	11	-36.4
Lake Country	2	19	0	0	0	3	0	0	2	22	-90.9
Lakeview Heights	7	1	0	0	0	0	0	0	7	1	**
Lower Mission	1	4	0	0	0	0	0	0	1	4	-75.0
North Glenmore	16	15	2	0	0	4	0	0	18	19	-5.3
Peachland	0	4	0	0	0	0	0	13	0	17	-100.0
Rutland	4	5	4	0	0	14	0	89	8	108	-92.6
Southeast Kelowna	1	4	0	4	0	0	0	0	1	8	-87.5
Shannon Lake	0	4	0	0	0	0	0	0	0	4	-100.0
Upper Mission	11	13	0	0	0	0	0	0	11	13	-15.4
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	3	0	0	2	0	0	0	0	3	2	50.0
Westside	0	0	0	0	0	0	0	0	0	0	n/a
Kelowna CMA	67	91	8	14	0	21	0	102	75	228	-67.1

**Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Black Mountain	16	12	0	0	0	0	0	0	16	12	33.3
Dilworth Mountain	5	6	4	4	0	0	0	0	9	10	-10.0
Ellison/Joe Rich	14	3	4	4	0	0	0	0	18	7	157.1
Glenrosa	1	2	0	0	0	0	0	0	1	2	-50.0
Glenmore	2	5	0	2	0	0	0	0	2	7	-71.4
Kelowna Core Area	14	27	0	2	0	0	0	110	14	139	-89.9
Lake Country	9	29	0	0	0	3	0	0	9	32	-71.9
Lakeview Heights	15	10	0	0	0	0	0	0	15	10	50.0
Lower Mission	7	8	0	0	3	0	0	0	10	8	25.0
North Glenmore	32	24	6	2	8	4	0	0	46	30	53.3
Peachland	3	7	0	0	0	0	0	13	3	20	-85.0
Rutland	5	13	4	0	15	45	67	89	91	147	-38.1
Southeast Kelowna	5	5	0	4	0	0	0	0	5	9	-44.4
Shannon Lake	6	12	0	0	0	0	42	0	48	12	**
Upper Mission	40	44	0	0	0	0	0	0	40	44	-9.1
Westbank	5	3	0	0	0	0	0	0	5	3	66.7
West Kelowna	8	5	0	4	0	0	0	0	8	9	-11.1
Westside	0	0	0	0	0	0	0	0	0	0	n/a
Kelowna CMA	189	215	18	24	26	52	109	212	342	503	-32.0

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
March 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	485,000	506,084
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	349,900	363,391
Dilworth Mountain													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Ellison/Joe Rich													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	494,900	633,936
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Glenrosa													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Glenmore													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Kelowna Core Area													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	374,900	381,675
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	554,500	544,213
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	369,900	486,000
Lake Country													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	422,813	427,266
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	552,450	524,575
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	419,626	408,039
Lakeview Heights													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
March 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	664,900	933,564
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Lower Mission													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
March 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
North Glenmore													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	569,900	544,800
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	499,900	472,392
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	539,000	528,645
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	479,000	437,700
Peachland													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Rutland													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	325,000	324,406
Southeast Kelowna													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Shannon Lake													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	373,900	383,456
Upper Mission													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	549,900	577,554
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	449,900	506,204
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	549,999	621,408
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	53	100.0	53	449,900	501,896
Westbank													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
West Kelowna													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
March 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	452,500	451,020
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Westside													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Kelowna CMA													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	76	100.0	76	536,900	571,631
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	86	100.0	86	429,000	463,053
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	191	100.0	191	539,900	605,775
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	220	100.0	220	425,000	487,285

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
March 2007**

Submarket	March 2007	March 2006	% Change	YTD 2007	YTD 2006	% Change
Black Mountain	--	--	n/a	506,084	363,391	39.3
Dilworth Mountain	--	--	n/a	--	--	n/a
Ellison/Joe Rich	--	--	n/a	633,936	--	n/a
Glenrosa	--	--	n/a	--	--	n/a
Glenmore	--	--	n/a	--	--	n/a
Kelowna Core Area	--	--	n/a	--	486,000	n/a
Lake Country	--	427,266	n/a	--	408,039	n/a
Lakeview Heights	--	--	n/a	933,564	--	n/a
Lower Mission	--	--	n/a	--	--	n/a
North Glenmore	544,800	472,392	15.3	528,645	437,700	20.8
Peachland	--	--	n/a	--	--	n/a
Rutland	--	--	n/a	--	324,406	n/a
Southeast Kelowna	--	--	n/a	--	--	n/a
Shannon Lake	--	--	n/a	--	--	n/a
Upper Mission	577,554	506,204	14.1	621,408	501,896	23.8
Westbank	--	--	n/a	--	--	n/a
West Kelowna	--	--	n/a	451,020	--	n/a
Westside	--	--	n/a	--	--	n/a
Kelowna CMA	571,631	463,053	23.4	605,775	487,285	24.3

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Kelowna
March 2007**

		Single Detached				Townhouse				Apartment Condo			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2006	January	181	879	21	385,999	33	71	46	234,614	63	297	21	208,204
	February	248	903	27	397,286	35	78	45	266,919	72	301	24	218,775
	March	299	943	32	411,783	30	113	27	277,057	104	326	32	233,160
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
2007	January	185	1,000	19	436,216	28	119	24	314,779	68	409	17	232,675
	February	227	1,004	23	507,291	31	122	25	282,289	94	417	23	232,083
	March	334	1,152	29	459,236	55	118	47	295,280	127	441	29	256,960
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	YTD 2006	728	908	27	400,618	98	87	39	259,144	239	308	26	222,248
	YTD 2007	748	1,052	24	469,498	114	120	32	296,536	289	422	23	243,154
	% Change	3	16	-11	17	16	38	-18	14	21	37	-12	9

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the OMREB. Townhouse and apartment data does not include Big White.

Source: Okanagan Mainline Real Estate Board (OMREB)

Source: Victoria Real Estate Board (VREB)

**Table 6: Economic Indicators
March 2007**

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 1992 =100 (B.C.)	Kelowna Labour Market			Average Weekly Earnings (\$) (B.C.)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	109.5	125.6	80.1	6.1	60.9	715
	February	667	5.85	6.45	110.3	125.8	82.0	5.8	61.9	715
	March	667	6.05	6.45	110.7	126.3	83.7	6.1	63.2	718
	April	685	6.25	6.75	111.6	127.1	87.0	6.6	65.9	719
	May	685	6.25	6.75	111.9	128.1	86.5	5.7	64.3	720
	June	697	6.60	6.95	112.2	128.1	86.6	5.4	64.1	722
	July	697	6.60	6.95	112.6	128.2	85.3	5.1	62.8	722
	August	691	6.40	6.85	115.2	128.4	84.6	6.8	63.8	724
	September	682	6.40	6.70	115.8	127.8	87.1	6.8	64.9	726
	October	688	6.40	6.80	116.2	127.7	89.2	6.4	65.8	730
	November	673	6.40	6.55	116.3	128.1	89.9	5.9	65.6	734
	December	667	6.30	6.45	116.3	128.3	90.3	5.2	65.7	737
2007	January	679	6.50	6.65	116.3	128.4	90.5	5.6	65.4	741
	February	679	6.50	6.65	116.3	128.6	92.0	4.7	65.7	742
	March	669	6.40	6.49		129.1	92.3	4.1	65.1	743
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect sale prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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